

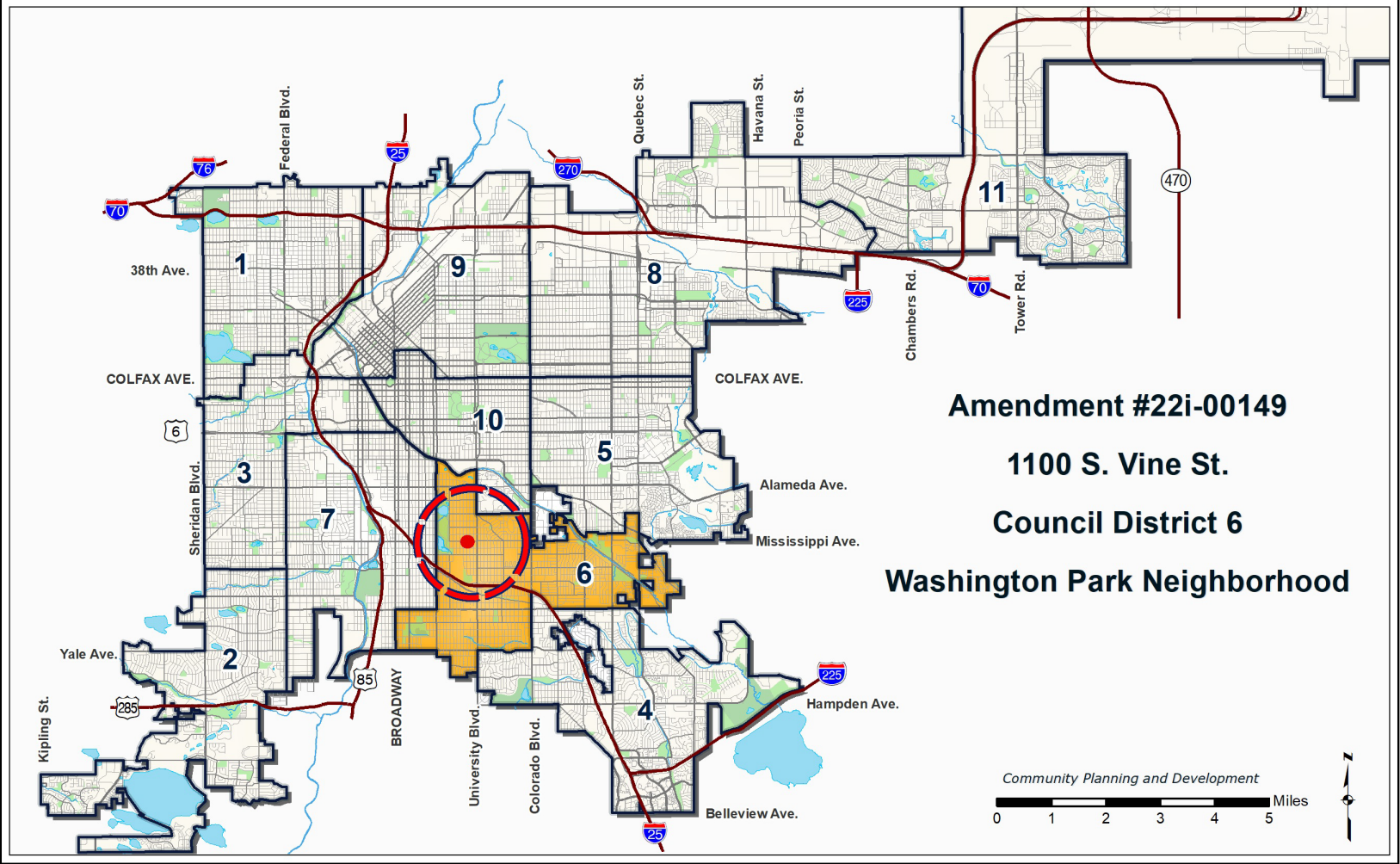


1100 S Vine Street

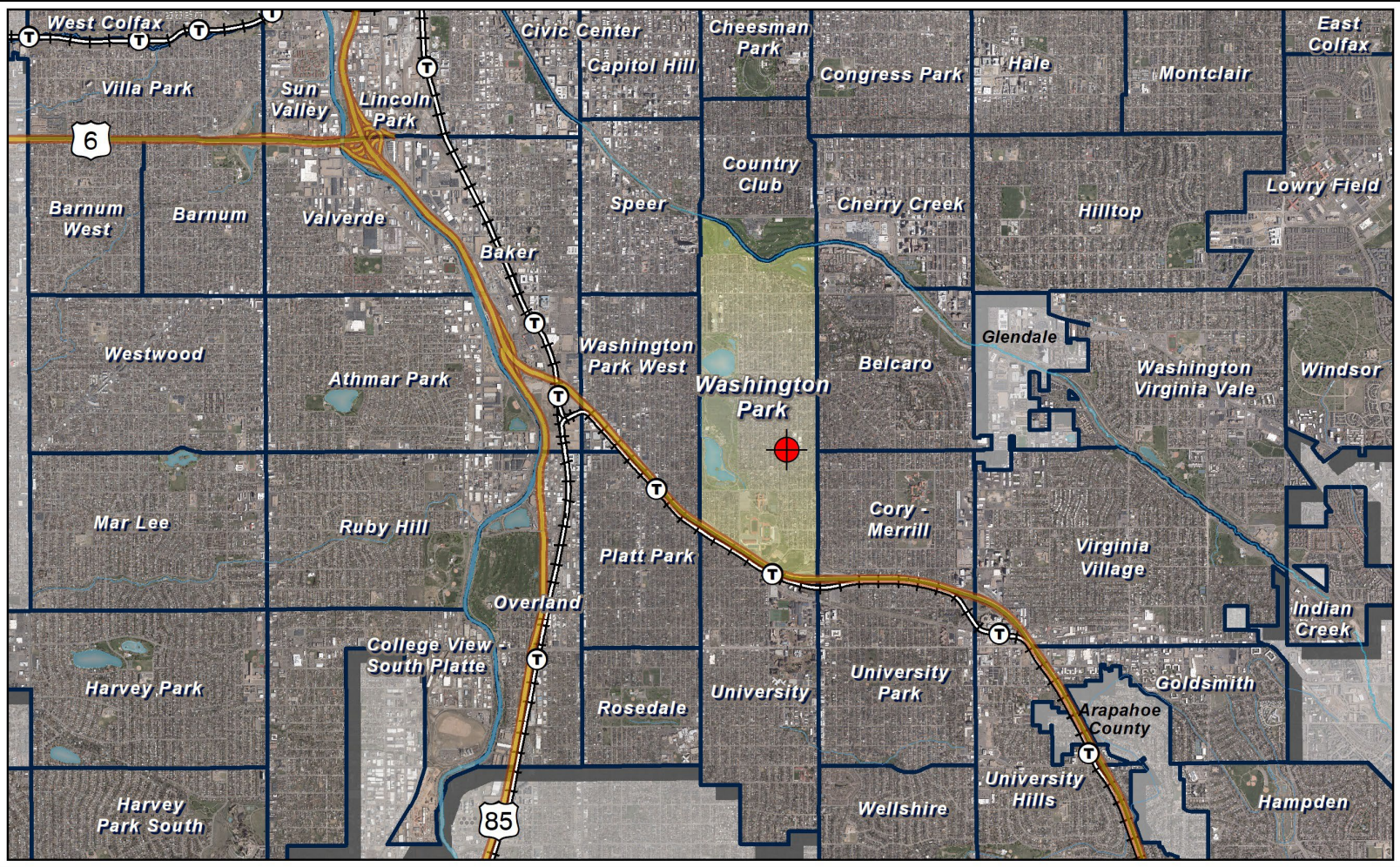
Request: U-SU-C to U-SU-C1

Denver City Council Meeting Date: 3/6/23
2022I-00149

Council District 6 – Councilmember Kashmann



