

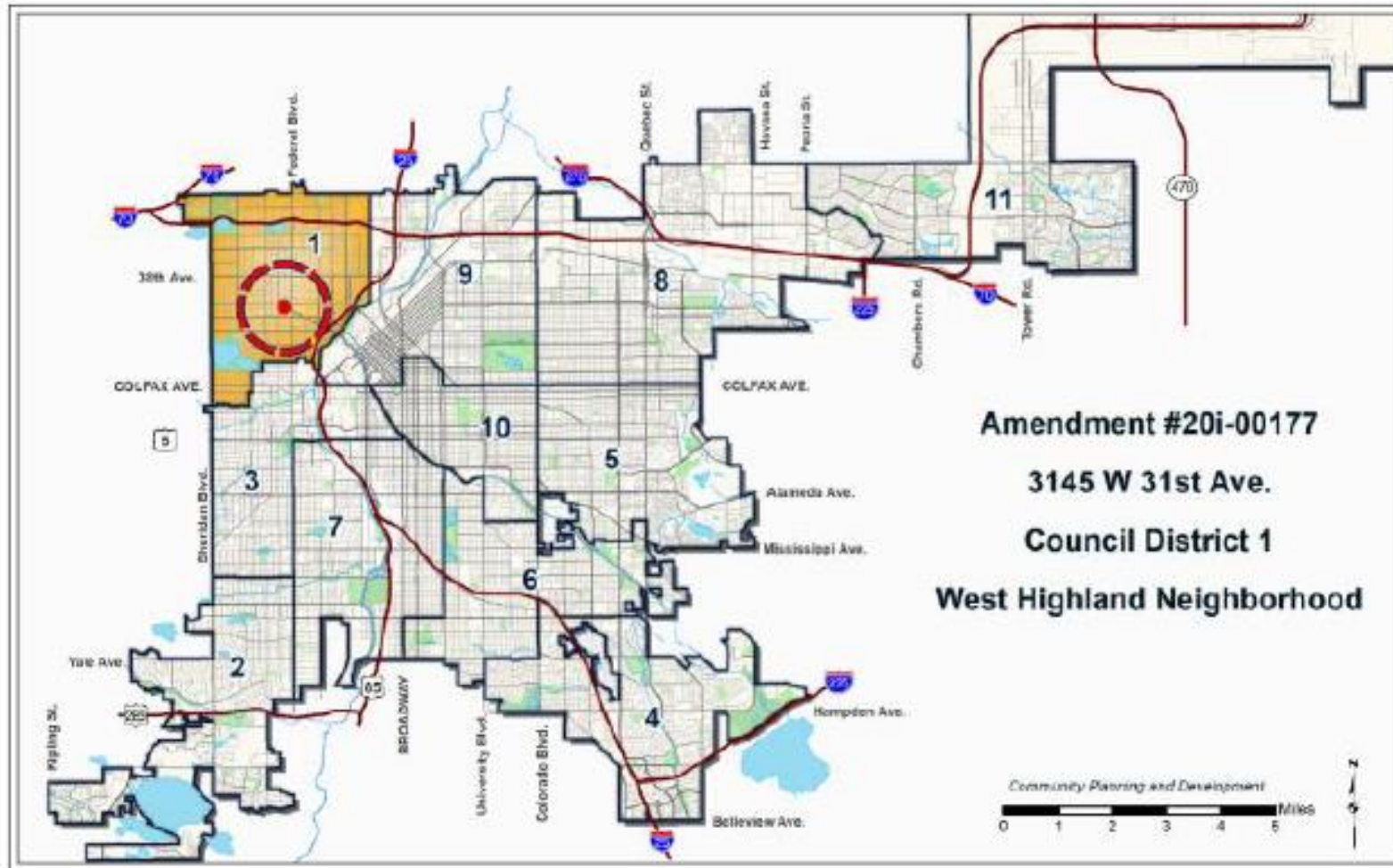


3145 West 31st Avenue

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

City Council: 8/16/2021

Council District 1 (Sandoval)

