



526 South Vine Street

2022I-00203

Request: U-SU-C to U-SU-B1

City Council: April 3, 2023

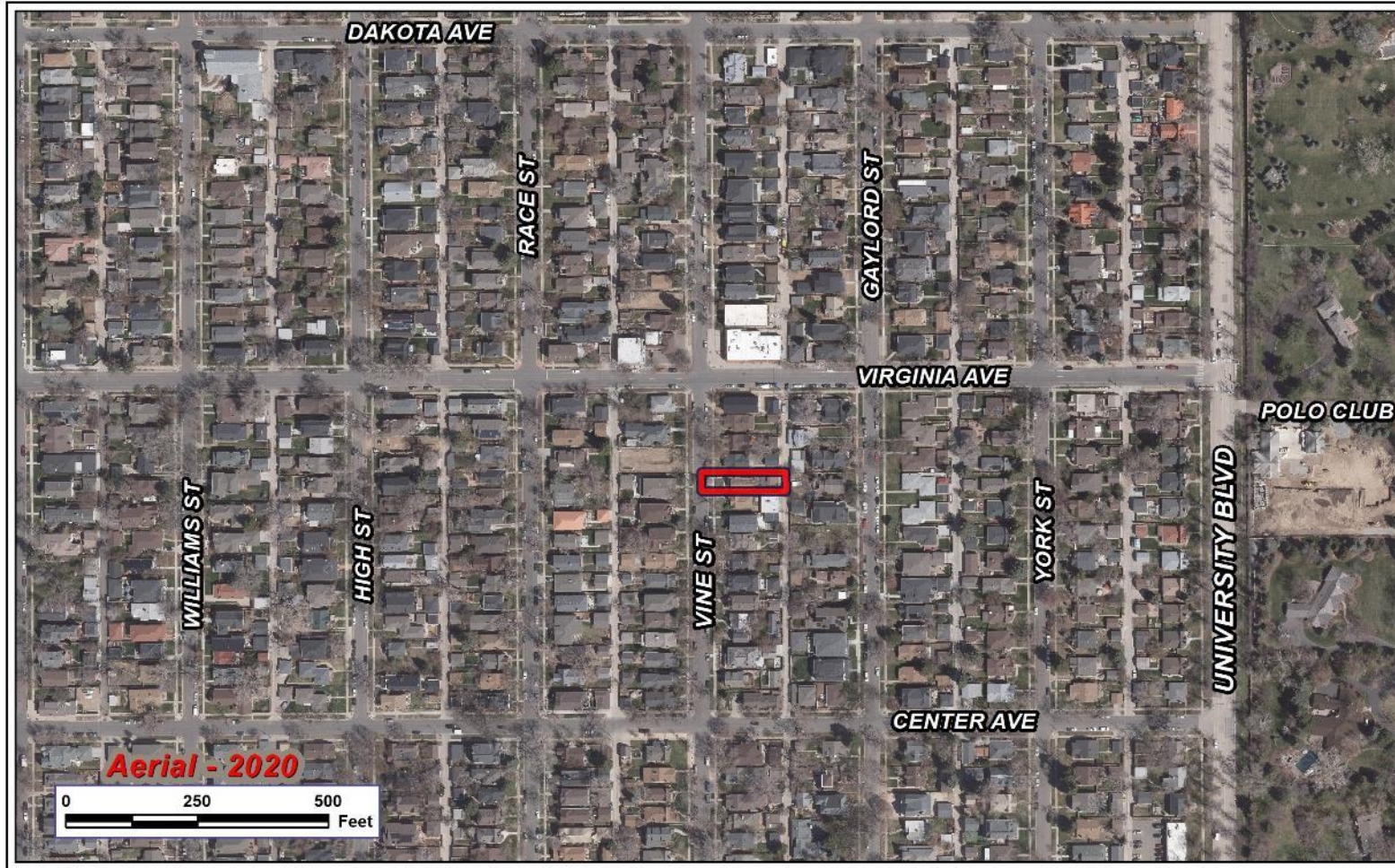
Presenter: Fran Peñafiel

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from U-SU-C to U-SU-B1



Location

