



3446 S Patton Way

Request: S-SU-F to S-SU-F1

Date: 1.30.2024

Presenter: Bryan Botello, AICP

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from S-SU-F to S-SU-F1



- Property:
 - 13,200 sq ft
 - Single-unit home
- Rezone from S-SU-F to S-SU-F1A
- Requesting rezoning to build an ADU.

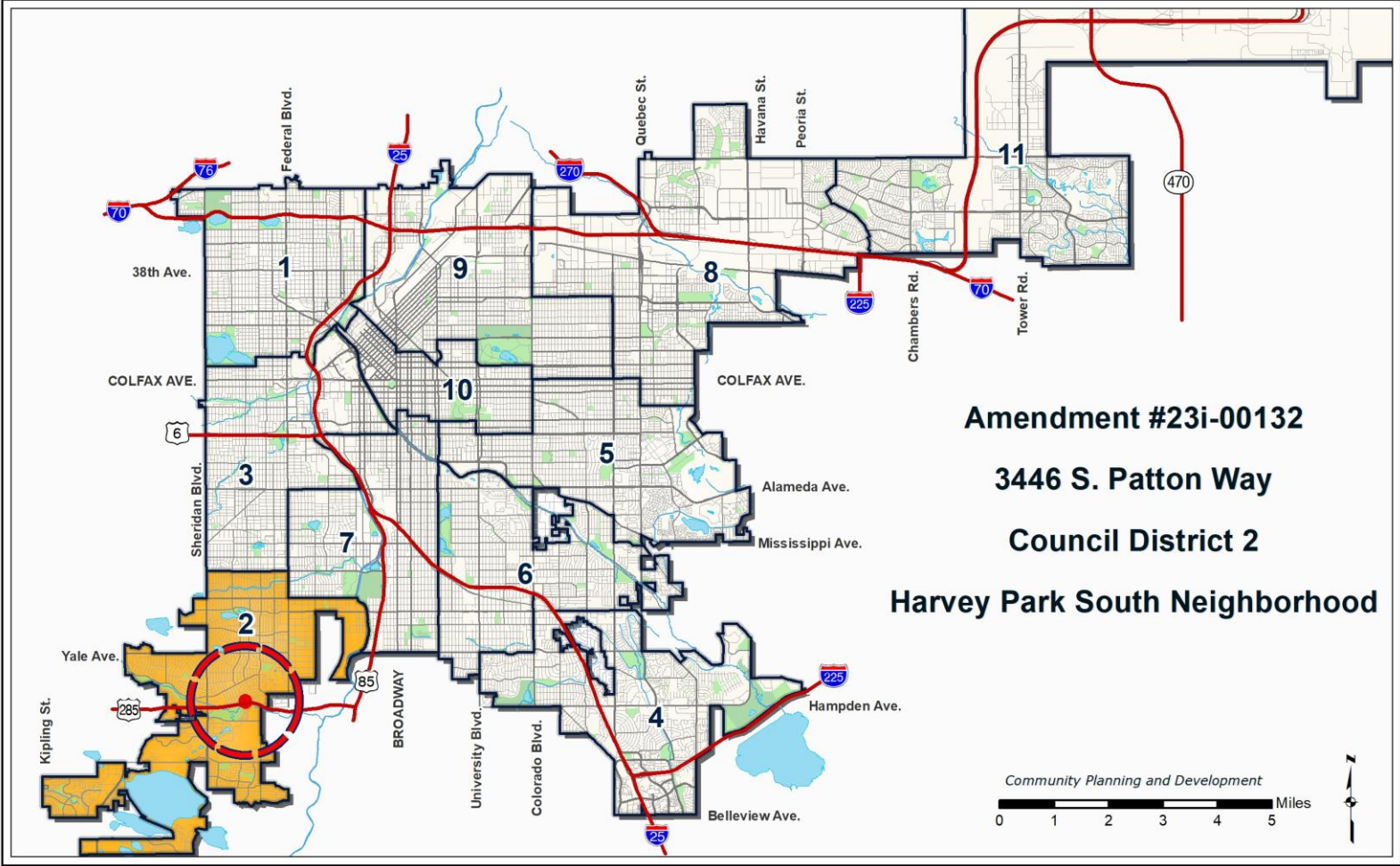
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