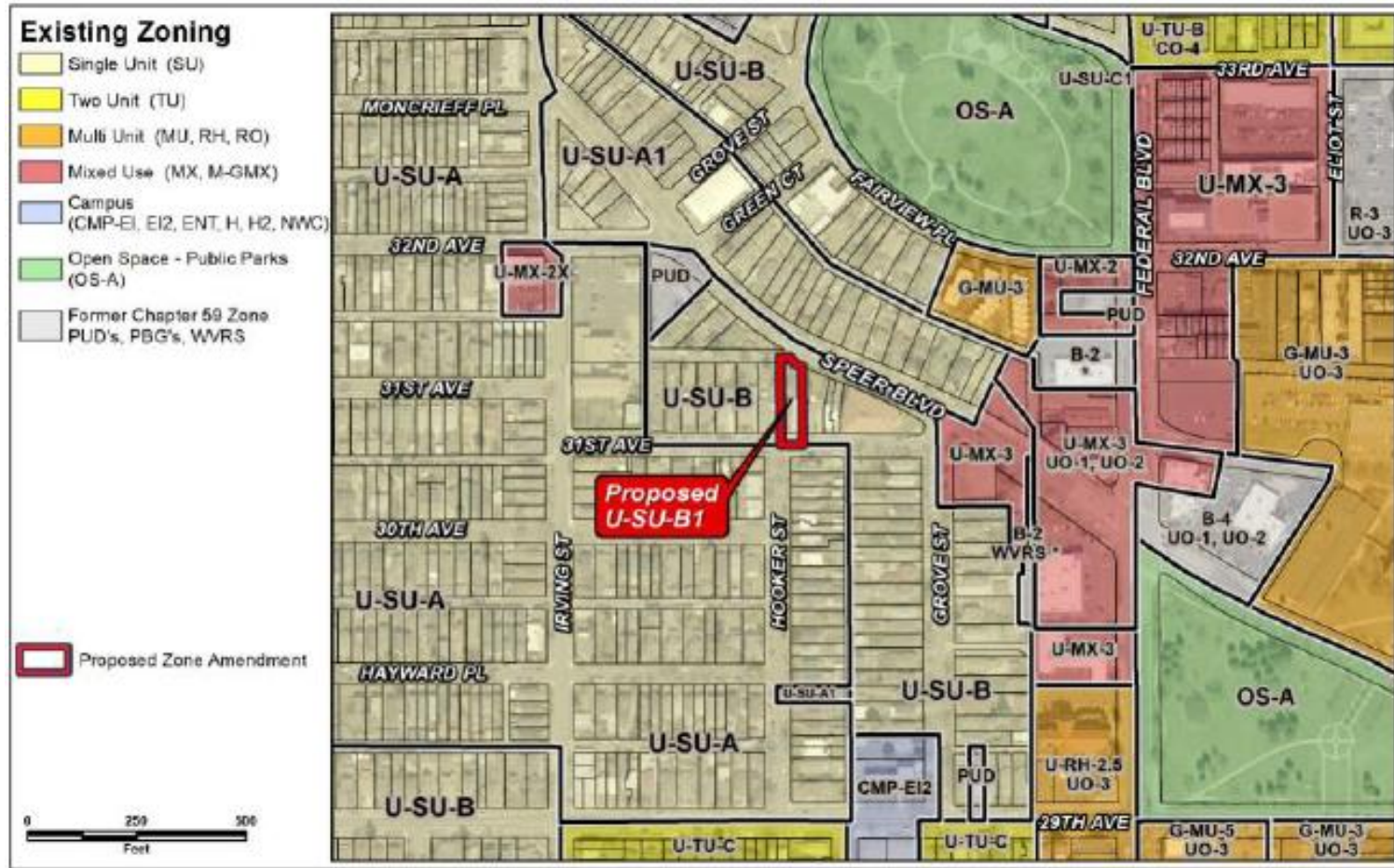


Request: U-SU-B1



- Location
 - Approx. 8,000 square feet or 0.18 acres
 - Single-unit residential
- Proposal
 - Rezoning from U-SU-B to U-SU-B1
 - 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 4,500 ft²

Existing Zoning



- Current Zoning: U-SU-B
- Surrounding Zoning: U-SU-C
- U-SU-A
- U-SU-A1
- U-MX-3
- OS-A

Existing Land Use



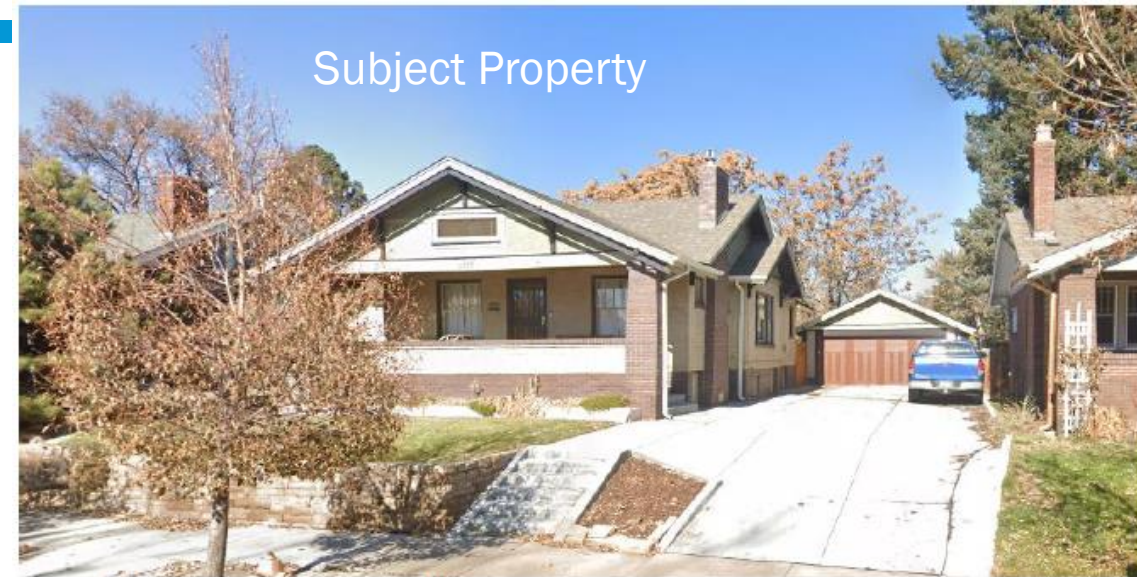
Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential
- Public-Quasi Public
- Office
- Commercial/Retail

