



1520 South Ash Street.

2023I-00004

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

City Council: August 14, 2023

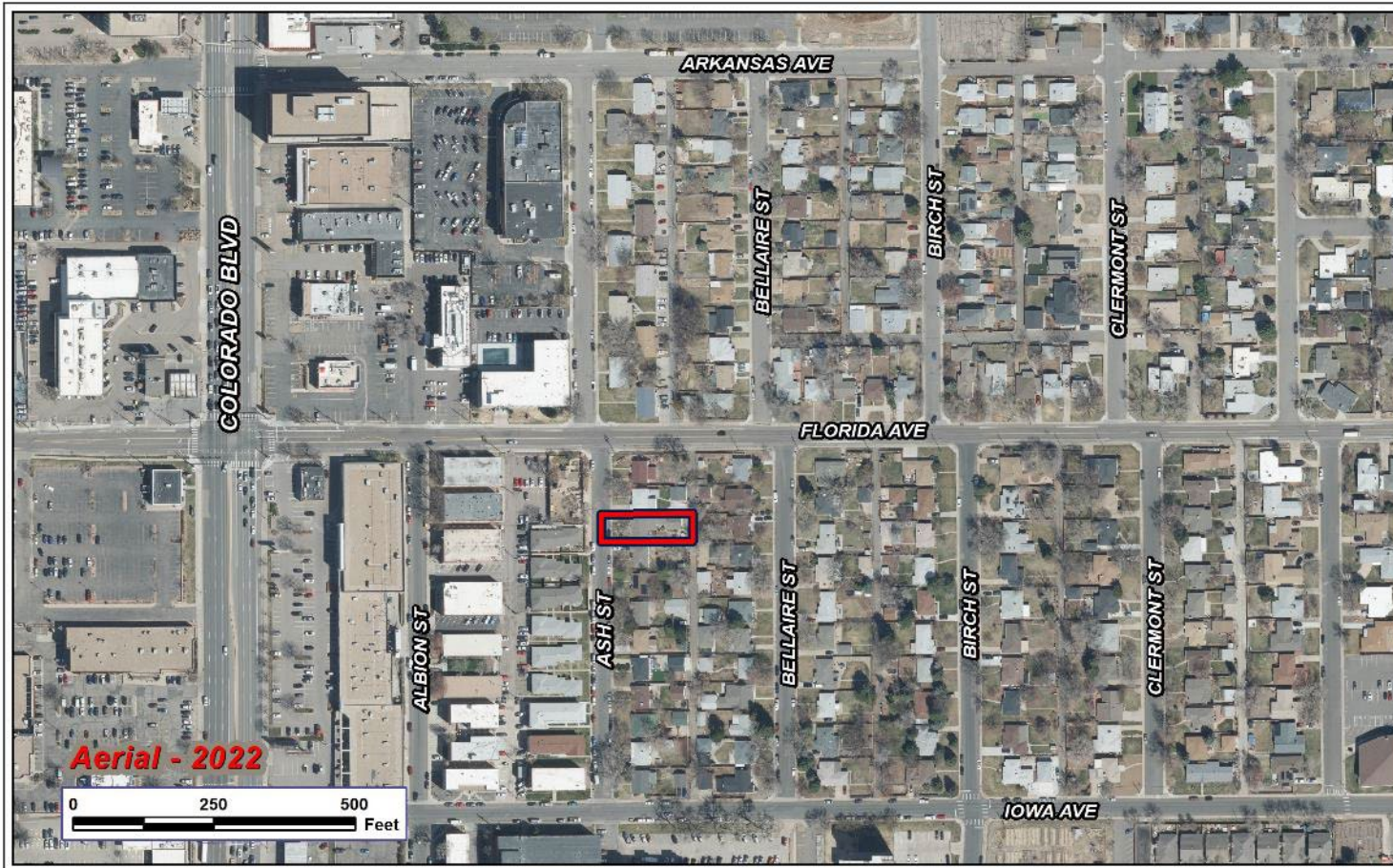
Presenter: Fran Peñafiel

