



4690 N Clay Street

2022I-00119

Request: U-SU-C, CO-7 to U-SU-C1, CO-7

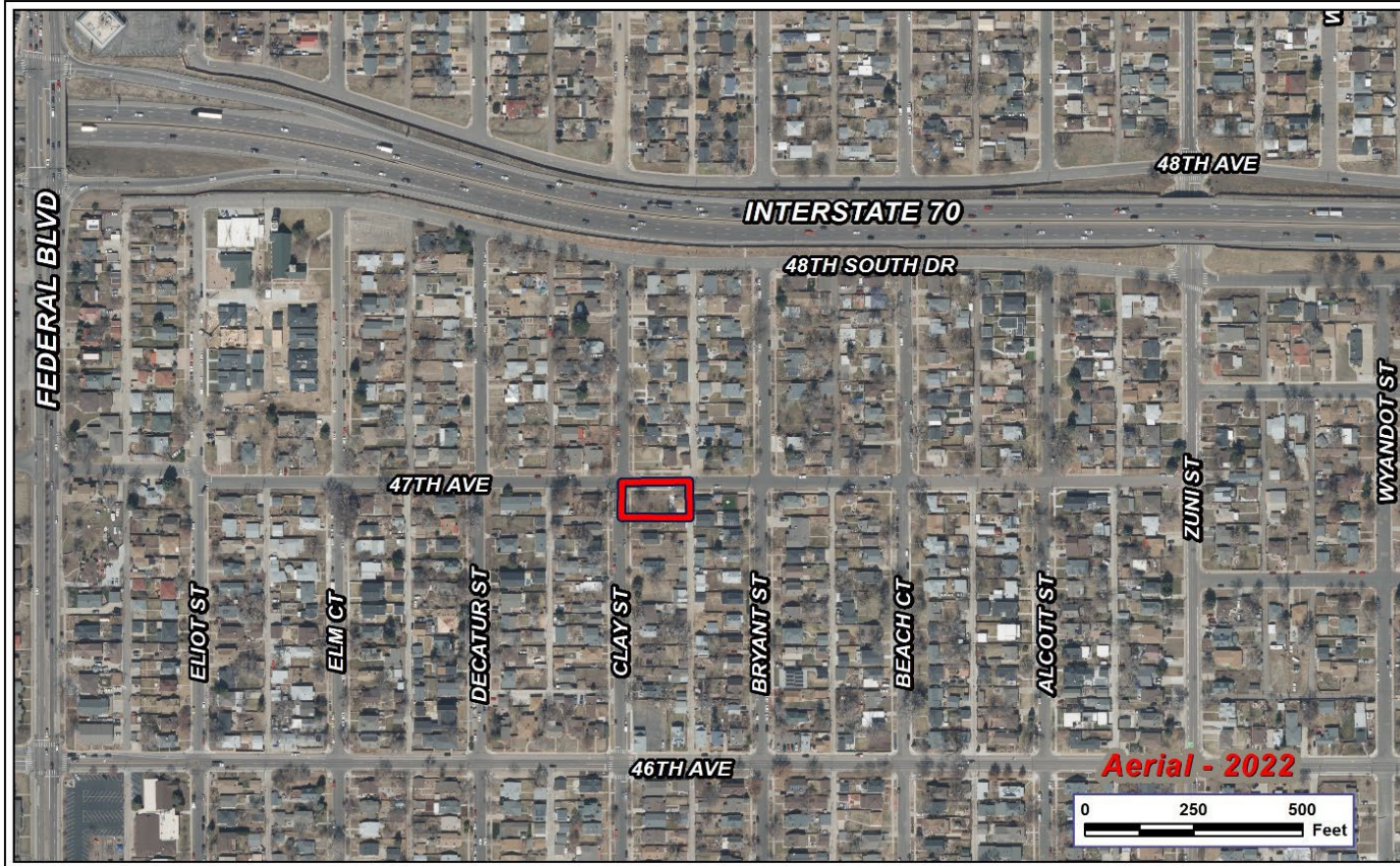
CC Public Hearing: 8/14/2023

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from U-SU-C, CO-7 to U-SU-C1, CO-7



