



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation

201 W Colfax Ave, Dept 205
Denver, CO 80202
p: 720-865-2915
f: 720-865-3056
www.denvergov.org/planning

TO: Denver City Council - Land Use, Transportation & Infrastructure Committee
FROM: Michelle Pyle, Senior City Planner
DATE: March 1, 2012
RE: Denver Zoning Code Text Amendment for Attached Garages

Staff Report and Recommendation

This Text Amendment to the Denver Zoning Code uses the context-based approach and other existing tools in the code to refine and provide flexibility in the design of attached garages consistent with the intent of the current design standard. This amendment is sponsored by Community Planning and Development. The LUTI Committee will review this Text Amendment to the Denver Zoning Code at its regularly scheduled meeting on March 6, 2012, and determine whether the amendment should be forwarded to the City Council for a public hearing and final decision.

Based on the review criteria for text amendments stated in the Denver Zoning Code (“DZC”), Section 12.4.11 (Text Amendment), CPD staff recommends that the Planning Board recommend approval of this Amendment to the Denver Zoning Code.

I. Summary and Purpose

The purpose of this Text Amendment is to use the context-based approach and other existing tools in the code to refine and provide flexibility in the design of attached garages consistent with the intent of the current design standard. A redline of the proposed Text Amendment is attached. A summary follows:

1. **Refinement** of the current attached garage design standard to accommodate articulated facades and later additions while maintaining the intent of the design standard.
 - Currently, an attached garage cannot be forward of any part of the home’s primary street-facing façade. This refinement proposes to modify “any part” to “65%” or the majority of the home’s façade.
 - This proposed change would apply to all zone districts and building forms subject to the attached garage design standard (Articles 3-6 and Article 9)
2. **Design Standard Alternative** for attached garages to project forward of the home for larger lots in the Suburban Neighborhood Context zone districts.
 - Suburban Neighborhood Context only
 - Zone Lots with minimum of 100’ width (or frontage) along primary street
 - Design standards to control size, architectural treatment, and visibility(e.g. garage doors cannot face the street) of the attached garage
 - This proposed change is located in Article 3, Section 3.3.6 Design Standard Alternatives
3. **Administrative Adjustment** to provide for context-sensitive development at a finer-scale by allowing a property owner a minor deviation when an existing street block has a predominant pattern of projecting attached garages.

- This proposed change would apply to all zone districts and building forms subject to the attached garage design standard and is located in Article 12, Section 12.4.5 Administrative Adjustment
4. **Rules of Measurement** for all design standards related to attached garages
- Proposed amendment is located in Article 13, Section 13.1.6 Rules of Measurement for Design Element Form Standards

II. Criteria for Review and CPD Analysis

The criteria for review of a proposed text amendment are found in Section 12.4.11.9 of the Denver Zoning Code. CPD analyzed the proposed text amendment for compliance with the review criteria stated below and finds that the proposed Text Amendment satisfies each of the criteria.

A. Text Amendment is Consistent with the City's Adopted Plans and Policies

Text Amendment for Attached Garages is consistent with the city's adopted plans and policies in the following ways:

Denver Comprehensive Plan 2000:

Land Use

- Strategy 2-A: (*paraphrased*) [P]roposed revisions should ensure that the Denver Zoning Ordinance will be flexible and accommodating of current and future land use needs...
- Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood...

Denver's Legacies

- Strategy 2-A: Establish development standards to encourage positive change and diversity while protecting Denver's traditional character.
- Strategy 2-C: Identify community design and development issues, and target specific concerns with appropriate controls and incentives.

B. Text Amendment Furthers the Public Health, Safety, and General Welfare

This Text Amendment furthers the general welfare of Denver by providing reasonable flexibility for the design of attached garages consistent with adopted policies that development be compatible with its surrounding context.

C. The Text Amendment Results in Regulations that are Uniform within Each Zone District

This Text Amendment will result in uniform regulations within each of the zone districts.

III. Public Outreach and Comments

Public Outreach:

- *January 5, 2012:* Courtesy notice to all City Council and Registered Neighborhood Organizations and summary of the text amendment posted to the website
- *January 28, 2012:* Community Planning and Development presented summary of text amendment to INC-ZAP (Inter-Neighborhood Cooperation- Zoning and Planning Committee)
- *January 31, 2012:* Notified by email all Registered Neighborhood Organizations about the Planning Board hearing on February 15, 2012.
- *February 16, 2012:* City Council notified by email all Registered Neighborhood Organizations about the LUTI meeting on March 6, 2012.

Public Comments:

CPD received a letter from the Hilltop Heritage Association on February 15, 2012 in opposition to the text amendment. Through subsequent conversations between CPD and the Association, their concerns were alleviated and they no longer oppose the text amendment.

IV. Planning Board

The Planning Board reviewed this amendment and held a public hearing on February 15, 2012. The Planning Board unanimously recommended approval of this text amendment to the City Council.

V. CPD Staff Recommendation

Based on the criteria for review as described above, CPD Staff recommends **approval** of this Text Amendment to the Denver Zoning Code.