



4675 E. Iliff Avenue

Request: From E-SU-Dx to E-SU-B1

Date: 01.30.2024

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from E-SU-Dx to E-SU-B1



- Property:
 - 10,100 sf
 - 1 story, ~1,400 sf single-unit residential
- Requesting rezoning to allow for a lot split and construction of ADUs.

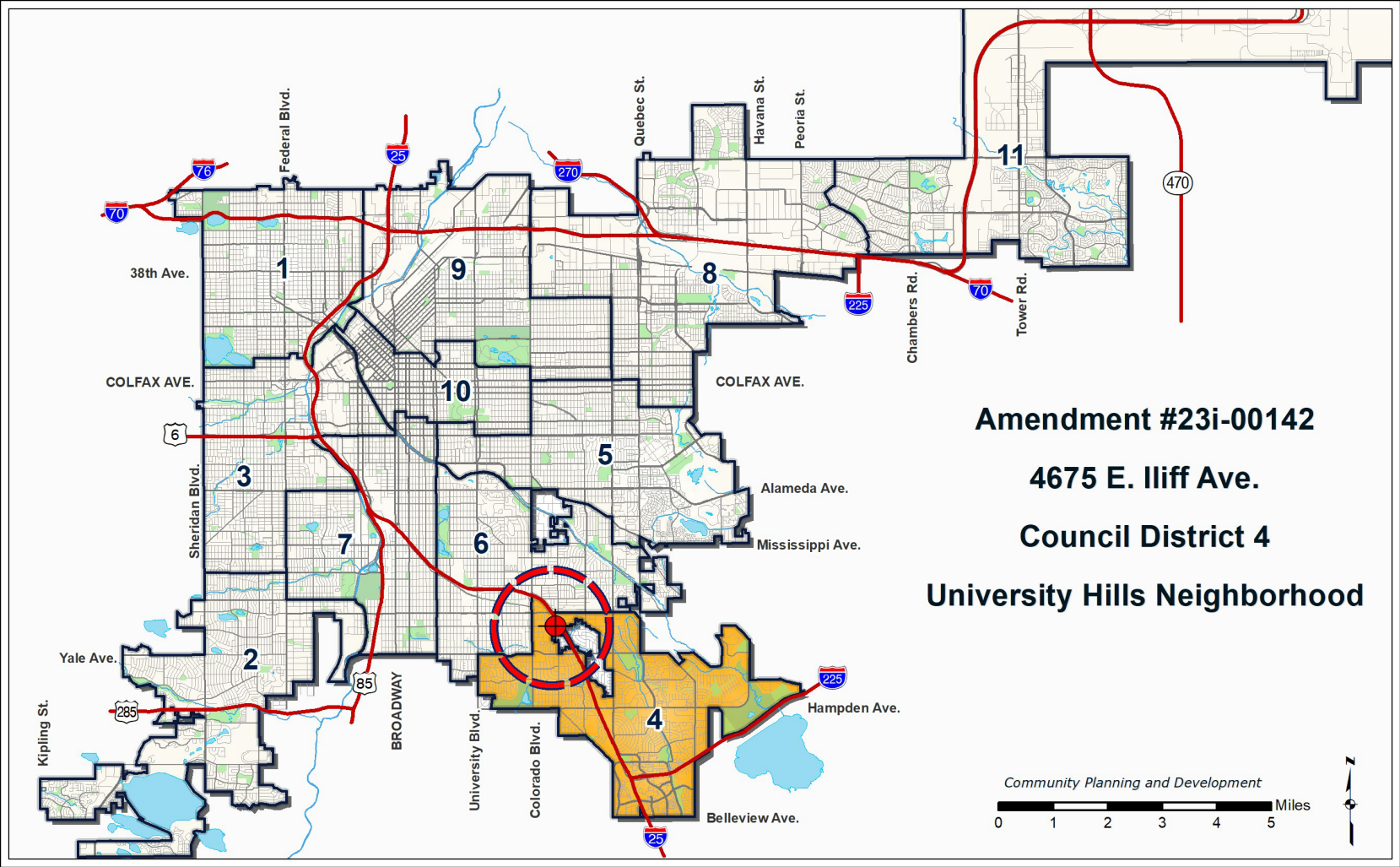
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

