



Regis Neighborhood

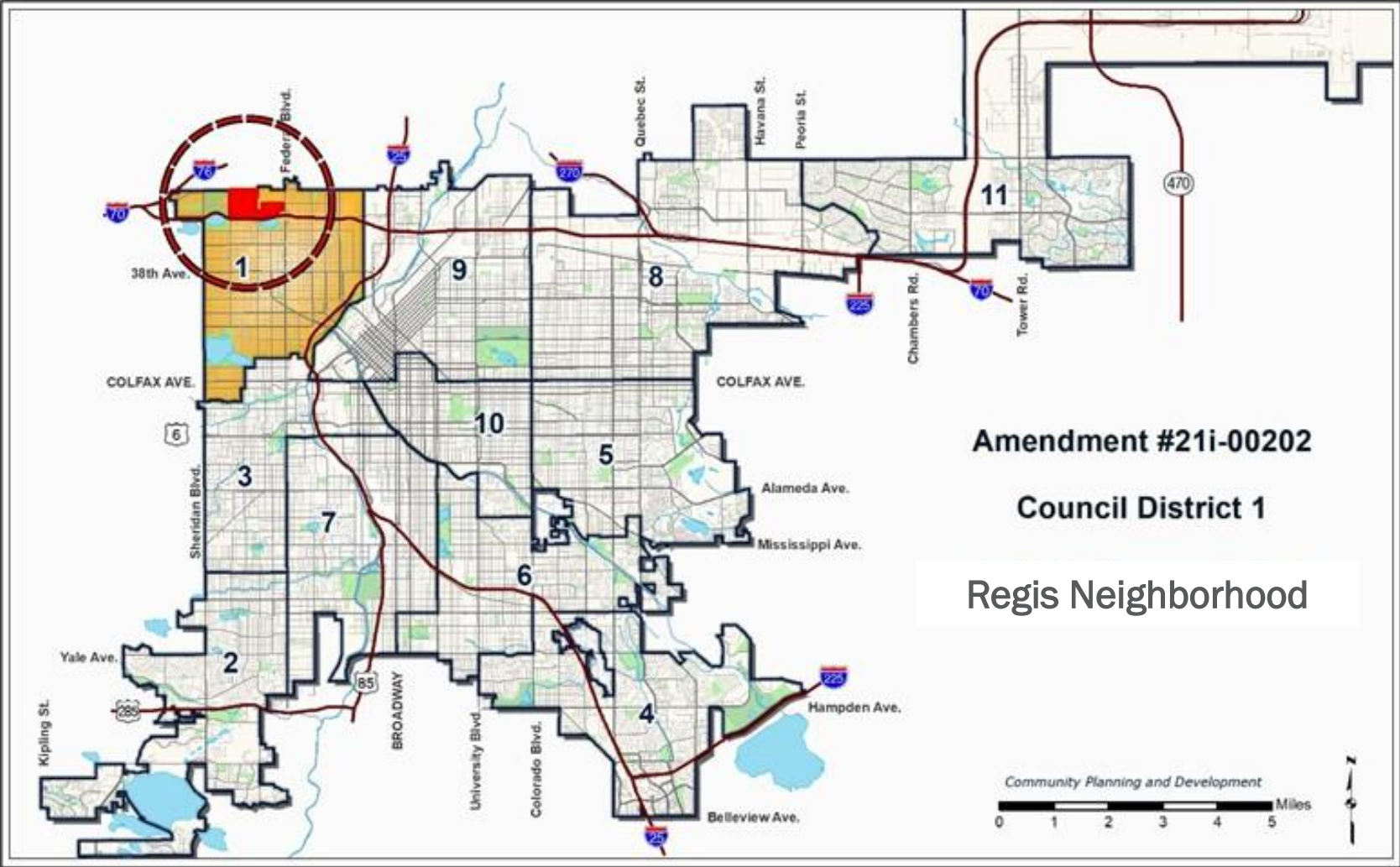
Map Amendment #2021I-00202: from U-SU-C to U-SU-C1

Denver City Council Land Use, Transportation and Infrastructure Committee
May 3, 2022

