



1254 N. Monaco St. Pkwy

2022I-00118

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

City Council: February 21, 2023

Presenter: Fran Penafiel

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-D1x



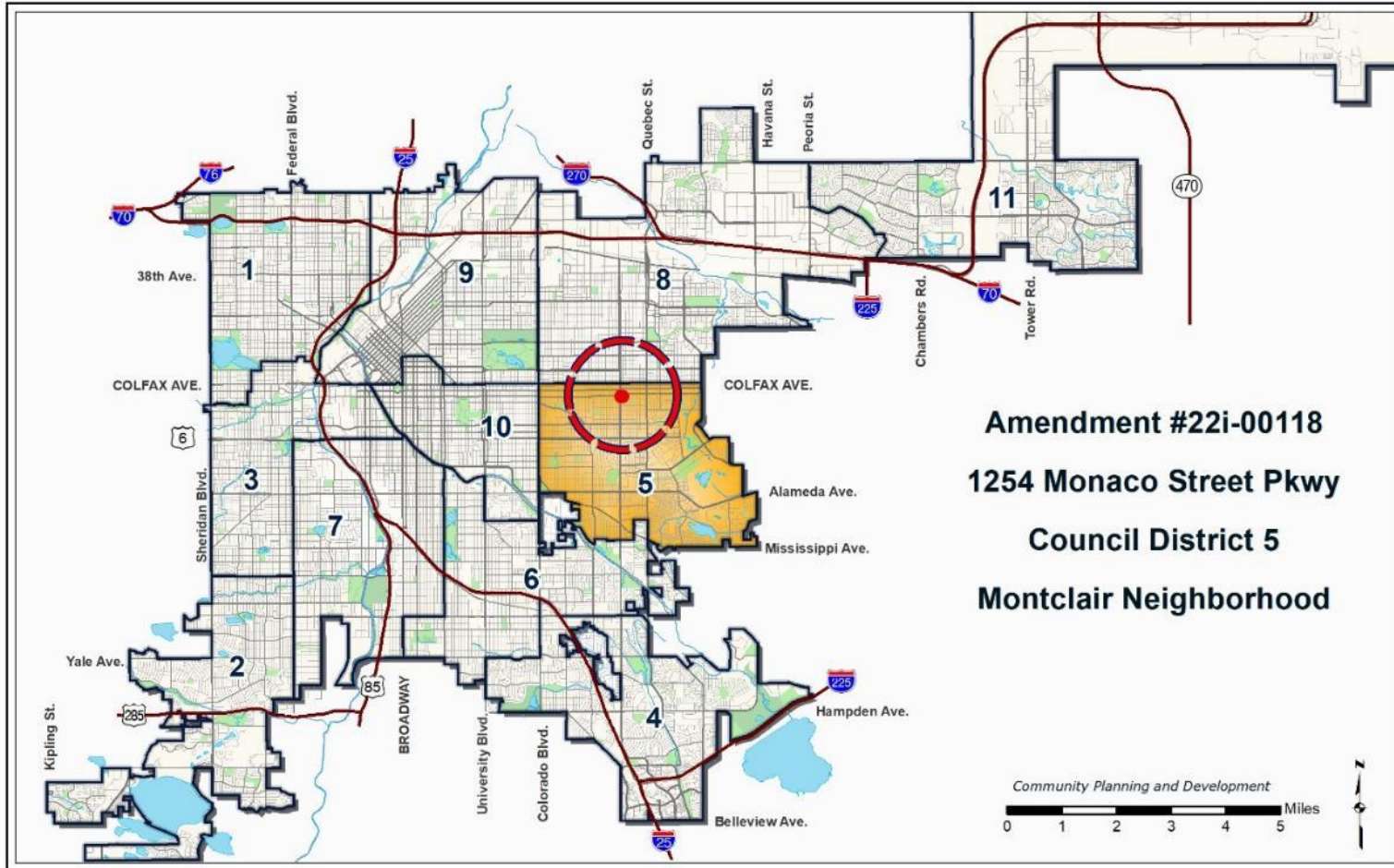
- Location
 - 12,000 square feet or 0.27 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-Dx to E-SU-D1x
 - Allows Urban and Suburban House Form and Detached Accessory Dwelling Unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 6,000 ft²

