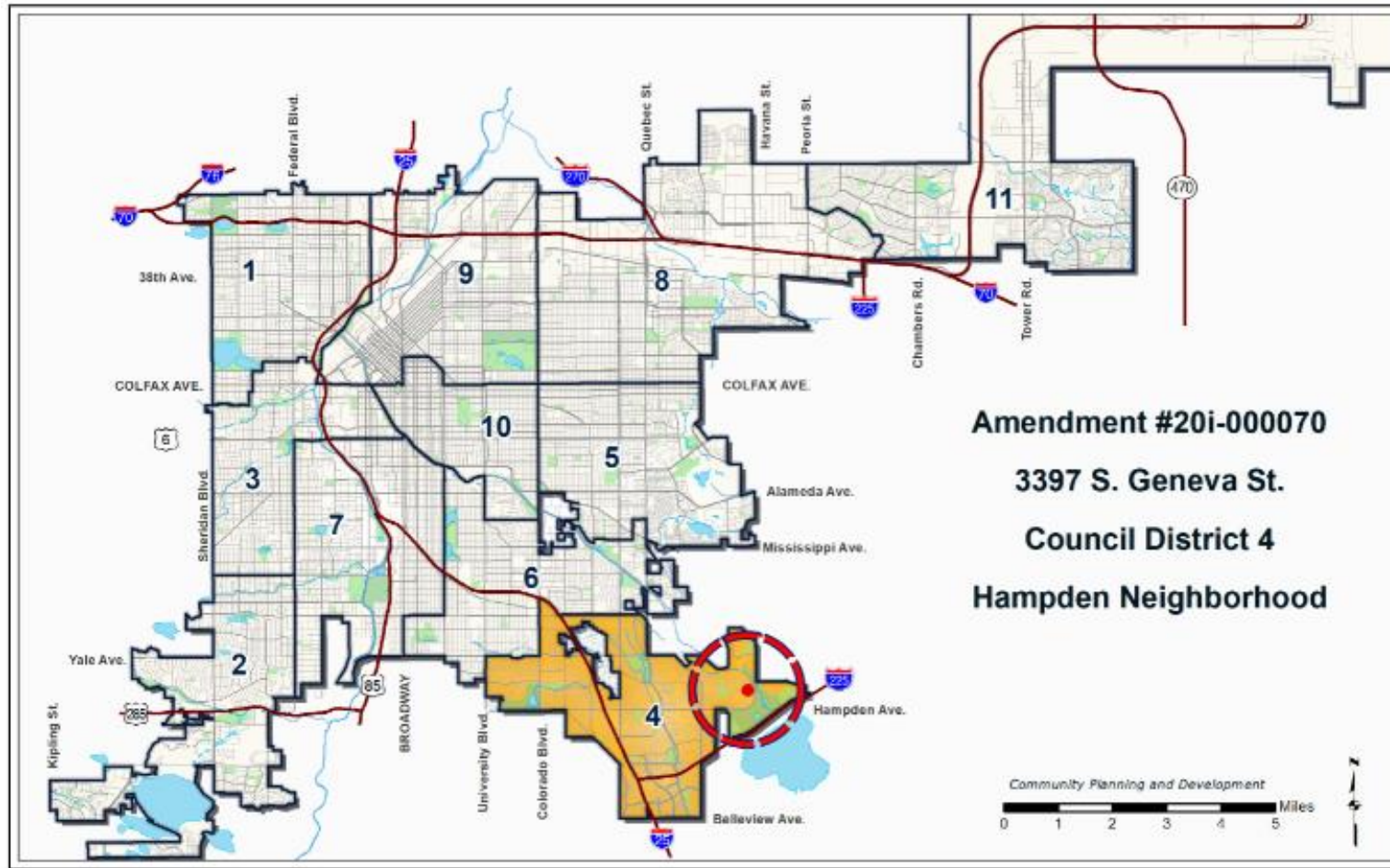




3397 S Geneva St.

Application Request: S-SU-F to S-SU-F1

Council District 4 (Kendra Black)

