



1360 South Birch Street

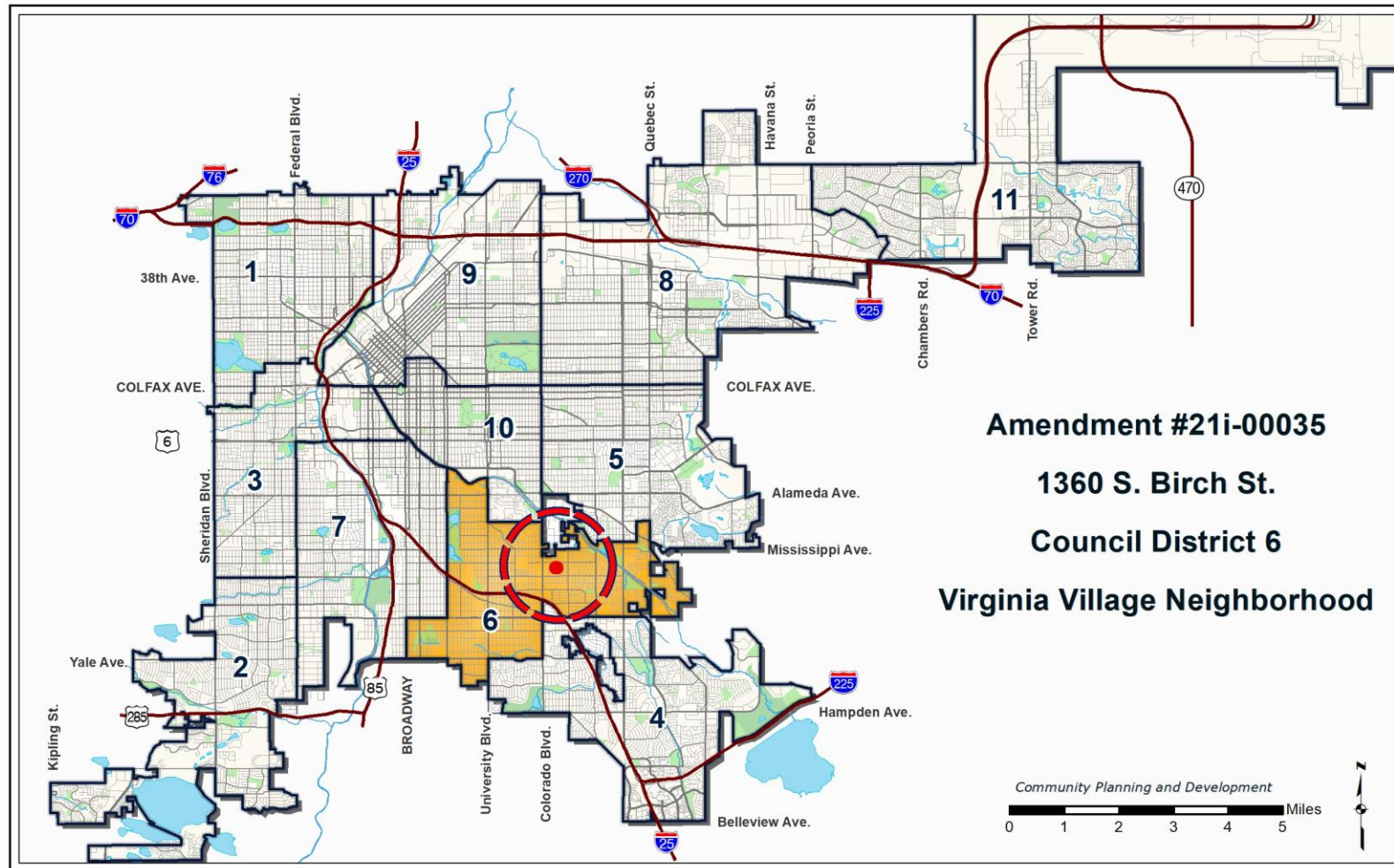
Request: S-SU-D to S-MU-3

City Council Public Hearing

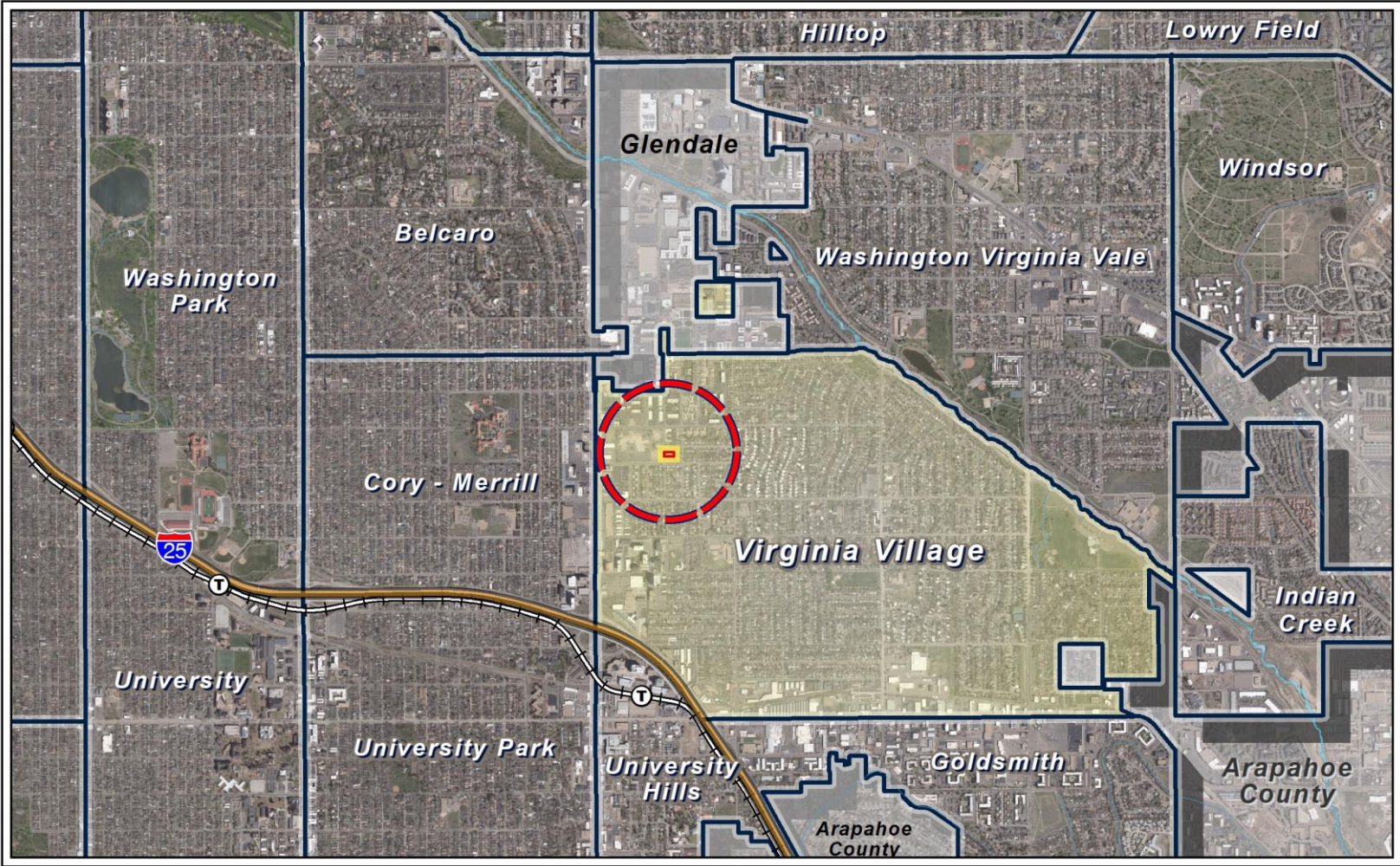
Date: 10/25/2021

2021i-00035

Council District 6 – Councilmember Kashmann



Statistical Neighborhood – Virginia Village



Request: S-MU-3



- Suburban Neighborhood Context - Multi-Unit- 3 stories maximum height
- Suburban House, Duplex, Row House, Apartment building forms
- Proposal: Requesting rezoning to expand available housing options