Agenda

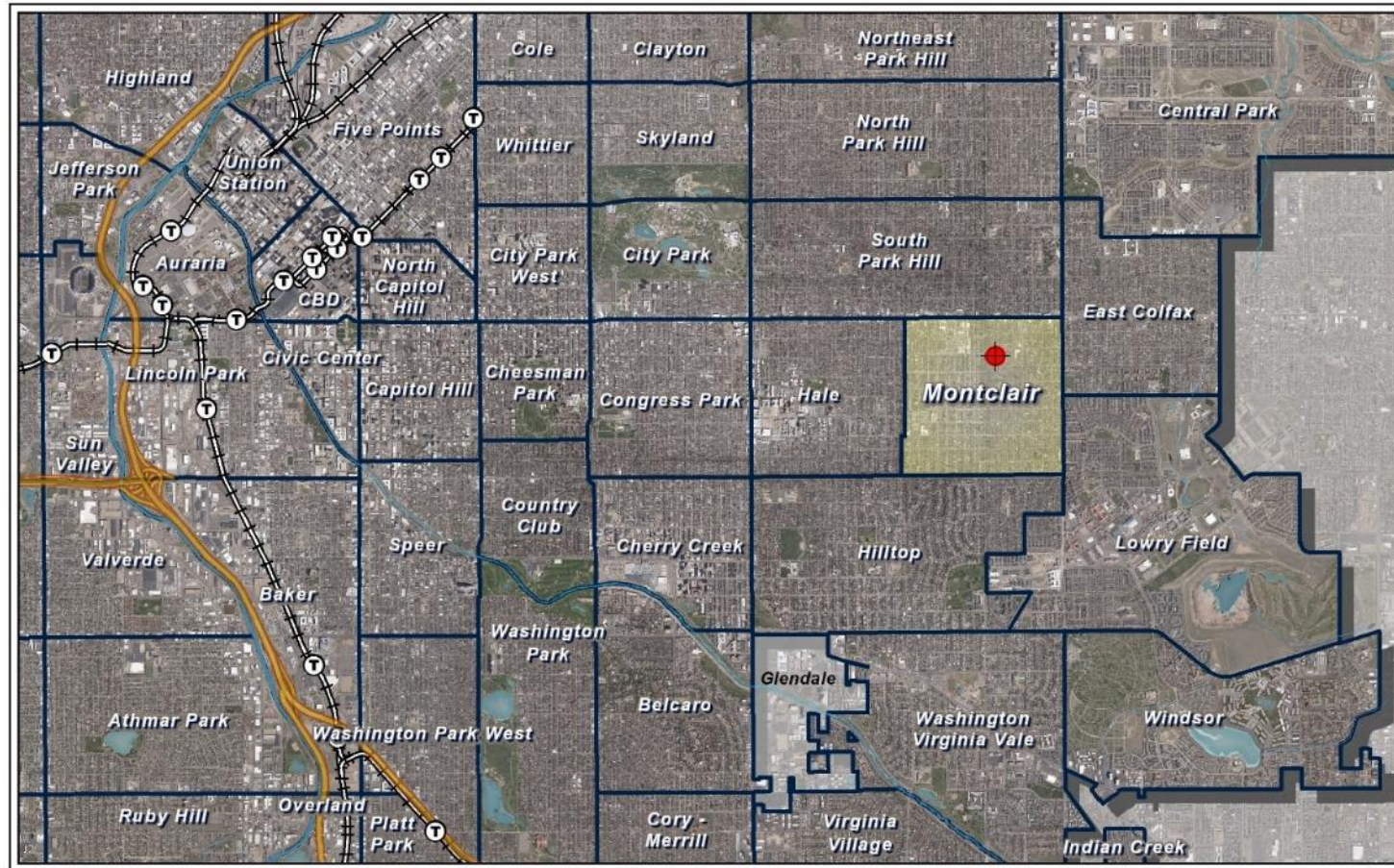
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