



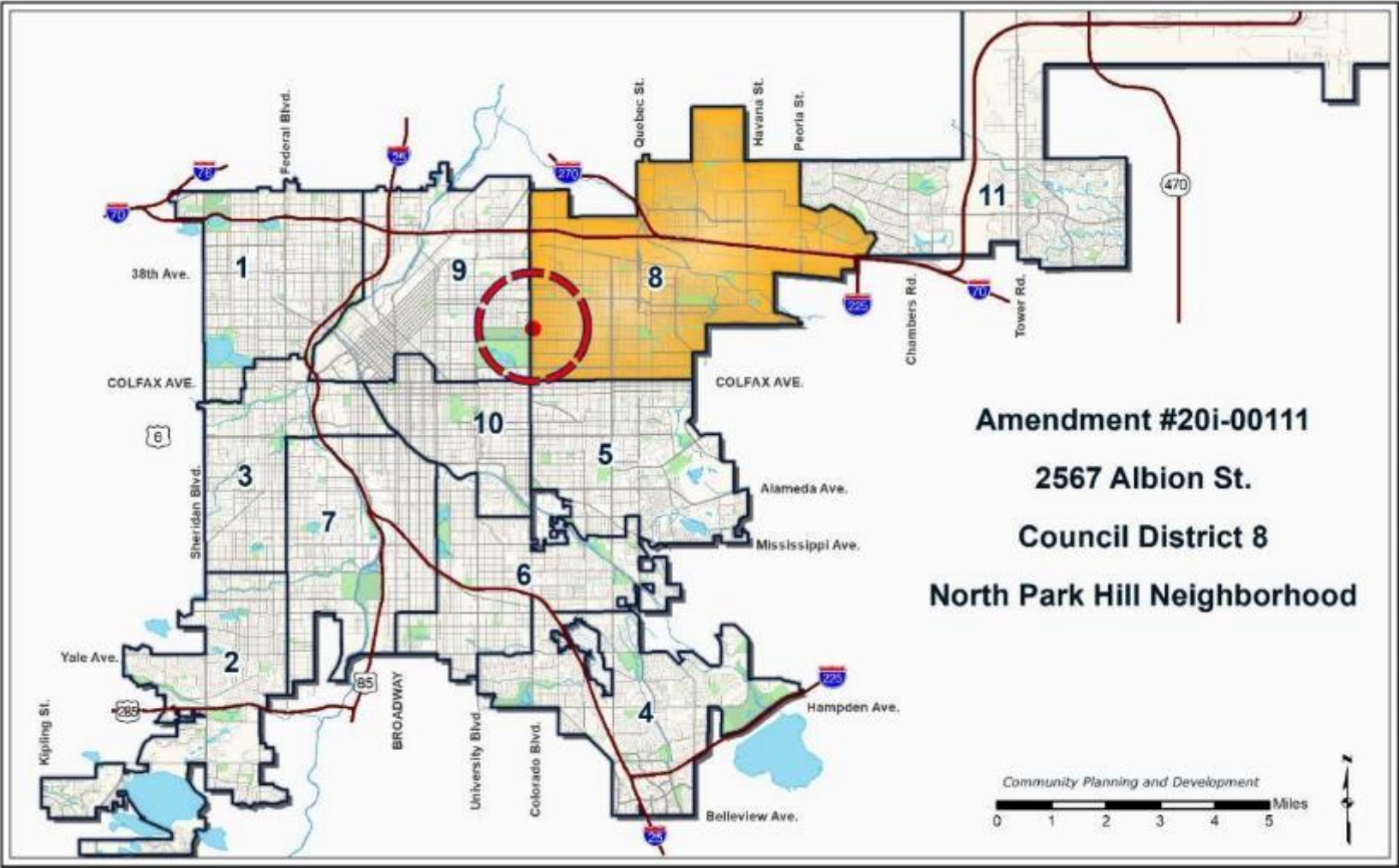
2567 Albion Street

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

12/21/2020

#2020I-00111

Council District 8: CM Herndon



North Park Hill Neighborhood



Request: U-SU-C1



- Urban neighborhood context, Single-Unit residential, C1 district
- Allows urban houses and detached accessory dwelling units in the rear yard with a minimum zone lot area of 5,500 square feet
- Subject property: 5,950 sf
- Proposal: The owner is requesting a rezoning to build an accessory dwelling unit (ADU) for his mother to move to Denver and provide childcare.

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

Existing Zoning



- Subject site: U-SU-C
- Surrounding area:
 - U-SU-C
 - OS-A
 - U-MS-3
 - E-MX-3

Existing Land Use



- Subject site: Single-unit residential
- Surrounding area
 - Single-unit residential
 - Two-unit residential
 - Multi-unit residential
 - Public/Quasi-public
 - Park/Open space

Existing Context – Building Form/Scale



Process

- Informational Notice: 8/31/2020
- Planning Board Notice Posted: 10/5/20
- Planning Board Public Hearing: 10/21/2020
- LUTI Committee: 10/27/2020
- City Council Public Hearing: 12/21/2020

No comments have been received as of the date of this presentation.

