



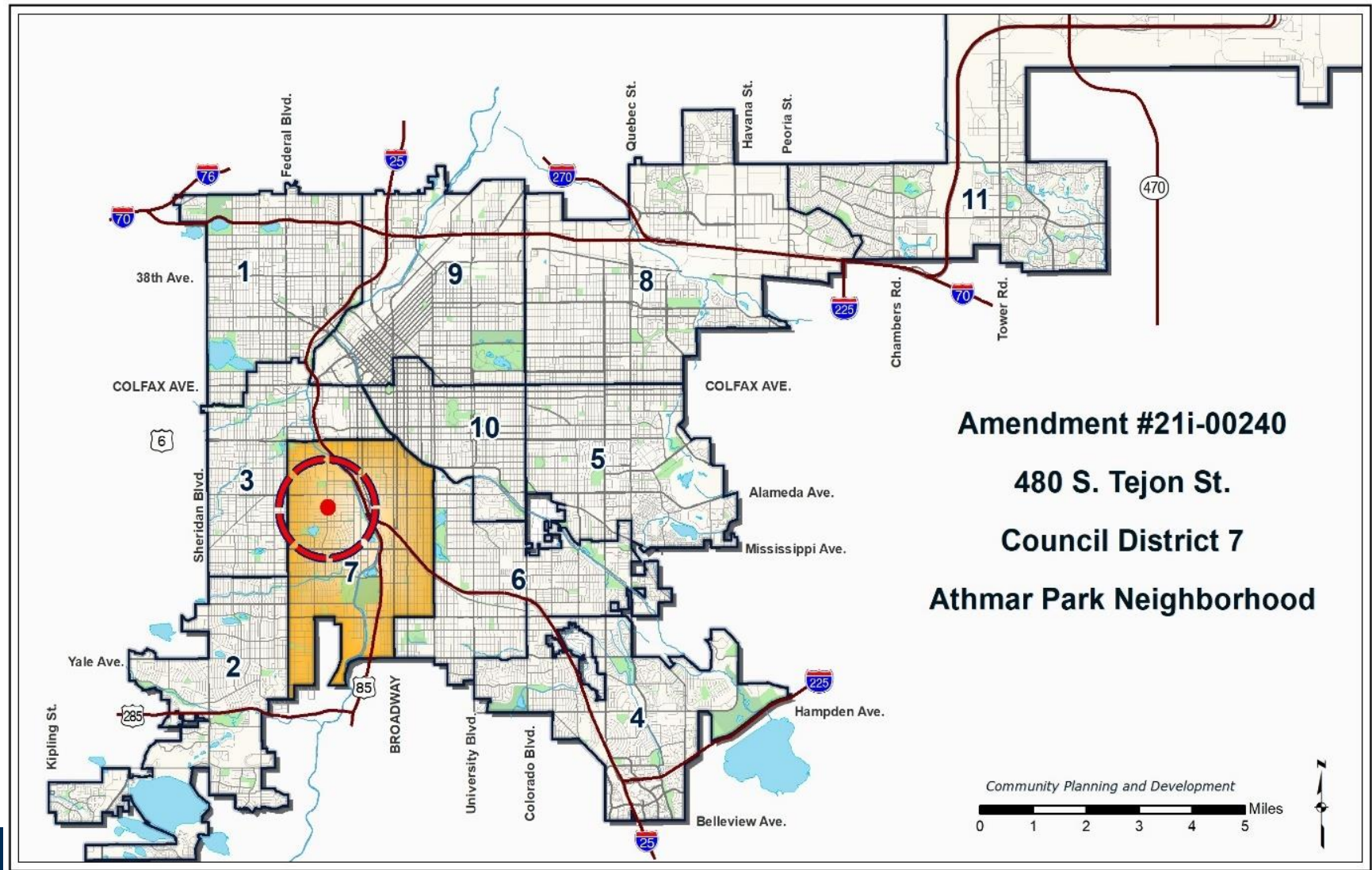
480 S Tejon Street

Request: From E-SU-B to E-SU-B1

Date: 5/23/2022

2021I-00240

Council District 7 – Councilmember Clark

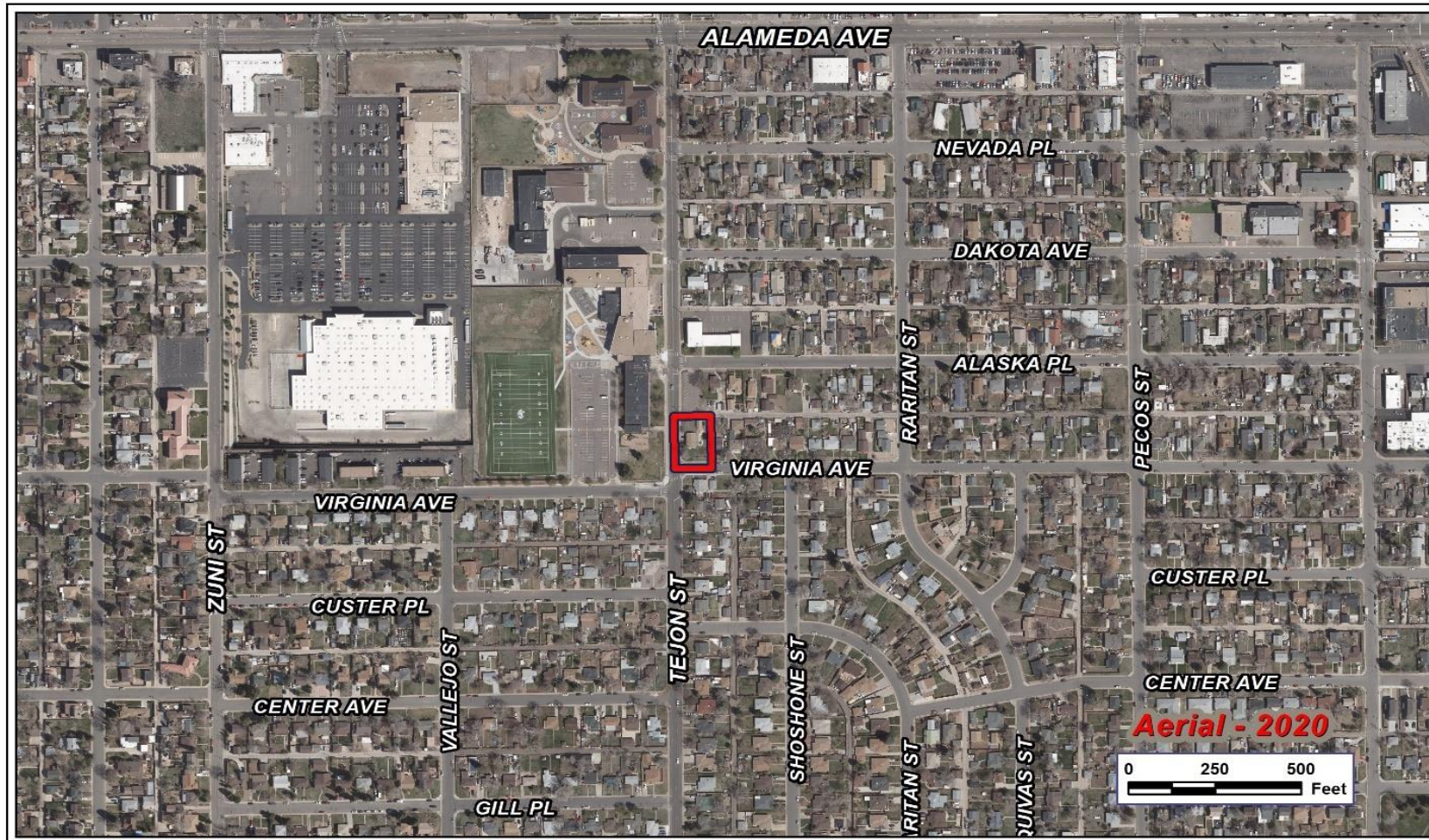


Statistical Neighborhood – Athmar Park



Request: E-SU-B1

- Property size: 9,370 sf
- Current Zoning: E-SU-B
- Proposed Zone District:
 - E-SU-B1
 - UrbEn Edge Neighborhood Context – Single Unit– B1
 - E-SU-B allows for urban house form with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 35-foot-wide lots.
- **Proposal:** Requesting this rezoning to allow for a detached ADU to be built in the rear of the lot.



