

1825 S. Marion St; 1900, 1931 & 1967 S.
Humboldt St; 1906 & 2125 S. Williams St.

2023I-00004

Request: U-SU-C to U-SU-C1

City Council: October 16, 2023

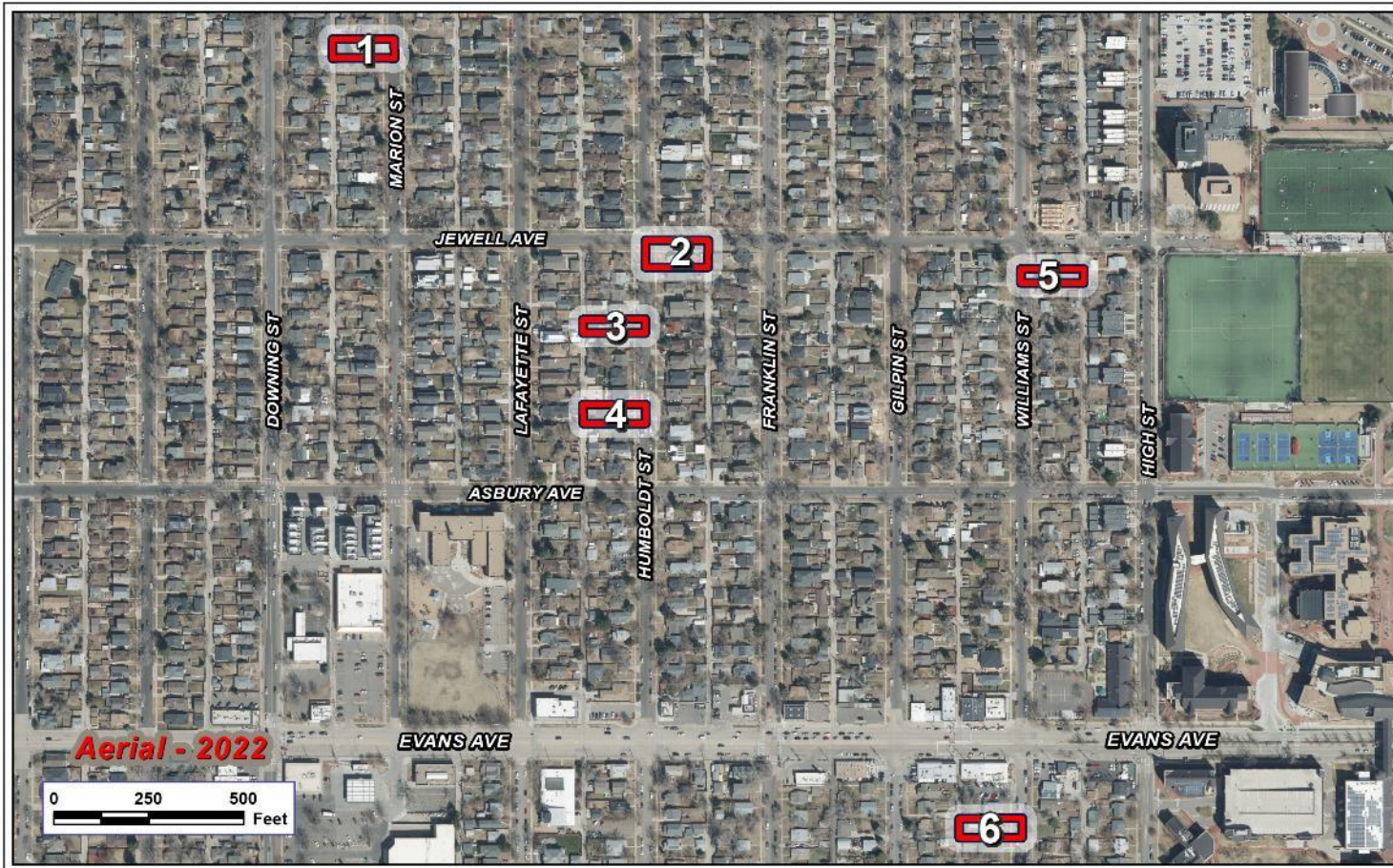
Presenter: Fran Peñafiel

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from U-SU-C to U-SU-C1



