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# 2258 North Perry Street

Request: U-SU-C1 to U-SU-B1

Date: 11.5.2024

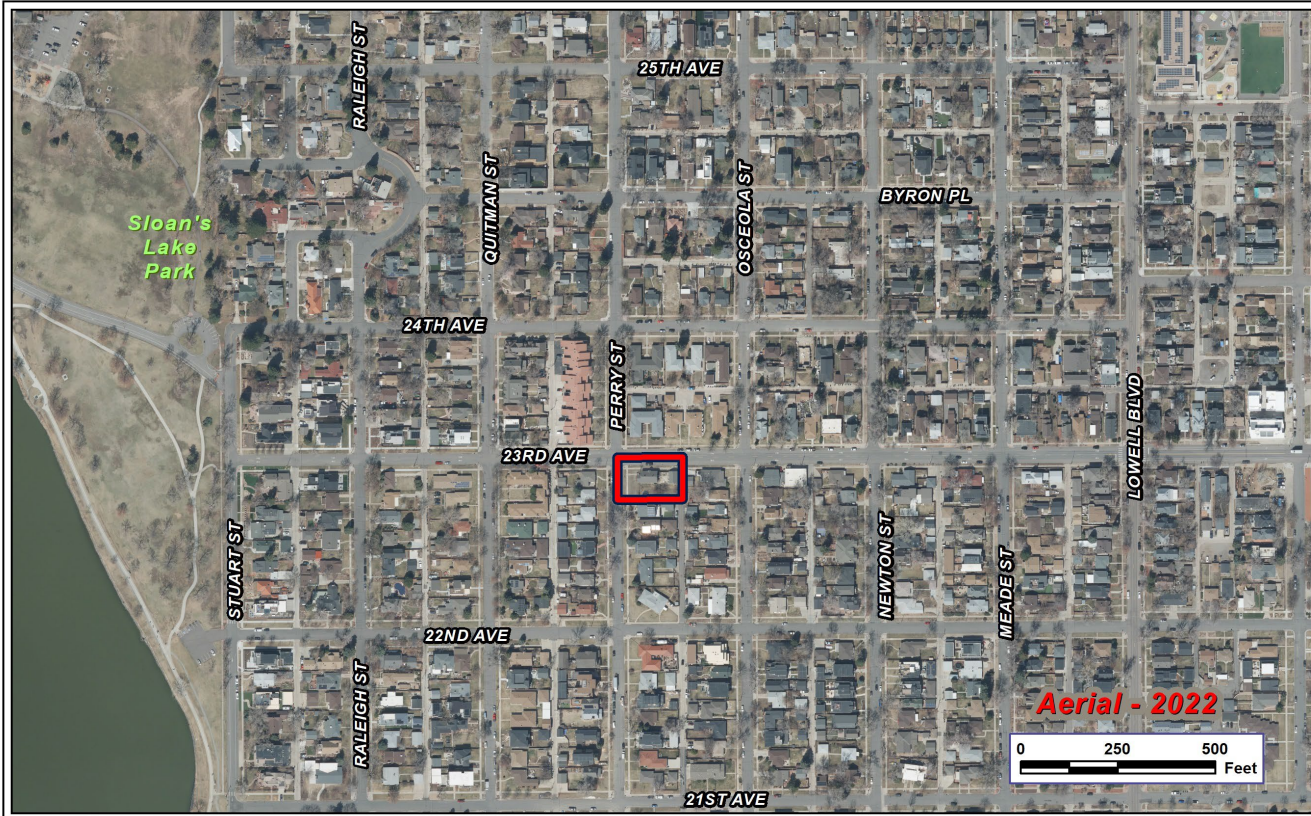
Presenter: Alisa Childress

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from U-SU-C1 to U-SU-B1



- Property:
  - 9,520 sf or 0.22 acres
  - Single-family house and detached garage
- Rezone from U-SU-C1 to U-SU-B1
- Requesting rezoning to facilitate splitting the lot into two.

