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# 901 N. Kearney St.

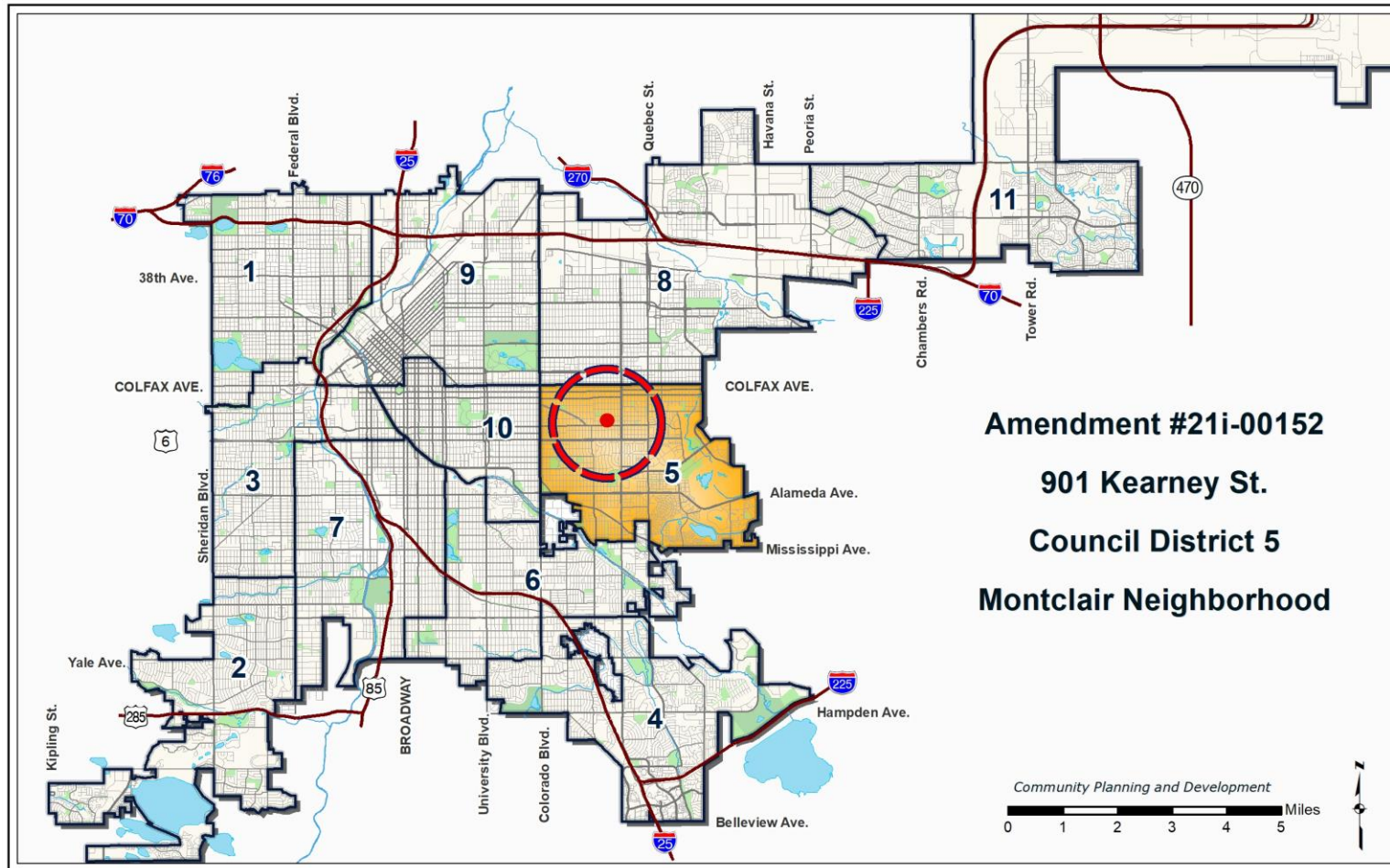
2021I-00152

Request: E-SU-Dx to E-SU-D1x

City Council

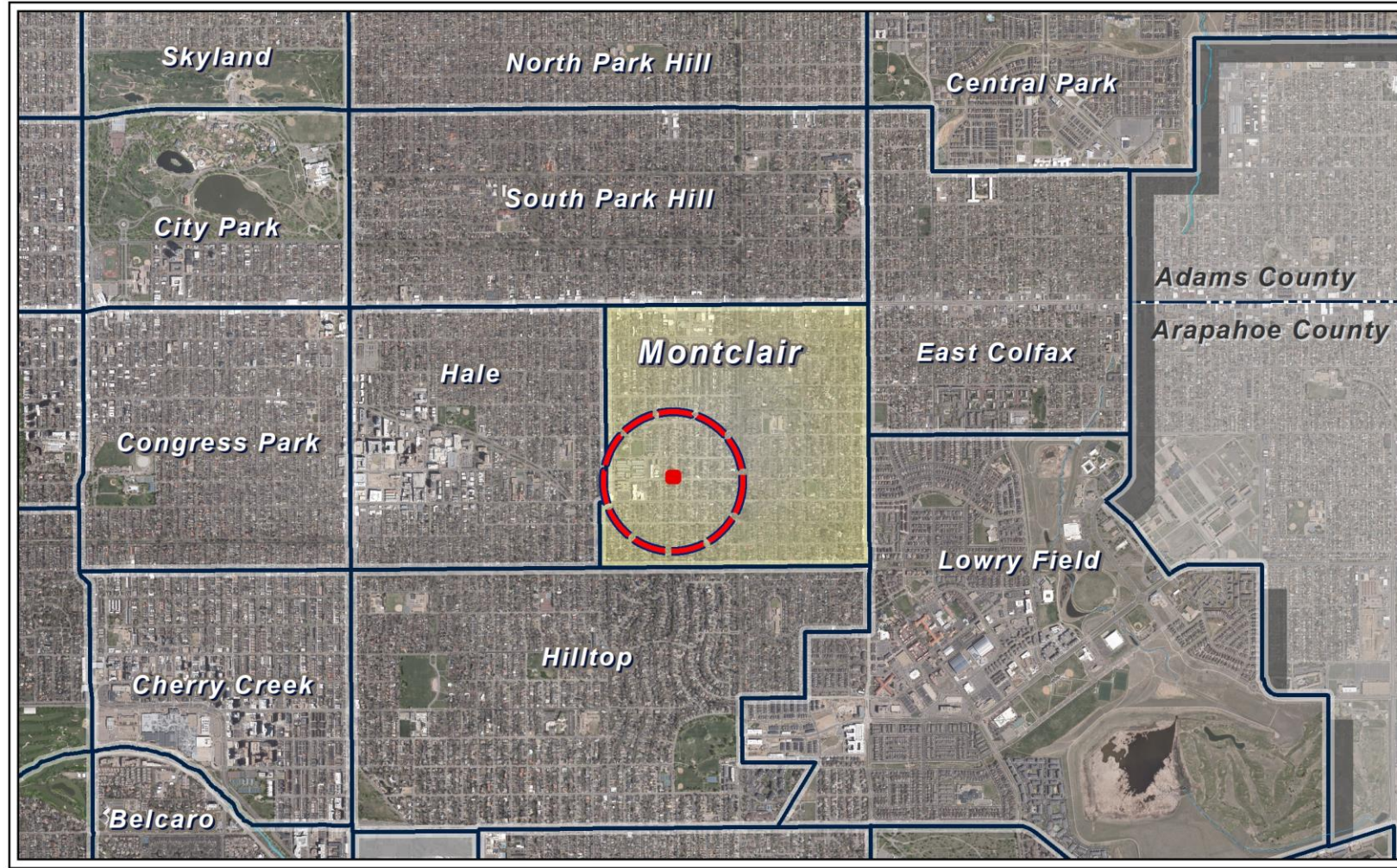
2/7/2022

# Council District 5: Amanda Sawyer



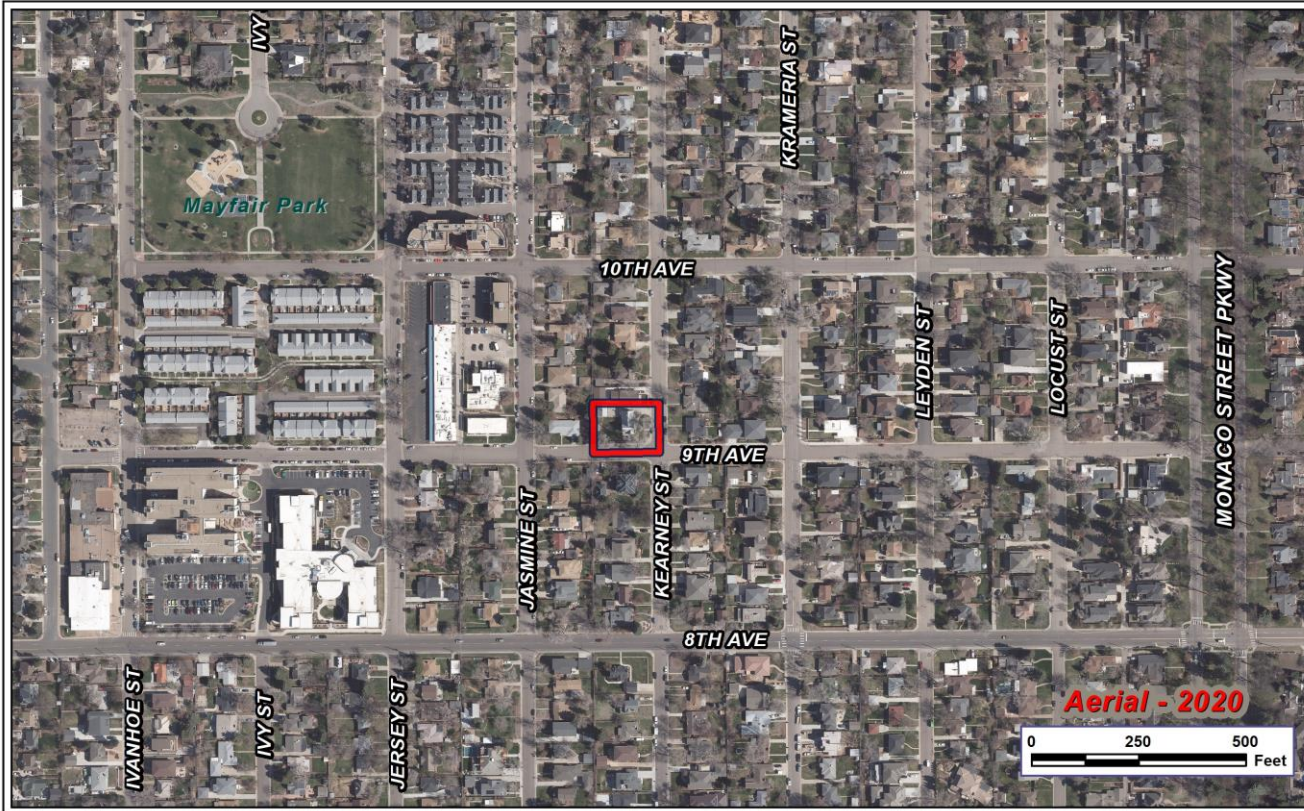


# Montclair Neighborhood





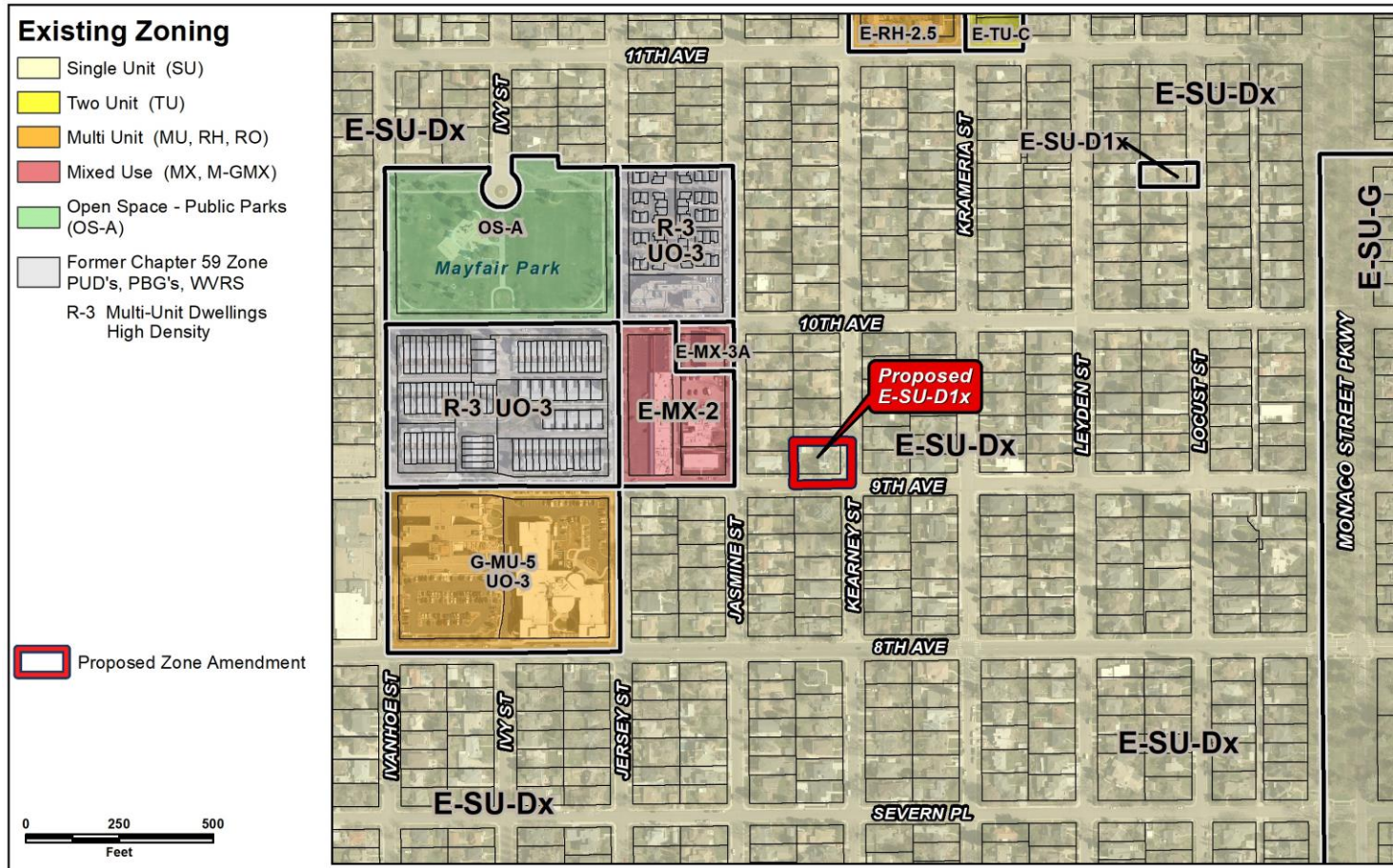
# Request: E-SU-D1x



- Location
  - Approx. 10,090 square feet or 0.25 acres
