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# 2000 W. Virginia Ave.

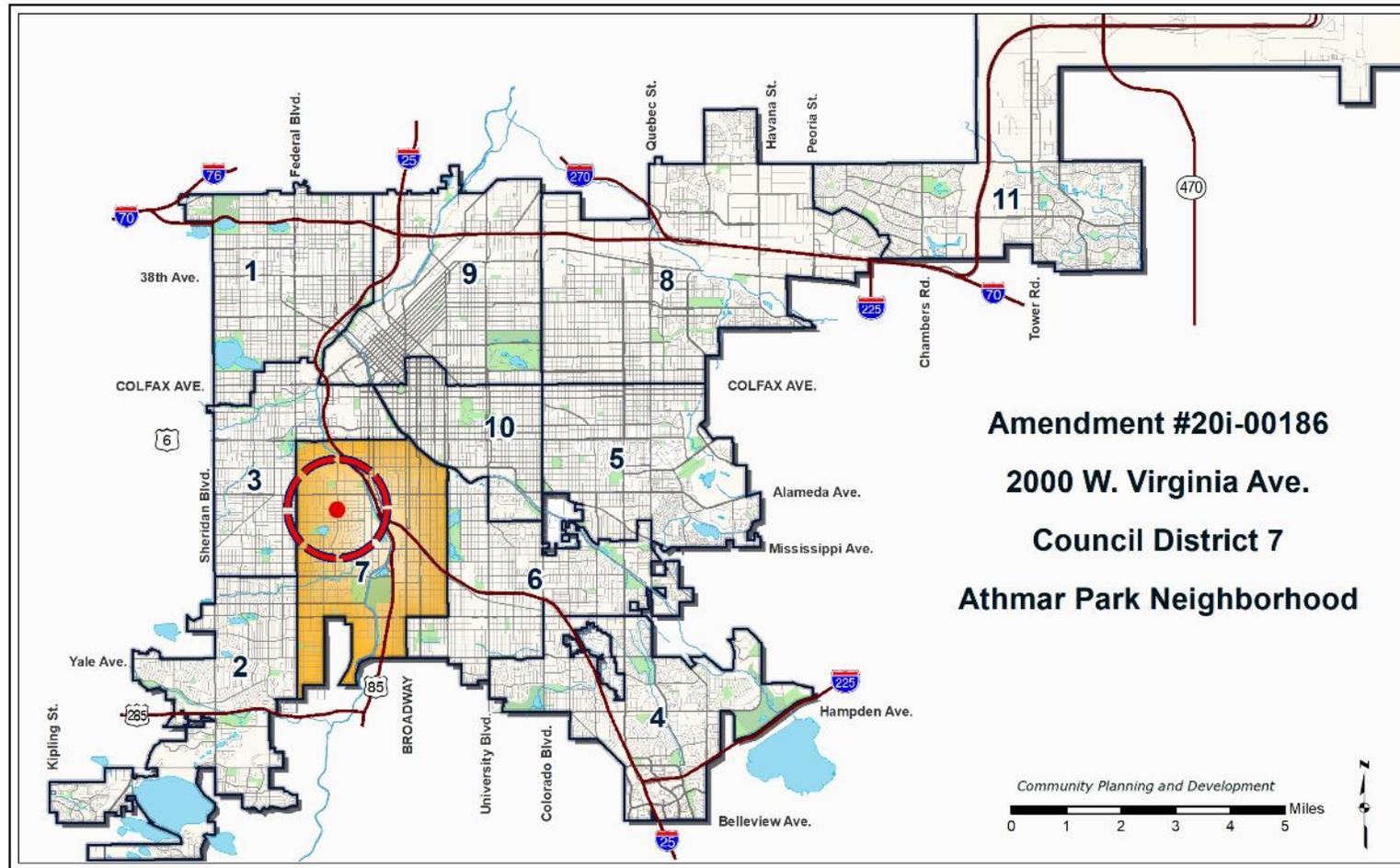
2020I-00186

Request: E-SU-Dx to E-SU-D1x