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

Request: S-MU-3

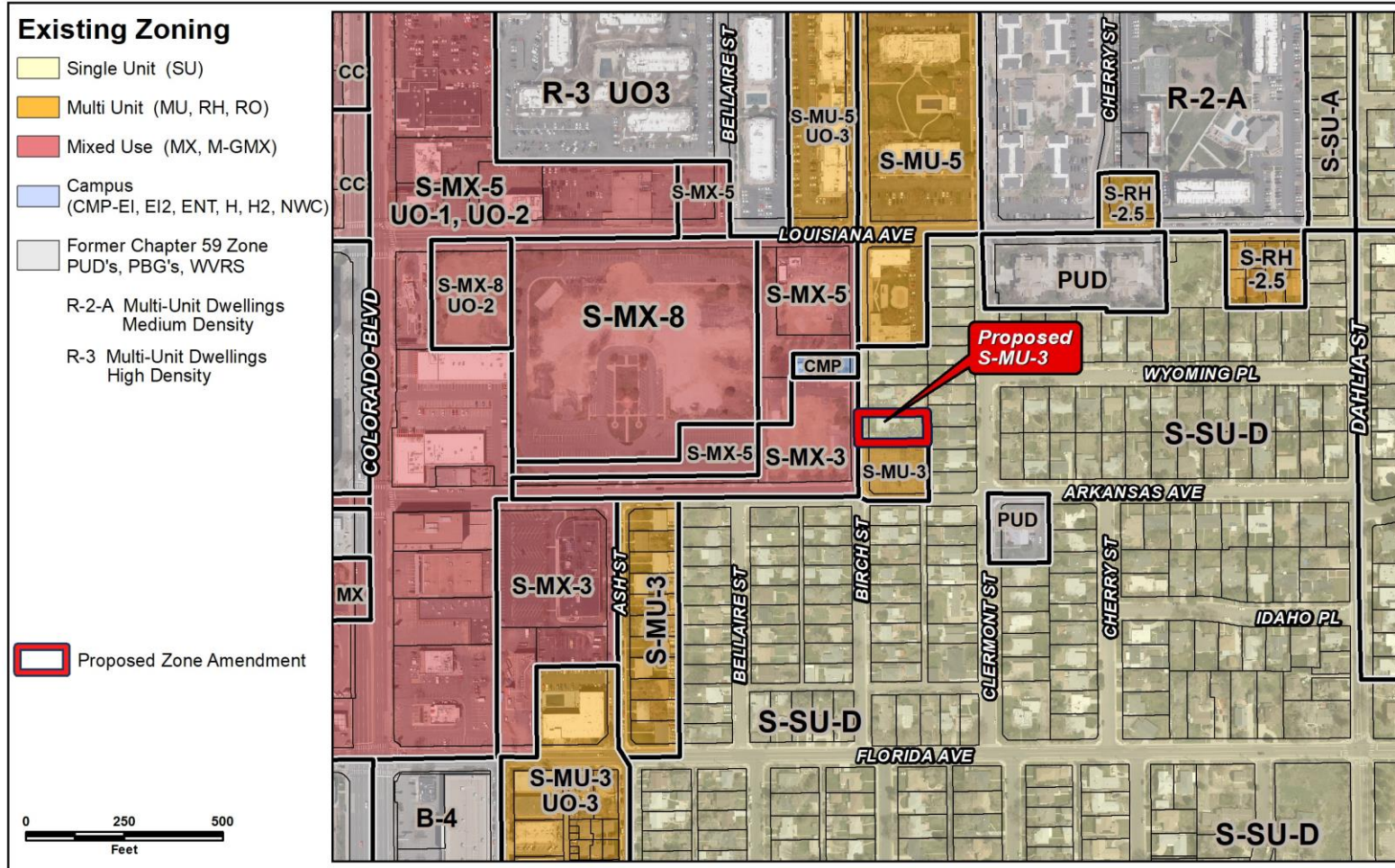


Subject Property

- Single unit home
- 11,250 sf lot (0.26 acre)

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

Existing Zoning



Existing Zoning

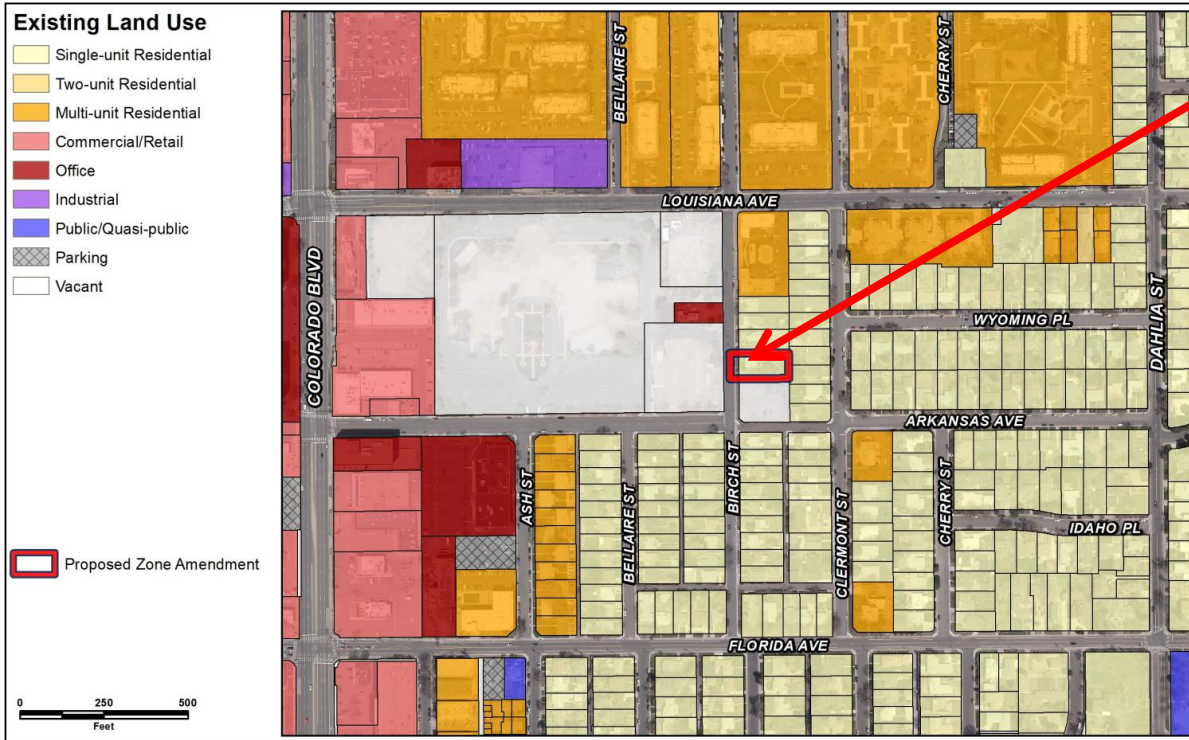
- Site: S-SU-D
- Surrounding
 - S-SU-D
 - S-MU-3
 - S-MU-5
 - S-MX-3
 - S-MX-5
 - CMP
- S-SU-D is a Protected District