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*
- *Park Hill Neighborhood Plan*
- *Housing an Inclusive Denver*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

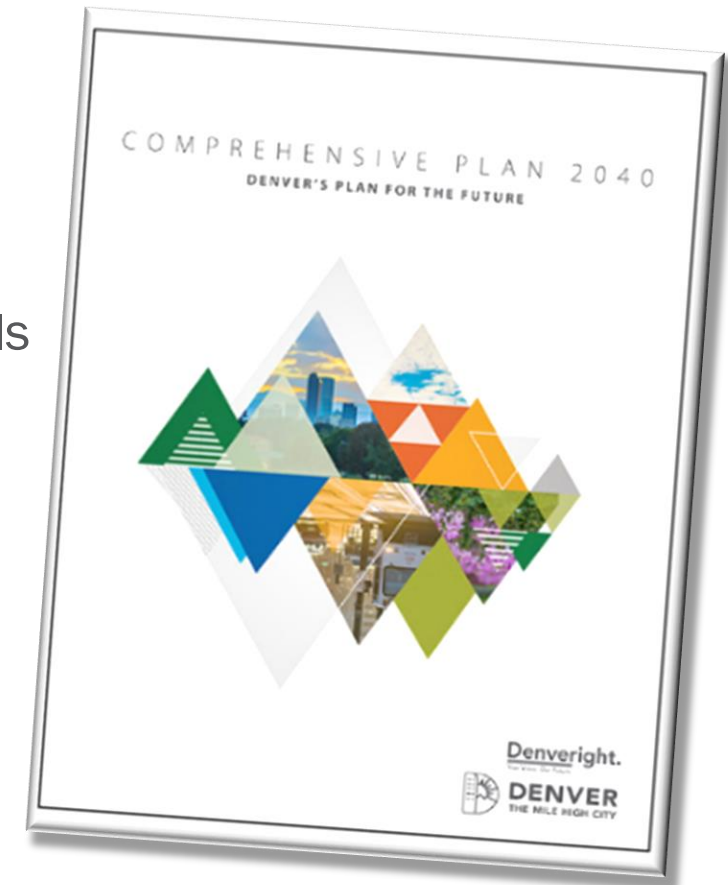
4. Justifying Circumstances

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

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
- 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
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population
- Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place



Review Criteria: Consistency with Adopted Plans

Equity



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 (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

Review Criteria: Consistency with Adopted Plans

Climate

Comprehensive Plan 2040

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



Consistency with Adopted Plans: Blueprint Denver



- **Urban Context**

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas.
- Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale.

Consistency with Adopted Plans: Blueprint Denver



- **Future Place: Residential - Low**
 - Predominately single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Streets:**
 - Albion Street: Undesignated Local
 - 26th Avenue: Residential Collector
 - Colorado Boulevard: 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.

Consistency with Adopted Plans: Blueprint Denver



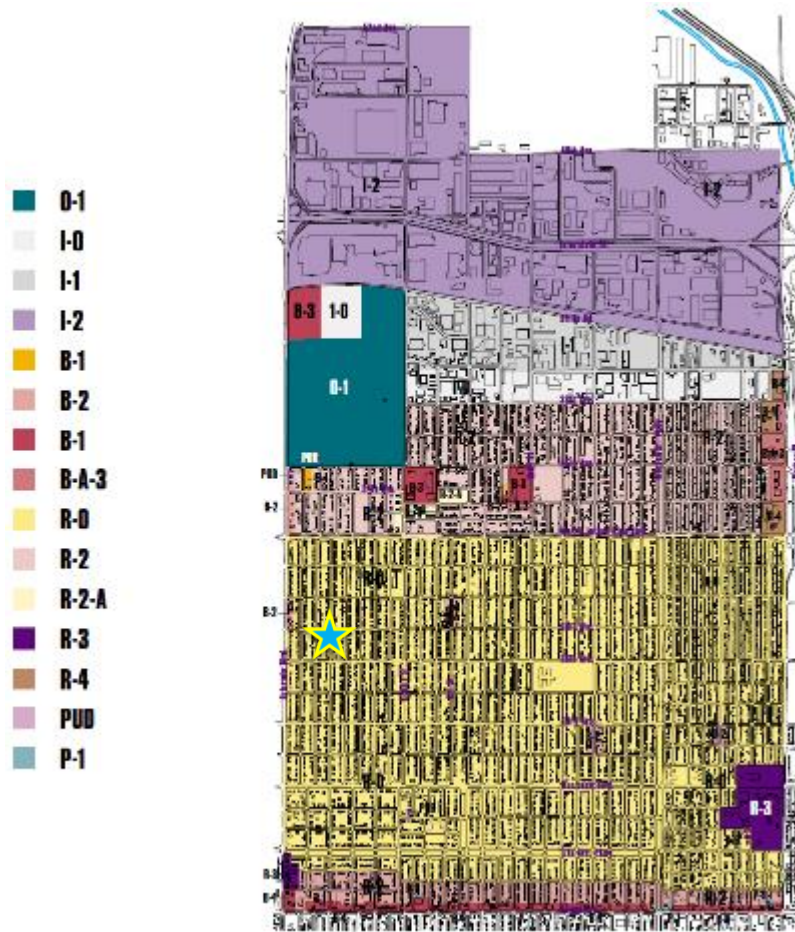
- Growth Strategy: All other areas
 - 20% of new housing growth by 2040
 - 10% of new employment growth by 2040

Consistency with Adopted Plans: Blueprint Denver

Land Use and Built Form, Housing Policy 4, Strategy E

Land Use and Built Form: Housing Policy 5

Consistency with Adopted Plans: Neighborhood Plan



Park Hill Neighborhood Plan (2000)

- **Land Use Map: R-0**
 - “a stable residential area” (p. 30).
- **Goals:**
 - “Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities” (p. 32)
- **Action Number LZ3:**
 - “Create and maintain a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household types, sizes and cultural backgrounds” (p.34).

Consistency with Plans: Housing an Inclusive Denver

Legislative and Regulatory Priorities, Recommendation 2

Attainable Homeownership, Recommendation 1

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or changing conditions - Adopted plans:
 - Blueprint Denver (2019)
 - Housing an Inclusive Denver (2018)
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

CPD recommends that LUTI move this application forward for consideration by the full City Council, 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