



East Colfax

Map Amendment #2020I-00158: from E-SU-Dx to E-SU-D1x

Denver City Council

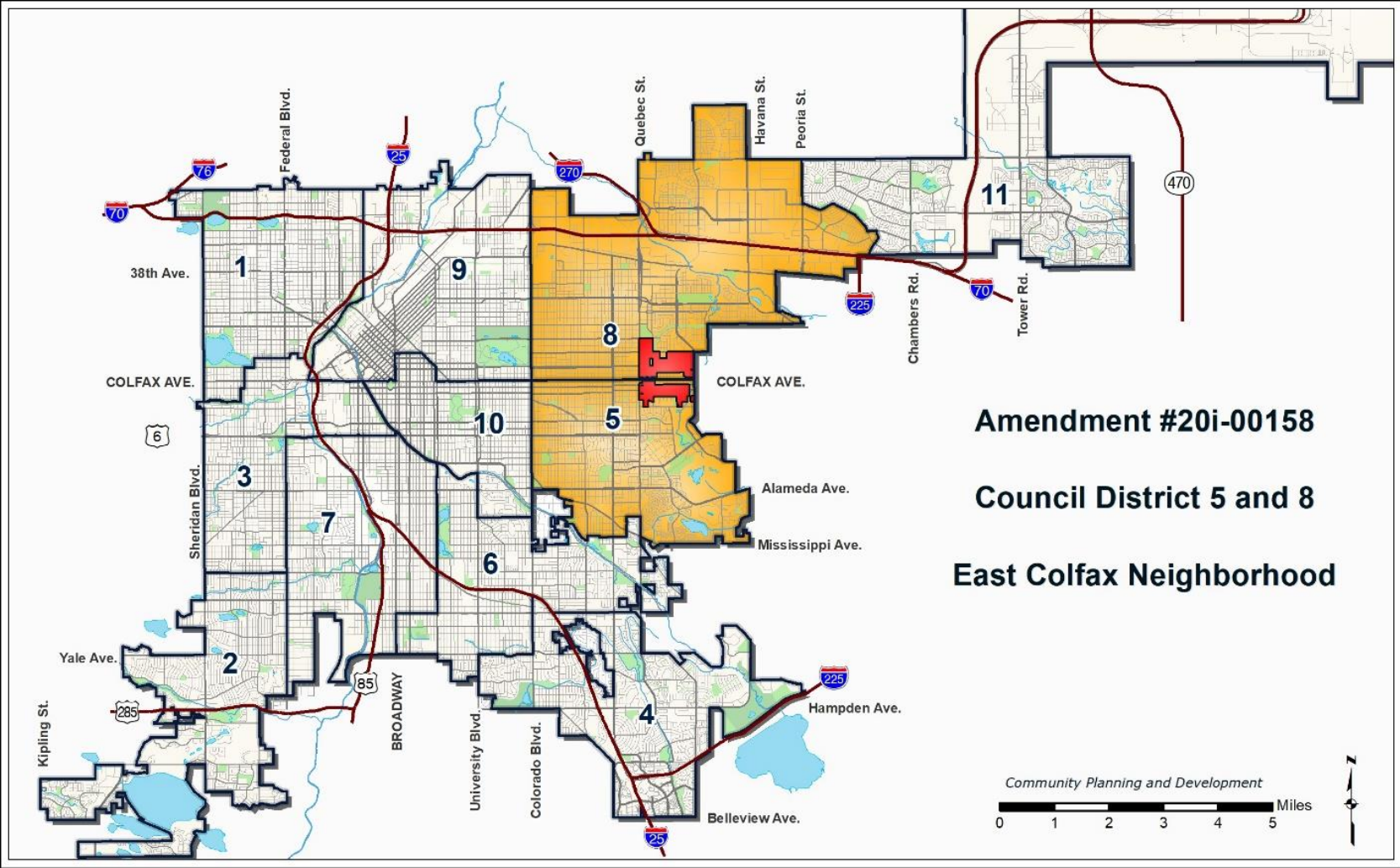
Land Use, Transportation and Infrastructure Committee

Date: 11/9/2021

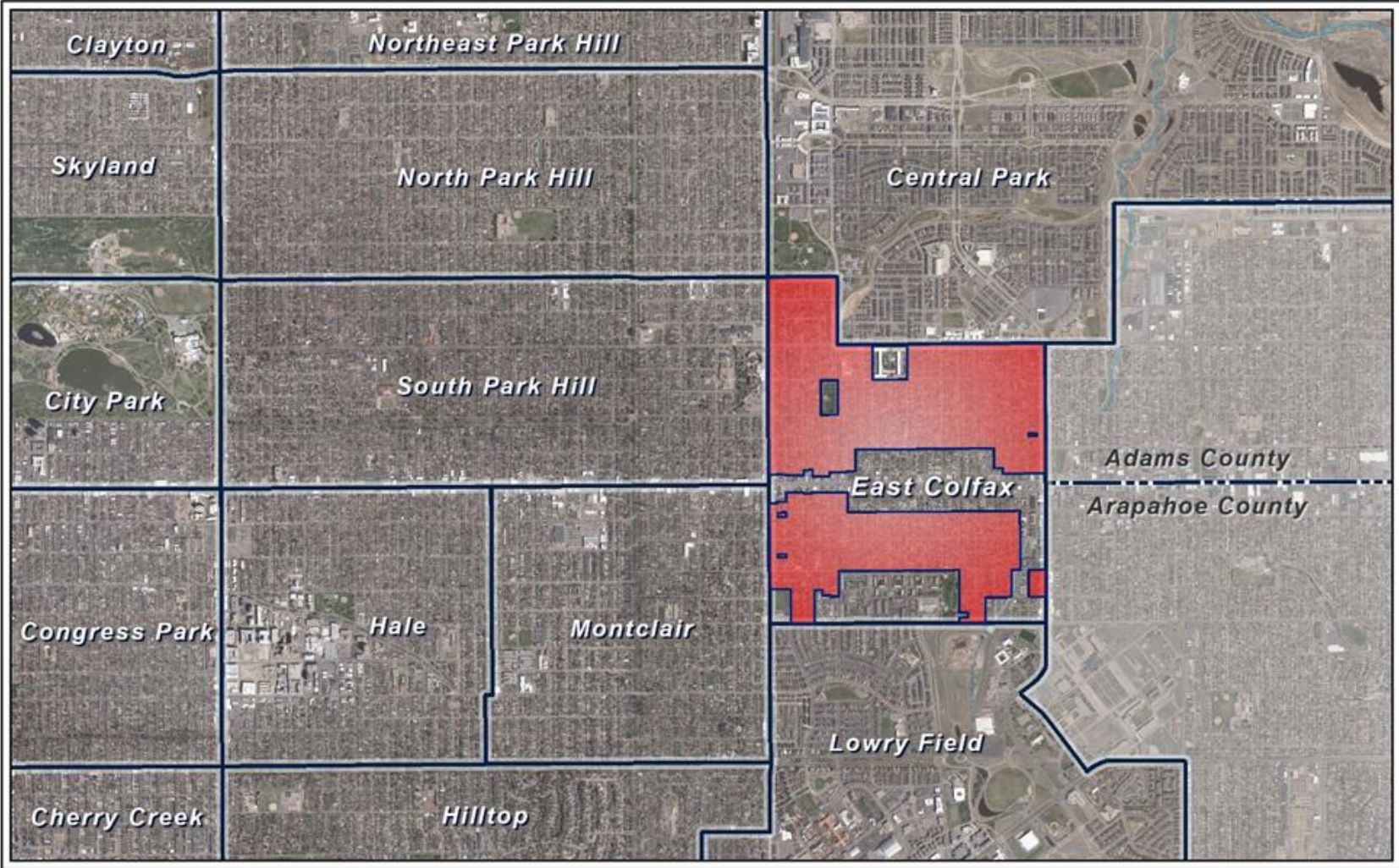
Purpose of Map Amendment

- Sponsored by Council Members Amanda Sawyer and Christopher Herndon
- Map Amendment: Rezone all properties with single-unit residential zoning in East Colfax to allow ADUs