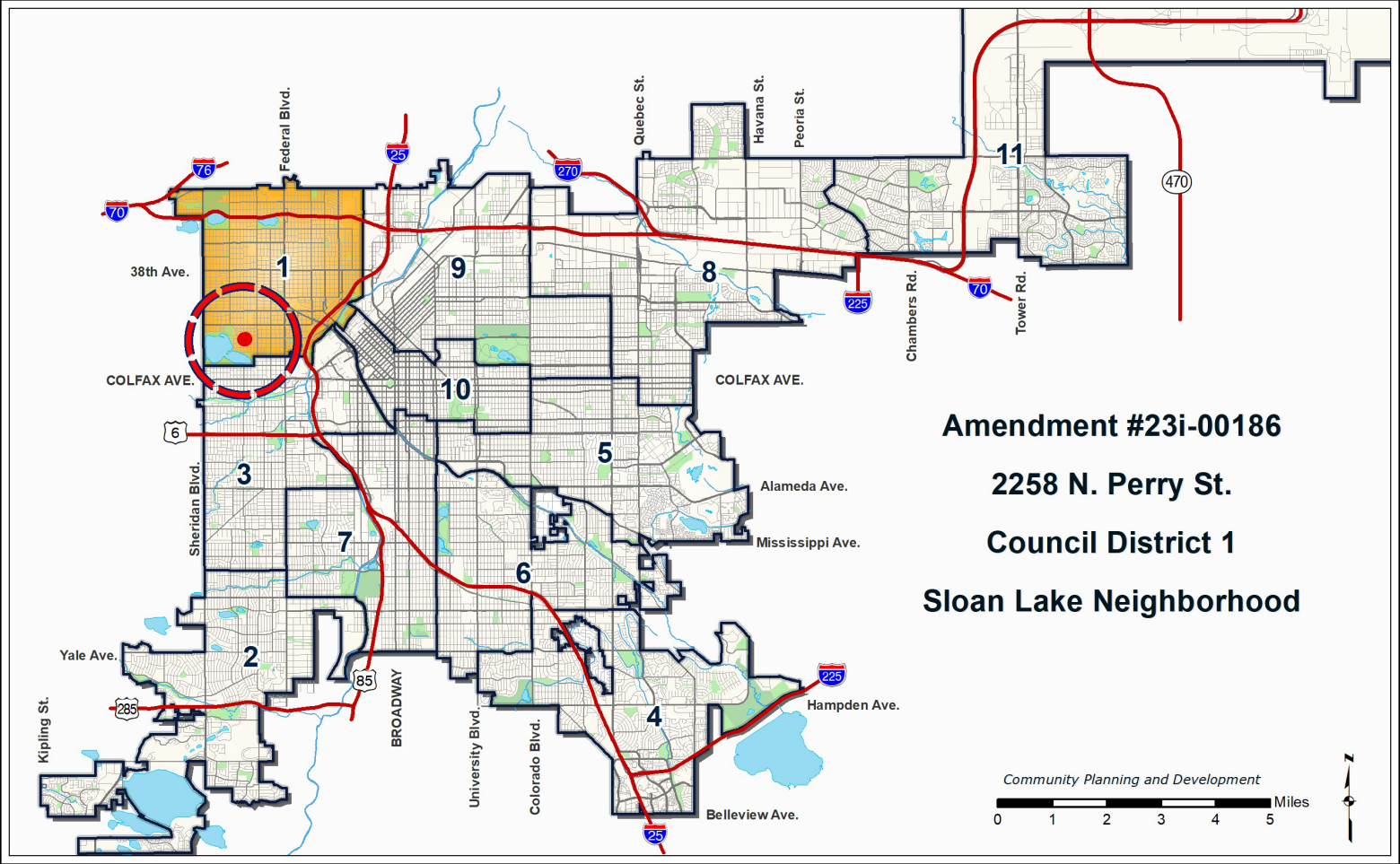
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Presentation Agenda

