



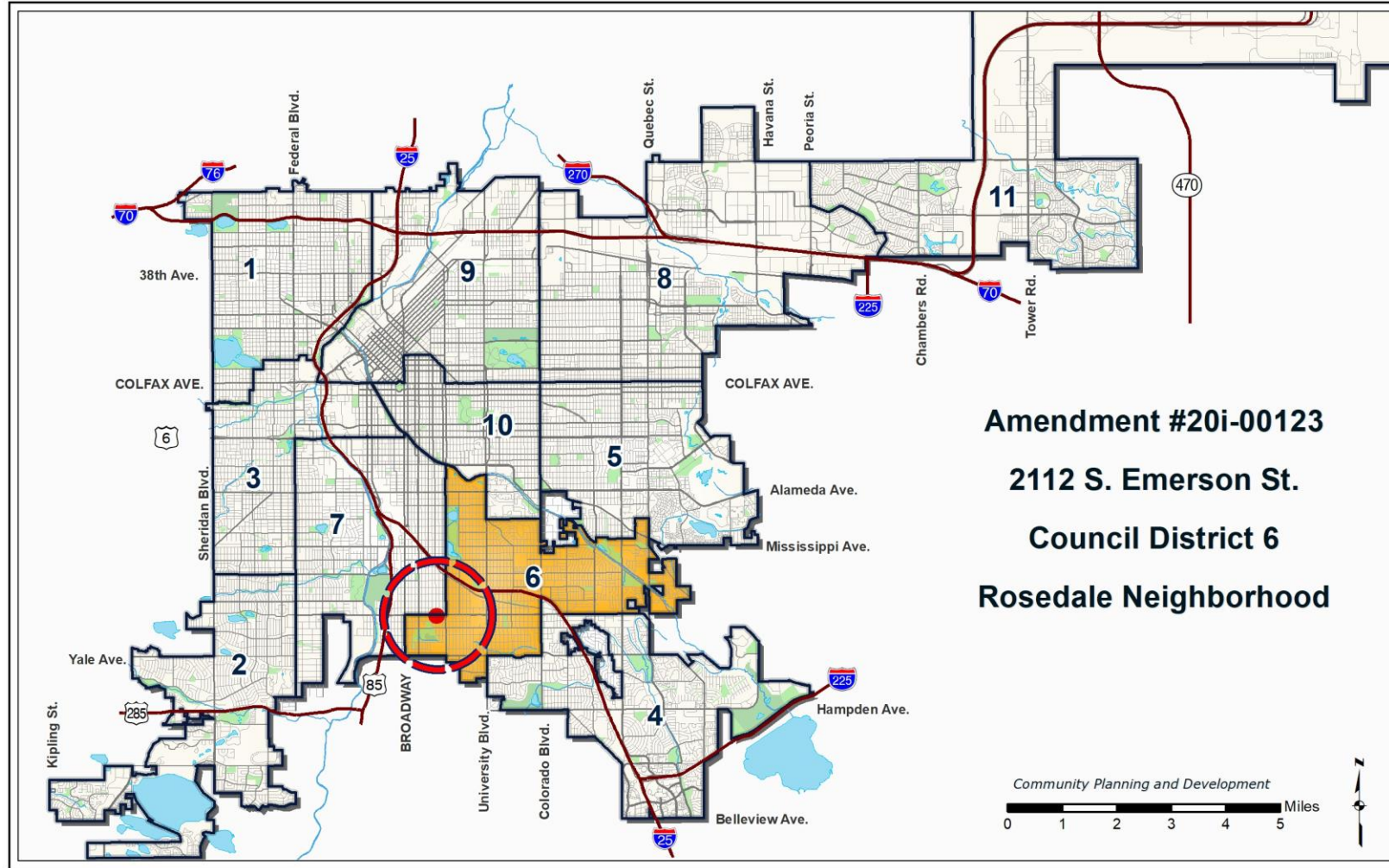
2112 S Emerson St

2020I-00123

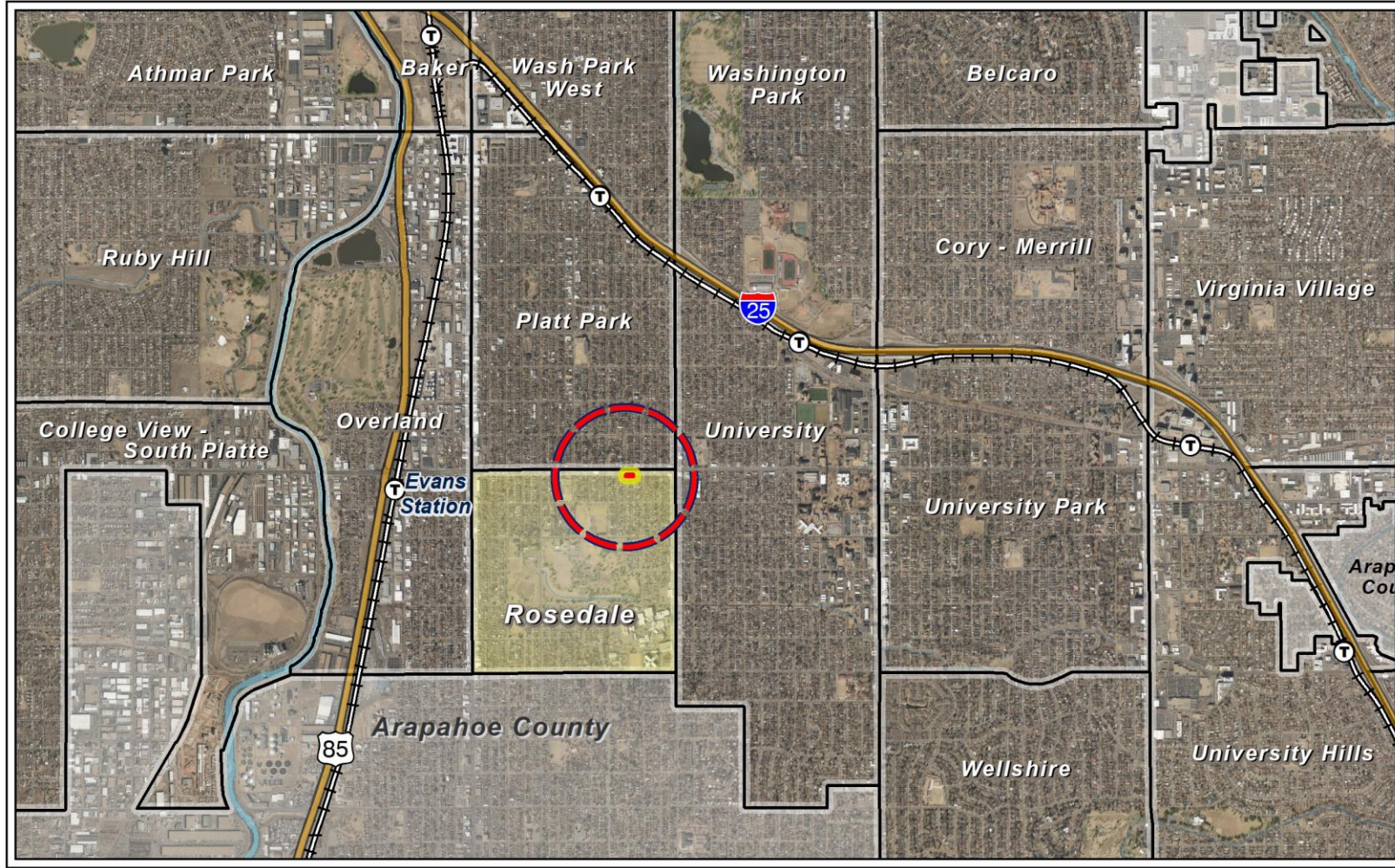
Request: E-SU-B to E-SU-B1