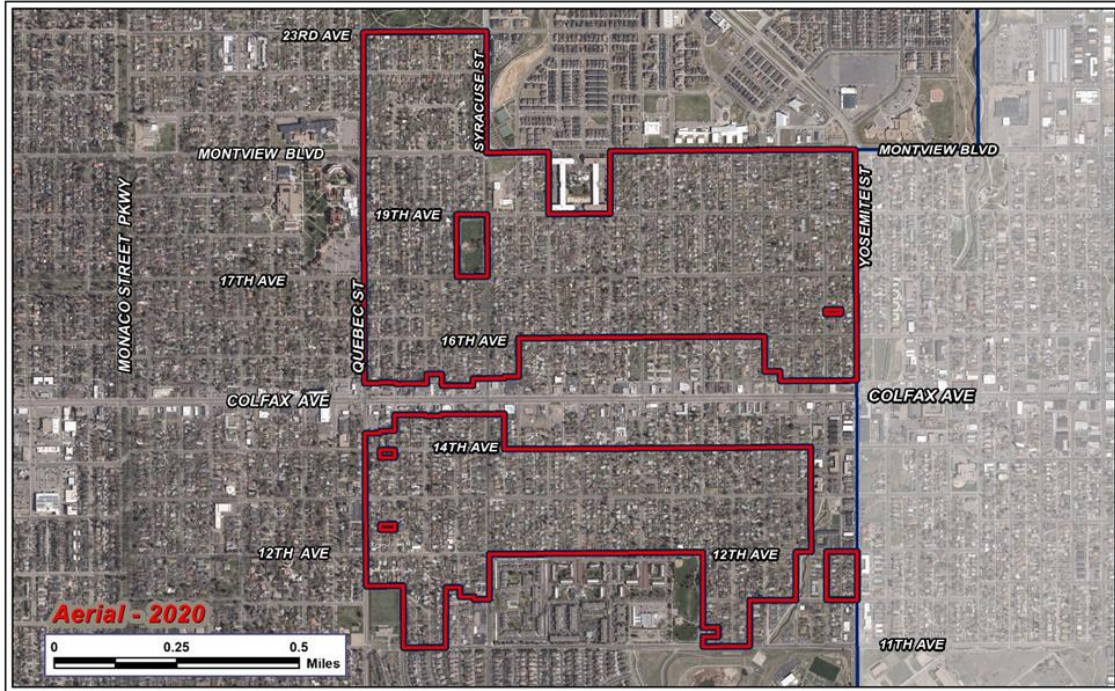
Council Districts 5 & 6: Sawyer and Herndon



Sloan Lake and West Colfax Neighborhoods



Request: U-SU-D1x



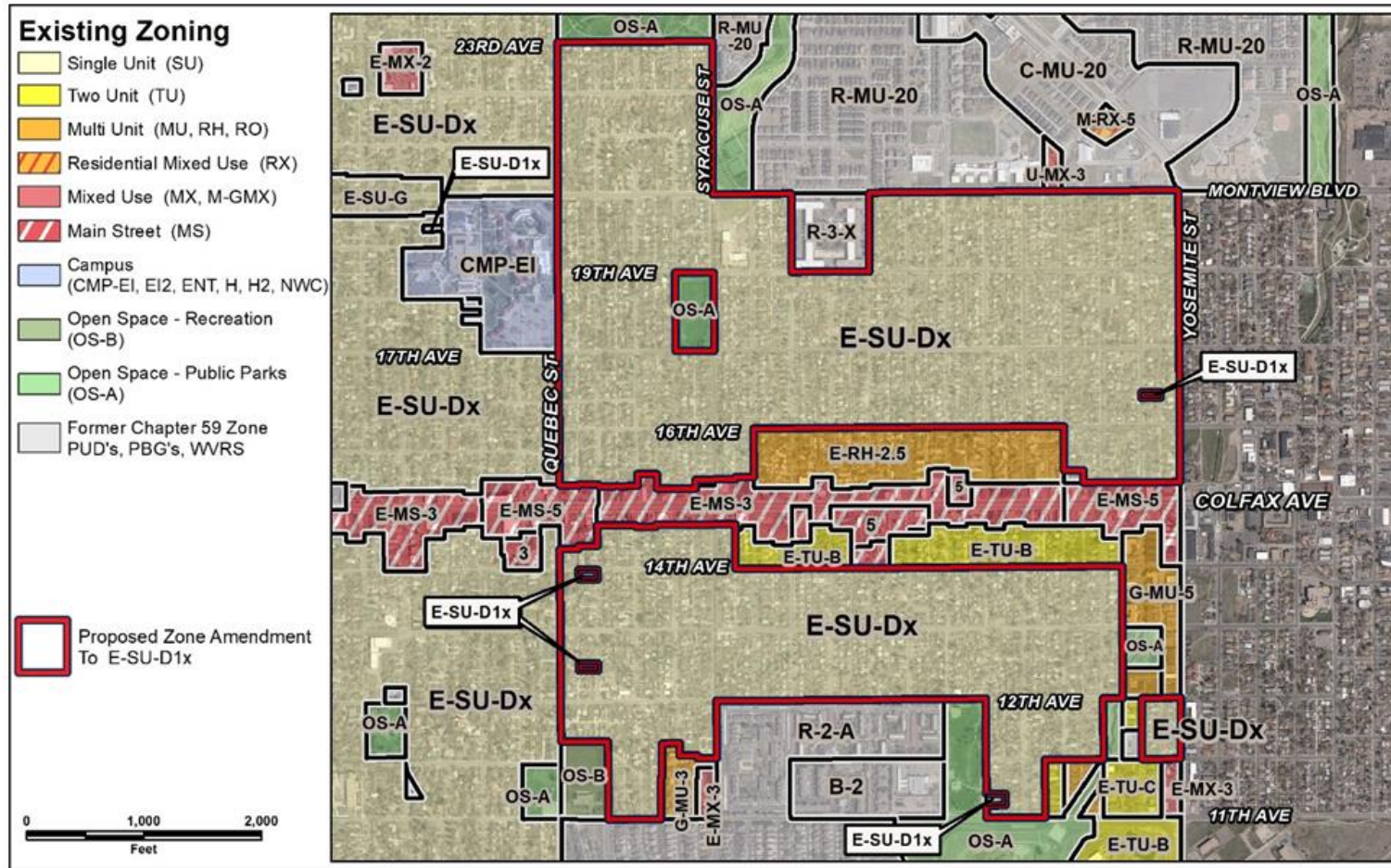
- Over 2,050 parcels
- Approximately 476 acres
- Urban Edge Neighborhood Context – Single-Unit Residential Use – allowing accessory dwelling units
- Requesting rezoning to facilitate accessory dwelling units

Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Context Overview

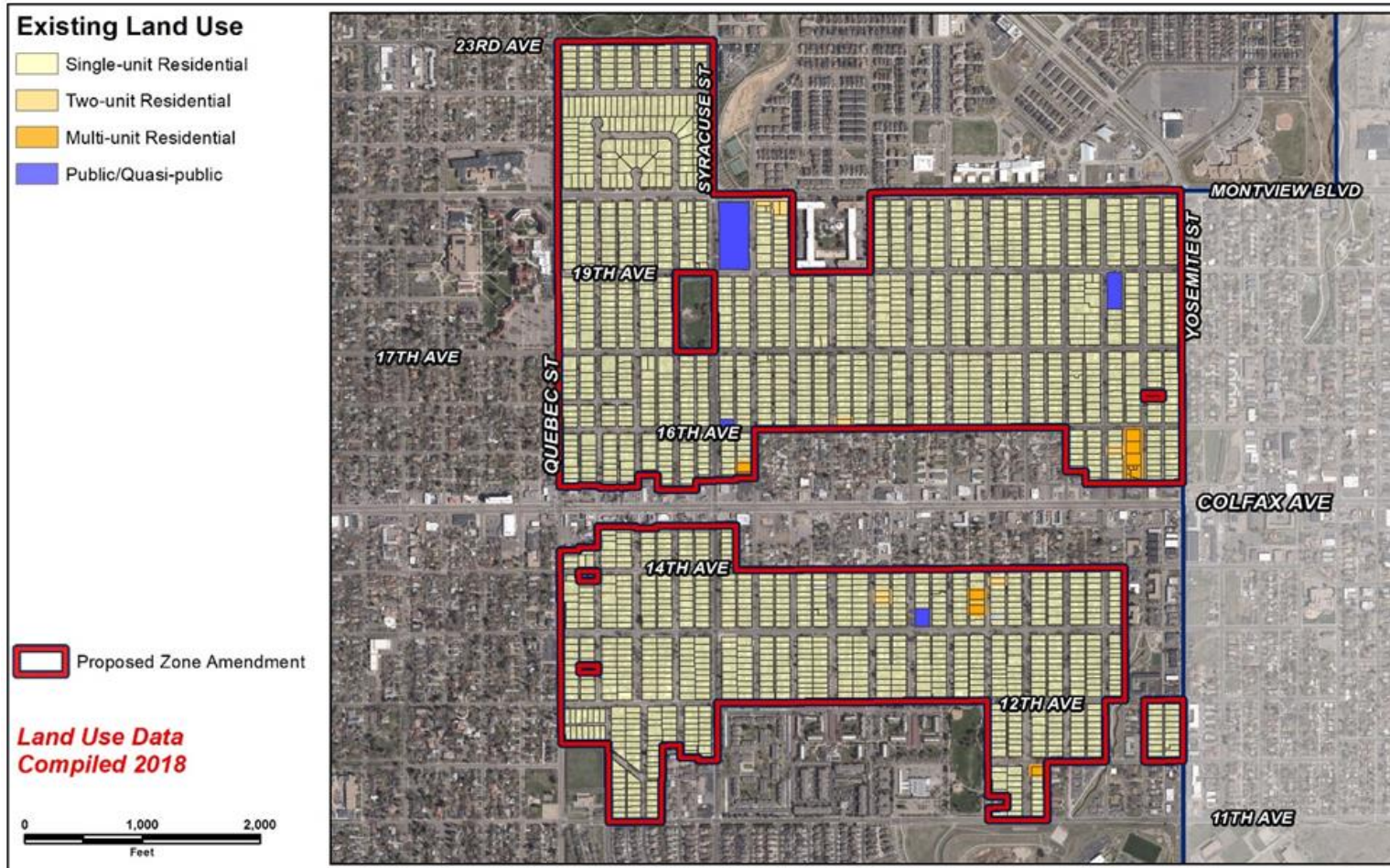
- Zoning
- Land Use
- Building Form/Scale

Existing Zoning



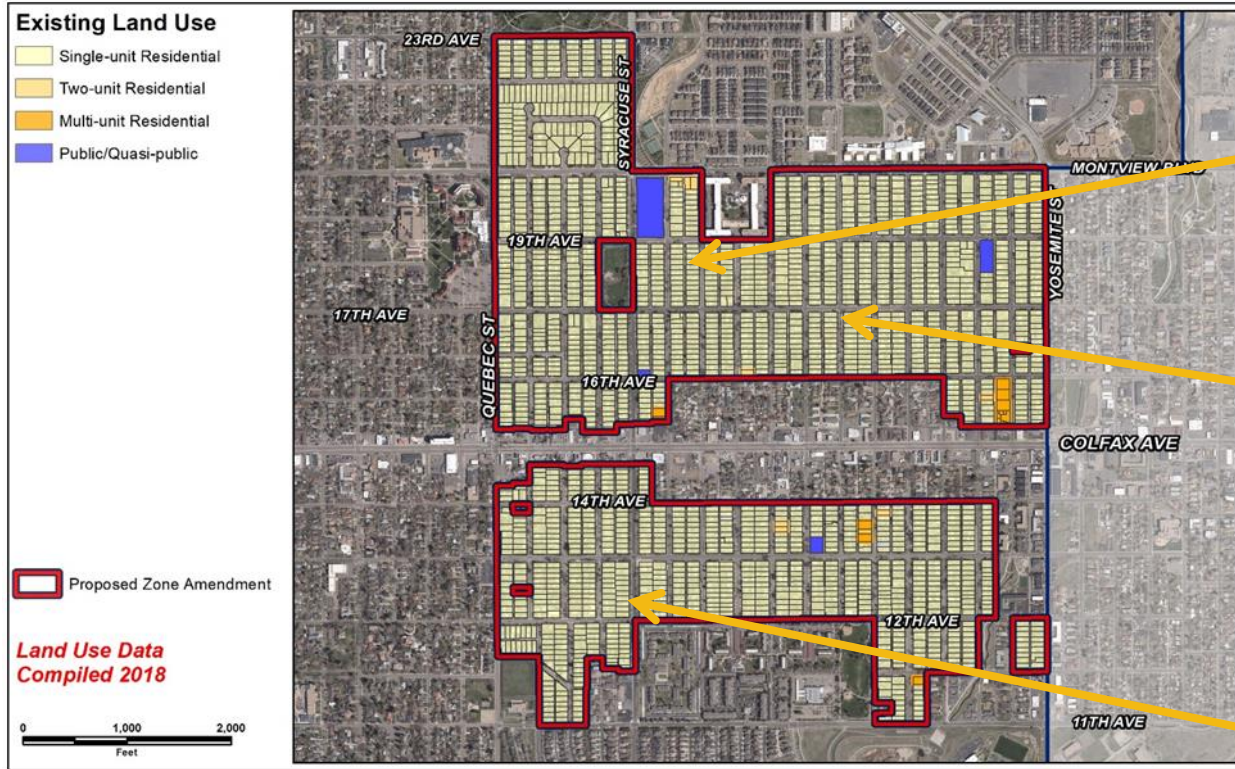
- Current zoning: U-SU-Dx
- Surrounding zoning: E-RH-2.5; E-MS-3 and -5; E-TU-B, Former Ch. 59 residential and mixed-use districts
- Contained within the rezoning area are four properties previously rezoned to E-SU-D1x to allow ADUs.

Existing Land Use

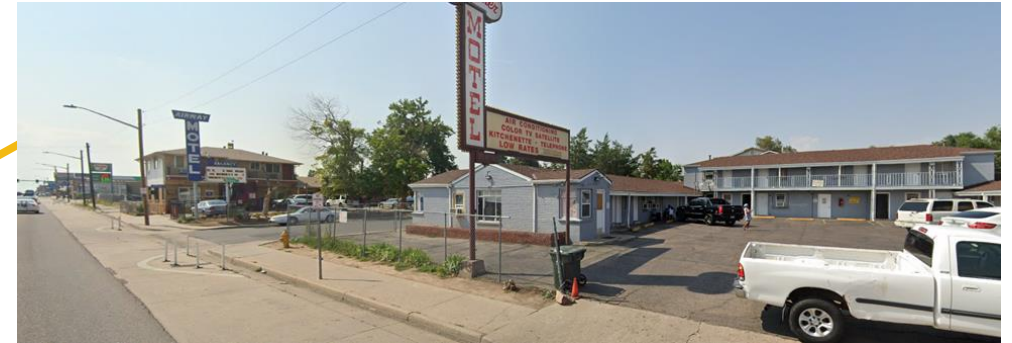
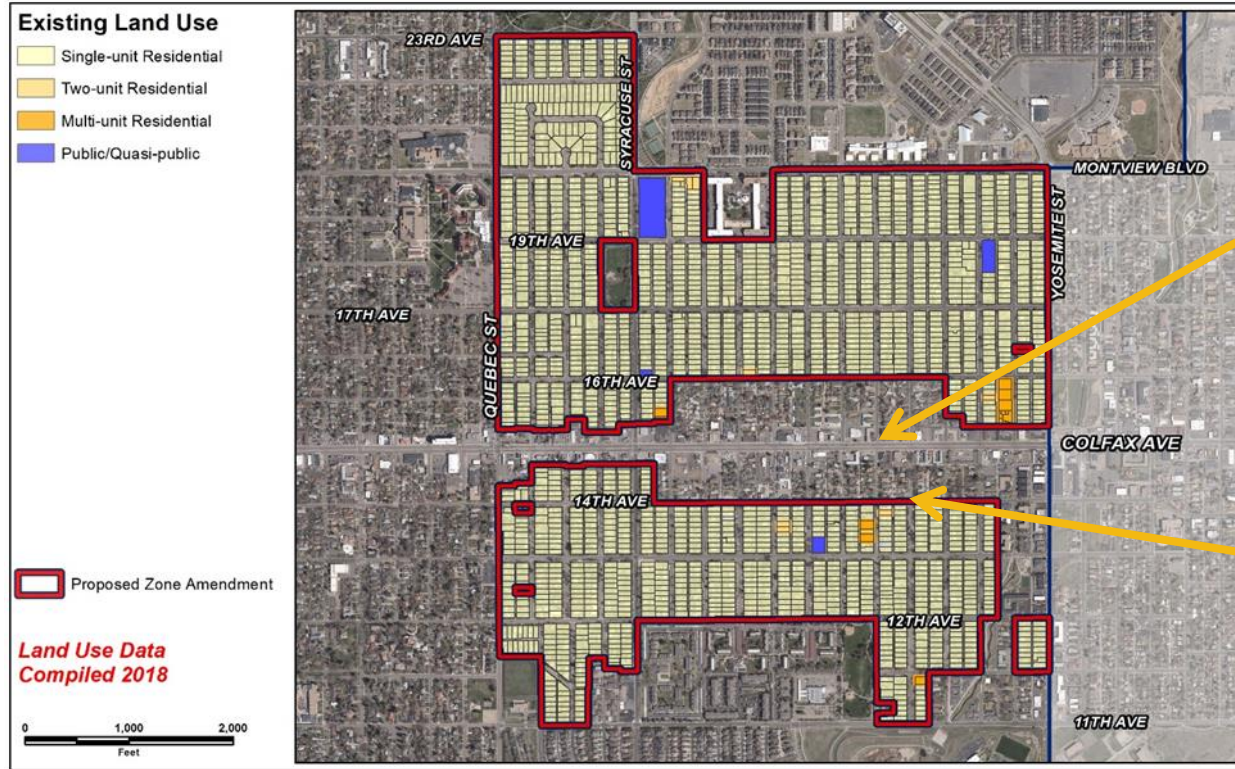


