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# 1520 South Ash Street.

2023I-00004

Request: S-SU-D to E-SU-D1

City Council: August 14, 2023

Presenter: Fran Peñafiel

# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request to Rezone from E-SU-Dx to E-SU-D1x



## Location

- 6,250 sf
- Single-unit residential

## Proposal

Rezoning from S-SU-D to E-SU-D1

- Allows 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 sf

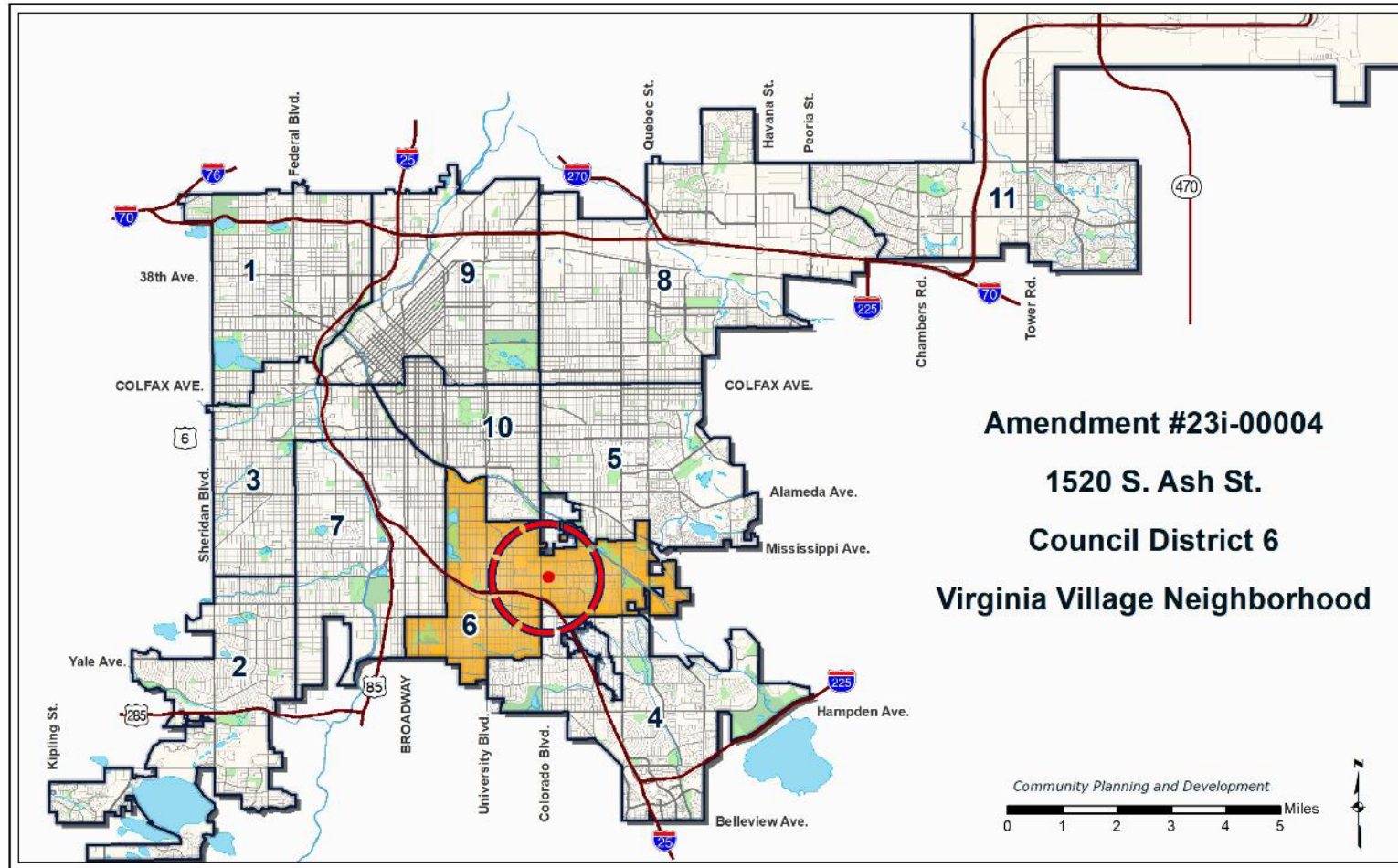


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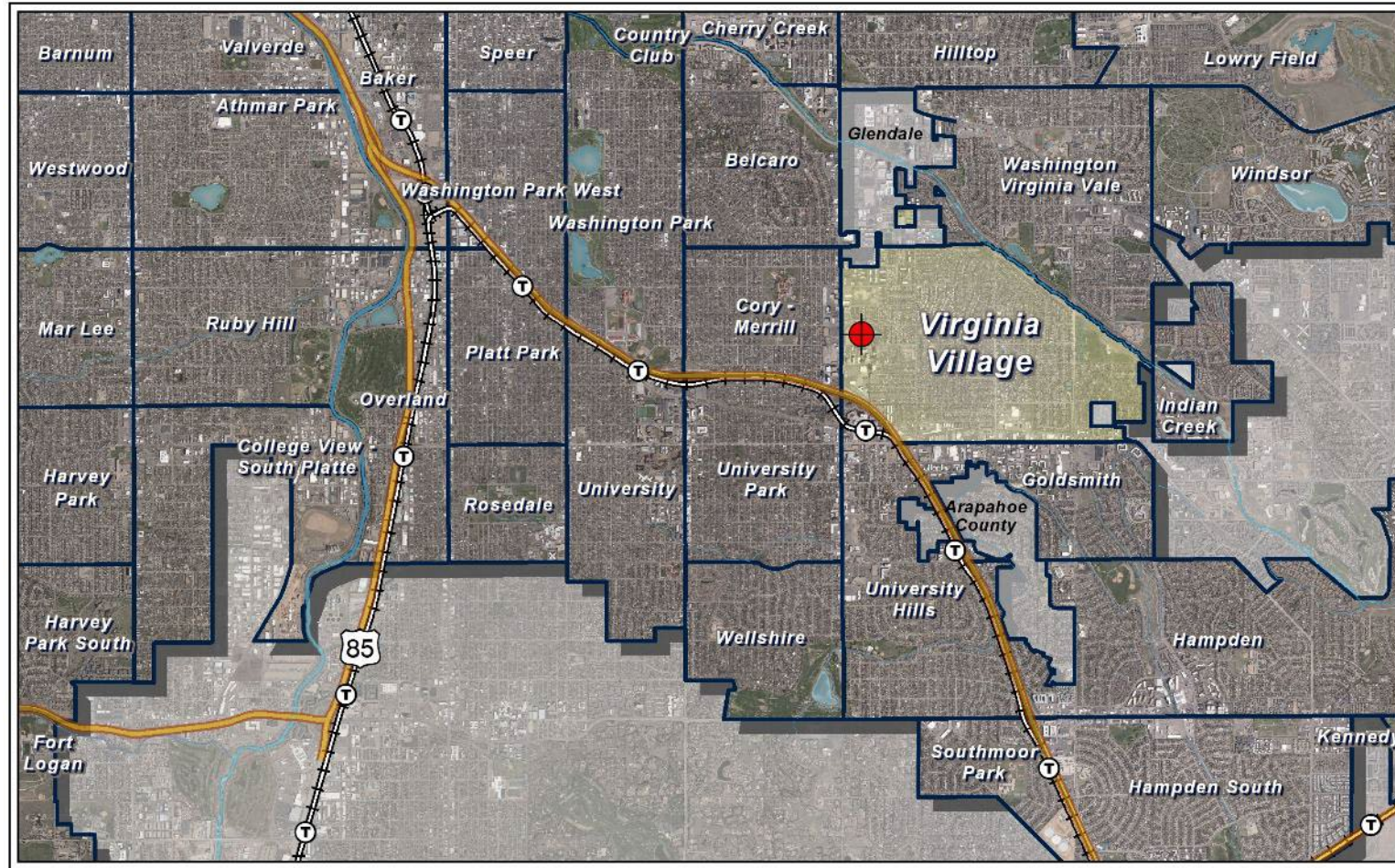