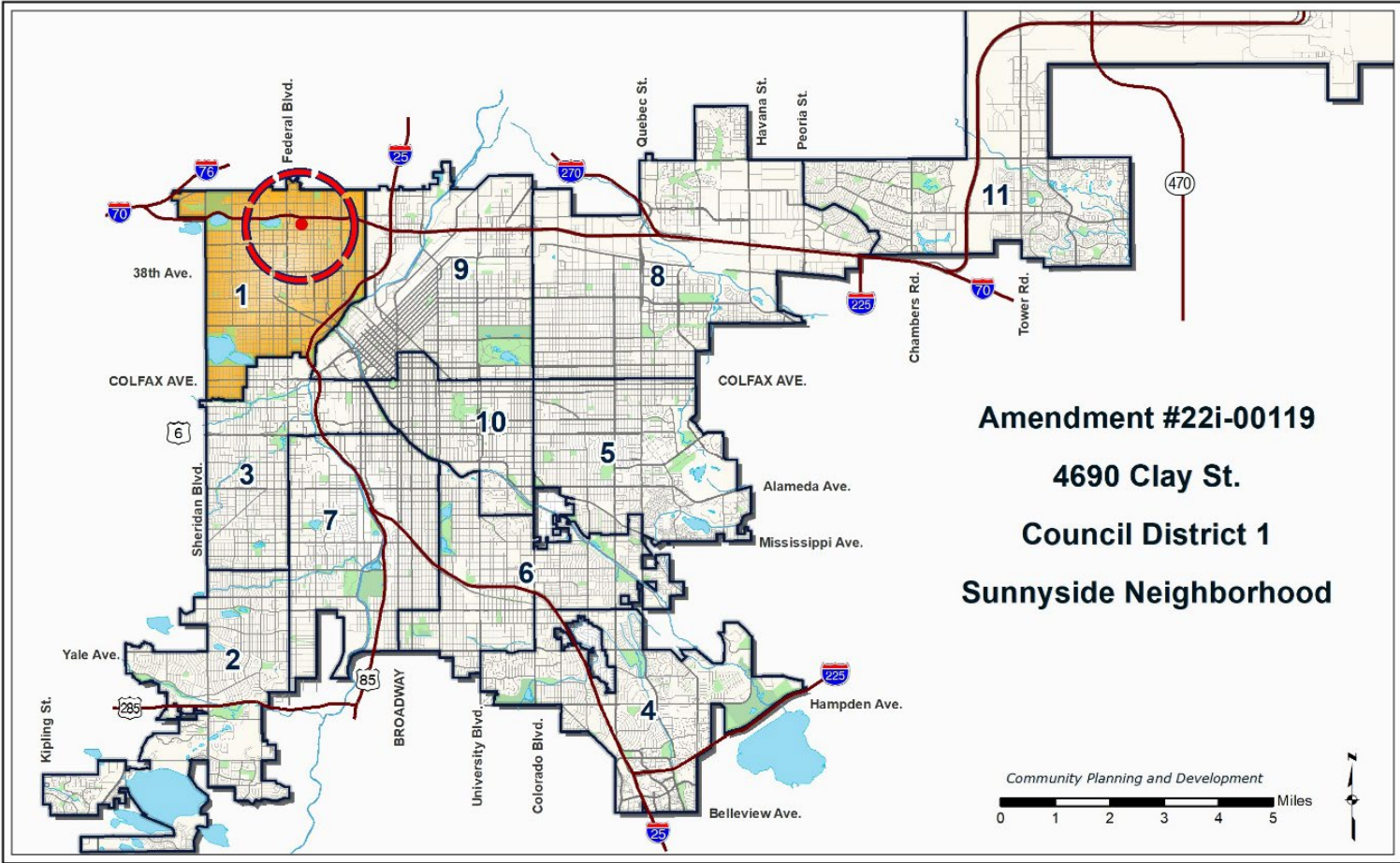
- Location
 - 6,250 sq ft or .14 acres
 - Single-unit residential
- Proposal
 - Rezoning from U-SU-C, CO-7 to U-SU-C1, CO-7
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Min. lot size of 5,500 sf

