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# Chaffee Park

Text Amendment to create E-SU-B1 zone district

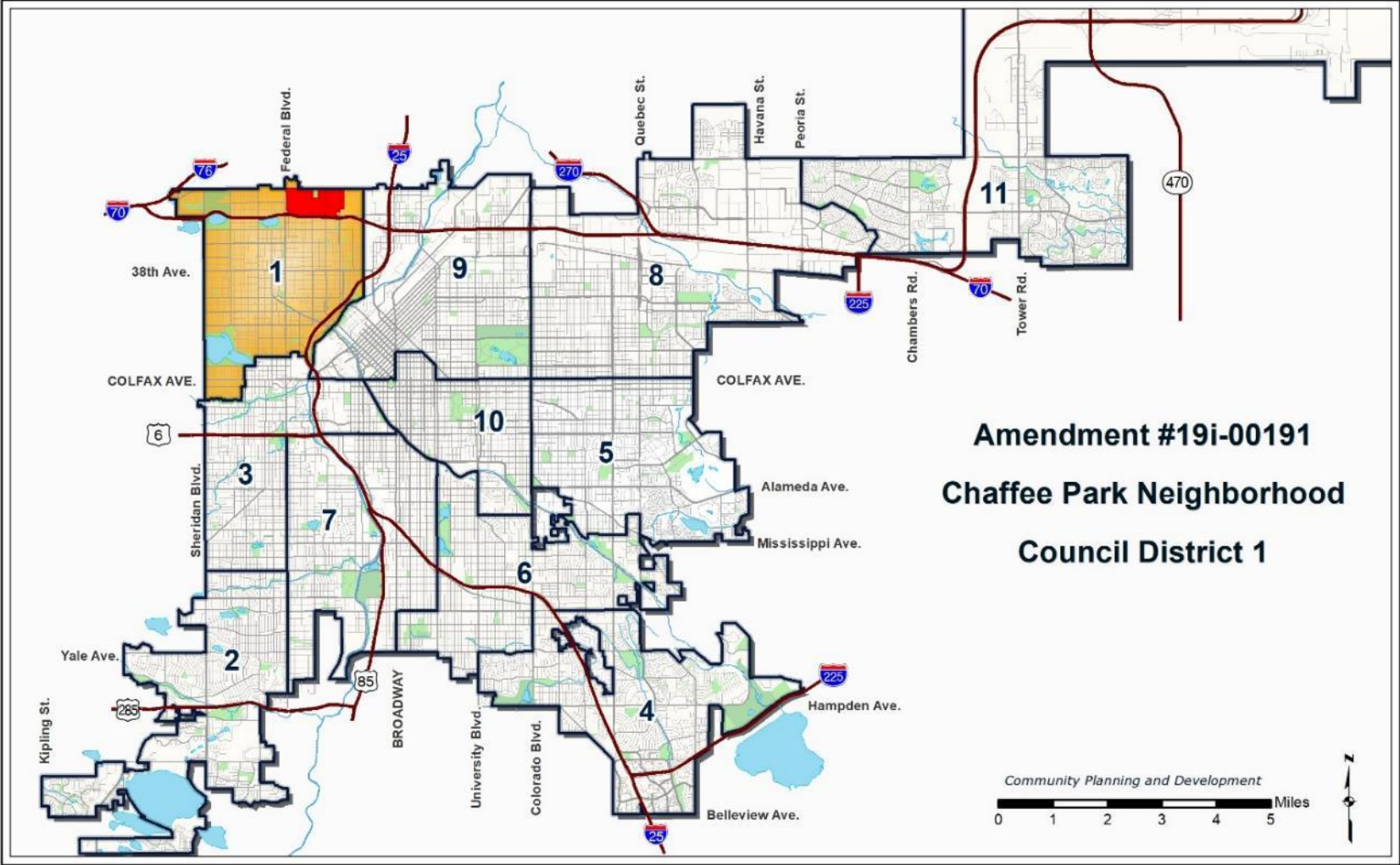
Map Amendment #2019I-00191: from E-SU-D, E-SU-Dx,  
and E-SU-B to E-SU-D1, E-SU-D1x, and E-SU-B1

City Council, 11/9/20

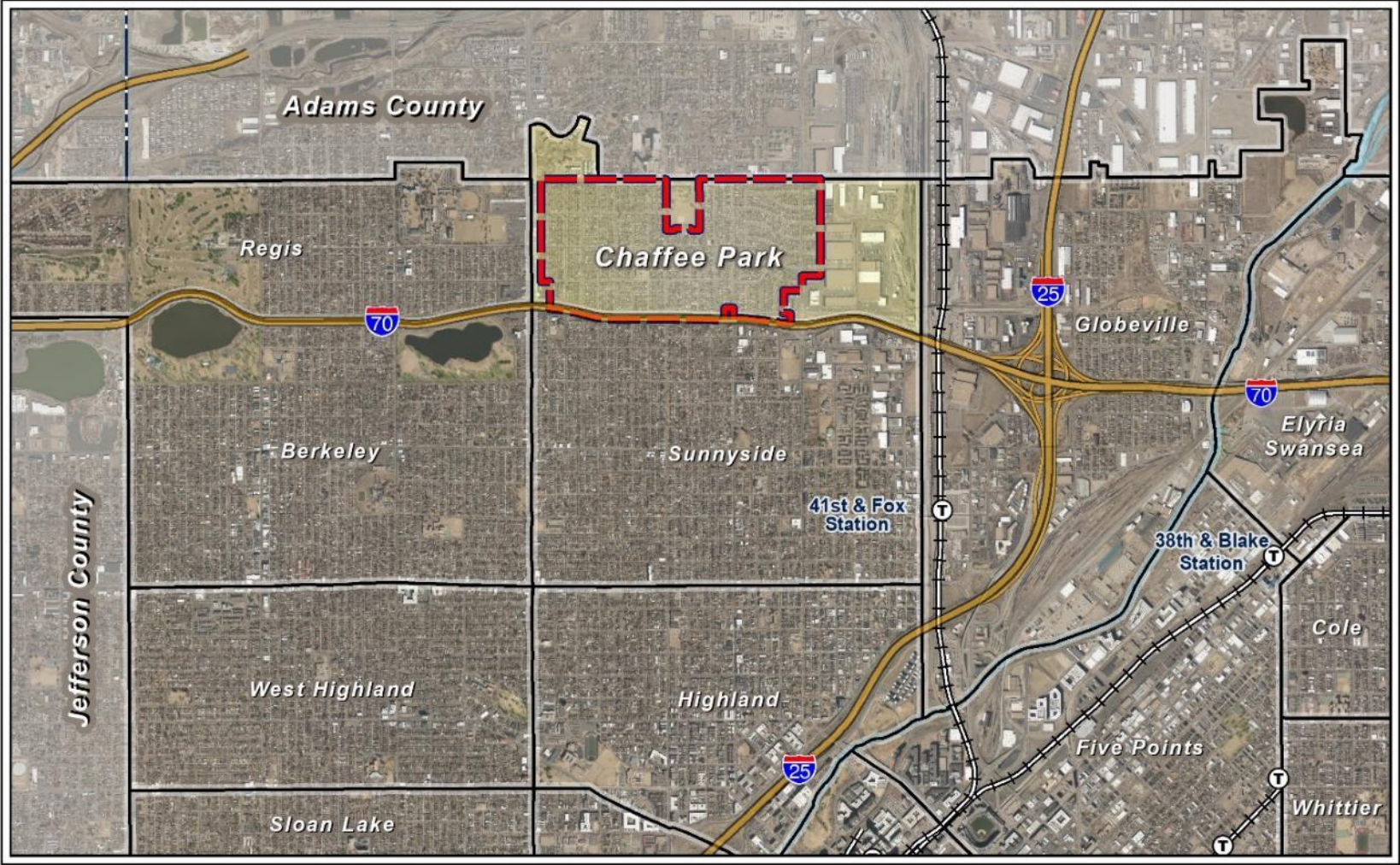
# Purpose of Text and Map Amendment

- Sponsored by Councilwoman Amanda Sandoval
- Text Amendment: Create E-SU-B1, which allows accessory dwelling units on single-unit residential lots with a minimum lot size of 4,500 sf in the Urban Edge context
- Map Amendment: Rezone all single-unit residential in Chaffee Park to allow ADUs