Statistical Neighborhood – Washington Park



Request: E-SU-D1x



Existing

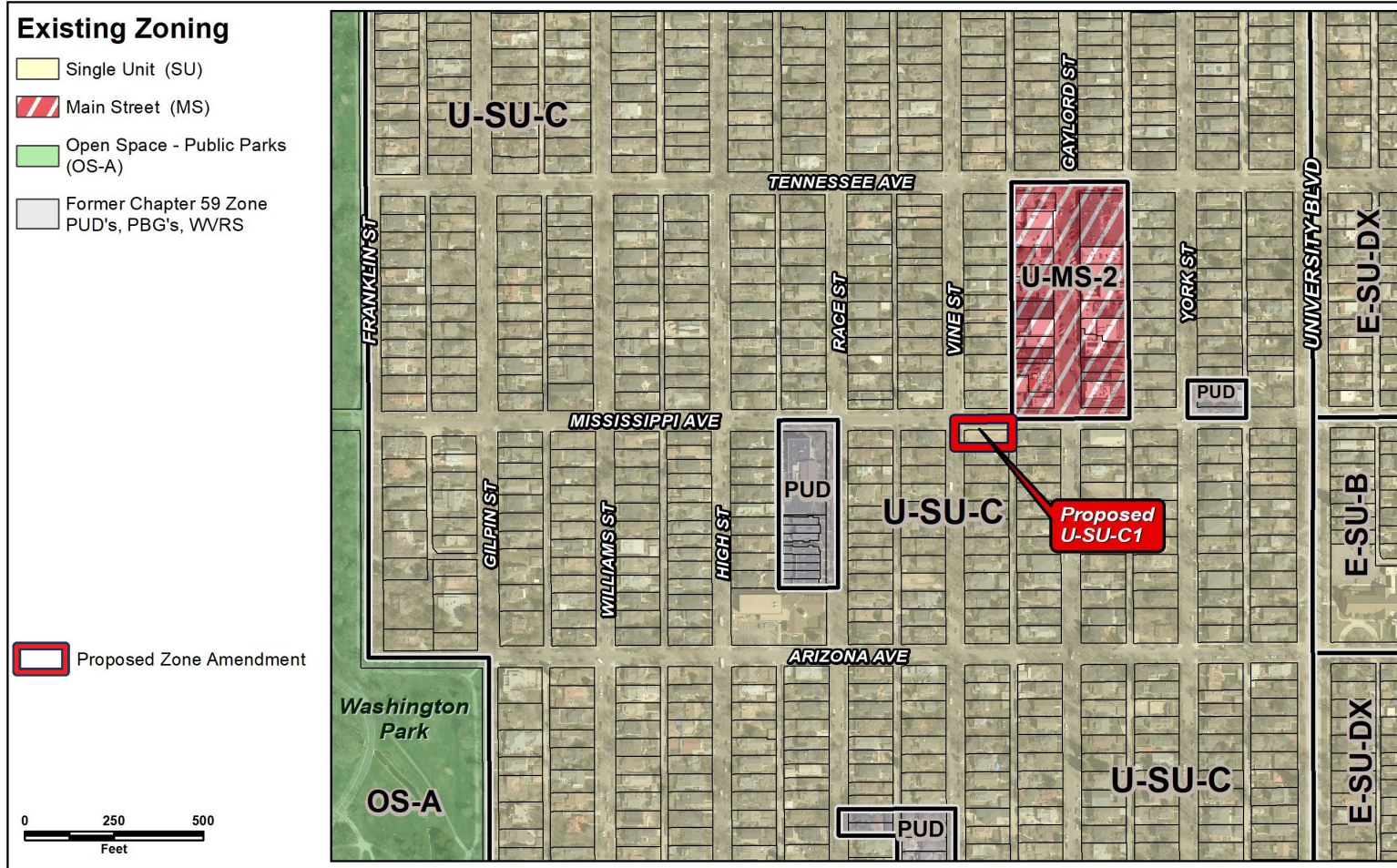
- Approx. 6,300 square feet
- Urban - Single Unit - C
 - 5,500 sq. ft. minimum lot size
 - Urban House
 - Max. building height 30-35 feet, 24 feet for ADU

Proposal

- Rezoning from U-SU-C to U-SU-C1
- Urban - Single Unit - C1
 - 5,500 sq. ft. minimum lot size
 - Urban House and ADUs allowed
 - Max. building height 30-35 feet, 24 feet for ADU

Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning



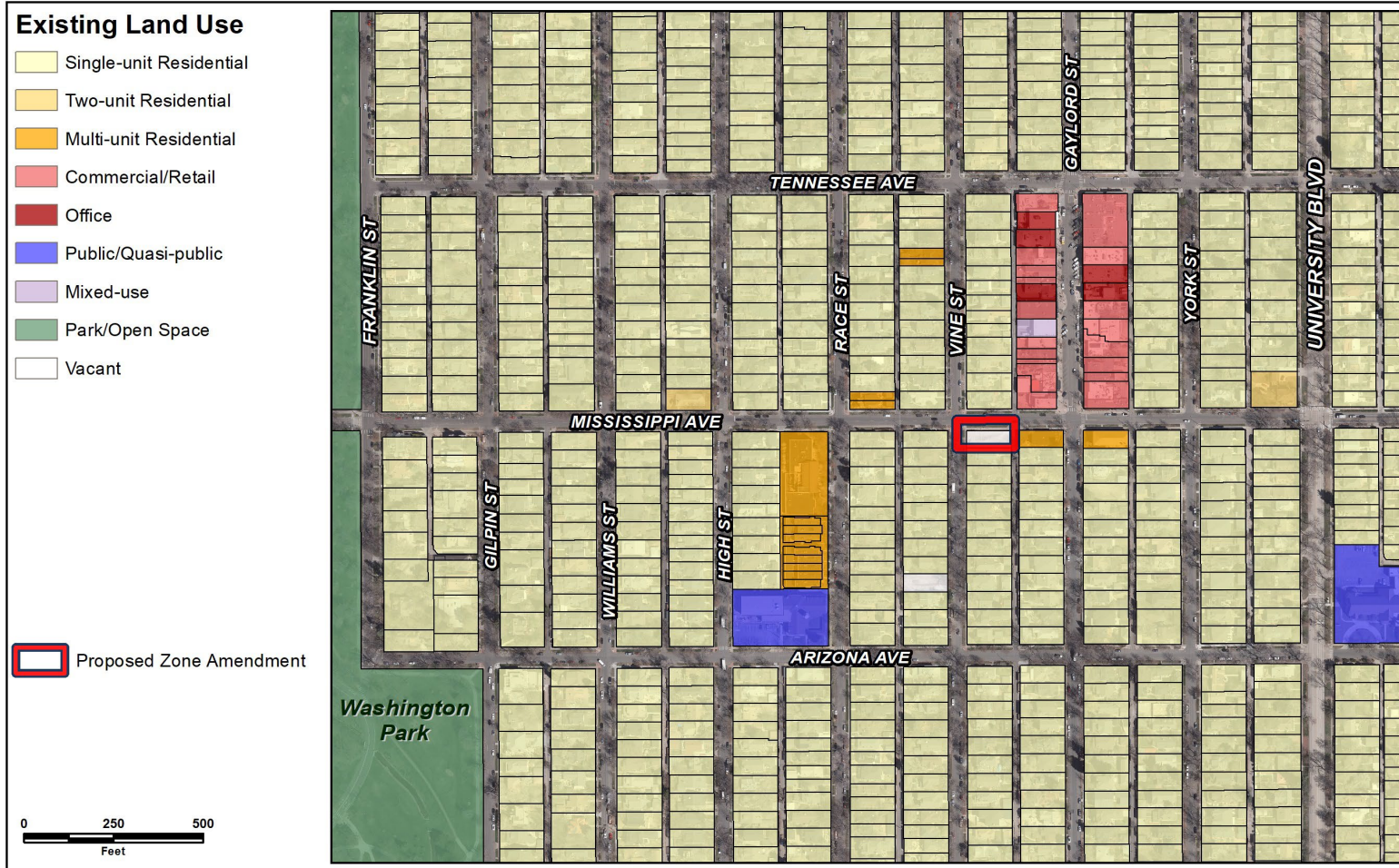
Current Zoning:

- U-SU-C

Surrounding Zoning:

