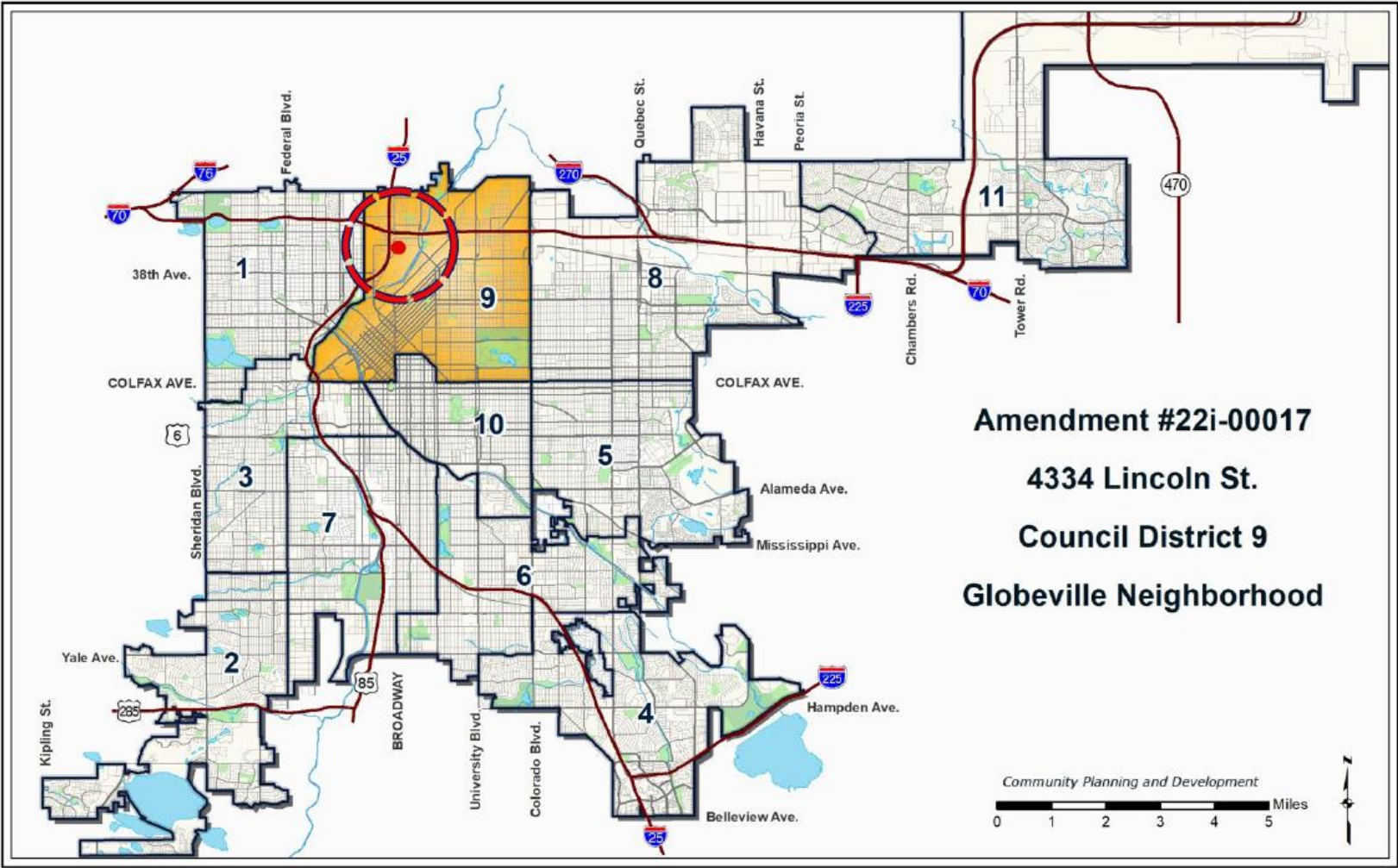




4334 N Lincoln Street

Rezoning Request: E-SU-B to U-SU-B1

City Council District: 9 (CdeBaca)

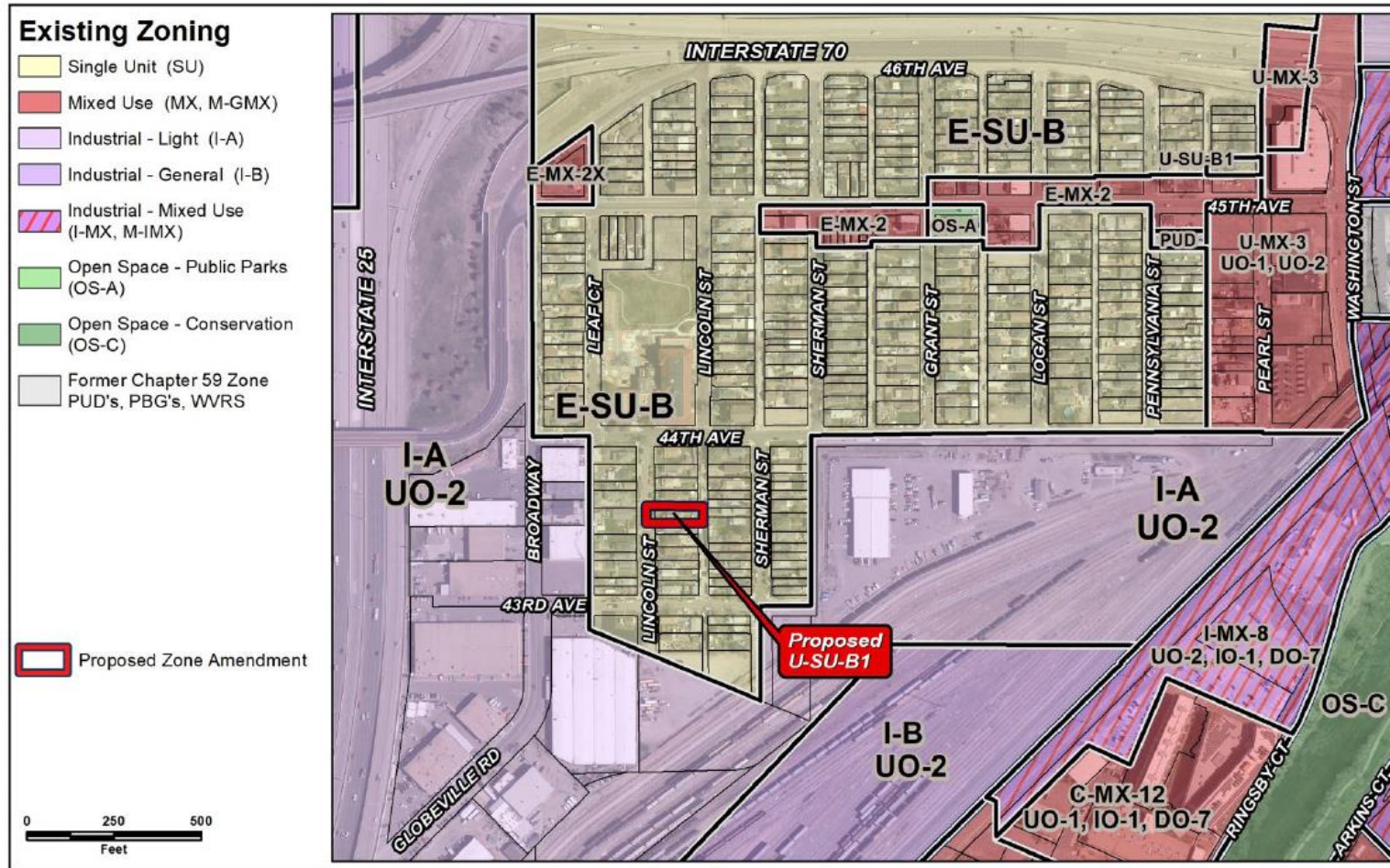


Request: E-SU-B to U-SU-B1



- **Subject Property**
 - Single-unit dwellings
 - 6,250 SF
- **Proposal**
 - Allow an Accessory Dwelling Unit
 - ADU Max. Building Height: 24 feet
 - Min. Lot Size: 4,500 SF (U-SU-B1)

Existing Zoning



- Current Zoning:
 - E-SU-B
- Surrounding Zoning:
 - I-A UO-2
 - I-B UO-2
 - E-MX-2

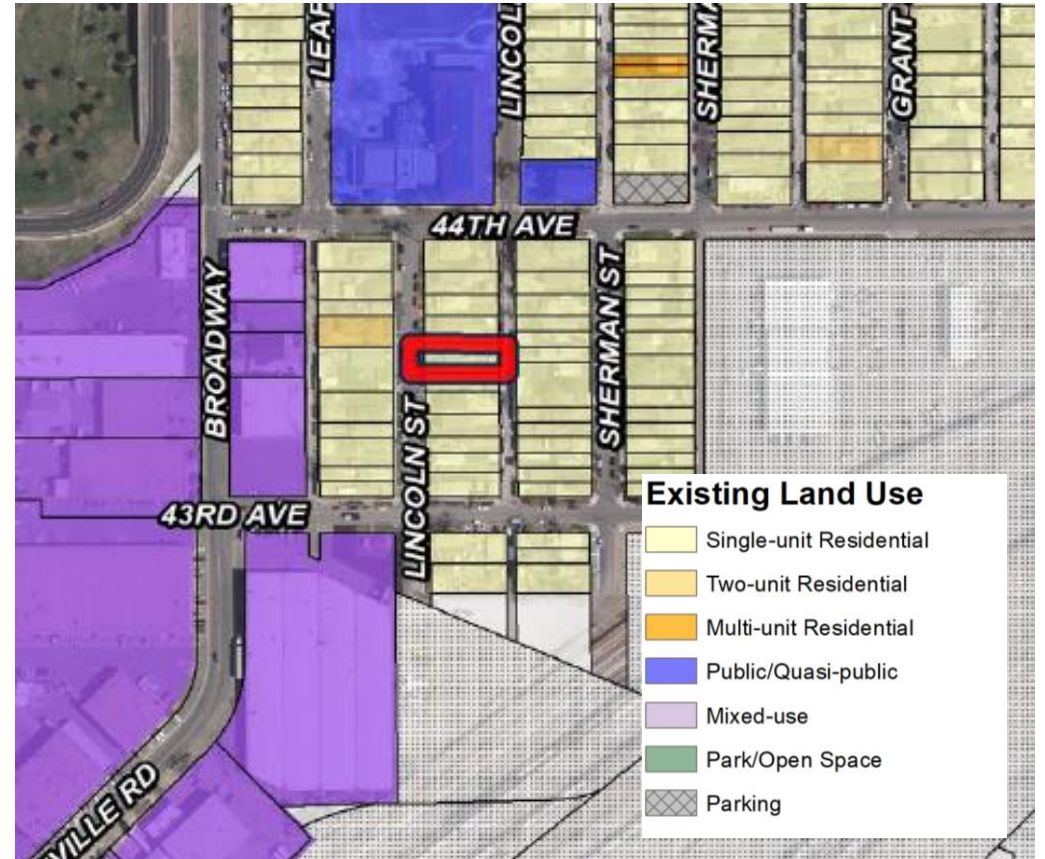
Existing Context – Use/Building Form/Scale



View of the subject property, looking east.



View of single unit homes north of the subject property, looking east.



Process

- Informational Notice: 3/3/2022
- Planning Board Notice: 5/2/2022
- Planning Board Public Hearing: 5/18/2022
- LUTI Committee: 6/7/2022
- City Council Public Hearing: 8/1/2022
- Public Comment
 - None

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)*
- *Globeville Neighborhood Plan (2016)*

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



- 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).

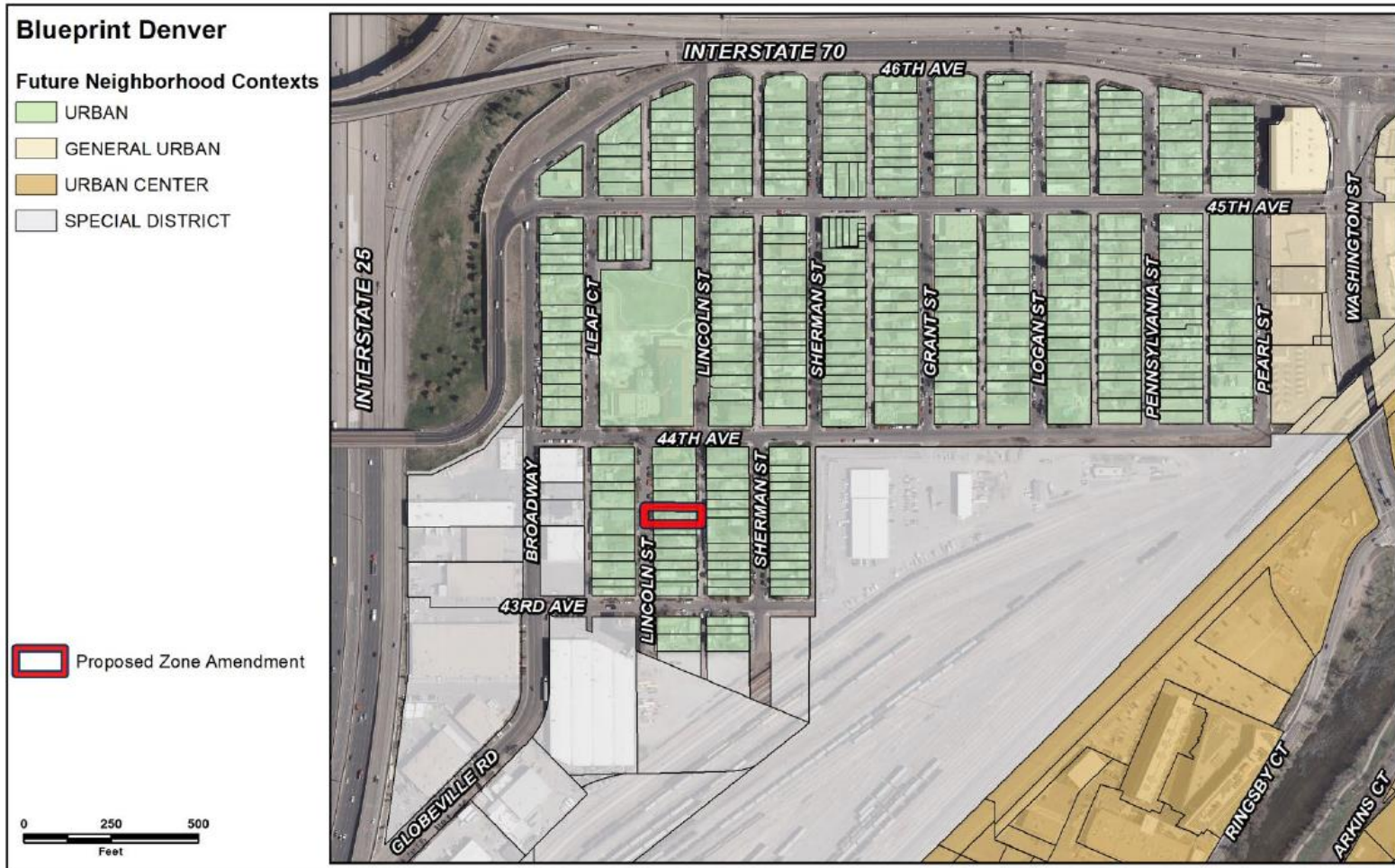


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



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

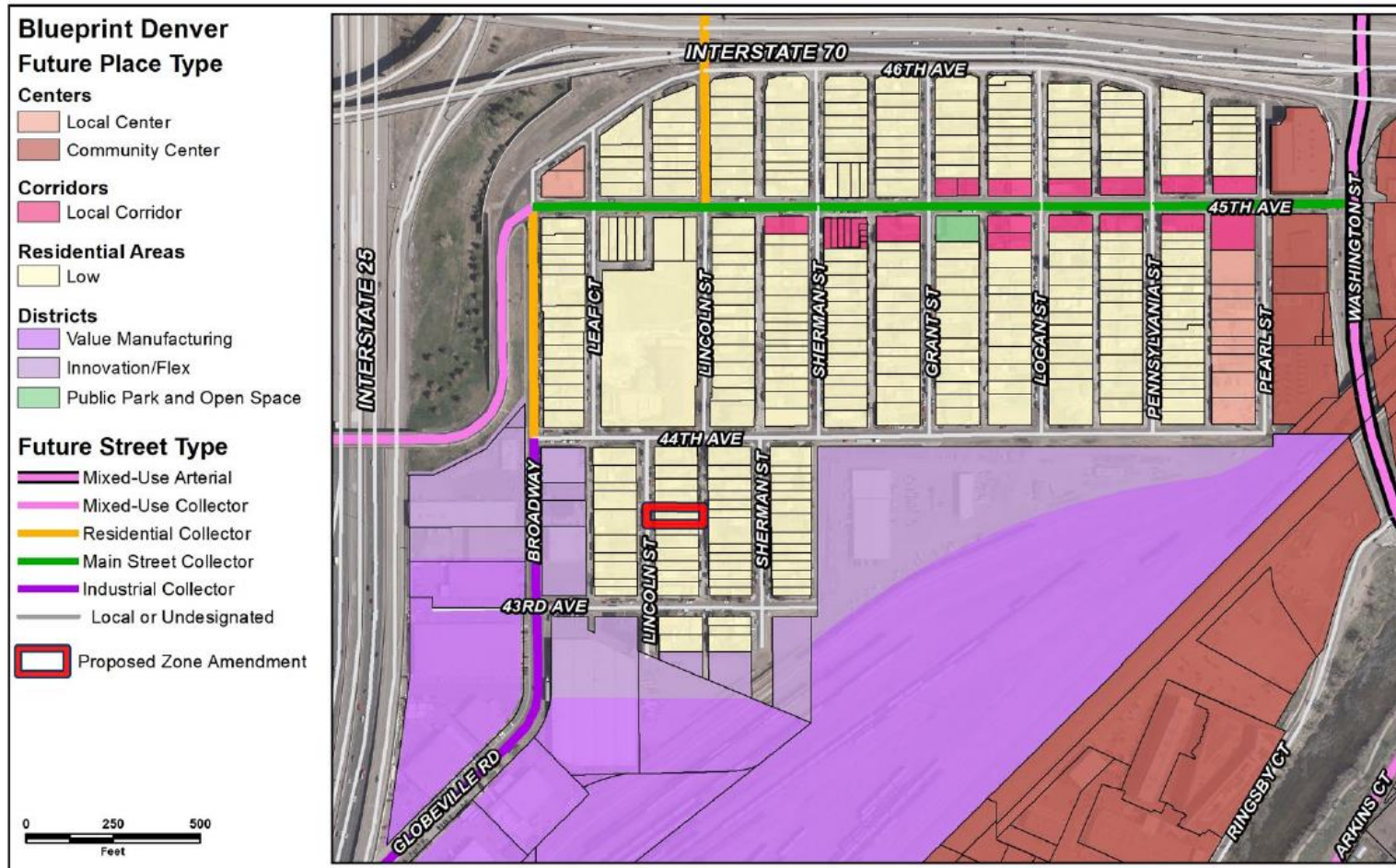
Consistency with Adopted Plans: Blueprint Denver



Urban Future Neighborhood Context

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas

Consistency with Adopted Plans: Blueprint Denver



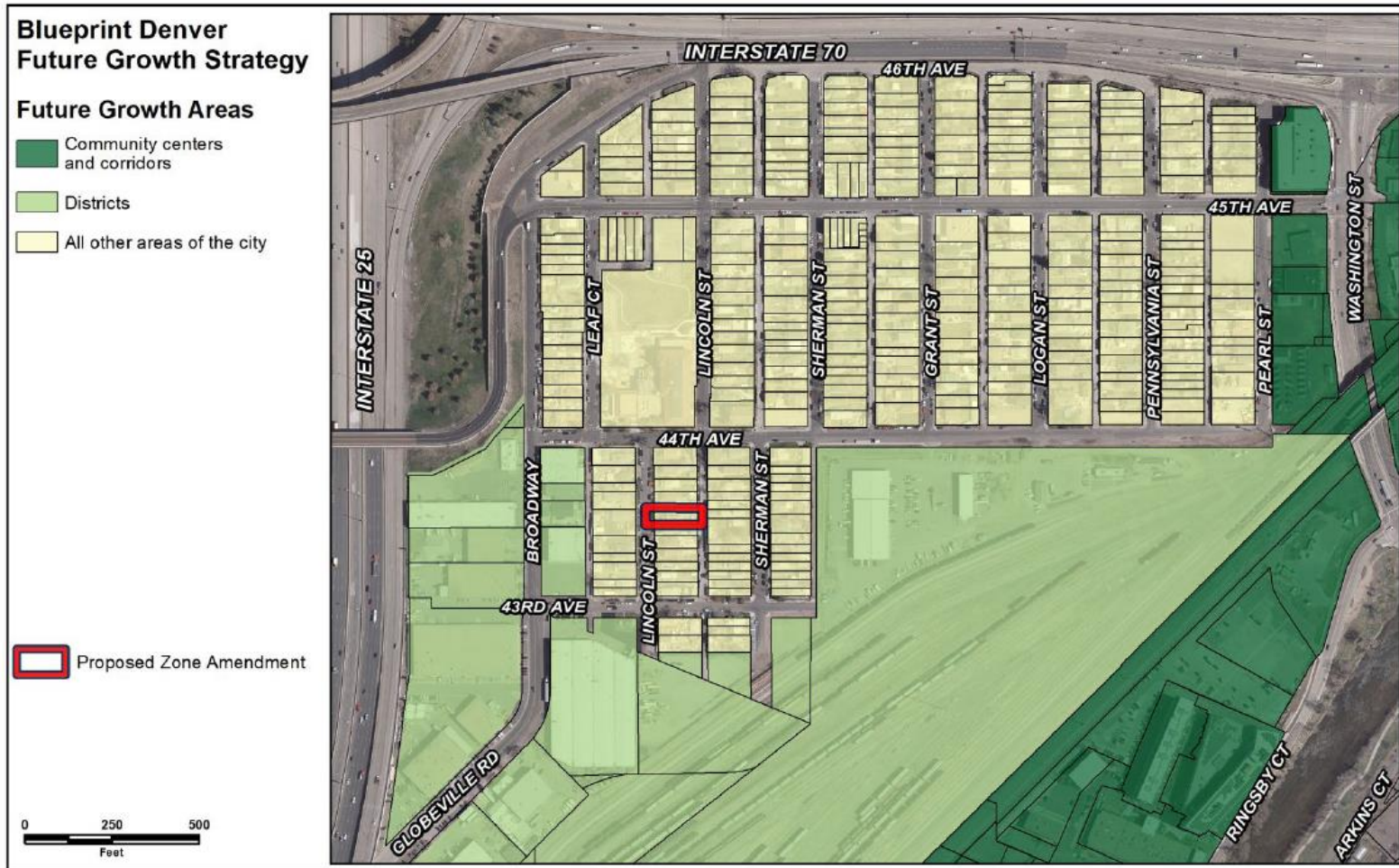
Residential Low Future Place Type

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

Future Street Type

- Local or Undesignated

Consistency with Adopted Plans: Blueprint Denver



All Other Areas of the City

- 10% of new employment
- 20% of new housing

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Consistency with Adopted Plans: 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.

Consistency with Adopted Plans: Globeville Neighborhood Plan

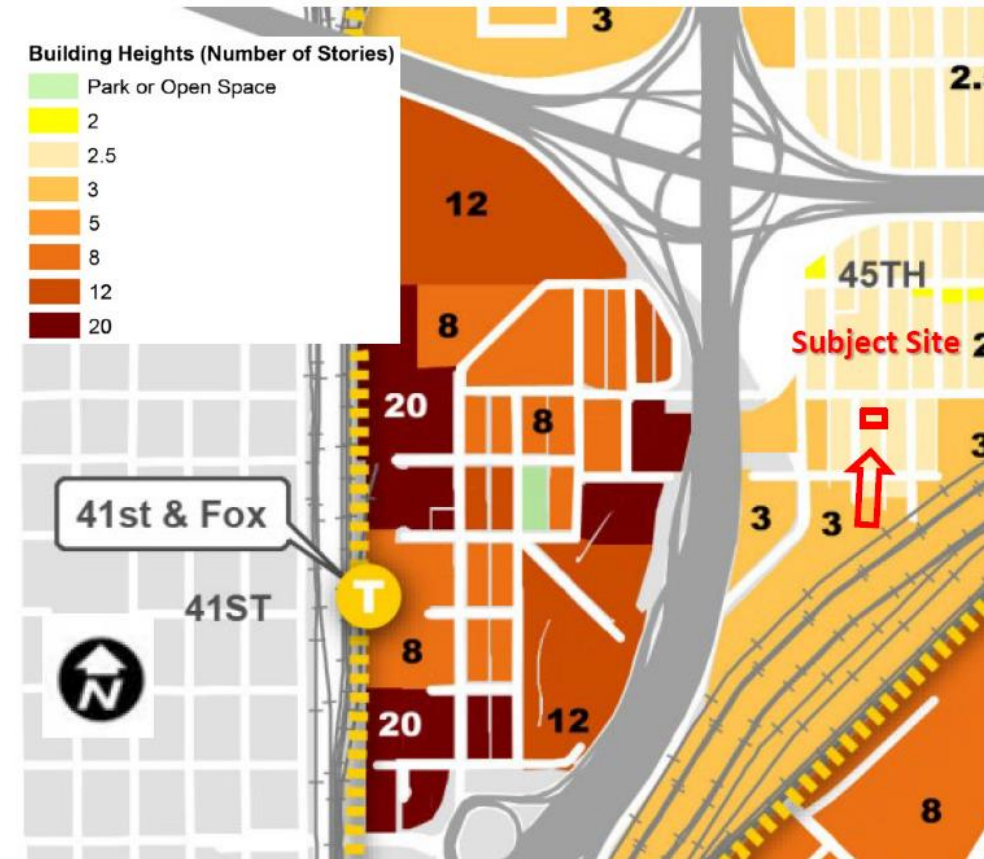
- **Recommendation B1:** “Allow accessory dwelling units to enable aging in place, additional income through rentals, and to increase the population density of the neighborhood without altering its character” (p. 34).



Consistency with Adopted Plans: Globeville Neighborhood Plan

STRATEGIES UNIQUE TO THE RESIDENTIAL NEIGHBORHOOD CORE:

- **E1. Update the Neighborhood Context.** The Denver Zoning Code's Urban Neighborhood Context, as opposed to the currently-mapped Urban Edge Context, better reflects the use of alleys, limiting or prohibiting curb cuts for street access, and the continuation of detached sidewalks where possible.
- **E2. Tailor Minimum Zone Lot Sizes.** In areas where the existing zoning requires a 4,500 square foot minimum zone lot size, a future zone district should maintain the 4,500 square foot zone lot minimum.



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
 - A city adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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