Existing Land Use

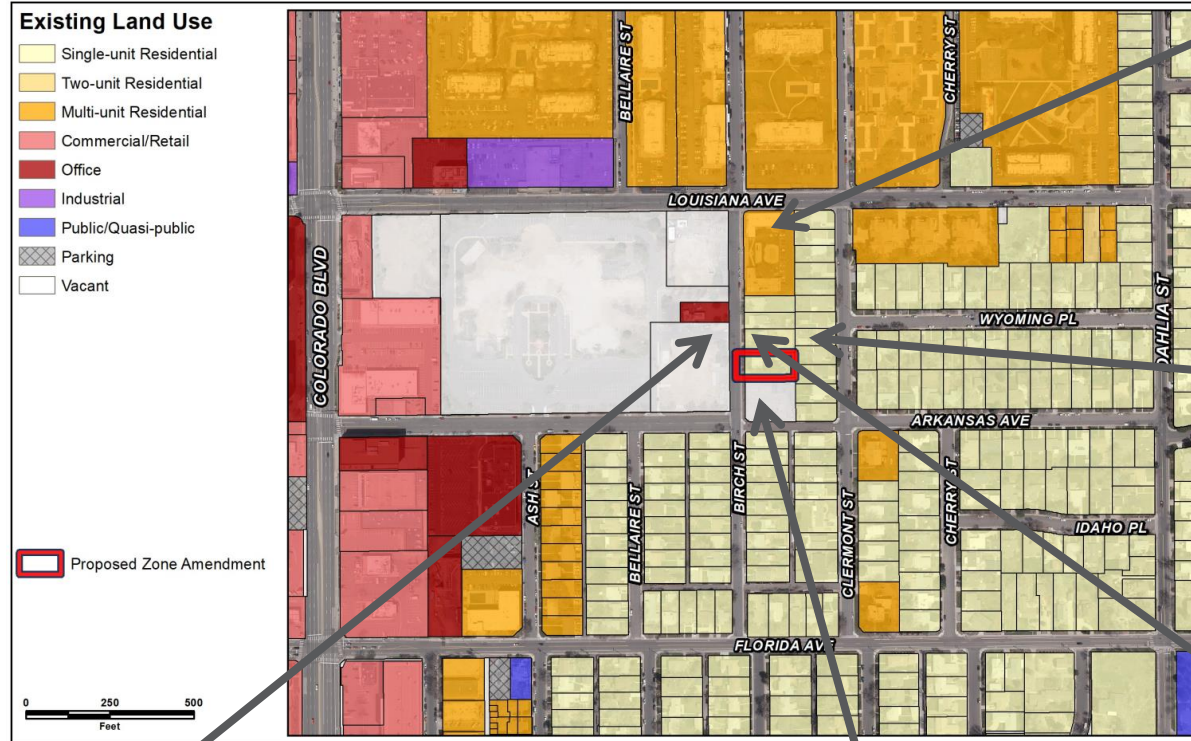


- Site: Single-unit Residential
- Surrounding:
 - Vacant
 - Multi-unit
 - Single-unit
 - Commercial/Retail and office closer to S. Colorado Boulevard

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Process

- Informational Notice: 04/26/21
- Planning Board Notice Posted: 08/17/21
- Planning Board Public Hearing: 09/01/21
- LUTI Committee: 09/14/21
- **City Council Public Hearing: 10/25/21**