# Council District 6



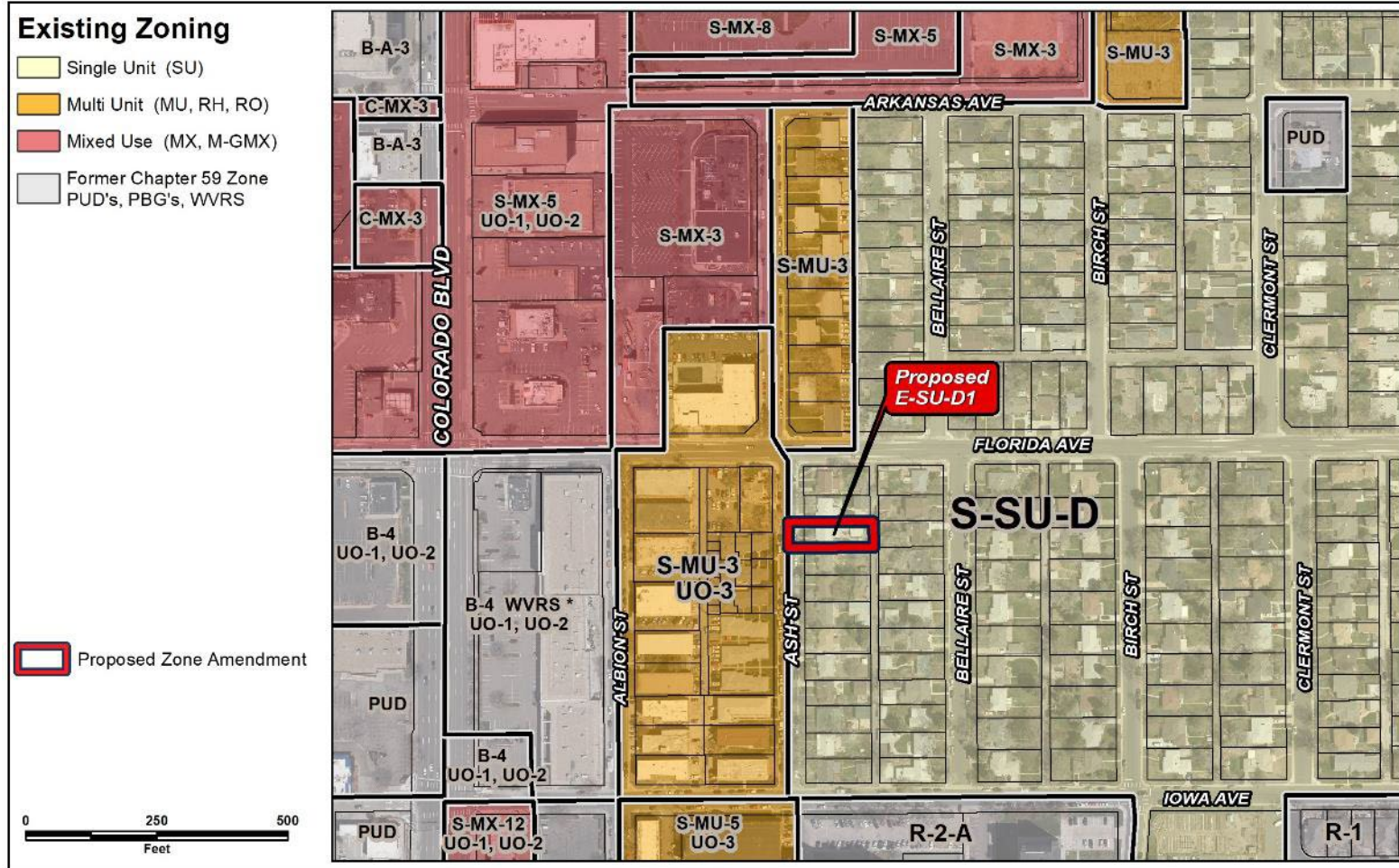


# Virginia Village Neighborhood





# Existing Zoning

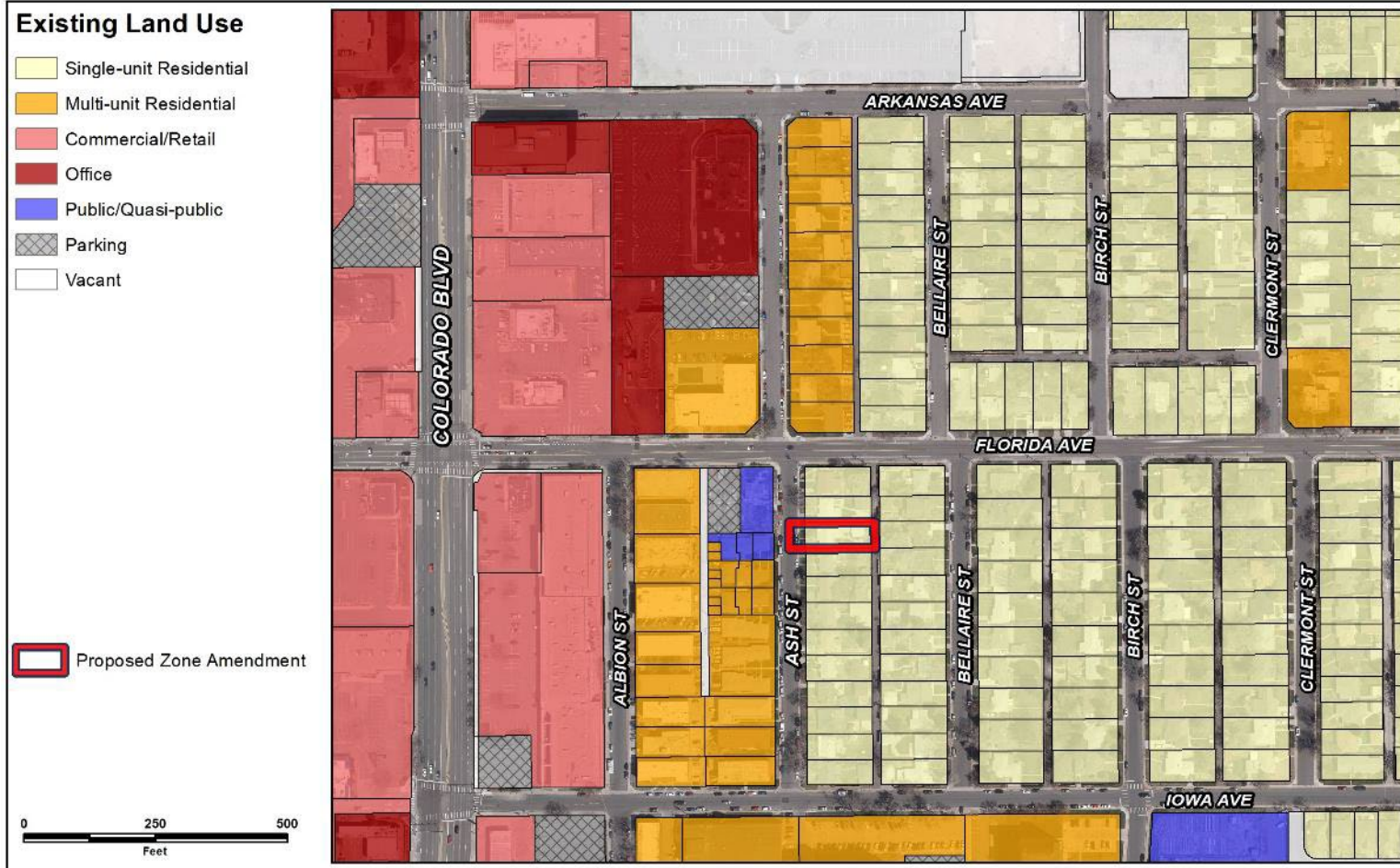


Current Zoning: S-SU-D

Surrounding Zoning:

- S-MU-3 UO-3
- S-SU-D

# Existing Land Use



**Land Use:** Single-Unit Residential

## Surrounding Land Uses:

- Single-Unit Residential
- Multi Unit Residential
- Public/quasi public
- Commercial/Retail