- Single-unit residential, public/quasi public, handful of two- and multi-unit residential uses
- Adjacent to commercial, office, mixed use, public/quasi public, park/open space, single-unit residential, two-unit residential, multi-unit residential

Existing Context – Built Form/Scale



Existing Context – Surrounding Built Form/Scale



Public Outreach by Council offices

- Property owner mailers and flyers: January 2021
- Virtual Town halls: 1/20/21 and 1/27/21
- Online survey: 8/18/21 to 2/15/21

Process

- Informational Notice: 8/19/2021
- Planning Board Notice Posted: 10/19/2021
- Planning Board Public Hearing: 11/3/2021
- LUTI Committee (tentative): 11/9/2021
- City Council Public Hearing (tentative): 12/20/2021

Public Comment

- RNOs: no comments
- Members of the public
 - Detailed survey response comments, majority in support, included with application
 - Staff has received 5 letters from neighbors and one from a local nonprofit organization (the Fax Partnership) in support, 3 letters in opposition

Agency Review Comment: Wastewater

- Denver Department of Transportation and Infrastructure (DOTI) highlighted concerns about sewer capacity
- Individual homeowners not typically expected to make network improvements
- DOTI Wastewater will analyze network needs based on Blueprint recommendations and ADU buildouts, monitor flows and explore future funding options for improvements if needed.

Related Text Amendment: to Correct Detached ADU Max. Footprint Error in E-SU- zone districts

- **Purpose:** Correct an error introduced in the 2021 Bundle of Denver Zoning Code Text Amendments that inadvertently reduced the maximum building footprint for detached accessory dwelling units on zone lots greater than 6,000 square feet in size in the following zone districts:
 - E-SU-B1
 - E-SU-D1
 - E-SU-D1x
 - E-SU-G1
- The proposed text amendment will be considered by City Council separately from this map amendment, It will ensure that East Colfax property owners are not impacted by the error.

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

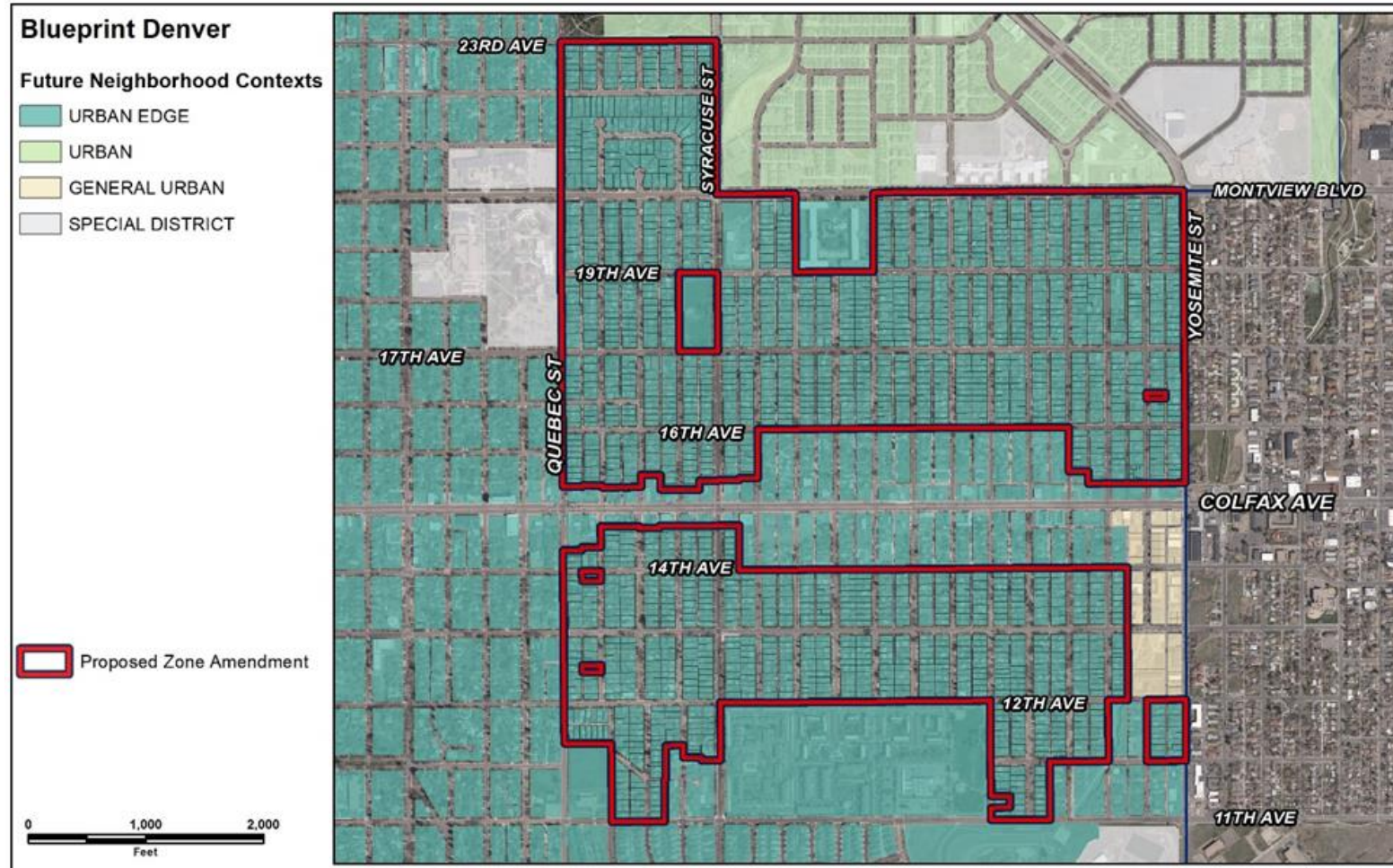
1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Housing an Inclusive Denver*
- *East Area Plan (2020)*