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

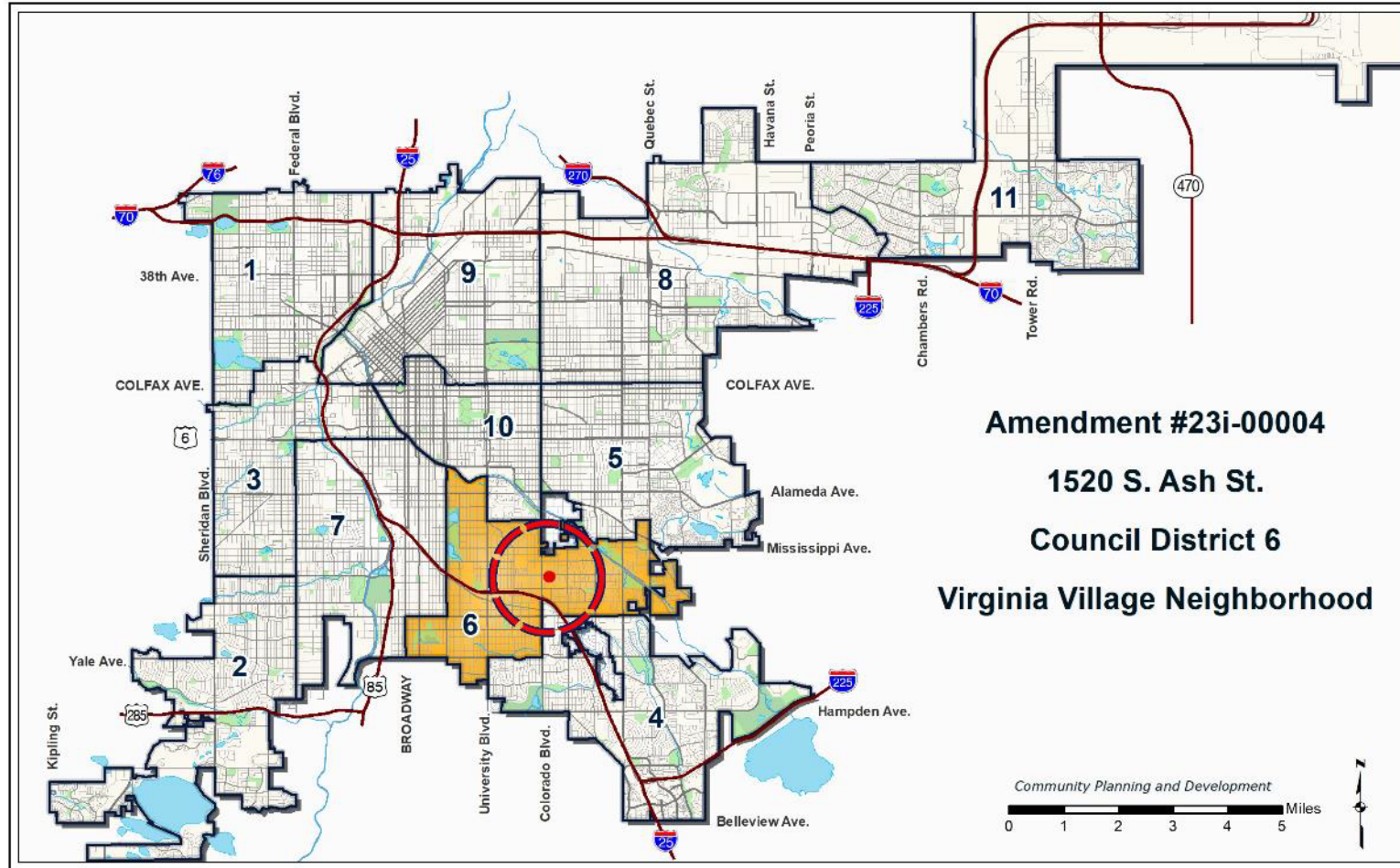
- Rezoning from S-SU-D to E-SU-D1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 6,000 sf