Agenda

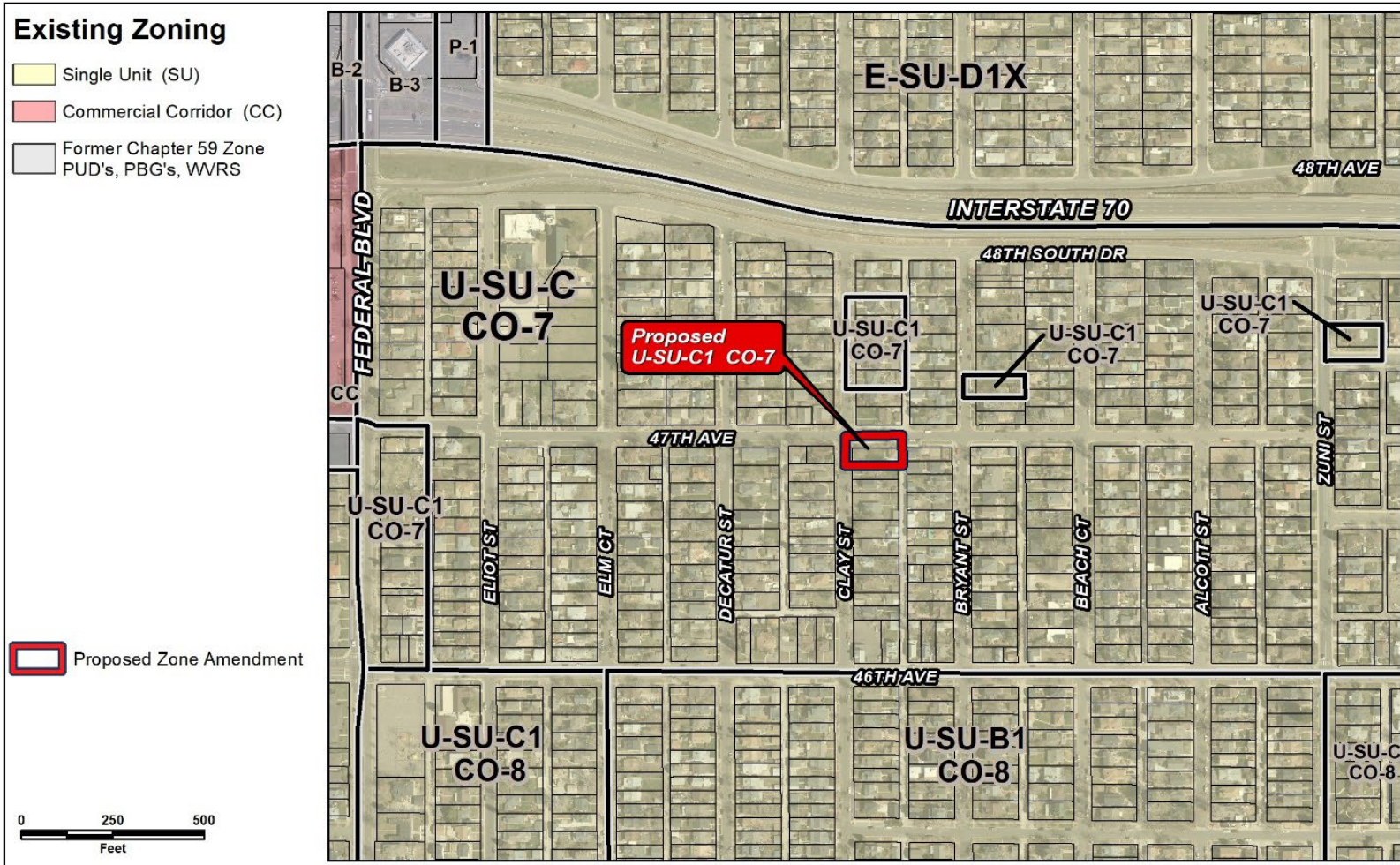
- Request
- Location and Context
- Process
- Review Criteria