  - Single-unit residential
- Proposal
  - Rezoning from E-SU-Dx to E-SU-D1x
  - Allows Urban House, Suburban House, and Detached Accessory Dwelling Unit building forms
  - Max. building height 30-35 feet, 24 feet for ADU
  - Min. lot size of 6,000ft<sup>2</sup>



# Existing Zoning



- **Current Zoning: E-SU-Dx**
  - Allows Urban House and Suburban House building forms
  - Max. building height 30-35 feet
  - Min. lot size of 6,000ft<sup>2</sup>

# Existing Land Use



**Land Use:** Single-Unit Residential

**Surrounding Land Uses:**

- Single-Unit Residential
- Commercial/Retail
- Multi-unit Residential



# Existing Building Form/Scale



Subject Property



# Process

- Informational Notice: 9/21/2021
- Planning Board Notice: 11/16/2021
- Planning Board Public Hearing (unanimously recommended approval): 12/1/2021
- LUTI Committee: 12/7/2021
- City Council Public Hearing: 2/7/2021
- Public Comment
  - No public comment



# 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

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *East Area Plan (2020)*

### 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).



# Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Edge (E-)  
Neighborhood Context**
  - Transition between urban and suburban areas
  - Predominately residential
  - Block patterns are generally regular with some alley access.