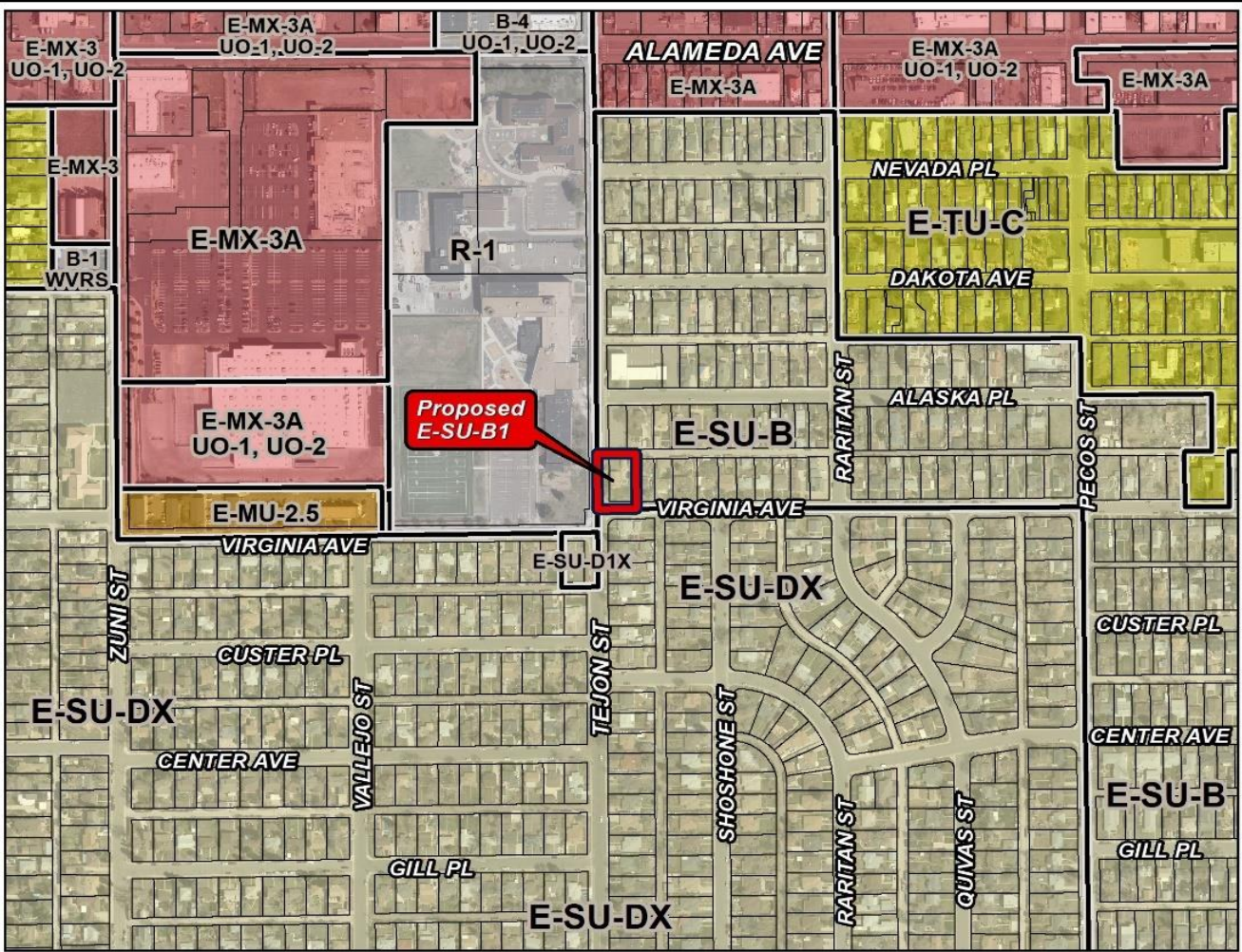
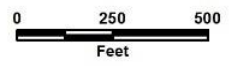
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning: E-SU-B1

Existing Zoning

- Single Unit (SU)
- Two Unit (TU)
- Multi Unit (MU, RH, RO)
- Mixed Use (MX, M-GMX)
- Former Chapter 59 Zone
PUD's, PBG's, WVRS