Council District 1 (Amanda Sandoval)



Existing Zoning

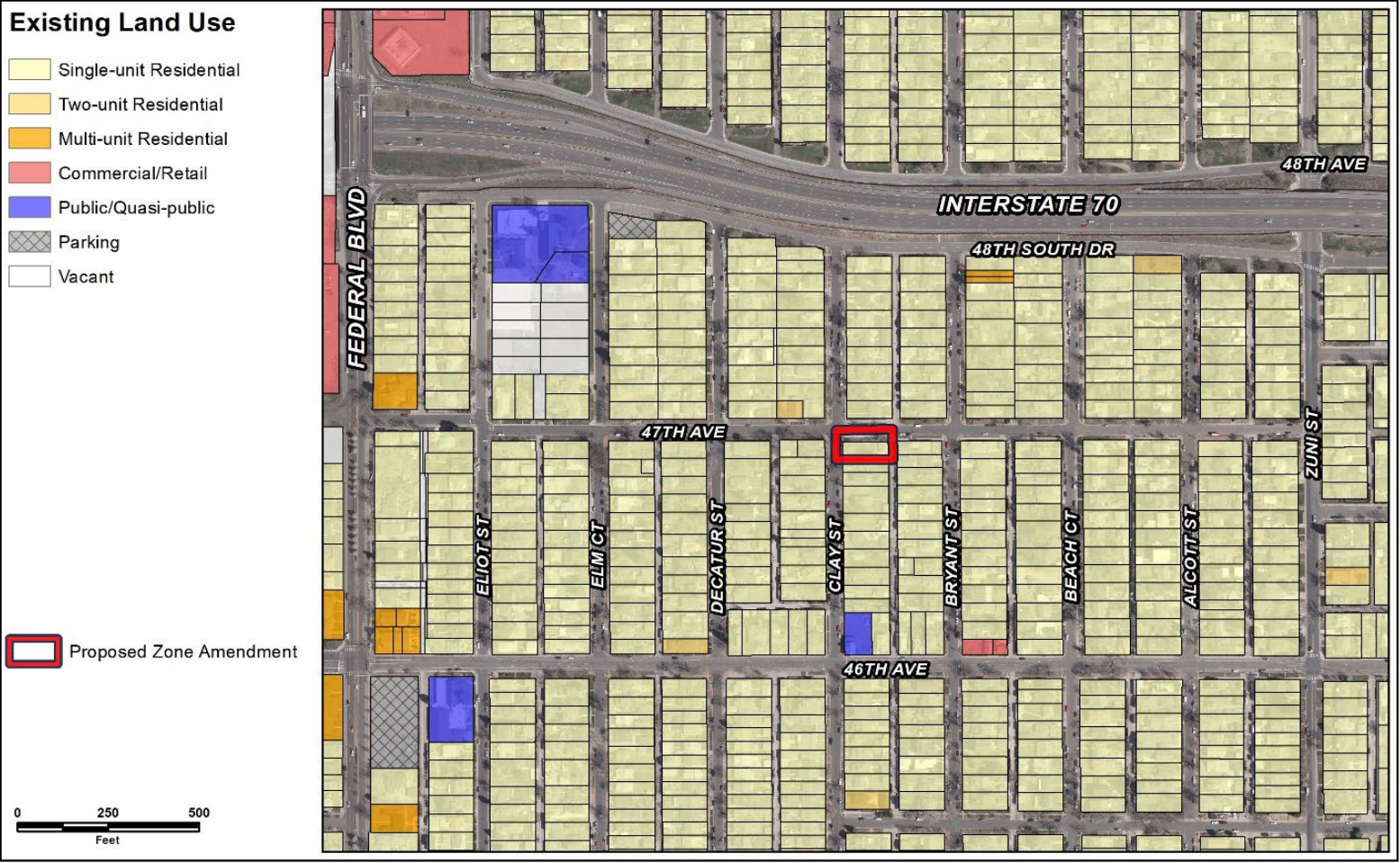


Current Zoning: U-SU-C, CO-7

Surrounding Zoning:

- U-SU-C, CO-7
- U-SU-C1, CO-7
- E-SU-D1X
- U-SU-C1, CO-8
- U-SU-B1, CO-8

Existing Land Use

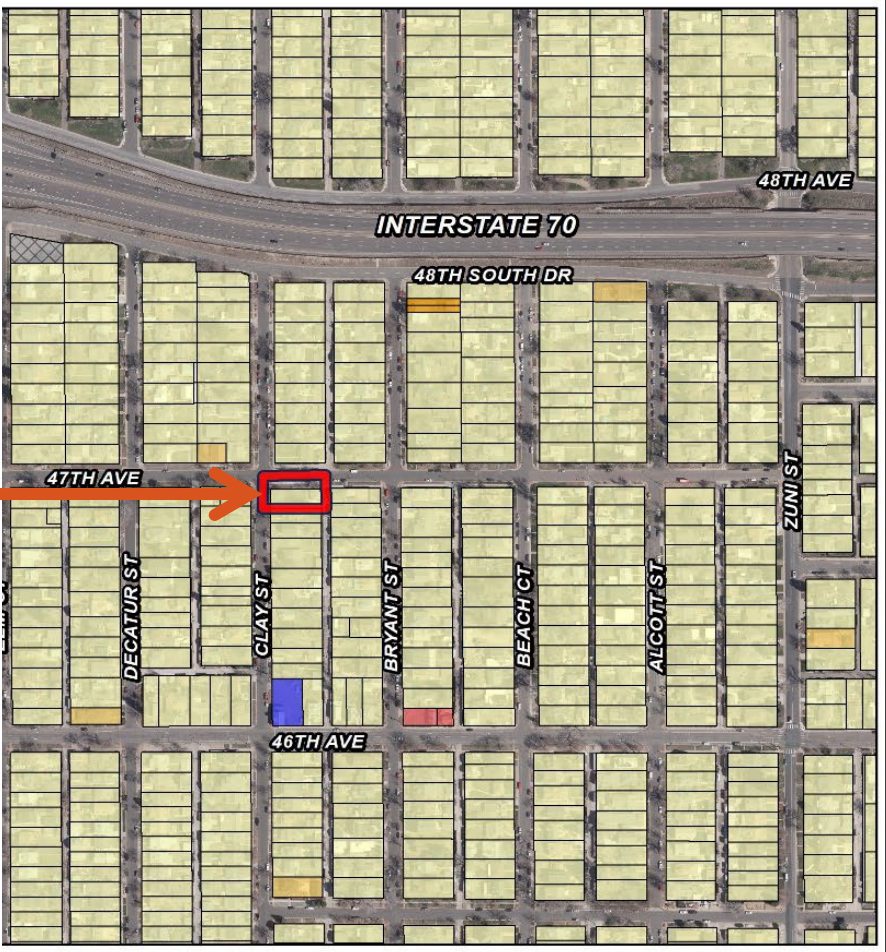


Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Public/Quasi-Public
- Two Unit Residential
- Multi Unit Residential
- Commercial/Retail

Existing Building Form/Scale



Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: **3/28/2023**
- Planning Board Notice: **5/2/2023**
- Planning Board Public Hearing (*Passed on consent*): **5/17/23**
- LUTI Committee (*Moved forward*): **6/20/23**
- City Council Public Hearing: **8/14/23**

- Public Comment
 - none

Agenda

- Request
- Location and Context
- Process
- 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Sunnyside Neighborhood Plan (1992)*

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).