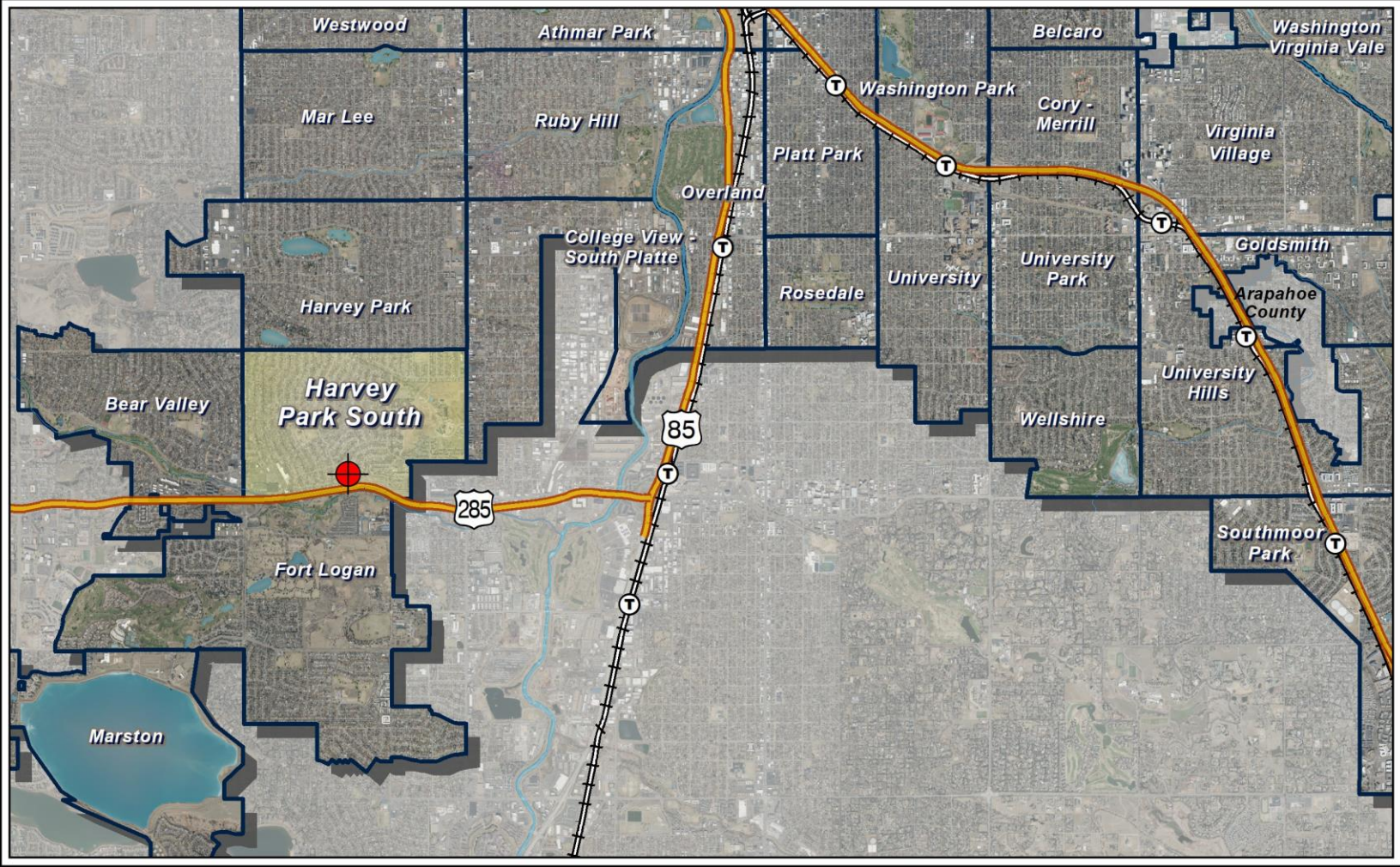
- Request
- Location and Context
- Process
- Review Criteria