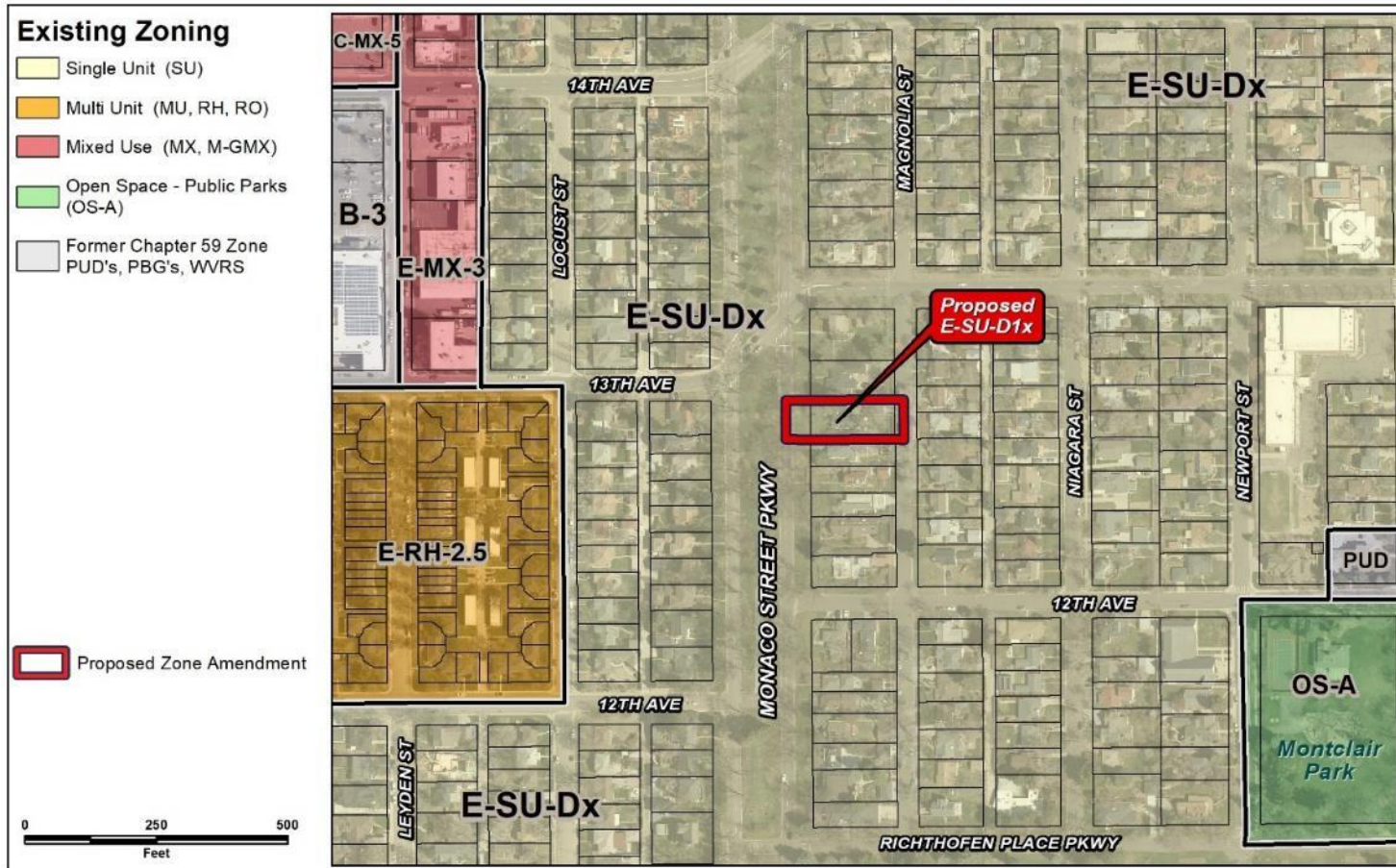
Council District 5 (Amanda Sawyer)