Planning Board: March 17, 2021

Presenter: Fran Penafiel

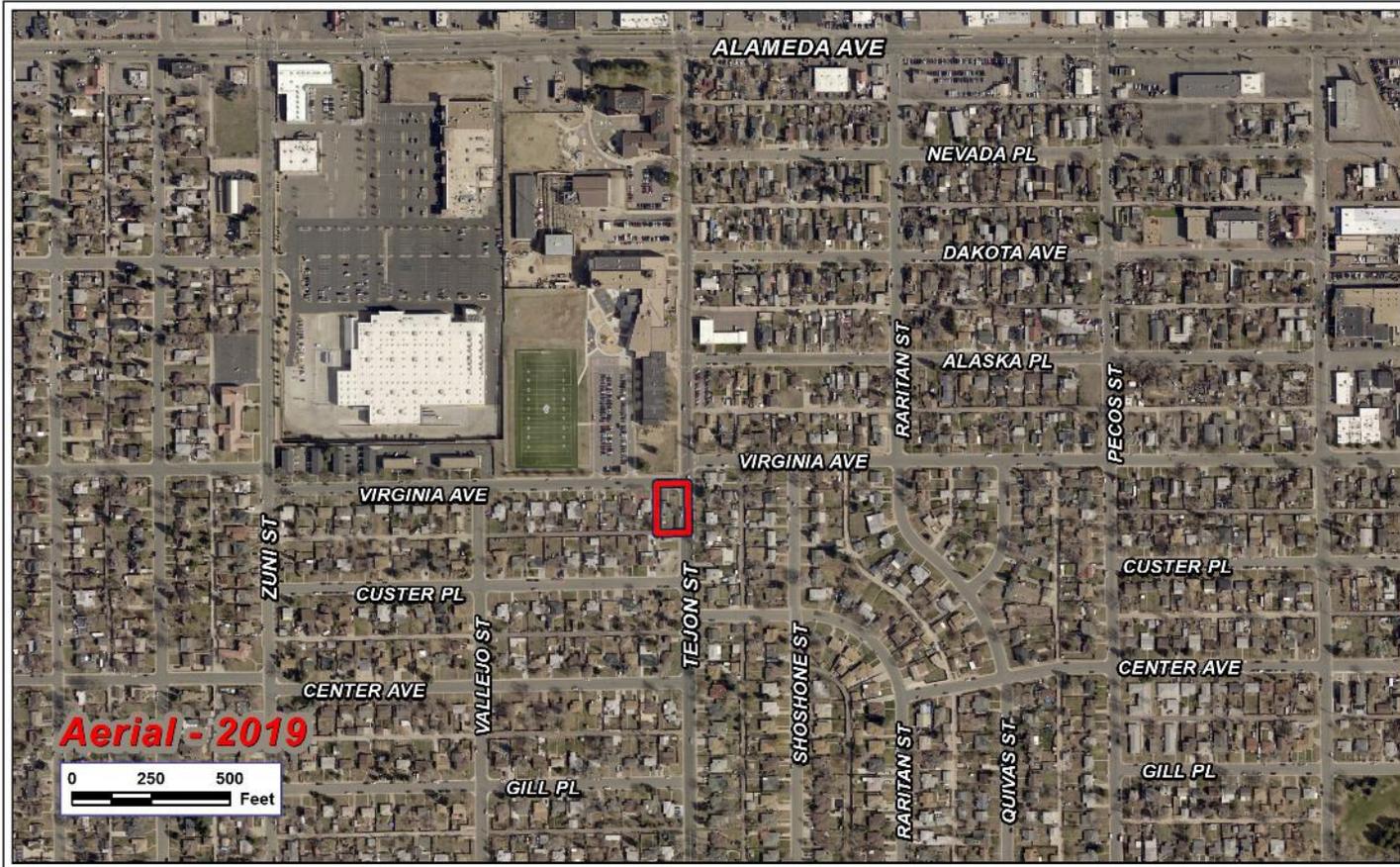
# Council District 7 (Jolon Clark)