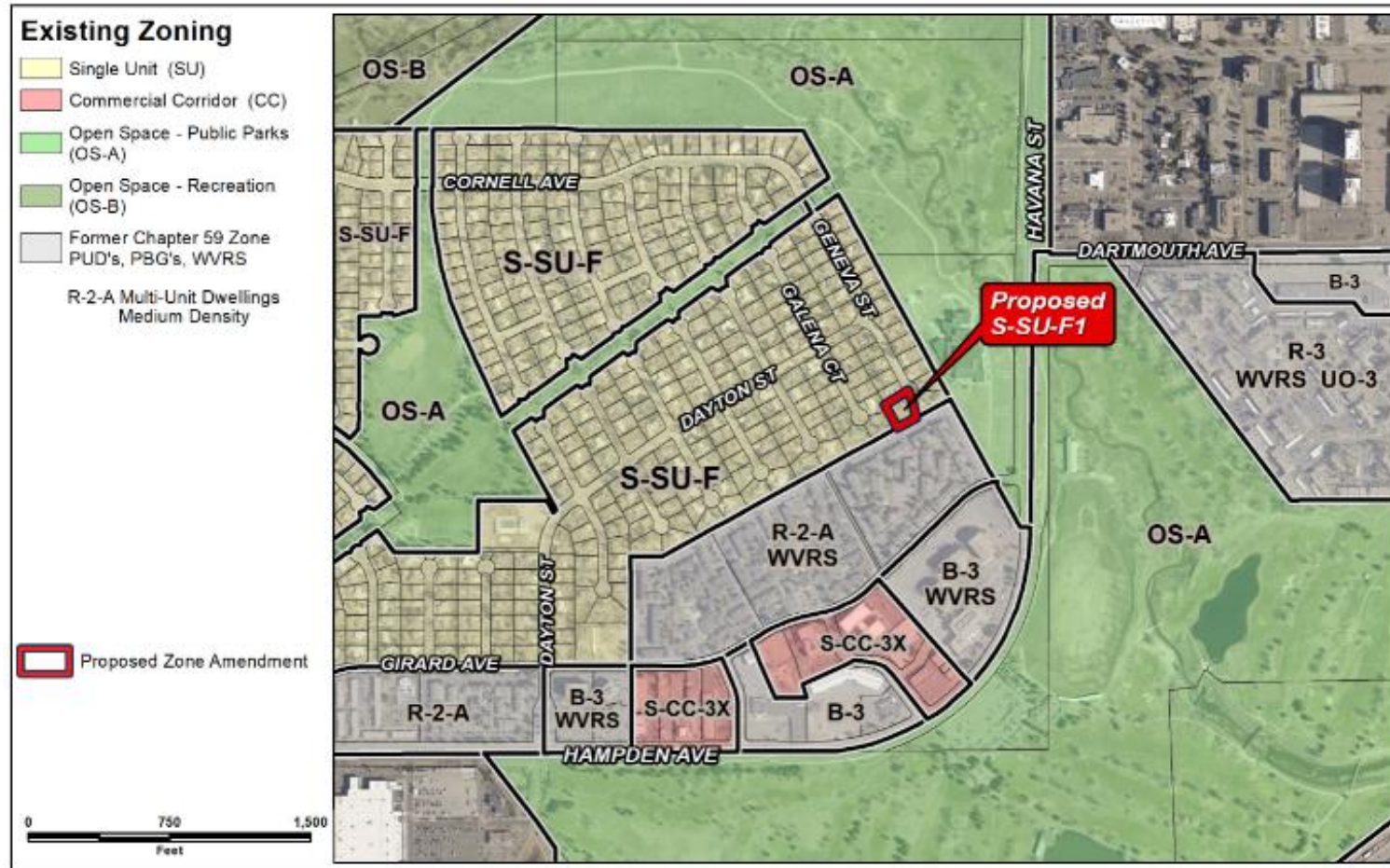


Request: S-SU-F1



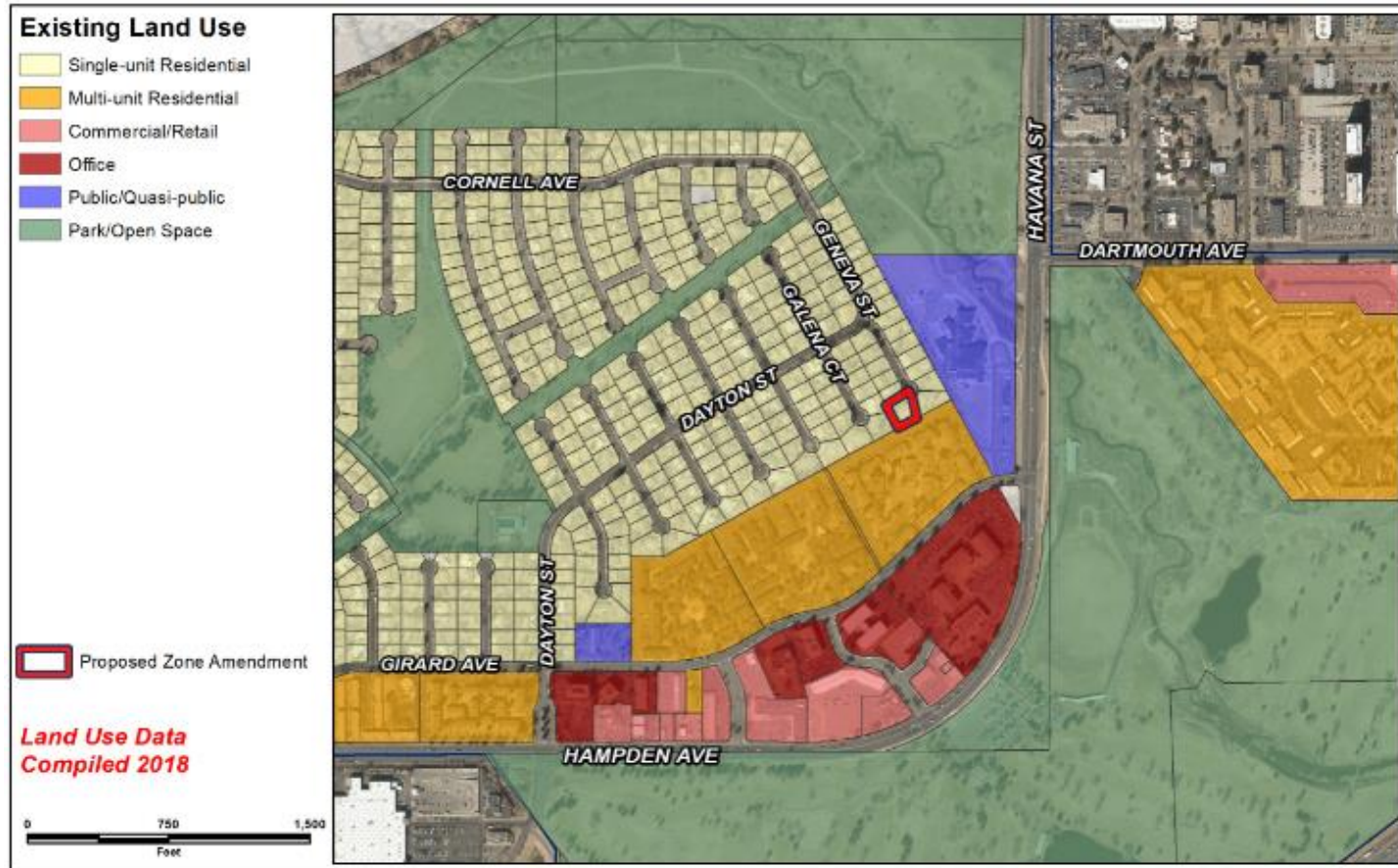
- **Location**
 - Approx. 17,500 square feet or 0.4 acres
 - Single-unit residential
- **Proposal**
 - Rezoning from S-SU-F to S-SU-F1
 - Allows the suburban house, tandem house and detached accessory dwelling unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 8,500 ft²

Existing Zoning



- Current Zoning: S-SU-F
- Surrounding Zoning:
 - S-SU-F
 - R-2-A Waivers
 - OS-A

Existing Land Use



Land Use: Single-Unit Residential

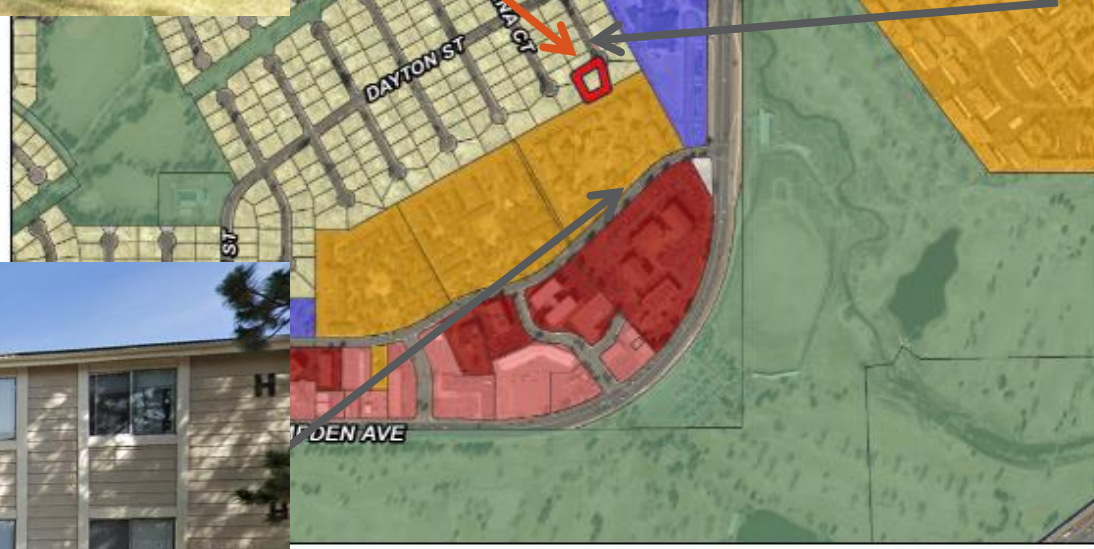
Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential
- Park Open Space



