

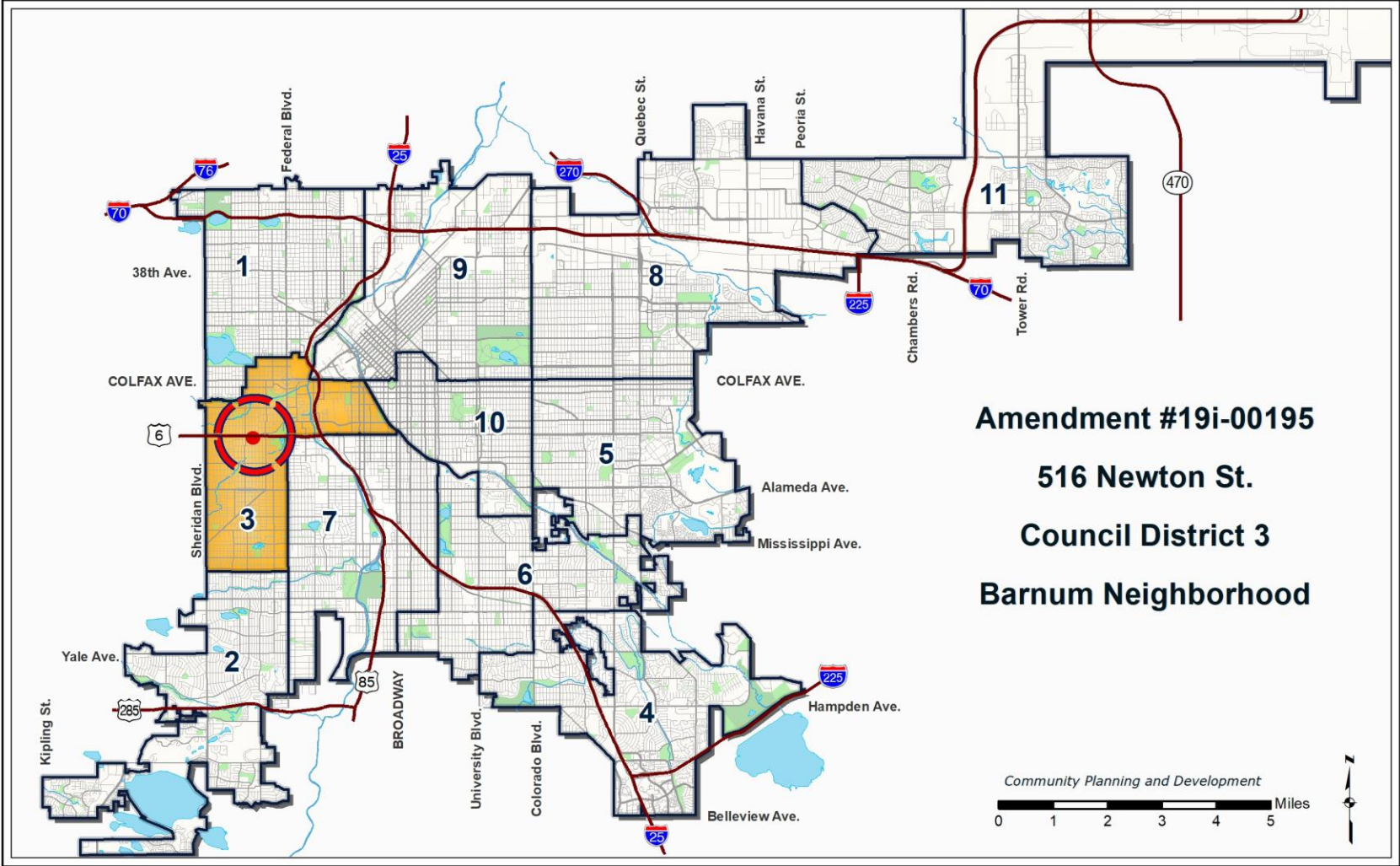


516 Newton St

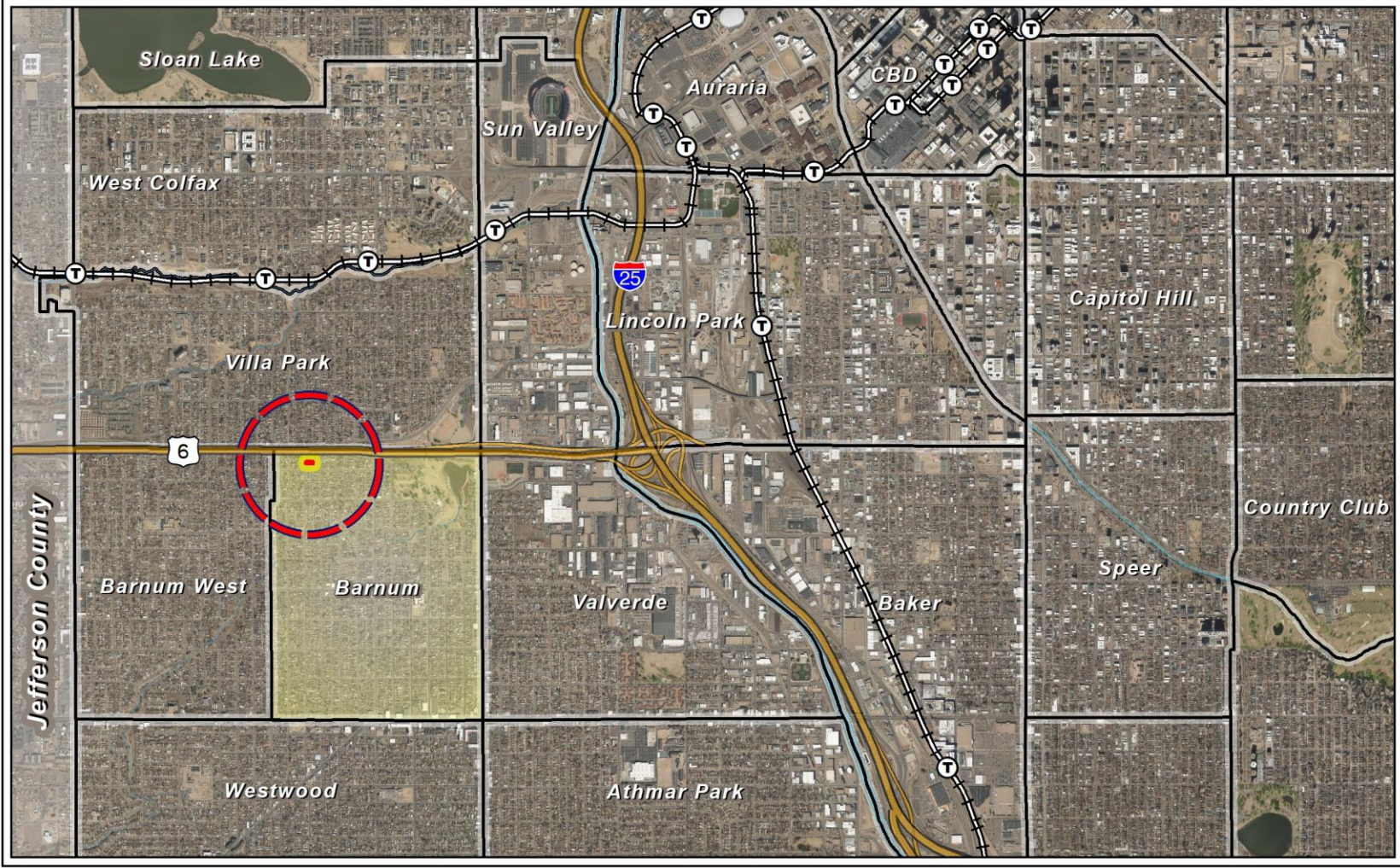
Rezoning Request: E-SU-Dx to E-SU-D1x

Date: 08/10/2020

City Council District: 3



Statistical Neighborhood: Barnum

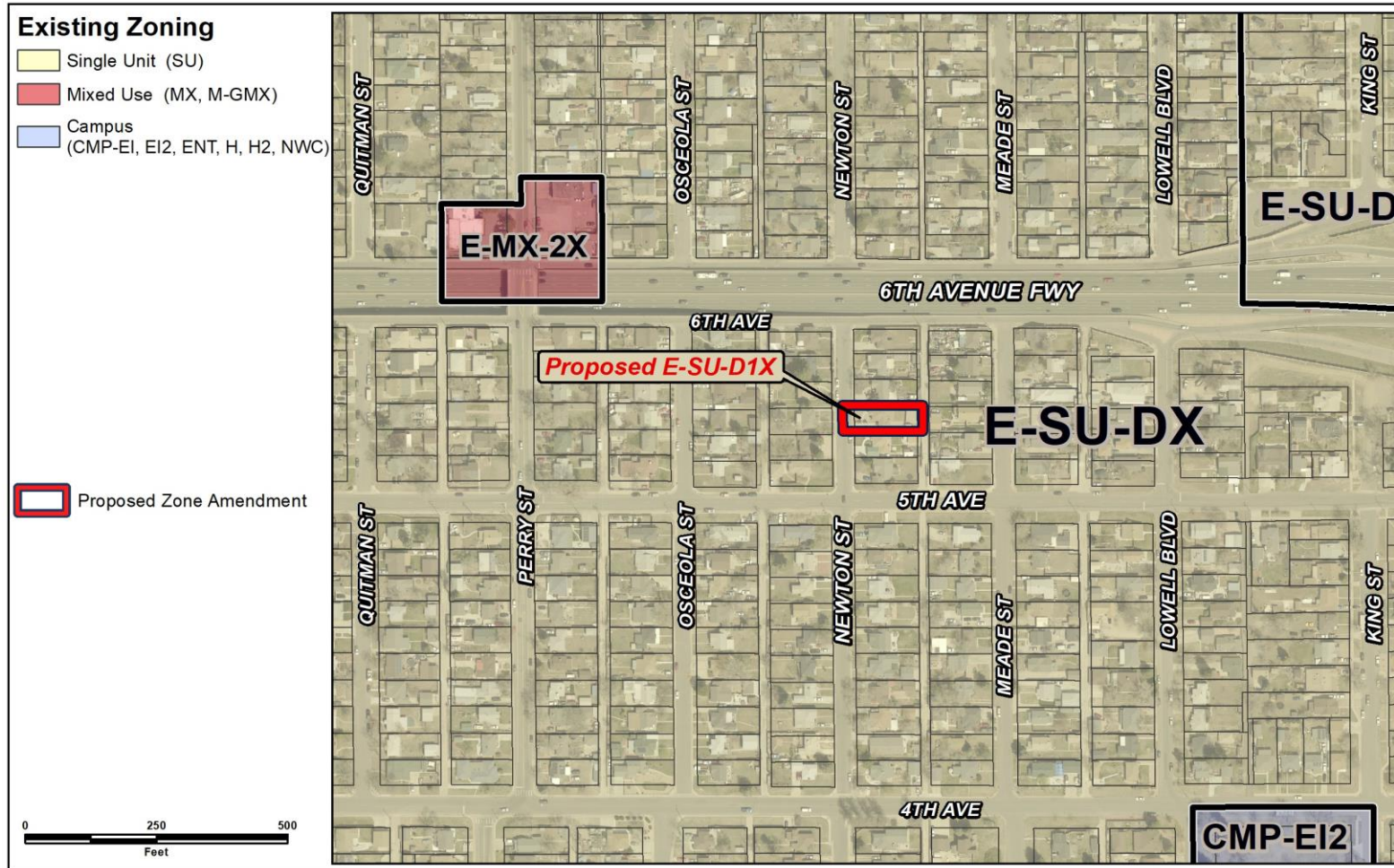


Request: E-SU-Dx to E-SU-D1x



- **Subject Property**
 - Single-unit dwelling
 - Approx. 6,020 square feet or 0.14 acres
- **Proposal**
 - Allow an Accessory Dwelling Unit
 - Min. Lot Size: 6,000 SF
 - ADU Max. Building Height: 24 feet

Existing Zoning



- Current Zoning:
 - E-SU-Dx
- Surrounding Zoning:
 - E-SU-Dx

Existing Land Use



Land Use:

- Single-unit Residential

Surrounding Land Uses:

- Single-unit Residential

Existing Context – Building Form/Scale



Subject Property



Northern Property



Southern Property



Western Property

Source of All Photos: Google Maps

Process

- Informational Notice: 3/25/2020
- Planning Board Notice: 5/18/2020
- Planning Board Public Hearing: 6/3/2020
- LUTI Committee: 6/16/20
- City Council Public Hearing: 8/10/20
- Public Comment
 - Two comments in opposition 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)*
- *Housing an Inclusive Denver (2018)*
- *Barnum / West Barnum Neighborhood Plan (1986)*

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 2040

Equity

- Equitable, Affordable and Inclusive: Goal 1, Strategy A – Increase development of units close to transit and mixed-use developments (p. 28).
- 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).
- Equitable, Affordable and Inclusive: Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).