# Athmar Park Neighborhood



# Request: E-SU-D1x



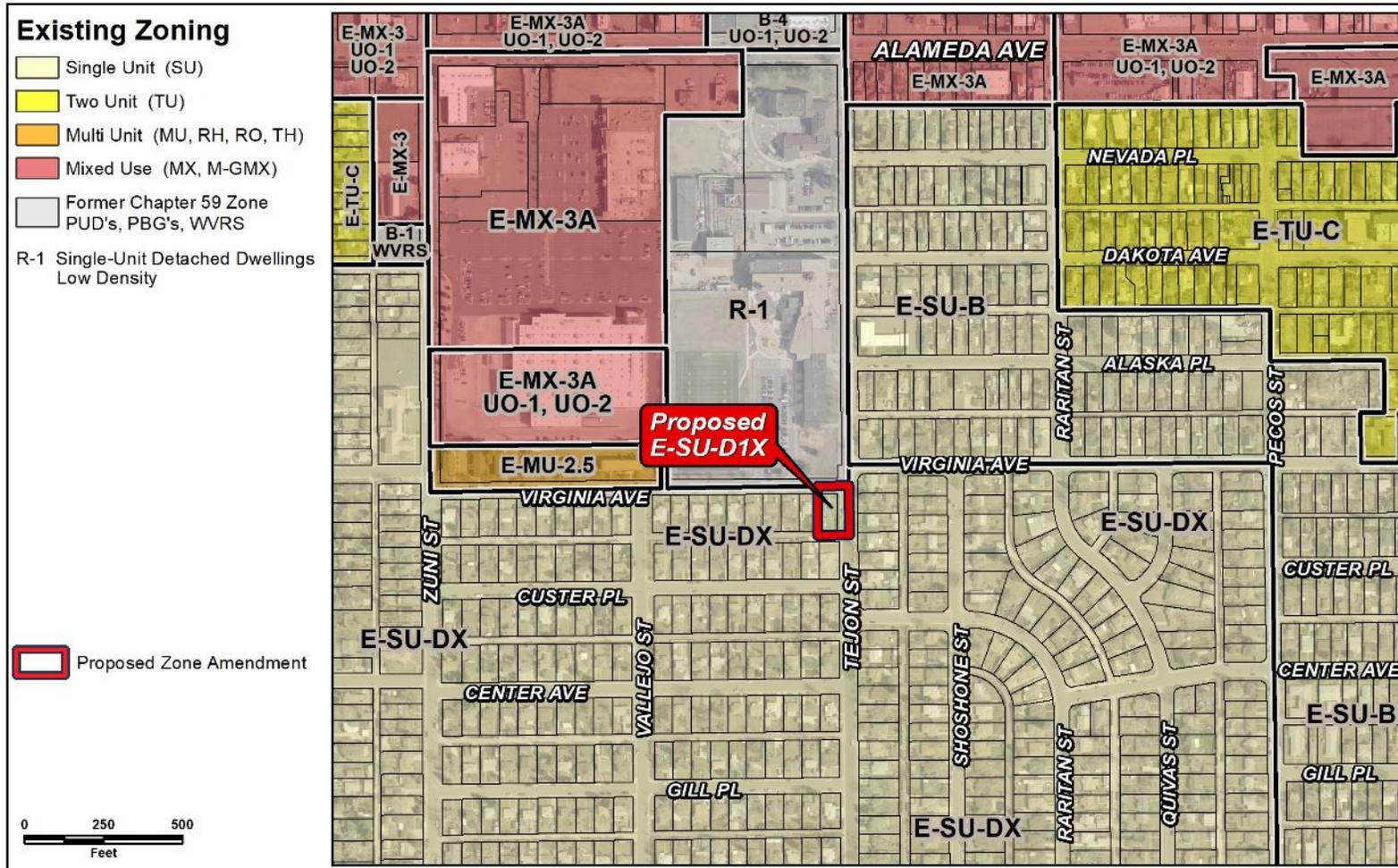
- Location
  - Approx. 7,240 square feet or 0.16 acres
  - Single-unit residential

## Proposal

Rezoning from E-SU-Dx to E-SU-D1x

- Allows the suburban house, urban house and detached accessory dwelling unit building forms
- Max. building height 30-35 feet, 24 feet for ADU
- Min. lot size of 6,000 ft<sup>2</sup>

# Existing Zoning



- Current Zoning: U-SU-B
- Surrounding Zoning:
  - E-SU-Dx
  - R-1

# Existing Land Use



**Land Use:** Single-Unit Residential

**Surrounding Land Uses:**

- Single-Unit Residential
- Public/Quasi-public

# Existing Building Form/Scale



# Process

- Informational Notice: 12/21/2020
- Planning Board Notice: 03/01/2021
- Planning Board Public Hearing: 03/17/2021
- LUTI Committee: 03/23/21
- City Council Public Hearing: 05/10/21
- Public Comment
  - None