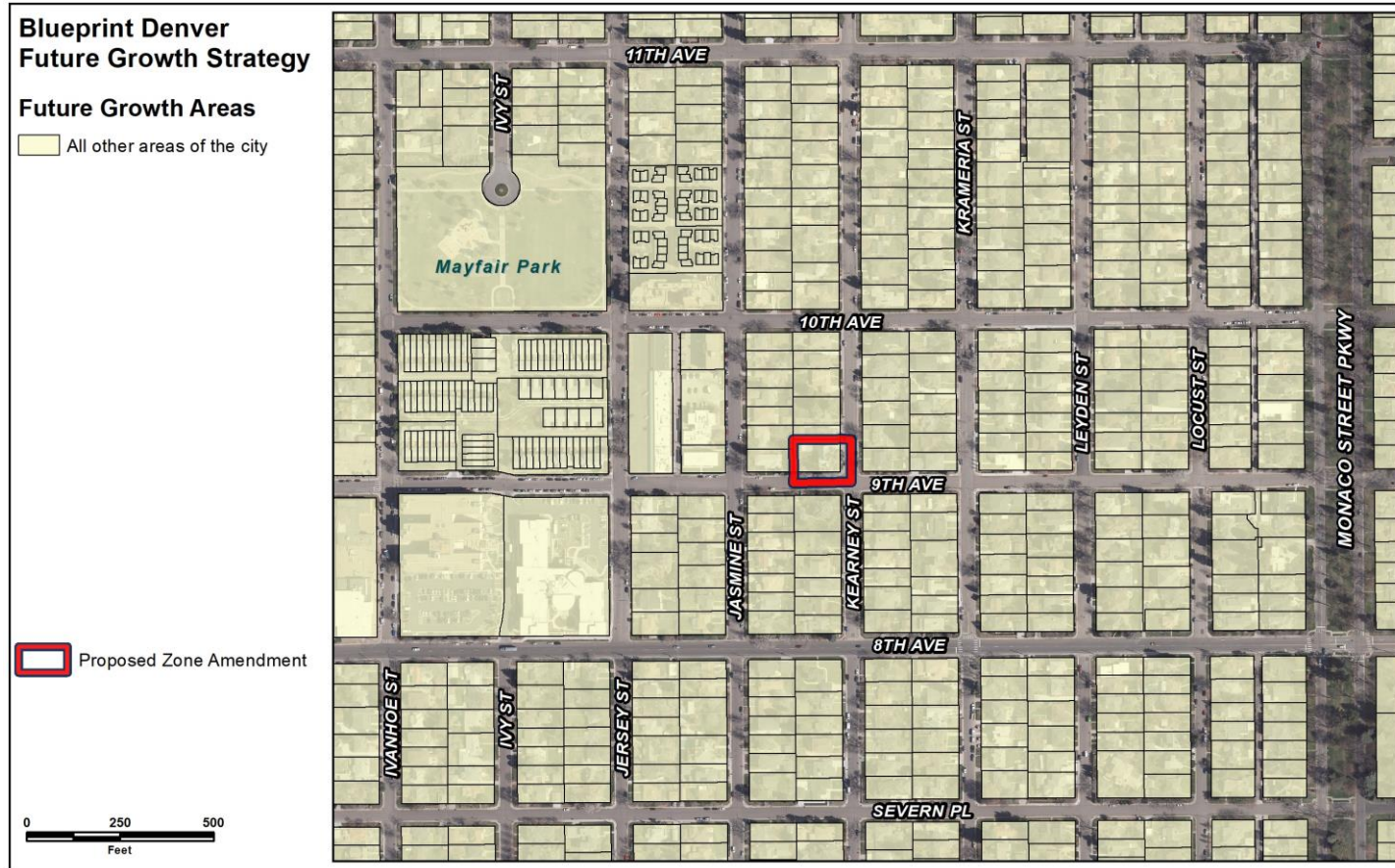


# Consistency with Adopted Plans: Blueprint Denver 2019



- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- **Future Street Type**
  - Kearney St and 9<sup>th</sup> Ave: Local

