



6137 E 17th Ave. Parkway

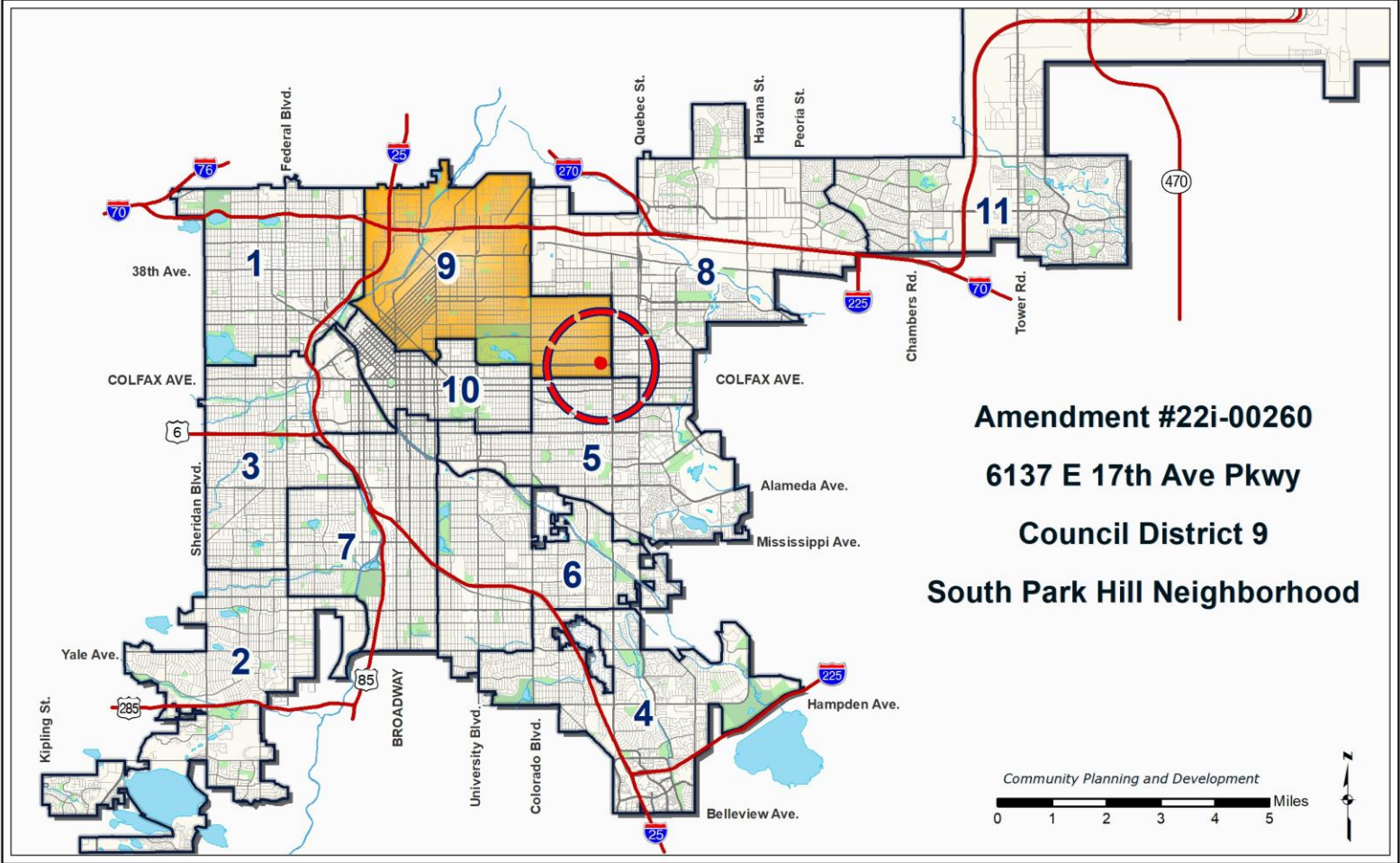
Request: U-SU-H to U-SU-H1

City Council: 09/11/2023

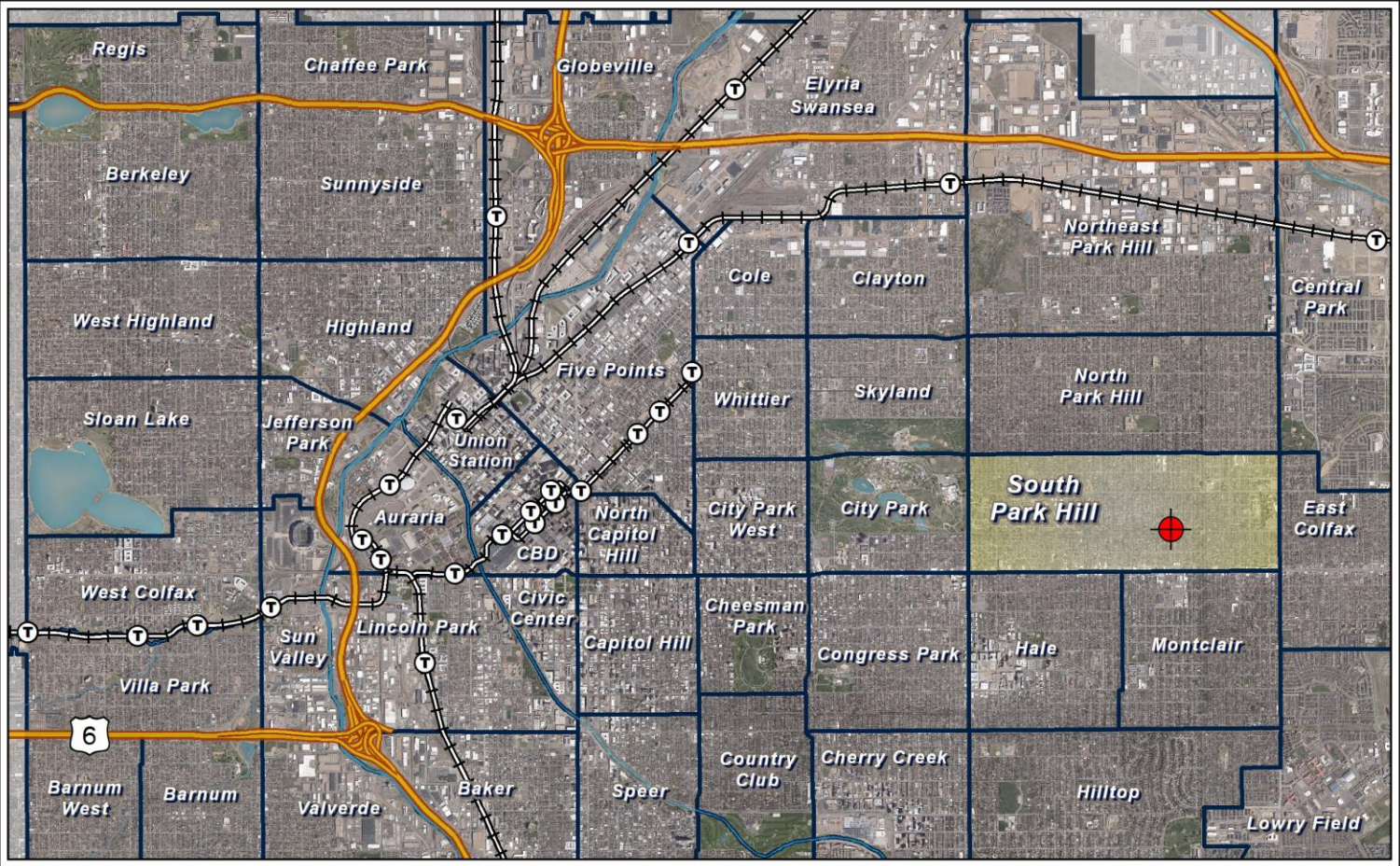
File number: 2022I-00260

Presenter: Matthew Bossler

Council District 9 – Councilmember Watson



Statistical Neighborhood – South Park Hill



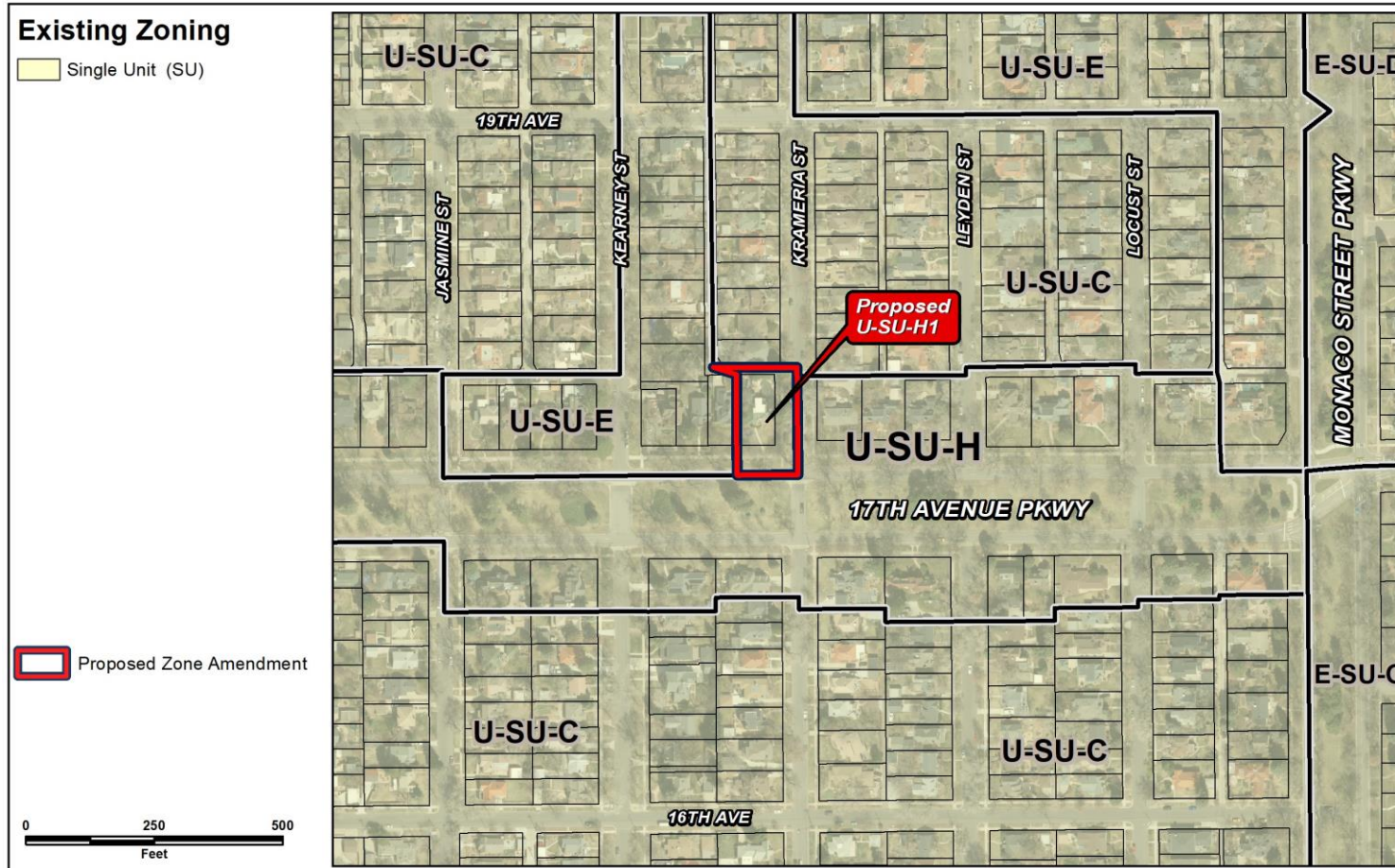
Request: U-SU-H1



- U r b a n N e i g h b o r h o o d C o n t e x t – S i n g l e U n i t – H 1
- Urban house building form
- Proposal: Requesting rezoning to allow for an accessory dwelling unit

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

Existing Zoning



- Current Zoning:
U-SU-H
- Surrounding Zoning:
U-SU-H, U-SU-E, U-SU-C

Existing Land Use



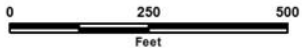
- Land Use:
Single-Unit Residential
- Surrounding Land
Uses:
Single-Unit Residential

Existing Context – Building Form/Scale

Existing Land Use

Single-unit Residential

Proposed Zone Amendment



Process

- Informational Notice: 4/17/23
- Planning Board Notice Posted: 6/4/23
- Planning Board Public Hearing: 6/21/23
- LUTI Committee: 7/25/23
- City Council Public Hearing: 9/11/23

Public Outreach

- RNOs:
 - Greater Park Hill Community, Inc. (GPHC); Opportunity Corridor Coalition of United Residents; City Park Friends and Neighbors (CPFAN); Strong Denver; Inter-Neighborhood Cooperation
- *Prior to application*, applicant received letter of support from CPFAN and Strong Denver, and letter from GPHC, which did not object. Also supported by two neighbors.
- *After application posted*, one letter of opposition from a neighbor

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*
- *East Area 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

Consistency with Adopted Plans: Comprehensive Plan 2040

Equity

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).



Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).

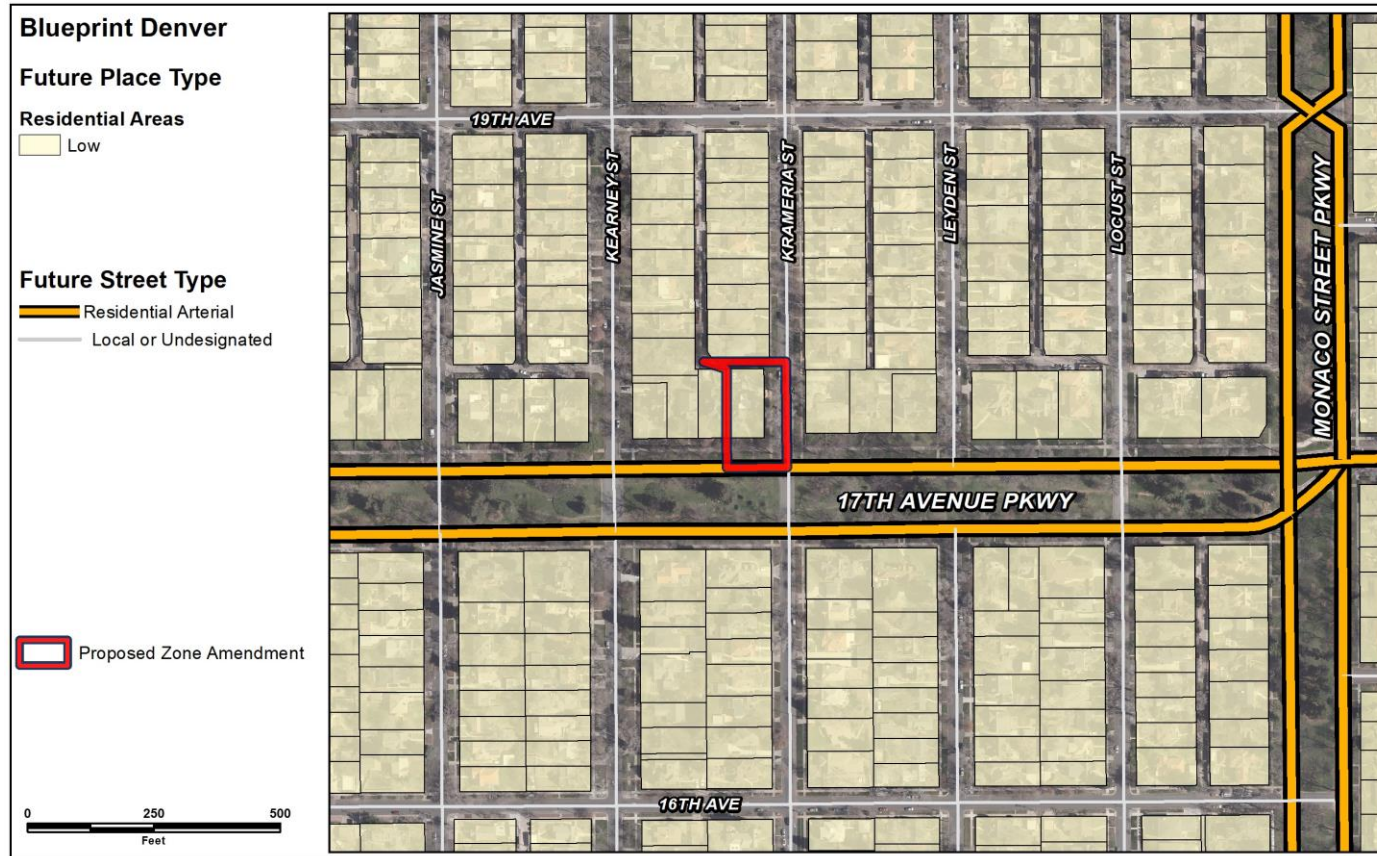


Consistency with Adopted Plans: Blueprint Denver



- Urban Neighborhood Context
Small multi-unit residential and mixed-use areas are typically embedded in **1-unit** and **2-unit** residential areas.