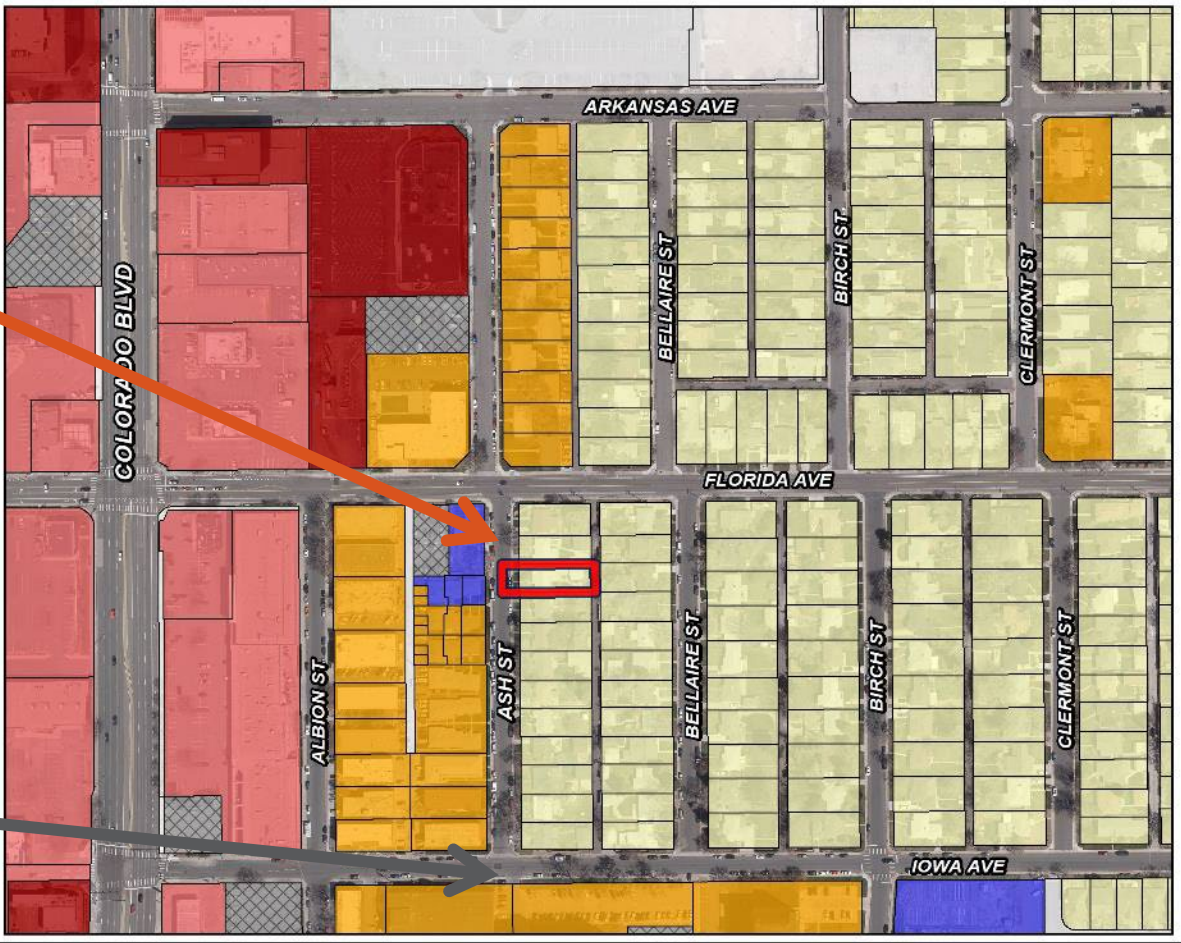


# Existing Building Form/Scale



## Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Public/Semi-public
- Parking
- Plant





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# Process

- Informational Notice: 03/22/2023
- Planning Board Notice: 05/22/2023
- Planning Board Public Hearing: 06/07/2023
- LUTI Committee: 06/27/2023
- City Council Public Hearing: **08/14/2023**
- Public Comment
  - One letter of support

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# 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)*
- *Near Southeast Neighborhood Plan*

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# 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).