Proposed Zone Amendment



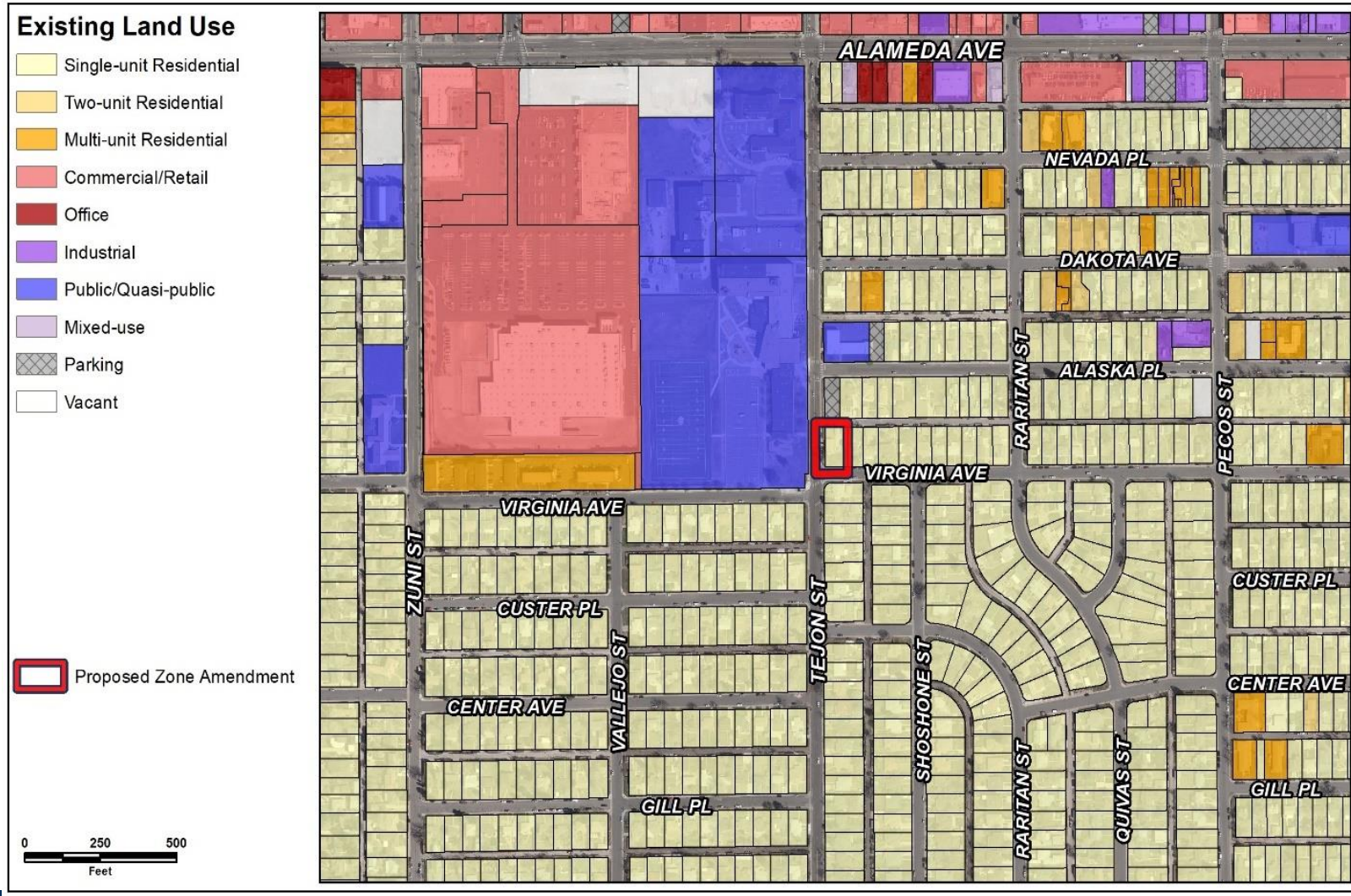
Existing Zoning:

- Urban Edge - Single Unit - B (4,500 sq. ft. lot min)

Surrounding Zoning:

- E-SU-B
- E-SU-Dx
- E-TU-C
- E-MX-3A UO-1 & UO-2
- Former Ch. 59 R-1

Existing Land Use



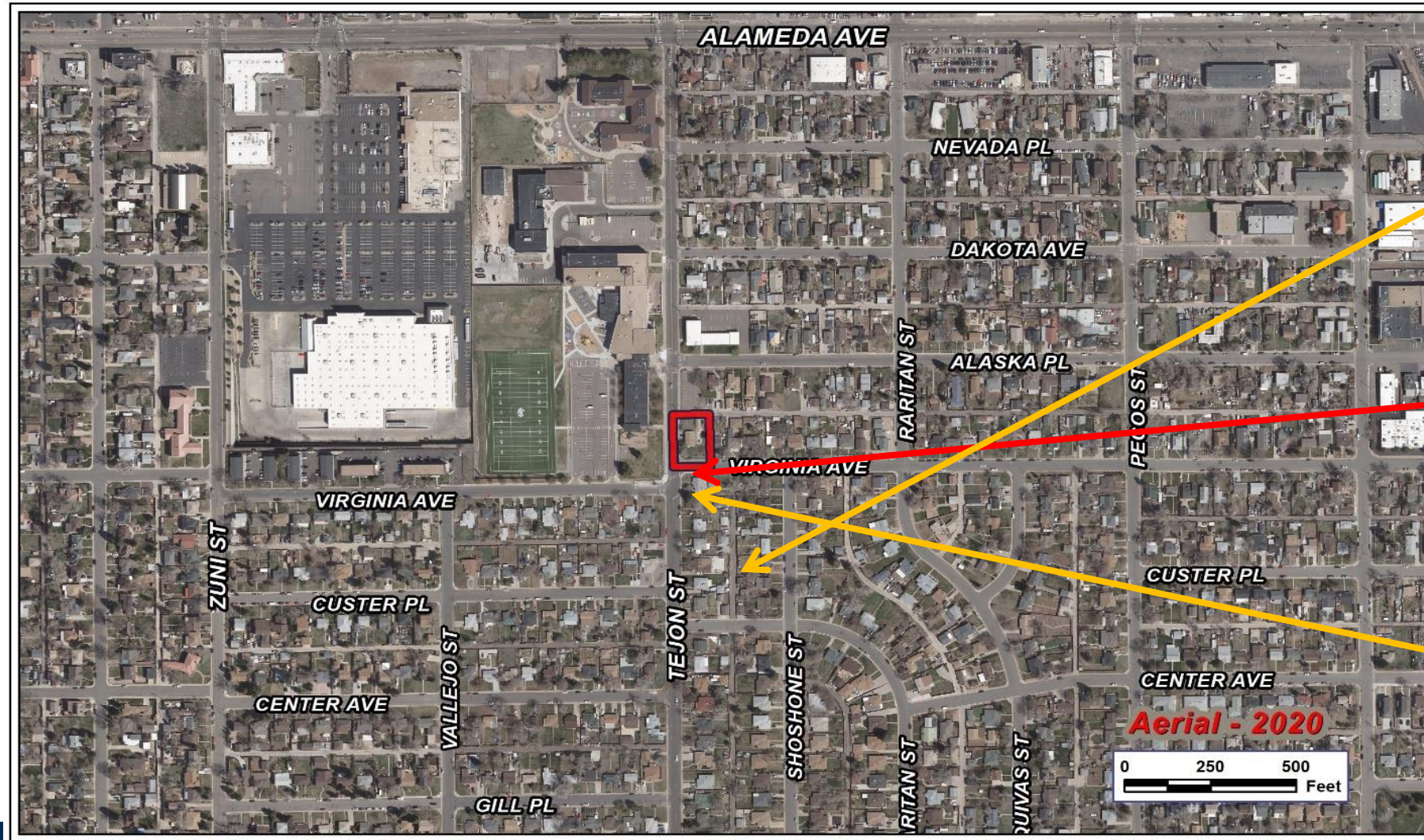
Subject Property:

- Single-unit Residential

Surrounding Uses:

- Single-unit Residential
- Two-unit Residential
- Public/Quasi-public
- Commercial/Retail

Existing Context – Building Form/Scale



Process

- Informational Notice: 01/05/2022
- Planning Board Notice Posted: 03/01/2022
- Planning Board Public Hearing: 03/16/2022
- LUTI Committee: 03/29/2022
- City Council Public Hearing: 05/23/2022

Public Outreach

- To date, no comments received from the RNOs that were sent notice or community members.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *Athmar Park Perimeter Plan 2000*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

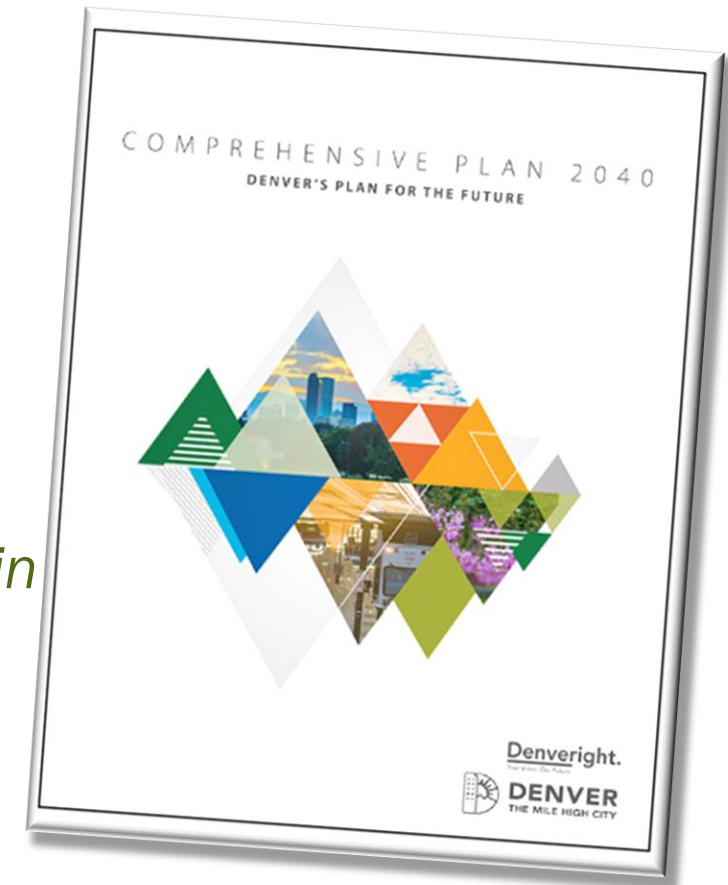
4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

