

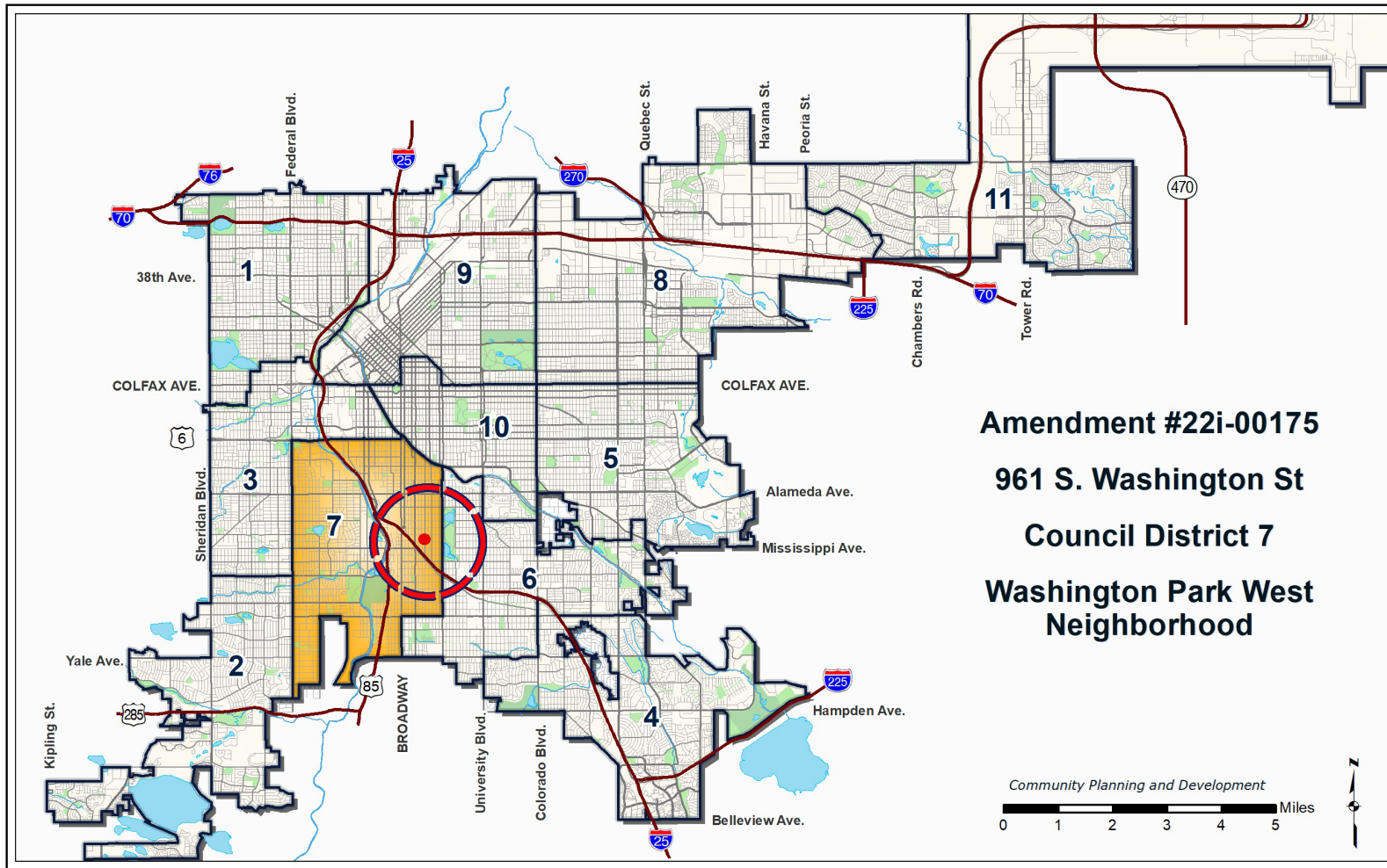


961 South Washington Street

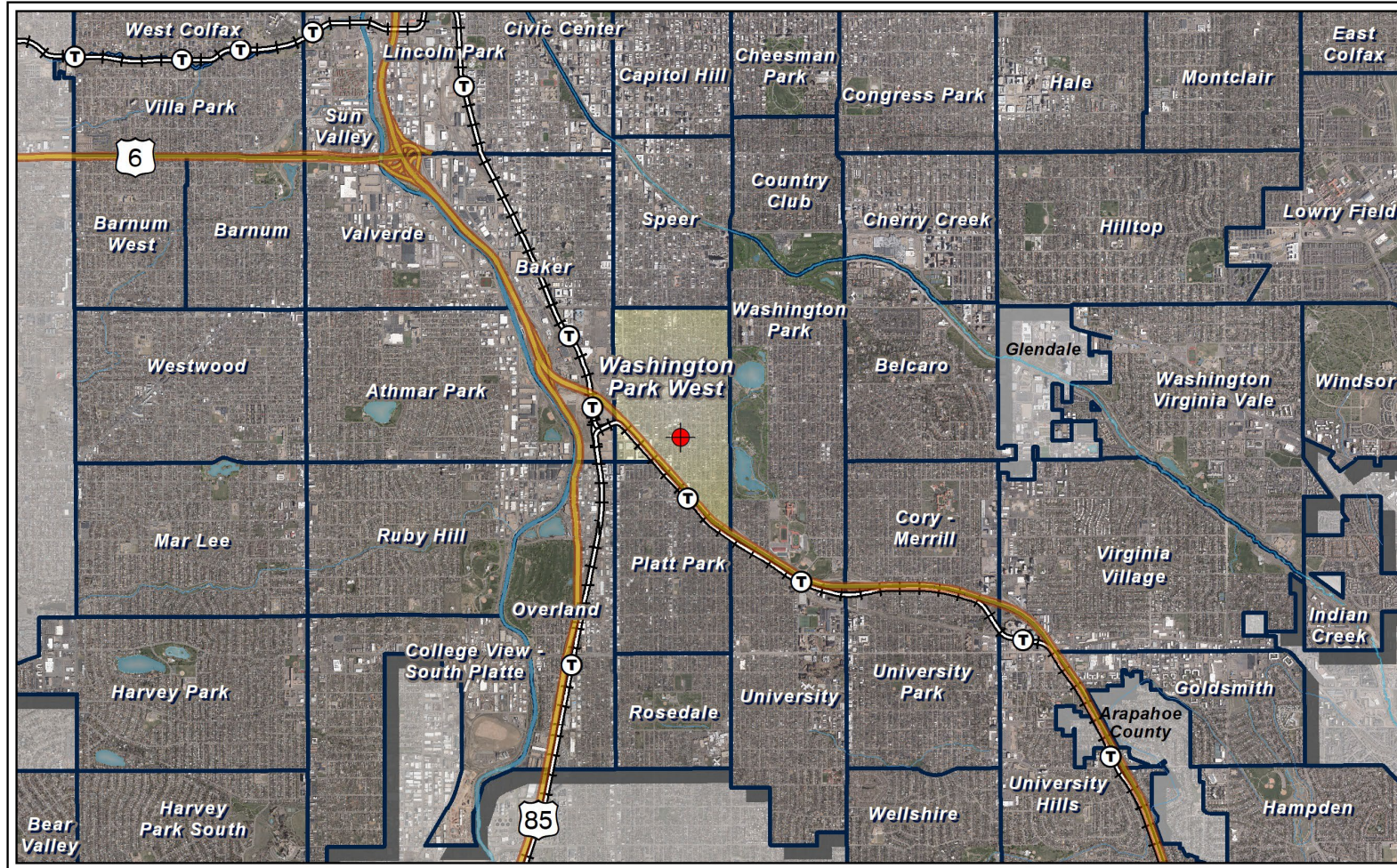
Rezoning Request: U-SU-B to U-SU-B1

Denver City Council Meeting Date: March 6, 2023