- Approx. 4,680 square feet
- Single-unit residential

Proposal

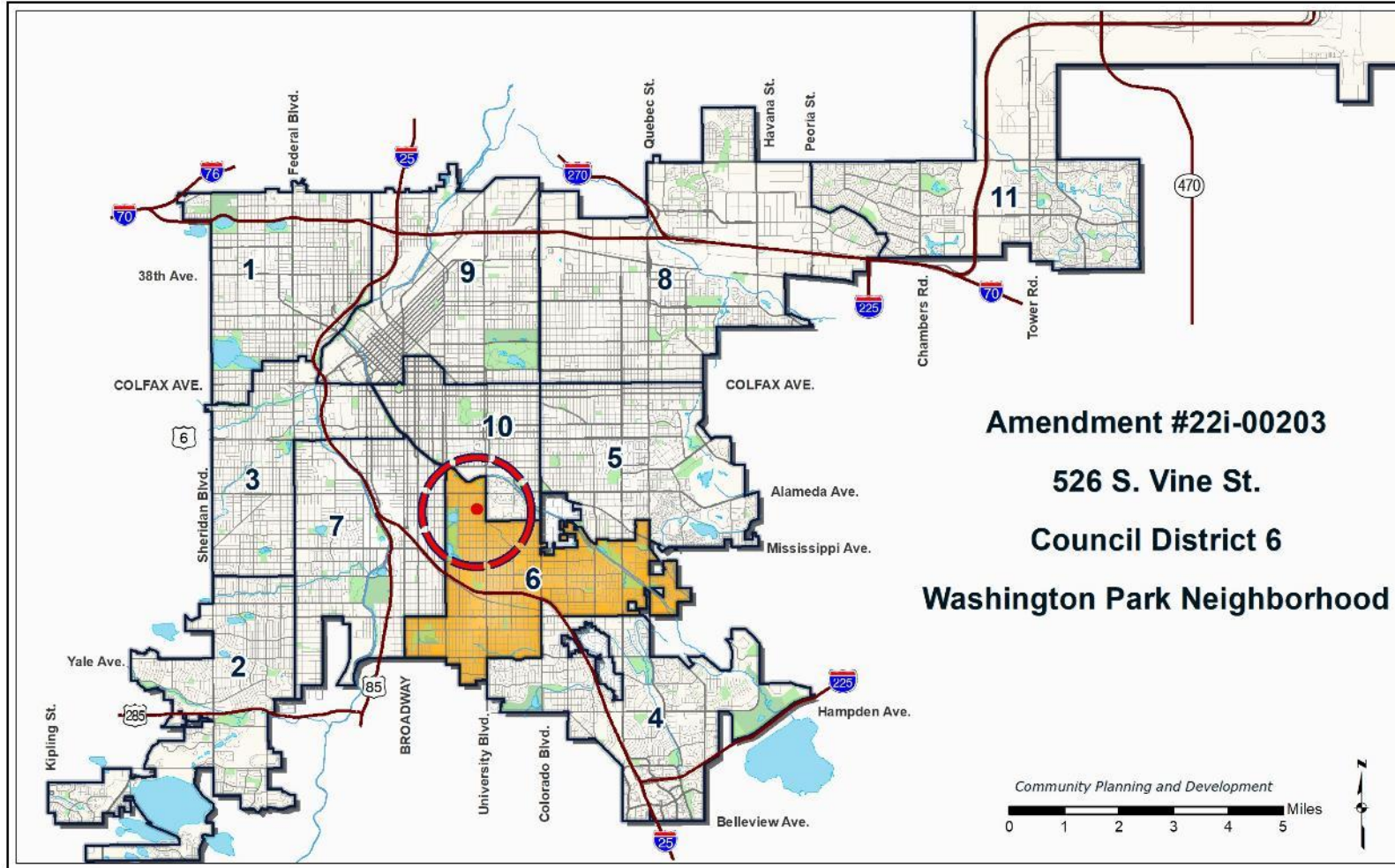
- Rezoning from U-SU-C to U-SU-B1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
- Max. building height 30-35 feet, 24 feet for ADU
- Min. lot size of 4,500ft²