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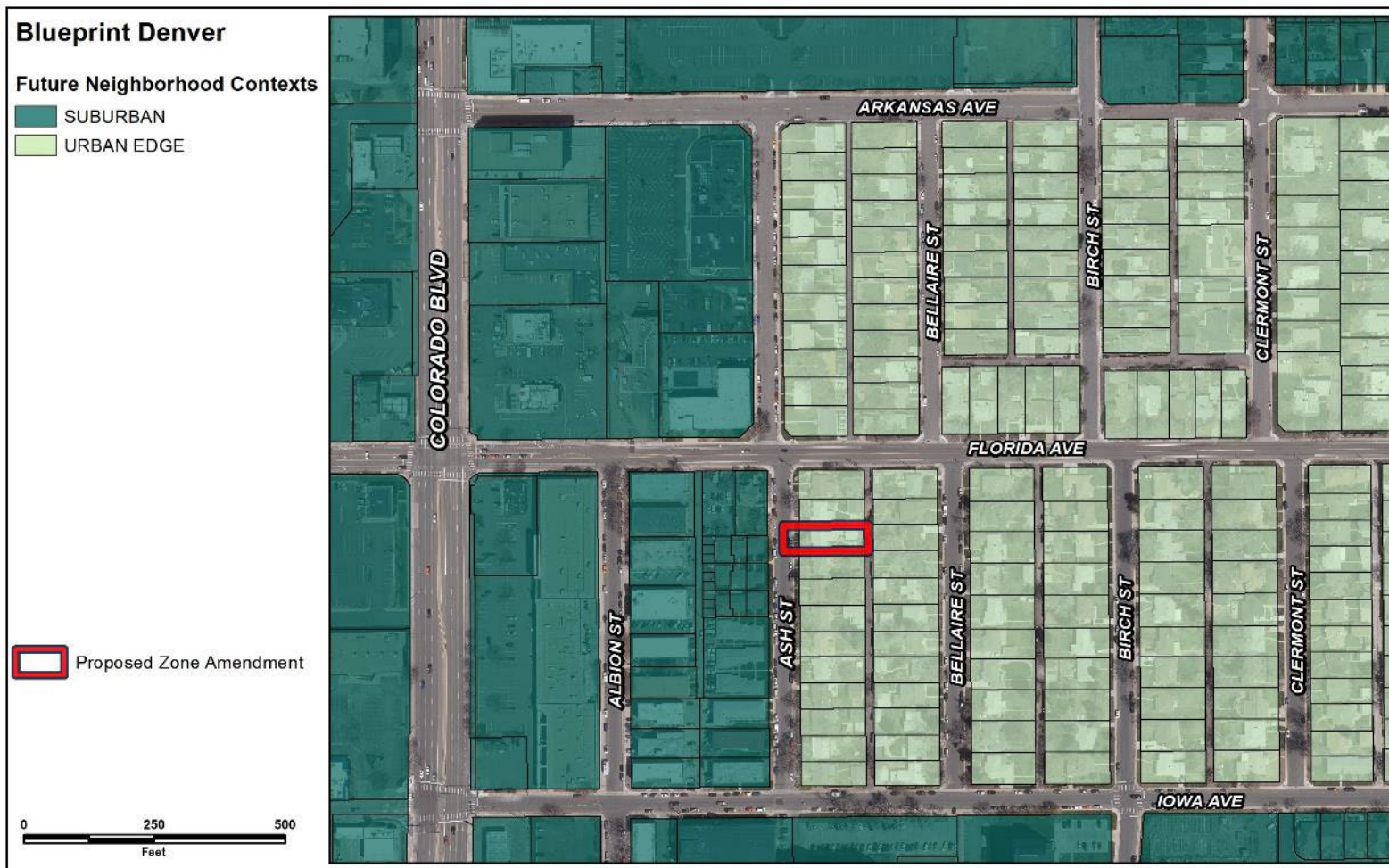