2. Uniformity of District Regulations

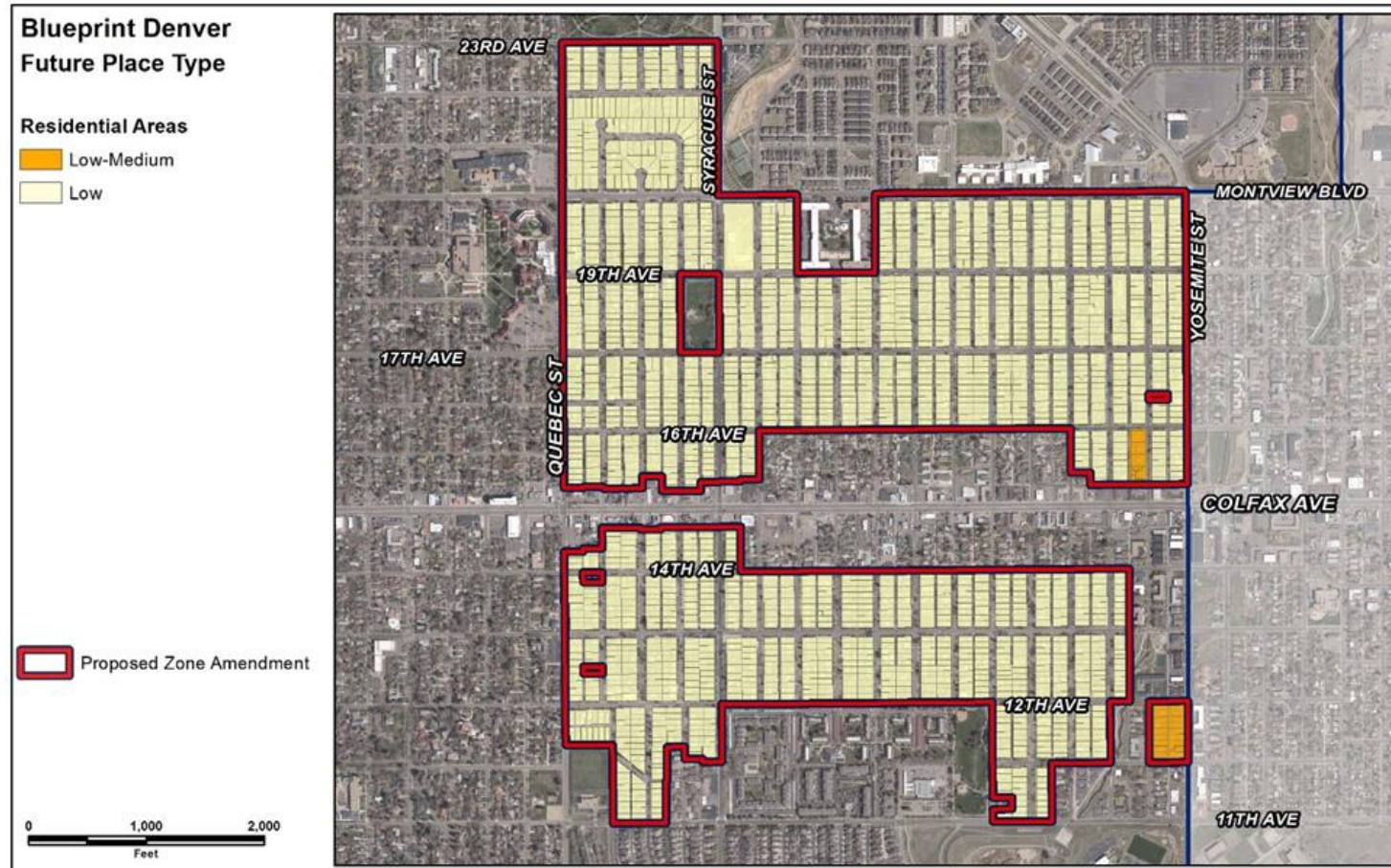
3. Further Public Health, Safety and Welfare

Consistency with Adopted Plans: Blueprint Denver



- **Urban Edge Context**
 - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout and commercial/mixed use development found along main corridors
 - mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present

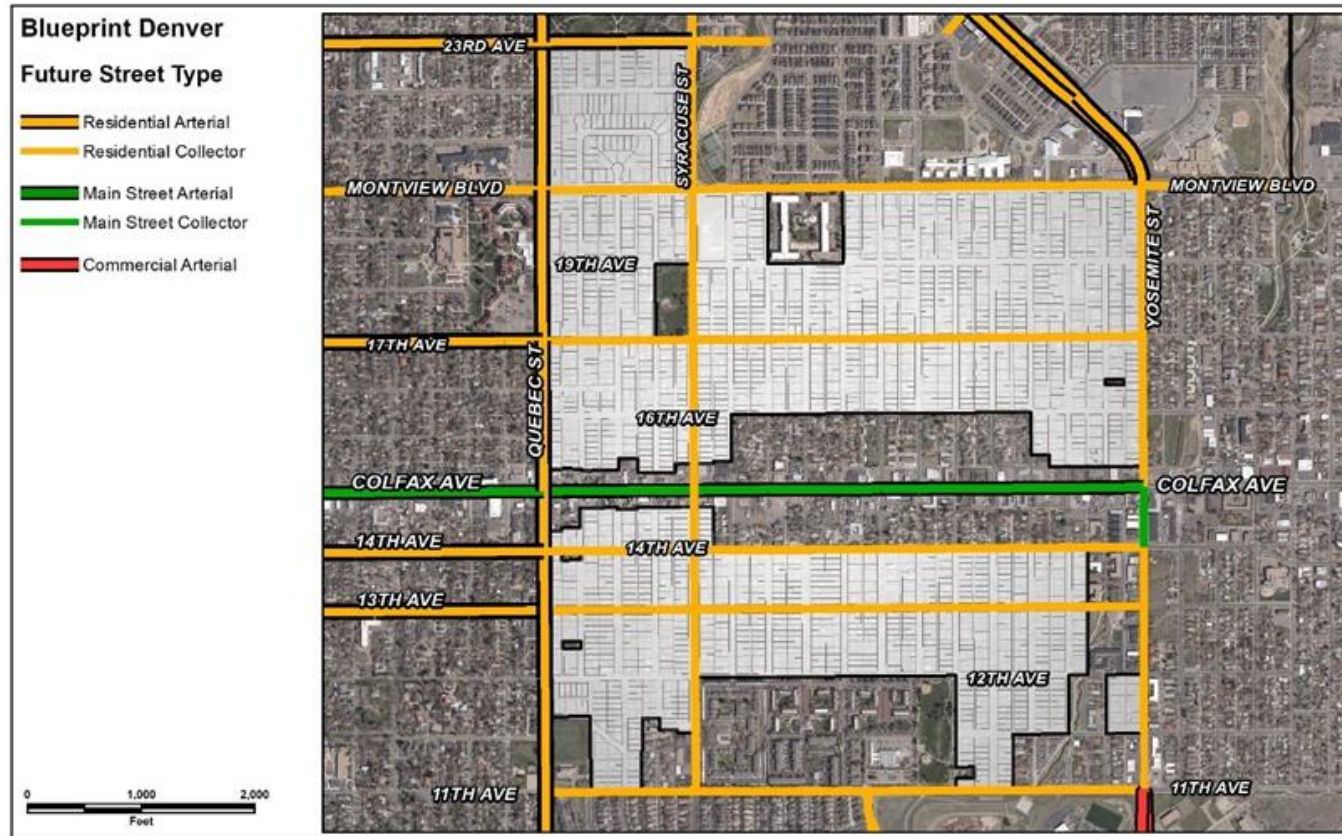
Consistency with Adopted Plans: Blueprint Denver



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

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.

