



4583 N Yates Street

2023i-00102

Request: U-SU-C1 to U-SU-A1

City Council Public Hearing: 11.06.2023

Presenter: William Prince

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: U-SU-A1



Location

- Single-unit residential property
- 8,770 sq feet

Proposal

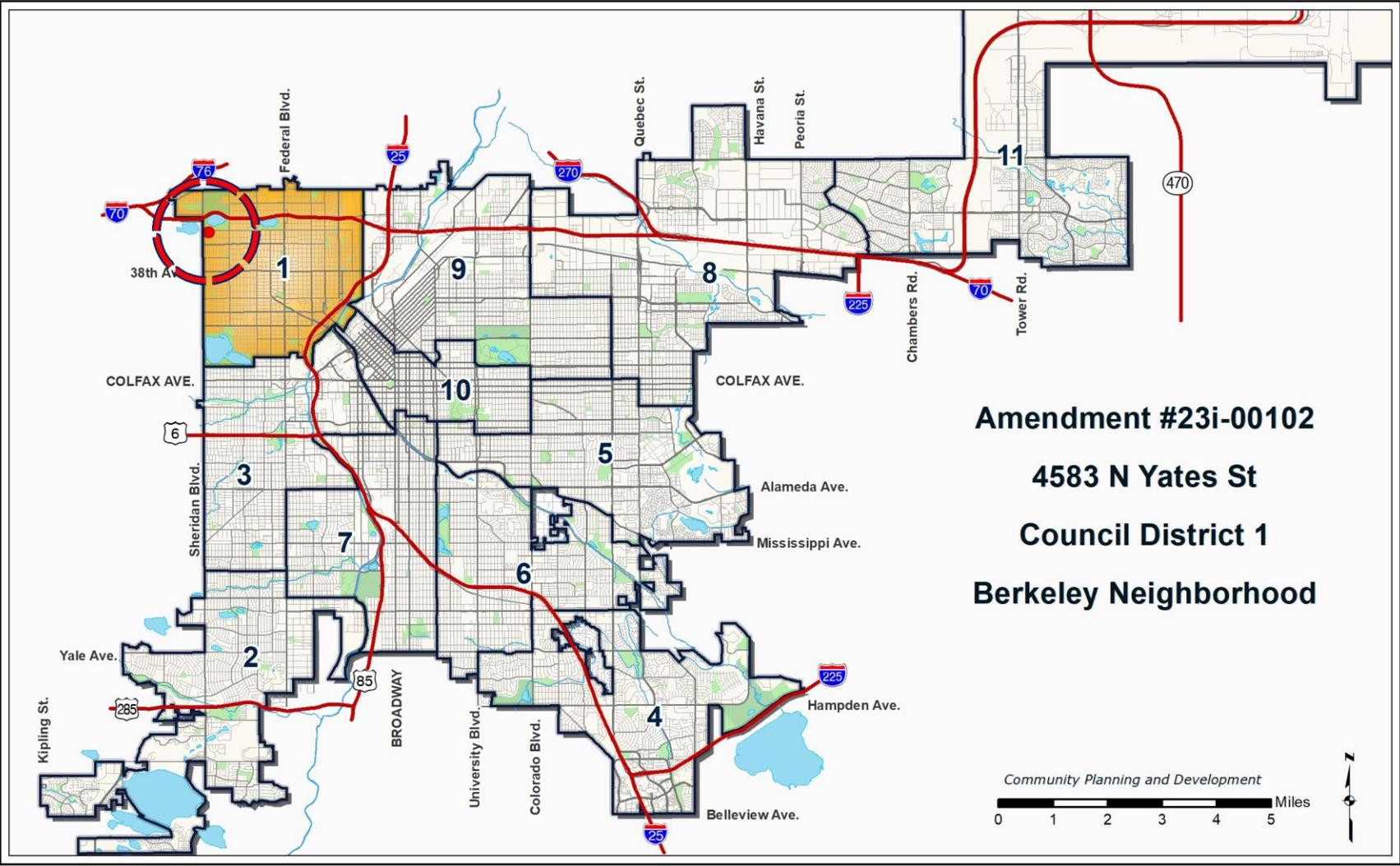
- Rezoning from U-SU-C1 to U-SU-A1, to allow lot split
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
- Max building height 30 feet, ADU is 24 feet
- Minimum lot size is 3,000ft²
- ~4,385 sq ft lots when split