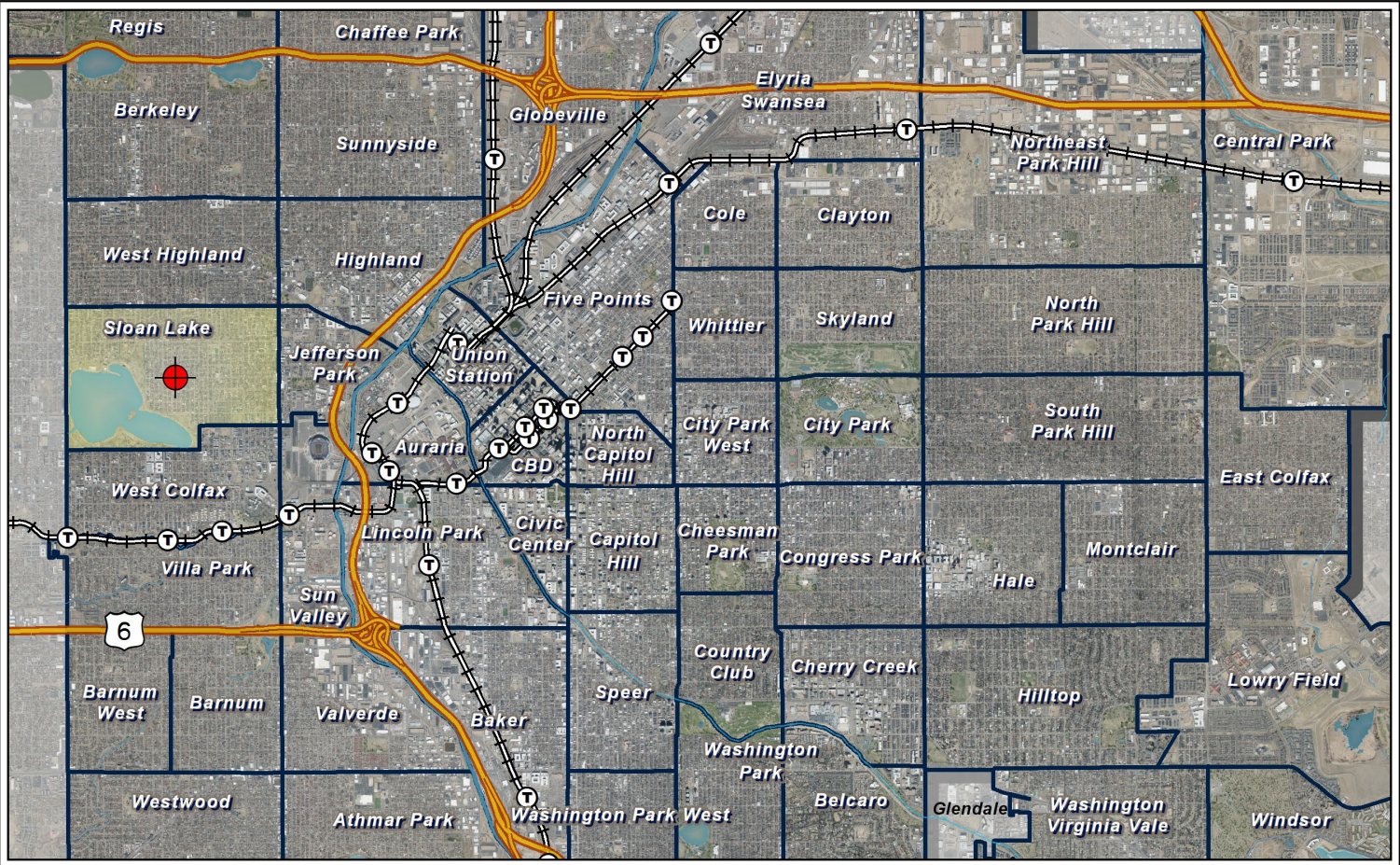
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# Council District 1 – Councilmember Sandoval