Location

- 32,560 sf or 0.74 acres
- Single-unit residential

Proposal

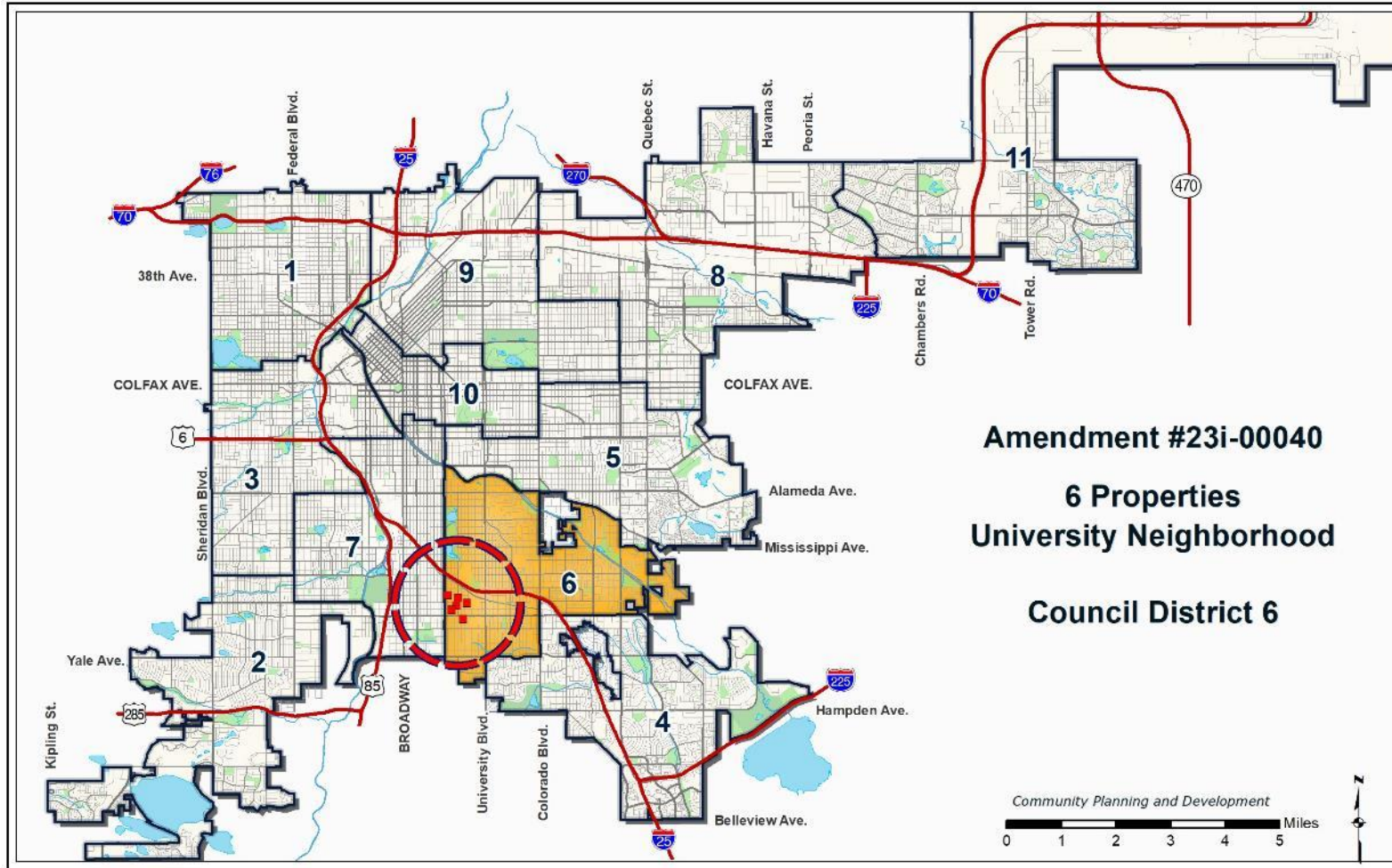
- Rezoning from U-SU-C to U-SU-C1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
- Max. building height 30-35 feet, 24 feet for ADU