Agenda

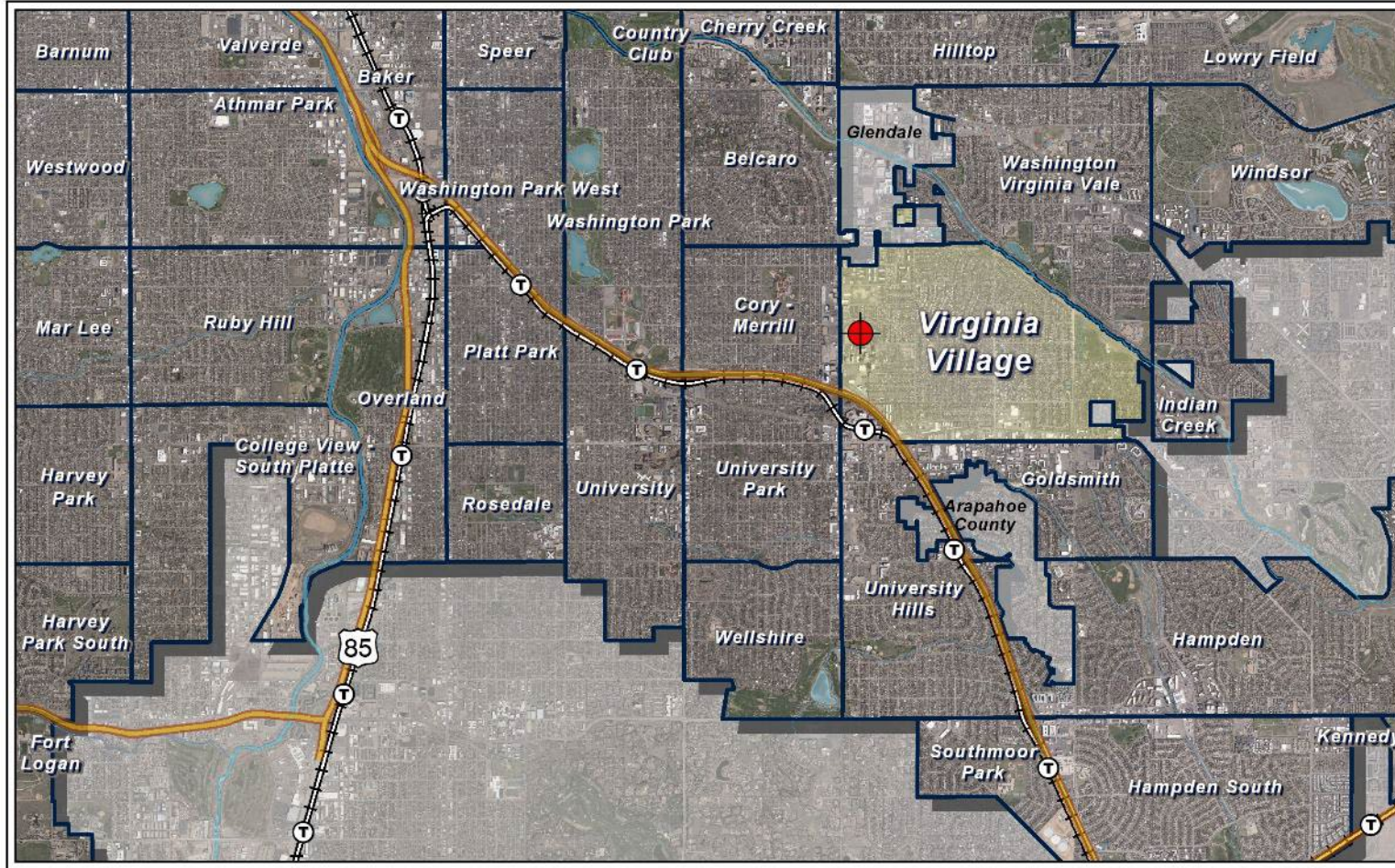
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