



1410 South Humboldt Street

2023i-00152

Request: U-SU-C to U-SU-C1

Denver City Council: March 11, 2023

Presenter: Alisa Childress

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request to Rezone from U-SU-C to U-SU-C1



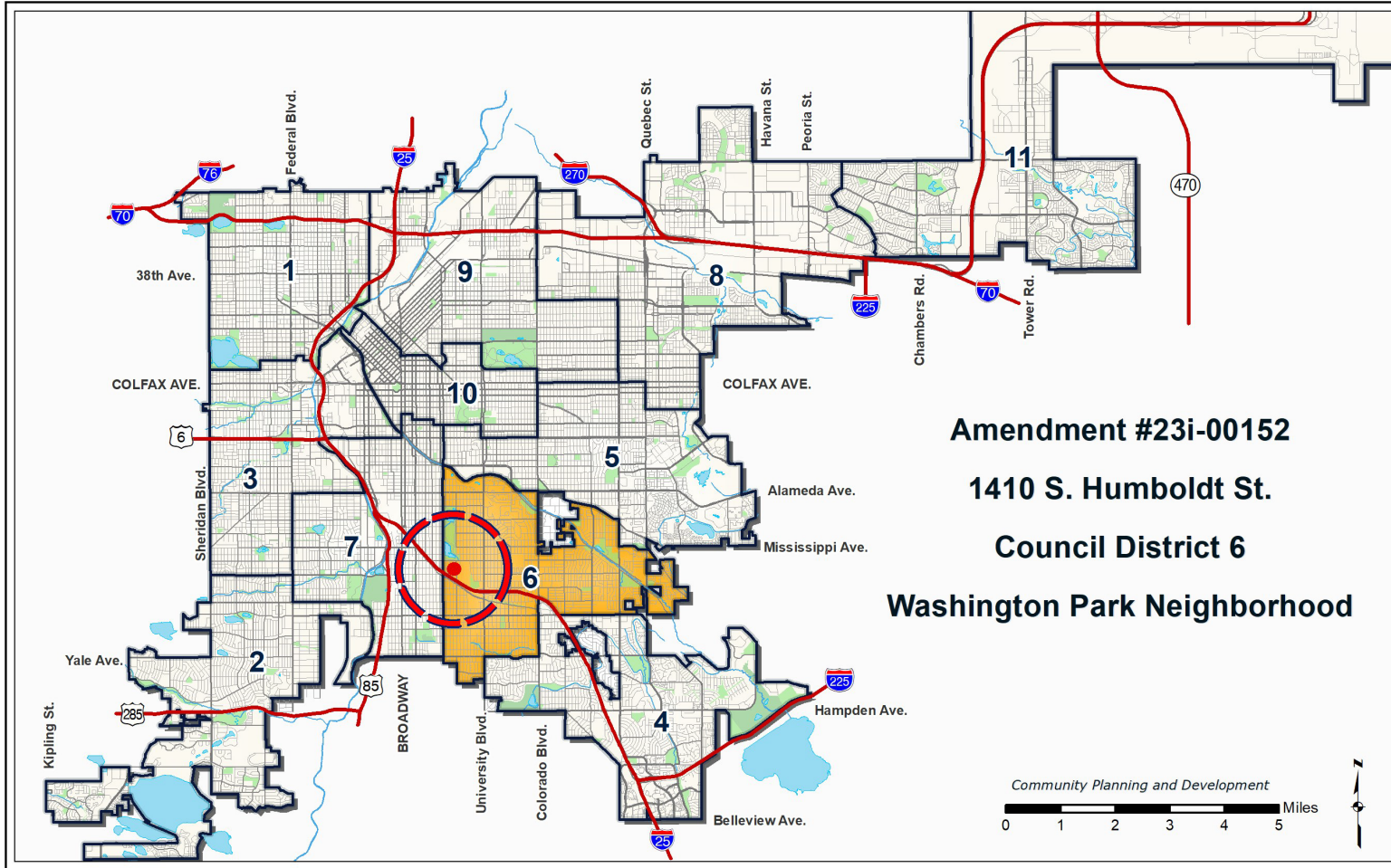
- Location
 - 6,240 sf
 - Single-unit residential
- Proposal
 - Rezoning from U-SU-C to U-SU-C1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Max. building height: 30-35 feet, 24 feet for ADU