Presentation Agenda

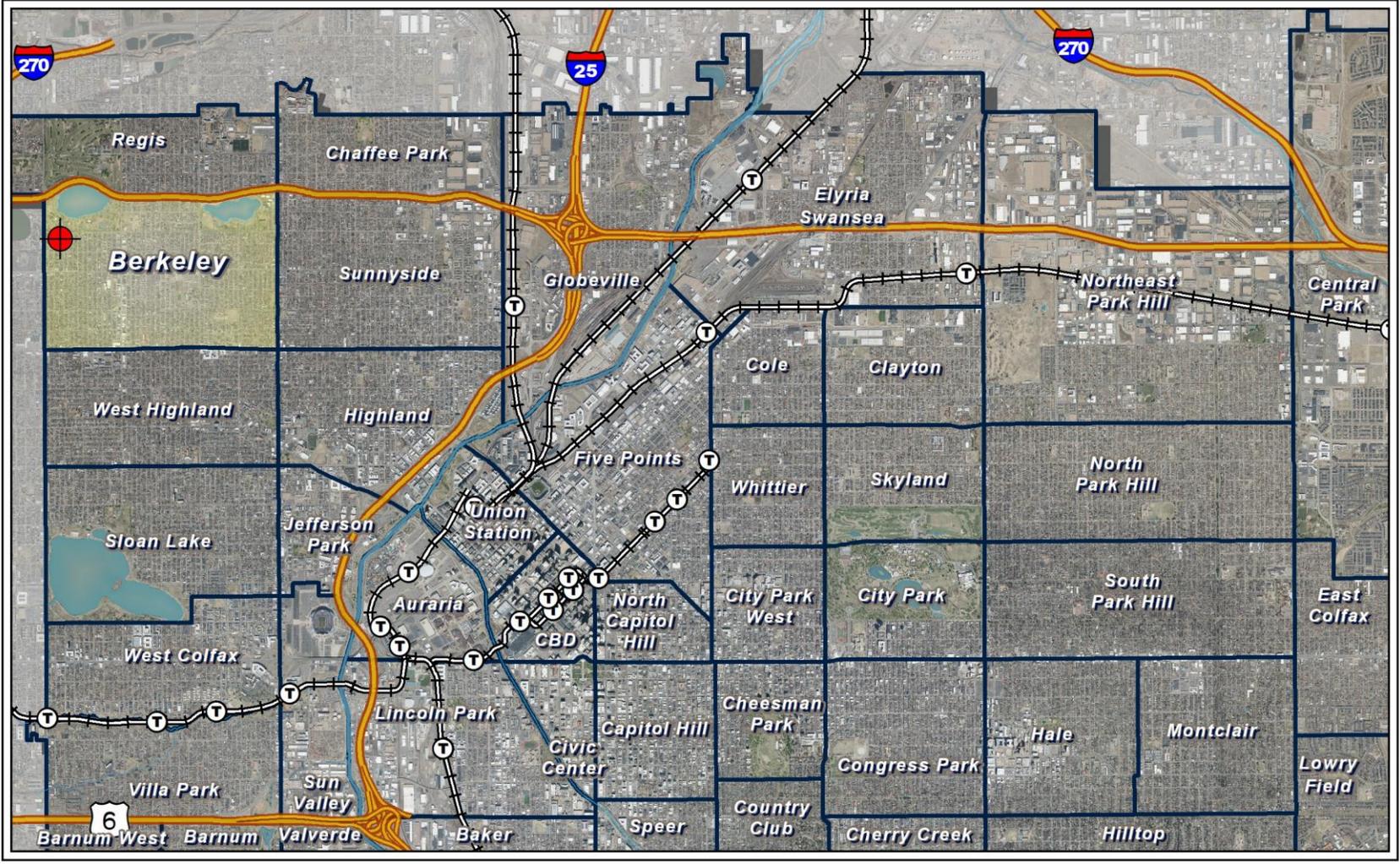
- Request
- Location and Context
- Process
- Review Criteria