City Council District 7



Statistical Neighborhood: Washington Park



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



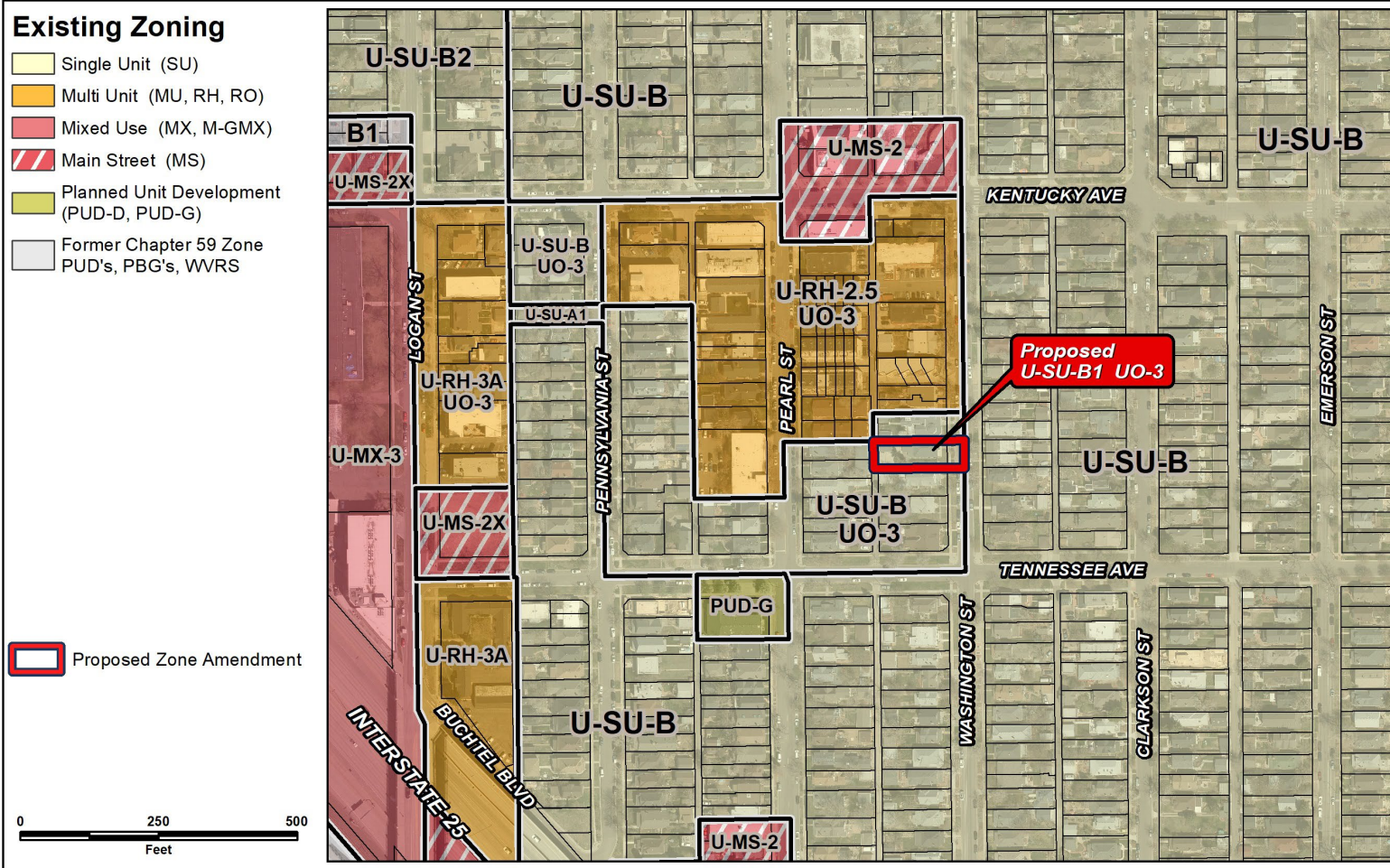
Subject Property

- Single-unit dwellings
- 6,250 SF

Proposal

- Allow an Accessory Dwelling Unit
- ADU Max. Building Height: 24 feet
- Min. Lot Size: 4,500 SF