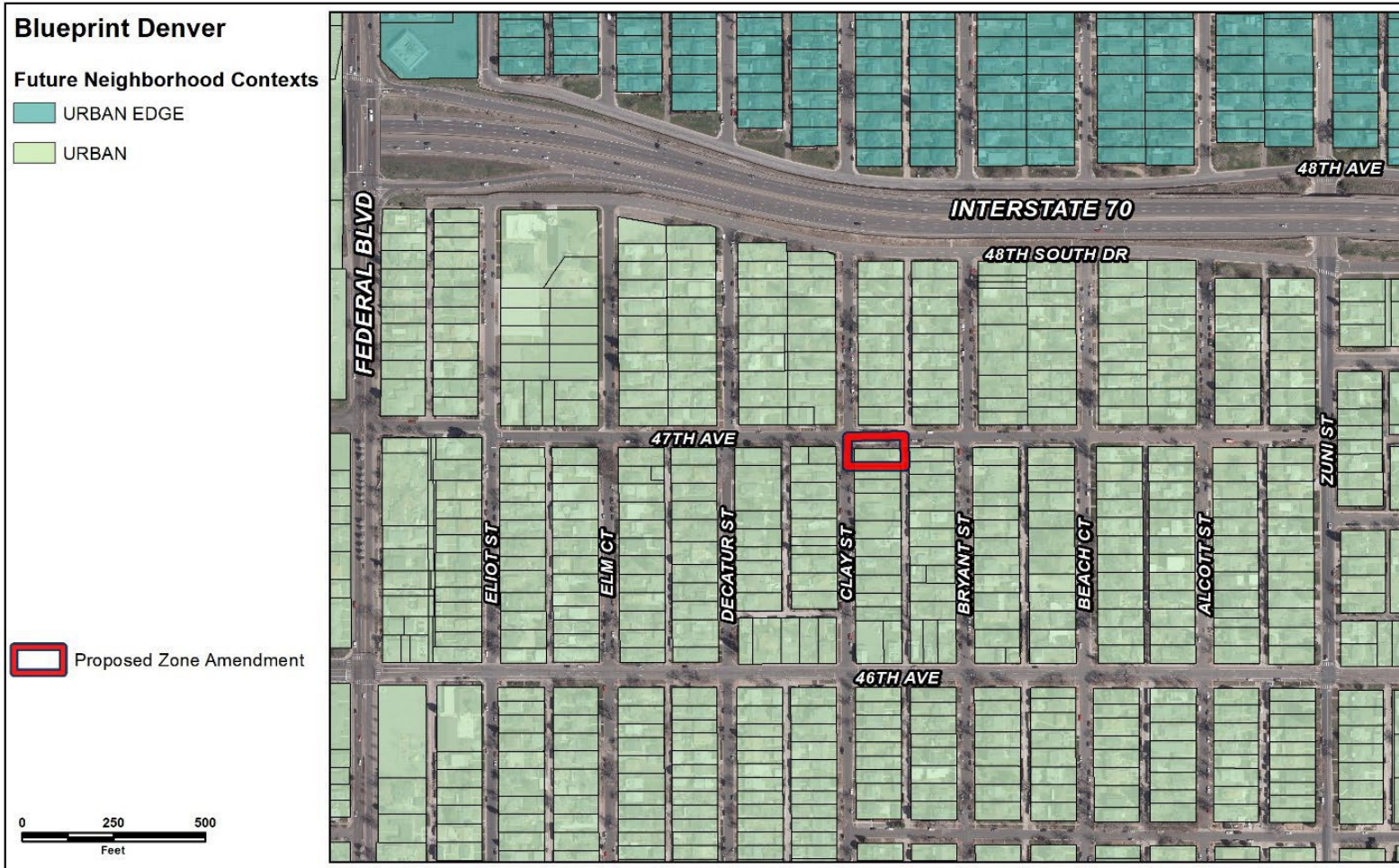


Climate

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



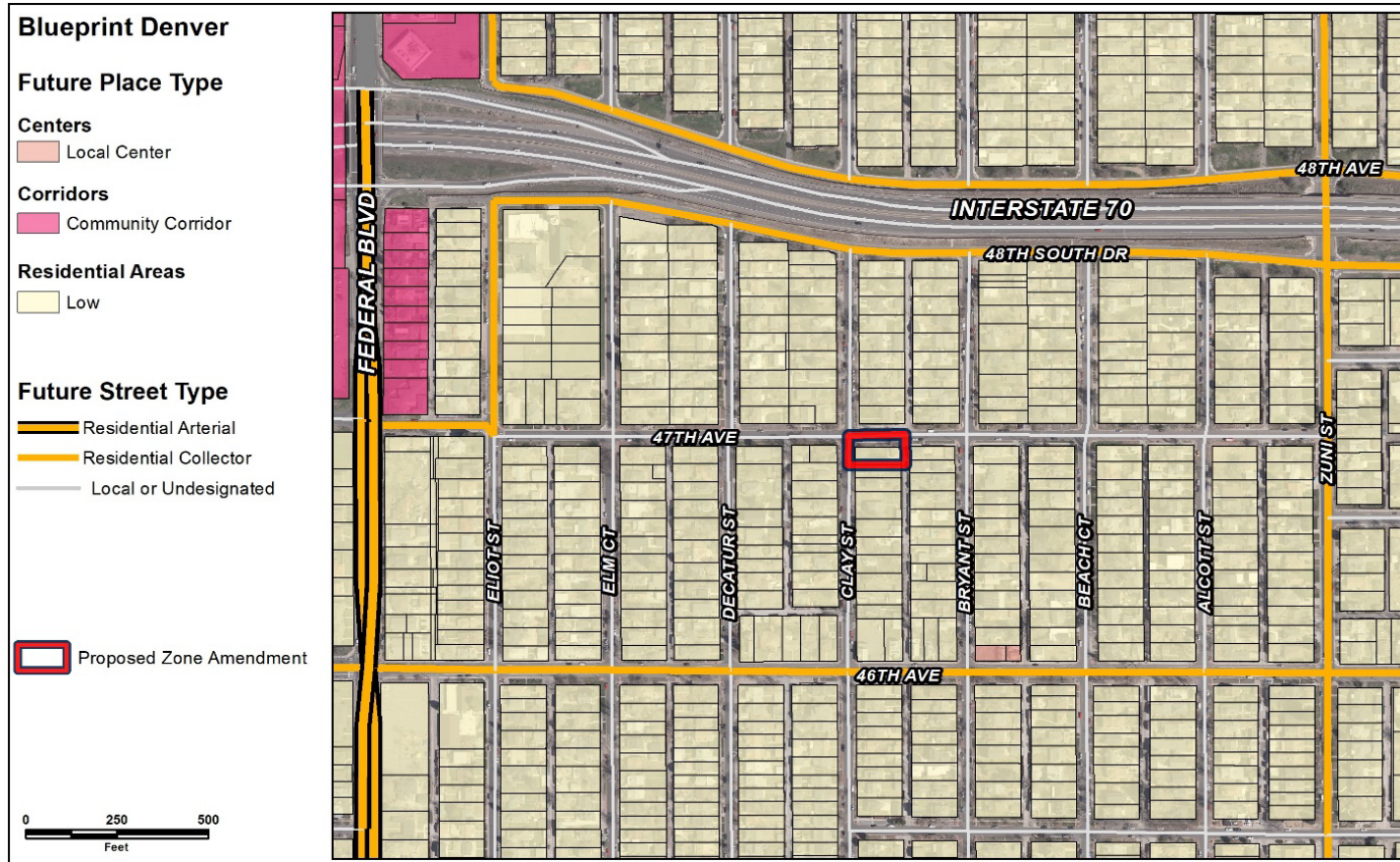
Blueprint Denver 2019



Urban Future Neighborhood Context

- “small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas” with “grid block patterns and alley access.”