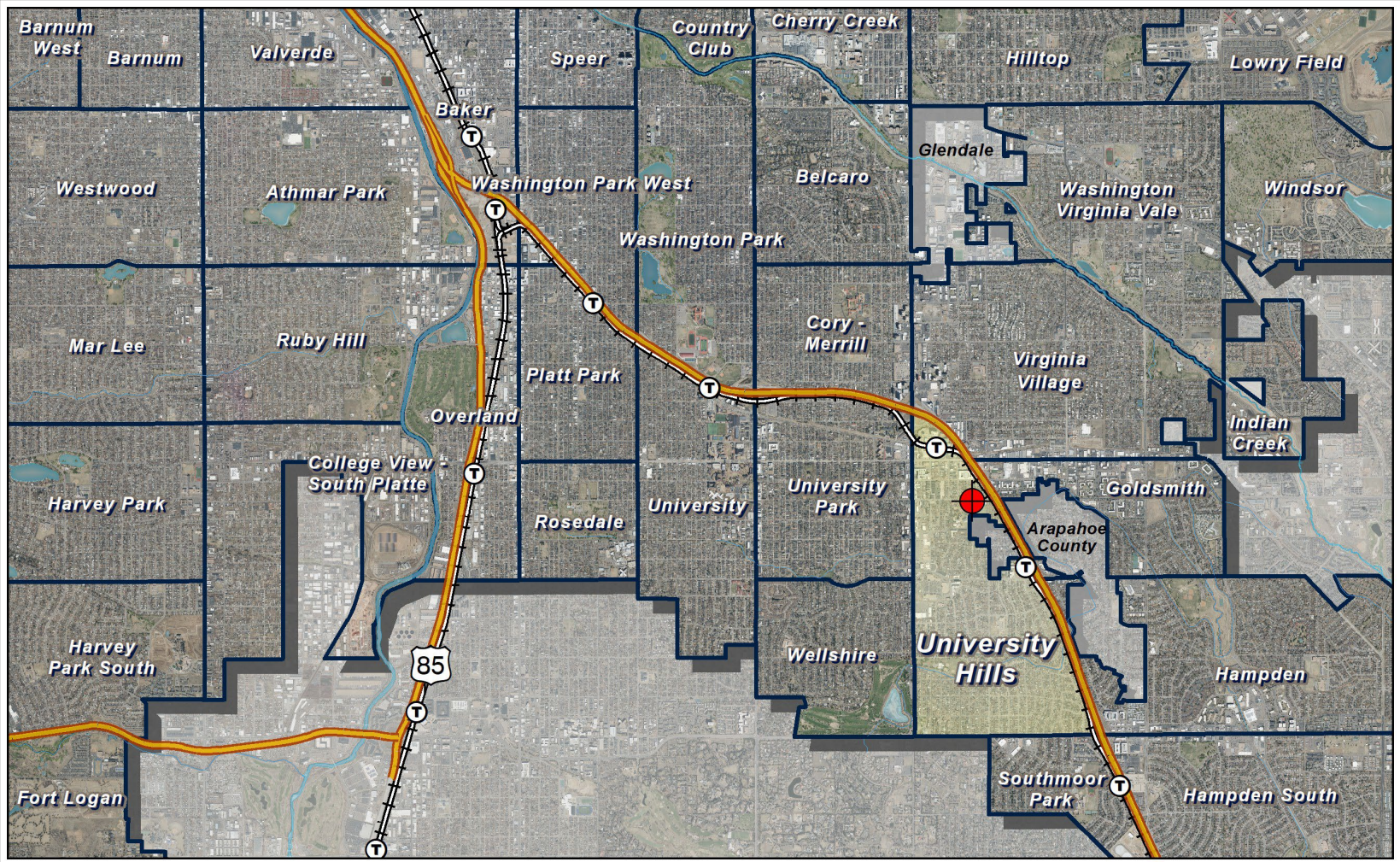
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Council District 4 – Councilmember Romero-Campbell