Montclair Neighborhood



Existing Zoning



- Current Zoning: E-SU-Dx
- Surrounding Zoning: E-SU-D1x

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential

Existing Building Form/Scale



Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Public/Community
- Mixed-use
- Park/Open Space
- Parking



Subject Property

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Process

- Informational Notice: 10/11/2022
- Planning Board Notice: 11/22/2022
- Planning Board Public Hearing: 12/07/2022
- LUTI Committee: 01/10/23
- **City Council Public Hearing: 02/21/23**

- Public Comment
 - One letter of support

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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

1. Consistency with Adopted Plans

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

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Comprehensive Plan 2040

Equity

- 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).



Climate

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



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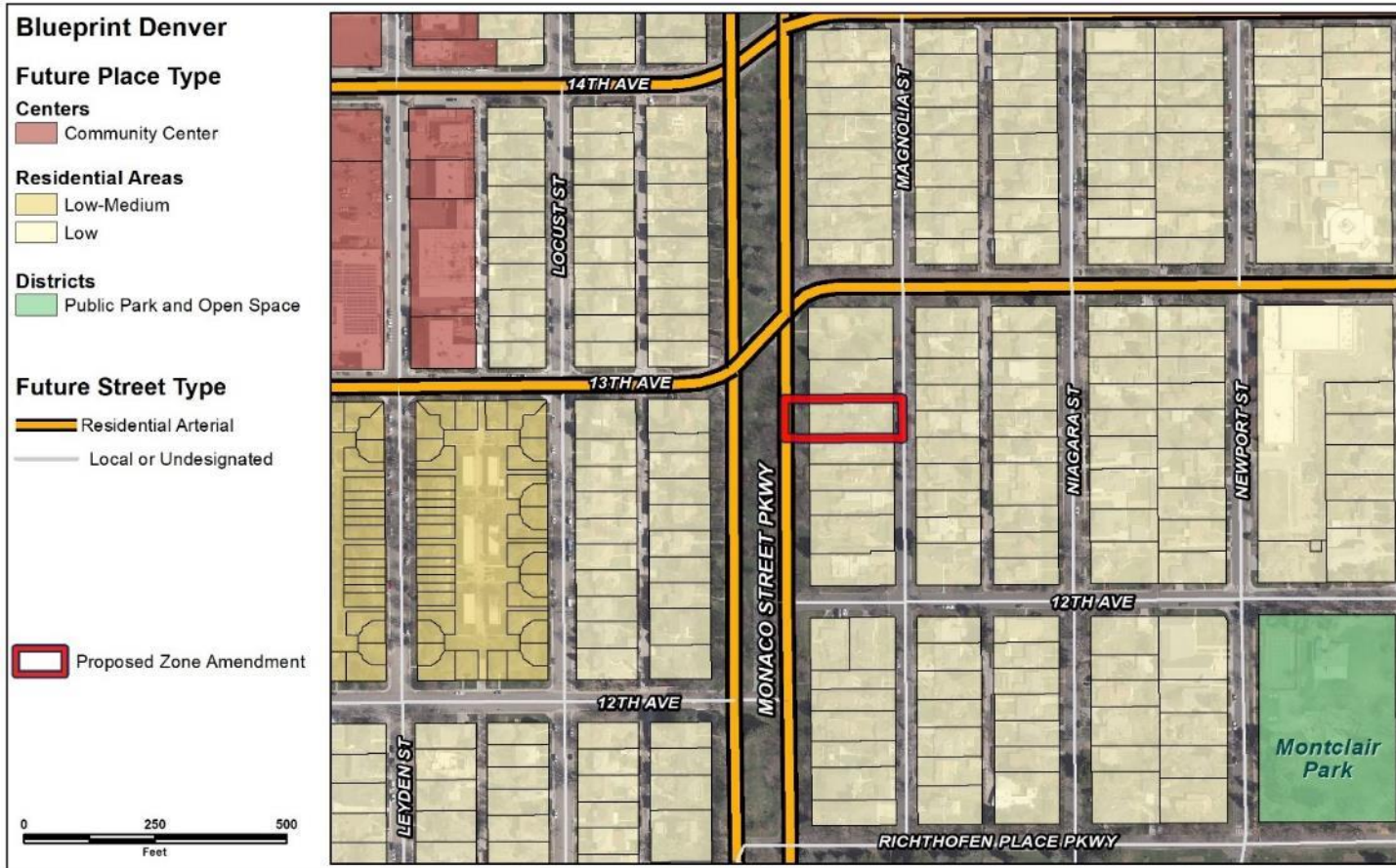
Blueprint Denver



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.