Consistency with Adopted Plans: Blueprint Denver



- **Future Place: Low Residential**
 - Mostly single- and two-unit
 - “ADUs and duplexes are appropriate and can be thoughtfully integrated where compatible.”
 - “Building are generally up to 2.5 stories in height.” (pg. 214)
- **Future Street Type:**
 - E 17th Ave Pkwy: Residential Arterial
 - Krameria St: Local or Undesignated

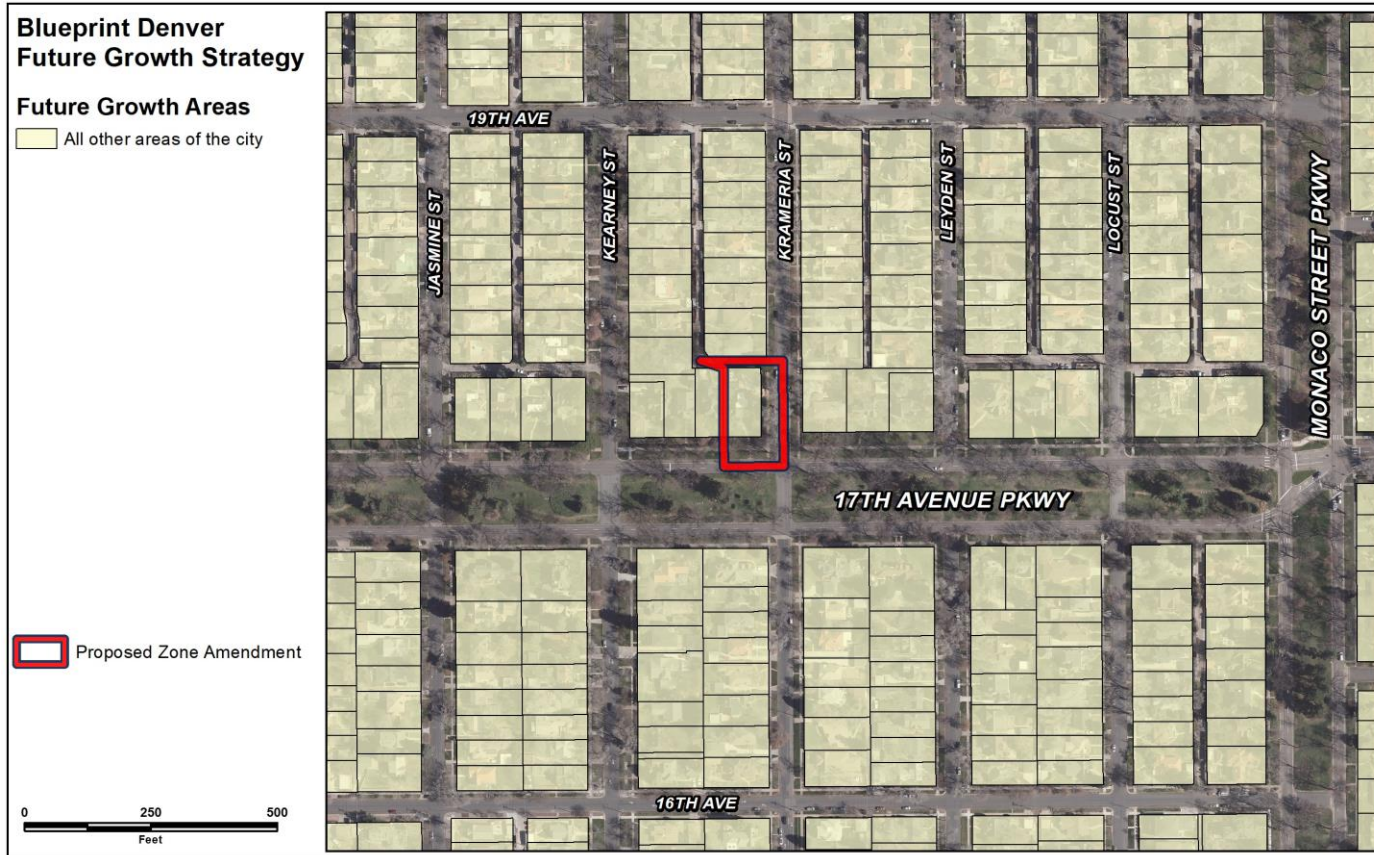
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver

- Growth Areas Strategy:

All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040



Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *East Area Plan*

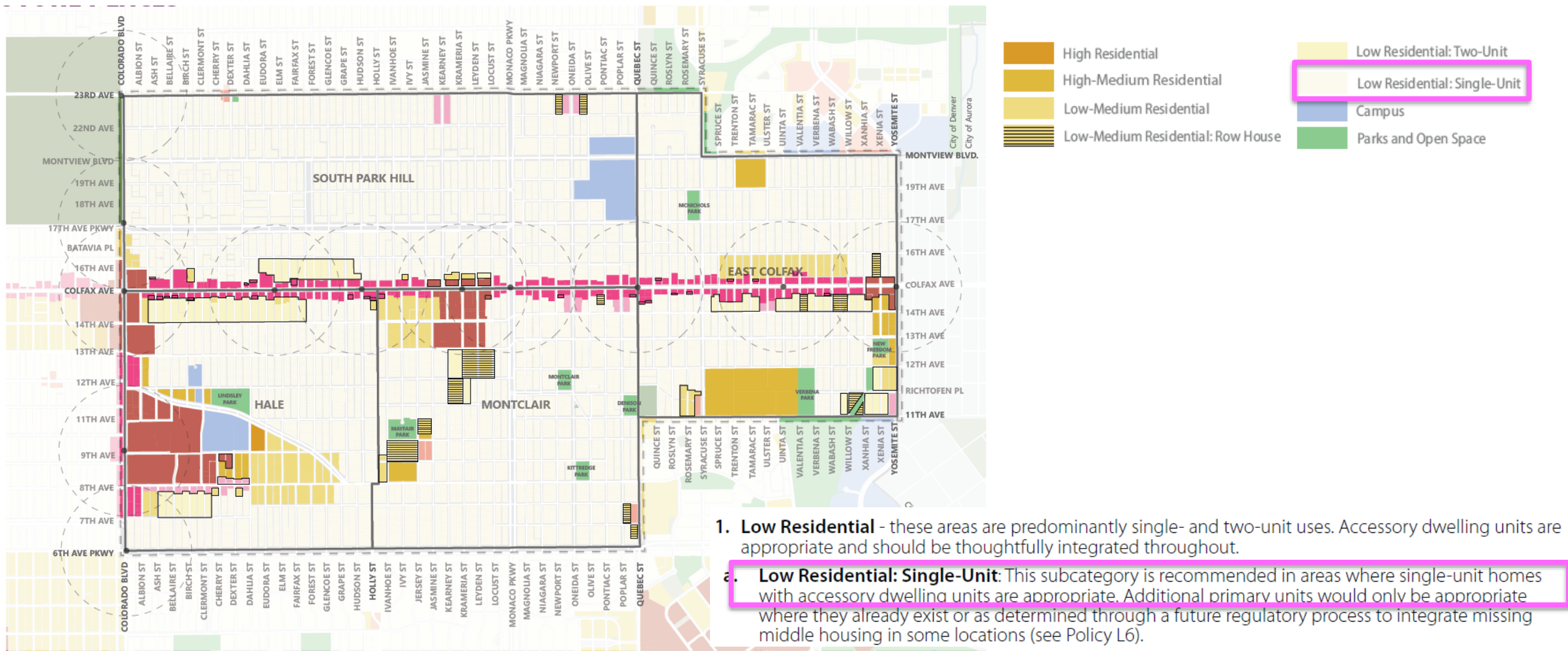
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

Consistency with Adopted Plans: *East Area Plan*



1. **Low Residential** - these areas are predominantly single- and two-unit uses. Accessory dwelling units are appropriate and should be thoughtfully integrated throughout.

a. **Low Residential: Single-Unit:** This subcategory is recommended in areas where single-unit homes with accessory dwelling units are appropriate. Additional primary units would only be appropriate where they already exist or as determined through a future regulatory process to integrate missing middle housing in some locations (see Policy L6).

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
 - *Blueprint Denver and East Area Plan* adoption
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 City Council approve Application #2022I-00260, 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