Date: 2/16/2020

Council District 6: Councilman Kashmann



Rosedale Neighborhood

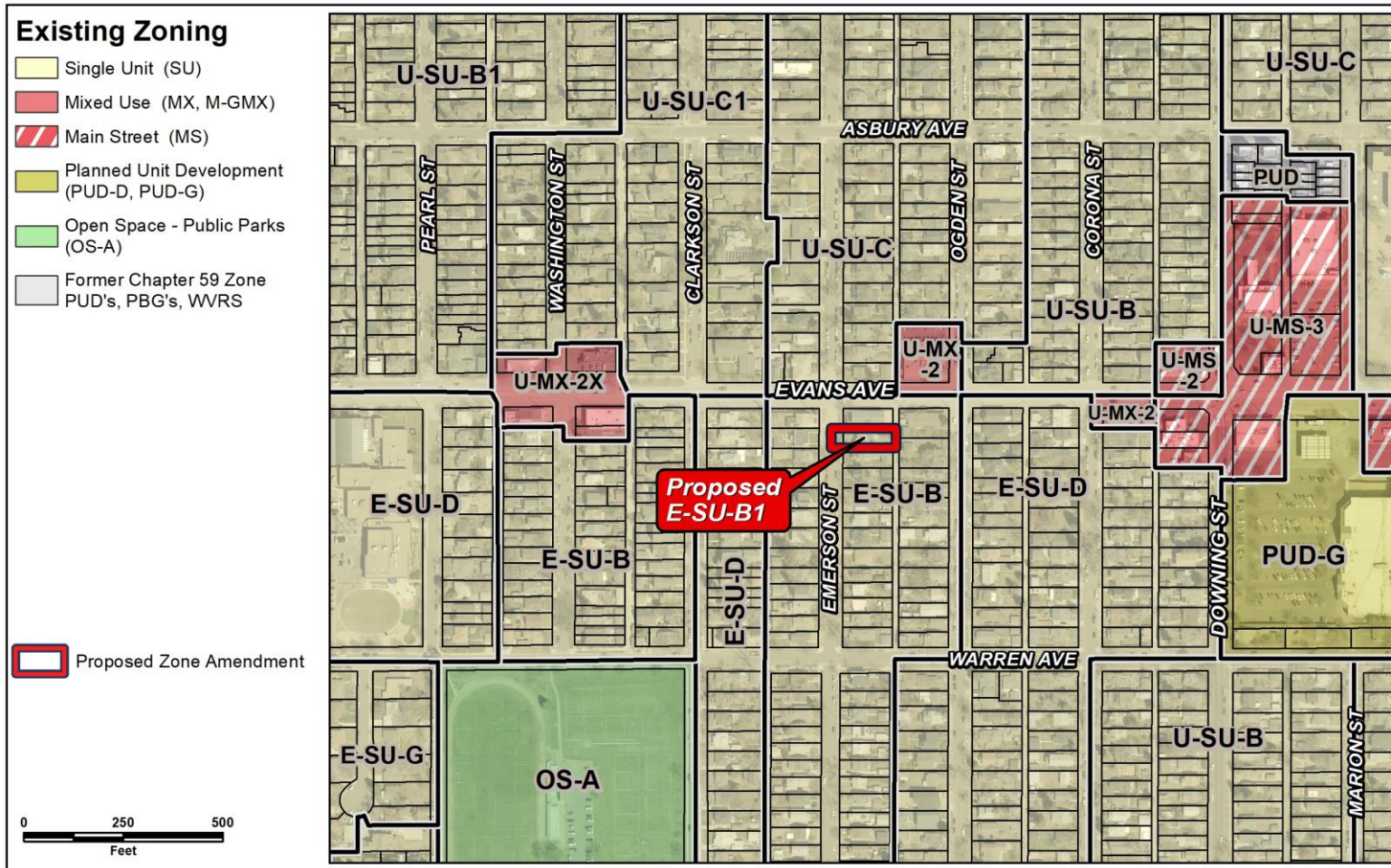


Request: E-SU-B1



- Location
 - Approx. 6,250 square feet or 0.14 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-B to E-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