Existing Zoning



Existing

- Urbane – Single Units – B
- UO-3 Historic Structure Use Overlay

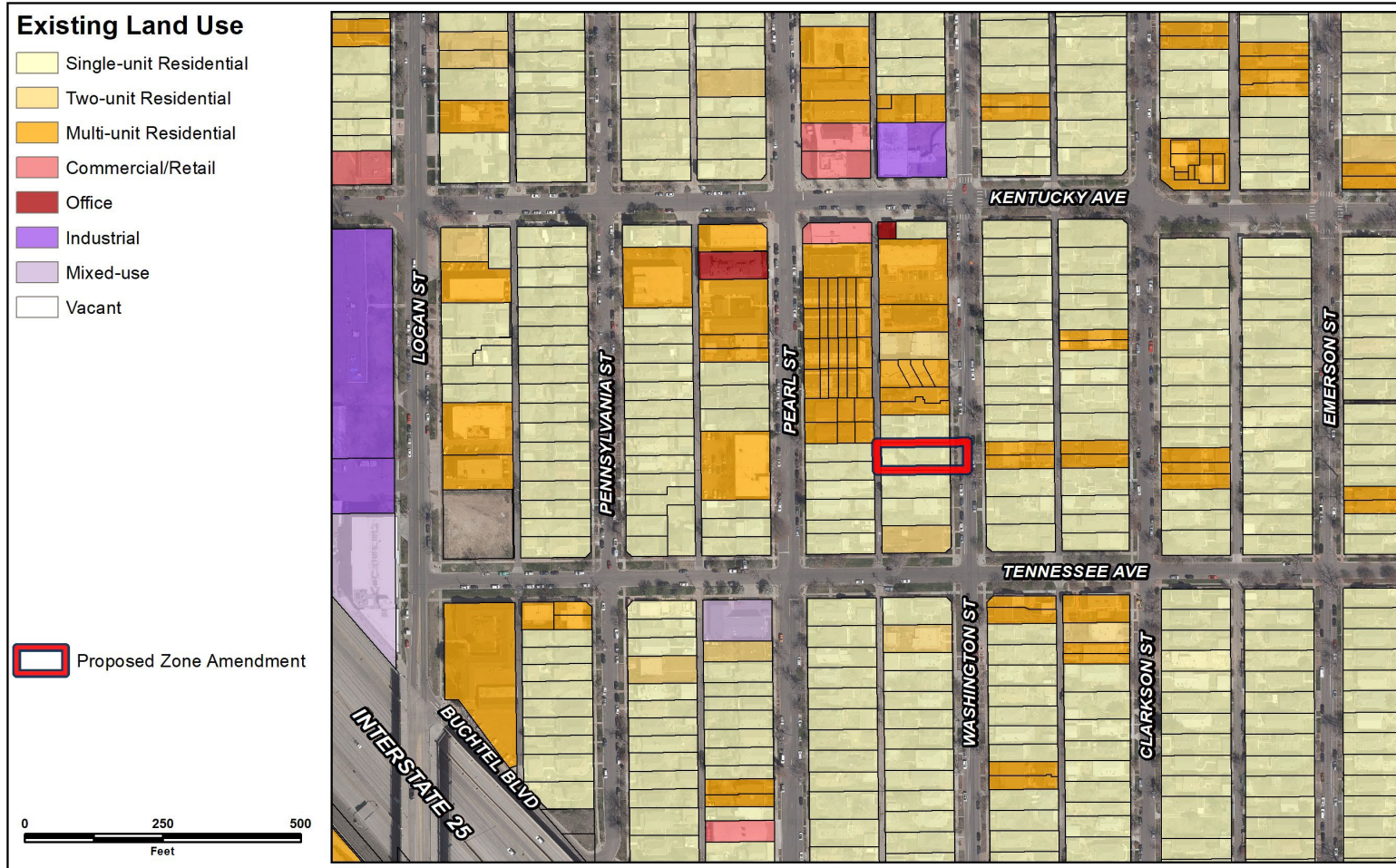
Proposal

- Urban – Single Unit – B1
- UO-3 Historic Structure Use Overlay
- ADUs are Permitted