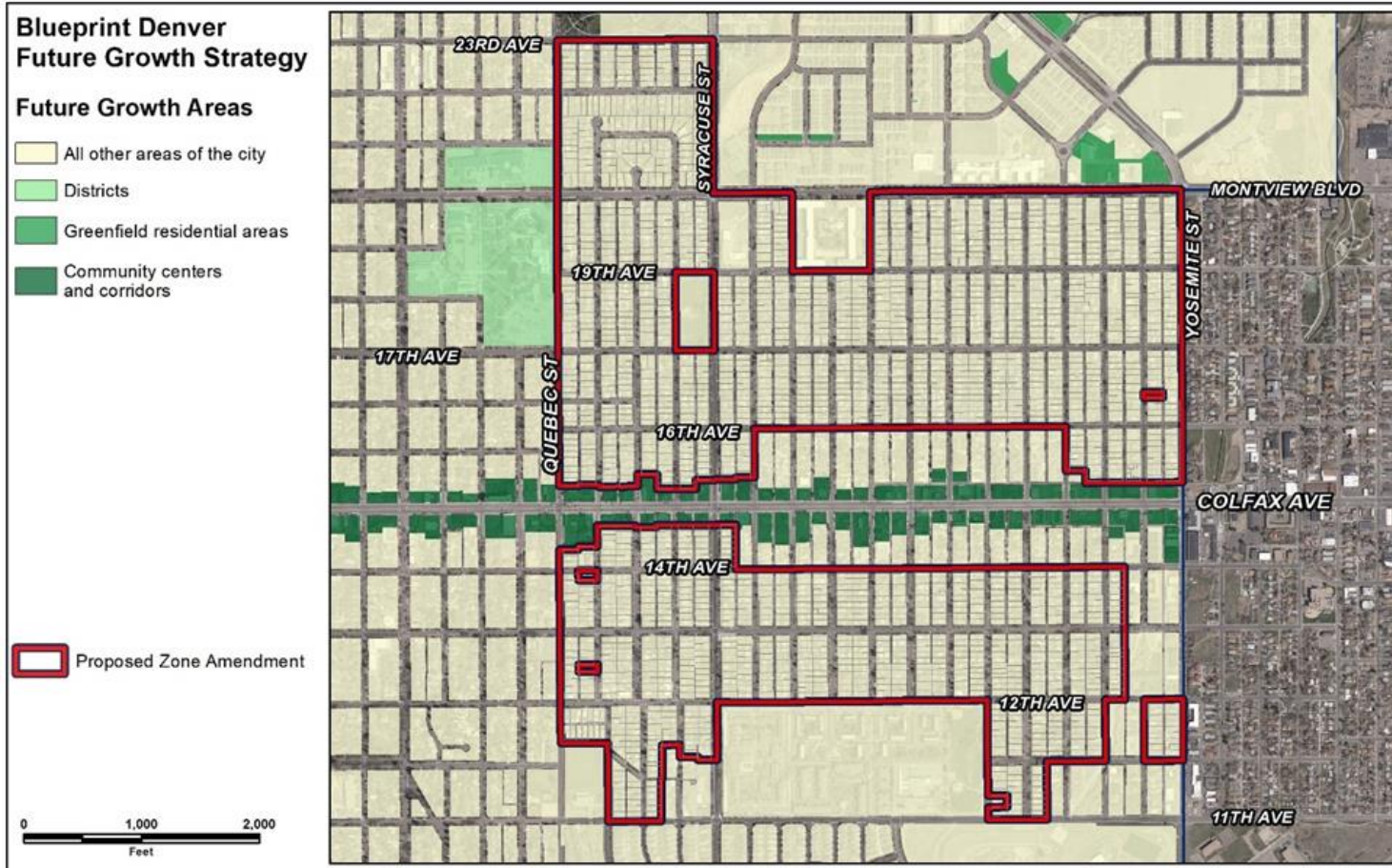
Consistency with Adopted Plans: Blueprint Denver



- **Future Street Type**
 - Colfax Ave: Main Street Arterial
 - 11th, 13th, 14th, 17th, Montview and 23rd Aves; Quebec, Syracuse and Yosemite Streets: Residential Arterial
 - Yosemite identified as Commercial Arterial and Main Street Collector for short nearby segments

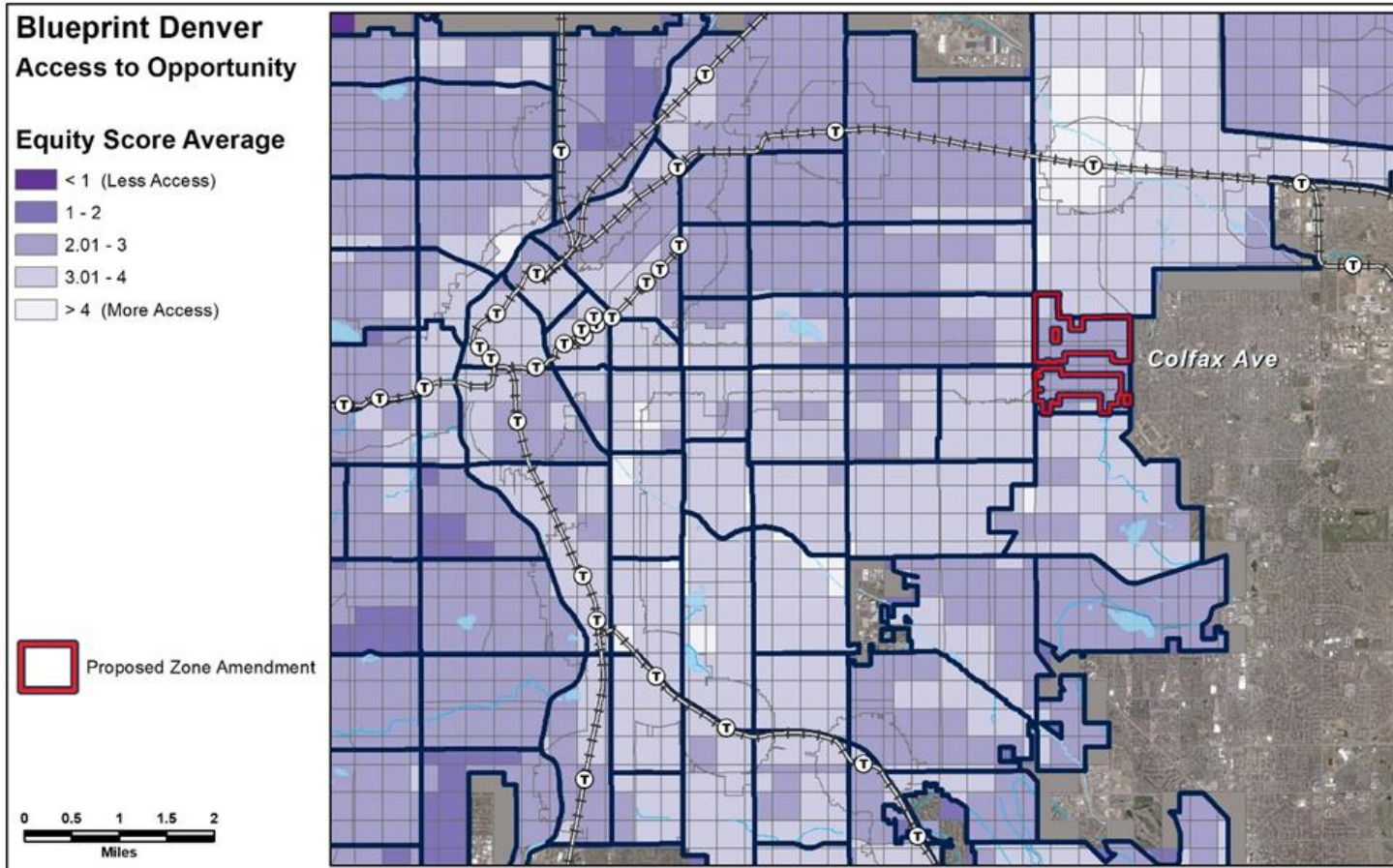
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Consistency with Plans: Blueprint Denver 2019