Agenda

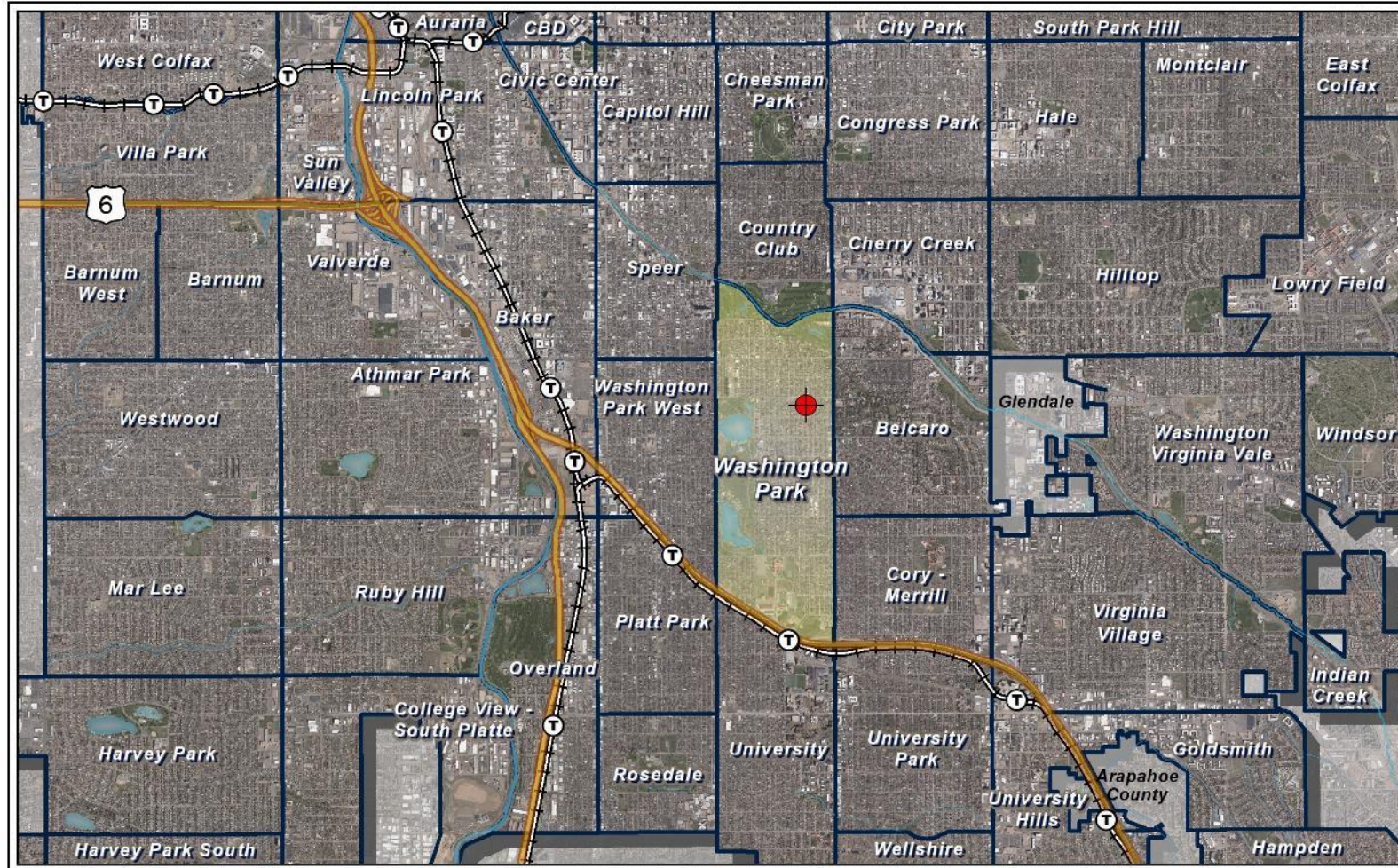
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