Subject Property

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- Mixed Use
- Park/Open Space
- Trans/Comm/Utilities
- Parking
- Vacant



Process

- Informational Notice: 04/15/2021
- Planning Board Notice: 6/01/2021
- Planning Board Public Hearing: 6/16/2021
- LUTI Committee: 6/22/21
- City Council Public Hearing: 8/16/21

- 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)*

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

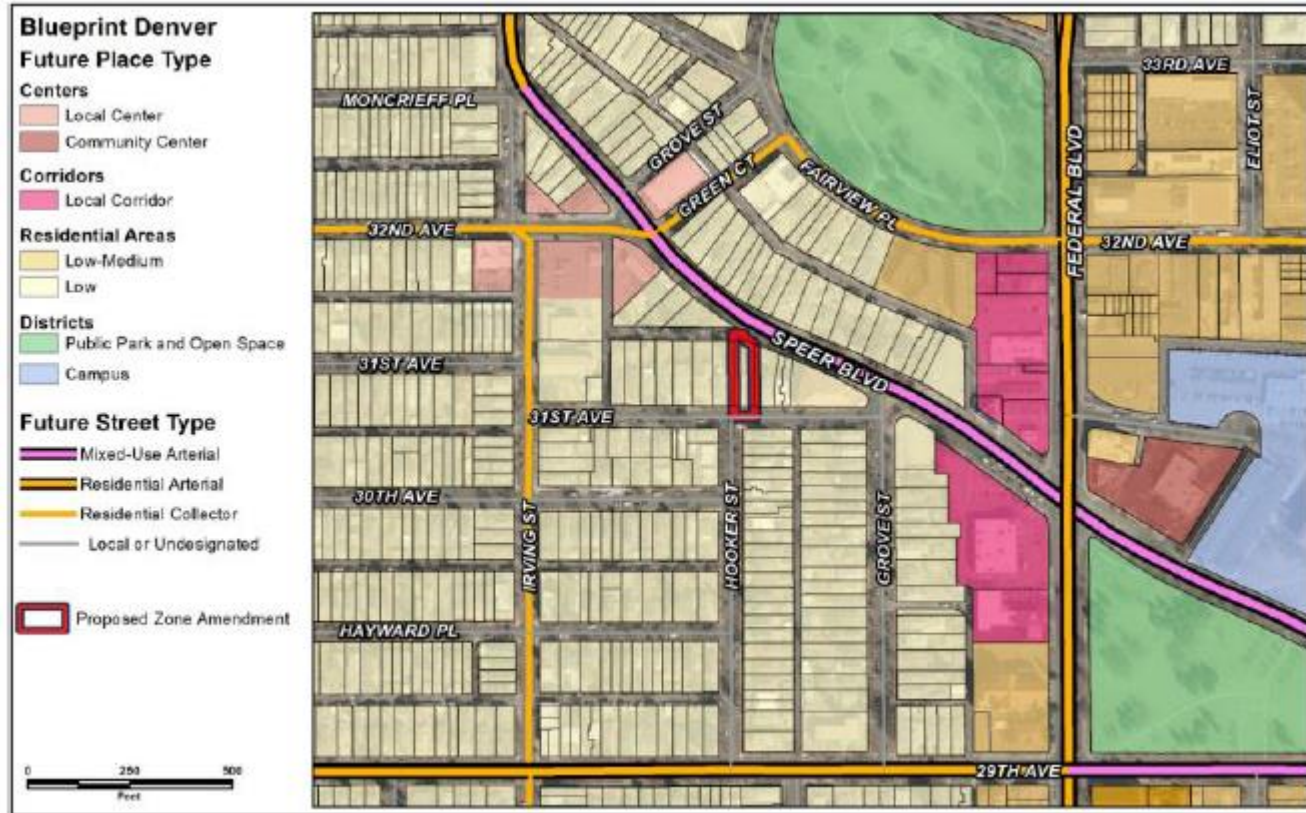
Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban**

- 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**
 - 31st Avenue: 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.

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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