# Consistency with Adopted Plans: Blueprint Denver



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



# Consistency with Adopted Plans: Blueprint Denver

**Land Use & Built Form, Housing Policy 4: Diversify 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.

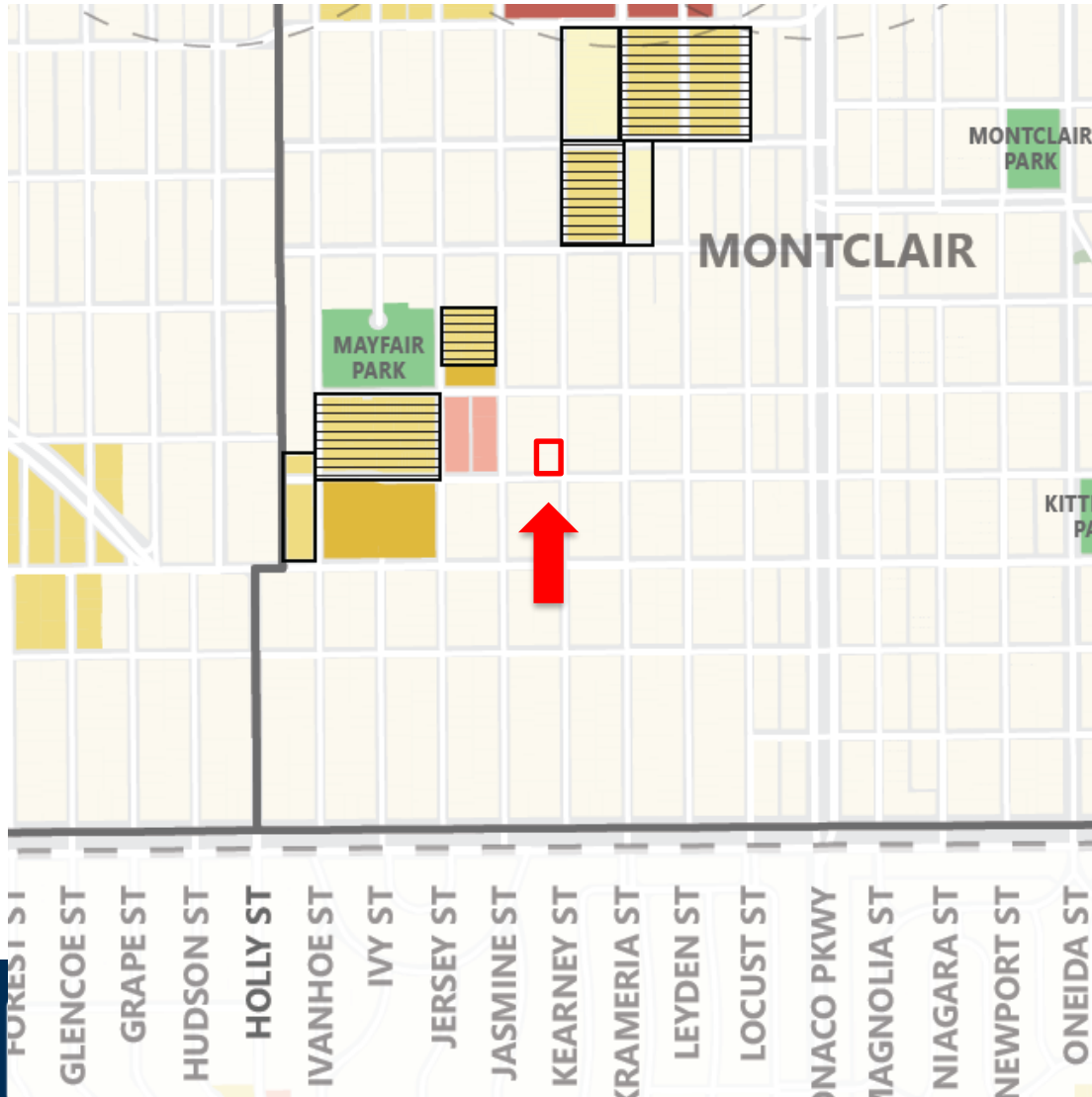
# Consistency with Adopted Plans: East Area Plan