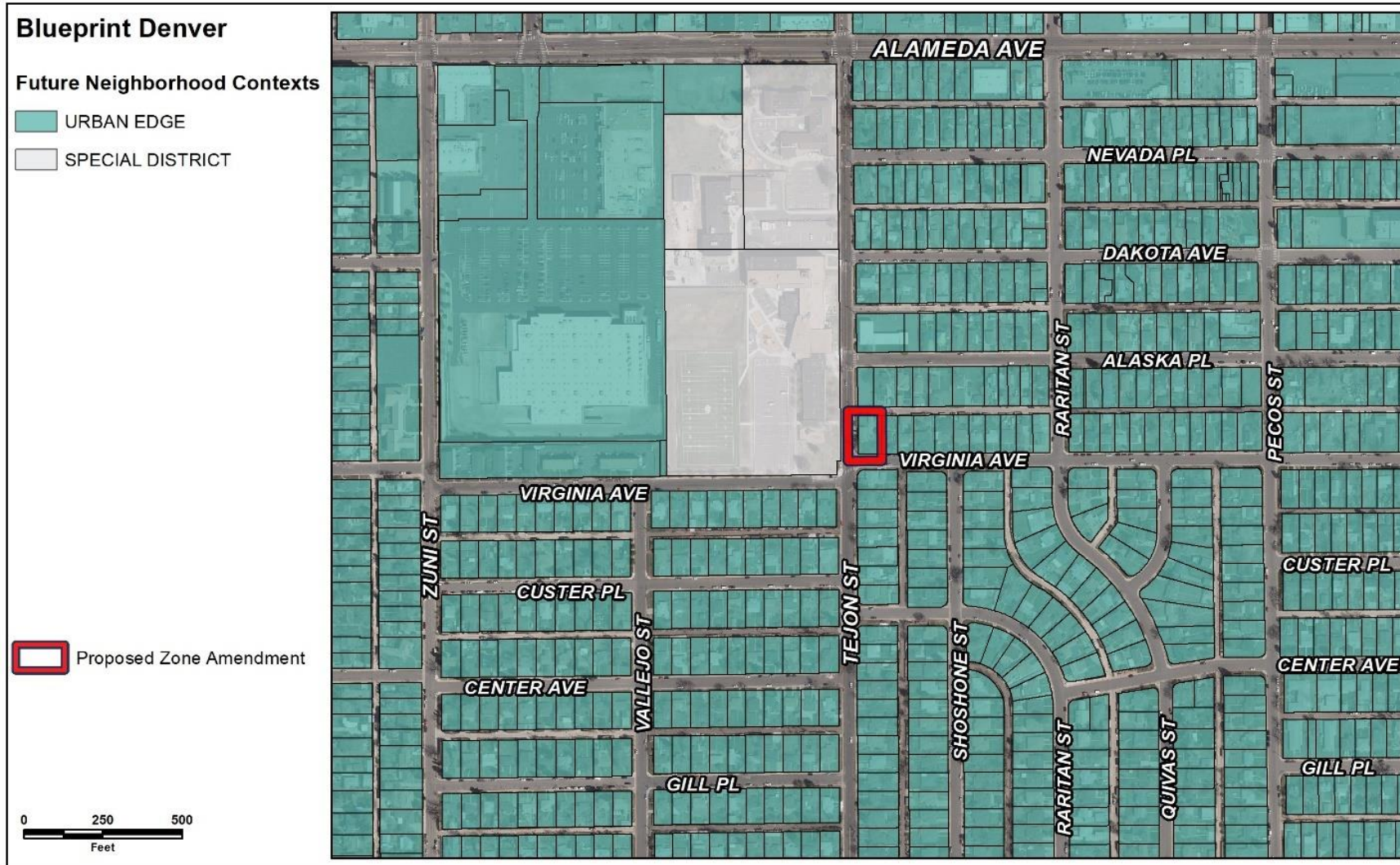
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- *Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed use developments*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families*
- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*