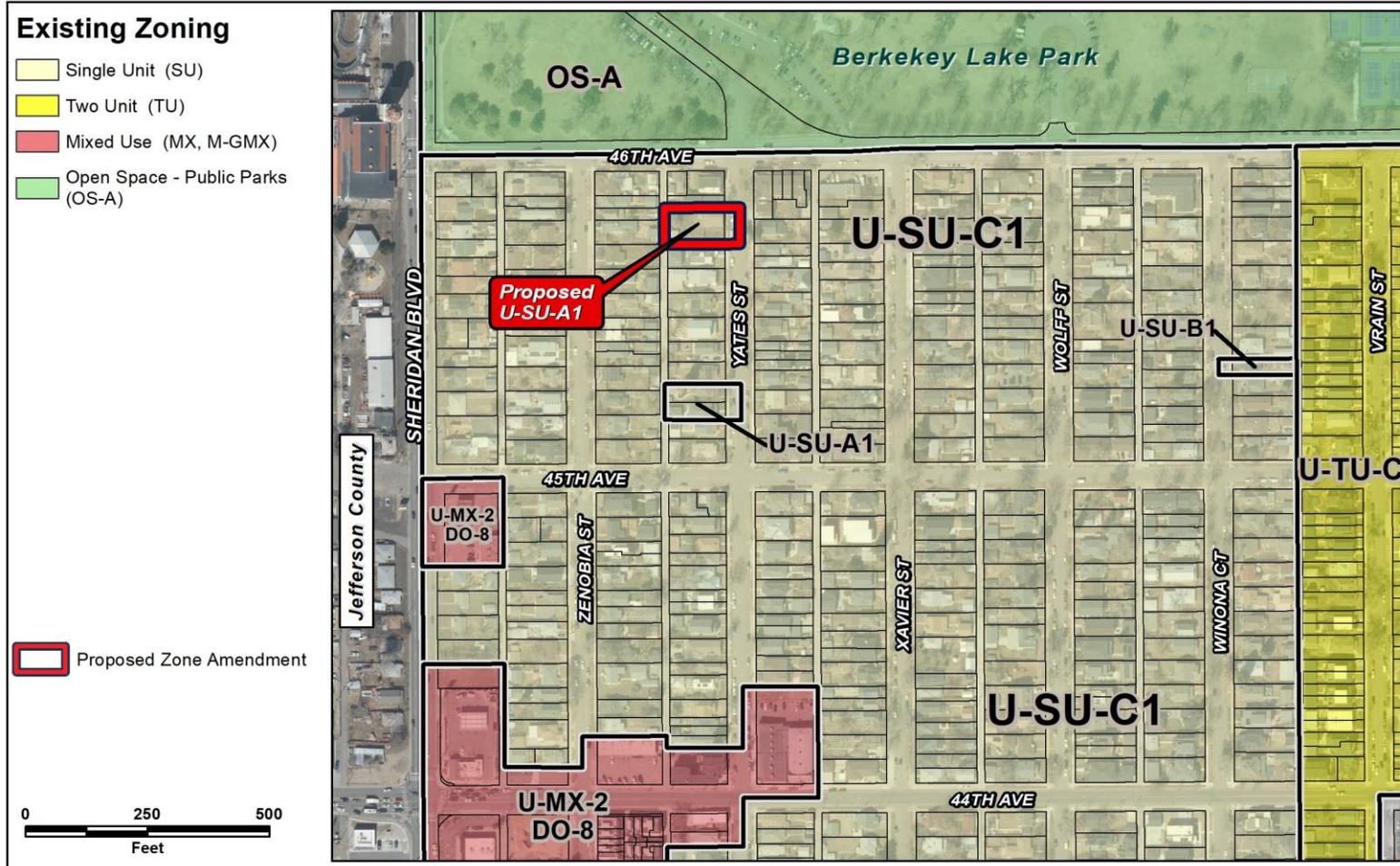
Council District 1: Councilmember Sandavol