Surrounding Zoning:

- U-SU-B, U0-3
- U-RH-2.5, 3A
- U-MS-2, 2x

Existing Land Use

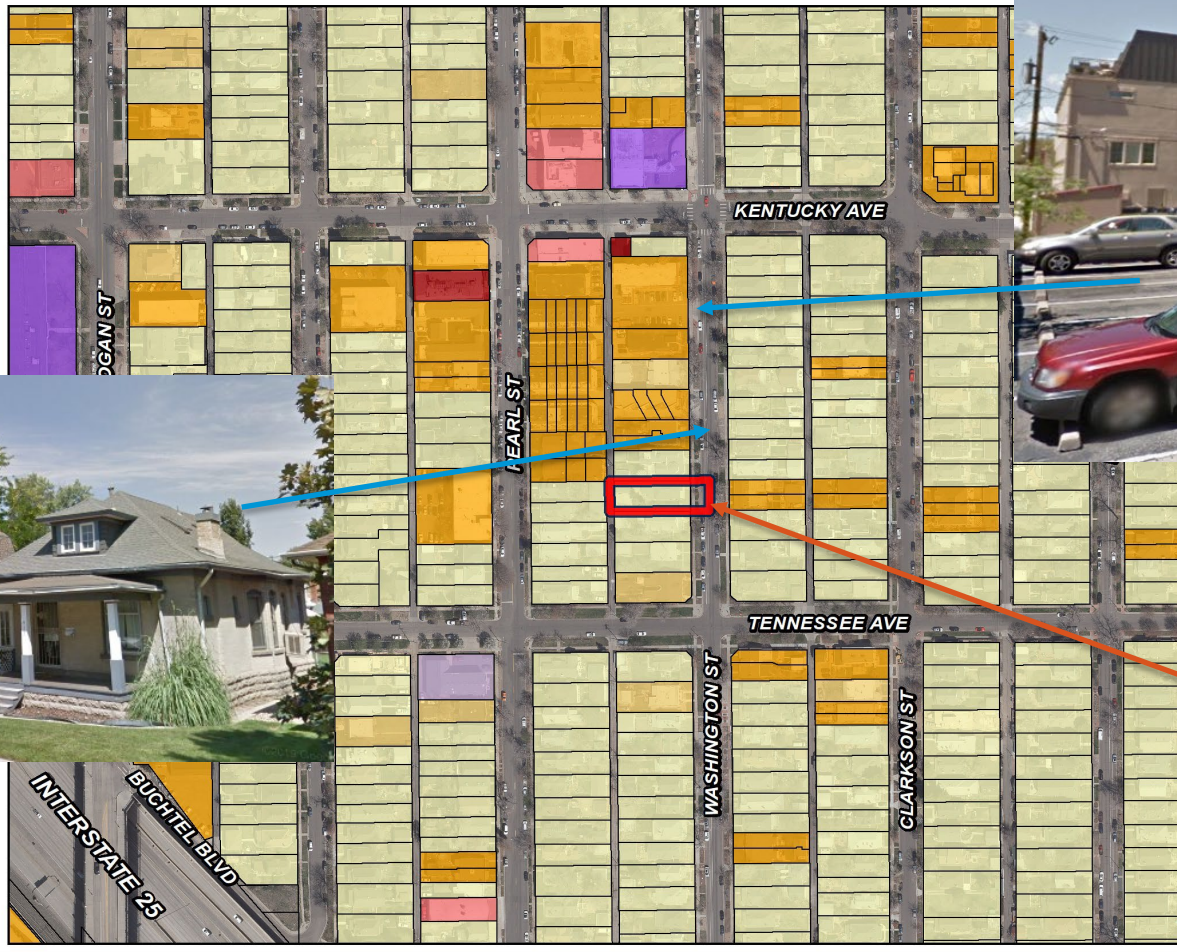


- **Current Land Use:**
 - Single Unit Residential
- **Surrounding Land Use:**
 - Single-Unit Residential
 - Two-Unit Residential
 - Multi-Unit Residential