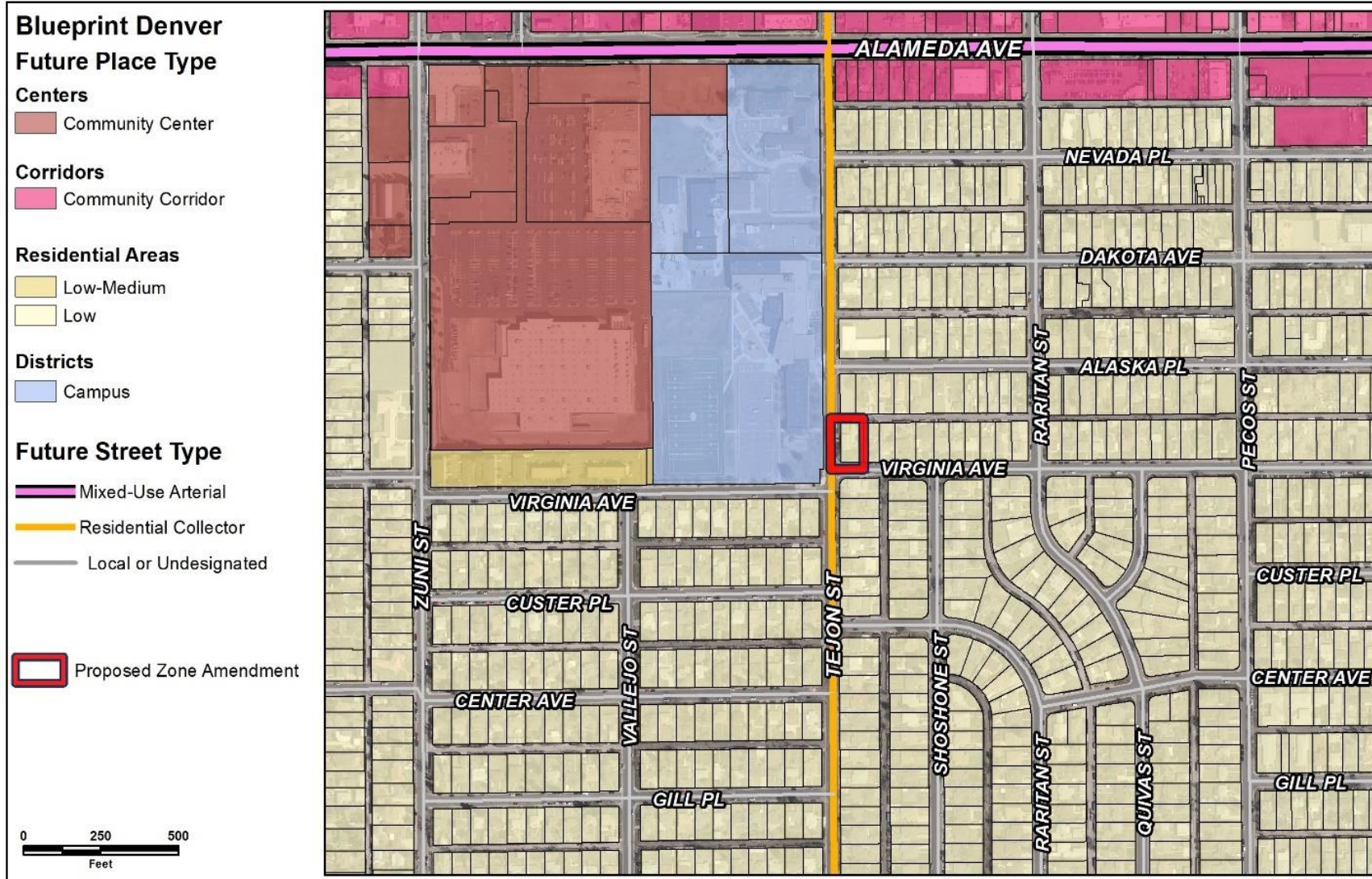
Consistency with Adopted Plans: Blueprint Denver



Urban Edge Context

- Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street.