- U-SU-C
- U-MS-2

Existing Land Use

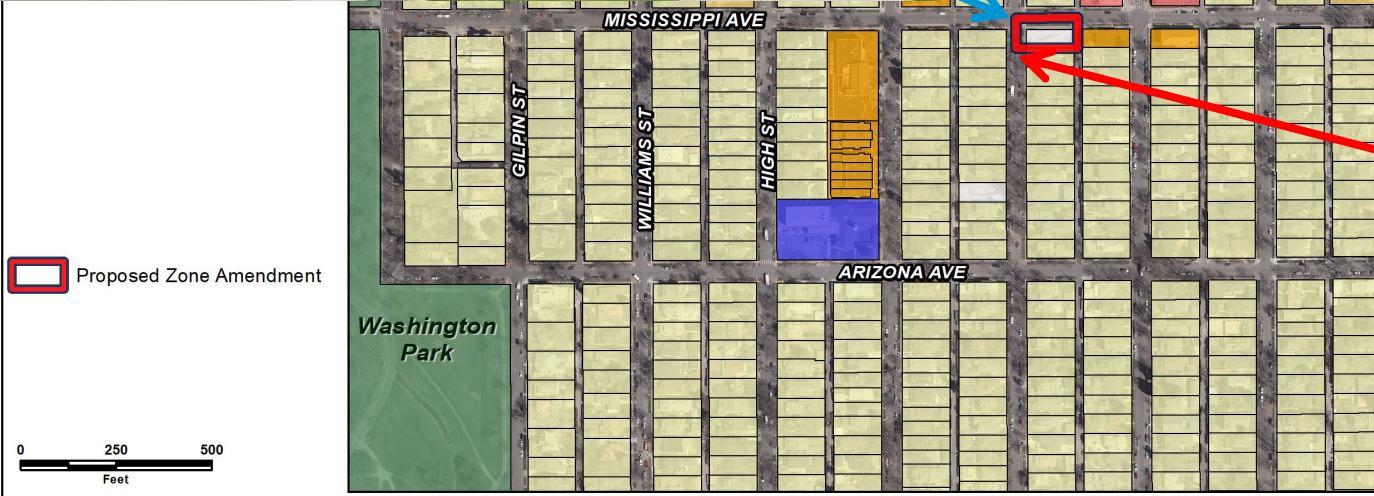
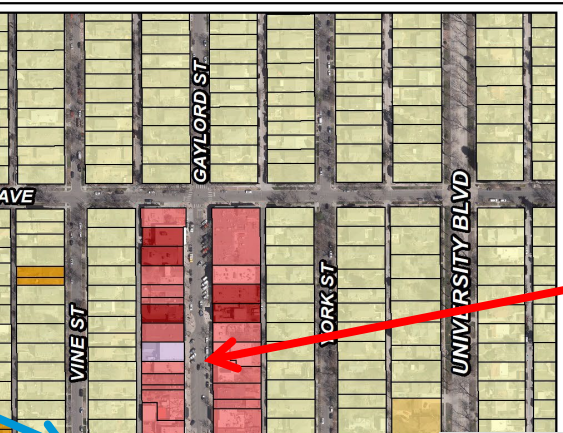


Subject property: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential
- Commercial/Retail

Existing Context – Building Form/Scale



Process

- Informational Notice: 11/03/22
- Planning Board Notice Posted: 12/19/22
- Planning Board Public Hearing: 1/4/23
- LUTI Committee: 1/24/23
- City Council Public Hearing: 3/06/23