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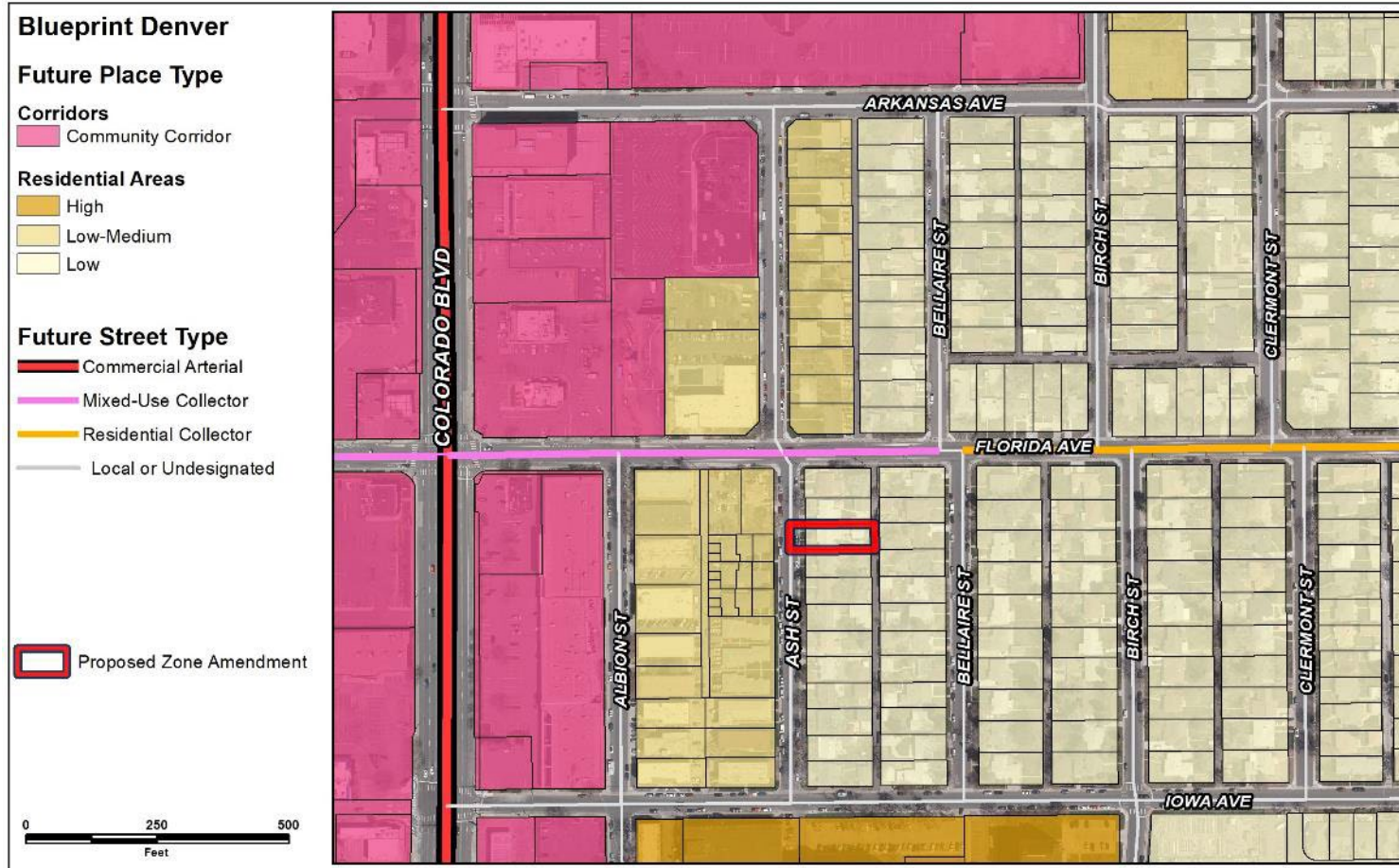
# Blueprint Denver 2019