Agenda

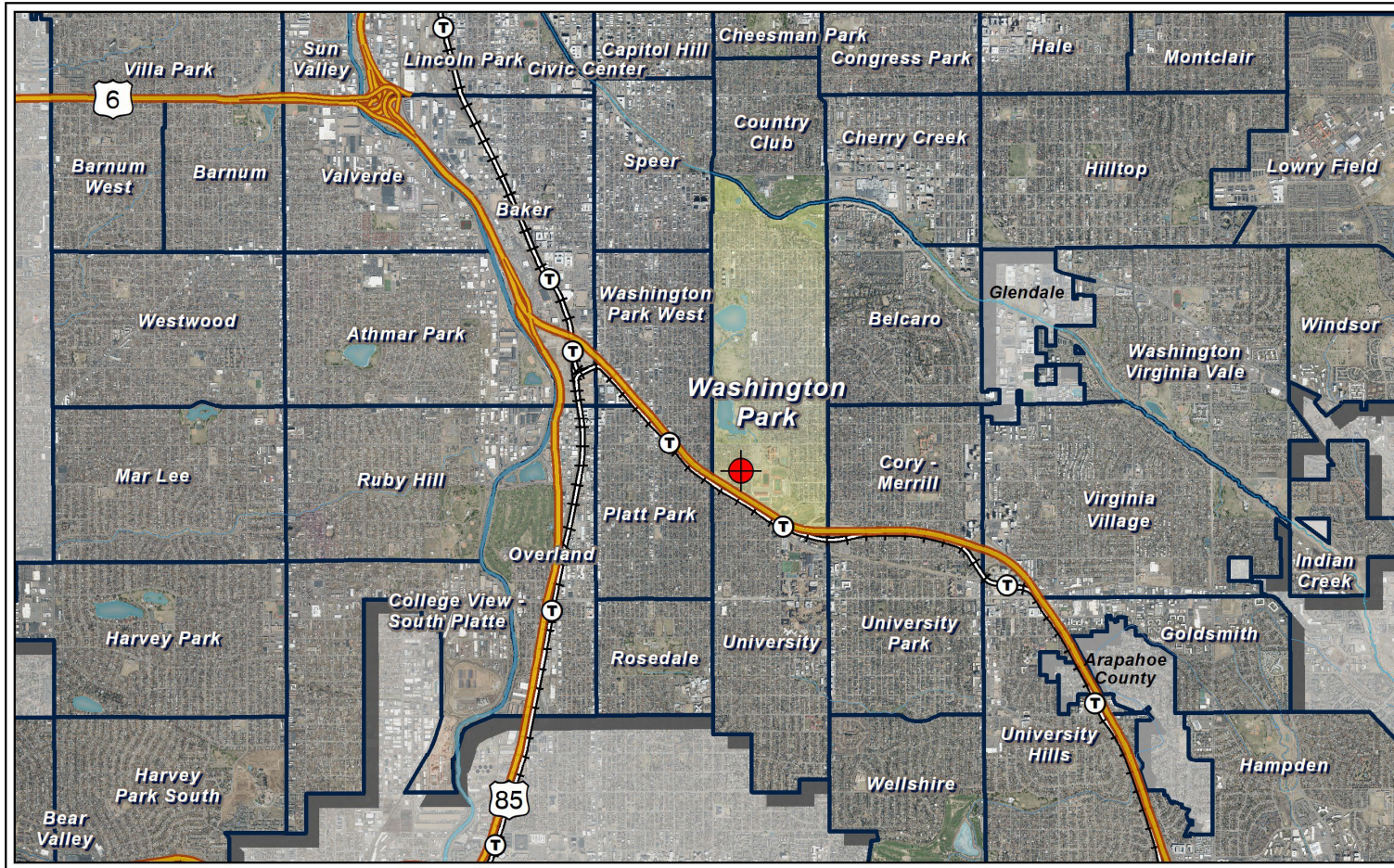
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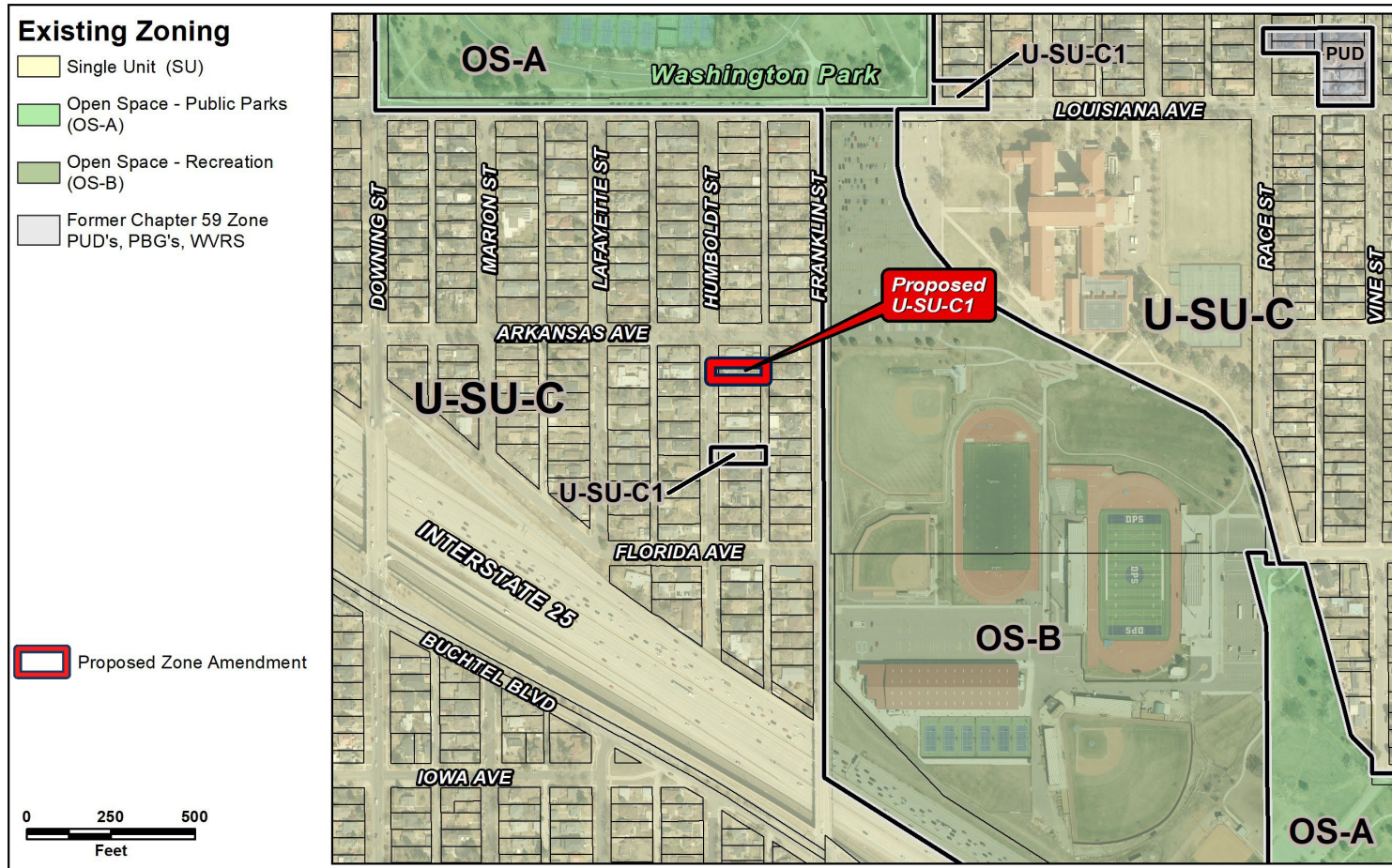
Council District 6