Blueprint Denver



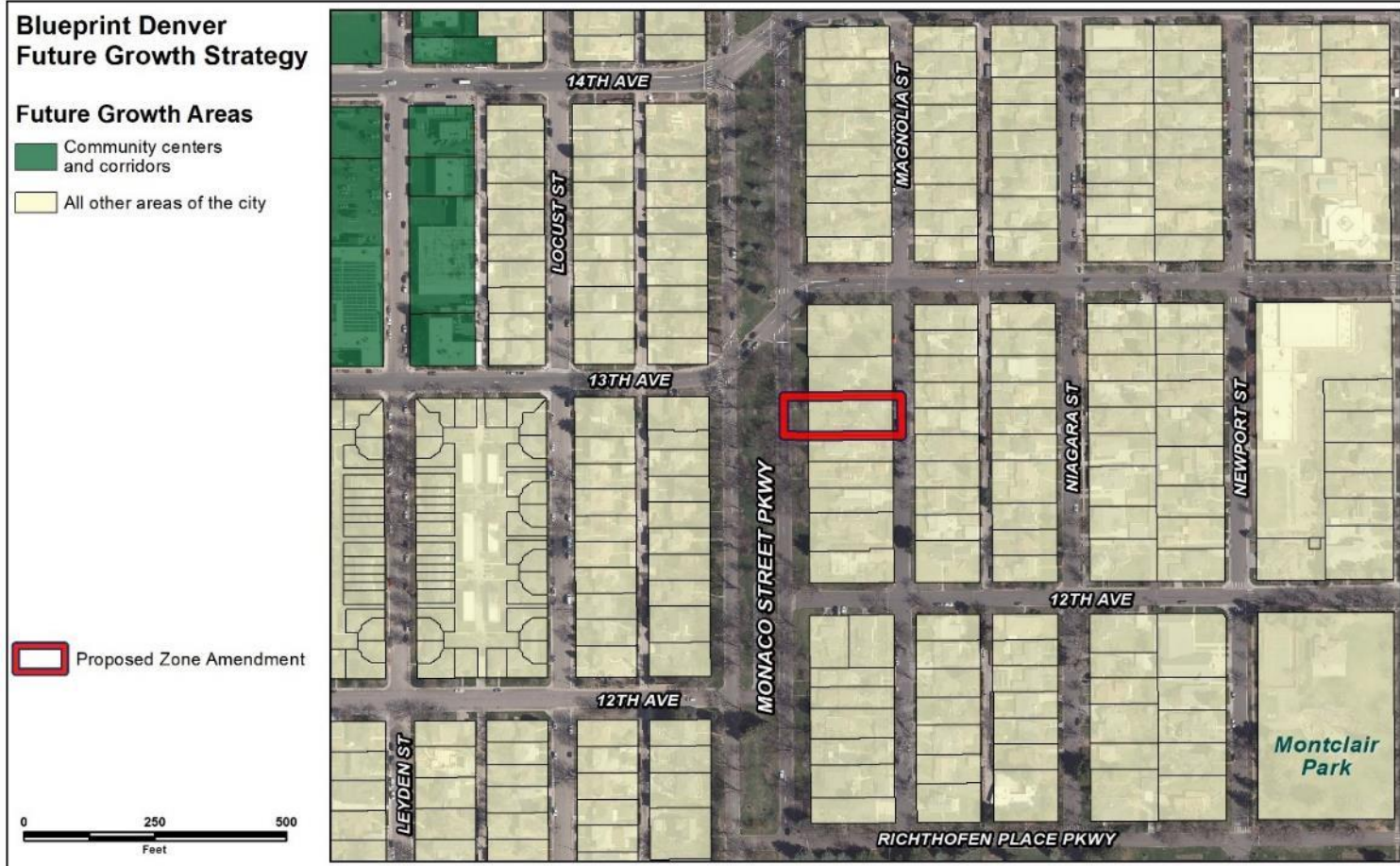
Low Residential

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

Future Street Type

- Monaco St.: Residential Arterial
- 9th Avenue: Local Street
- Magnolia St.: Local Street

