

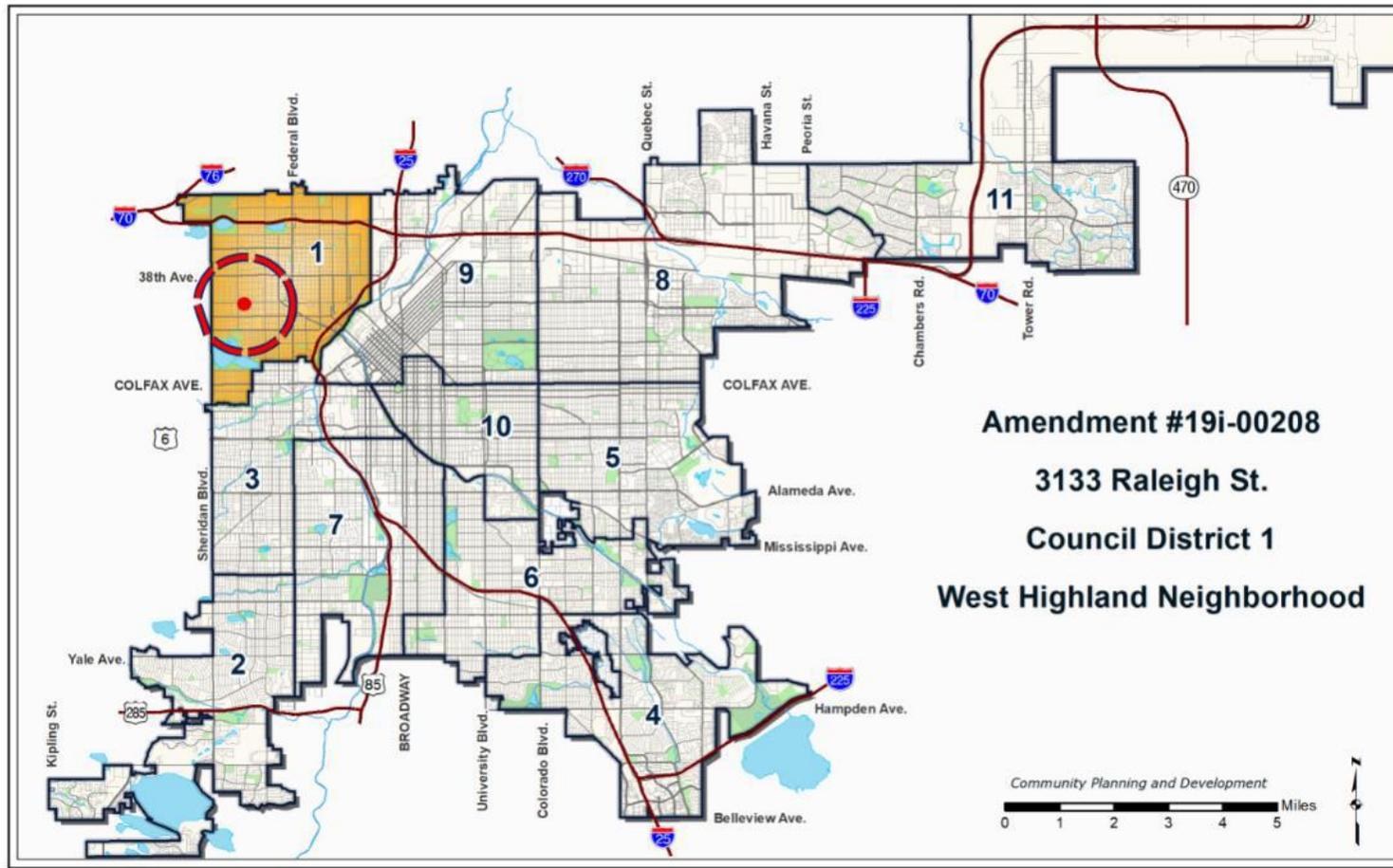


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# 3133 N. Raleigh Street

Application Request: U-SU-A to U-SU-A1

# Council District 1 (Amanda Sandoval)

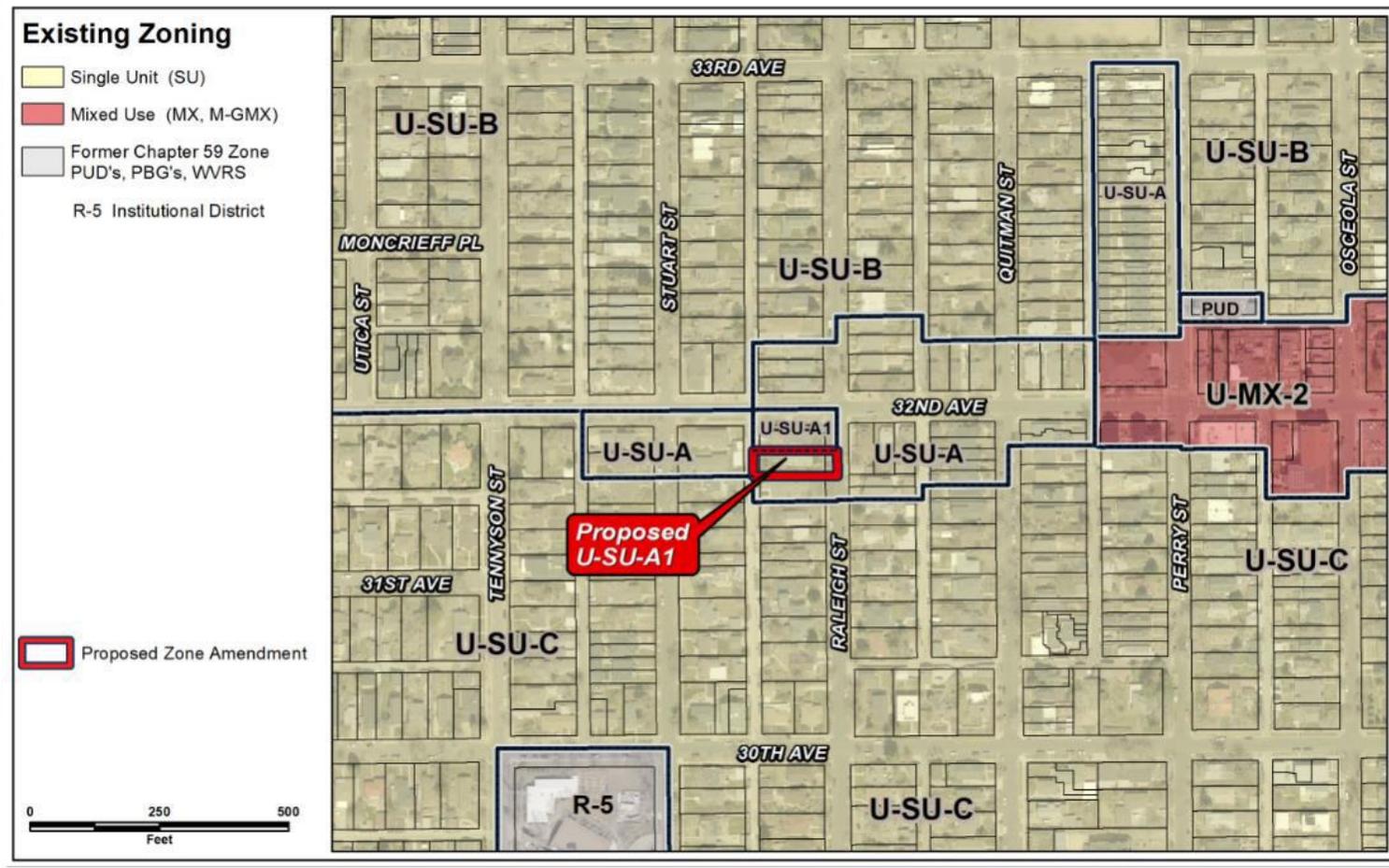


# Request: U-SU-A1



- Location
  - Approx. 6,350 square feet or 0.16 acres
  - Single-unit residential
- Proposal
  - Rezoning from U-SU-A to U-SU-A1
    - 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 3,000 ft<sup>2</sup>