Agenda

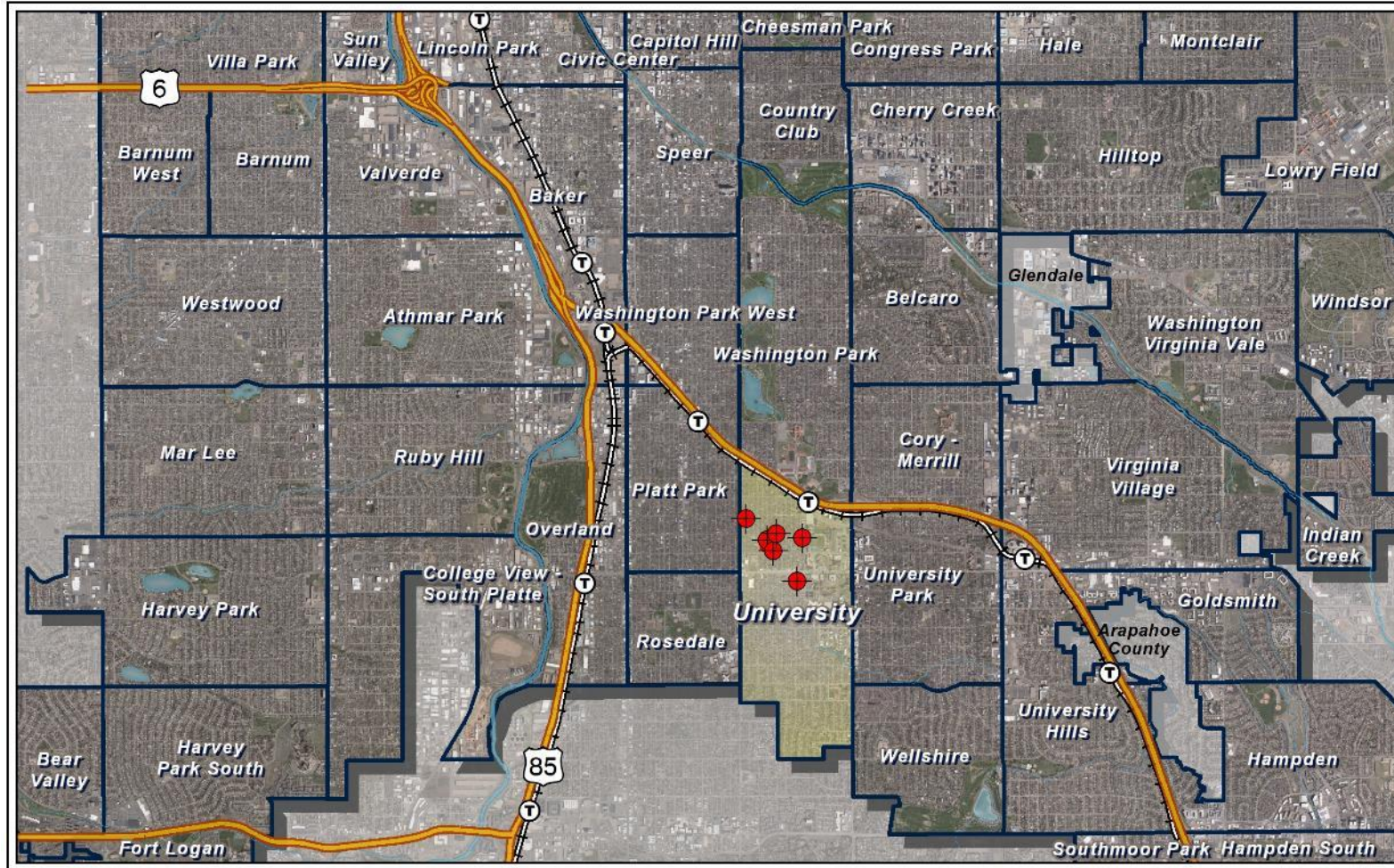
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