Public Outreach

- RNOs
 - East Evans Business Association, Neighborhood Coalitions of Denver, Inc., Inter-Neighborhood Cooperation (INC), Virginia Village/Ellis Community Association
- 1 letter of opposition from a member of the public
- No other comments

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*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

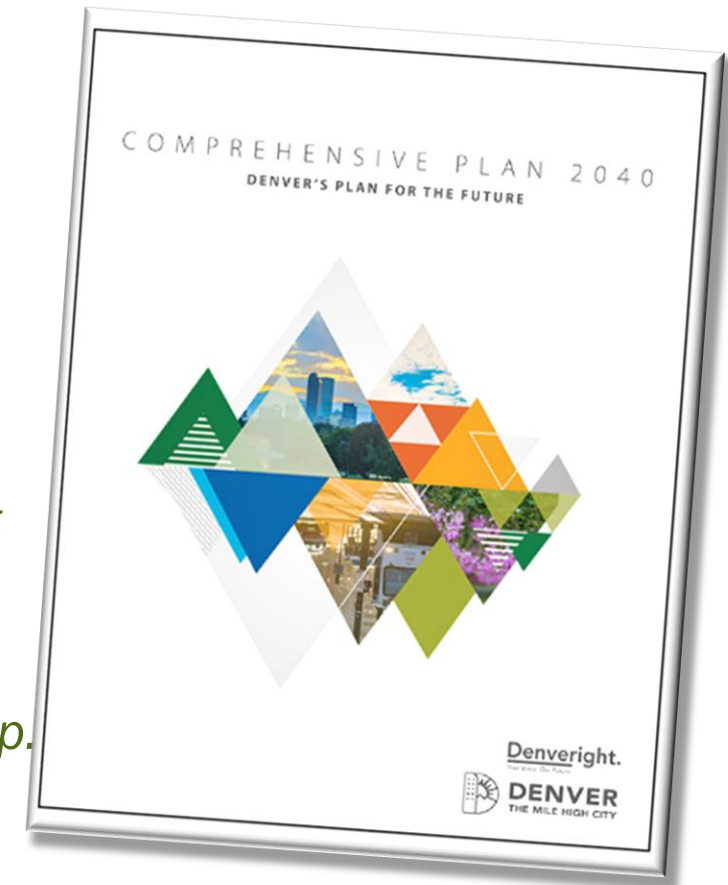
4. Justifying Circumstances

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

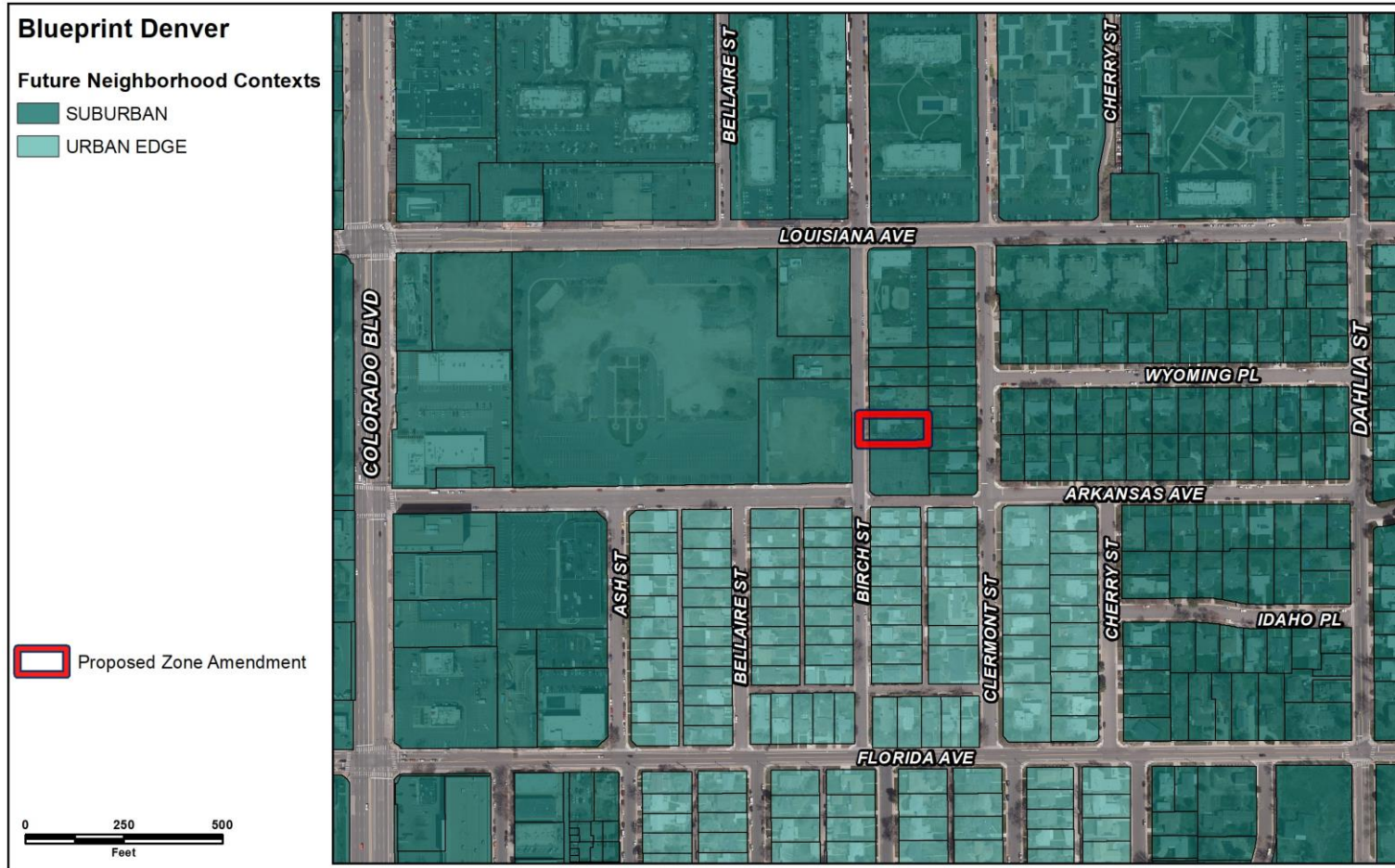
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – Increase development of housing units close to transit and mixed-use developments (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).
- **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 (p. 29).
- **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).