Existing Context – Use/Building Form/Scale

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Mixed-use
- Vacant



Process

- Informational Notice: 11.03.2022
- Planning Board Notice: 12.19.2022
- Planning Board Public Hearing: 1.04.2023
- LUTI Committee: 1.24.2023
- City Council Public Hearing: 3.06.2023
- Public Comment
 - None

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)*
- *West Washington Park Neighborhood Plan (1991)*

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



- 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).

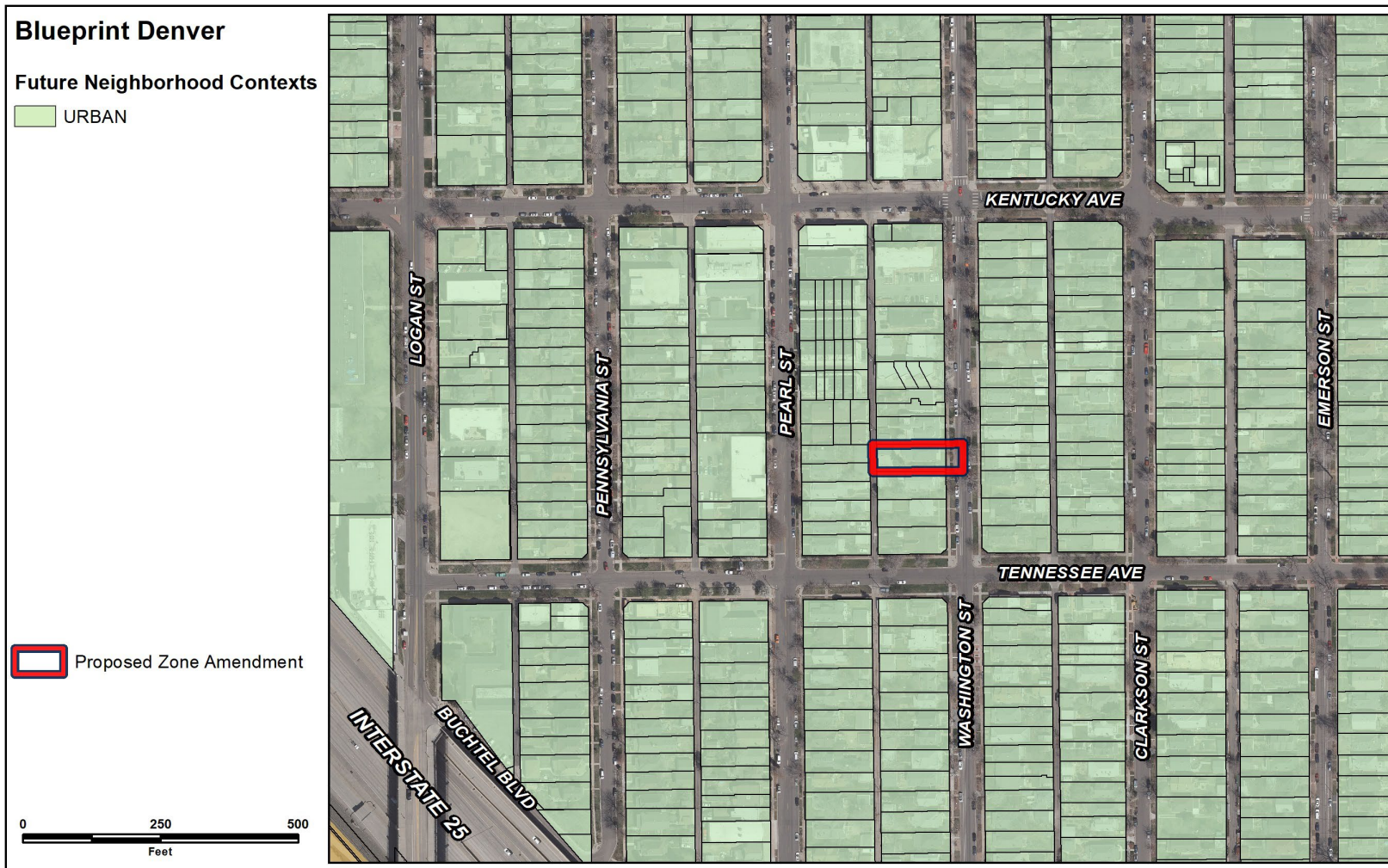


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



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

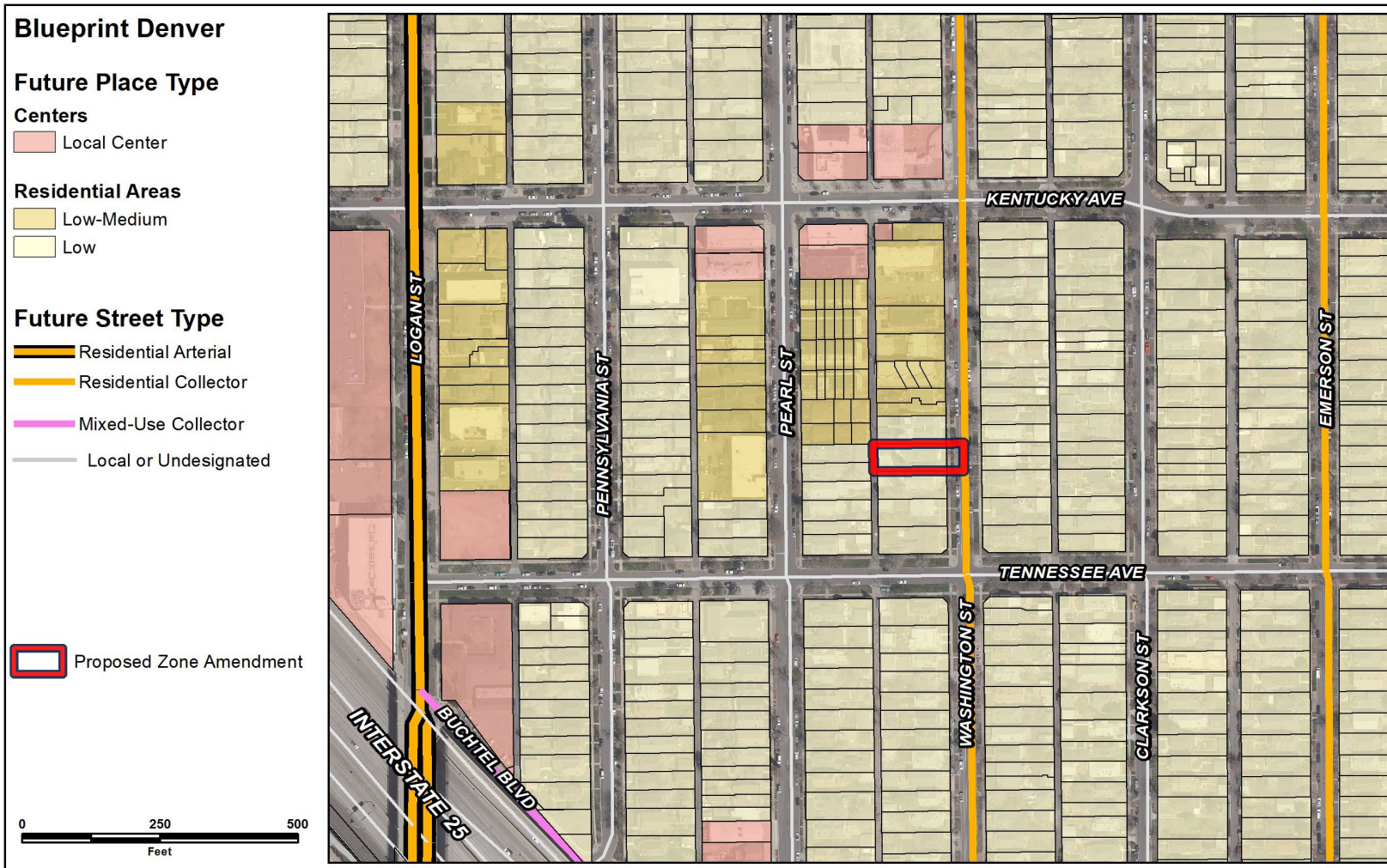
Consistency with Adopted Plans: Blueprint Denver