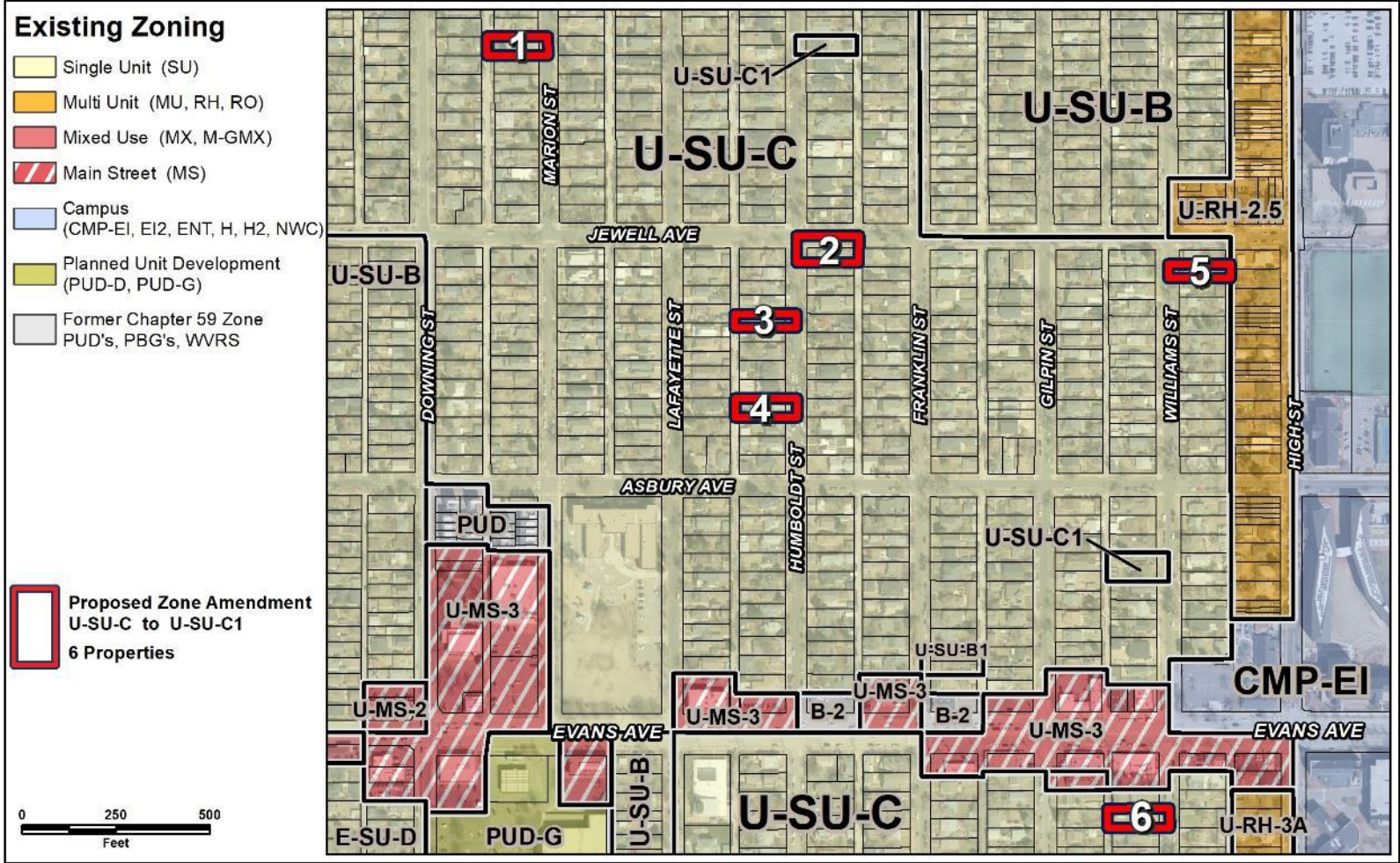
Council District 6