## Urban Edge 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

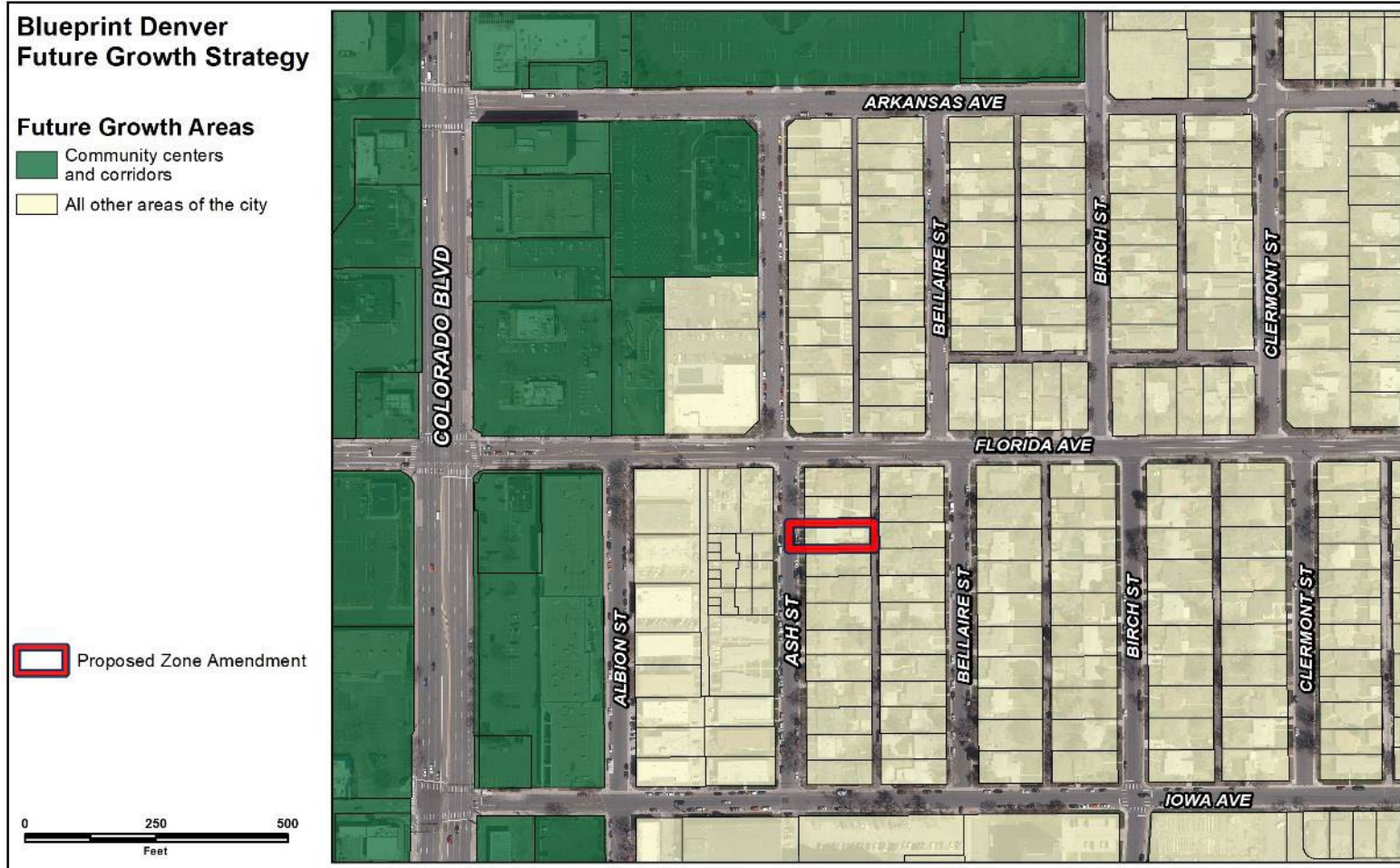
- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate

## Future Street Type

Ash Street: Local or Undesignated



# Blueprint Denver 2019



## Growth Areas Strategy: All other areas of the city

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

# 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.

# Near Southeast Neighborhood Plan

- Land Use Goal 8 (LU-8): “Provide additional housing options, promote preservation and prevent involuntary displacement in residential low places by allowing duplexes and accessory dwelling units in appropriate locations and under appropriate conditions.”
- LU-8, Strategy B: “ADUs – Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, support the addition of affordable and compatible accessory dwelling units (ADUs) in Near Southeast.
- LU-8 Strategy B-3: “Until a uniform citywide approach to ADU development is complete, support neighborhood-wide and individual rezonings to allow ADUs where prohibited. Prioritize neighborhoods that have shown the strongest interest in allowing ADUs sooner, such as Virginia Village.”



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# CPD Recommendation

CPD recommends **approval**, based on finding all review criteria have been met

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