Washington Park Neighborhood



Existing Zoning

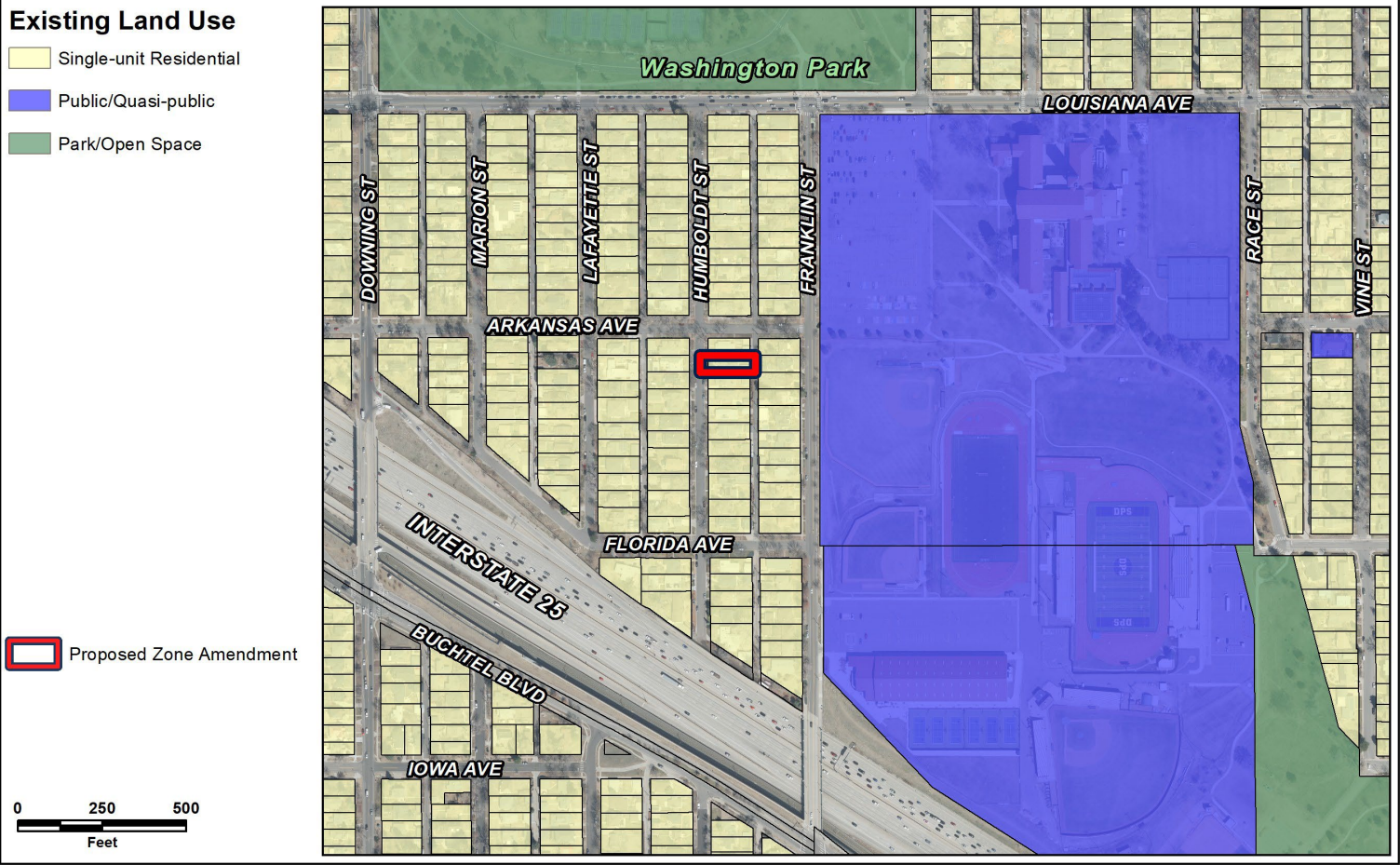


Current Zoning: U-SU-C

Surrounding Zoning:

- U-SU-C
- OS-B

Existing Land Use



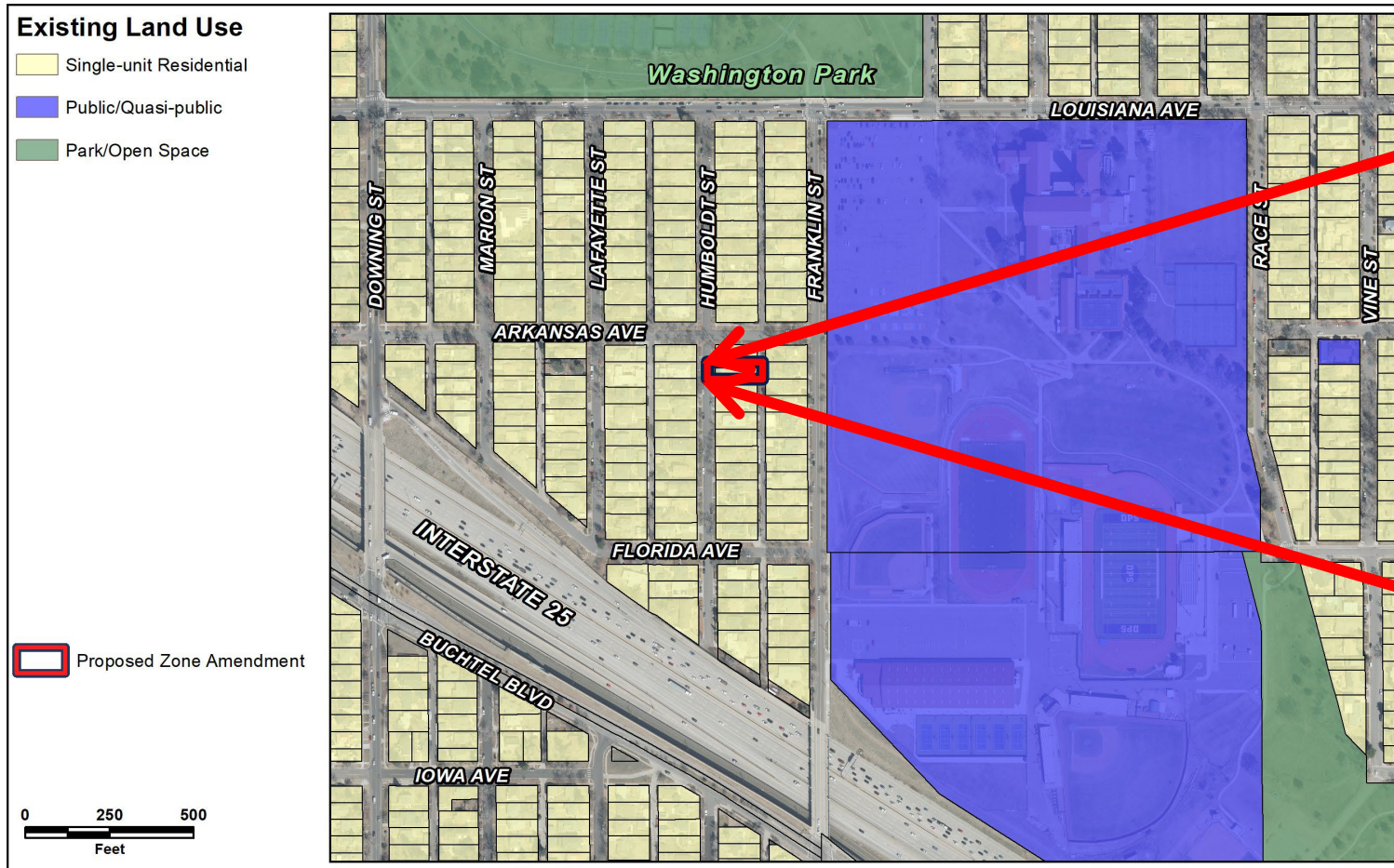
Land Use:

- Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Public/quasi-public
- Park/open space

Existing Building Form/Scale



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Process

- Informational Notice: 11/9/2023
- Planning Board Notice: 1/2/2024
- Planning Board Public Hearing: **1/17/2024**
- LUTI Committee: 01/30/2024
- **City Council Public Hearing: 03/11/2024**

- Public Comment
 - No comments received to date.