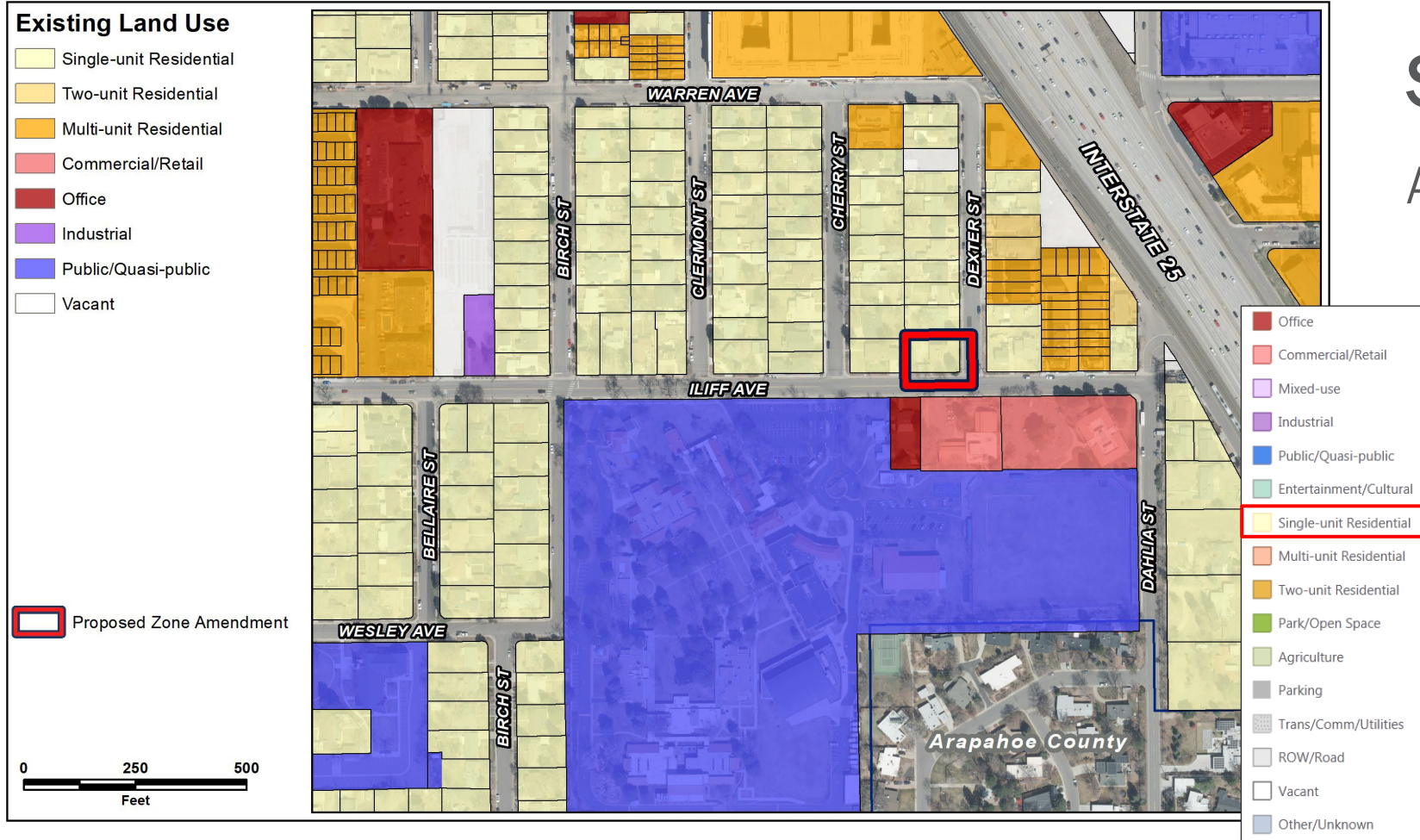
Statistical Neighborhood – University Hills