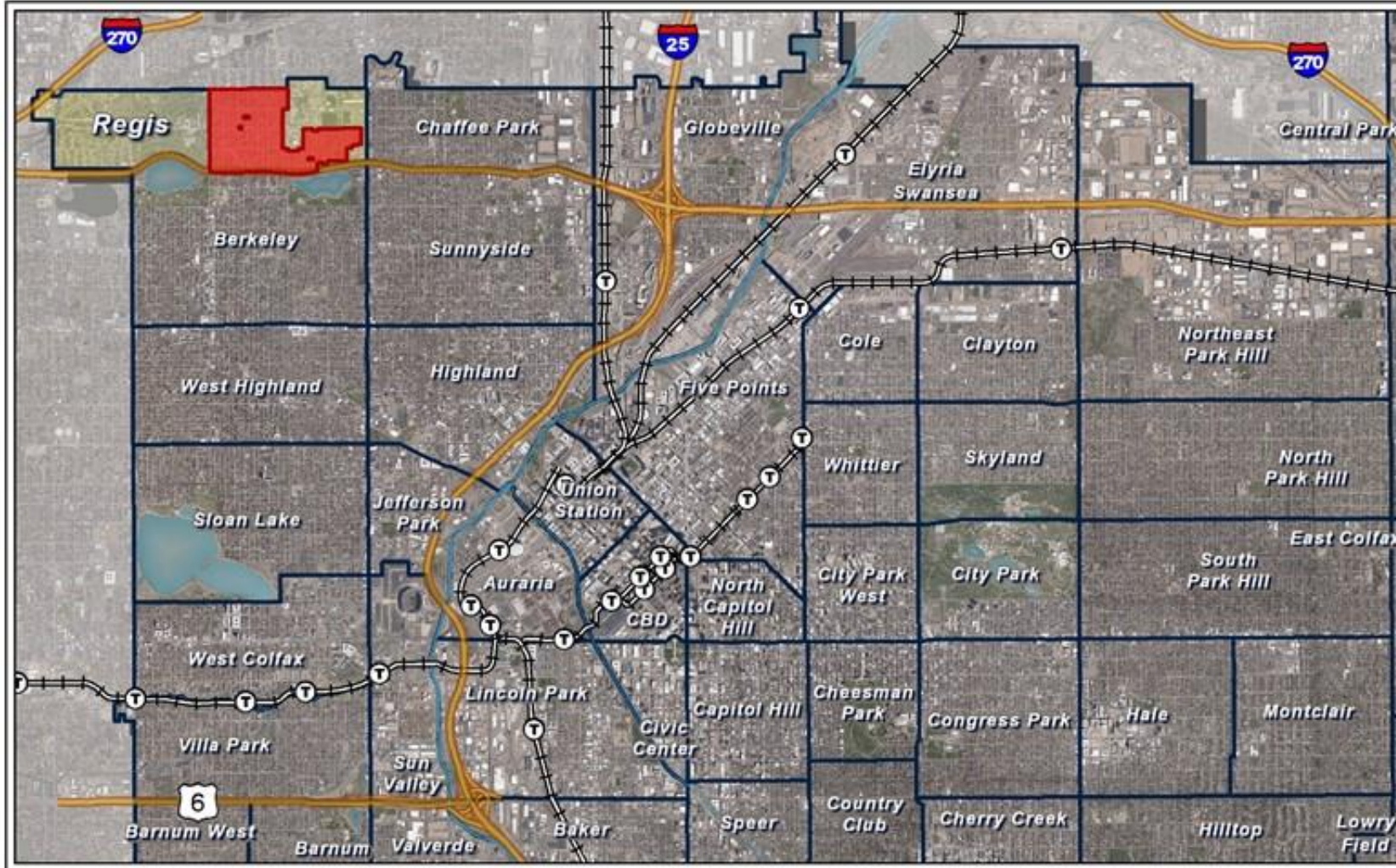
Purpose of Map Amendment

- Sponsored by Council Member Amanda Sandoval
- Map Amendment: Rezone properties with single-unit residential zoning in Regis to allow ADUs

Council District 1: Amanda Sandoval



Regis Neighborhood



Request: U-SU-C1



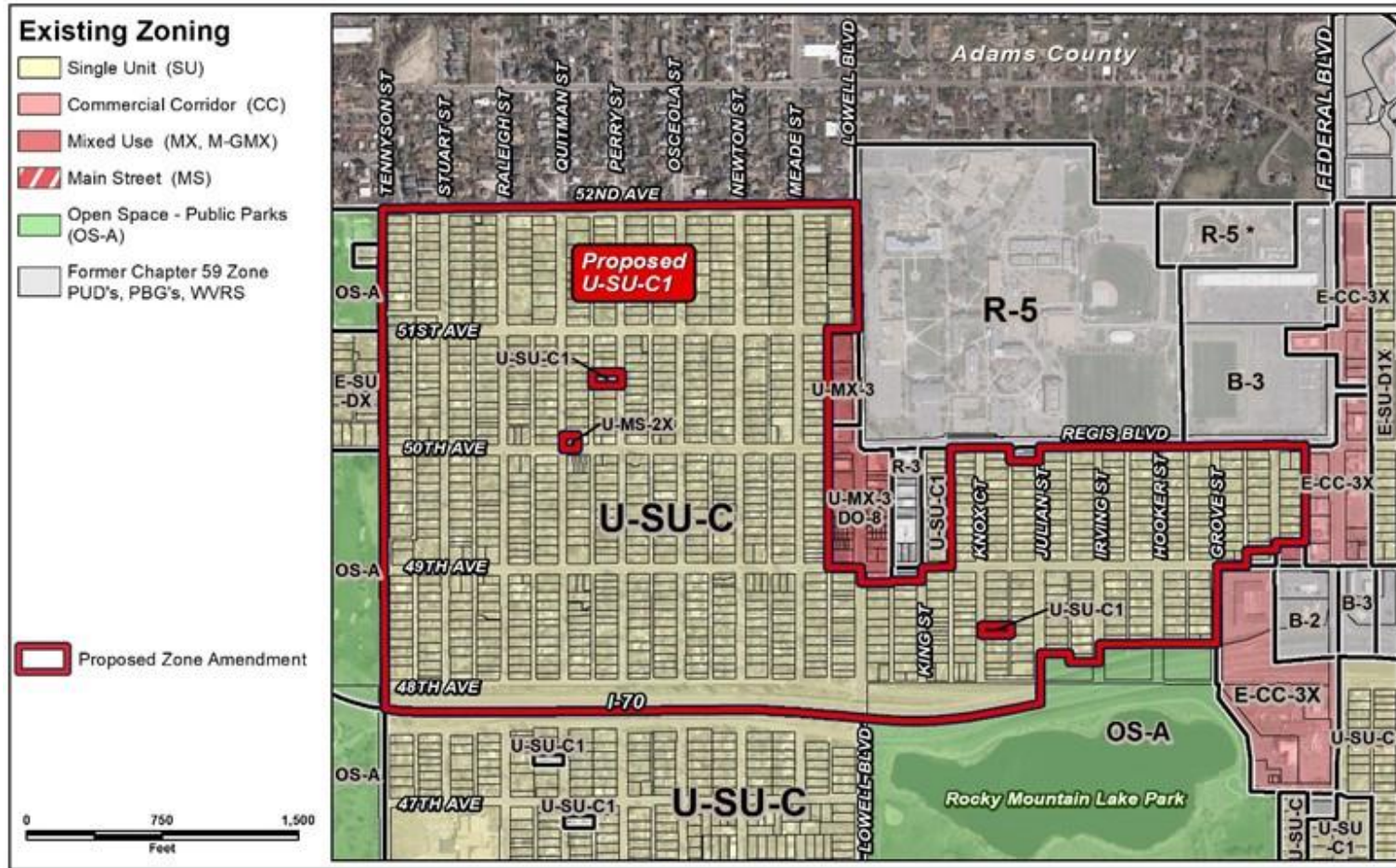
- Approximately 1,025 parcels
- Approximately 145 acres
- Urban Neighborhood Context – Single-Unit Residential Use – allowing accessory dwelling units
- Requesting rezoning to facilitate accessory dwelling units