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Comprehensive Plan 2040

Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



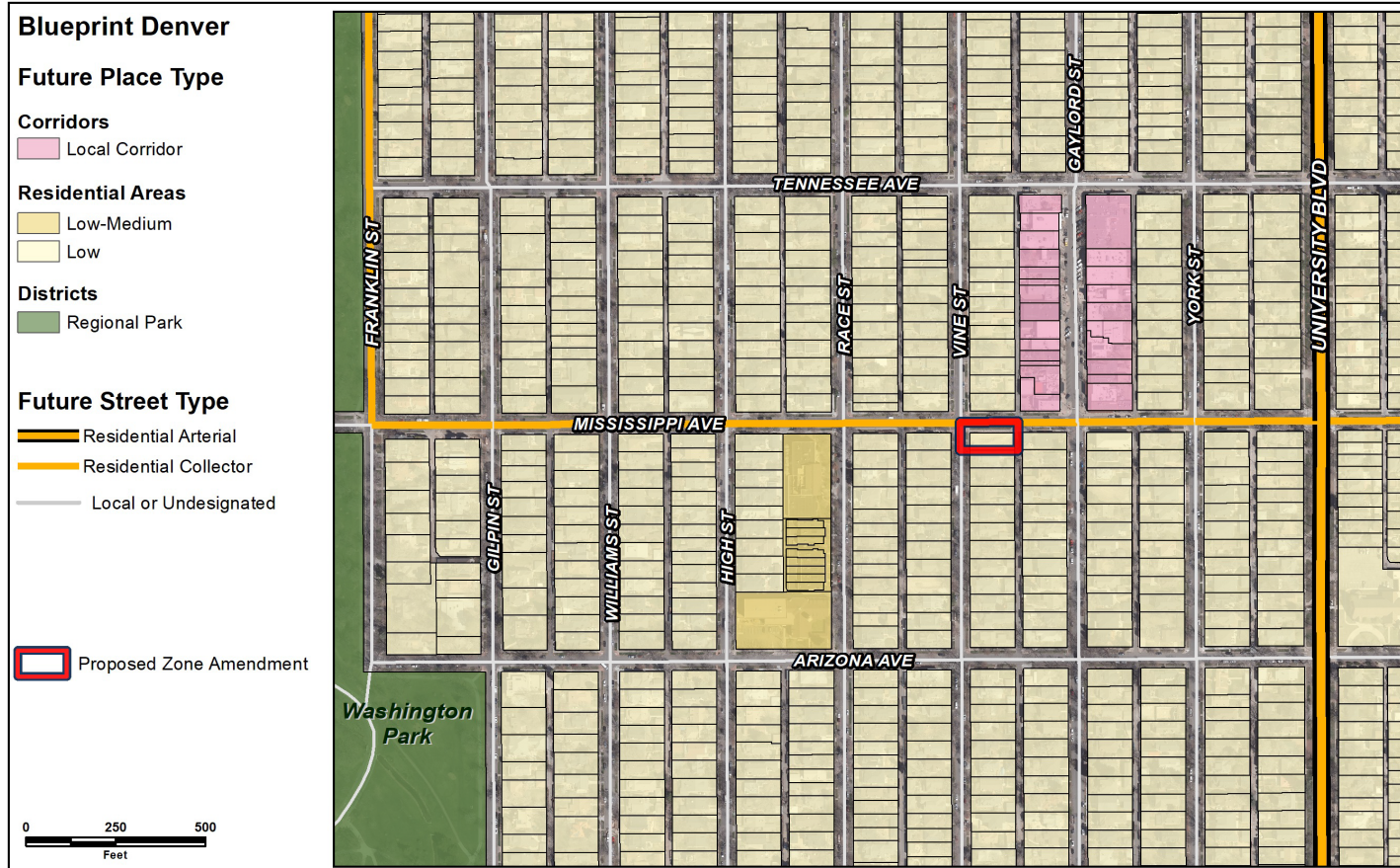
Consistency with Adopted Plans: Blueprint Denver 2019



Urban

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas.
- Block patterns are a regular grid with consistent alley access.
- Where they occur, multi-unit buildings are low-scale.
- Mixed-use buildings are sited in a pedestrian-friendly manner near the street