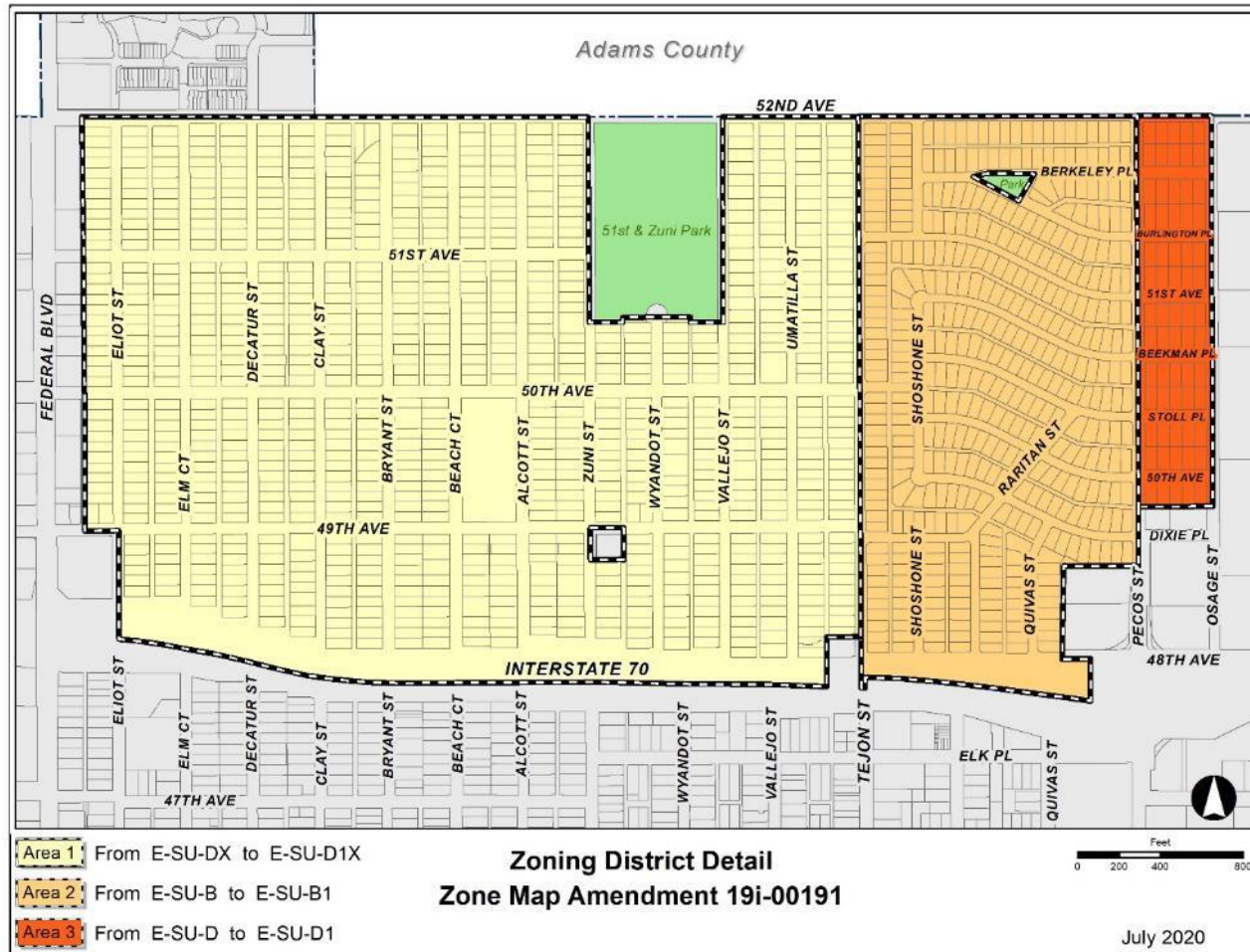
# Council District 1



# Chaffee Park Neighborhood



# Request: E-SU-D1, E-SU-D1x, and E-SU-B1



- Over 1,400 parcels
- Approximately 207 acres
- Urban Edge 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

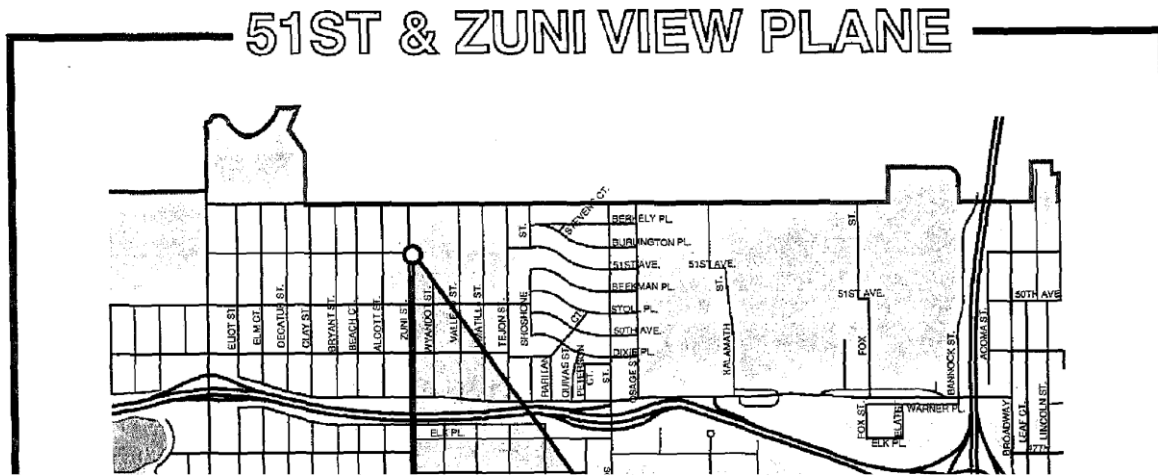
# Existing Context Overview

- Zoning
- View Planes (if applicable)
- Land Use
- Building Form/Scale



# View Plane: 51<sup>st</sup> and Zuni View Plane

- Proposed zone districts would still comply with 51<sup>st</sup> and Zuni View Plane restrictions.



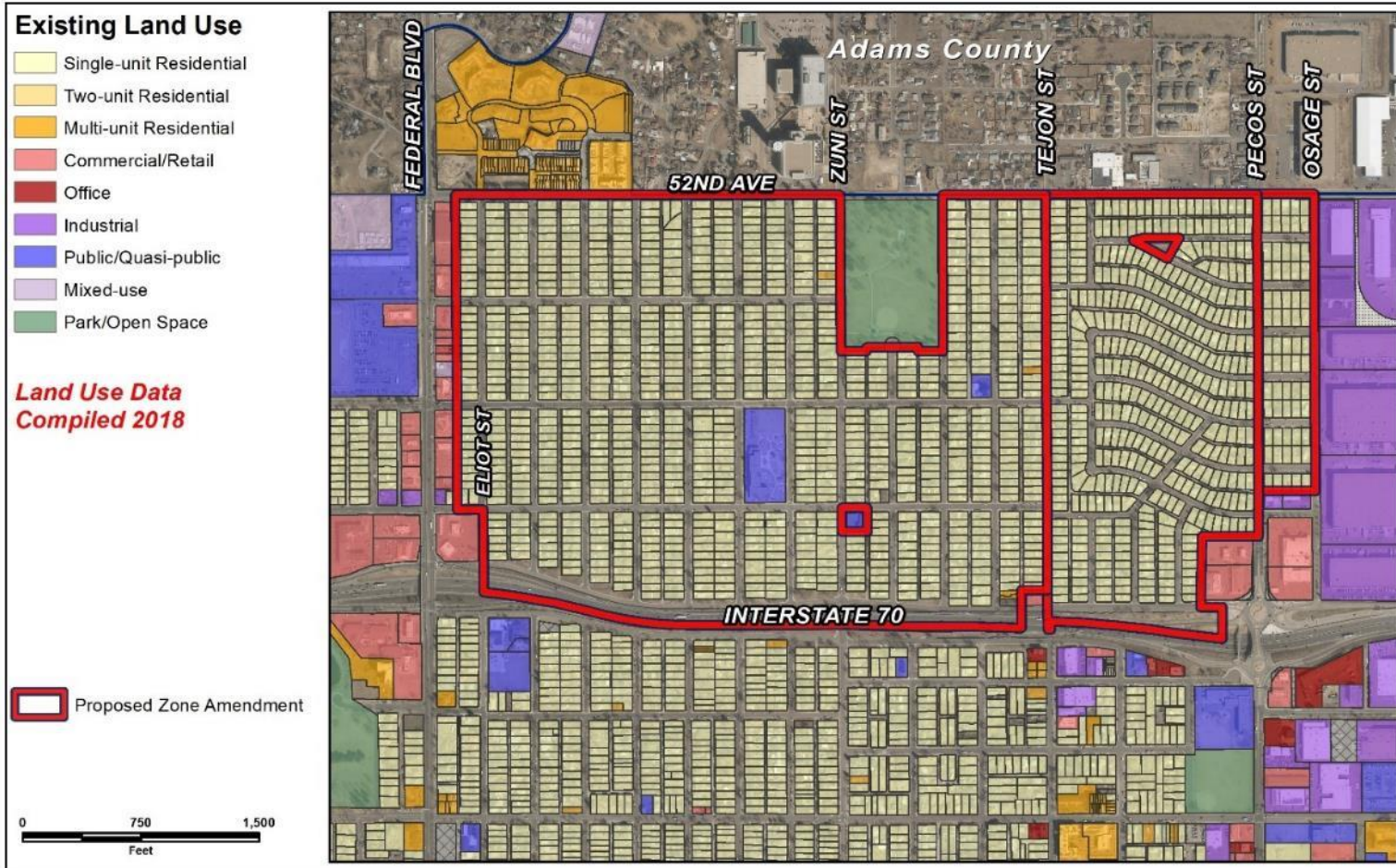
Max elevation the View Plane: 5,347feet

Building height maximum range:

- Approximately 34 feet immediately south of the park
- Approximately 79 feet at Shoshone Street and Interstate 70

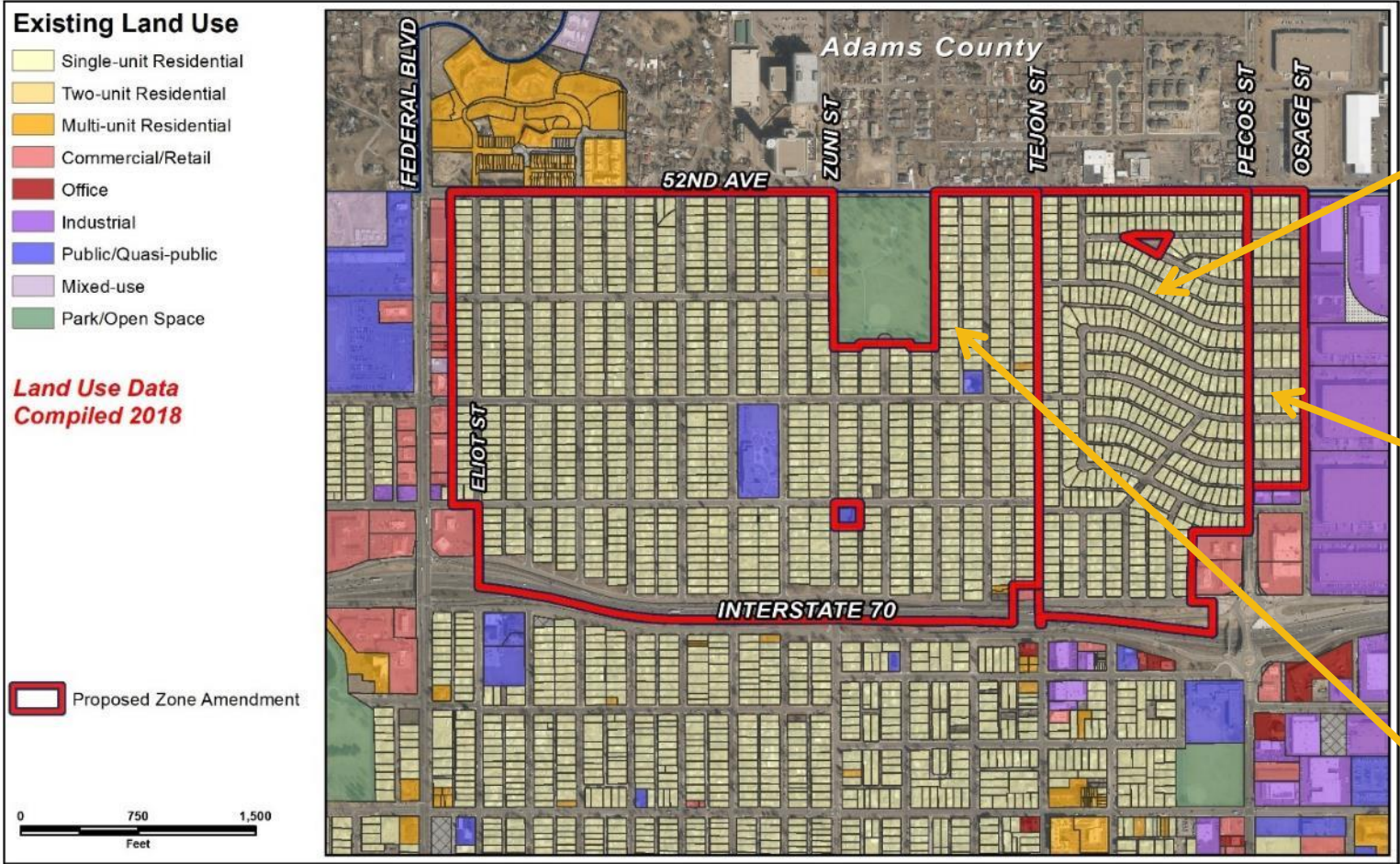


# Existing Land Use

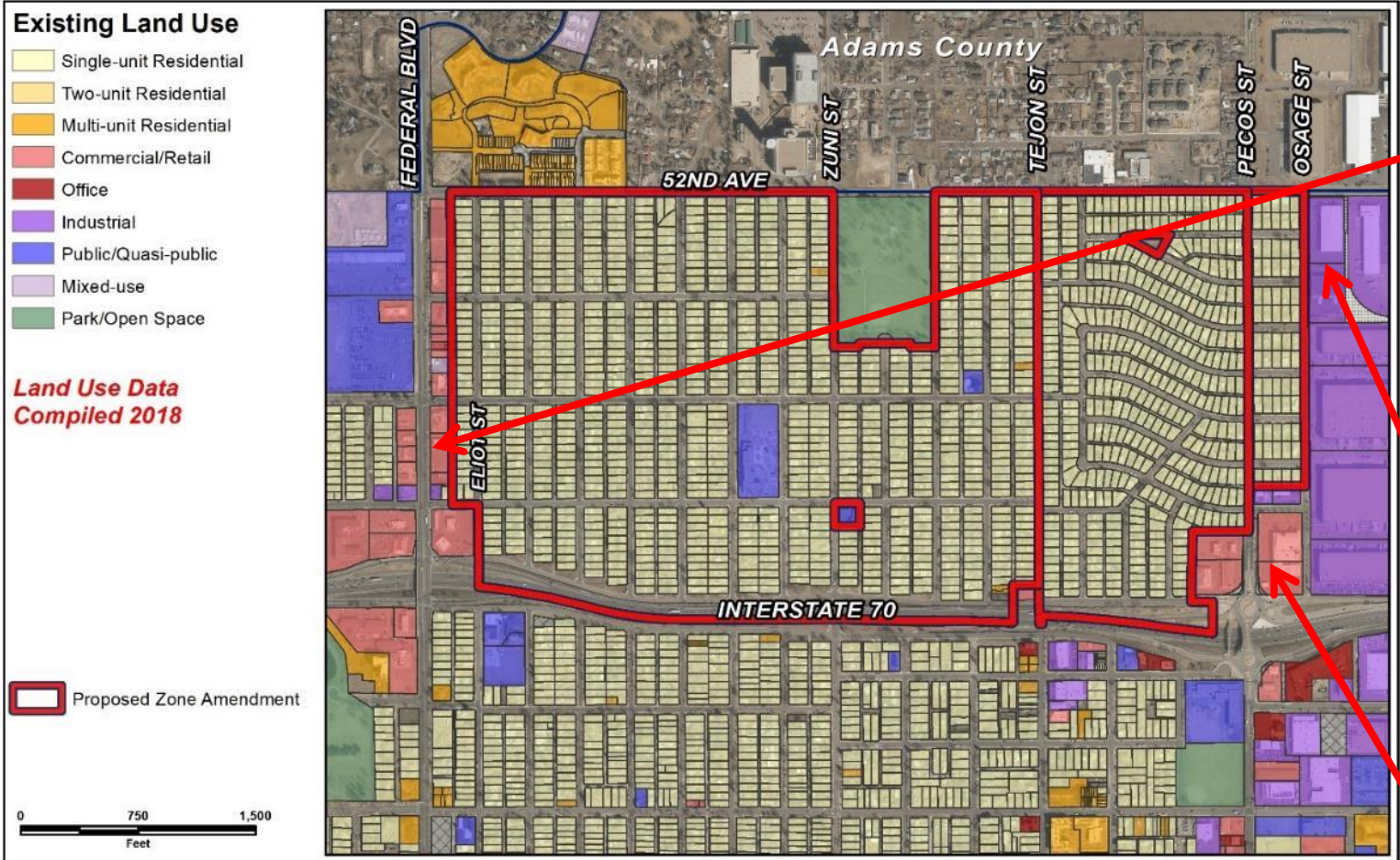


- Single-unit residential, public/quasi public
- Adjacent to commercial, office, mixed use, public/quasi public, park/open space, industrial

# Existing Context – Built Form/Scale



# Existing Context – Built Form/Scale



# Public Outreach

- Property owner mailers and flyers: Fall 2019
- Neighborhood canvassing: 10/26/2019, 10/27/2019
- Town halls: 11/6/2019, 11/11/2019
- Online survey: 9/19/2019 - 12/15/2019

# Process

- Informational Notice: 5/27/20
- Planning Board Notice Posted: 8/31/20
- Planning Board Public Hearing: 9/16/20
  - Voted unanimously (9-0) to recommend approval
  - 12 public speakers (10 in support; 2 in opposition)
- LUTI Committee: 9/29/2020
- City Council Public Hearing: 11/9/2020

# Public Comment

- RNOs: Chaffee Park Neighborhood Association submitted a letter of support
- Members of the public
  - 26 comments in support
  - 6 comments in opposition

# 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*
- *Housing an Inclusive Denver*

### 2. Uniformity of District Regulations

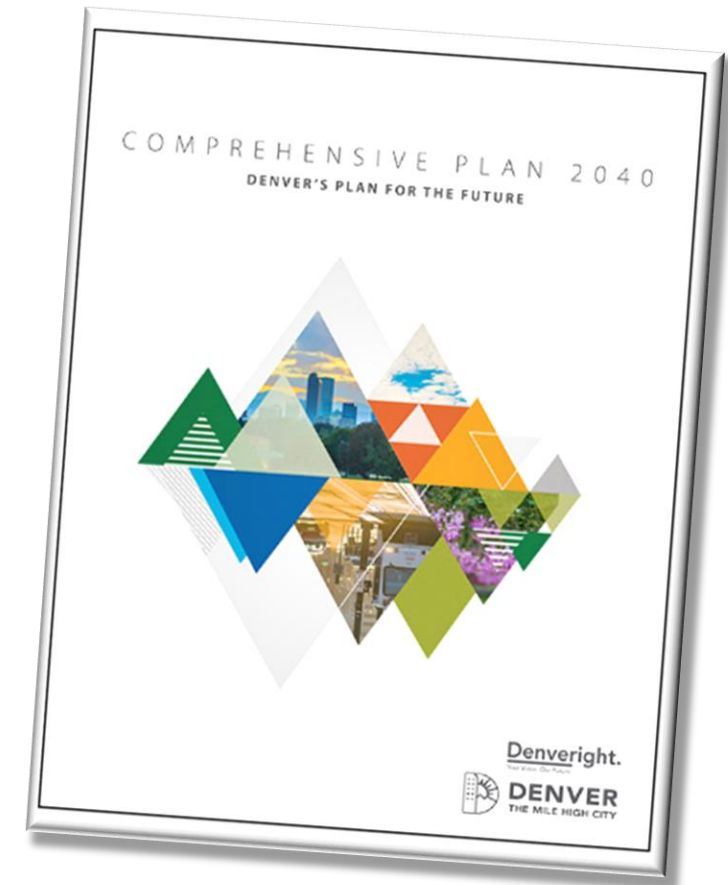
### 3. Further Public Health, Safety and Welfare



# Review Criteria: Consistency with Adopted Plans

## 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).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).*
- *Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).*



# 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

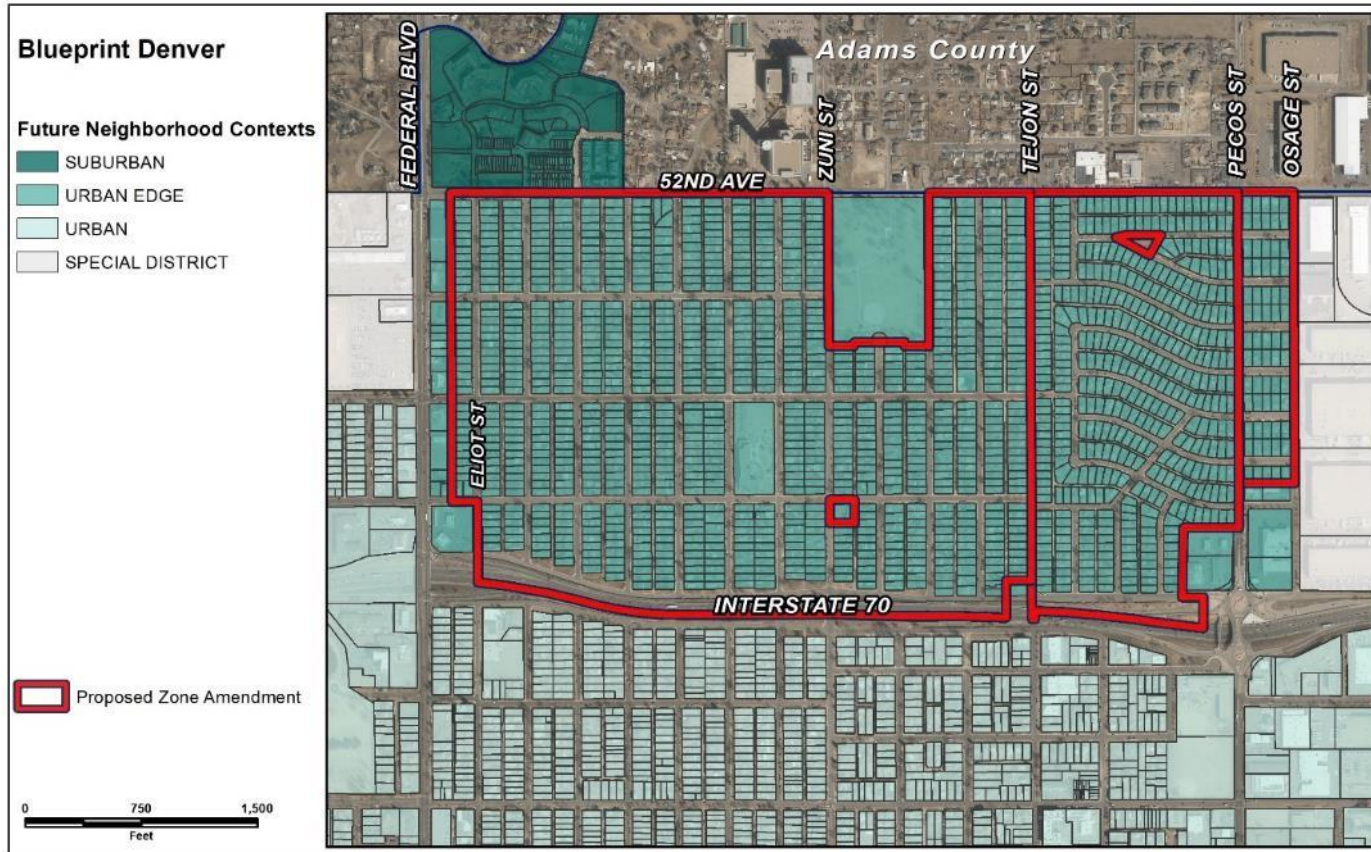
## Climate

### Comprehensive Plan 2040

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

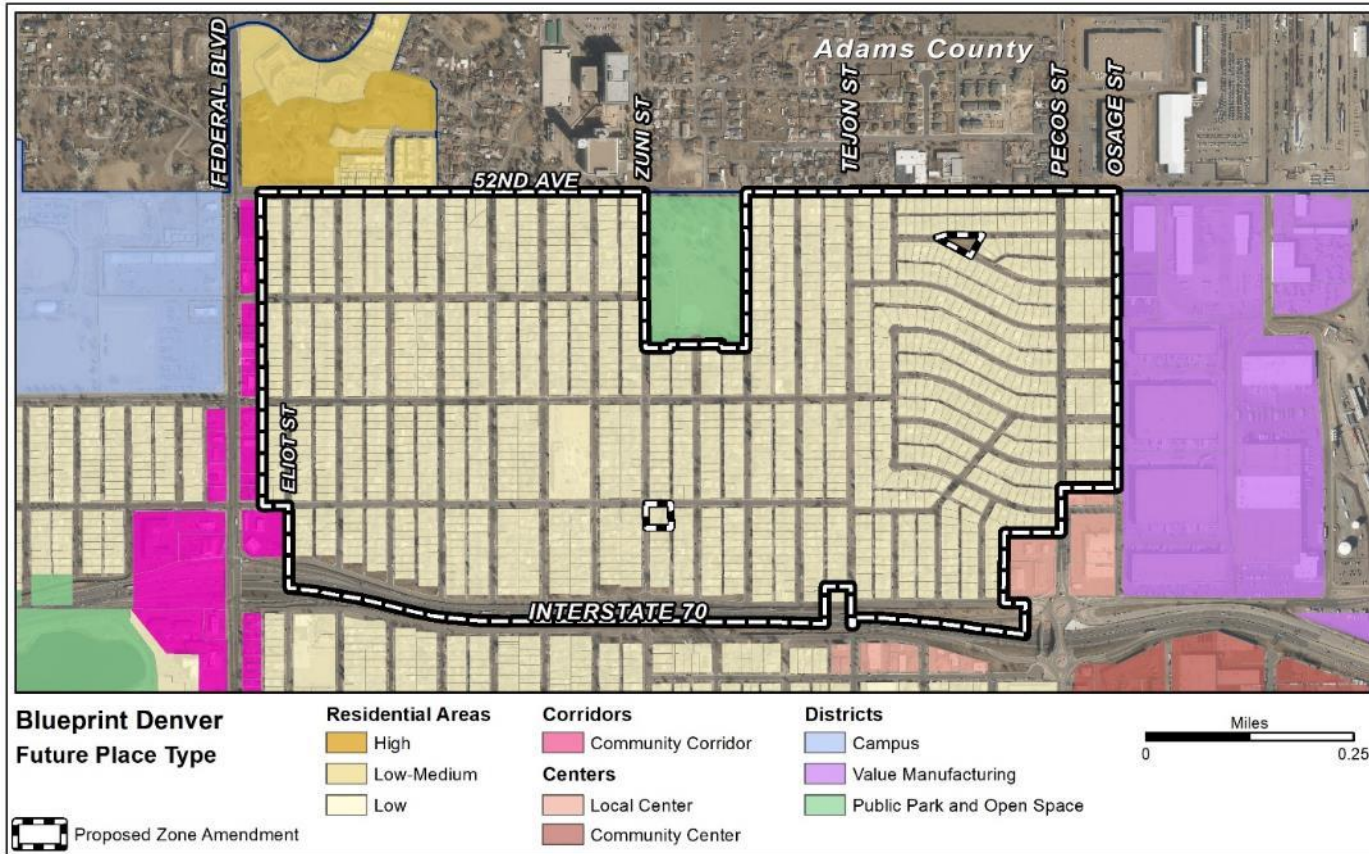


# Consistency with Adopted Plans: Blueprint Denver



- Urban Edge Context
  - Predominantly residential and tend to act as a transition between urban and suburban areas
  - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout

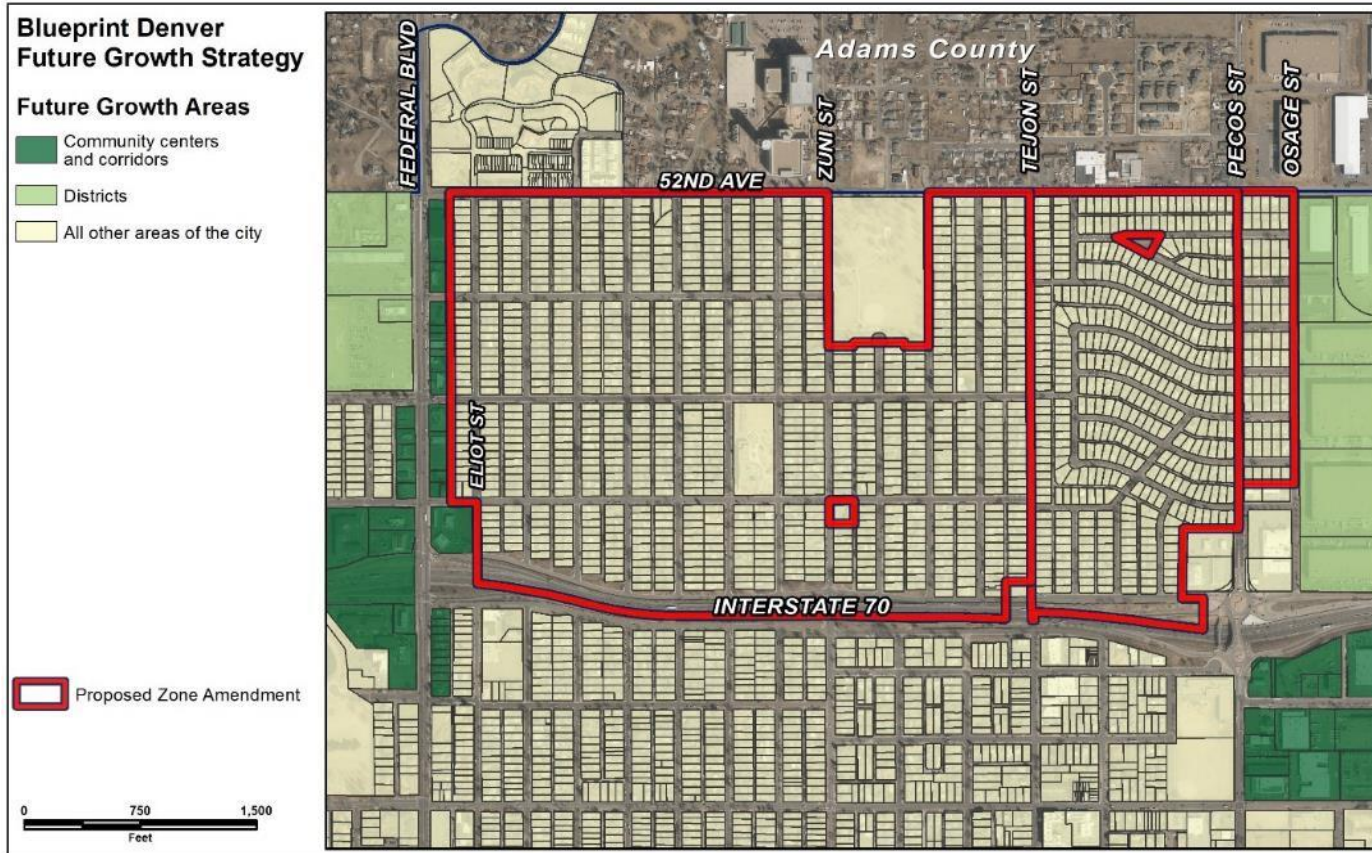
# Consistency with Adopted Plans: Blueprint Denver



- Low Residential
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- Future Street Type
  - Pecos St: Residential Arterial
  - 48th Ave, 50th Ave west of Tejon St, 52nd Ave, Zuni St, and Tejon St: Residential Collector
  - All others: Undesignated local

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



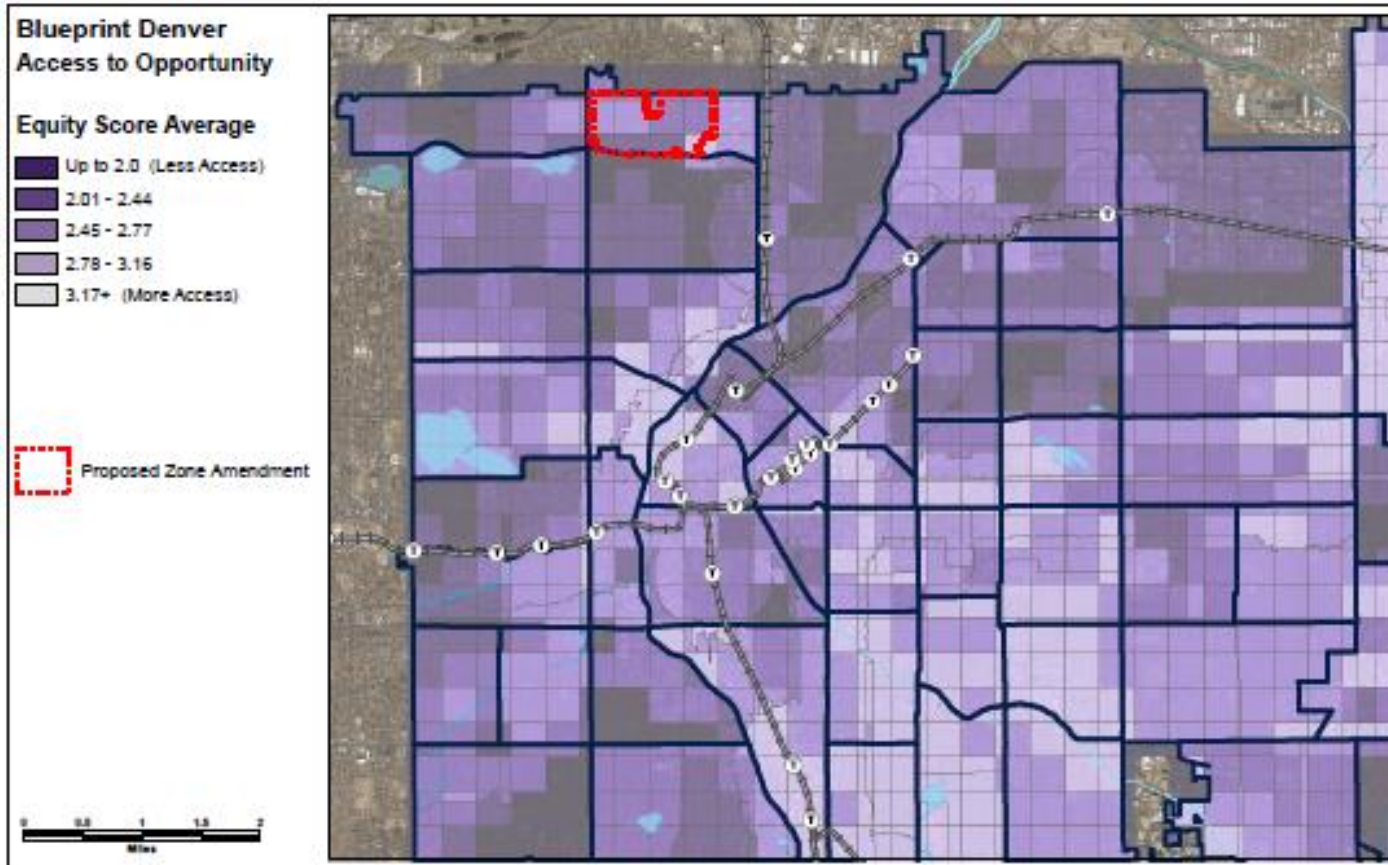
- Growth Areas Strategy: All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040

# 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

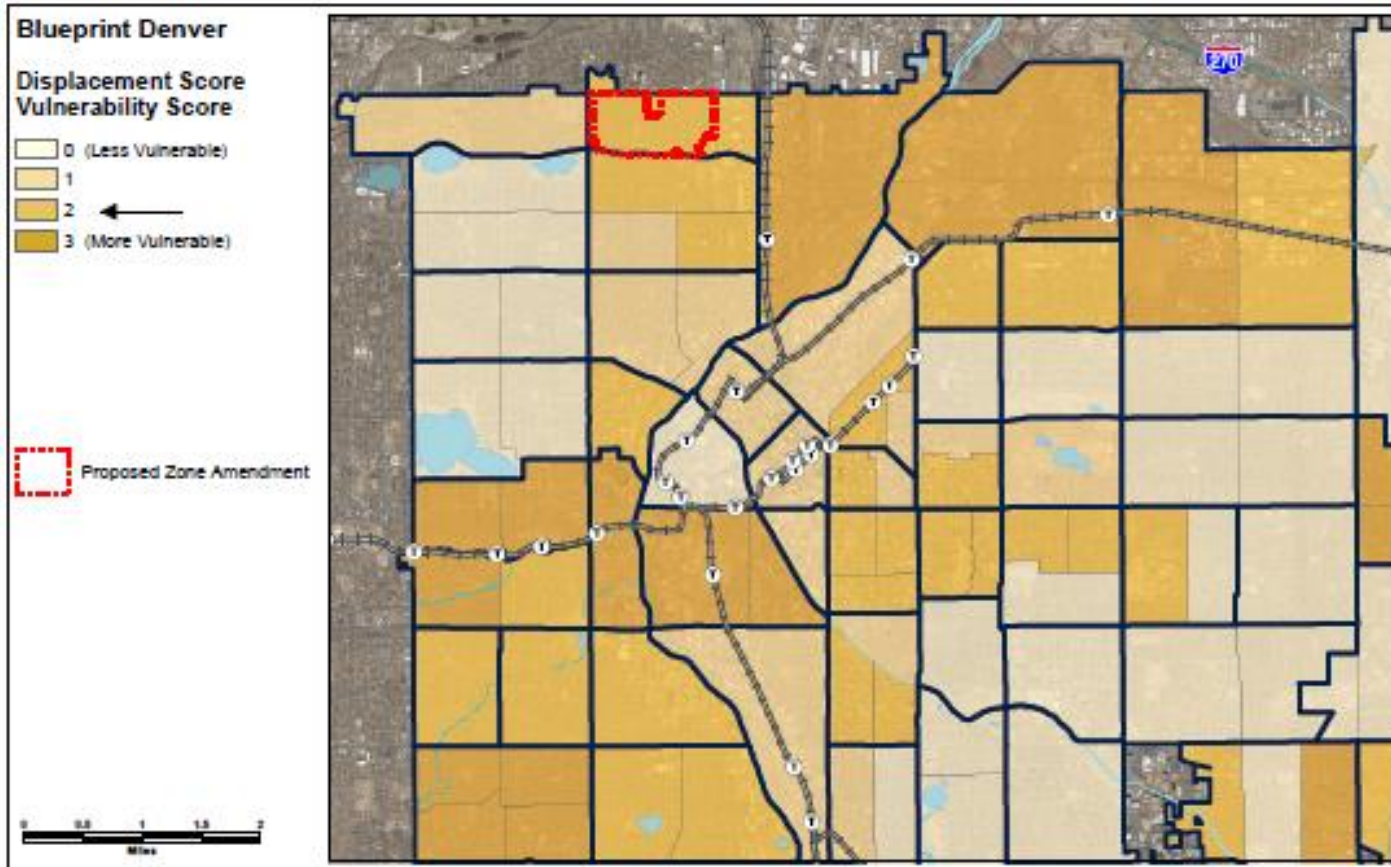


## Access to Opportunity

- Average Access
  - Equity Index
  - Proximity to Transit
  - Access to Centers and Corridors
- Increase access to healthcare
- More residents in area with high life expectancy