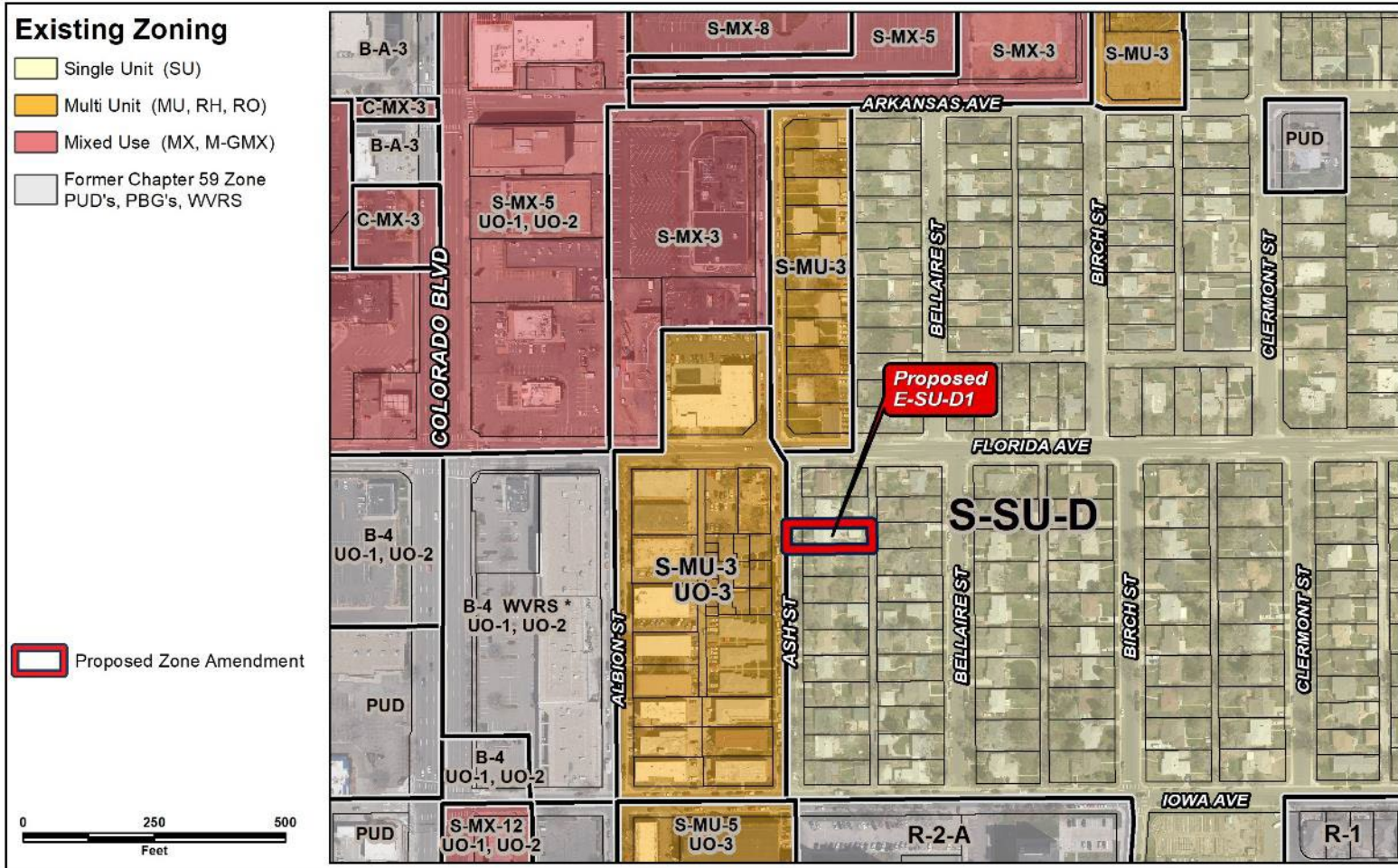
Council District 6