## Neighborhood Context

- Urban Edge

# Consistency with Adopted Plans: East Area Plan



## Future Place Type

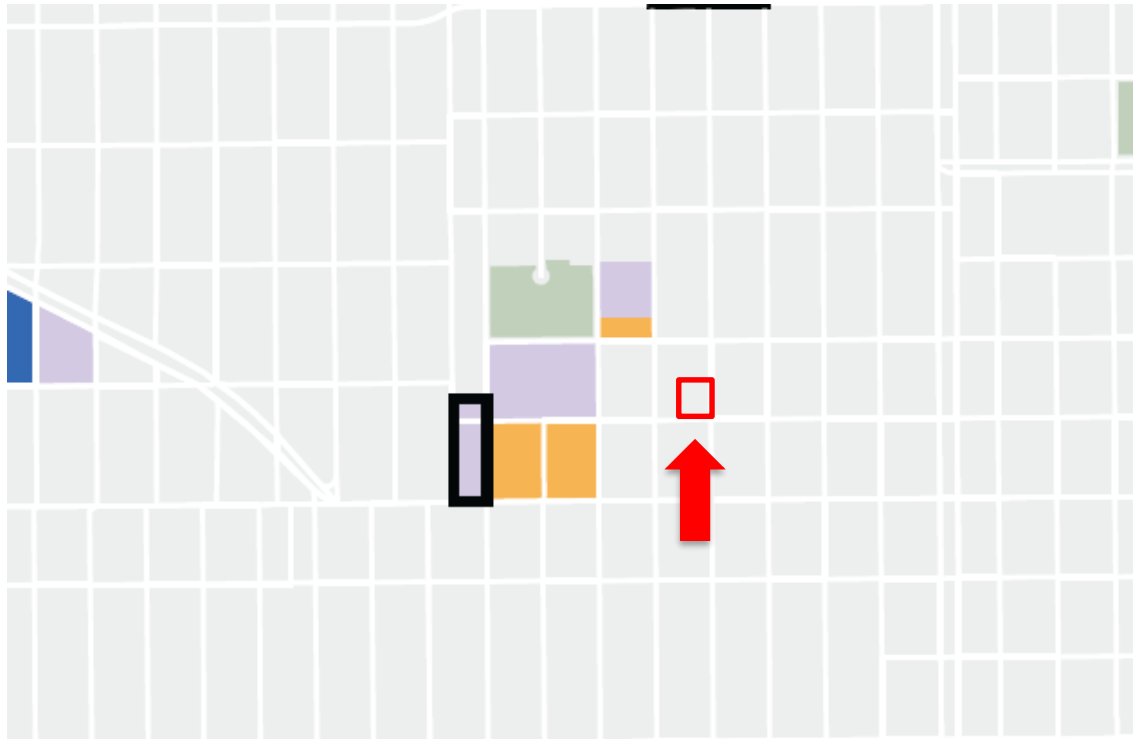
- Low Residential: Single-unit
  - Areas where single-unit homes with accessory dwelling units are appropriate



# Consistency with Adopted Plans: East Area Plan

## Maximum Building Heights

- 2.5 stories



JDORA ST  
ELM ST  
AIRFAX ST  
FOREST ST  
ENCOE ST  
GRAPE ST  
HUDSON ST  
HOLLY ST  
IVANHOE ST  
IVY ST  
JERSEY ST  
JASMINE ST  
KEARNEY ST  
KRAMERIA ST  
LEYDEN ST  
LOCUST ST  
MONACO PKWY  
MAGNOLIA ST  
NIAGARA ST  
NEWPORT ST

### MAXIMUM HEIGHTS MAP

- Up to 2.5 Stories
- Up to 3 Stories
- Up to 5 Stories
- Up to 7 Stories
- Up to 8 Stories
- Up to 12 Stories



THE MILE HIGH CITY

# Consistency with Adopted Plans: East Area Plan

## Montclair Guidance

- Policy MC-L1 and MC-E3: “Integrate accessory dwelling units and missing middle housing in appropriate locations”



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

### 2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

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

- Implements adopted citywide and neighborhood plans
- Provides a new type of housing unit in a largely single-unit residential area

### 4. Justifying Circumstances

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

# 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
  - Changed or Changing Conditions:
    - Blueprint Denver (2019)
    - East Area Plan (2020)
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# 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
  - Urban Edge Neighborhood Context primarily consists of single-unit and two-unit residential uses
  - Residential Districts are intended to
    - Promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood context
    - The building form standards, design standards, and uses work together to promote desirable residential areas
  - E-SU-D1x is a single-unit district allowing urban and suburban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.

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