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

Existing Context Overview

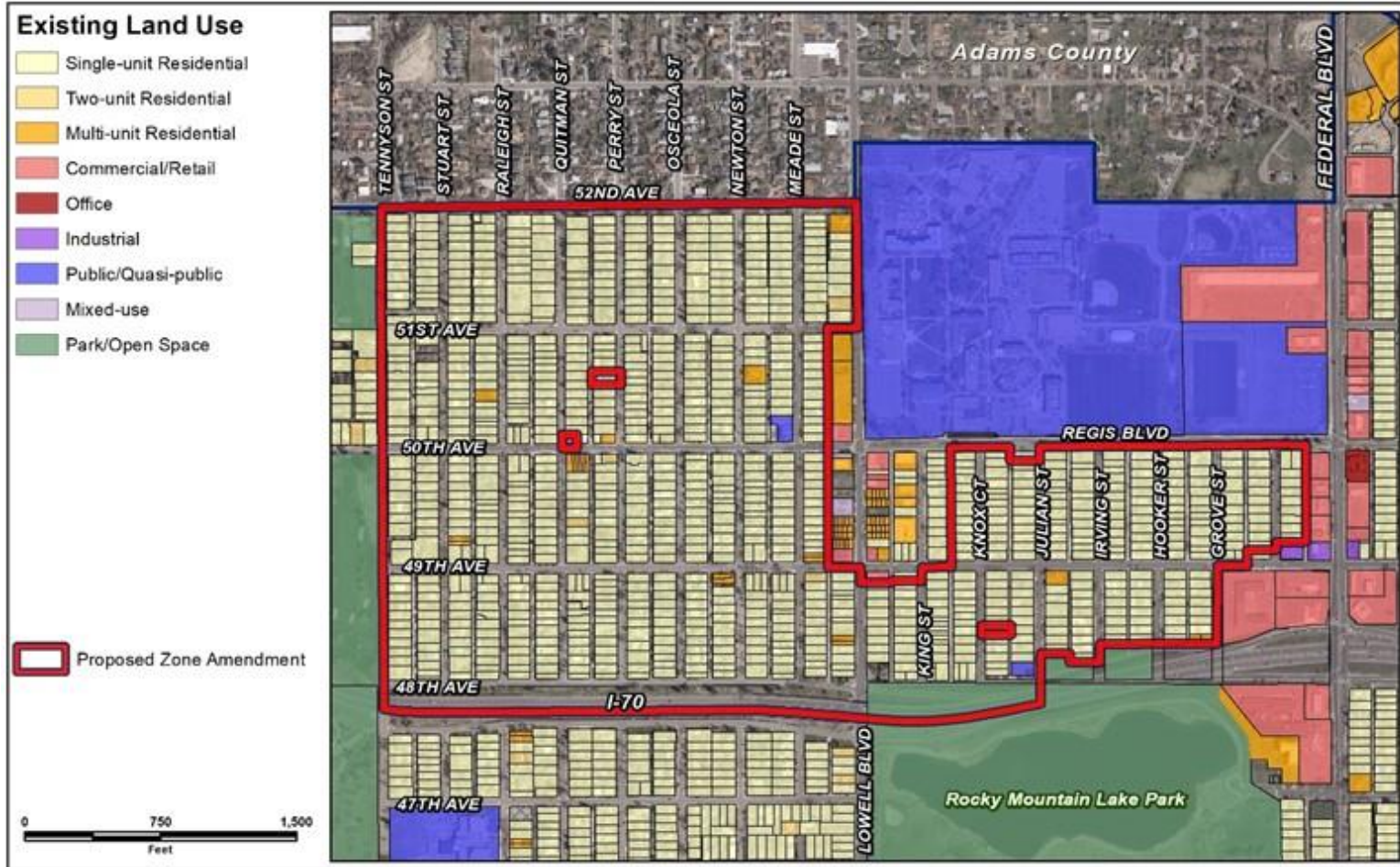
- Zoning
- Land Use
- Building Form/Scale