Blueprint Denver



Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

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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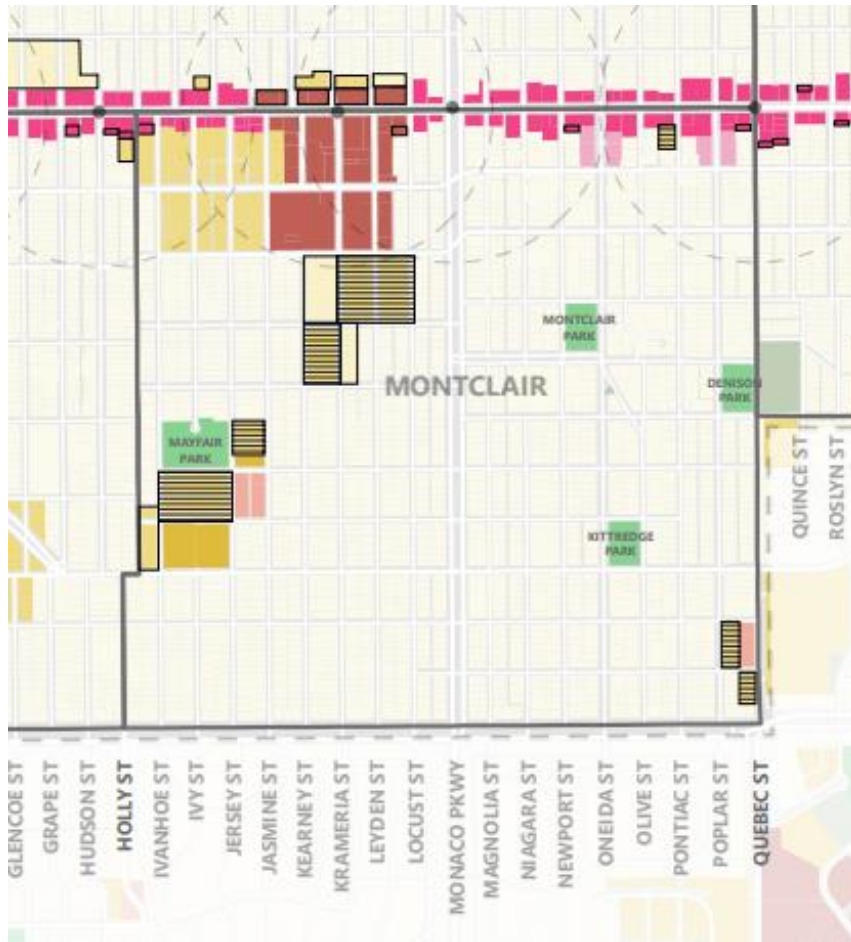
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East Area Plan (2020)



RECOMMENDATIONS

ZONING AND REGULATIONS

L6

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

The character of many of East's neighborhoods is defined by the older houses, which tend to be smaller than what would be built today. Smaller houses tend to be a more attainable choice and provide more naturally affordable options. In East Colfax and the eastern portion of South Park Hill, smaller houses on larger lots make those houses particularly at risk of being demolished and replaced with a larger, more expensive homes. Residents are concerned about the trend of less affordable housing options and losing the historic neighborhood character that could change due to the intensity of new construction. Many existing homes are large enough to accommodate multiple units or contain elements that facilitate multiple units. With affordability and neighborhood preservation concerns, thoughtfully allowing additional units can help preserve neighborhood character while expanding housing options.

- STRATEGIES**
- A.** Consistent with adopted citywide policies in *Blueprint Denver*, integrate missing middle housing with rules to preserve valued neighborhood characteristics and address unique issues in the East Area as follows:
 1. Single unit areas should remain primarily single unit.
 2. Design requirements to ensure that new construction is compatible with unique setback, height and massing characteristics of East Area neighborhoods (see Policy L5).
 3. Regulations that discourage replacement of smaller homes with larger homes that may be less affordable.
 4. Stormwater management, particularly in flood prone areas.
 - B.** Create requirements to preserve older homes when integrating missing middle housing in the East Area as follows:
 1. Criteria for building preservation that considers the age of the home and architectural features.
 2. Building preservation requirements consistent with rules in historic districts, with demolition restricted and design rules for additions and modifications. If a demolition occurs, the property loses the right to construct missing middle housing.
 - C.** Implement zoning changes to encourage missing middle housing at the citywide scale, not just in the East Area, as follows:
 1. A robust and inclusive community engagement process.
 2. Long term affordability for low income residents.
 3. Encouraging long term housing options rather than short-term rentals.
 4. Opportunities for homeownership.
 5. Tools, such as financial and technical assistance, that help existing East Area residents remain and invest in their properties.
 6. Addressing impacts to street parking.
 7. Except to allow ADUs, individual property owner rezonings are not appropriate.
 - D.** Implement adopted citywide policies in *Blueprint Denver* to diversify housing choice through expansion of ADUs throughout all residential areas while also addressing context-sensitive ADU design and removing barriers to ADU construction.
 1. While missing middle housing (2-4 units) should be integrated into appropriate locations, ADUs should be allowed on all lots.
 2. Until a citywide ADU approach is complete, consider neighborhood-wide rezonings to allow ADUs.

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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