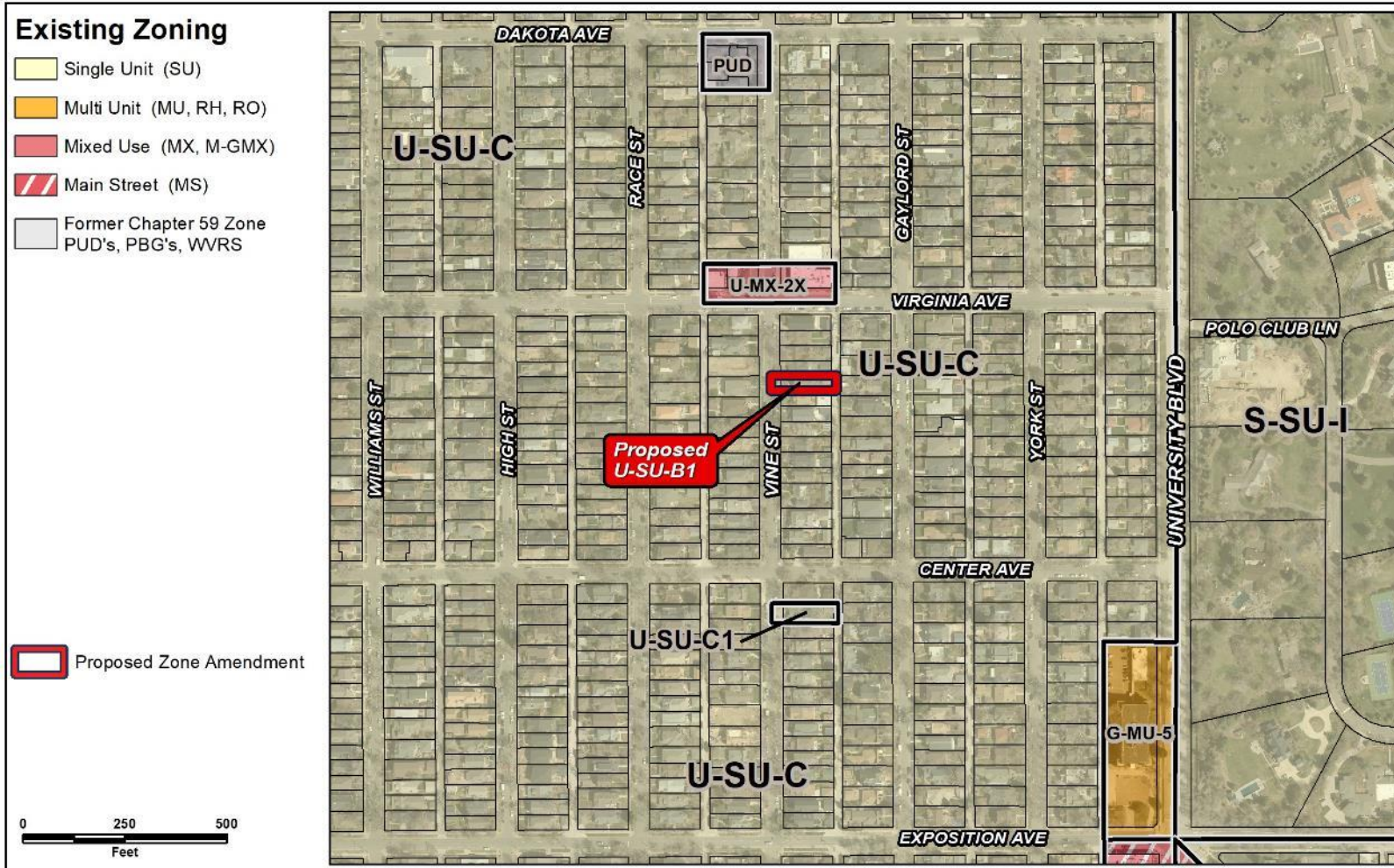
Council District 6: Councilmember Kashmann