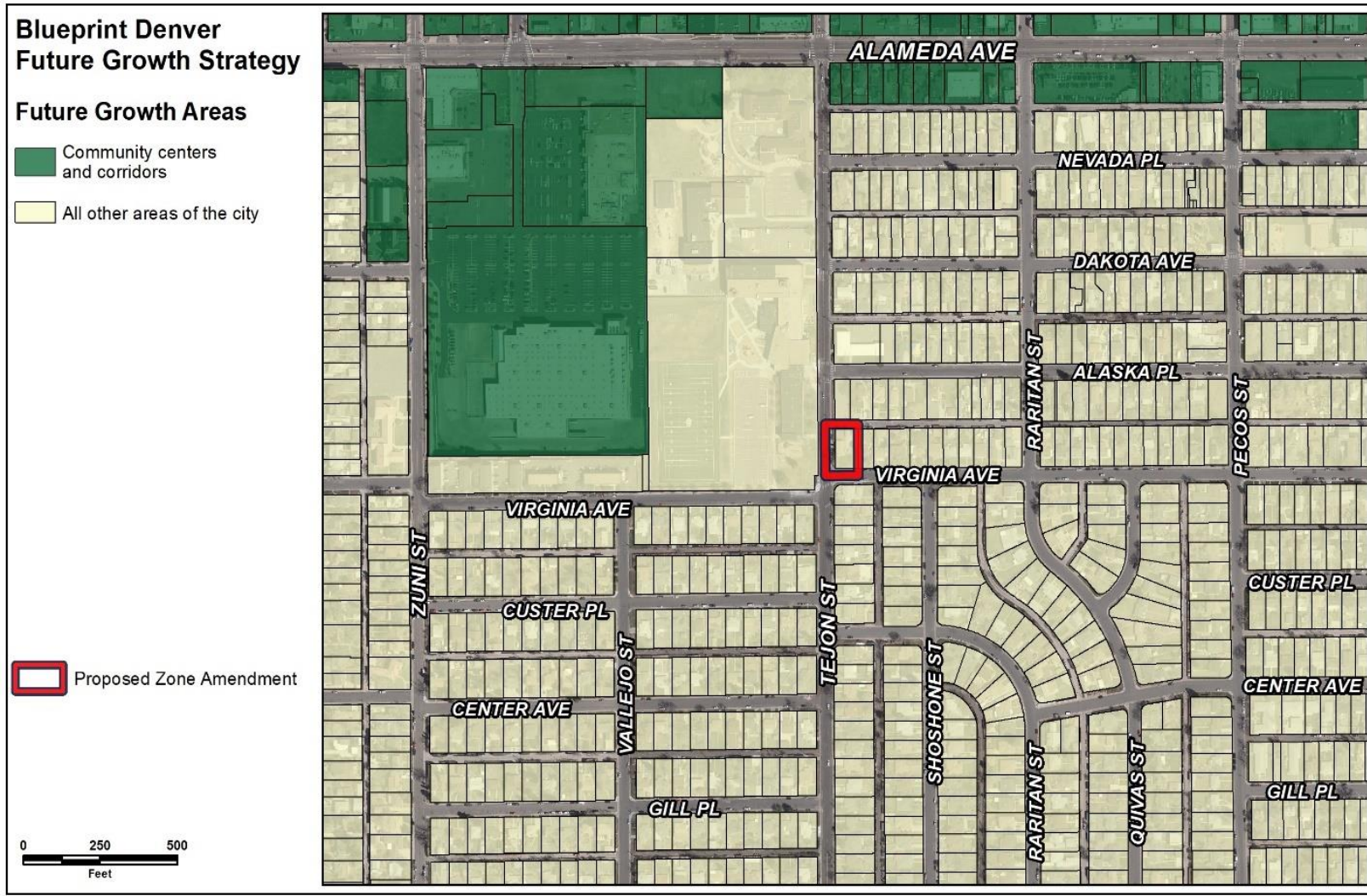
Consistency with Adopted Plans: Blueprint Denver



Residential Low

- Predominately single- and two-unit uses on smaller 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. Medium building coverage. Buildings are generally up to 2.5 stories in height.
- W Virginia Ave: Undesignated Local

Consistency with Adopted Plans: Blueprint Denver



Growth Areas Strategy

- *All other areas of the city*
The associated anticipated housing is 20% and employment growth percentage is 10% (p. 51)

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Athmar Park Perimeter Plan 2000

Staff finds that the proposed rezoning demonstrates consistency with this plan per the following goal found on page 14 of the Overall Plan Goals & Strategies section of the plan.

- **Goal 1:** Promote neighborhood stability, support preservation of the neighborhood character, and create a sense of place.
 - **Strategy:** Continue to maintain the integrity of the residentially zoned areas.
 - **Strategy:** Identify characteristics that make Athmar Park a unique neighborhood and promote the neighborhood as a good place to live and work.

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
 - b.) 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

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2021I-00240.

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