Existing Zoning



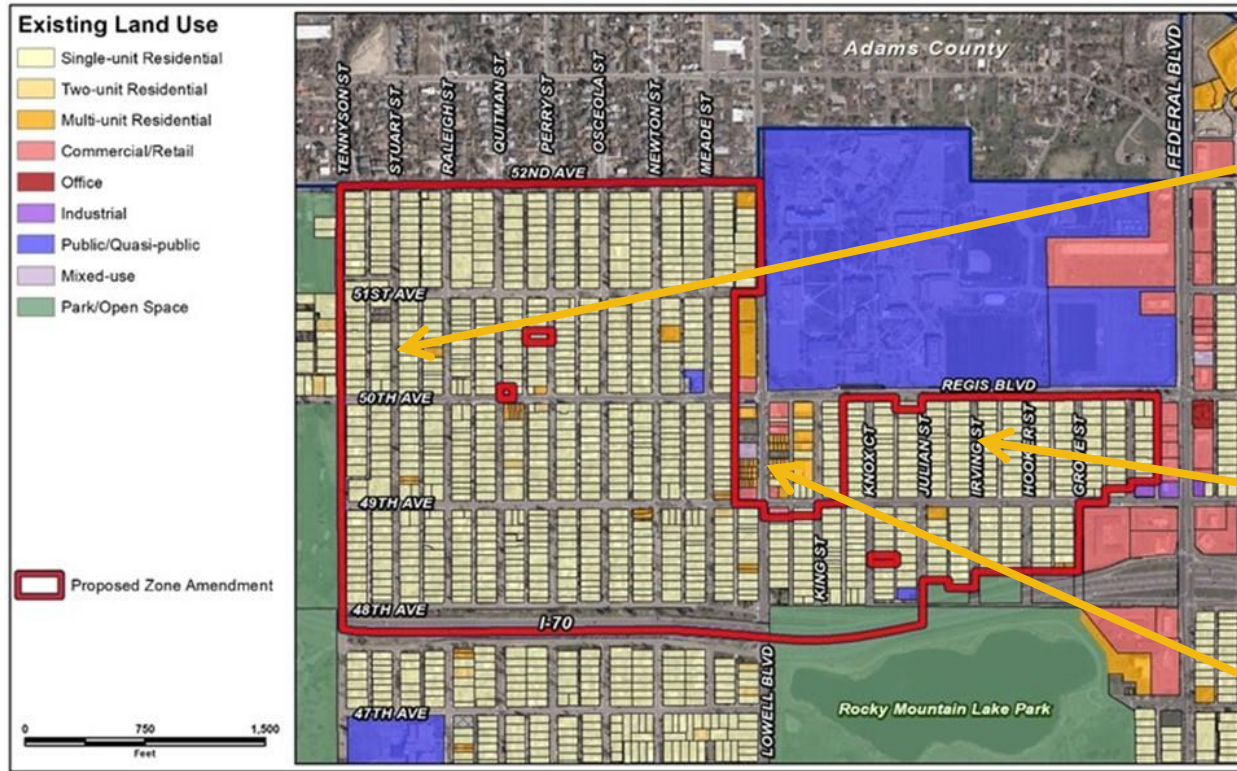
- Current zoning: U-SU-C
- Surrounding zoning: U-MX-3 (Lowell) E-CC-3X (Federal), Open Space and City of Wheat Ridge R-2
- Contained within the rezoning area are two properties previously rezoned to U-SU-C1 to allow ADUs.

Existing Land Use



- Single-unit residential, public/quasi public (church) handful of two- and multi-unit residential uses
- Adjacent to commercial, office, public/quasi public (Regis University), commercial uses along Lowell and Federal, Golf Course to west and I-70 to the south.

Existing Context – Built Form/Scale



Public Outreach

- Property owner mailers and flyers: November 2021
- Virtual Town halls: 12/4/21 and 12/15/21
- Online survey: Nov. 2021 to Feb. 2022

Process

- Informational Notice: 3/9/22
- Planning Board Notice Posted: 4/4/22
- Planning Board Public Hearing: 4/20/22
- LUTI Committee: 5/3/22
- City Council Public Hearing (tentative): 7/18/22

Public Comment

- RNOs: no comments
- Members of the public
 - Detailed survey response comments, majority in support, included with application
 - Staff has received more than 35 letters or written comments from community members in support of this proposed rezoning, and 2 from residents opposing the proposal.

Review Criteria

Denver Zoning Code Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Denver Office of Housing Stability 5-year Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- 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).
- Equitable, Affordable and Inclusive Goal 2, Strategy D – Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments (p. 28).