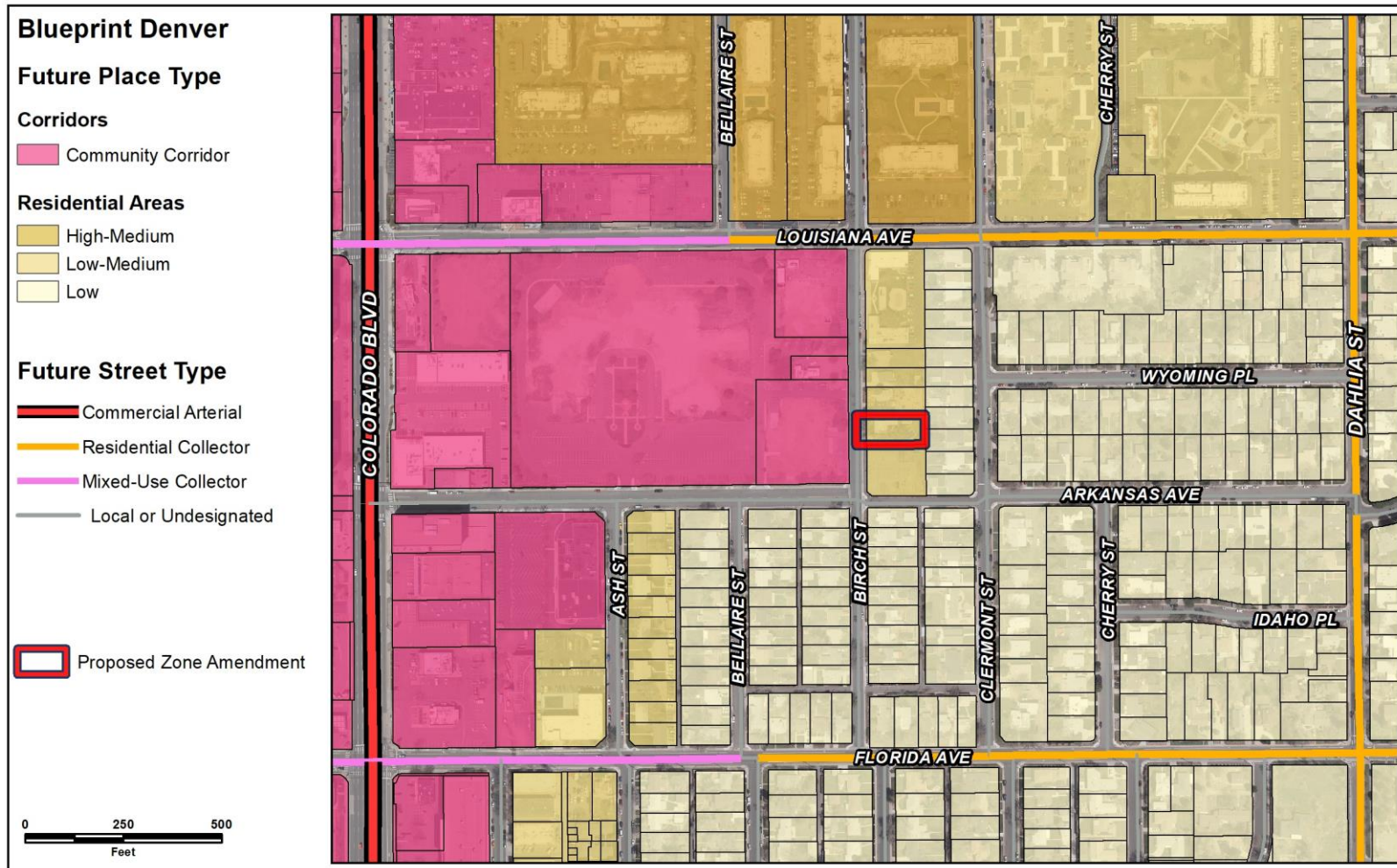
Consistency with Adopted Plans: Blueprint Denver