Consistency with Adopted Plans: Comprehensive Plan 2040

Strong

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

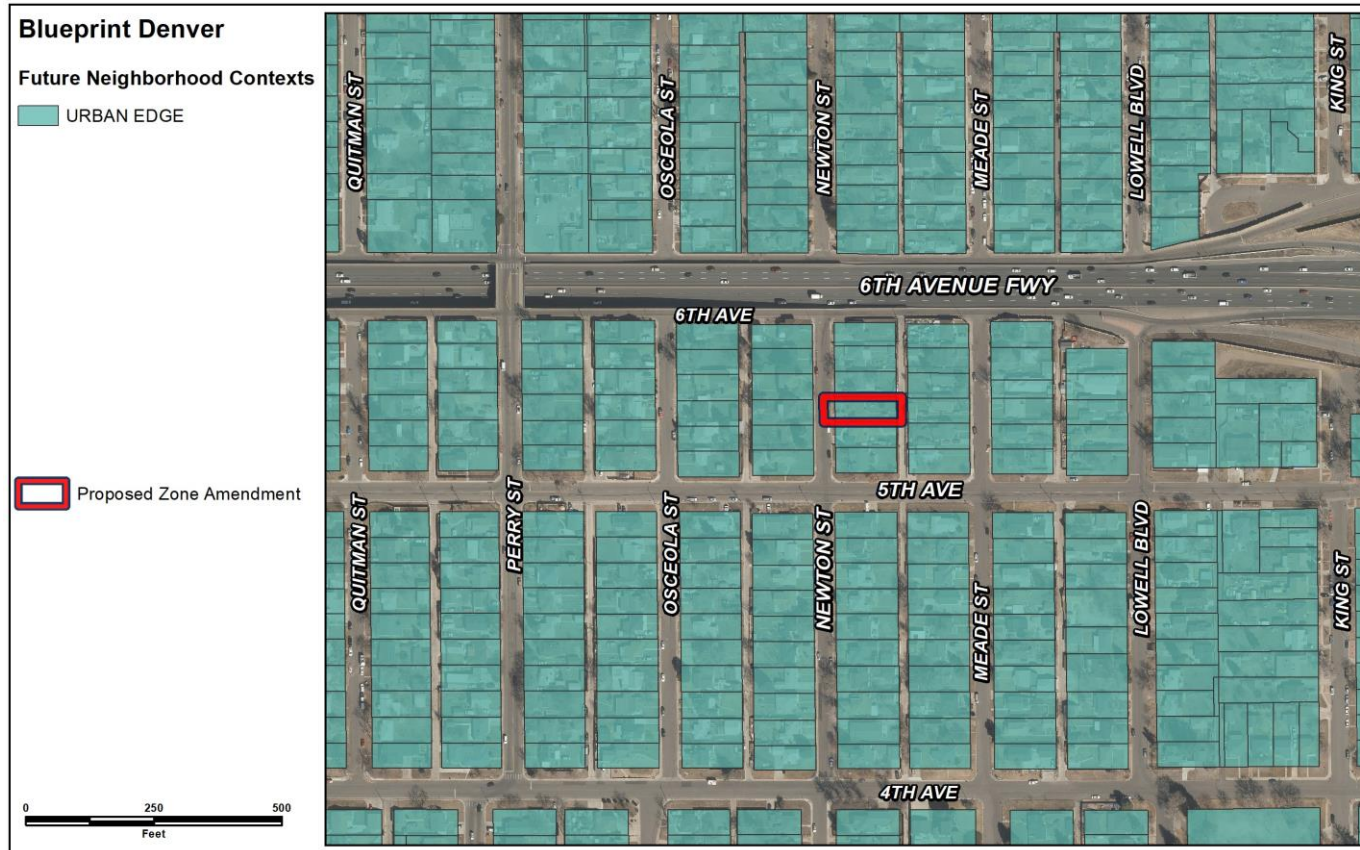


Climate

- Environmentally Resilient: Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).

