



**TO:** Denver Planning Board  
**FROM:** Francisca Penafiel, Associate City Planner  
**DATE:** September 29, 2021  
**RE:** Official Zoning Map Amendment Application #2021I-00091

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2021I-00091.

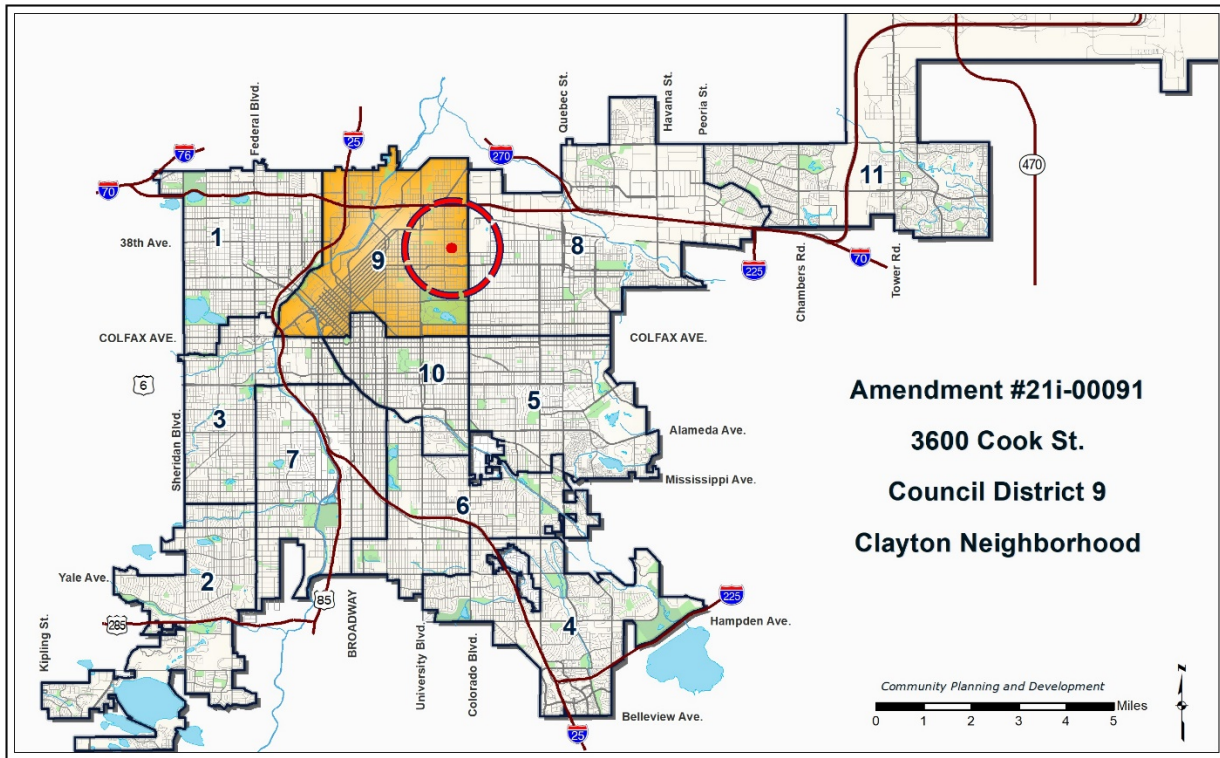
### Request for Rezoning

Address: 3600 North Cook Street  
Neighborhood/Council District: Clayton / Council District 9 – Candi CdeBaca  
RNOs: Inter-Neighborhood Cooperation (INC), The Points Historical Redevelopment Corp, East Denver Residents Council, Reclaim the East Side, United Neighbors of Northeast Denver, Denver for ALL, UCAN, Opportunity Corridor Coalition of United Residents, Clayton United, District 9 Neighborhood Coalition, Inc.  
Area of Property: 6,250 square feet or 0.14 acres  
Current Zoning: U-SU-B  
Proposed Zoning: U-SU-B1  
Property Owner(s): Matthew and Marisa Gullicksrud  
Owner Representative: Hans Osheim

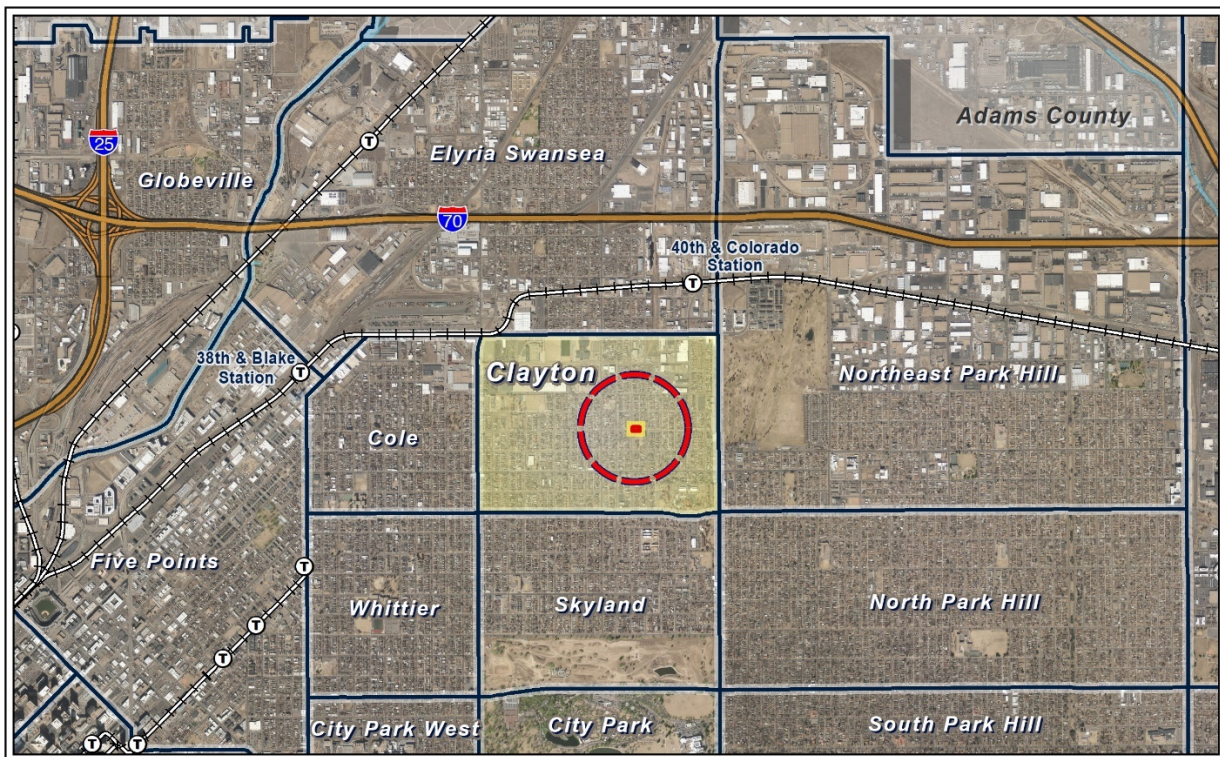
### Summary of Rezoning Request

- The subject property contains a single-unit home built in 1886 located at the corner of North Cook Street and East 36<sup>th</sup> Avenue.
- The property owner is proposing to rezone the property to allow an accessory dwelling unit.
- The proposed U-SU-B1, **U**rbane, **S**ingle-**U**nit, **B1** (4,500 square feet minimum zone lot size allowing accessory dwelling units (ADUs)), zone district is intended for use in the Urban Neighborhood Context which is characterized by single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures are usually the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

### City Location



### Neighborhood Location - Clayton



## 1. Existing Context

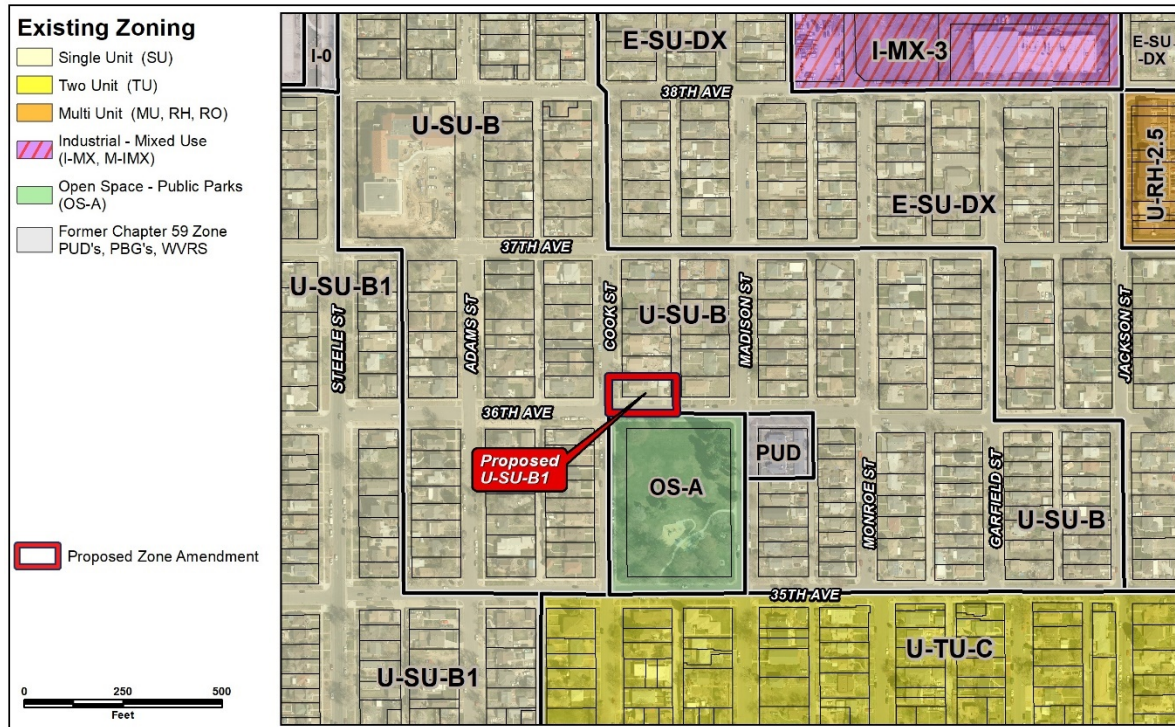


The subject property is in the Clayton statistical neighborhood, which is characterized mostly by single-unit and two-unit residential uses with some multi-unit residential uses along East 35<sup>th</sup> Avenue and commercial/retail uses along North Colorado Boulevard, there is a pattern of rectangular blocks in a street grid pattern with alley access. The subject property is located across the street from the City of Nairobi public park. The subject property is at the corner of North Cook Street and East 36<sup>th</sup> Avenue, within walking distance to North Colorado Boulevard, a commercial corridor where RTD bus routes RX and 40 runs north-south, and two blocks north of Bruce Randolph Avenue, where RTD bus route 34 runs east-west. East 35<sup>th</sup> Avenue is designated as neighborhood shared roadway.

The following table summarizes the existing context proximate to the subject site:

|       | Existing Zoning | Existing Land Use       | Existing Building Form/Scale   | Existing Block, Lot, Street Pattern  |
|-------|-----------------|-------------------------|--|--|
| Site  | U-SU-B          | Single-unit Residential | 1.5-story brick house with detached garage on 36 <sup>th</sup> Avenue        | Generally regular grid of streets; Block sizes and shapes are consistent and rectangular. Detached sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking. |
| North | U-SU-B          | Single-unit Residential | 1.5 story brick bungalow with attached garage and driveway on Cook Street    |  |
| South | OS-A            | Single-unit Residential | Public park with playground  |  |
| East  | U-SU-B          | Single-unit Residential | 1 -story bungalow with big front and side setback and no detached garage     |  |
| West  | U-SU-B          | Single-unit Residential | 1-story bungalow with big front and side setback and a small detached garage |  |

## 2. Existing Zoning



The U-SU-B zone district is a single-unit district allowing only the Urban House primary building form on a minimum zone lot of 4,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65% of the zone lot, 1 story and 17 to 19 feet in the rear 35% of the zone lot. It allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

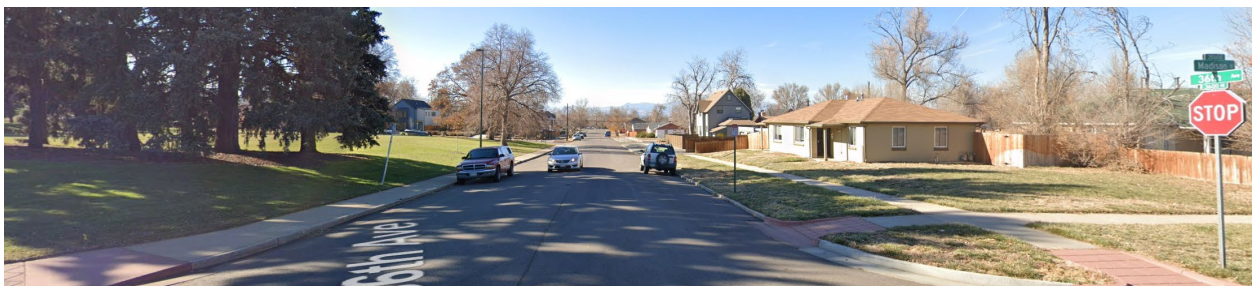
### 3. Existing Land Use Map



### 4. Existing Building Form and Scale (all images from Google Maps)



View of the subject property, looking north.



View of the property to the east (other side of the alley), looking west.



View of the property to the north, looking east.



View of the property to the west (other side of North Cook Street), looking west.



View of the City of Nairobi public park to the south (other side of East 36<sup>th</sup> Ave.), looking southeast.

### Proposed Zoning

U-SU-B1 is a single unit zone district with a minimum zone lot of 4,500 square feet that allows only an Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-B1 district. Compared to the U-SU-B district, U-SU-B1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that raises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees also applies to the DADU building form. This form also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. For zone lots between 6,000 and 7,000 square feet the ADU building footprint may be a maximum of 864 square feet.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

| Design Standards   | U-SU-B (Existing)                                    | U-SU-B1 (Proposed)   |
|--|--|--|
| Primary Building Forms Allowed   | Urban House  | Urban House  |
| Maximum Height in Stories/Feet, Front 65% of Zone Lot*   | 2.5 stories / 30 feet                                | 2.5 stories / 30 feet  |
| Maximum Height in Stories/Feet, Rear 35% of Zone Lot*  | 1 story / 17 feet                                    | 1 story / 17 feet  |
| DADU Maximum Height in Stories/Feet  | DADUs not permitted                                  | 1.5 stories / 24 feet  |
| Zone Lot (Min.)  | 4,500 square feet                                    | 4,500 square feet  |
| Zone Lot Width (Min.)  | 37.5 feet  | 37.5 feet  |
| Primary Street Block Sensitive Setback Required / If not   | Yes / 20 feet  | Yes / 20 feet  |
| Side Street Setback (Min.) *   | 5 feet   | 5 feet   |
| Side Interior Setback (Min.) *   | 5 feet   | 5 feet   |
| Rear Alley / No Alley  | 12 feet / 20 feet                                    | 12 feet / 20 feet  |
| Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions | 37.5 %   | 37.5%  |
| Detached Accessory Building Forms Allowed  | Detached Garage, Other Detached Accessory Structures | Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures |

\*Based on subject property width of 50 feet

## Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No Response.

**Asset Management:** Approved – No Comments.

**Development Services - Fire:** Approved – No Comments

**Denver Public Schools:** Approved – No Response.

**Development Services - Project Coordination:** Approve Rezoning Only - Will require additional information at Site Plan Review

- 1) Future development will require both Zoning and Building Permits approvals.
- 2) Future development will be reviewed by Residential Zoning group and will need to meet the building form standards for the new zone district.

**Development Services - Transportation:** Approved – No Response.

**Development Services - Wastewater:** Approved – See Comments Below.

DES Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

**Parks and Recreation:** Approved – No Comments.

**Public Health and Environment:** Approved – No Response.

**Public Works – City Surveyor:** Approved – Will require additional information at Site Plan Review  
Legal description provided matches most recent legal description in chain of title.



**Public Review Process**

|   | <b>Date</b>                      |
|---|----------------------------------|
| CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:  | <b>08/12/2021</b>                |
| Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:         | <b>09/21/2021</b>                |
| Planning Board public hearing:  | <b>10/06/2021</b>                |
| CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting: | <b>09/28/2021</b>                |
| Land Use, Transportation and Infrastructure Committee of the City Council:  | <b>10/12/2021</b><br>(tentative) |
| Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:                                     | <b>11/08/2021</b><br>(tentative) |
| City Council Public Hearing:  | <b>11/29/2021</b><br>(tentative) |

- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has not received comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
  - To date, staff has not received letters from the public.

## **Criteria for Review / Staff Evaluation**

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

### **DZC Section 12.4.10.7**

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

### **DZC Section 12.4.10.8**

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

## **1. Consistency with Adopted Plans**

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)

### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- 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).

U-SU-B1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit homes that currently dominate the Clayton neighborhood.

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

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

The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.

### **Blueprint Denver**

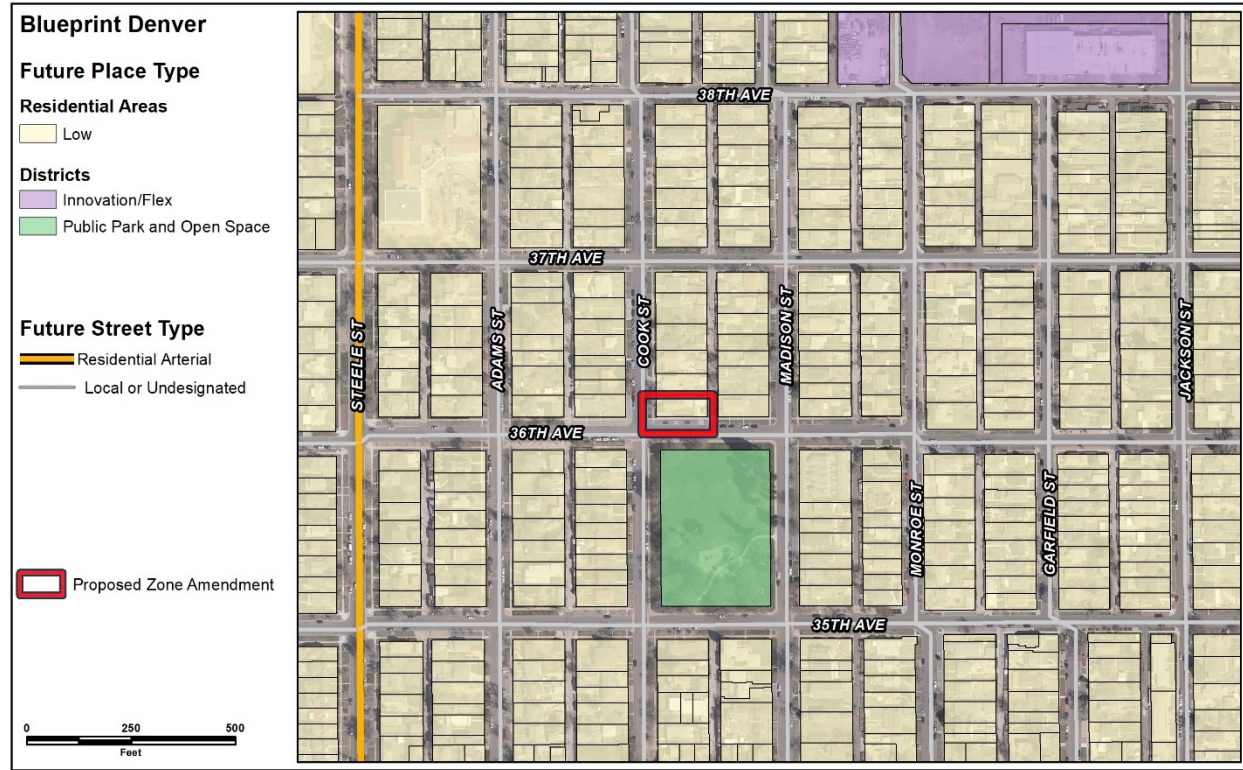
*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Neighborhood Context and provides guidance on the future growth strategy for the city.

### **Blueprint Denver Future Neighborhood Context**



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing “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 (p. 222). U-SU-B1 is a zone district within the Urban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-B1 is consistent with the Blueprint future neighborhood context of Urban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

**Blueprint Denver Future Places**

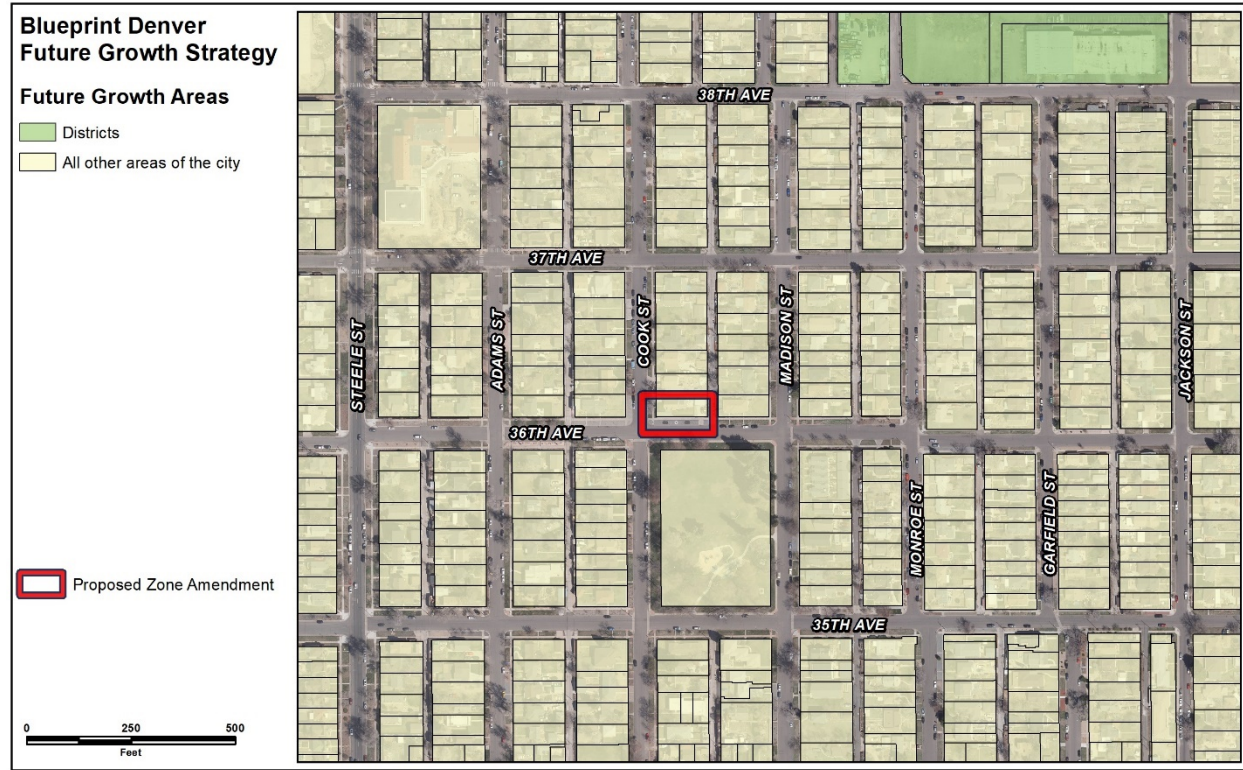


The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is “predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 230). U-SU-B1 is a single-unit residential zone district that allows for an additional dwelling unit accessory to an established single-unit home, which is consistent with the Low Residential future place type description. It allows the Urban House building form, which has a maximum height of 2.5 stories, also consistent with the future places map.

**Blueprint Denver Street Types**

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies North Cook Street as a Local or Undesignated Future Street Type, which “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (p. 161). The proposed U-SU-B1 district is consistent with this description because it allows for residential and some civic uses.

### **Blueprint Denver Growth Strategy**



Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is “mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to U-SU-B1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

### **Blueprint Denver Strategies**

*Blueprint Denver* provides additional recommendations related to rezoning to allow for ADUs.

- Policy 4 Strategy E - *A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area* (p. 84). In this case, the requested rezoning is a single lot in a residential area within a few blocks of two bus routes. This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint* recommendations.

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to U-SU-B1 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted land use plan which recommends "the expansion of accessory dwelling units throughout all residential areas" (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood.

## **4. Justifying Circumstance**

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

As discussed above, *Blueprint Denver* specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone district. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

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

The requested U-SU-B1 zone district is within the Urban Neighborhood Context. The neighborhood context is "primarily characterized by single-unit and two-unit residential uses" and "single-unit residential structures are typically the Urban House building form" (DZC, Division 5.1). These areas consist of "regular pattern of block shapes" and "a consistent presence of alleys" (DZC, Division 5.1). The Clayton neighborhood consists of mostly single and two-unit residential uses in rectangular blocks with alley access. The proposed rezoning to U-SU-B1 is consistent with the neighborhood context description.

The general purpose of residential zone districts in this context is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context (DZC Section 5.2.2.1). The building form standards, design standards, and uses work together to promote desirable residential areas. Common residential characteristics are recognized but variation is accommodated. The proposed U-SU-B1 district is consistent with the context description and the zone district general purpose because it will help preserve the existing single-unit use, form, and streetscape of the immediate area while allowing a small-scale ADU in the rear yard.

The specific intent of the U-SU-B1 zone district is “a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a consistent pattern of 37.5-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard” (DZC 5.2.2.2.H.) The subject site is in an area where Urban houses and 37.5-foot wide lots are common. The site at 3600 North Cook Street is 6,250 square feet with a width of 50feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

## **Attachments**

1. Application