Blueprint Denver 2019



Low Residential

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

Future Street Type

- Clay Street: Local or Undesignated
- 47th Ave: Local or Undesignated

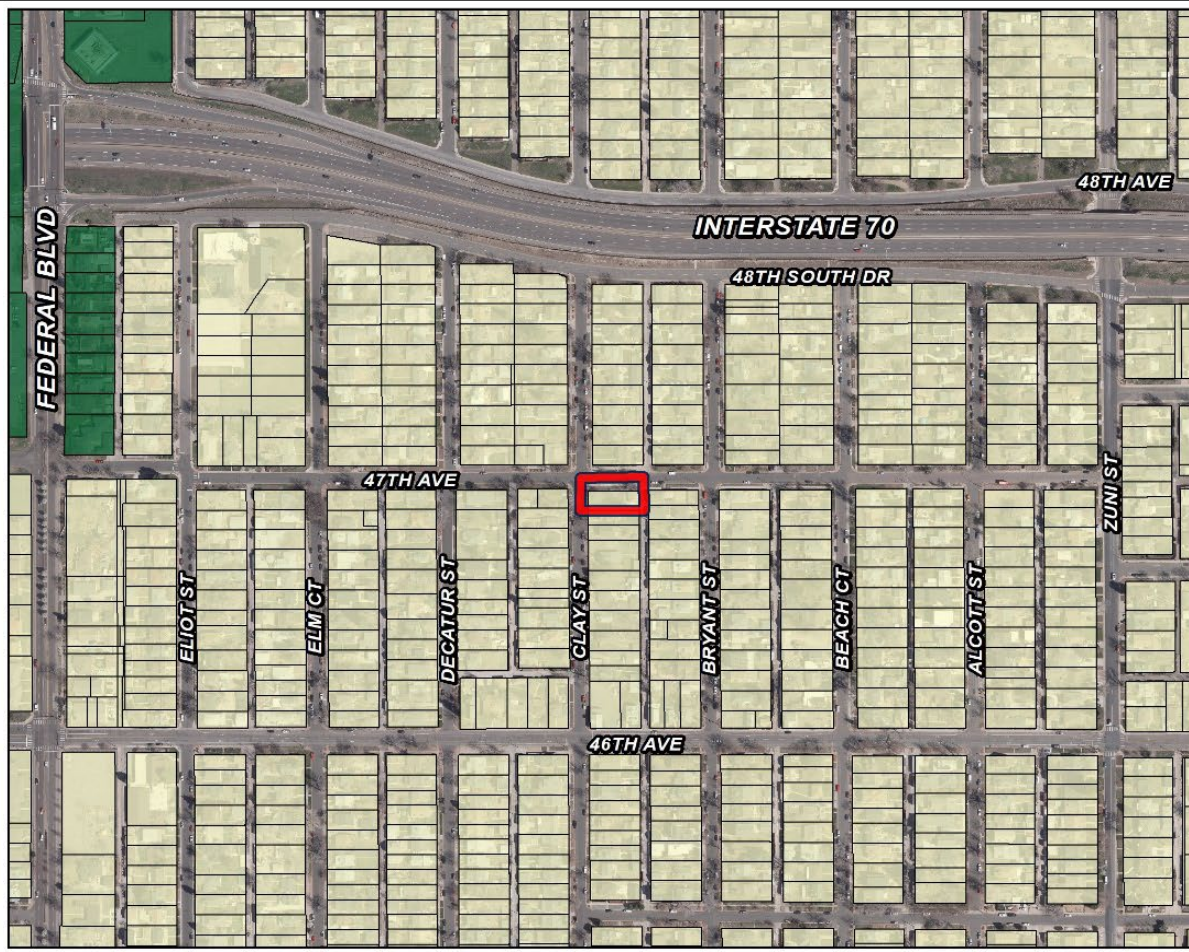
Blueprint Denver 2019

Blueprint Denver Future Growth Strategy

Future Growth Areas

- Community centers and corridors
- All other areas of the city

Proposed Zone Amendment



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

Blueprint Denver

Land Use and Built Form- Housing 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.

Sunnyside Neighborhood Plan

The Sunnyside Neighborhood Plan was initially adopted in 1992, re-adopted in 2000, and re-published in 2002. The plan is silent on Accessory Dwelling Units and contains only a single Housing-related goal:

“Stabilize and upgrade the housing stock by encouraging long term residency and increasing home-ownership.” The proposed map amendment is consistent with this plan goal, as construction of an ADU will provide the opportunity for additional long-term residency in the neighborhood.

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
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
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

Staff recommends approval of this application 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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent