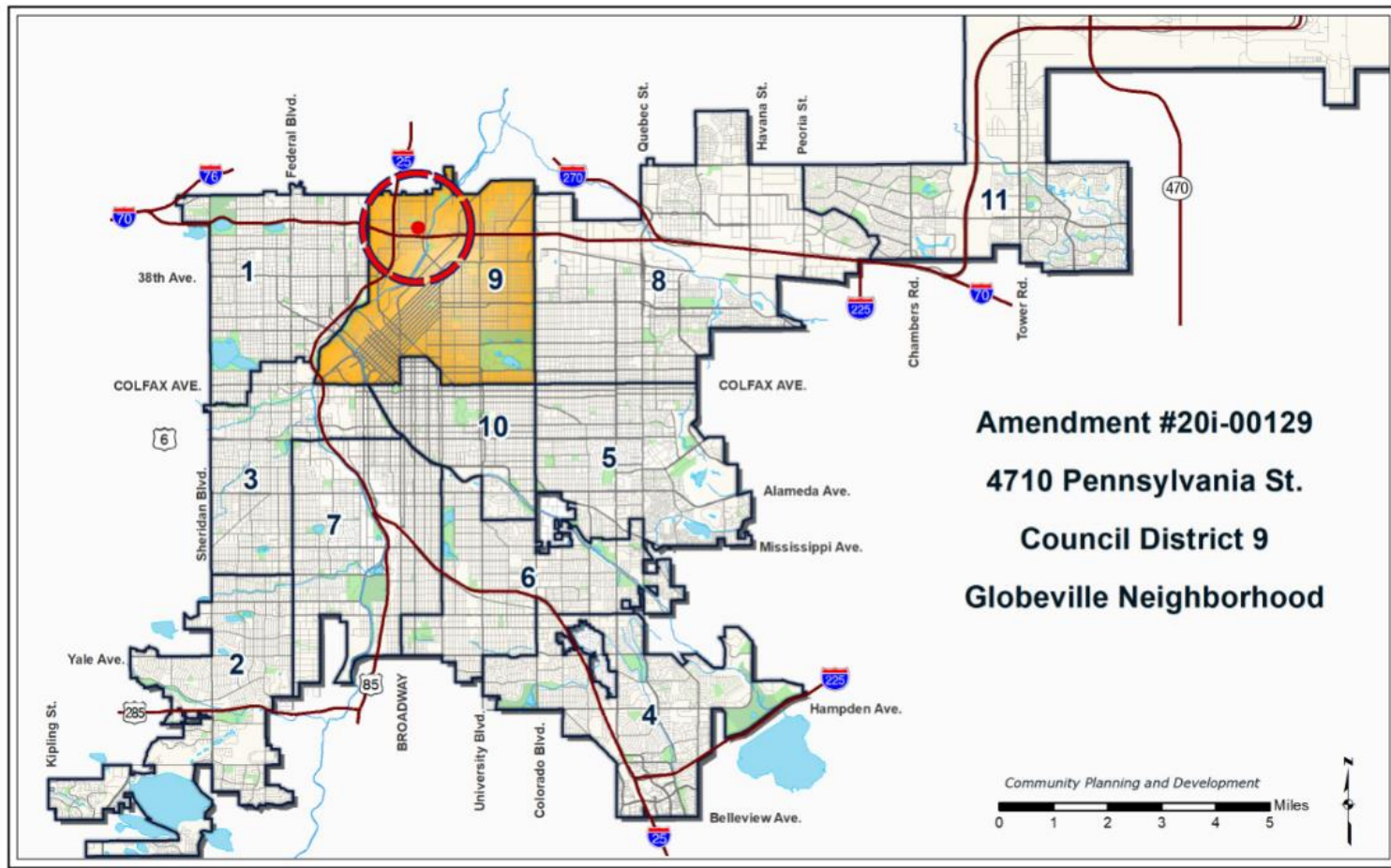




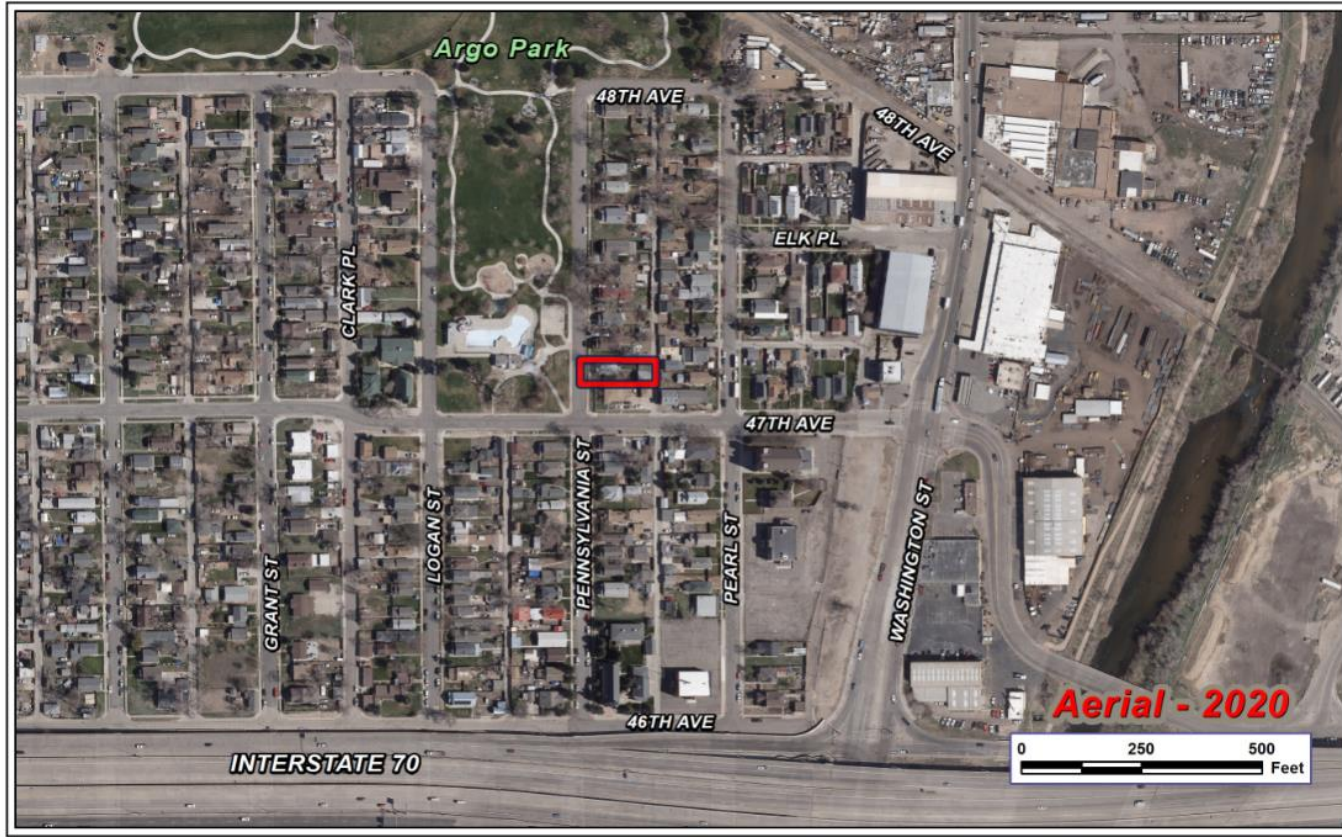
4710 N. Pennsylvania Street

Application Request: E-SU-D to U-SU-C1

Council District 9 (Candi CdeBaca)

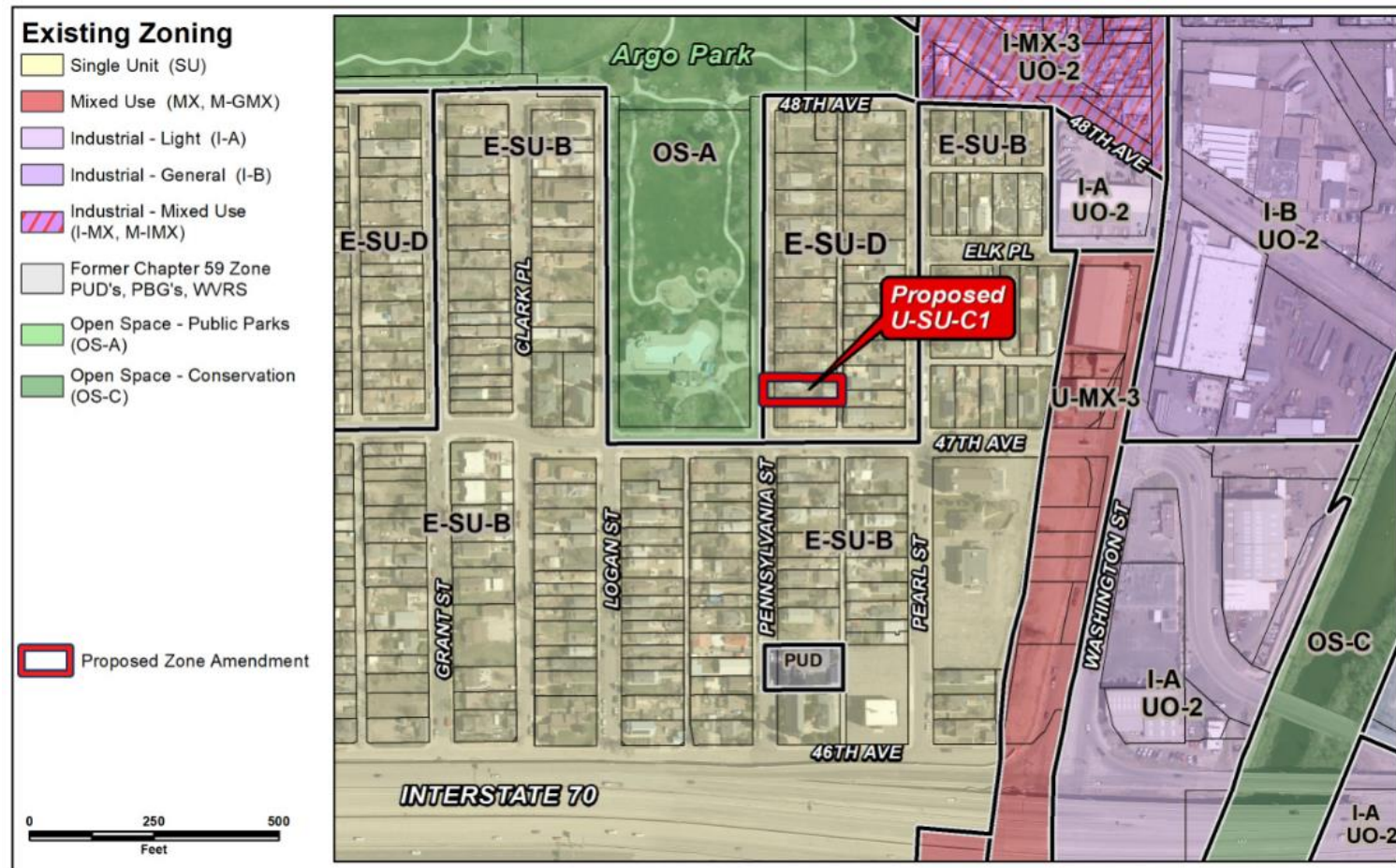


Request: U-SU-C1



- Location
 - Approx. 6,250 square feet or 0.14 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-D to U-SU-C1
 - Allows the urban house and detached accessory dwelling unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 5,500 ft²

Existing Zoning



- Current Zoning: E-SU-D
- Surrounding Zoning: E-SU-D
- OS-A
- U-MX-3
- E-SU-B

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Industrial
- Open Space



Subject Property



-  Agriculture
-  Park/Open Space
-  Parking
-  Vacant



Process

- Informational Notice: 12/30/2020
- Planning Board Notice: 5/4/2021
- Planning Board Public Hearing: 5/19/2021
- LUTI Committee: 5/25/21
- City Council Public Hearing: 9/2/21

- Public Comment
 - As of present, no comments have been received.

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)*

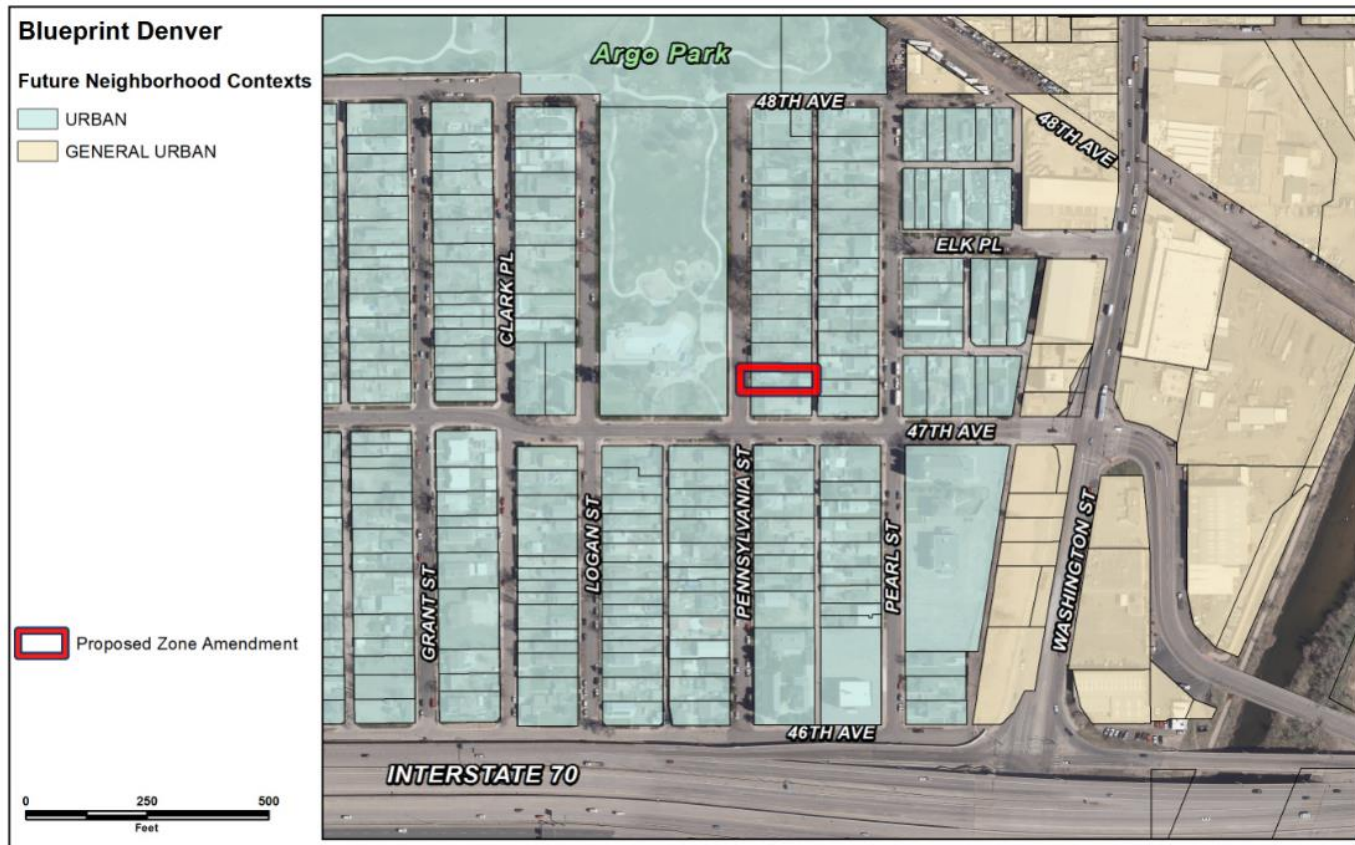
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4. Justifying Circumstances

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

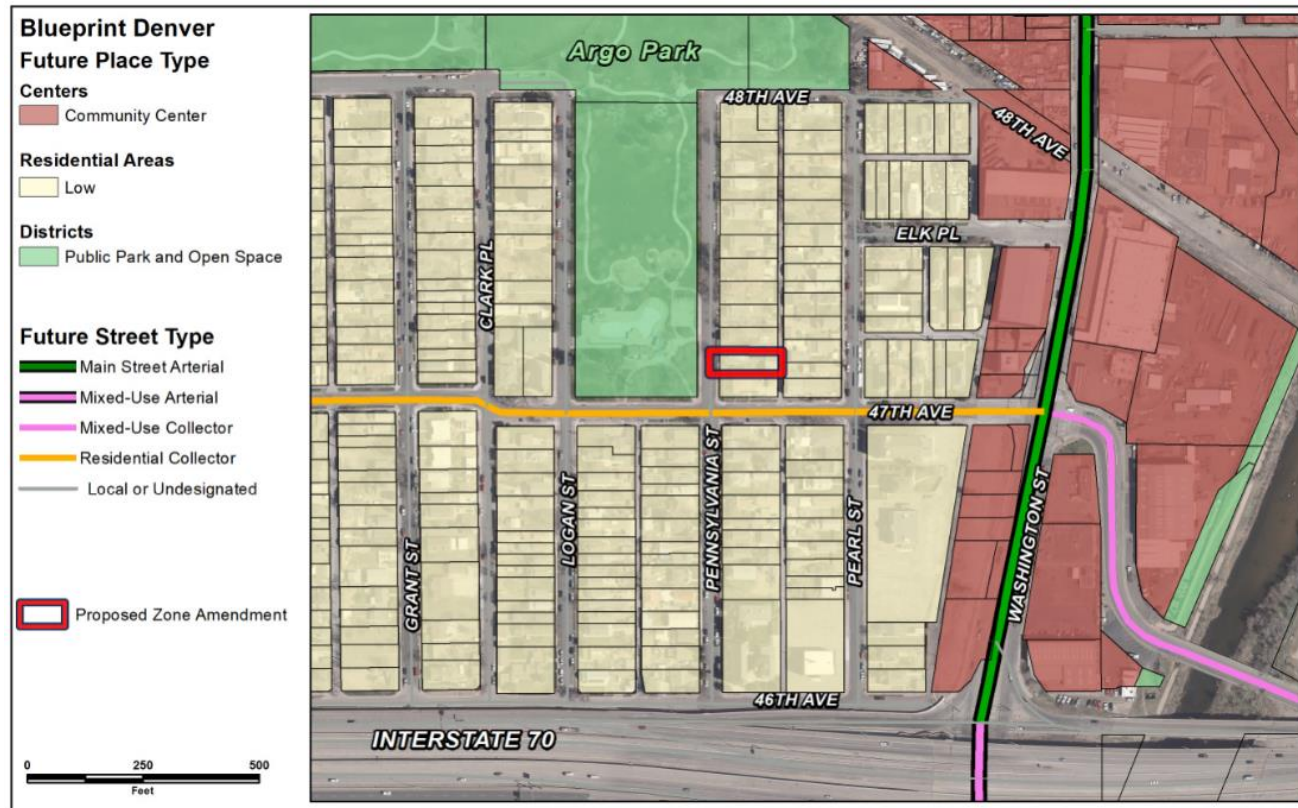
Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban**

- Small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas
- Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver 2019



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - Pennsylvania Street: Local Street

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



Land Use Concept

- Single Family with ADU

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”

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 6,000 square foot minimum zone lot size, a future zone district should have a 5,500 square foot zone lot minimum.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
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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