Existing Zoning

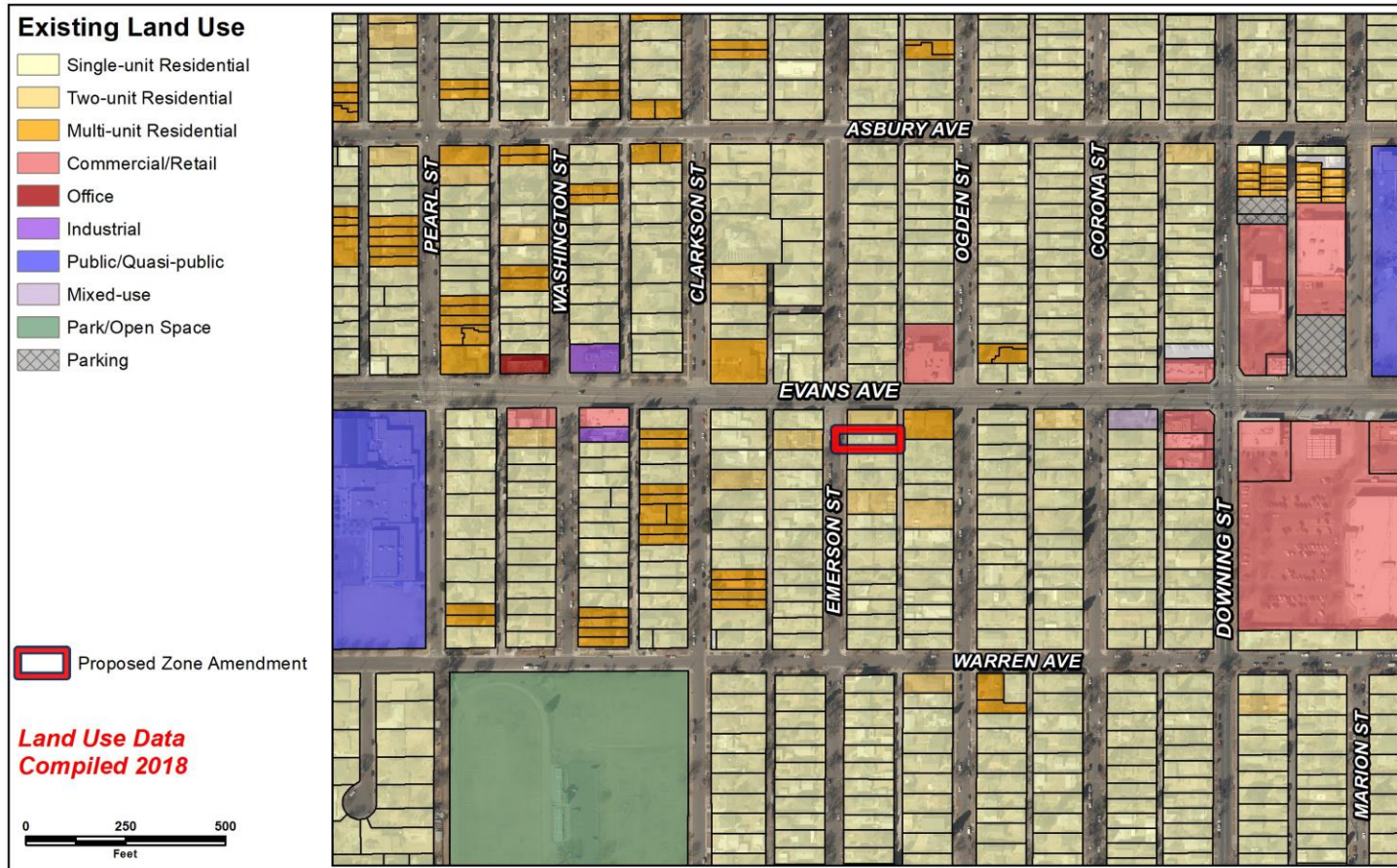


Current Zoning: E-SU-B

Surrounding Zoning:

- U-SU-C
- E-SU-B
- E-SU-D
- U-SU-B
- U-MX-2
- U-MX-2x
- U-MS-3

Existing Land Use

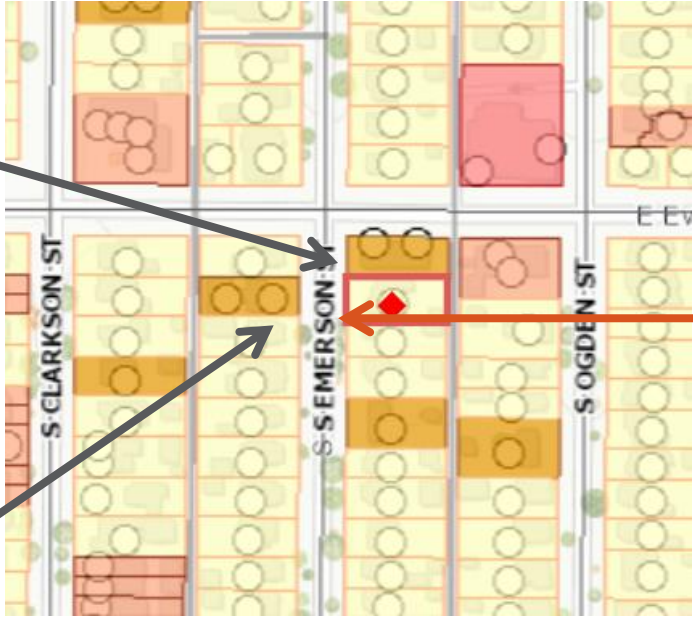


Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential
- Commercial/Retail

Existing Building Form/Scale



Process

- Informational Notice: 10/20/2020
- Planning Board Notice: 12/1/2020
- Planning Board Public Hearing: 12/16/2020
- LUTI Committee: 1/5/2021
- City Council Public Hearing: 2/16/2021
- Public Comment
 - Letter from 3PA RNO concerned this would allow spot zoning

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: A Land Use and Transportation Plan (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

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).