Washington Park Neighborhood

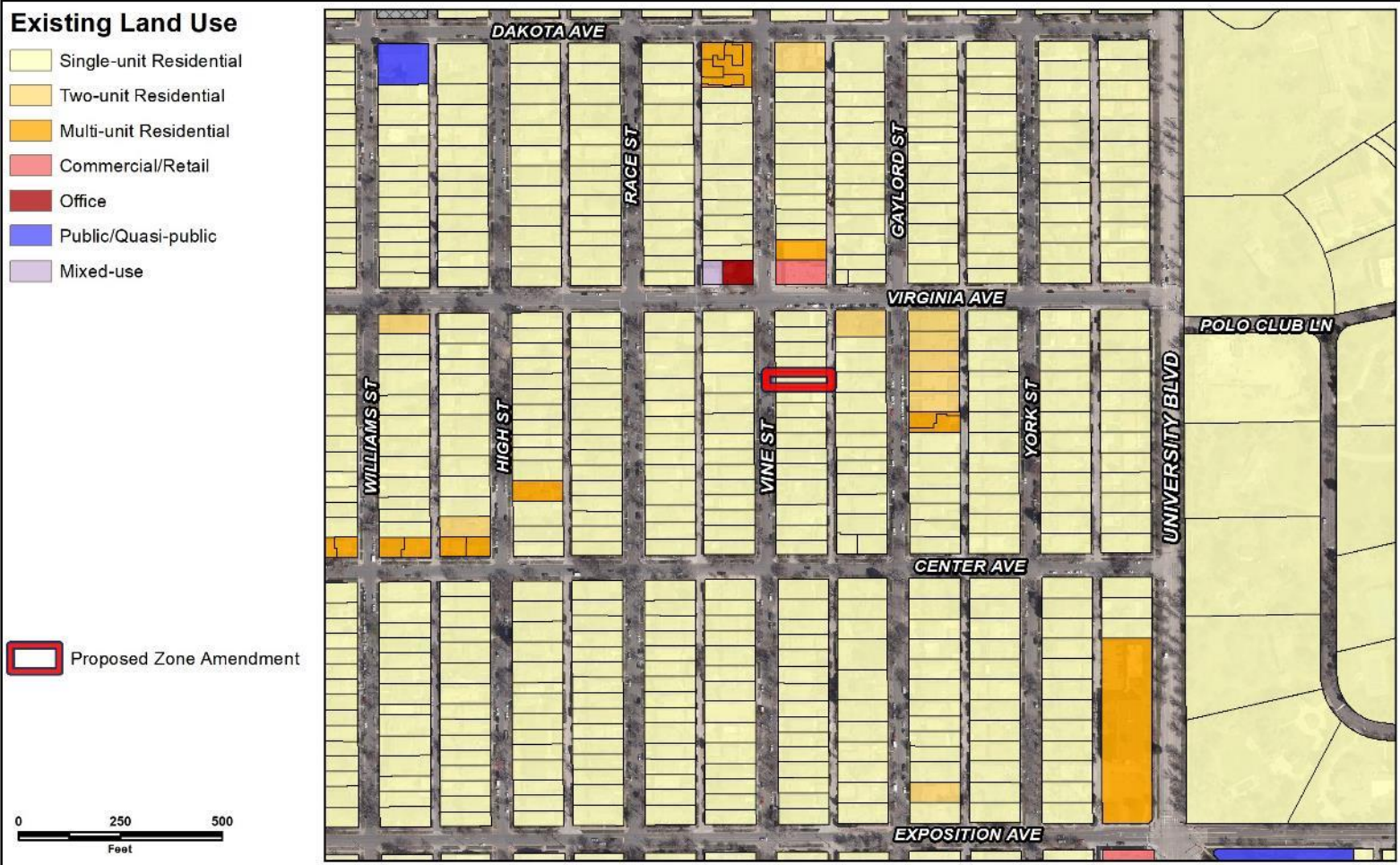


Existing Zoning



- Current Zoning: U-SU-C
 - Allows Urban House building form
 - Max. building height 30-35 feet
 - Min. lot size of 5,500 ft²

Existing Land Use

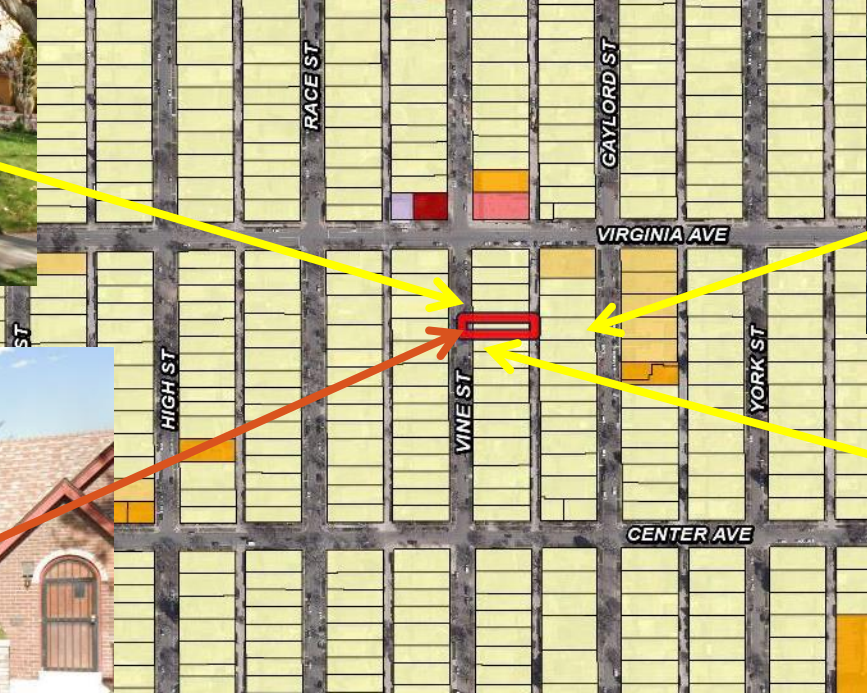


Land Use: Single-unit Residential

Surrounding Land Uses:

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Public/Quasi-public
- Office
- Commercial/Retail

Existing Building Form/Scale



Subject Property

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Process

- Informational Notice: 11/29/2022
- Planning Board Notice: 1/17/2023
- **Planning Board Recommended Approval Unanimously: 2/1/2023**
- LUTI Committee: 2/21/2023
- City Council Public Hearing: 4/3/2023

- Public Comment
 - One letter of support from an RNO

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Denver Zoning Code 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 (2019)*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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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).