Consistency with Adopted Plans: Blueprint Denver 2019



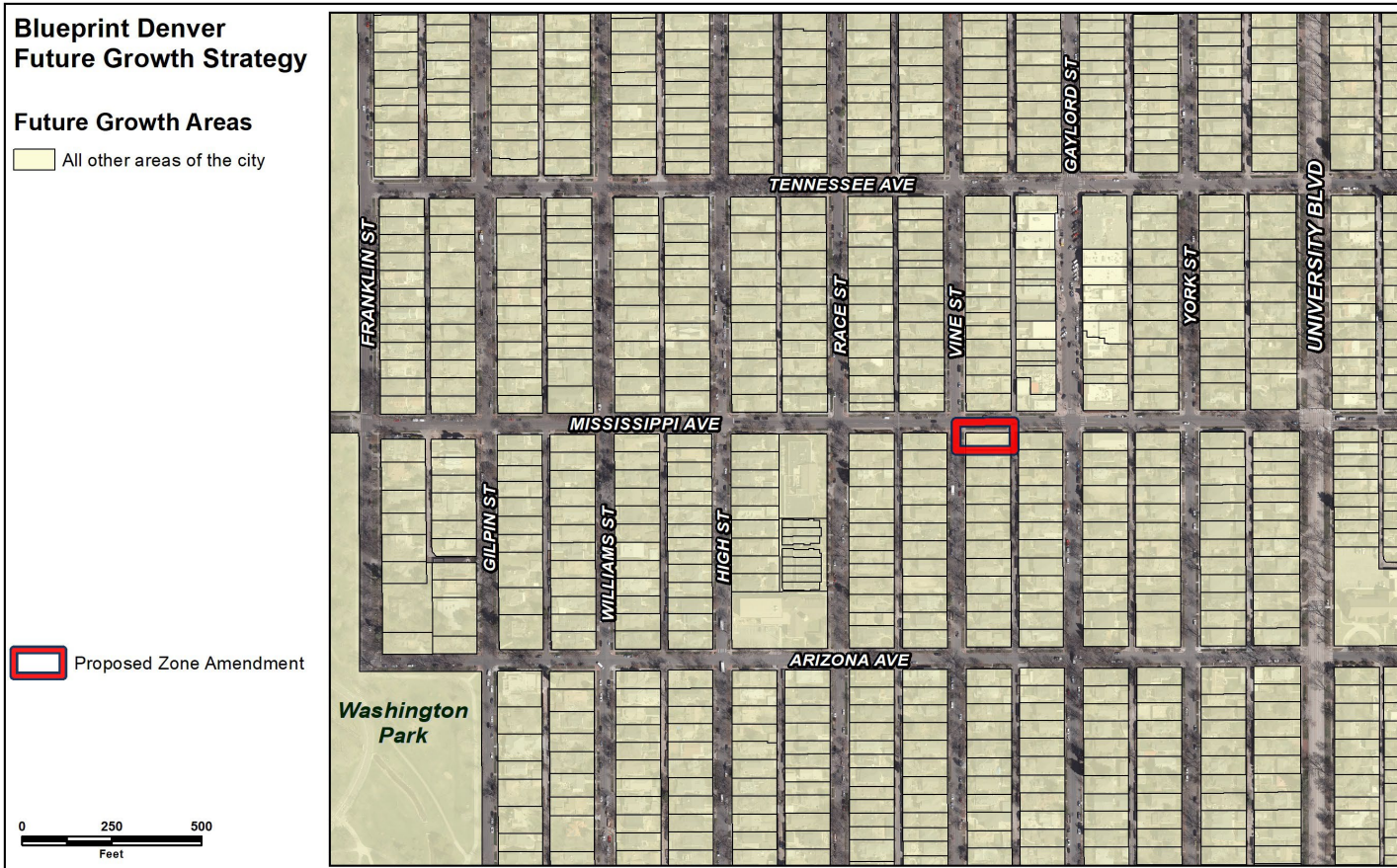
Low Residential

- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate

Future Street Type

- Mississippi Ave: Residential Collector
- Vine Street: Undesignated Local

Consistency with Adopted Plans: Blueprint Denver



- **Growth Areas Strategy: All other areas of the city**
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Policy 4: Diversity housing choice through the expansion of accessory dwelling units throughout all residential areas.

Strategy E: A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezoning to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impact to the surrounding residential area.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides an additional housing unit that is compatibly integrated into the surrounding neighborhood

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

- Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
 - a) Changed or changing conditions in a particular area, or in the city generally; or,
 - b) **A City adopted plan; or,**
 - c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- East Area Plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

CPD Recommendation

Based on the criteria for review in the Denver Zoning Code,
Staff recommends approval of Official Map Amendment
Application #2022i-00149.