# 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)*
- *Athmar Park Neighborhood Perimeter Plan (2000)*

### 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).



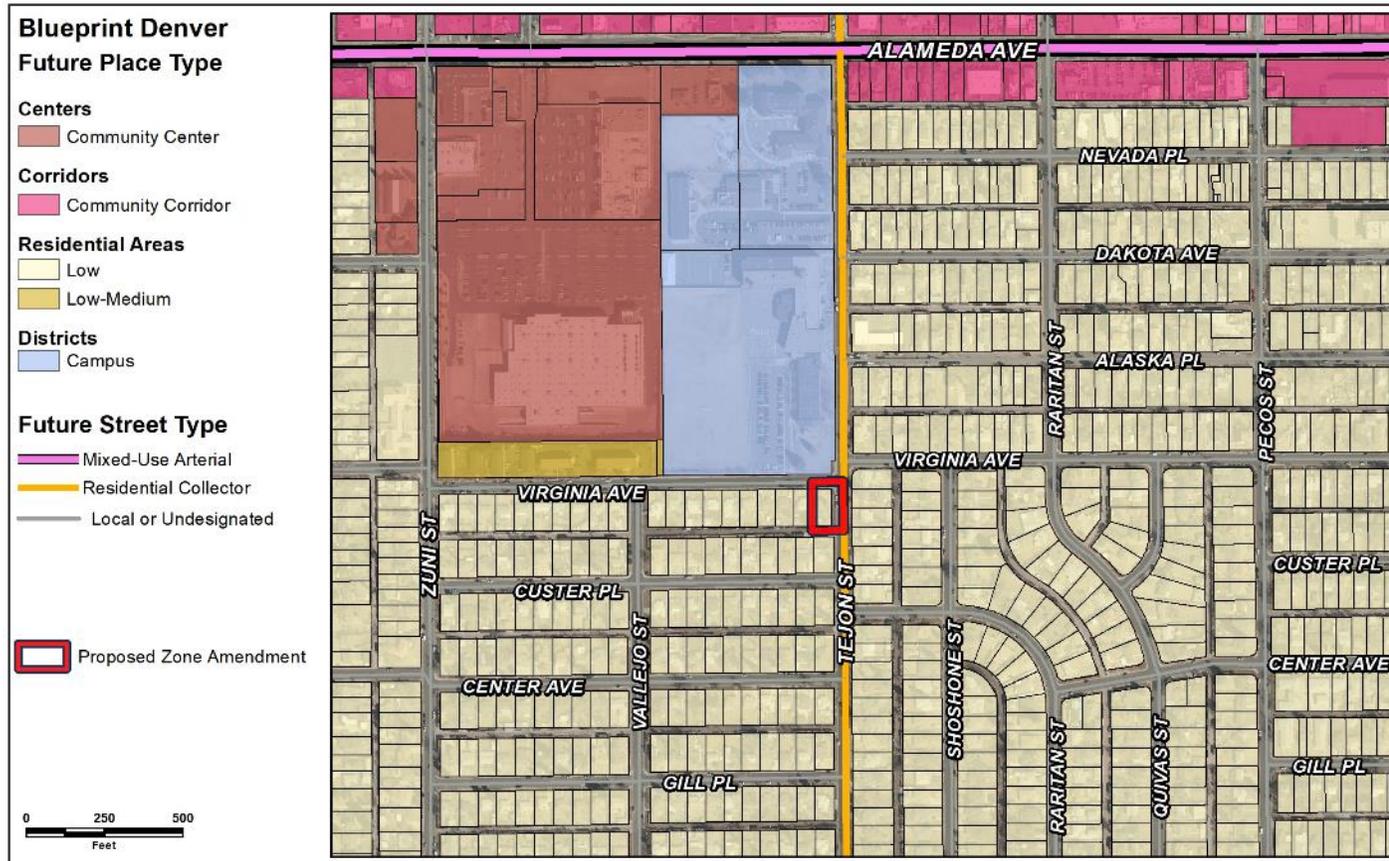
# Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Edge**