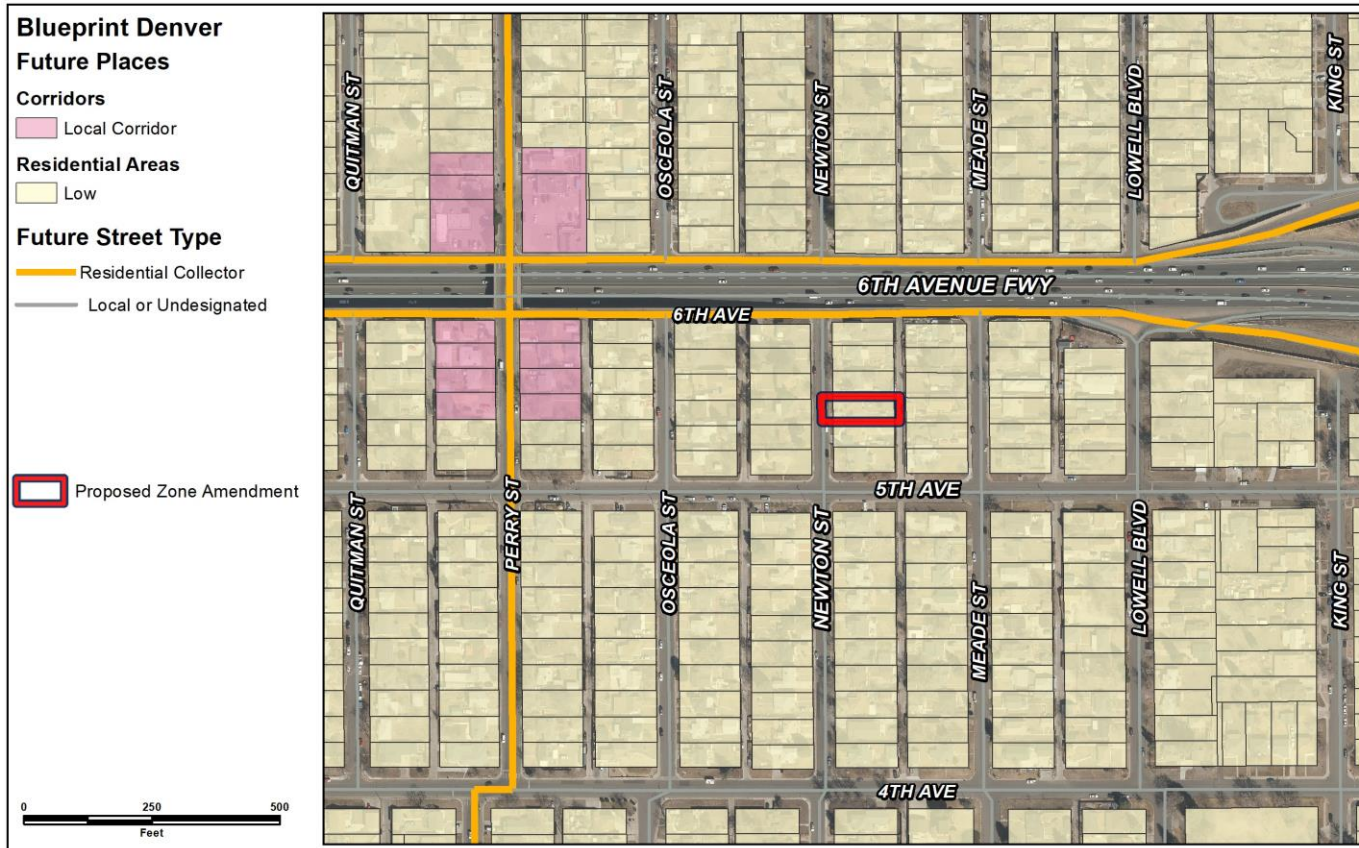


Consistency with Adopted Plans: Blueprint Denver



- **Urban Edge**
 - Predominately residential
 - Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
 - Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver



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

Consistency with Adopted Plans: Blueprint Denver

Low



Predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Low to medium buildings coverage. Building are generally up to 2.5 stories in height.



The sidewalk network has both attached and detached conditions. Where feasible, adding detached sidewalks can provide a more safe and comfortable pedestrian experience. Bicycle infrastructure is more typically integrated into an on-street bike lane. Access to transit options is limited.



Outdoor space is often privatized in the form of yards. There is also access to public parks. Trees should be abundant on both private property and along the street.



Applying Residential “Low” Guidance to Proposed Rezoning

This section provides guidance for evaluating potential rezoning, or map amendment requests, in low residential areas. Although the description of the low residential places includes both single-unit and two-unit uses, two-unit uses are not appropriate in all low areas.

Uses

When a rezoning request is made to change the zoning to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns. A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

Minimum Lot Size

In the Denver Zoning Code single-unit and two-unit zone districts are regulated based on minimum lot size. Different zone districts have different required minimums to build allowed building forms, such as the urban house or duplex forms. When a rezoning request is made to change the zoning to allow smaller lots for multiple properties in an area, the appropriateness of the request depends upon the existing character and applicable adopted neighborhood plan guidance. For applicant-driven requests that are individual sites or small assemblages, typically it is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request. A departure from the established lot pattern may be appropriate if the request includes a larger area, generally greater than one block, and the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

Consistency with Adopted Plans: Blueprint Denver



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

Consistency with Adopted Plans: Blueprint Denver

Policy 4: Diversify 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: 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 Adopted Plans: Barnum / Barnum West Neighborhood Plan (1986)

BARNUM/BARNUM WEST NEIGHBORHOOD PLAN



DENVER PLANNING AND COMMUNITY DEVELOPMENT
DECEMBER 1986

- **Four Applicable Goals**
 - 1) Stabilize, or upgrade where necessary, the present housing stock
 - 2) Maintain the neighborhood's low density residential character
 - 3) Maintain or upgrade the quality of low density residential property
 - 4) Encourage the construction of new low density housing

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development Plan

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
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

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

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