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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

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

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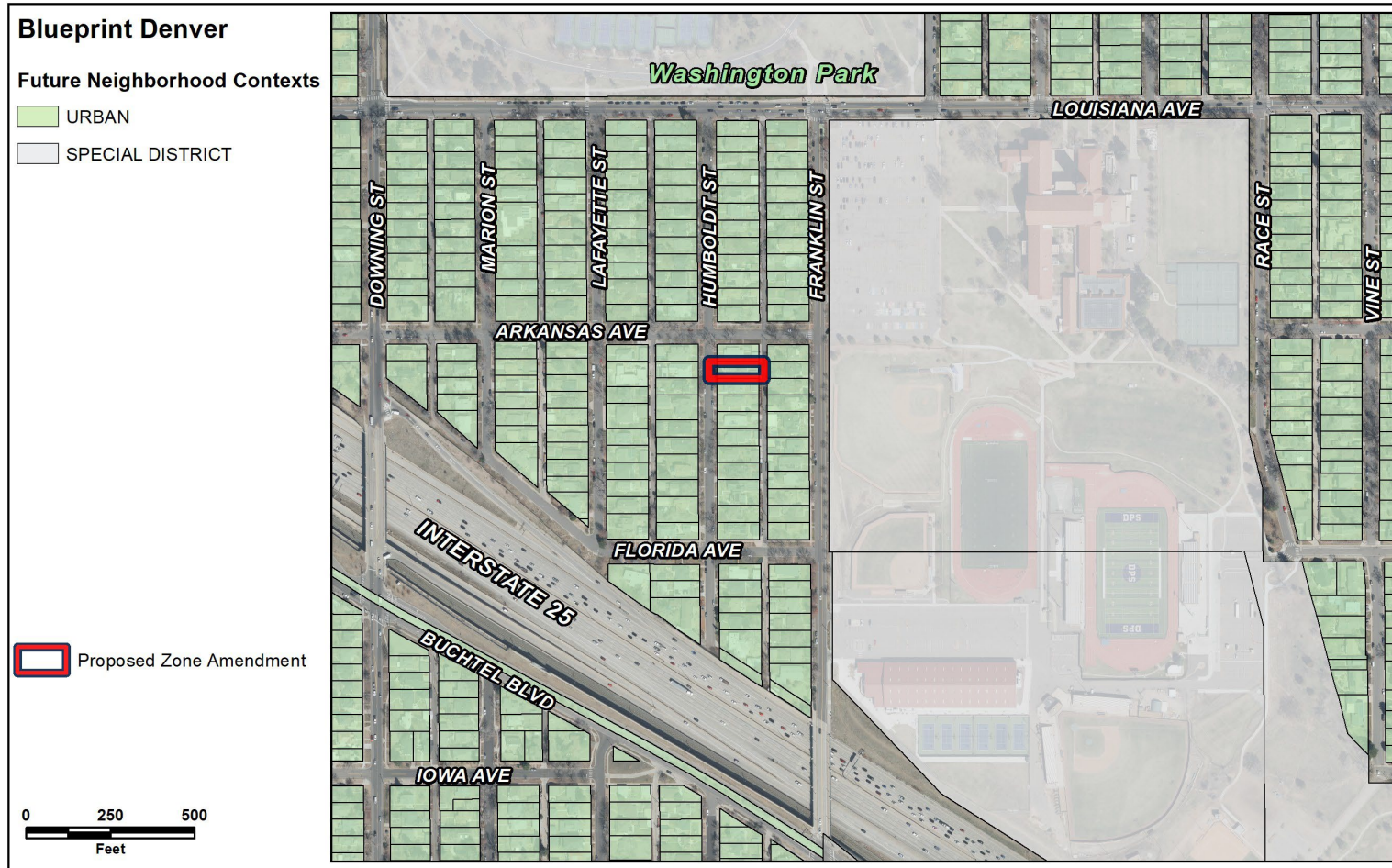
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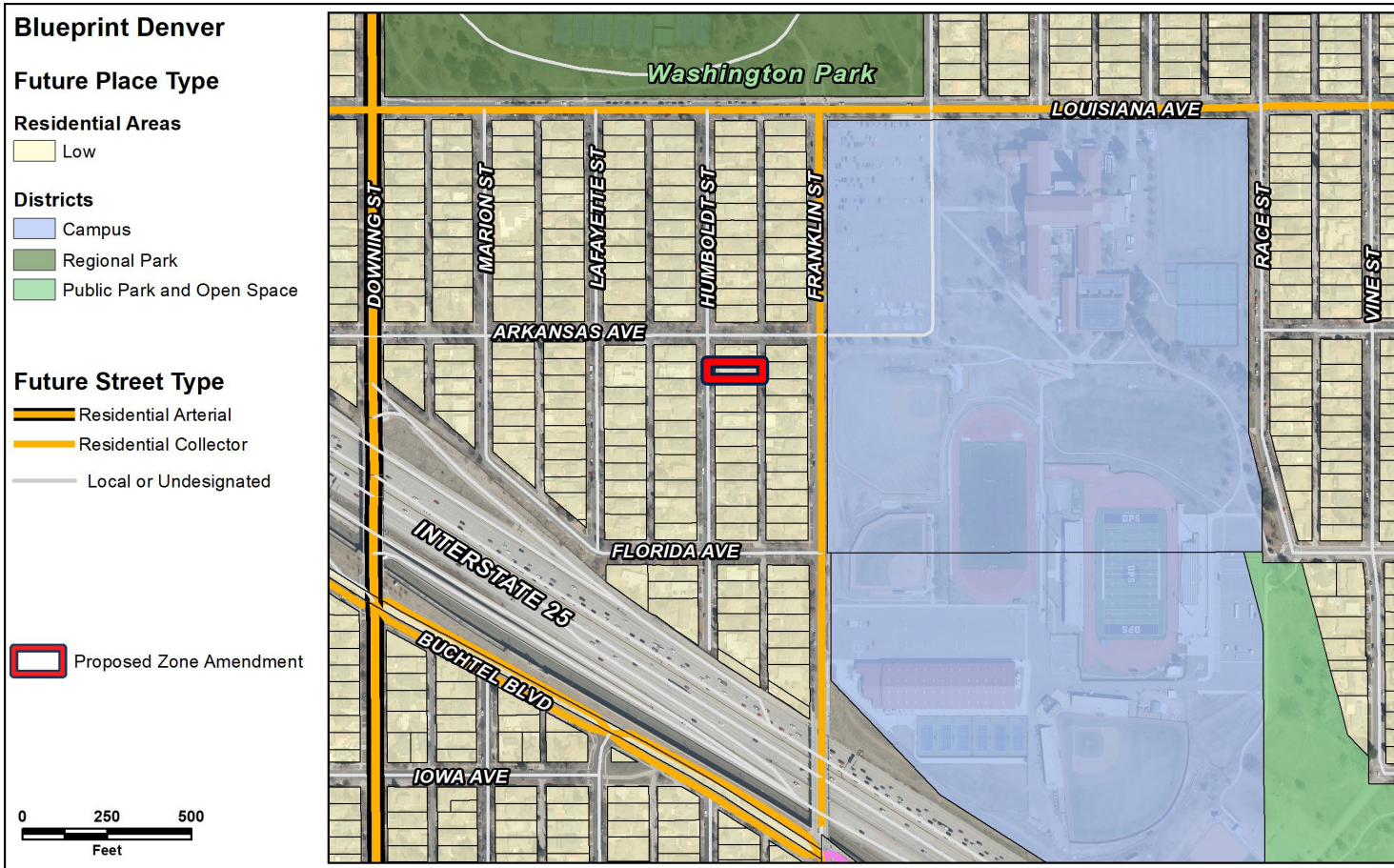
Blueprint Denver 2019



Urban Future Neighborhood Context

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

Blueprint Denver 2019



Low Residential

- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate

Future Street Type

Humboldt Street: Local or Undesignated

Blueprint Denver

Land Use and Built Form- Housing 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.

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CPD Recommendation

CPD recommends approval of application #2023i-00152
by City Council.

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