Review Criteria: Consistency with Adopted Plans

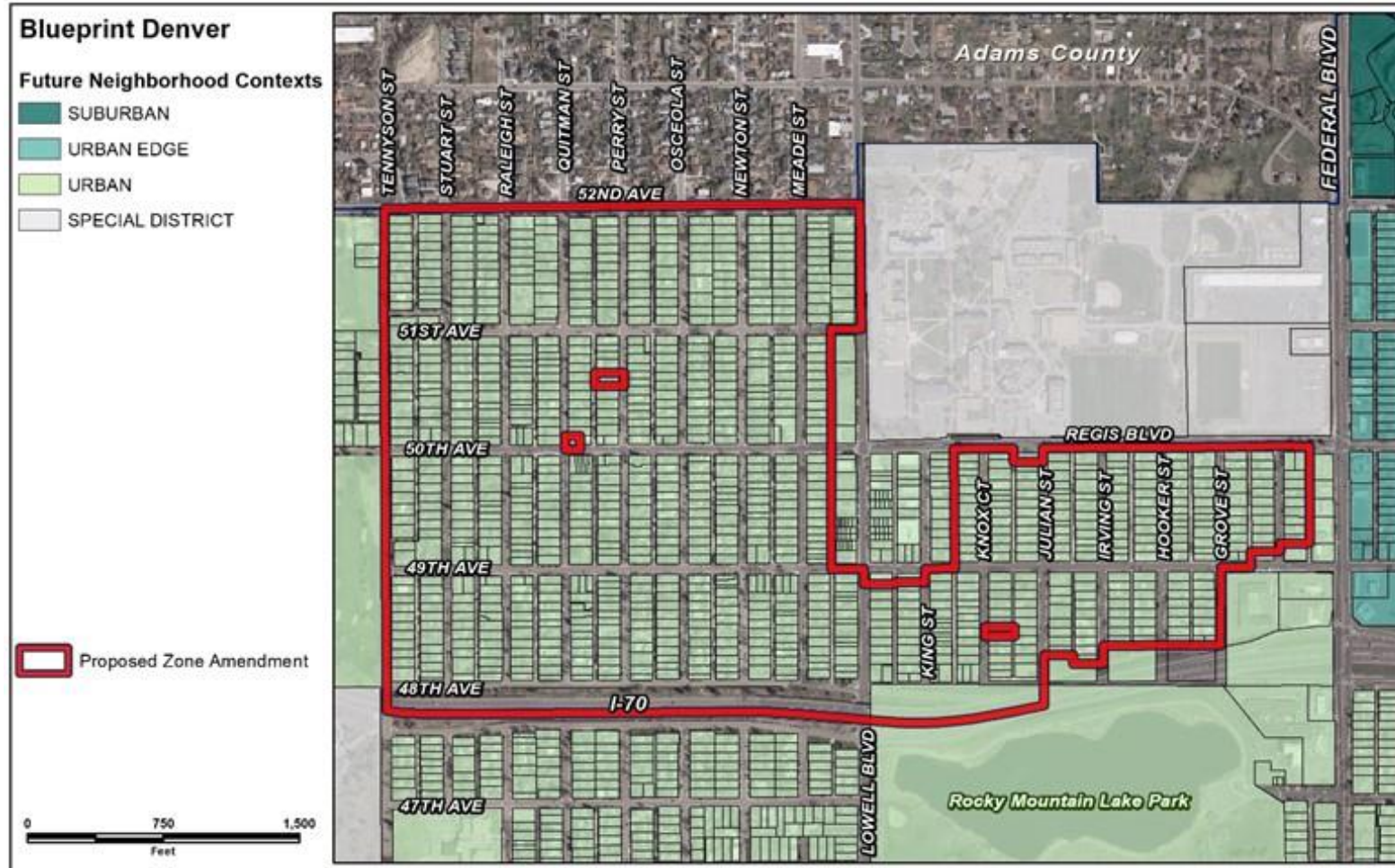
Climate

Comprehensive Plan 2040

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

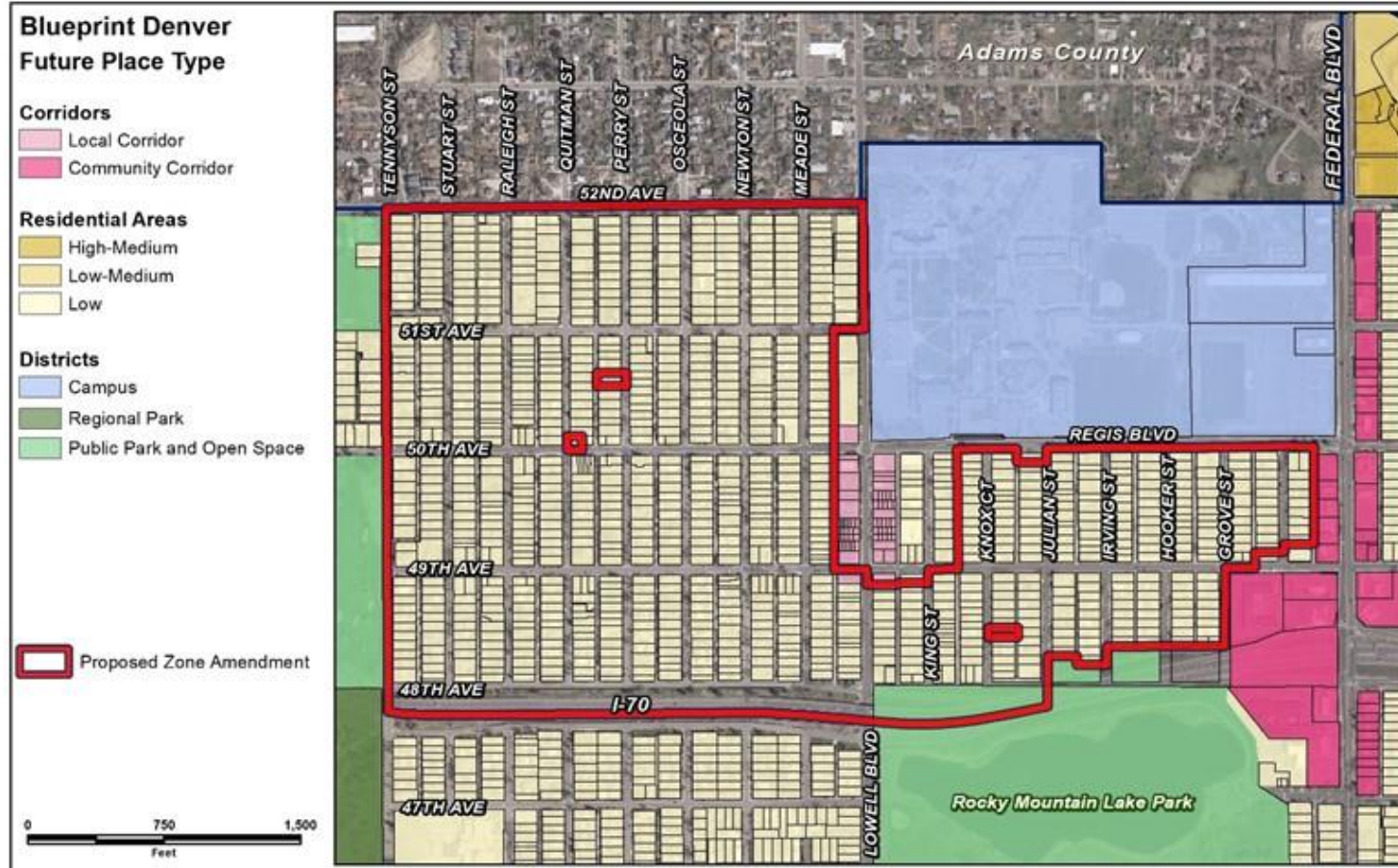


Consistency with Adopted Plans: Blueprint Denver



- Urban Neighborhood Context
 - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout and commercial/mixed use development found along main corridors
 - Grid block pattern and alley access