# Statistical Neighborhood – Sloan Lake

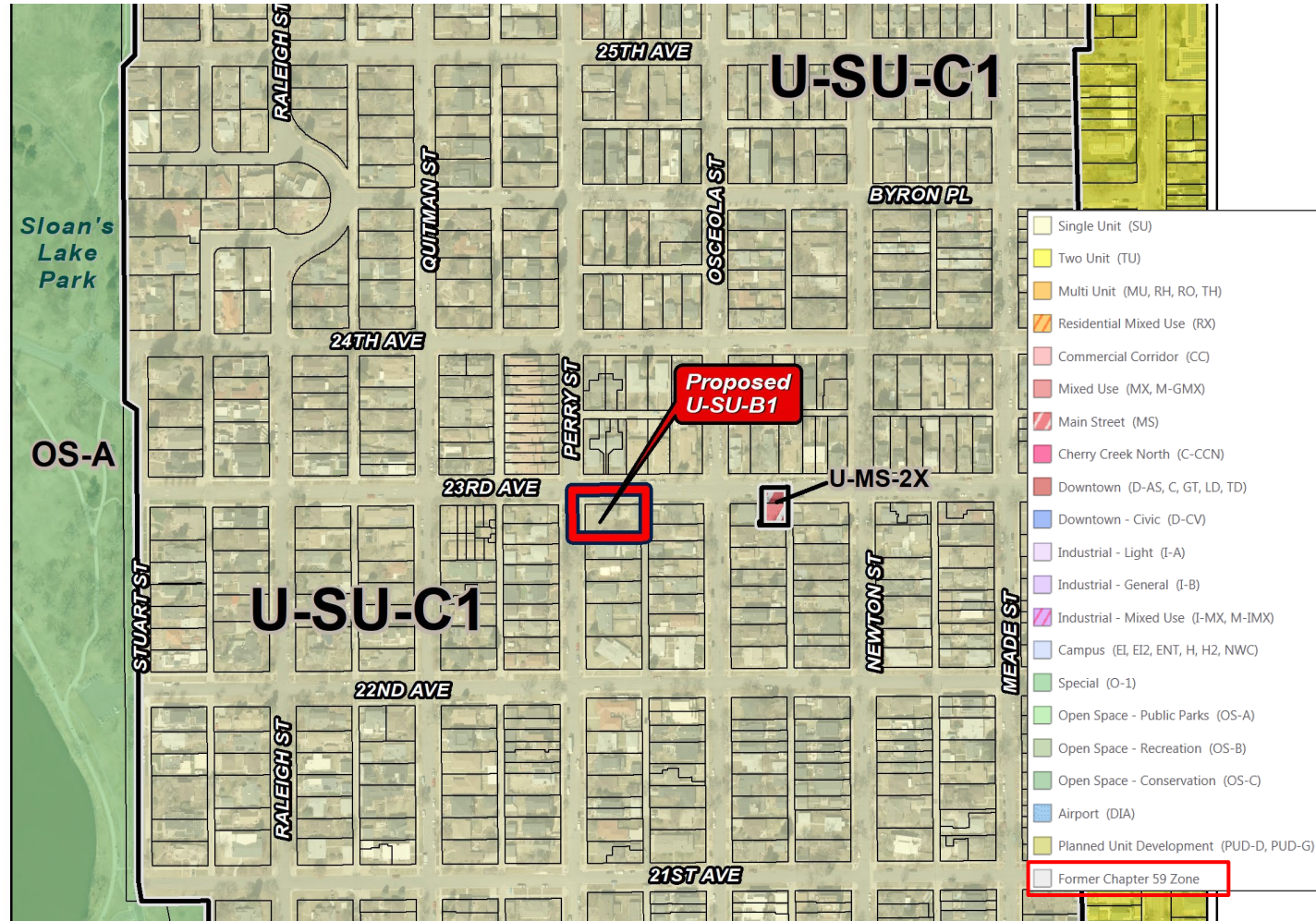
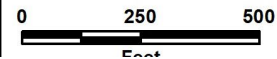


# Existing Zoning - U-SU-C1 to U-SU-B1

## EXISTING ZONING

-  Single Unit (SU)
-  Two Unit (TU)
-  Main Street (MS)
-  Open Space - Public Parks (OS-A)