Virginia Village Neighborhood



Existing Zoning

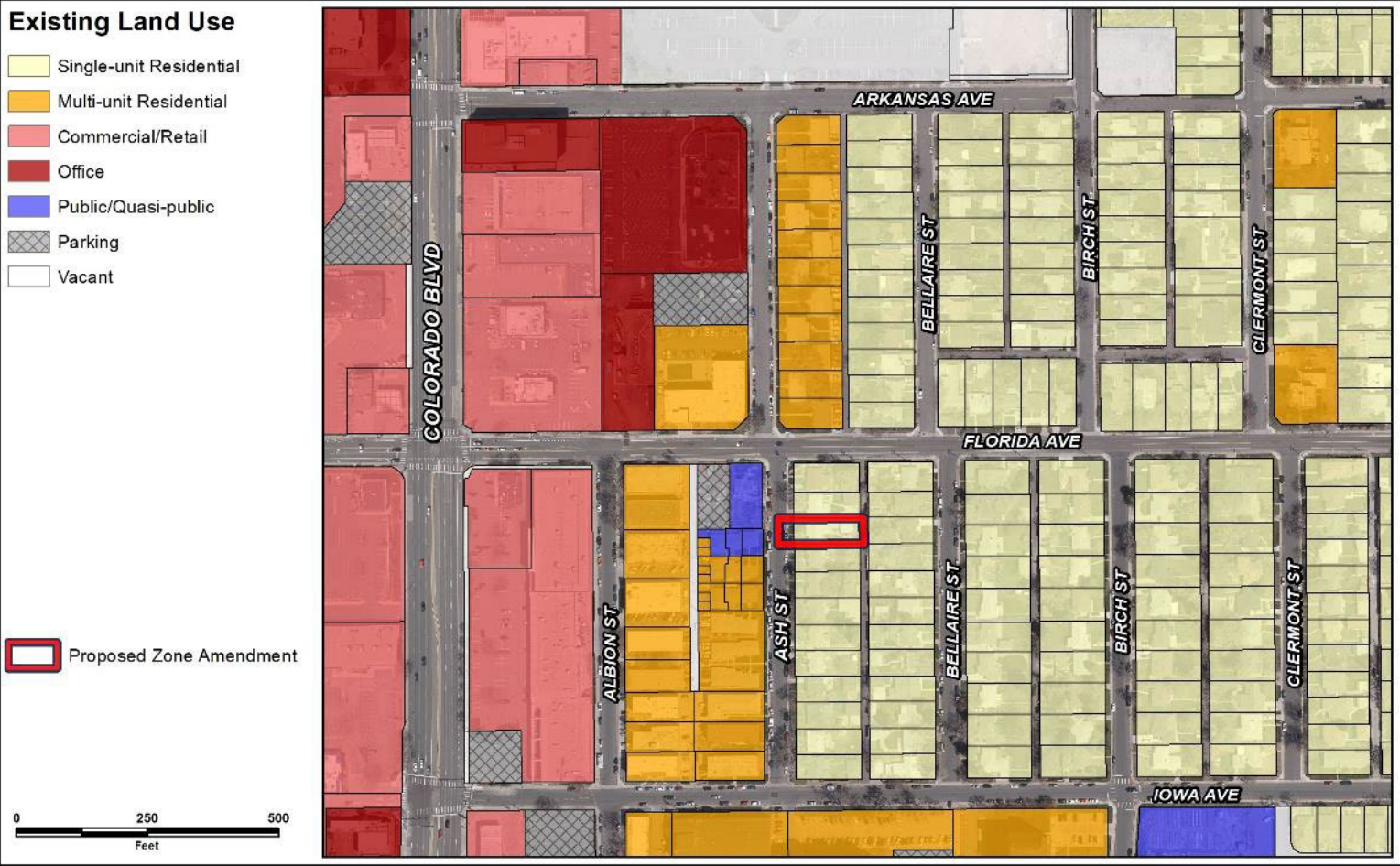


Current Zoning: S-SU-D

Surrounding Zoning:

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

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

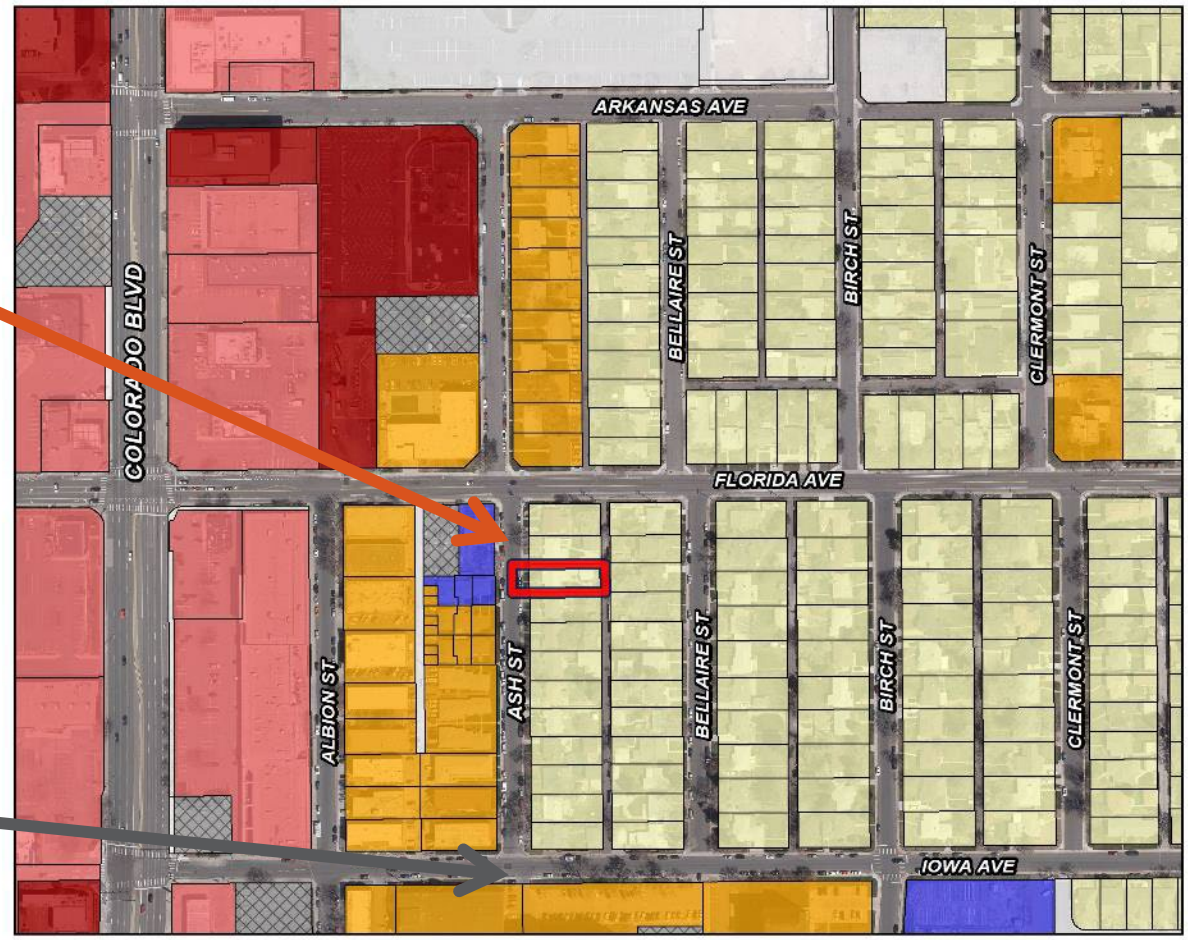
- Single-Unit Residential
- Multi Unit Residential
- Public/quasi public
- Commercial/Retail