Consistency with Adopted Plans: Blueprint Denver



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

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

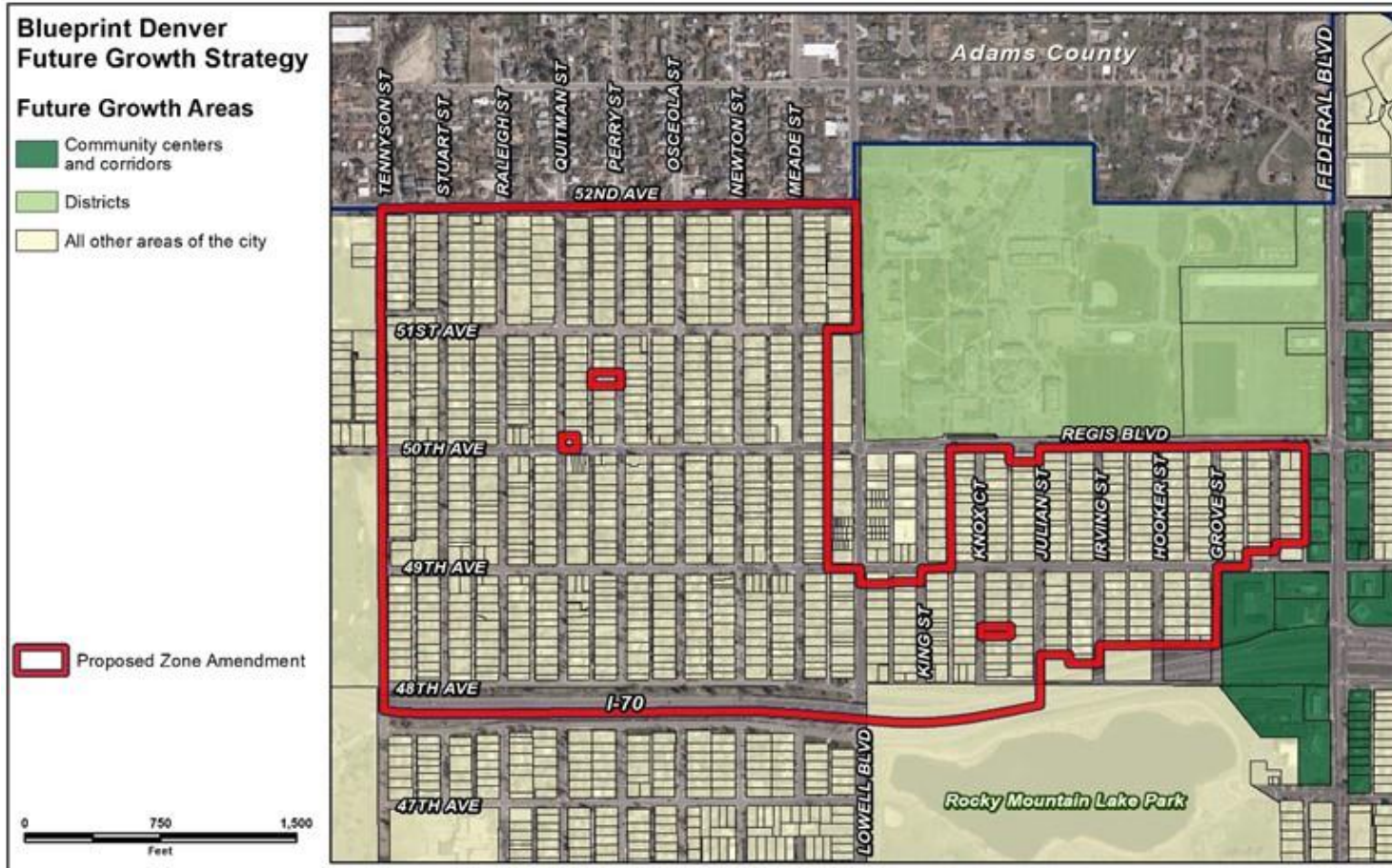
Consistency with Adopted Plans: Blueprint Denver



- Future Street Types
 - ❑ Residential Collector
 - 52nd Ave
 - 50th Ave/Regis Blvd
 - Tennyson St.
 - Lowell Blvd
 - ❑ Commercial Arterial
 - Federal Blvd
 - ❑ Local Streets
 - All others

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Plans: Blueprint Denver 2019