 Proposed Zone Amendment

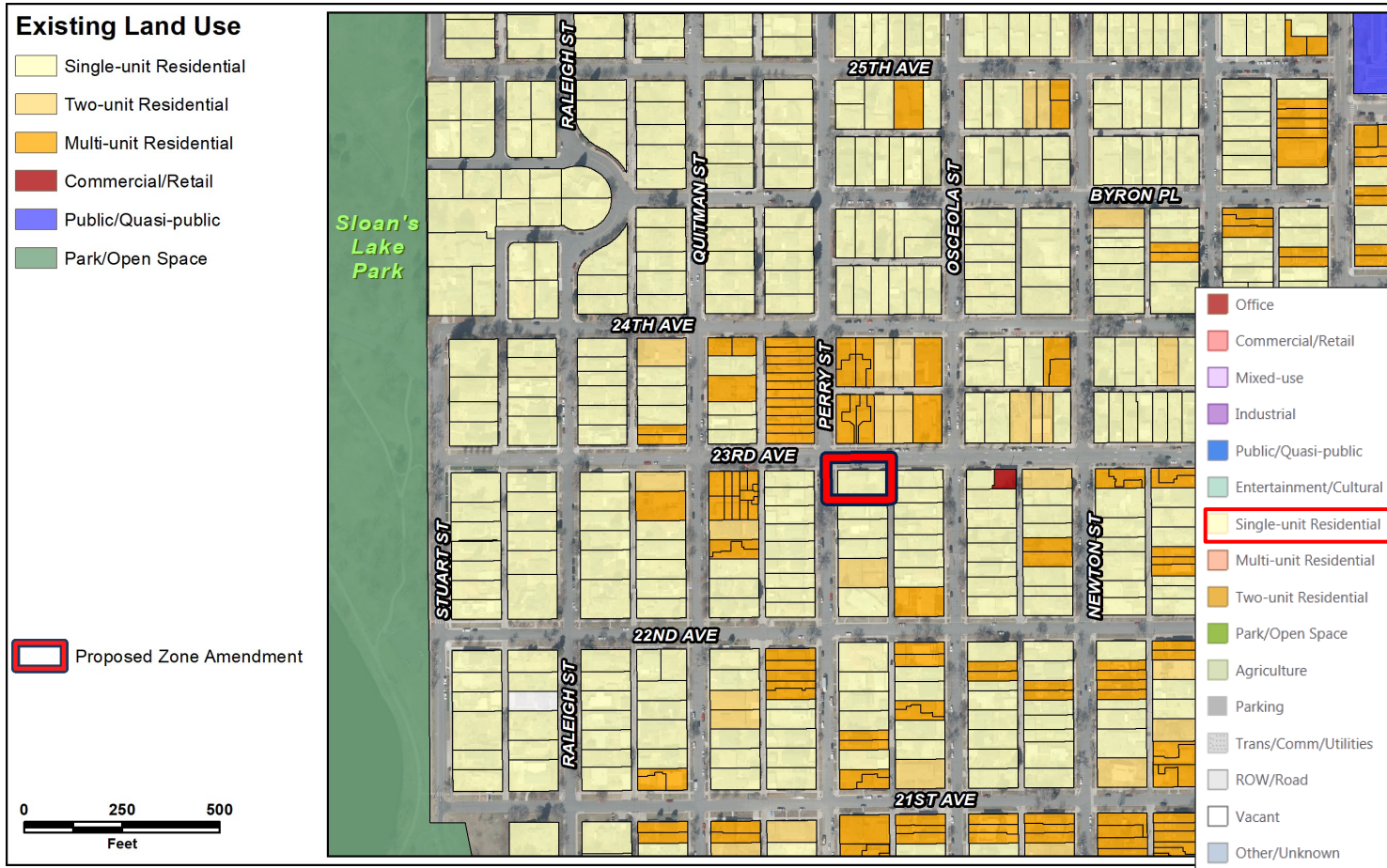


- U-SU-C1

Proximity to:

- OS-A
- U-SU-C1
- U-MS-2X

# Existing Context – Land Use



## Office

Adjacent to:

- Single-Unit Residential
- Two-unit residential

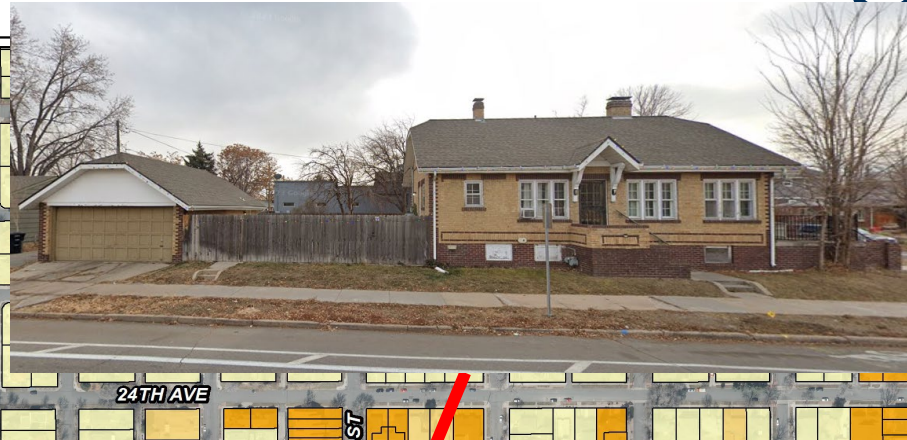
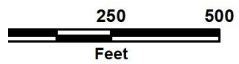