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

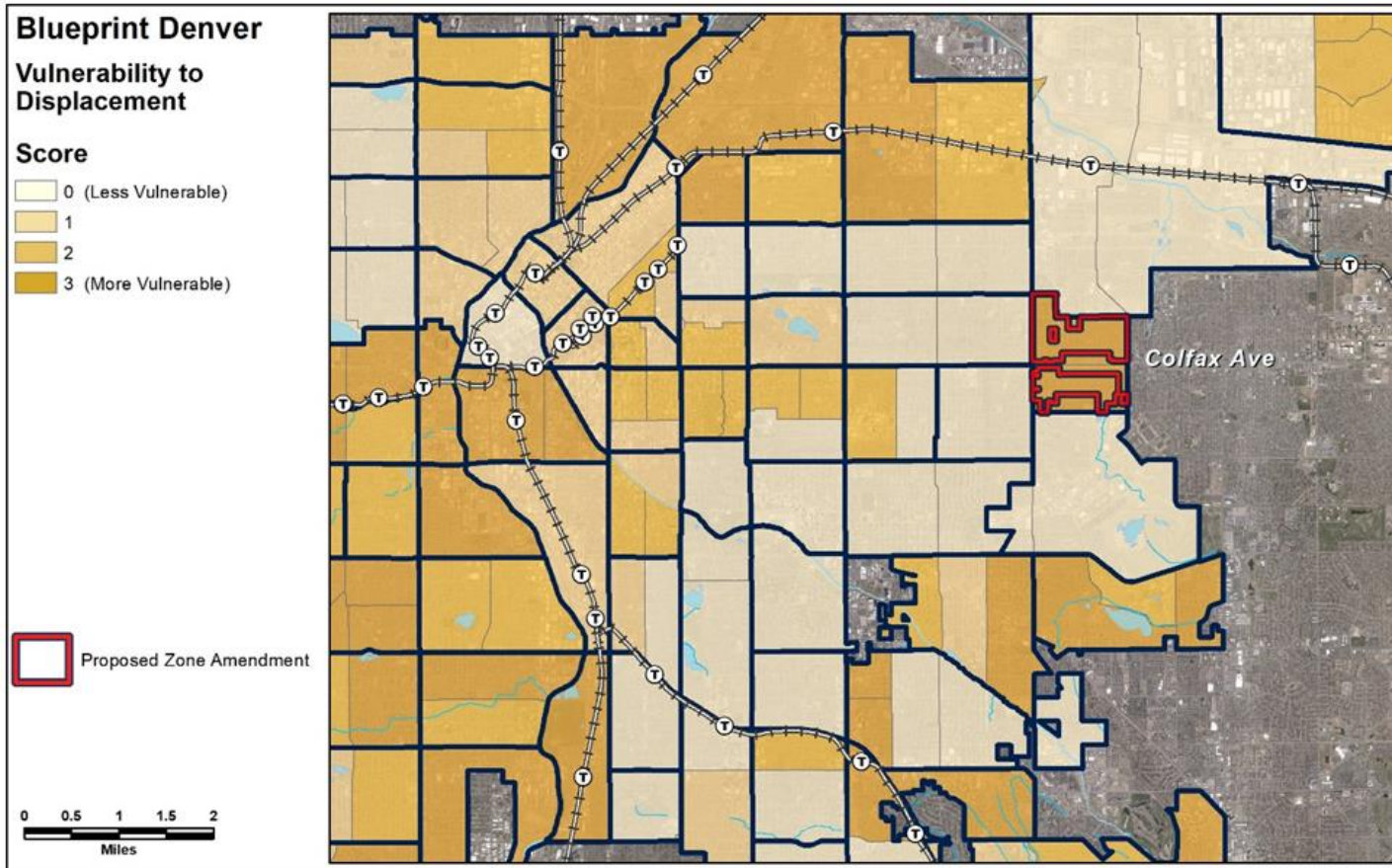
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Average Access
 - Low access to healthcare, shorter life expectancy
 - High access to transit and Centers and Corridors
- Proposed rezoning will increase housing in area with access to jobs and services

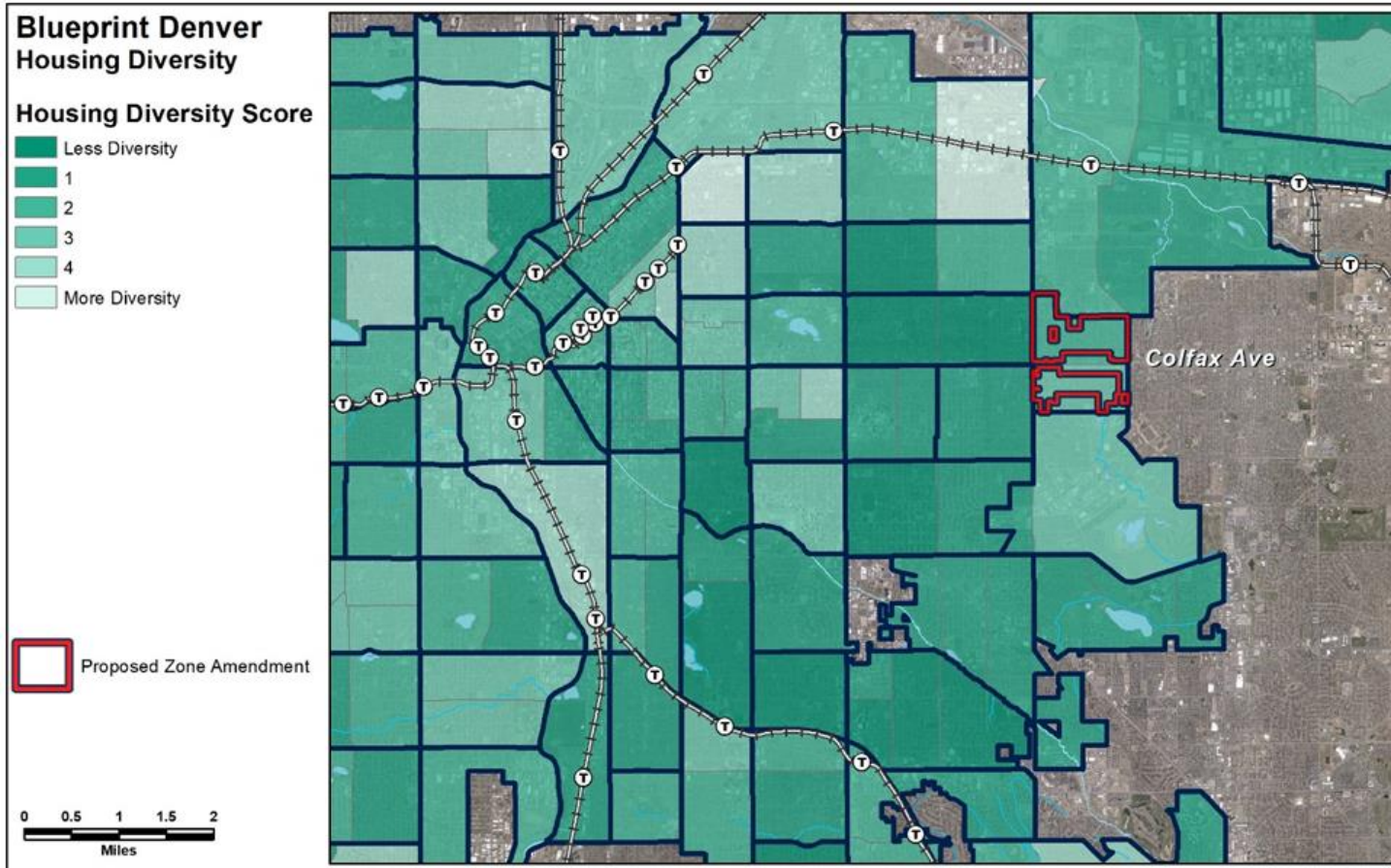
Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

- More Vulnerable, based on all three metrics:
 - Median household income
 - Percent of renters
 - Educational attainment
- Expand housing options, wealth-building tool, opportunity to keep current residents in place