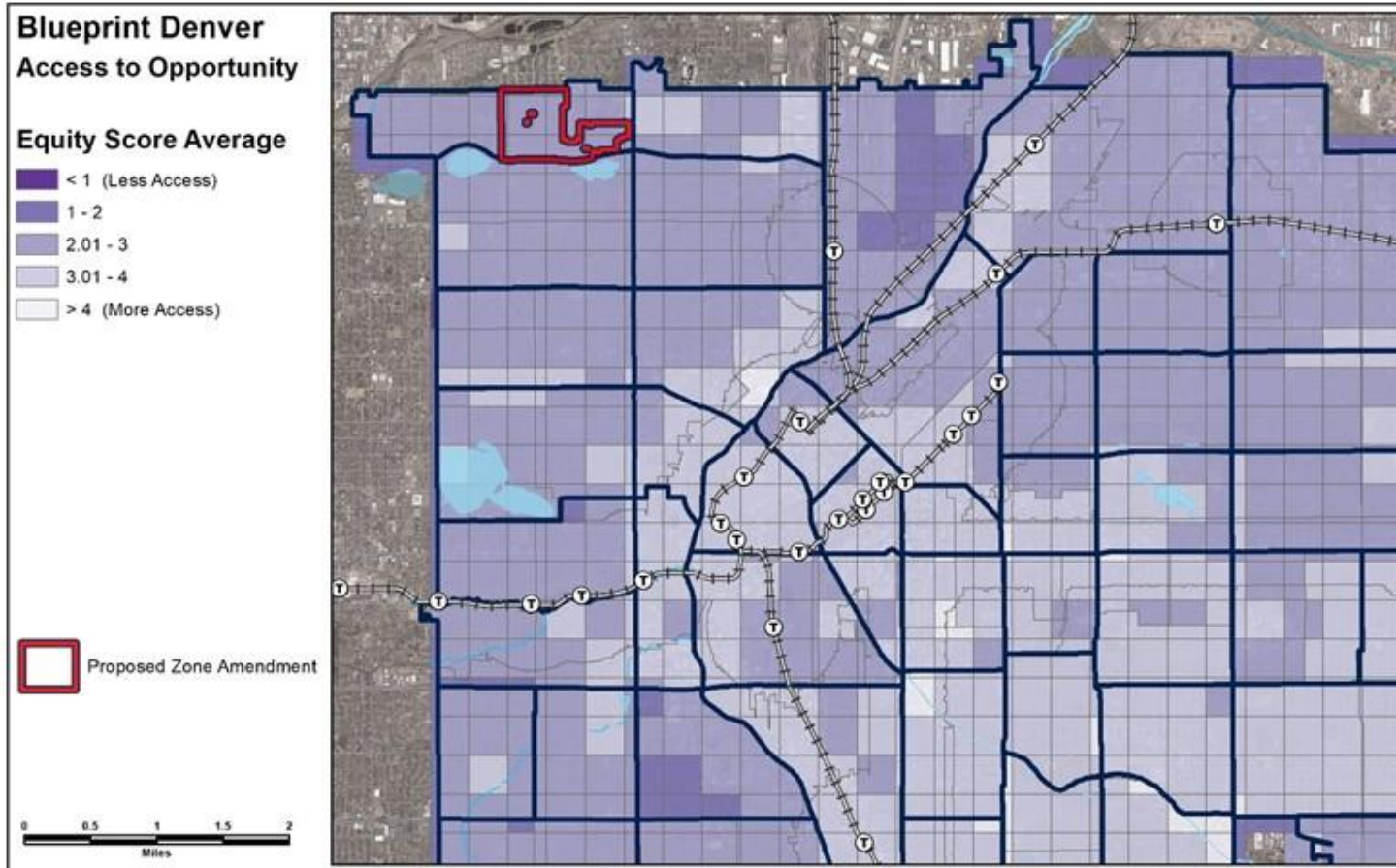
- **Growth Areas Strategy:**
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Additional Policies

- Land Use & Built Form, Housing, Policy 4
- Land Use & Built Form, General, Policy 1
- Land Use and Built Form: General, Policy 5

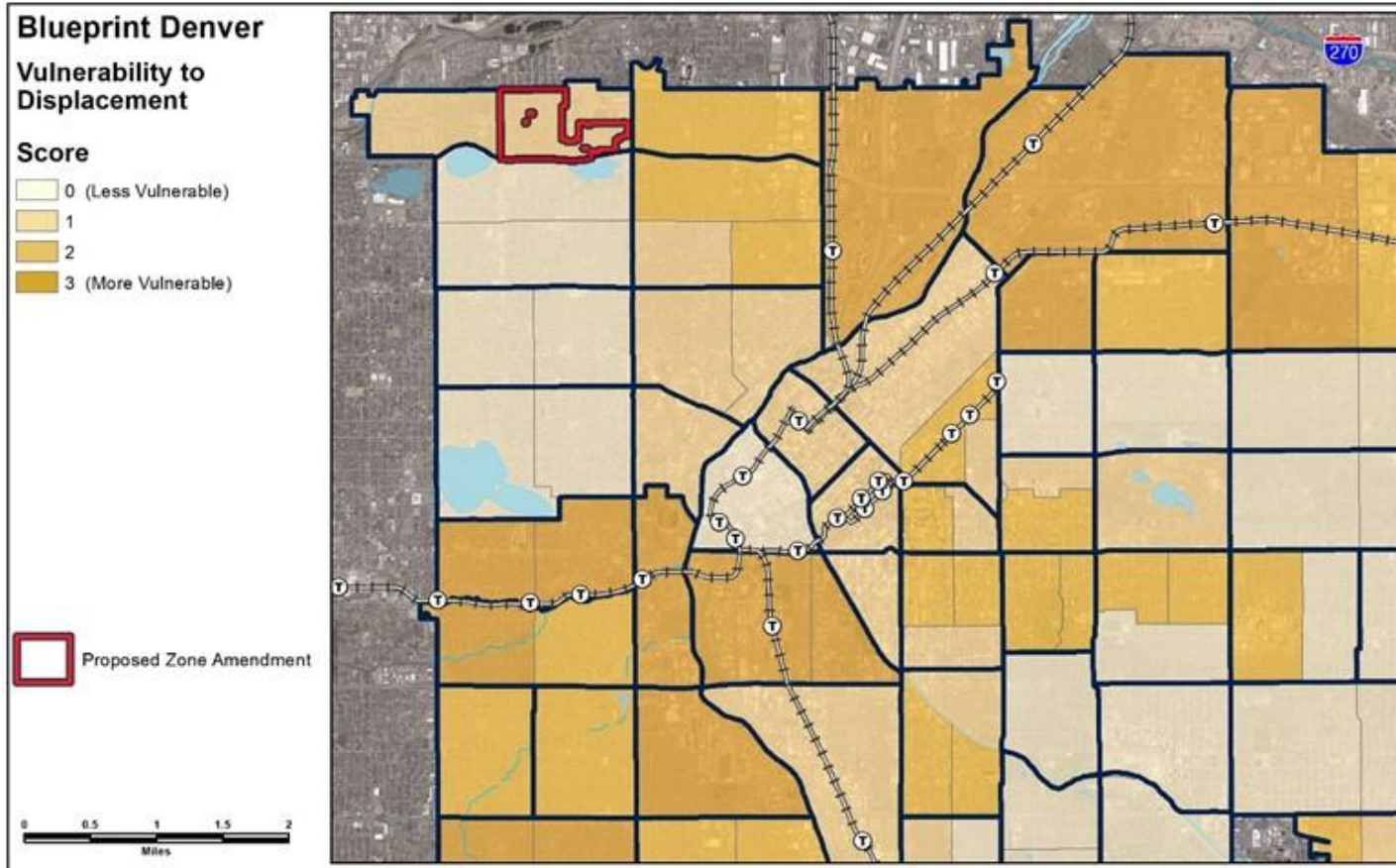
Consistency with Adopted Plans: Blueprint Denver Equity Concepts