# Existing Context – Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Public/Quasi-public
- Park/Open Space

Proposed Zone Amendment



# Agenda

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# Process

- Informational Notice: 1/23/2024
- Planning Board Notice: 8/6/2024
- Planning Board Public Hearing: 8/21/2024
- LUTI Committee: 11/5/2024
- City Council Public Hearing: 12/16/2024

# Public Comments

- 4 letters of support from neighbors stating that this rezoning would positively contribute to the neighborhood.

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# 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

# 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

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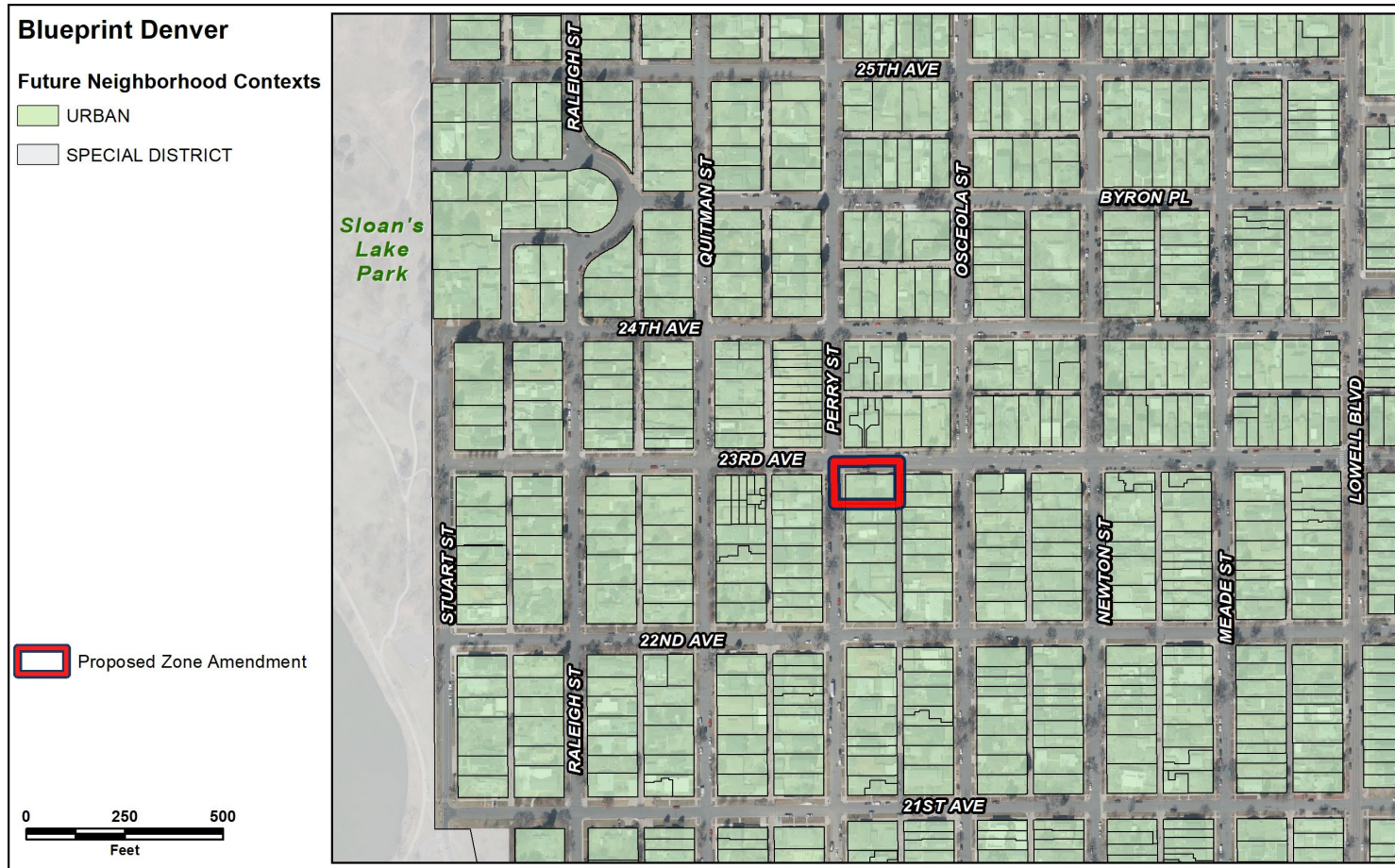
## 3. Further Public Health, Safety and Welfare

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



# Blueprint Denver 2019



- **Urban**
  - Small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas.
  - Block patterns are generally regular with a mix of alley access.