Consistency with Adopted Plans: Blueprint Denver 2019



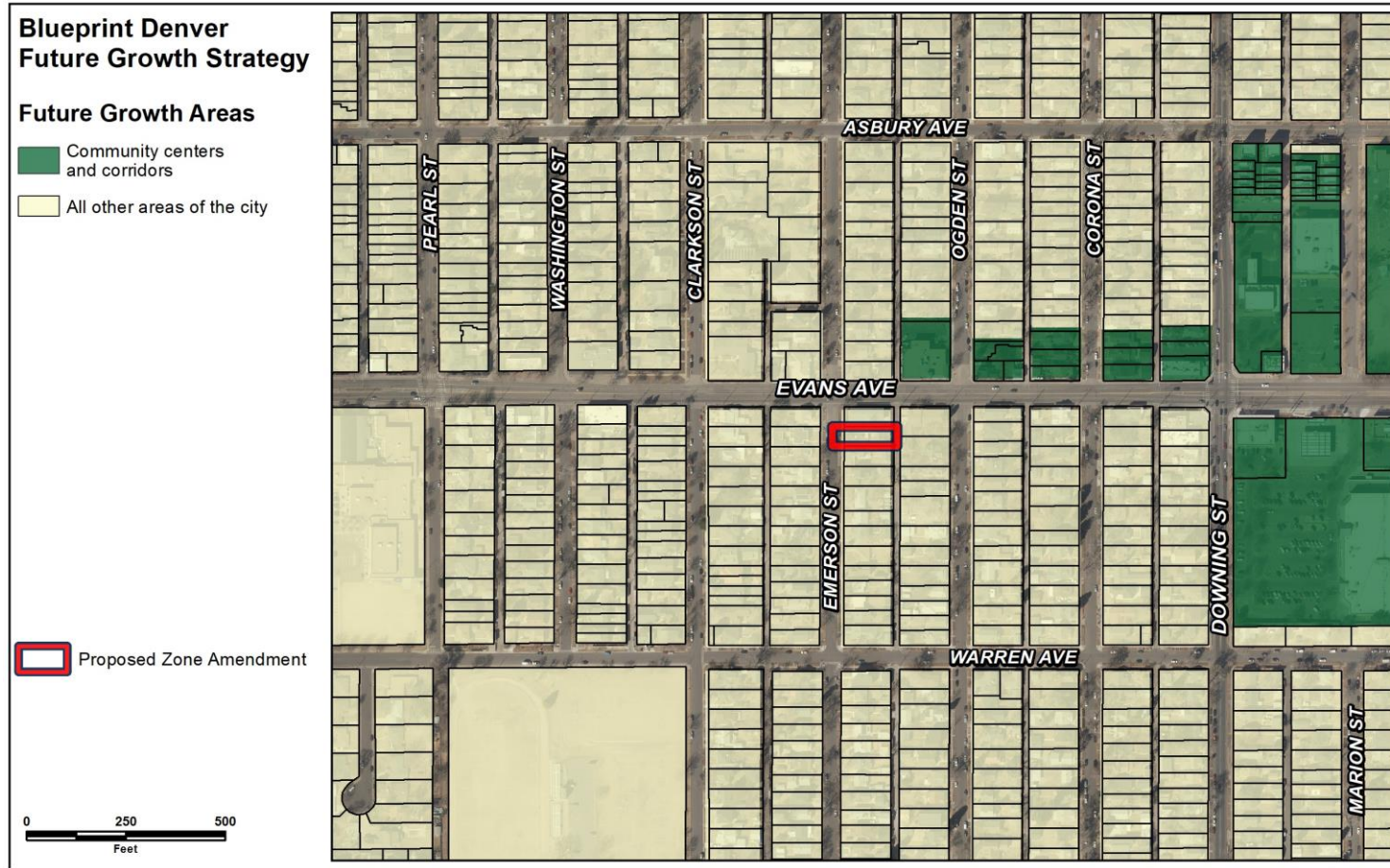
- **Urban Edge (E-)
Neighborhood Context**
 - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
 - Block patterns are generally regular with a mix of alley access.
 - Contains elements of the urban and suburban contexts.

Consistency with Adopted Plans: Blueprint Denver 2019



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - Emerson St.: Undesignated Local

Consistency with Adopted Plans: Blueprint Denver



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

Consistency with Adopted Plans: Blueprint Denver

Land Use and 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.

Review Criteria

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

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:
 - Blueprint Denver (2019)
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
 - Urban Edge 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 Edge Neighborhood context
 - The building form standards, design standards, and uses work together to promote desirable residential areas
 - E-SU-B1 is a single-unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet.

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