Access to Opportunity

- Average Access
 - Average access to healthcare
 - Lower childhood obesity
- Proposed rezoning will increase housing in area with access to jobs and services

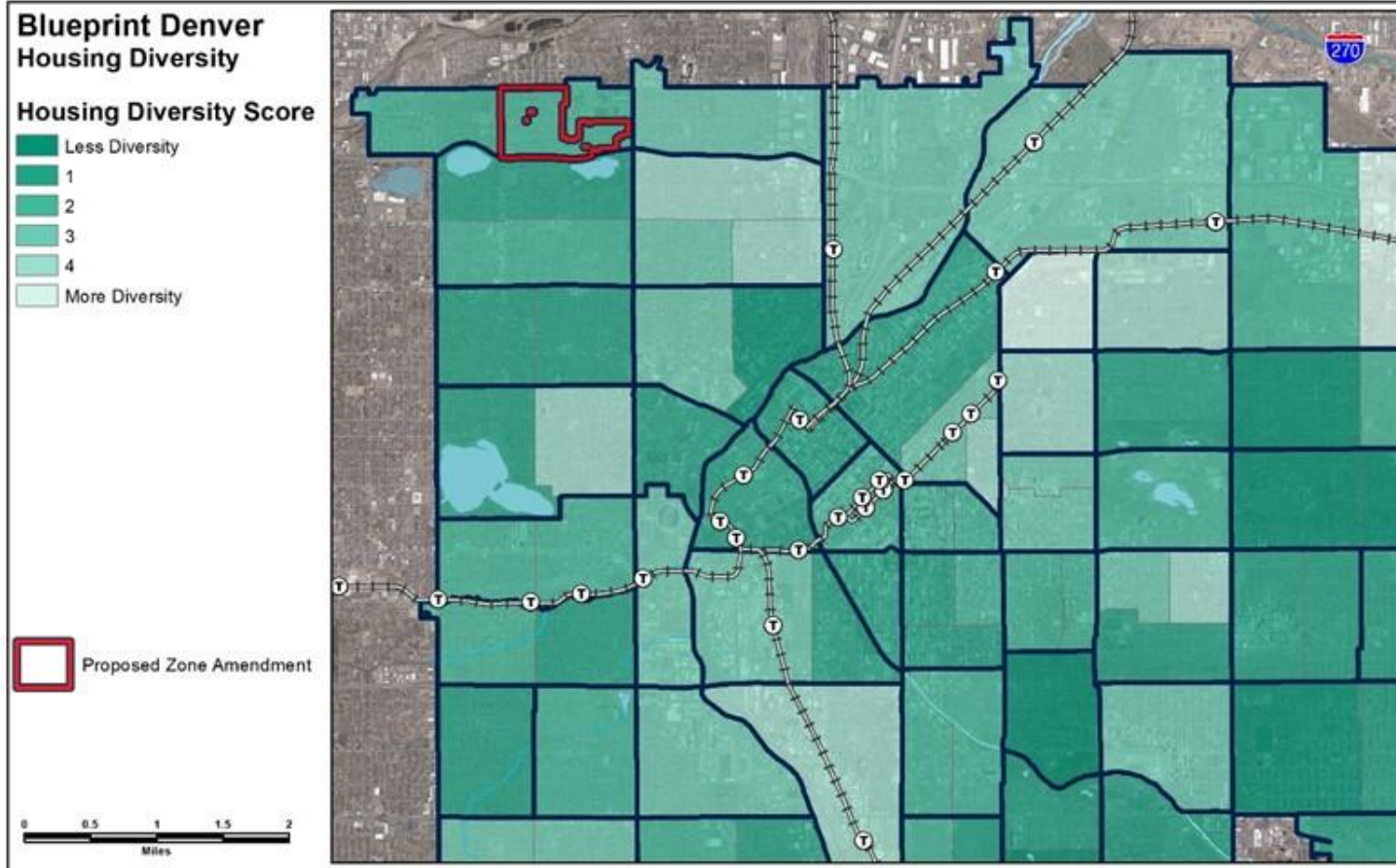
Consistency with Adopted Plans: Blueprint Denver Equity Concepts



Vulnerability to Involuntary Displacement

- less Vulnerable, based on all three metrics:
 - Median household income
 - Percent of renters
 - Educational attainment
- Expand housing options, wealth-building tool, opportunity to keep current residents in place

Consistency with Adopted Plans: Blueprint Denver Equity Concepts



Housing Diversity

- Higher-than-average Diversity
 - Missing middle
 - Home size
 - Ownership vs. rental
 - Housing costs
 - Affordable units
- New housing type, typically smaller and lower-cost

Consistency with Plans: Denver HOST Five Year Strategic Plan

- **Program and Development Strategies:** Partner with agencies involved in the development review process to assess barriers to small-scale affordable housing and propose solutions that enable smaller projects (e.g., projects with a small number of units, accessory dwelling units, etc.). (p. 31)
- **Policy and Systems Change Strategies:** Support efforts to advance key land use strategies to advance affordable housing outlined in Blueprint Denver. These include: Diversify housing choice through the expansion of accessory dwelling units and remove barriers to the construction. (p. 51)

Review Criteria

Denver Zoning Code Review Criteria

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

CPD Recommendation

1. Staff recommends that Planning Board recommend **approval** of map amendment proposal #2021I-00202, rezoning properties in the Regis neighborhood from U-SU-C to U-SU-C1, finding that the applicable review criteria have been met.