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

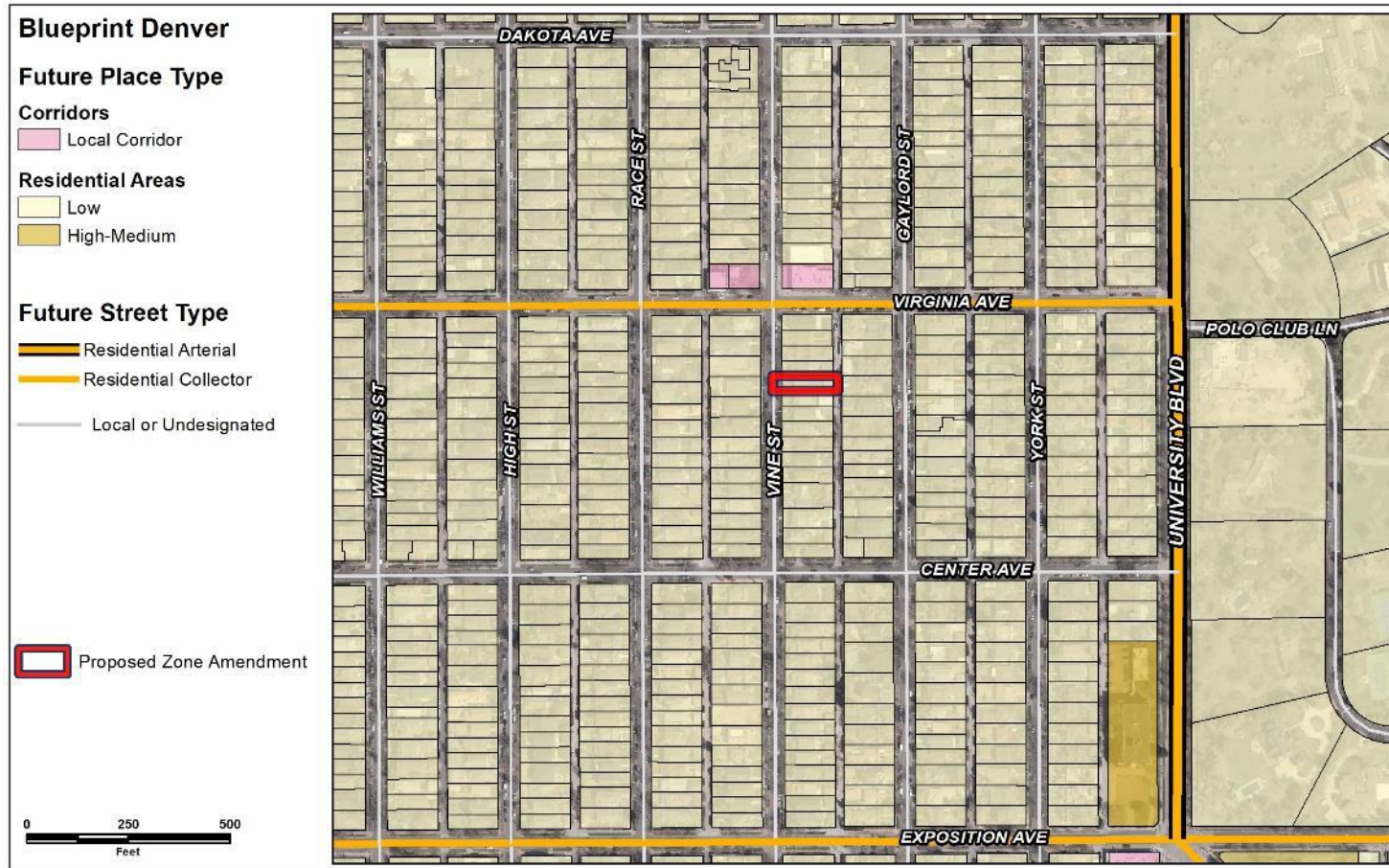
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Blueprint Denver 2019



- **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 alley access.

Blueprint Denver 2019



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - South Vine Street: Local – characterized by residential use

Blueprint Denver 2019

Land Use & Built Form, Housing Policy 4: Diversify 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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