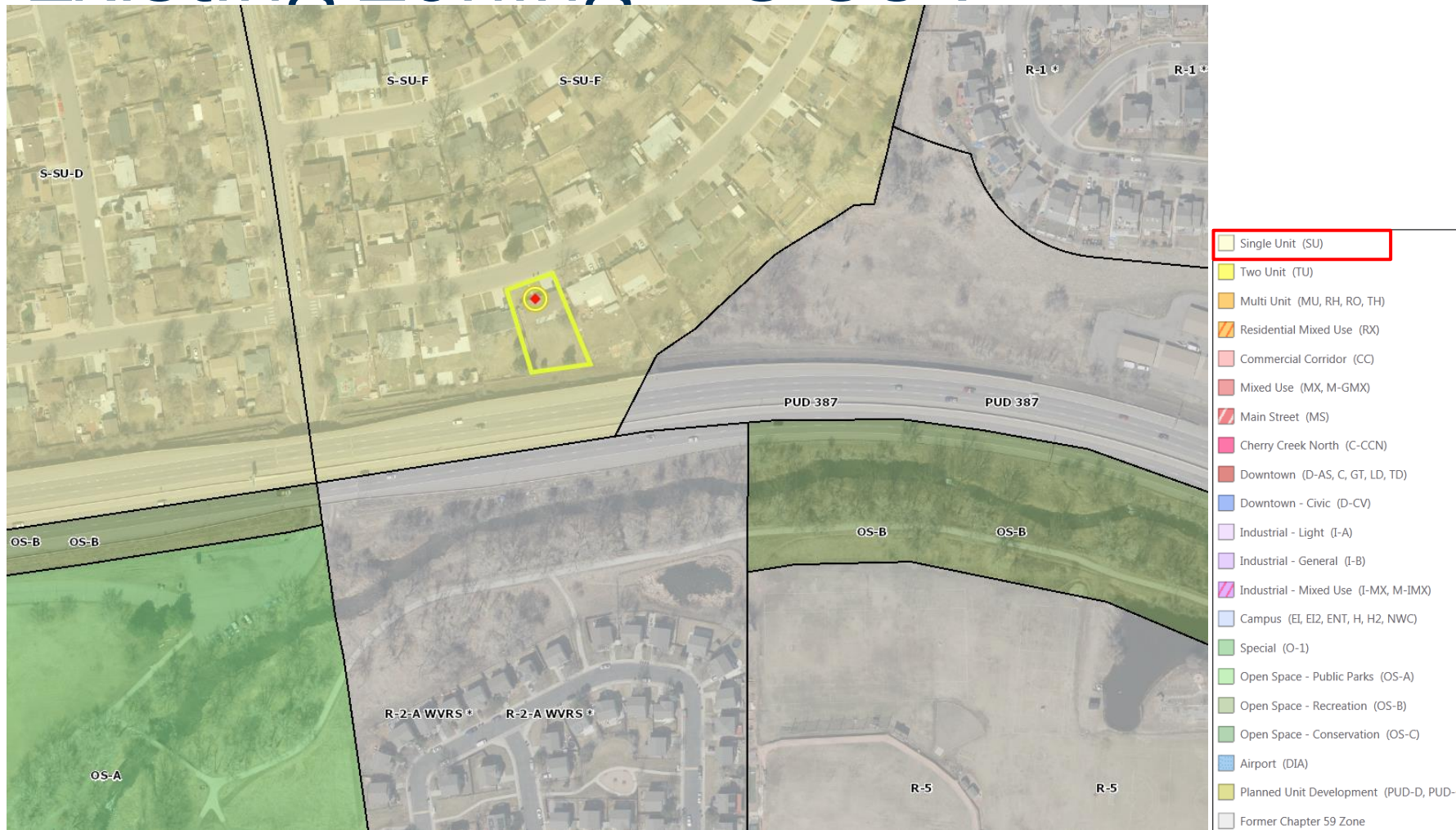
Council District 2 – Councilmember Flynn



Statistical Neighborhood – Harvey Park South



Existing Zoning – S-SU-F



- S-SU-F

Proximity to:

- S-SU-F
- S-SU-D
- PUD
- OS

Existing Context – Land Use



Single-Unit Residential

Adjacent to:

- Single-Unit Residential
- Mixed-use

Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: 10/24/2023
- Planning Board Notice: 1/2/2024
- Planning Board Public Hearing: 1/17/24
- **LUTI Committee: 1/30/24**
- City Council Public Hearing: 3/18/24

Public Comments

- 1 comment from neighbors and other stakeholders
 - Key themes highlighted by commenters in opposition included concerns related to crime and street activity

Planning Board

- Planning Board held a public hearing for this application on 1/17/2024
- The board voted 9-0 to recommend approval.