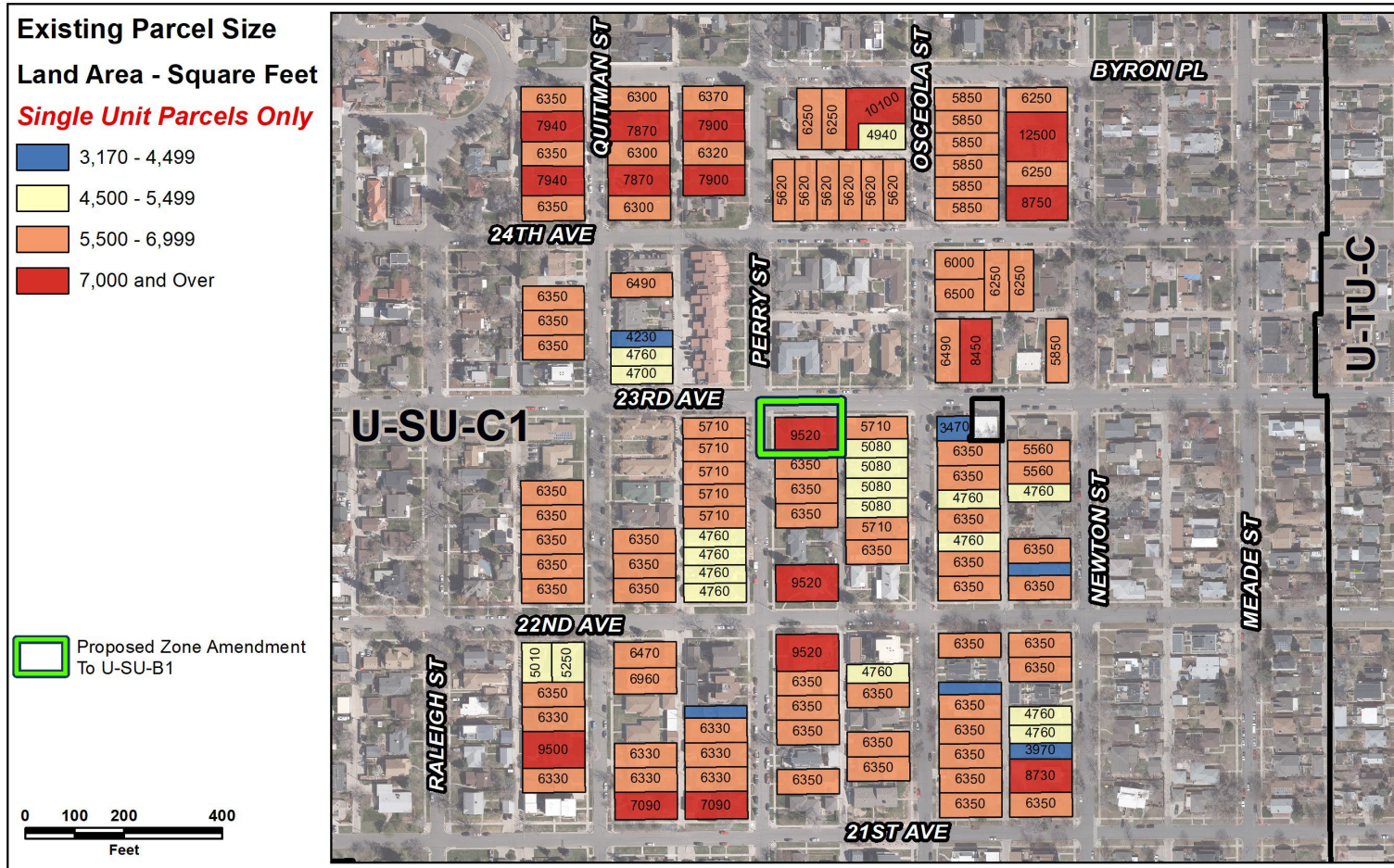
# Blueprint Denver 2019



- **Low Residential**
  - Predominately single- and two-unit uses on smaller lots.
  - Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.
  - Building heights are generally up to 2.5 stories in height.
- **Future Street Types**
  - North Perry Street: local or undesignated
  - West 23<sup>rd</sup> Avenue: local or undesignated

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.