University Neighborhood



Existing Zoning

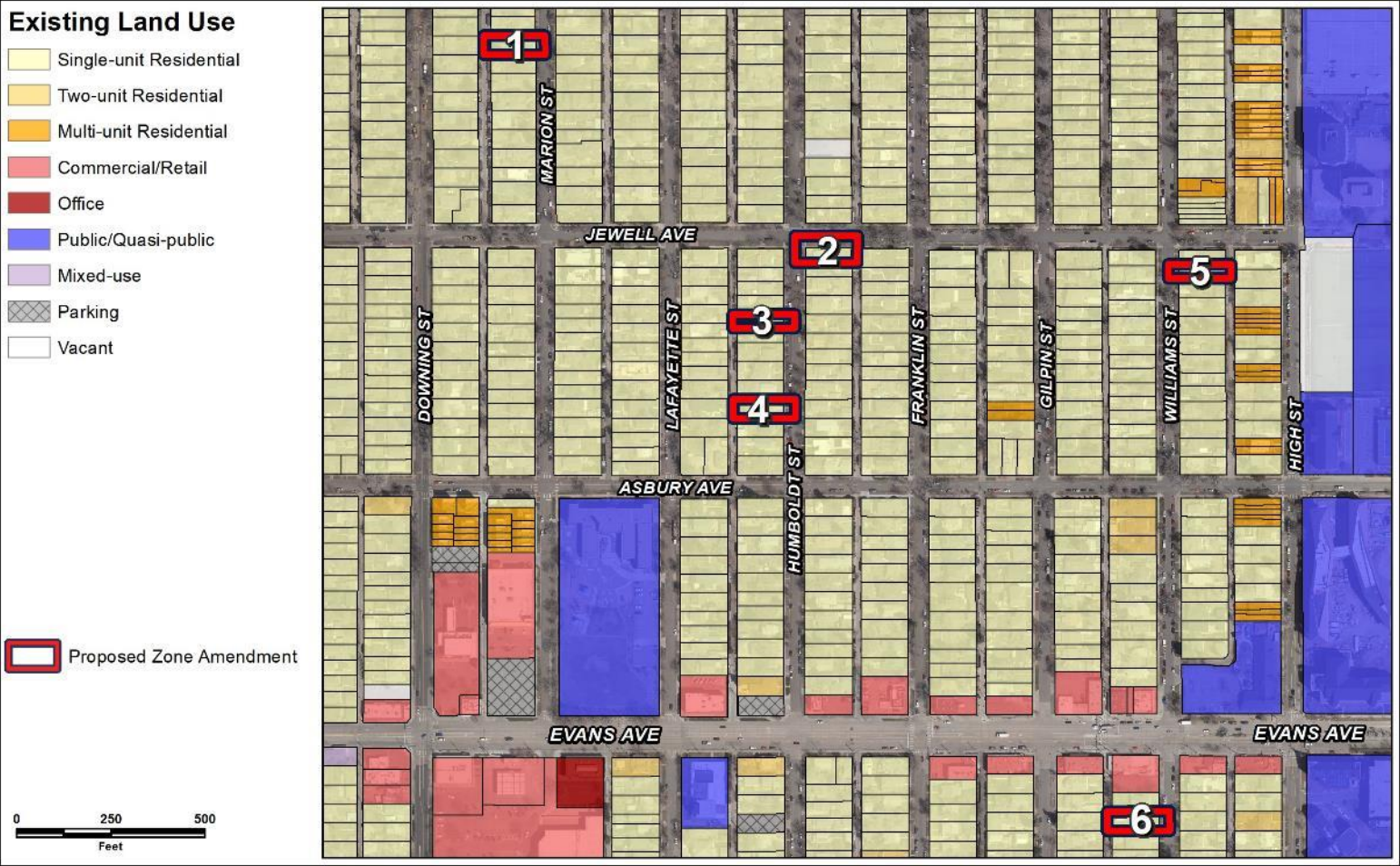


Current Zoning: U-SU-C

Surrounding Zoning:

- U-SU-C
- U-RH-2.5
- U-SU-B
- U-MS-3

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential

Existing Building Form/Scale



Existing Building Form/Scale

Existing Land Use



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Process

- Informational Notice: 06/15/2023
- Planning Board Notice: 08/01/2023
- Planning Board Public Hearing: **08/16/2023**
- LUTI Committee: **08/29/2023**
- City Council Public Hearing: **10/16/2023**

- Public Comment
 - Six letters of opposition and 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

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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).