Subject Property

Form/Sc



Process

- Informational Notice: 08/24/2020
- Planning Board Notice: 10/20/2020
- Planning Board Public Hearing: 11/4/2020
- LUTI Committee: 12/1/20
- City Council Public Hearing (tentative): 1/4/21

- Public Comment
 - As of present, one comments of opposition have been received
 - Primary concerns were related to absentee landlords not maintaining their properties.
 - Landscape Maintenance concerns for subject property and other properties
 - A home occupation permit for another property within 150 feet of the subject site
 - Noise coming from an elementary school

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)*

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 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).

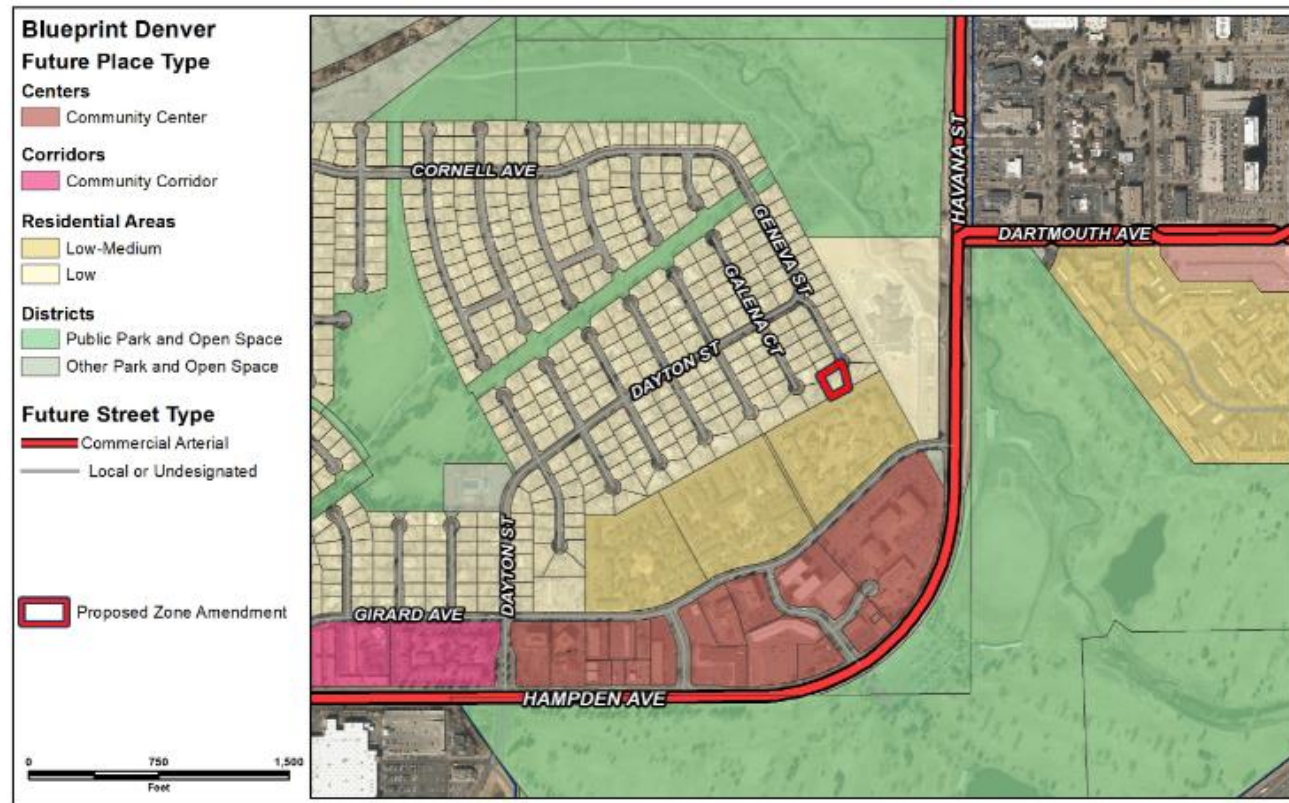


Consistency with Adopted Plans: Blueprint Denver 2019



- Suburban
 - Predominately residential
 - Homes in this context are largely single-unit, but can also include higher intensity residential.

Consistency with Adopted Plans: Blueprint Denver 2019



- **Low Residential**
 - Predominantly large single-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - Geneva Street: Local Street

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

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.

Land Use and Built Form – Housing Policy 5: Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.” (p. 84).

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.”
- The proposed map amendment to E-SU-D1x is consistent with these *Housing an Inclusive Denver* recommendations because **it will expand the availability and allow the development of an accessory dwelling unit at this location.**

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