# Blueprint Denver 2019

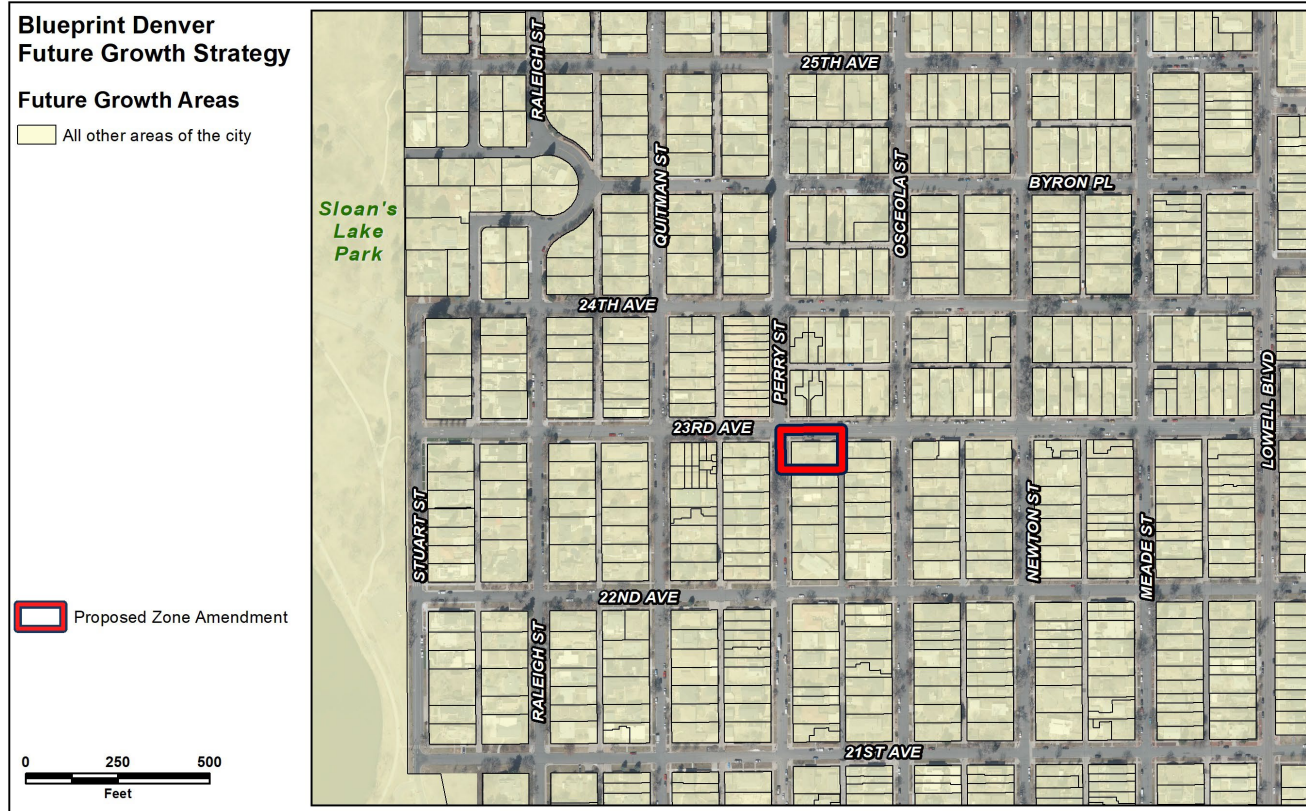


## Lot Size Guidance in Low Residential

“It is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request” (p. 231).

- 9,520 square feet currently
- There is a pattern of smaller lots with similar uses across the alley and across North Perry Street.

# Blueprint Denver 2019



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

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# CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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