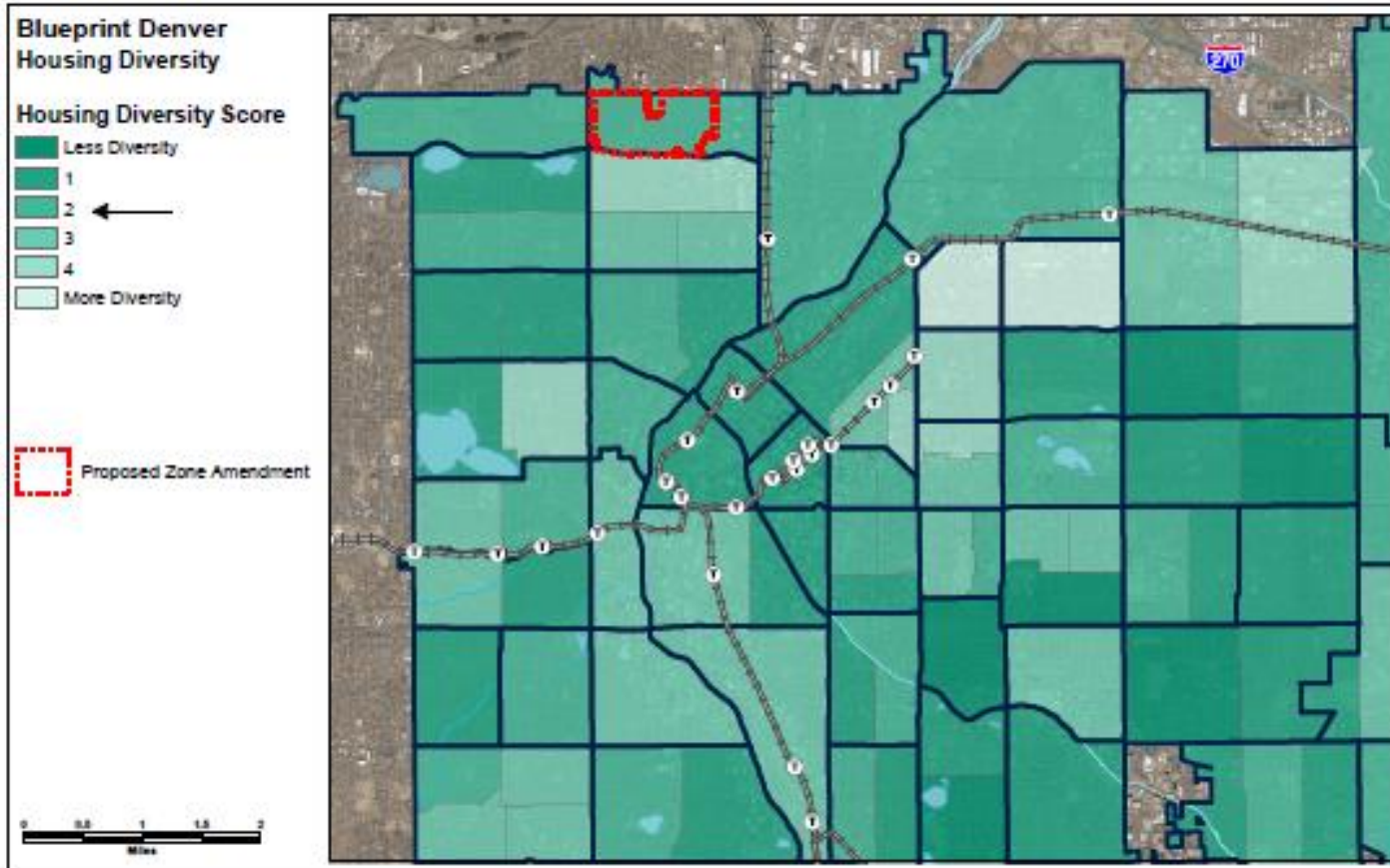
# Consistency with Adopted Plans: Blueprint Denver



## Vulnerability to Involuntary Displacement

- Moderately Vulnerable
  - Median household income
  - Percent of renters
  - **Educational attainment**
- Expand housing options, wealth-building tool

# Consistency with Adopted Plans: Blueprint Denver



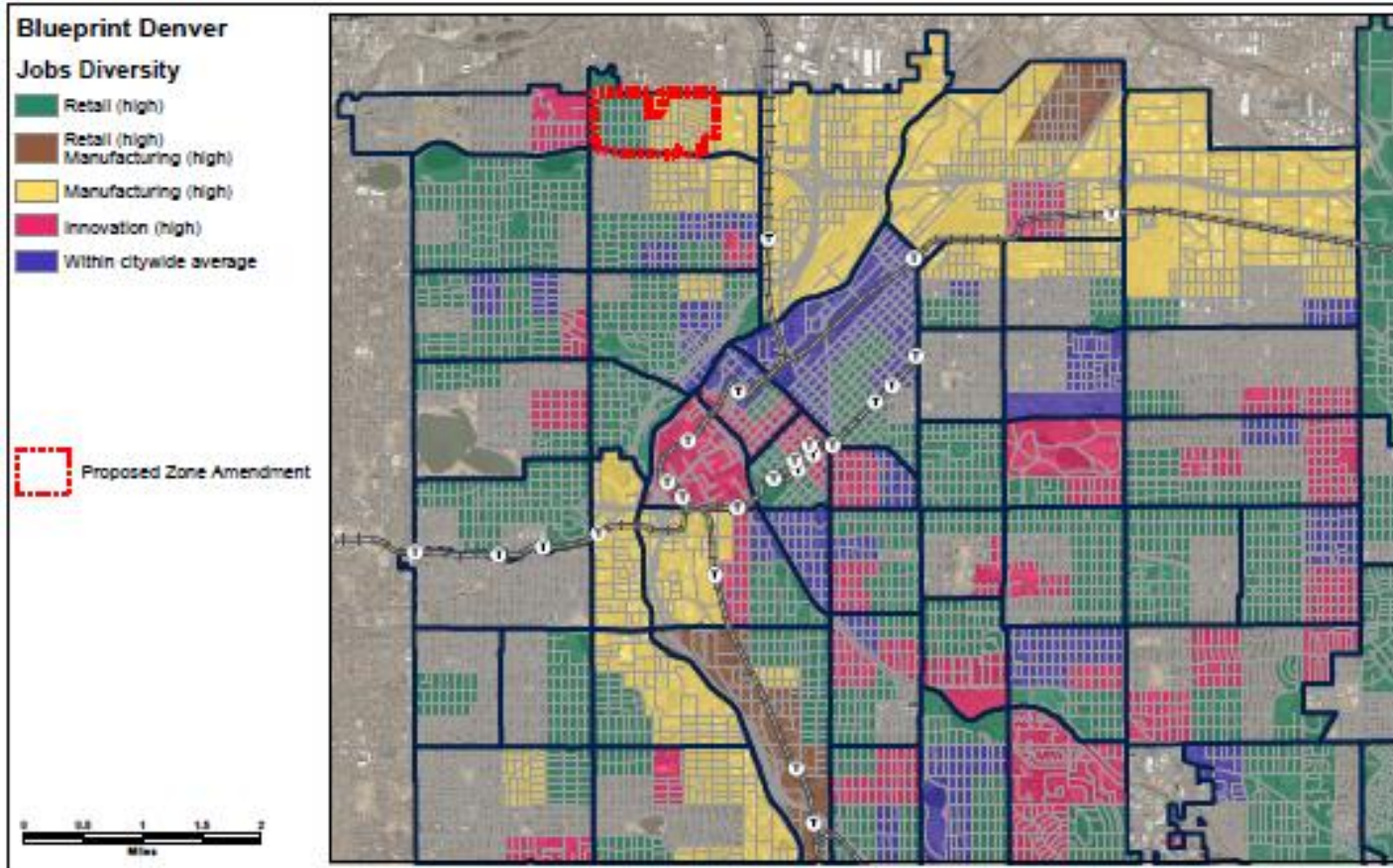
## Housing Diversity

- Moderate Diversity
  - Missing middle
  - Home size
  - Ownership vs. rental
  - Housing costs
  - Affordable units
- New housing type
- Allows for more renters

# Consistency with Adopted Plans: Blueprint Denver

## Jobs Diversity

- More retail and manufacturing
- Limited impact on jobs diversity



# Consistency with Plans: Housing an Inclusive Denver

**Legislative and Regulatory Priorities, Recommendation 2:** “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”

**Attainable Homeownership, Recommendation 1:** “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners.”

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

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

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

# CPD Recommendation

1. Staff recommends approval of Text Amendment #7 to create the E-SU-B1 zone district, finding that the applicable review criteria have been met.
2. Staff recommends approval of map amendment #2019I-00191, finding that the applicable review criteria have been met.