Existing Building Form/Scale



Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Police/Quasi-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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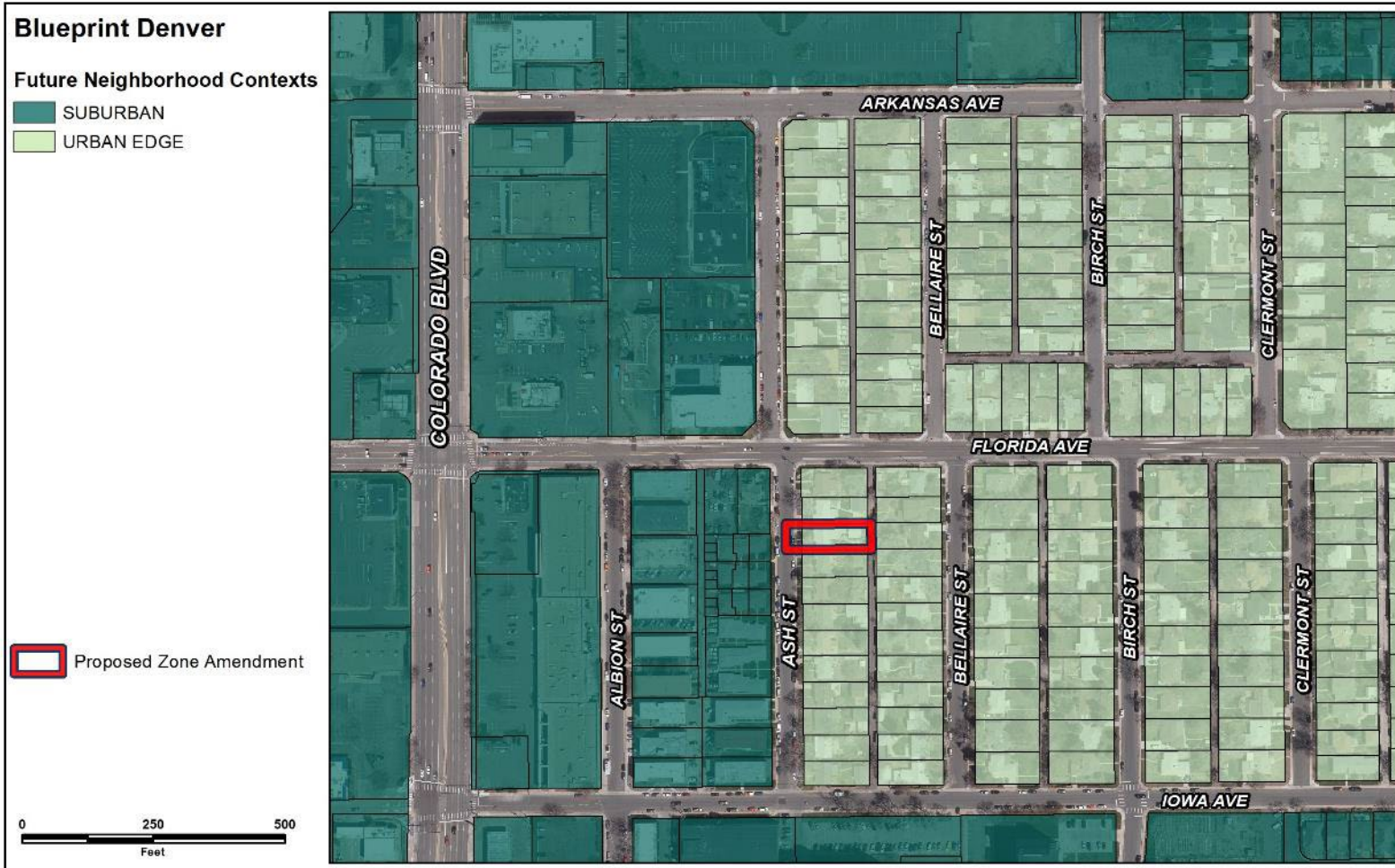
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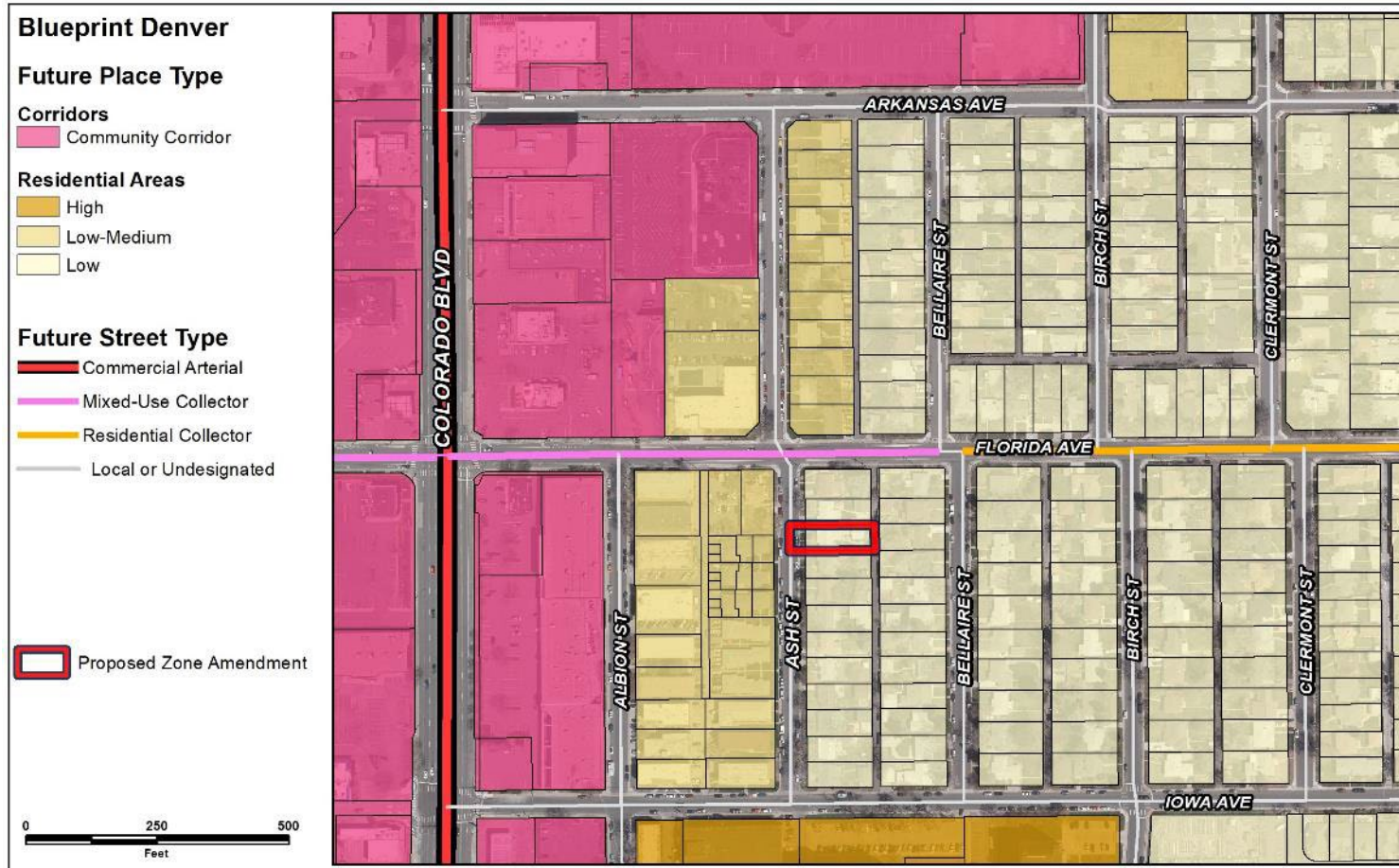
Blueprint Denver 2019