Future Neighborhood Context: Suburban

- Many areas are single-unit residential, but multi-unit also occurs
- Commercial development is focused along main corridors and centers bordering residential areas
- Although this context is more auto-oriented than others, there should still be quality multimodal connectivity

Consistency with Adopted Plans: Blueprint Denver

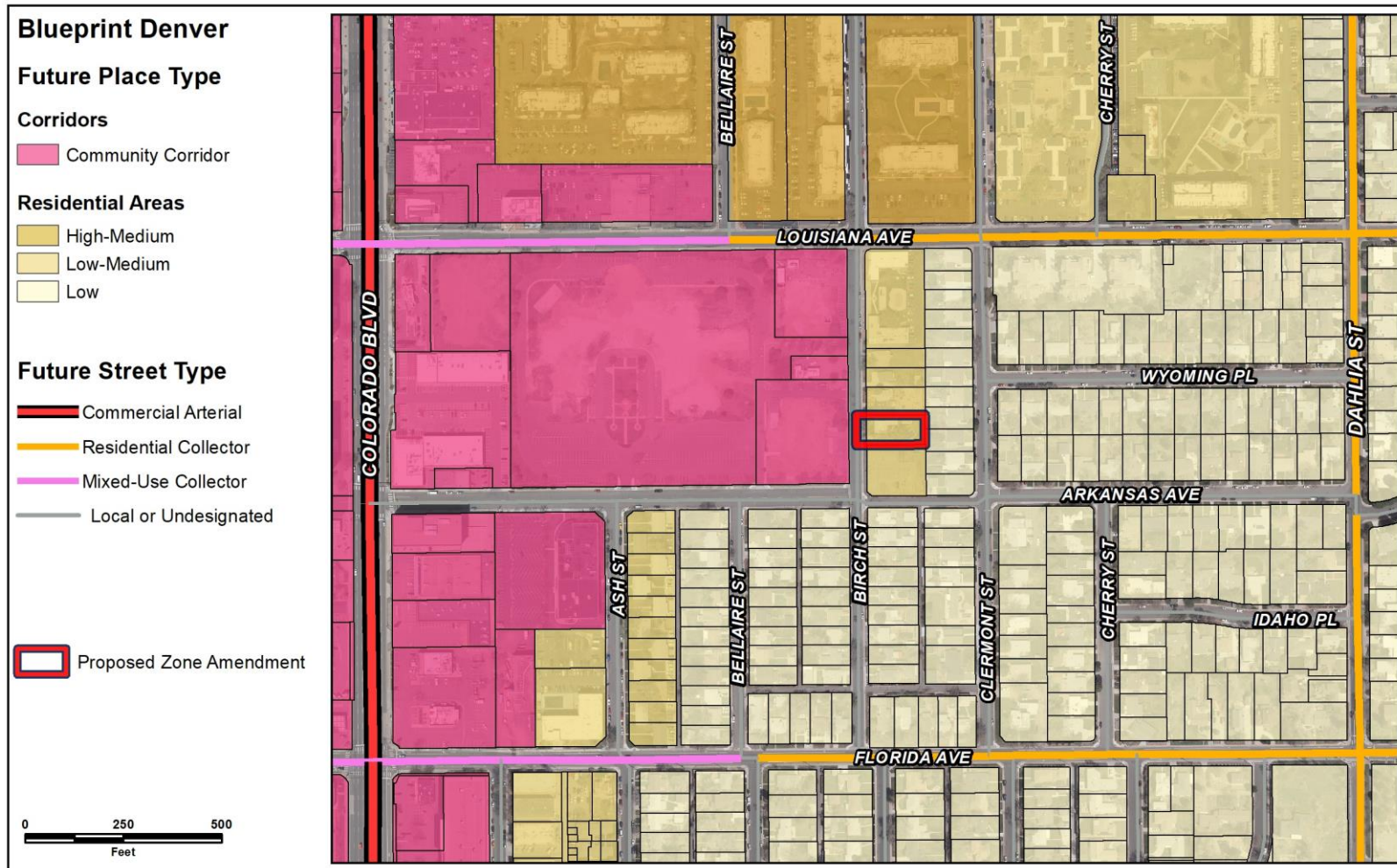


Future Place Type: Low-Medium

- Mix of low- to mid-scale multi-unit residential options.
- Small scale multi-unit buildings are interspersed between single and two-unit residential.
- A variety of lower scale residential forms including row houses and small multi-unit buildings are found. Buildings are generally 3 stories or less in height.