Existing Zoning – E-SU-Dx



Existing Context – Land Use



Single-unit Residential

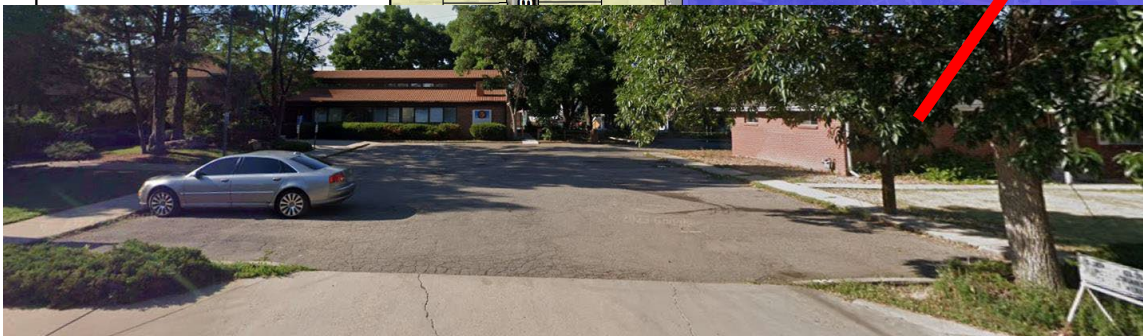
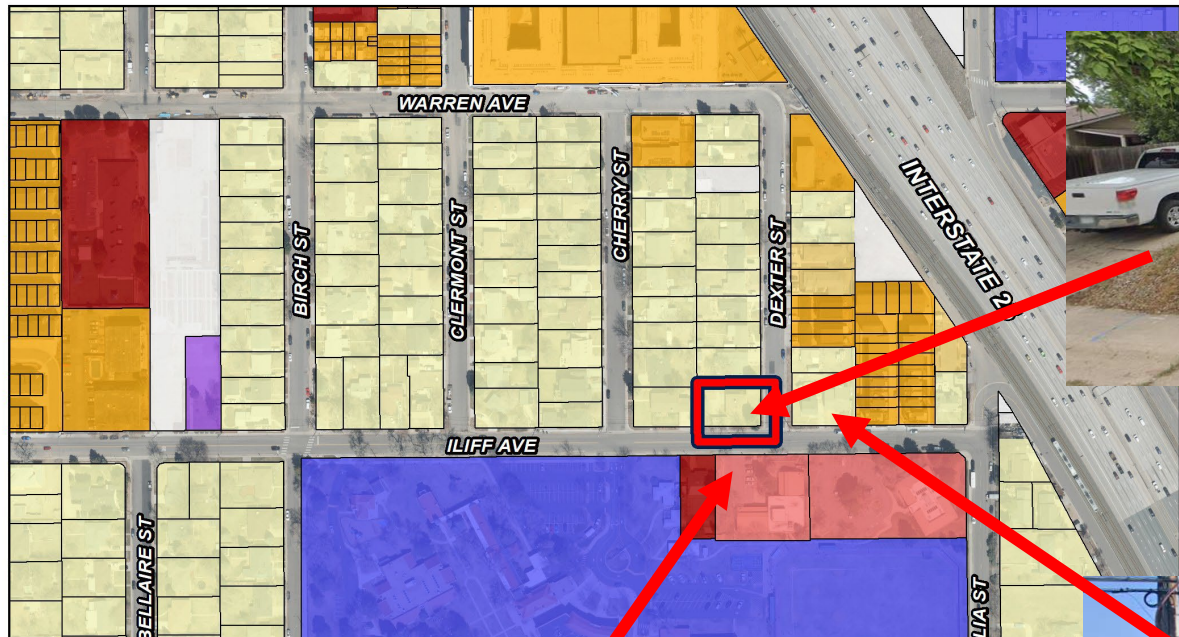
Adjacent to:

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Public/Quasi-public

Existing Context – Building Form/Scale

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Vacant



Agenda

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Process

- Informational Notice: **11/13/23**
- Planning Board Notice: **01/02/24**
- Planning Board Public Hearing: **01/17/24**
- LUTI Committee: **01/30/24**
- City Council Public Hearing: **03/18/24**

Public Comments

- RNOs
 - No comments from RNOs
- General Public
 - Two comments in opposition

Planning Board

- Planning Board held a hearing on this item on 01.17.24
- The board voted unanimously to recommend approval
- Key points included specific newly adopted plan guidance to allow this type of rezoning.

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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*
- *Near Southeast Area Plan (2023)*

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

Comprehensive Plan 2040

- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families*
- *Strong and Authentic Neighborhoods Goal 1 Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population*
- *Environmentally Resilient Goal 8 Strategy A – Promote infill development where infrastructure and services are already in place*



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Near Southeast Area Plan (2023)*

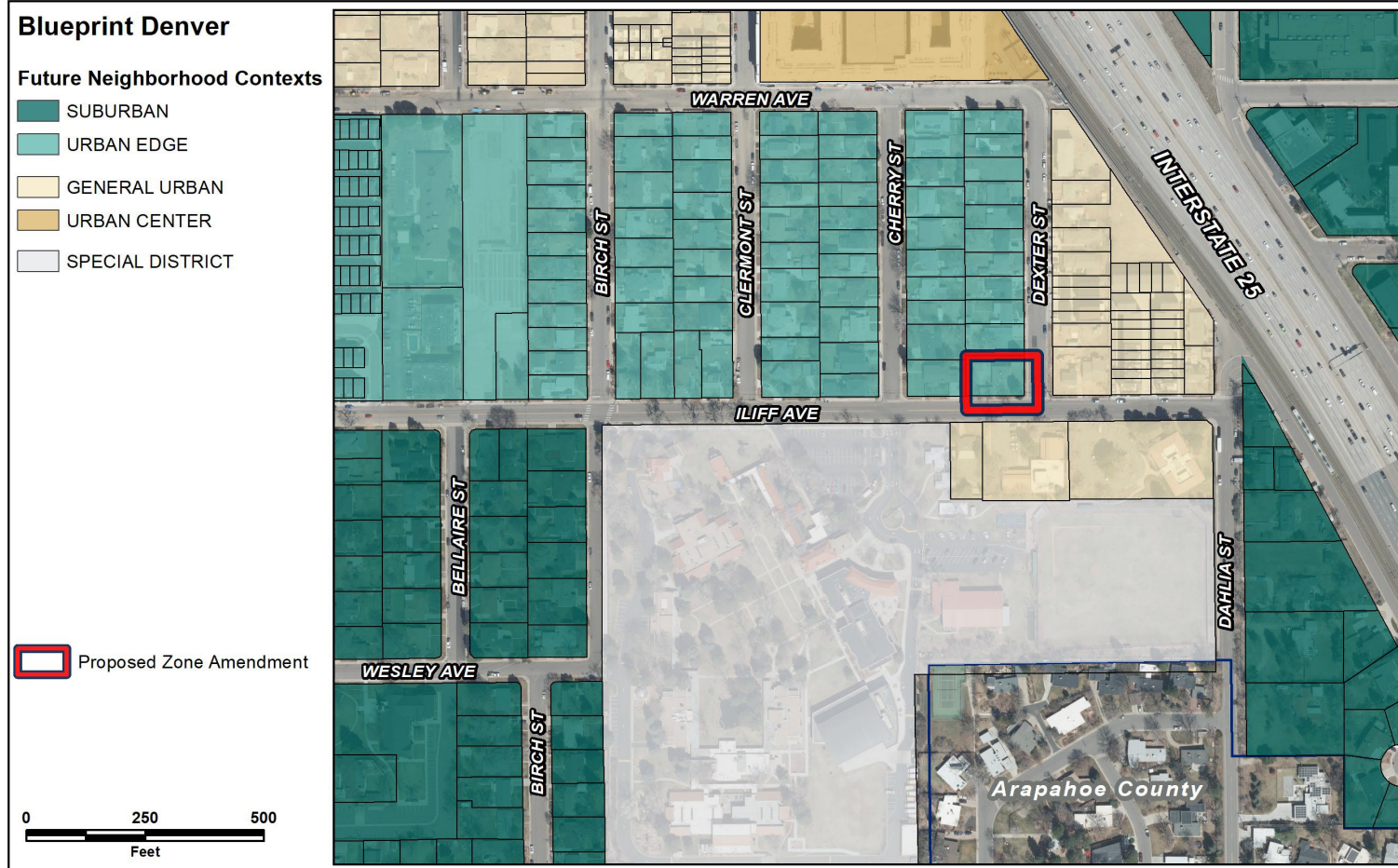
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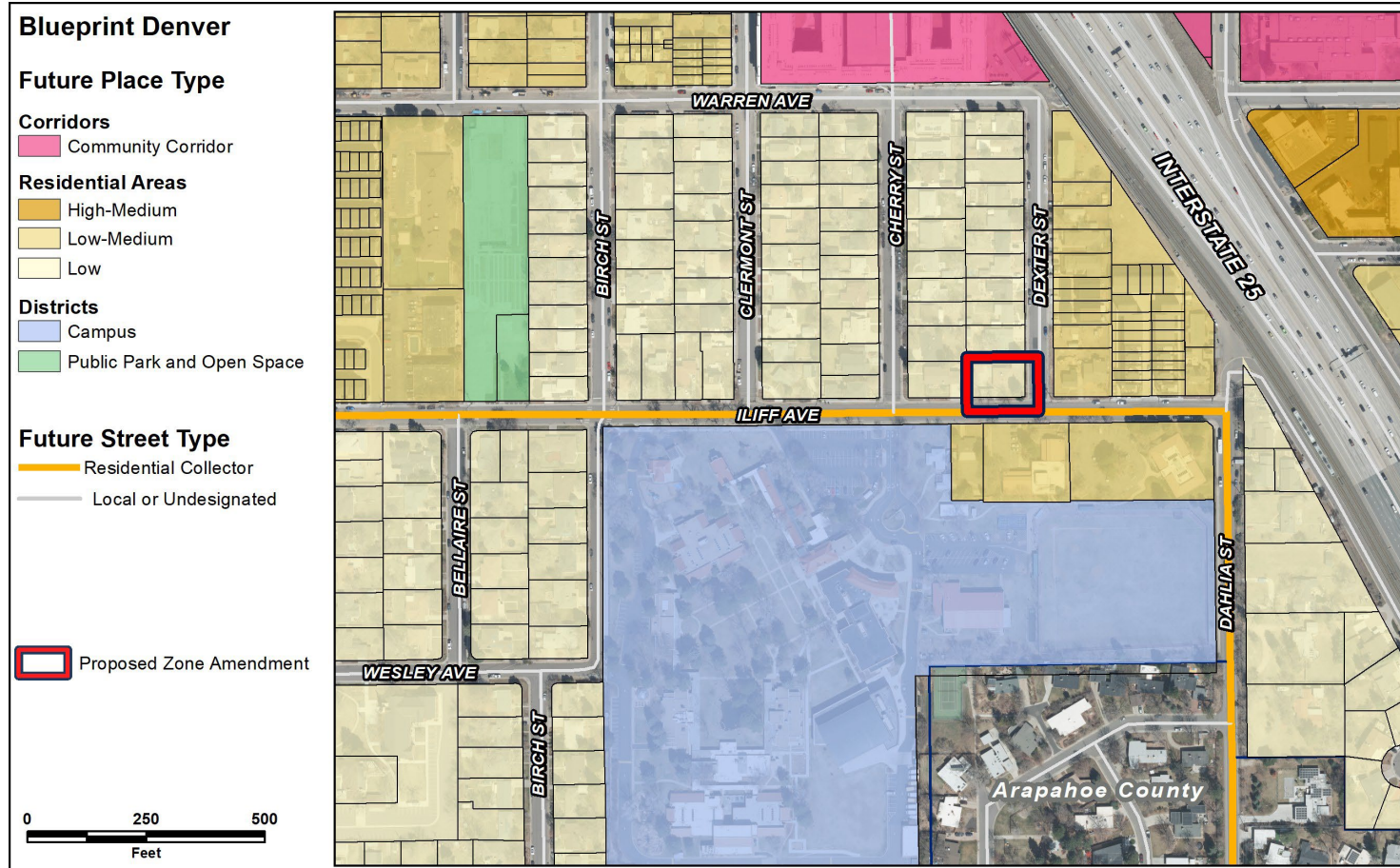
Blueprint Denver 2019