Statistical Neighborhood: Berkeley



Existing Zoning: U-SU-C1

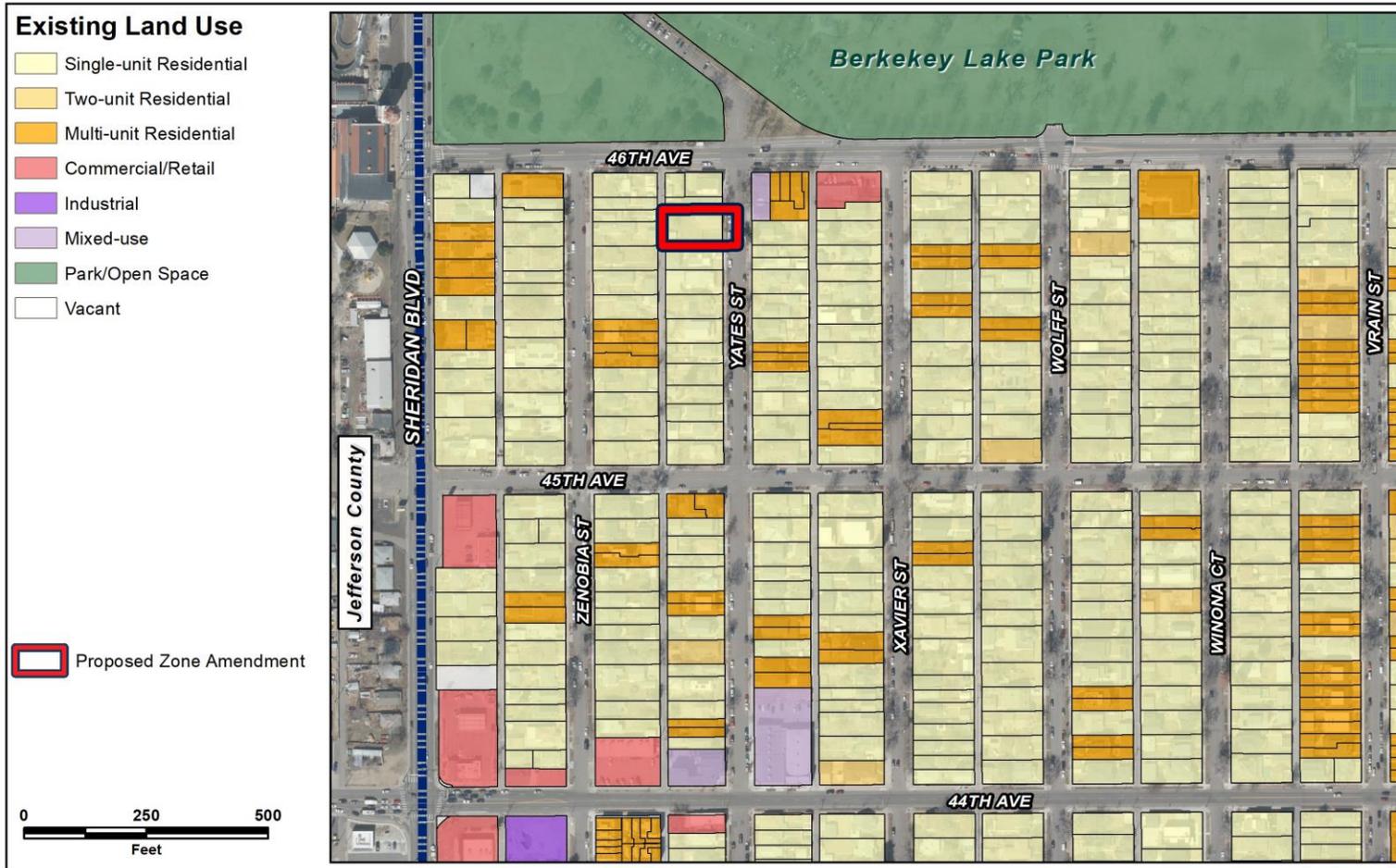


Current Zoning: U-SU-C1

Surrounding Zoning:

- U-SU-C1
- OS-A
- U-SU-A1
- U-MX-2, DO-8
- U-TU-C

Existing Context: Land Use



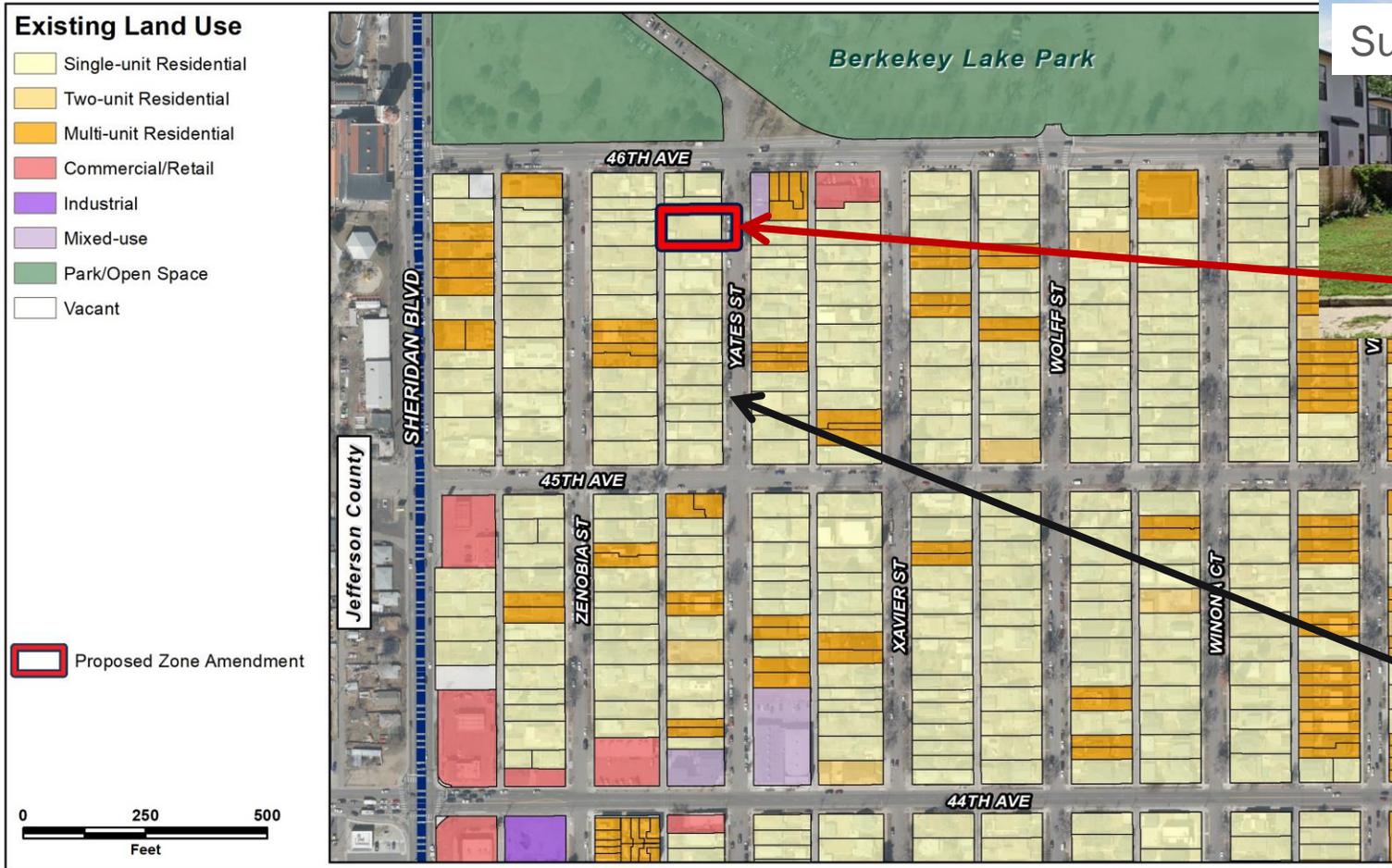
Land Use:

- Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Park/Open Space
- Multi-Unit Residential
- Commercial Retail

Existing Context: Building Form/Scale



Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: 07/14/2023
- Planning Board Notice: 08/23/2023
- Planning Board Public Hearing: 09/06/2023, approved
- LUTI Committee: 09/26/2023
- City Council Notice: 10/16/2023
- **City Council Public Hearing: 11/06/2023**

- Public Comment: 5 public comments of opposition, no RNO comments

Presentation Agenda

- Request
- Location and Context
- Process
- 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - *Comprehensive Plan 2040*
 - *Blueprint Denver*
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

Comprehensive Plan 2040

Equity

Equitable, Affordable, and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments. (p. 28)

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).



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

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

Blueprint Denver 2019



- **Urban (U-) Neighborhood Context**
 - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
 - Block patterns are generally regular with a mix of alley access.
 - High degree of walkability, bikeability, and good access to transit with less reliance on cars.