Climate

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



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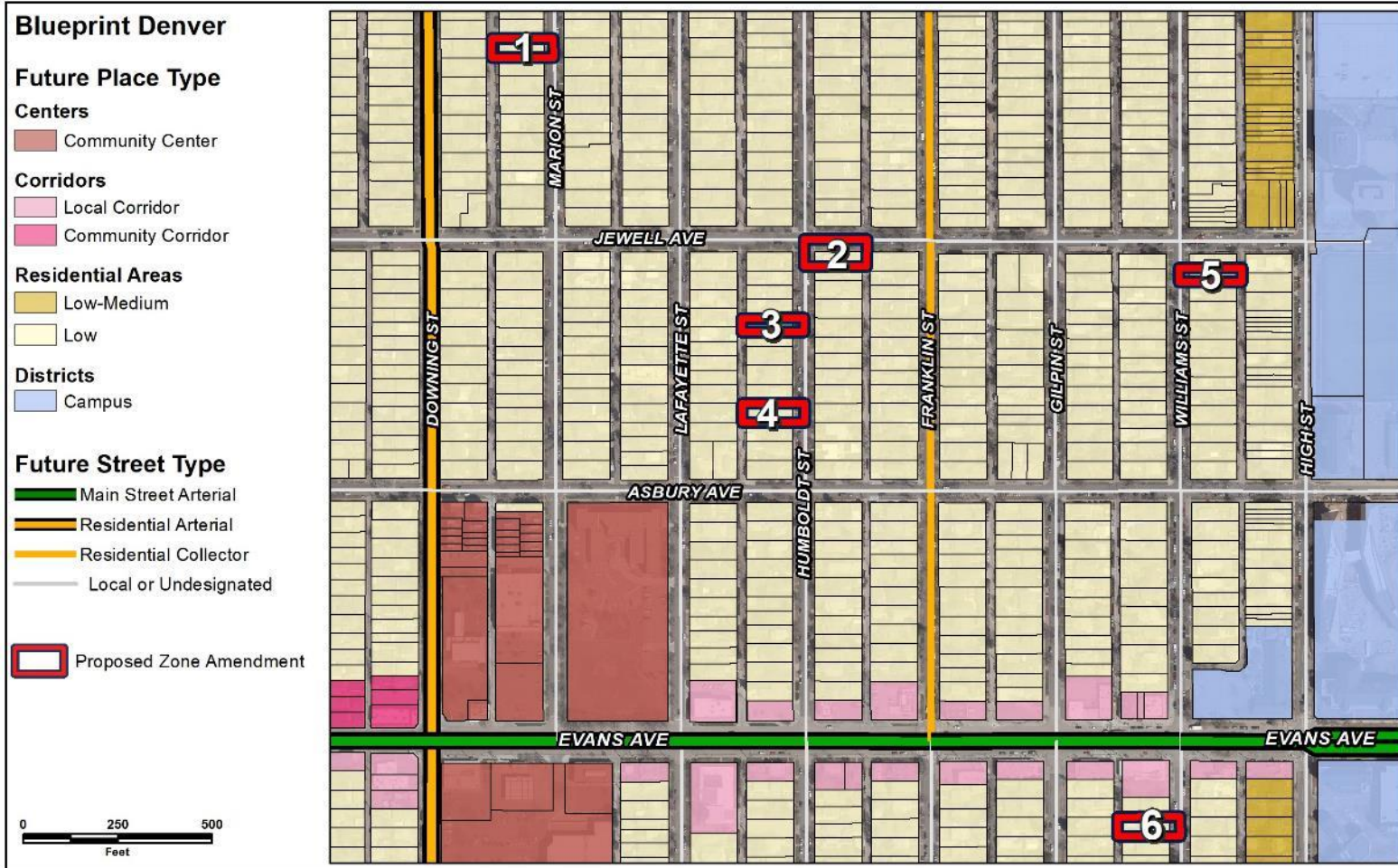
Blueprint Denver 2019



Urban Future Neighborhood Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.