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

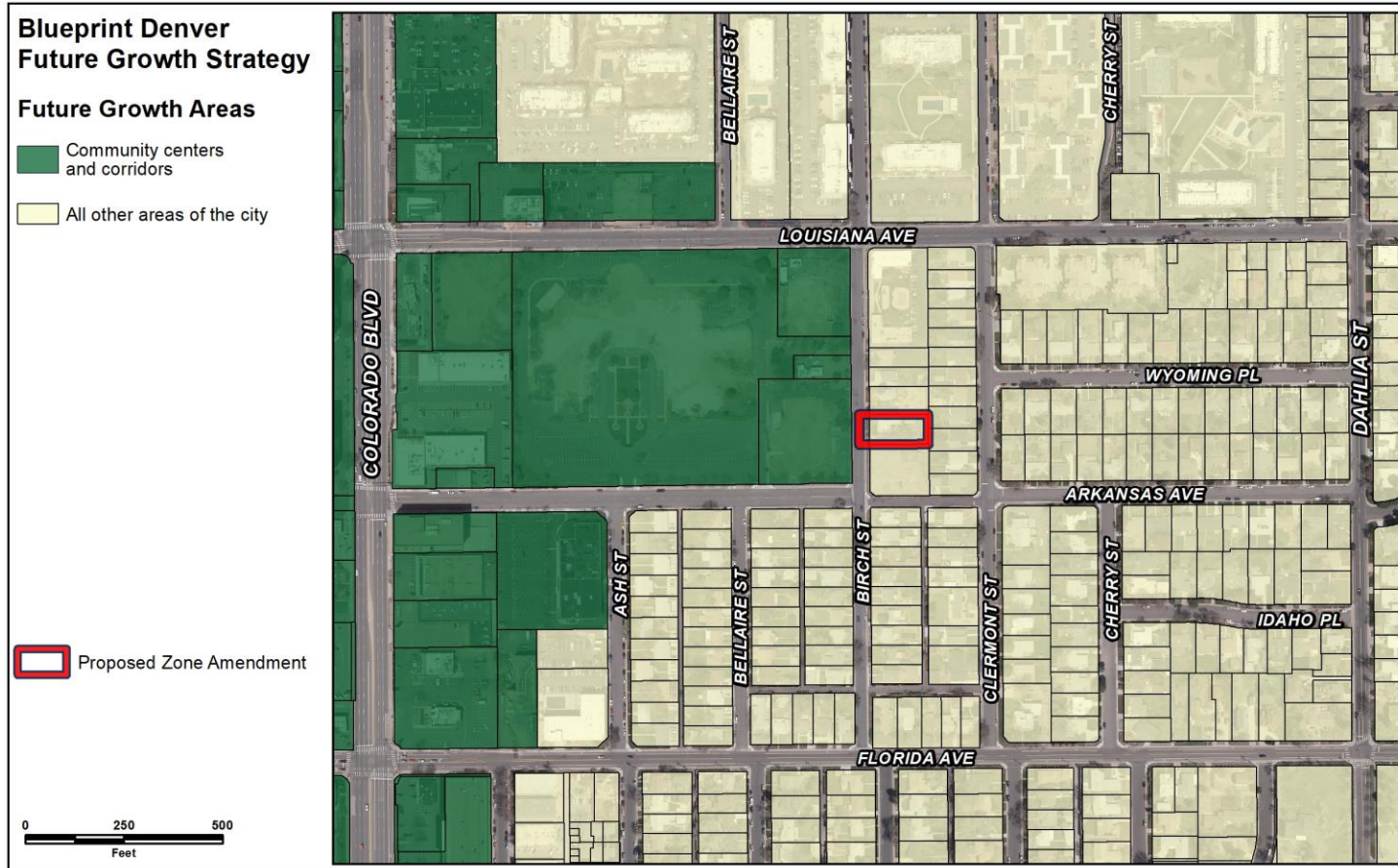


Future Street Type: Local Undesignated

- Can vary in their land uses and are found in all neighborhood contexts

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 of the City

- 10% of new employment
- 20% of new housing

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.

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
 - City adopted plan and changing conditions
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 of Application #2021i-00035.

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