# Existing Zoning



- Current Zoning: U-SU-A
- Surrounding Zoning: U-SU-A
- U-SU-A1

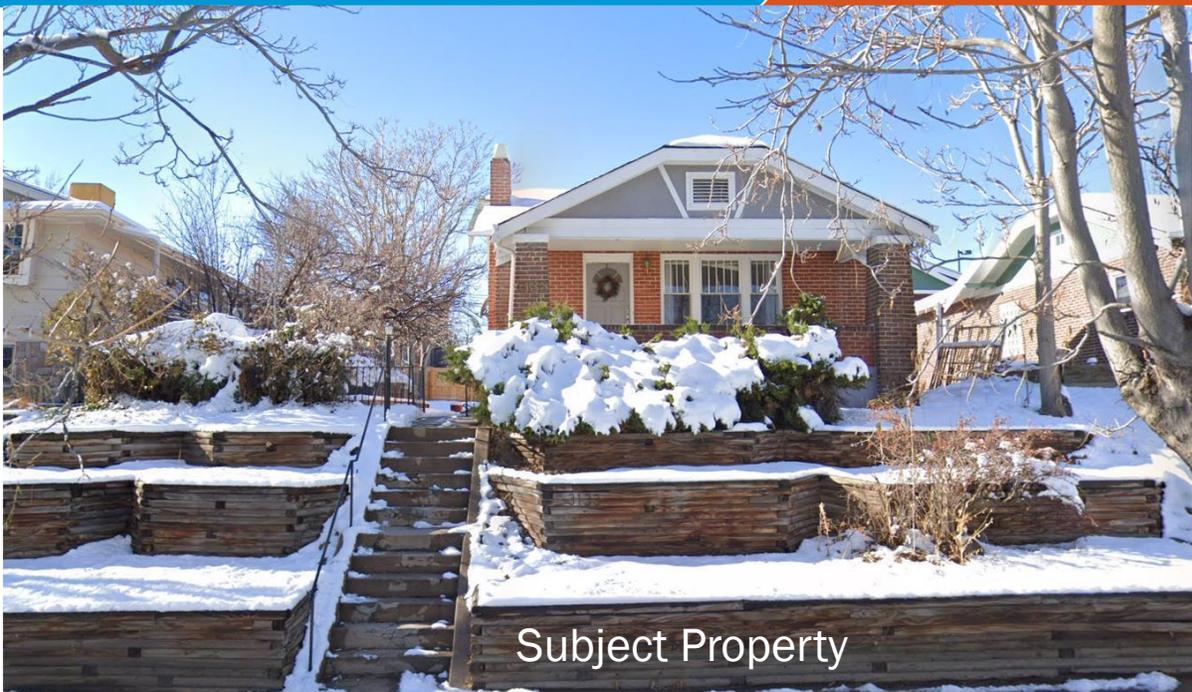
# Existing Land Use



**Land Use:** Single-Unit Residential

**Surrounding Land Uses:**

- Single-Unit Residential
- Two-Unit Residential



Subject Property



# Process

- Informational Notice: 01/5/2021
- Planning Board Notice: 3/23/2021
- Planning Board Public Hearing: 4/7/2021
  - Passed Unanimously
- LUTI Committee: 4/20/21
- City Council Public Hearing: 7/19/21
- Public Comment
  - As of present, two comments of opposition and seven letters of support have been received.
    - Concerns are for multiple ADUs allowed in close proximity, parking, traffic, and noise. The applicant has reached out to the individuals to address their concerns.

# 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)*

### 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: Blueprint Denver 2019



- Urban
  - Predominately residential
  - Homes are typically low-scale single- and two-unit residential.
  - 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**
  - Raleigh 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.

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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