Urban Future Neighborhood Context

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas

Consistency with Adopted Plans: Blueprint Denver



Residential Low Future Place Type

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

Future Street Type

- Residential Collector

Consistency with Adopted Plans: Blueprint Denver

Land Use & 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.

WEST WASHINGTON PARK NEIGHBORHOOD PLAN



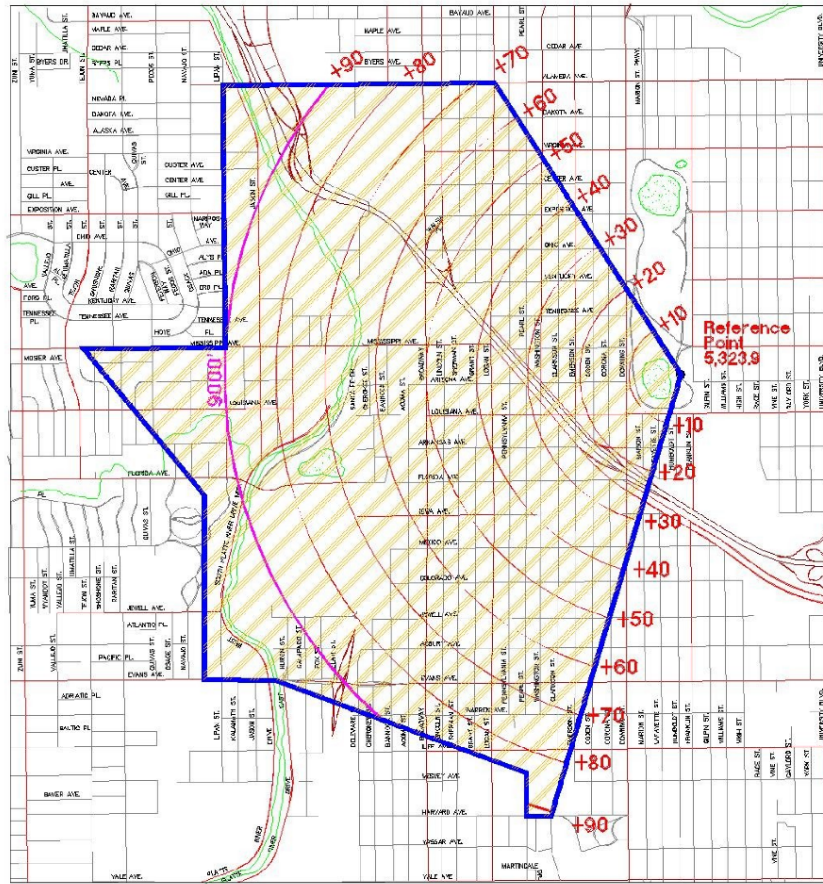
**PLANNING AND COMMUNITY DEVELOPMENT OFFICE
CITY AND COUNTY OF DENVER
FALL 1991**

Consistency with adopted plans

RLU-4: Maintain and Improve existing residential uses and all historic and architecturally significant structures. New infill housing should be compatible with historic buildings and character.

RLU-5: Include compatible setbacks, significant buffering, and landscaping in site plans for new moderate density residential development to ensure compatibility with adjacent low-density residential uses.

WASHINGTON PARK VIEW PLANE



MAY 2004

Development Engineering Services
City and County of Denver

Consistency with Washington Park View Plane

Height Restriction: 79 Feet

This view plane height restriction exceeds the proposed zone district maximum height.

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

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

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 of Official Map Amendment
Application #2022i-00175.