Urban Edge

- Predominantly residential
- Single- and Two-unit residential

Blueprint Denver 2019



Low

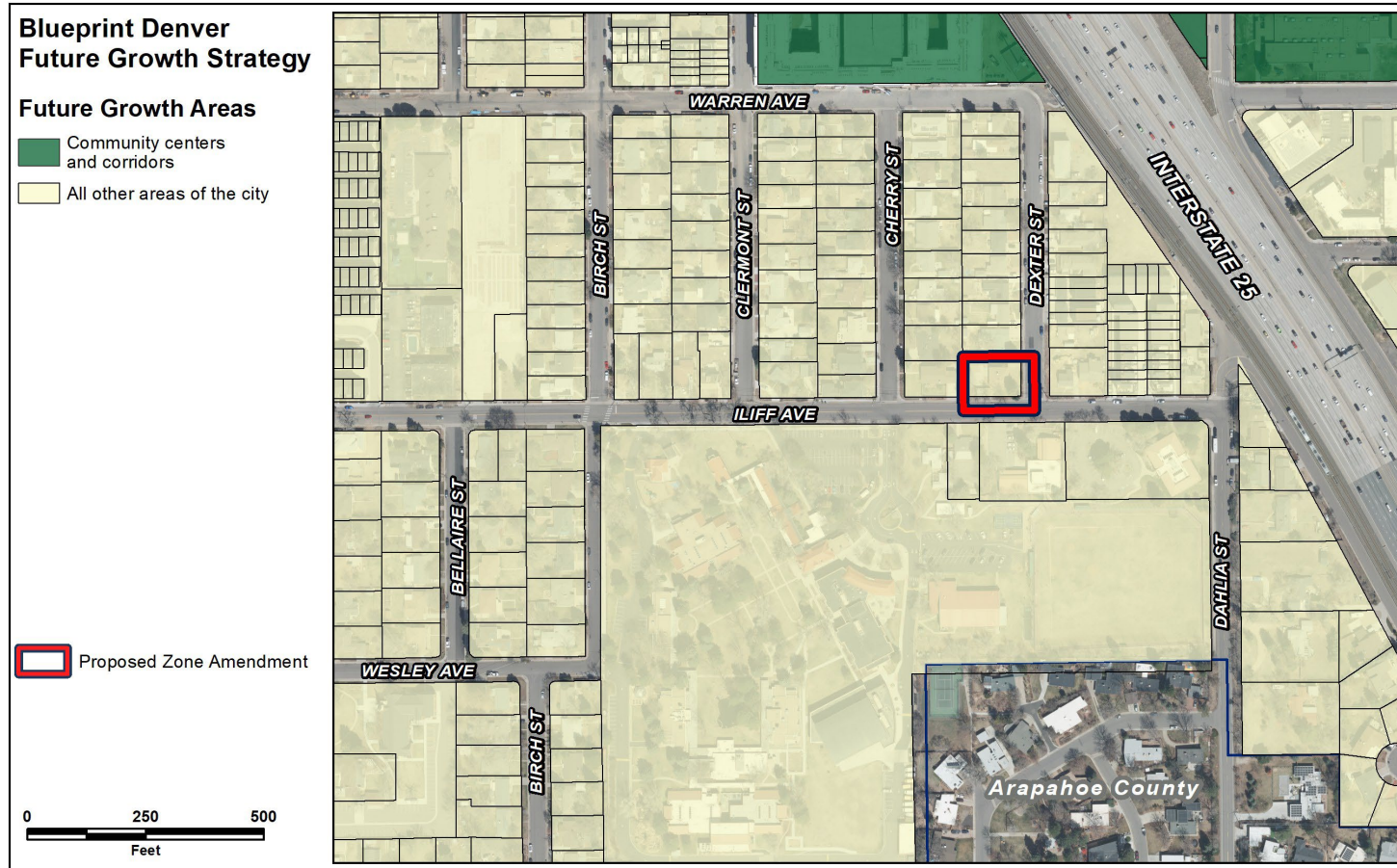
- Predominantly single- and two-unit uses
- Accessory Dwelling Units and duplexes are appropriate

Residential Collector

- Primarily residential
- May include small retail nodes

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.

Blueprint Denver 2019



Growth Areas Strategy

- All other areas of the city. 20% of new housing and 10% of new jobs by 2040 (p. 51)