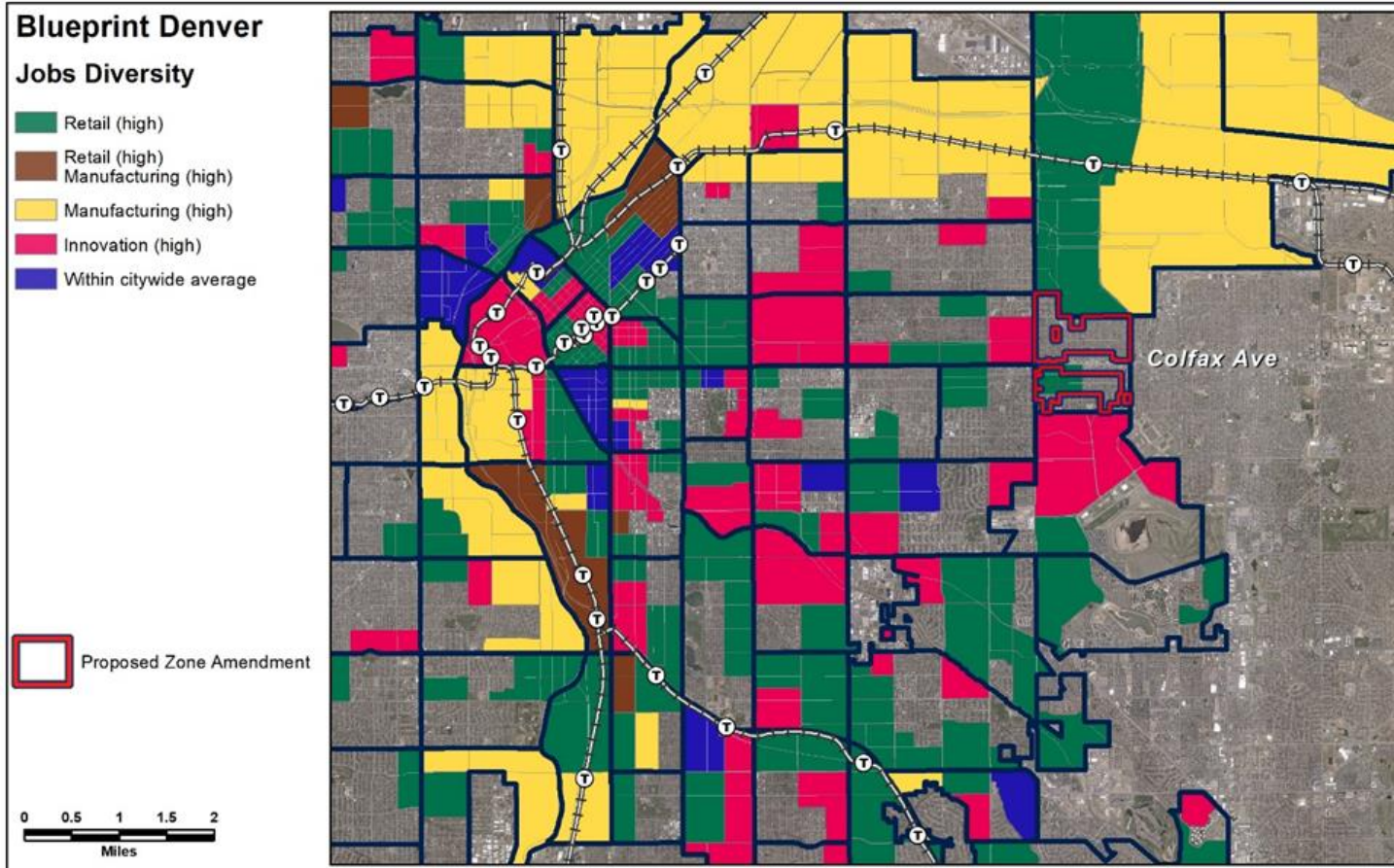
Consistency with Adopted Plans: Blueprint Denver



Housing Diversity

- Moderate Diversity
 - Missing middle
 - Home size
 - Ownership vs. rental
 - Housing costs
 - Affordable units
- New housing type, typically smaller and lower-cost

Consistency with Adopted Plans: Blueprint Denver



Jobs Diversity

- More retail
- Limited impact on jobs diversity

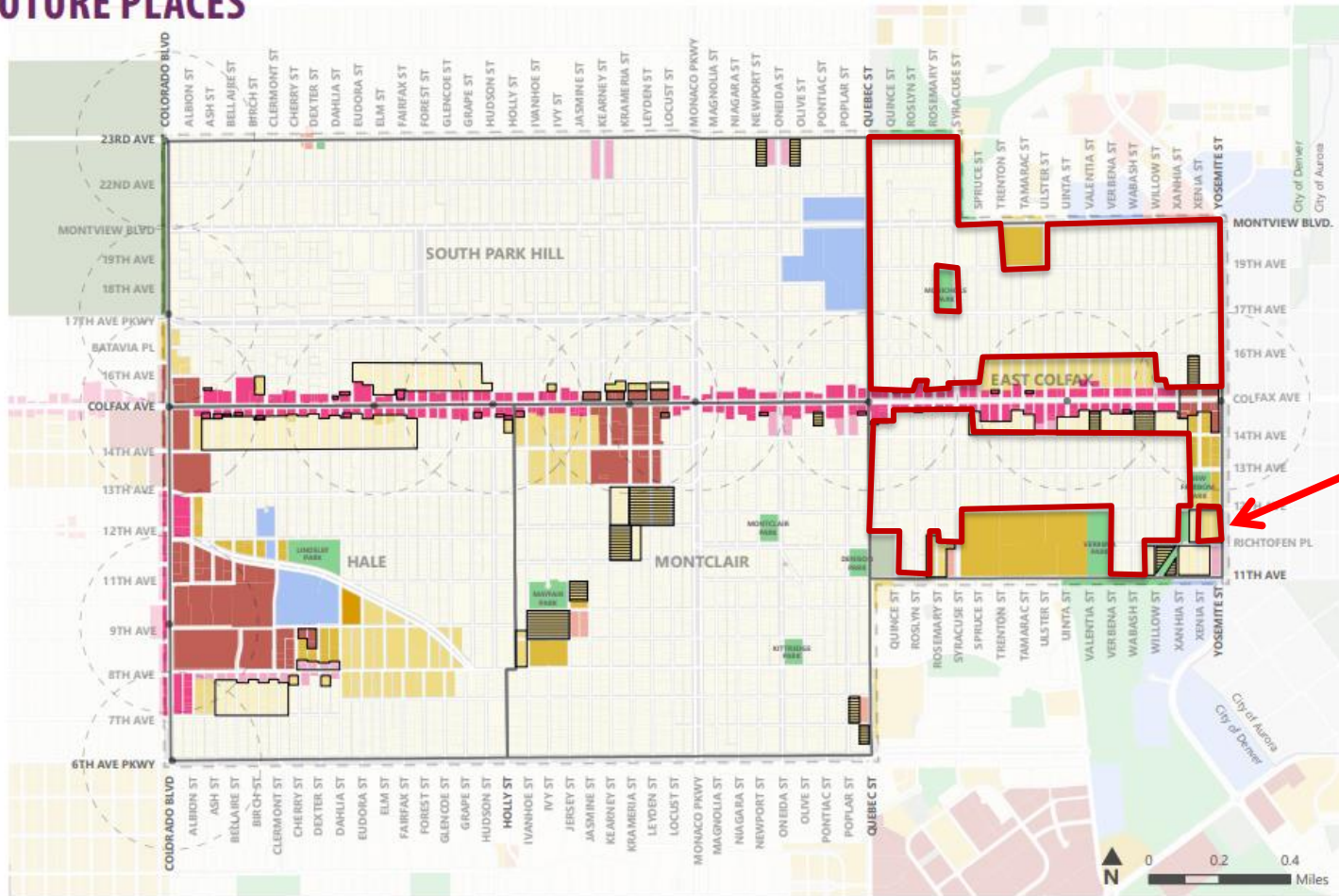
Consistency with Plans: Housing an Inclusive Denver

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.”

Consistency with Plans: East Area Plan

FUTURE PLACES



Future Places:

- Low Residential: Single Unit (majority of parcels)
 - “recommended in areas where single-unit homes with accessory dwelling units are appropriate”
- Low Residential: Two Unit (small number of parcels at Yosemite and 12th Ave)
 - “recommended in areas where both single- and two-unit homes with accessory dwelling units are appropriate”



Consistency with Plans: East Area Plan

Land Use Policies:

- Policy L6: Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly-designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations (p. 39)

Economy and Housing Policies:

- Policy D: Integrate resources and strategies to address equity considerations and mitigate involuntary displacement of residents with the implementation of major City investments and projects, including regulatory changes, legislative rezonings, and transportation infrastructure improvements. (p. 52)

Review Criteria

Denver Zoning Code Review Criteria

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

CPD Recommendation

1. Staff recommends that the Land Use, Transportation and Infrastructure Committee move legislative map amendment proposal #2020I-00158 forward to the City Council for a public hearing.