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



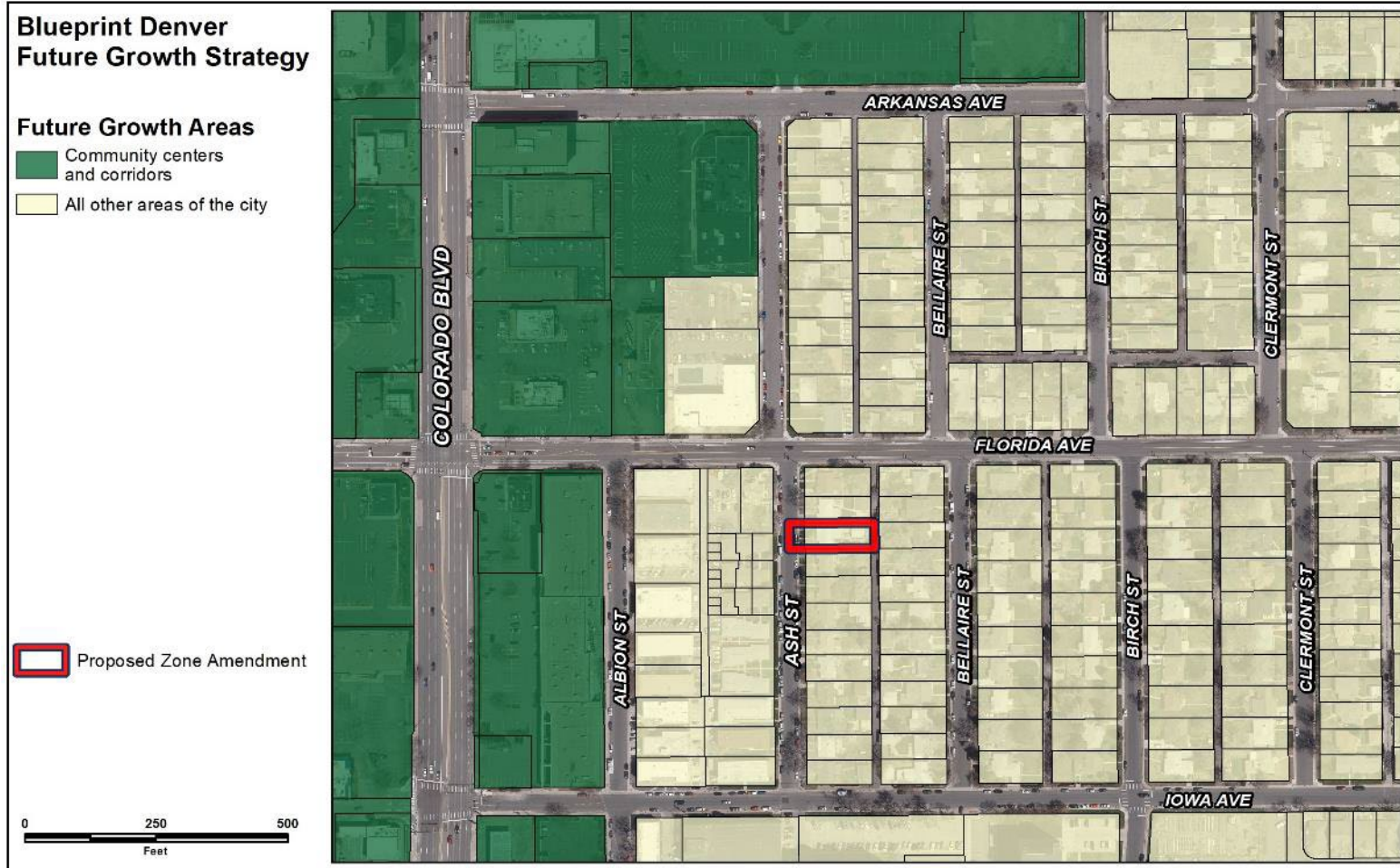
Low Residential

- 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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