Blueprint Denver 2019



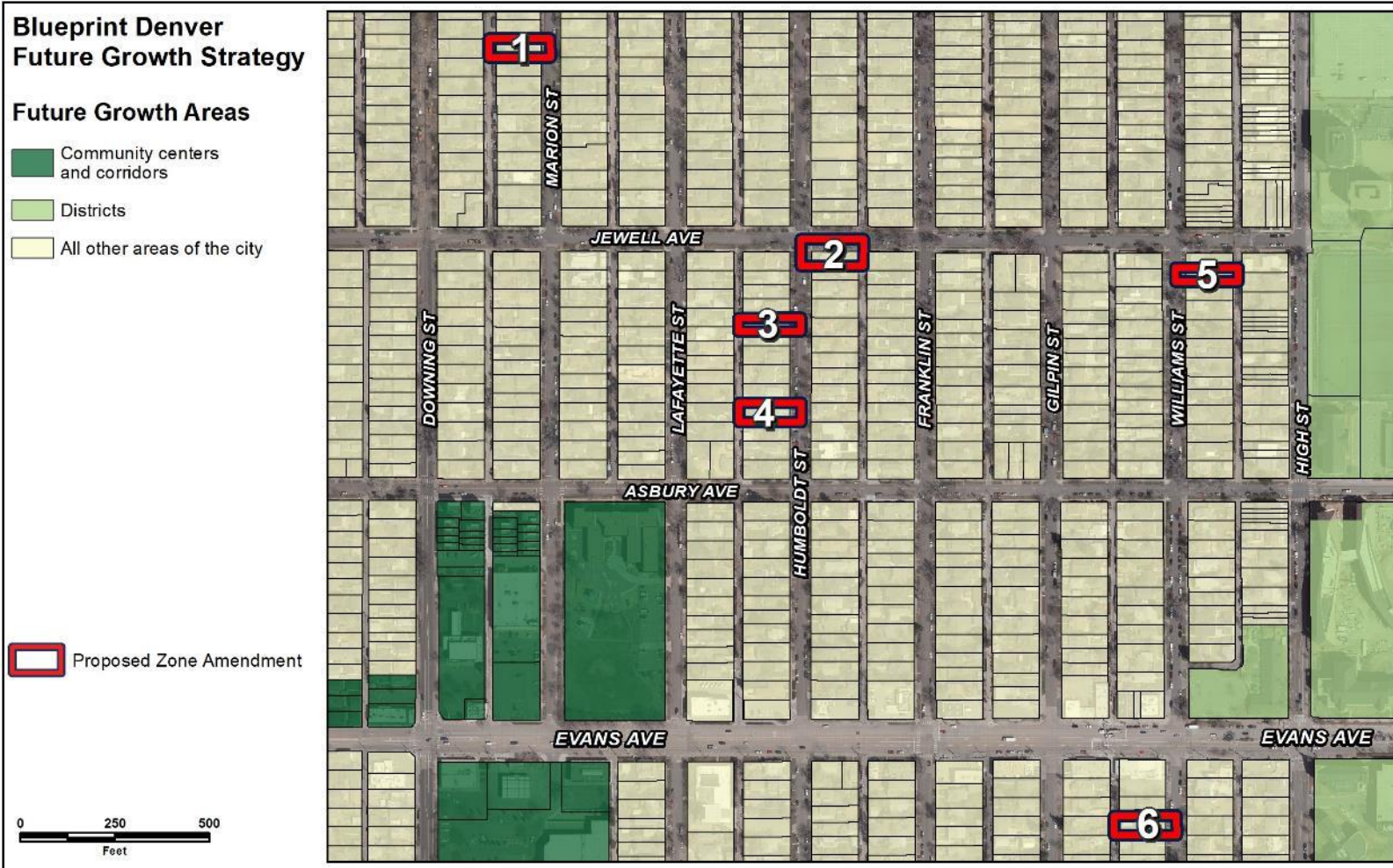
Low Residential

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

Future Street Type

Marion, Humboldt and Williams Street:
Local or Undesignated

Blueprint Denver 2019



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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CPD Recommendation

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

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