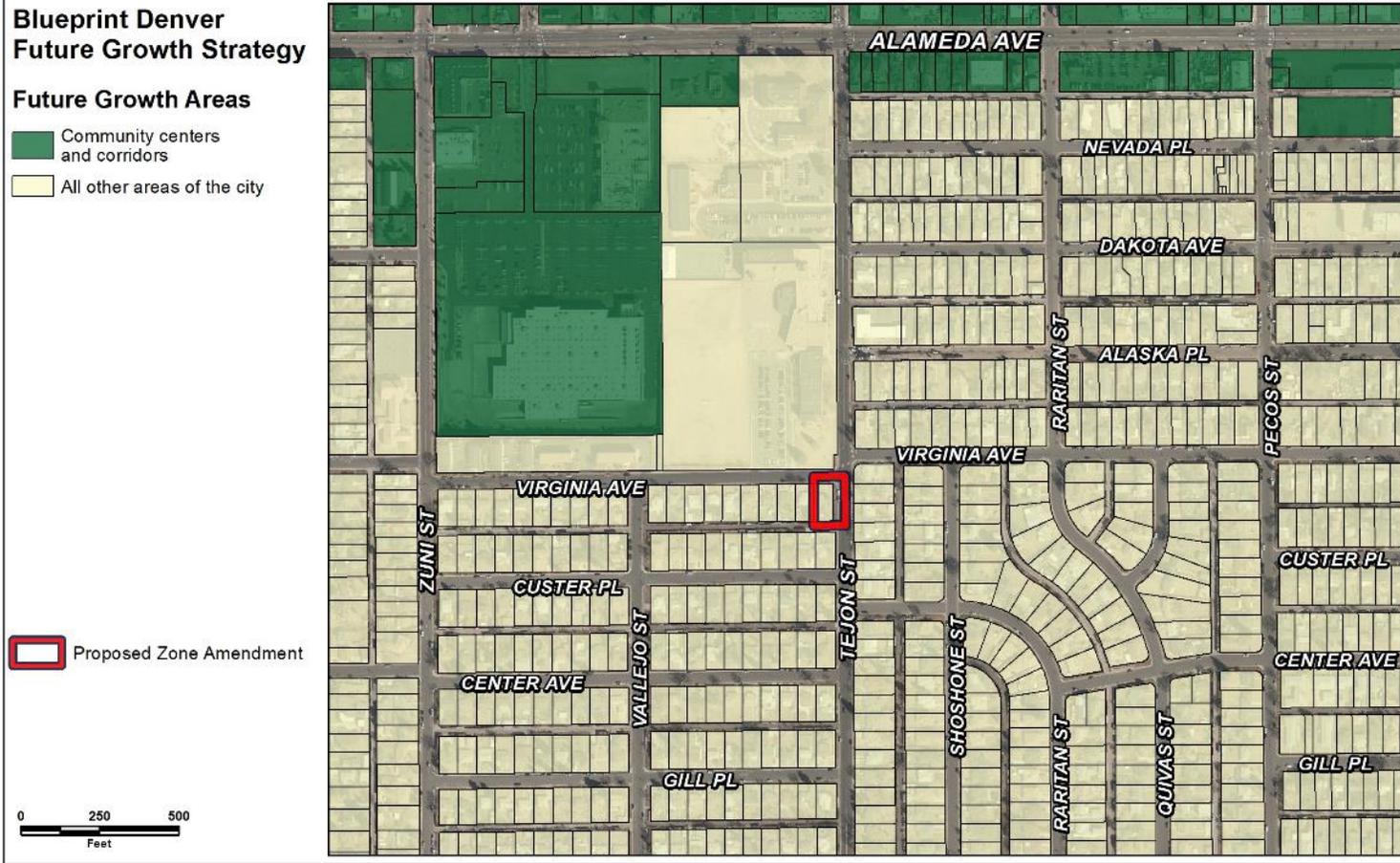
- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
- Offers good walkability with short, predictable blocks.

# Consistency with Adopted Plans: Blueprint Denver 2019



- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- **Future Street Type**
  - Pennsylvania Street: 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

**Policy 4: Diversity 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.

# Consistency with Adopted Plans: Athmar Park Neighborhood Perimeter Plan (2000)

Action agenda item #5: Implementation strategy:

“Maintain existing residential R-1 and R-2 zoning in the neighborhood”

“Continue to monitor zoning change, variance, street and alley vacation, and conditional use requests to ensure the continuity and character of the neighborhood in all zone districts”

# 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

- 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

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- 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

# 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