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



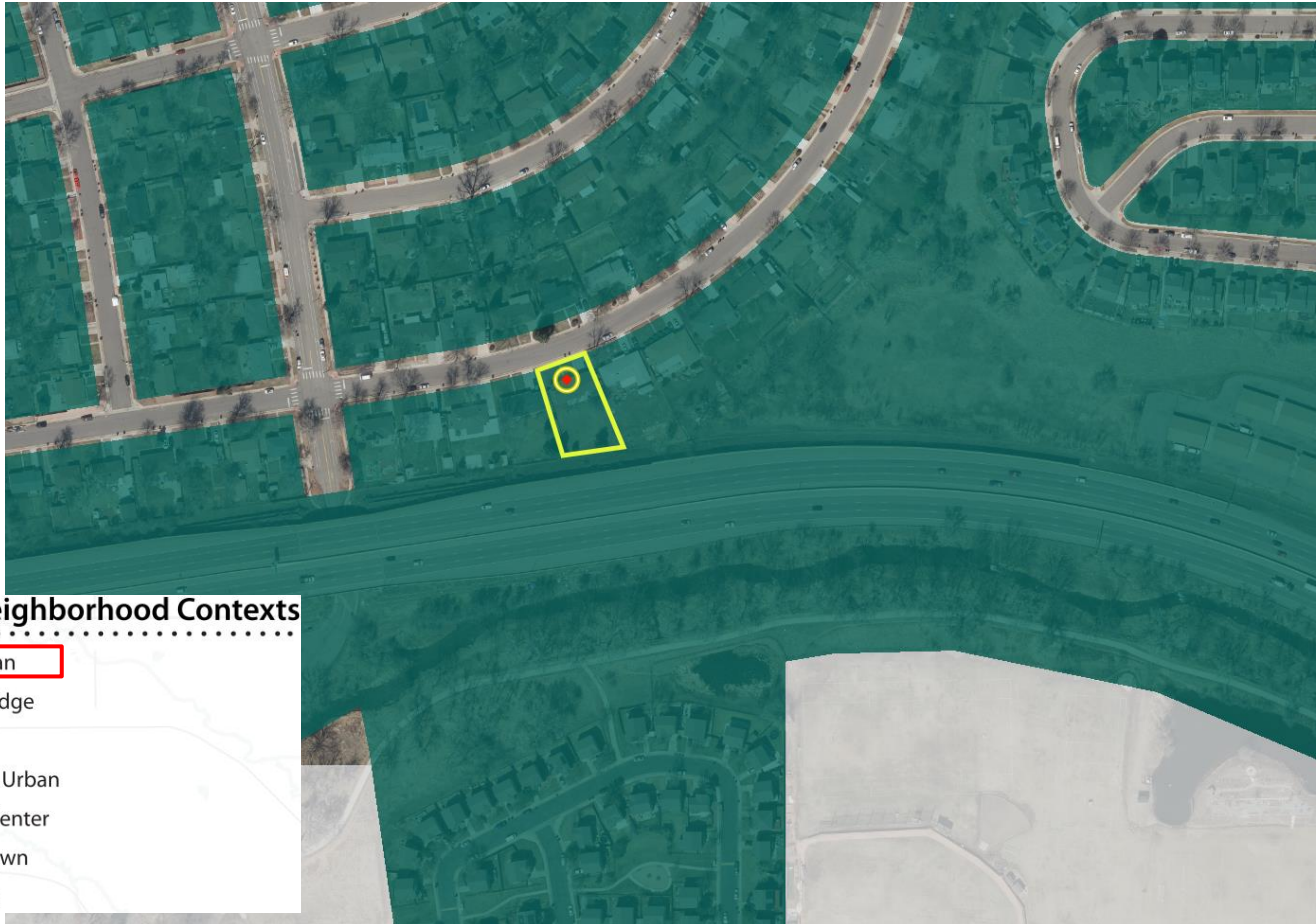
Denver Zoning Code Review Criteria

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

Denver Zoning Code Review Criteria

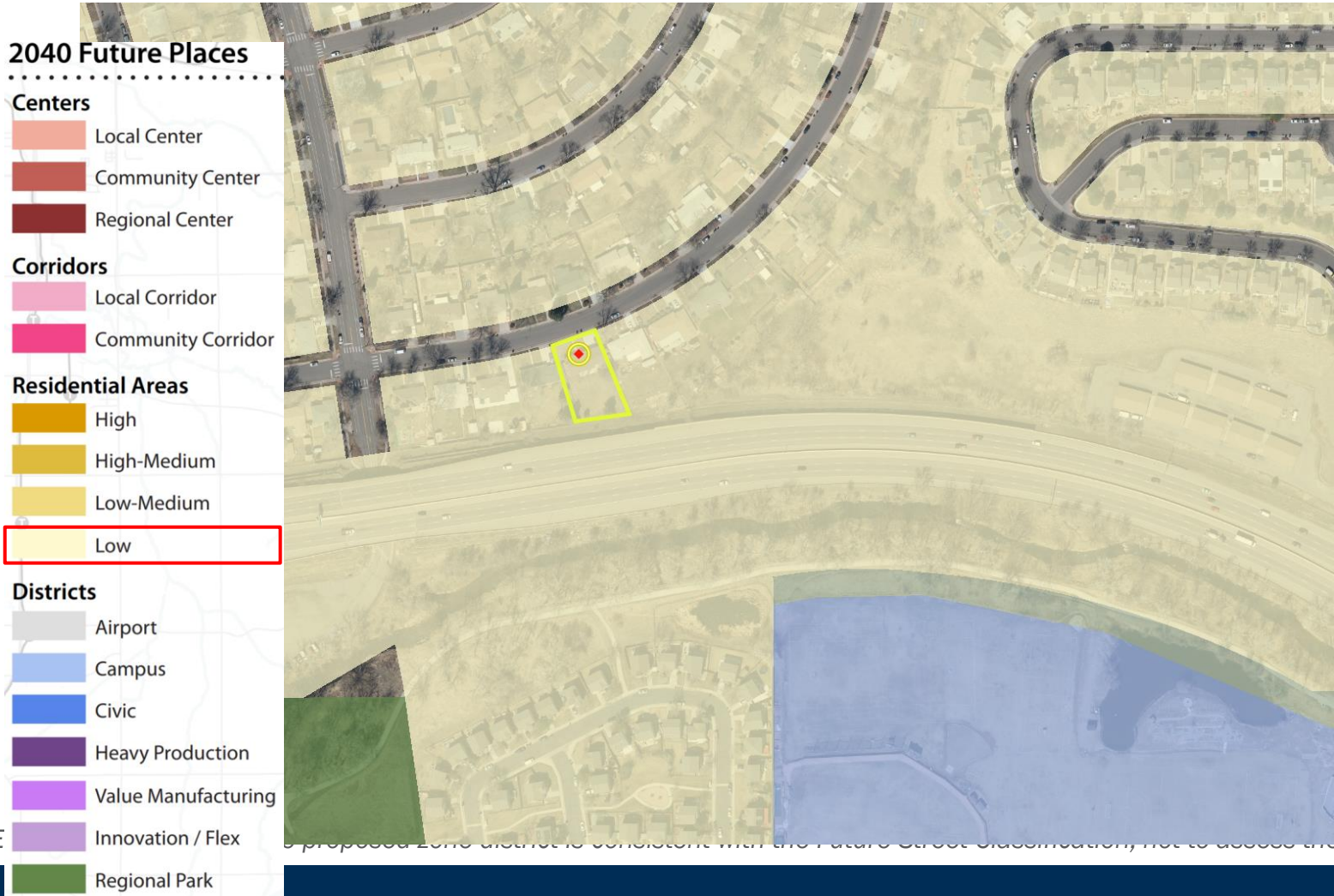
1. Consistency with Adopted Plans
 - *Blueprint Denver*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver



- **Suburban**
 - Range of uses from single-unit and multi-unit residential to commercial corridors and centers. Block patterns are generally irregular with curvilinear streets. Alleys are not commonly found. Buildings are typically set back from the street and range in scale.

Blueprint Denver 2019



- **Residential Low**
 - Predominantly one-and two-unit, though many areas are mostly one-unit. **Includes Accessory Dwelling Units.** In some contexts, some higher-intensity residential uses may be mixed throughout. Neighborhood-serving retail may be found in some key locations. Buildings are predominantly low-scale houses and duplexes. Setbacks and lot coverage vary across neighborhood contexts.

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

Blueprint Denver 2019



- Growth Areas Strategy
 - *Located in All Other Areas of the City, which expects to see 10% growth of new jobs and 20% growth of new housing.*
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Blueprint Denver

Policy 4, Strategy E – Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

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
 - A City adopted plan
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