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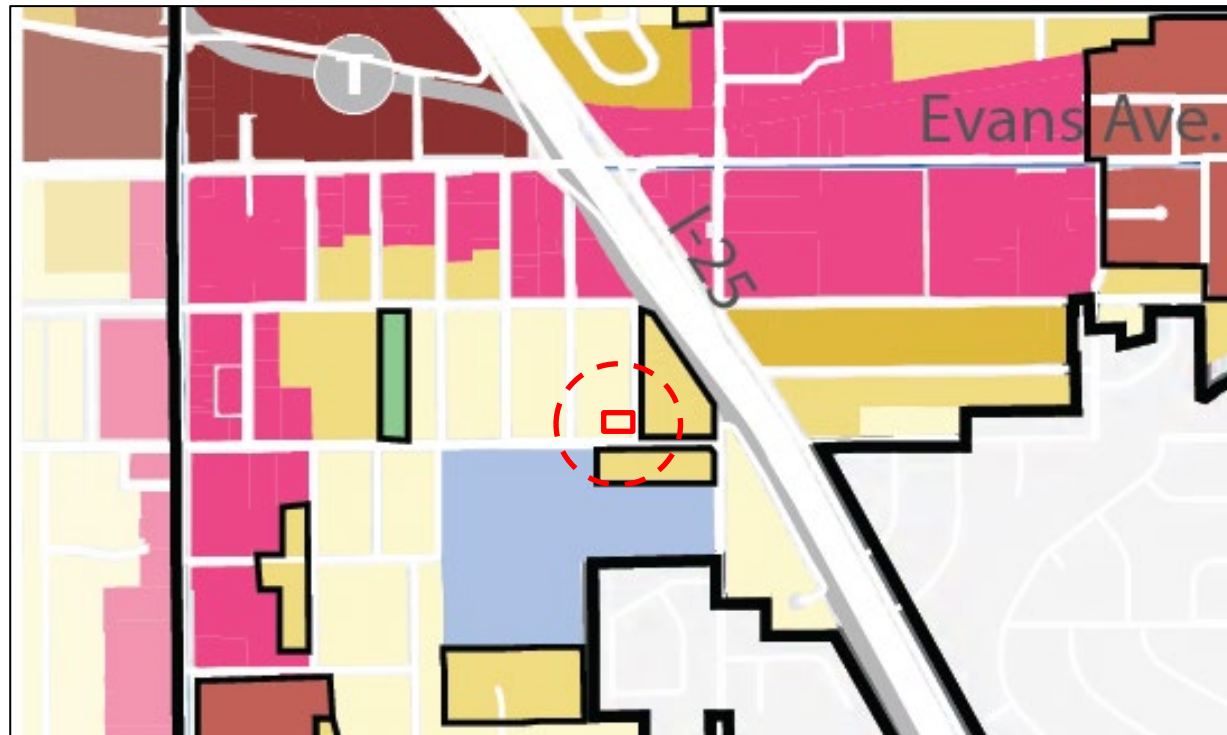
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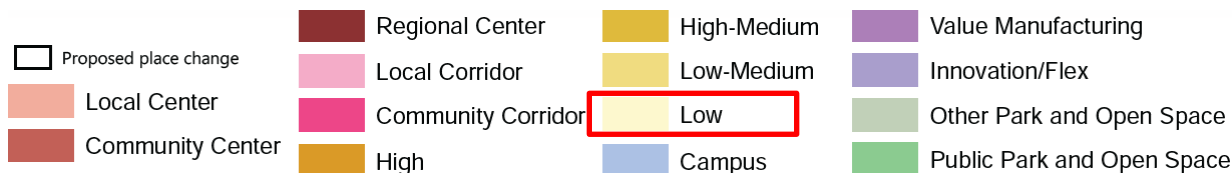
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Near Southeast Area Plan (2023)



Low Residential

- Predominantly single- and two-unit residential
- Accessory Dwelling Units and duplexes are appropriate



Near Southeast Area Plan (2023)

Land Use Recommendations

- Land Use 7.A.3.A – Allow larger lots in Residential Low areas to split into two lots to increase housing supply. In areas with minimum zone lot sizes of 6,000 square feet, allow zone lots larger than 9,000 square feet to split.
 - The current lot is 10,100 square feet in a district with minimum zone lot sizes of 6,000 square feet.
- Land Use 8.A.3.D – Lots that are split should not be eligible for duplexes, even if they otherwise meet the requirements. ADUs should be allowed on newly split lots.

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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
 - Changing conditions
 - Investments in the Evans and Colorado corridors.
 - Investments in the areas around Colorado and Yale train stations.
 - Plan Guidance
 - Small area plan was adopted after the establishment of the zoning.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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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