Blueprint Denver 2019



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - Yates, Local
 - 46th and 44th, Residential Collector
 - Sheridan, Residential Arterial

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

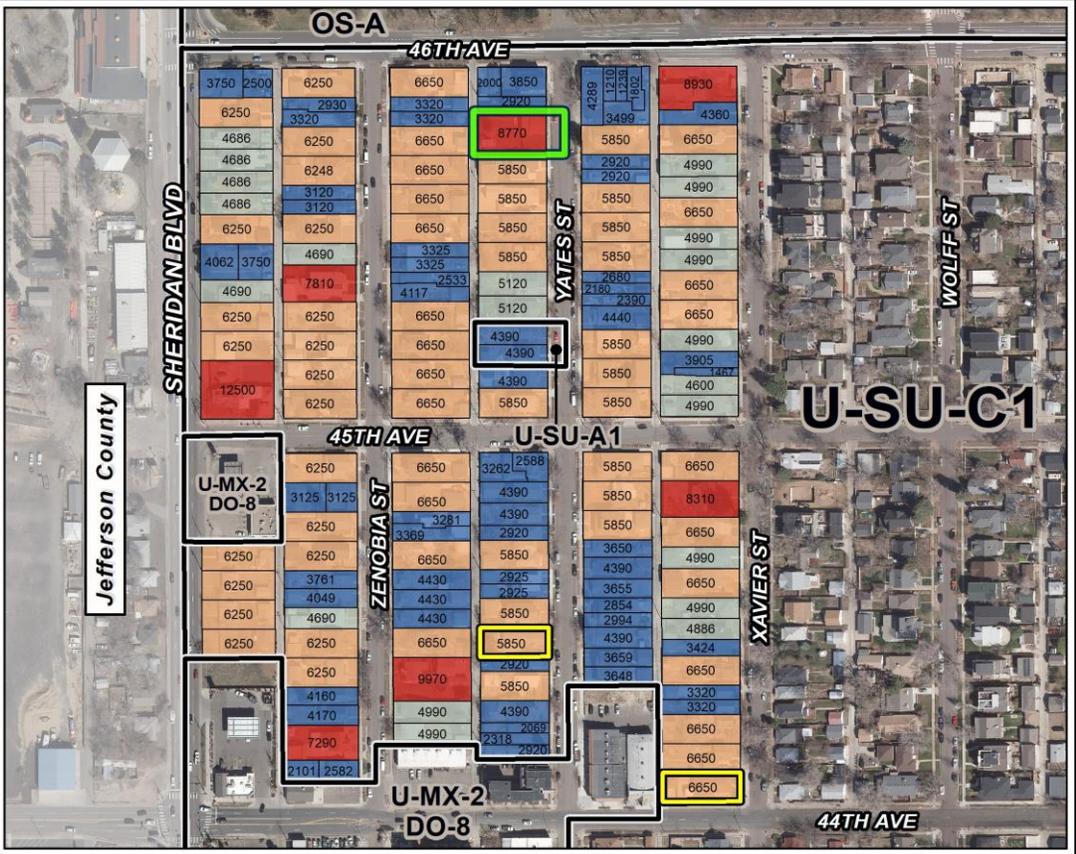
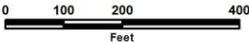
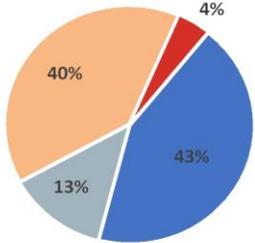
Existing Parcel Size

Land Area - Square Feet

- Less than 4,500
- 4,500 - 5,499
- 5,500 - 6,999
- 7,000 and Over

Residential Duplex

Proposed Zone Amendment



Lot Size Guidance in Low Residential

“it is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request” (p. 231).

Currently 8,770 sq ft. When split to two 4,385 lots, it will be more consistent with 43% of surrounding lots that are less than 4,500 sq ft. (blue lots) and the nearby U-SU-A1 lots to the south.

Blueprint Denver 2019



- **Growth Areas Strategy:**
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

Proposed rezoning will result in uniform application of zone district building form, use, and design regulations

3. Further Public Health, Safety and Welfare

Implements adopted plans

Provides an additional housing unit that is compatibly integrated into the surrounding neighborhood

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

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a) Changed or changing conditions in a particular area, or in the city generally; or,
- b) **A City adopted plan; or,**
- c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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
 - Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses
 - Residential Districts are intended to
 - Promote and protect residential neighborhoods within the character of the Urban Neighborhood context
 - The building form standards, design standards, and uses work together to promote desirable residential areas
 - U-SU-A1 is a single-unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A and allow a detached accessory dwelling unit in the rear yard.

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