# 4710 N Lincoln St & 4748 N Leaf Ct

Request: E-SU-D to U-TU-C

Date: October 5, 2023
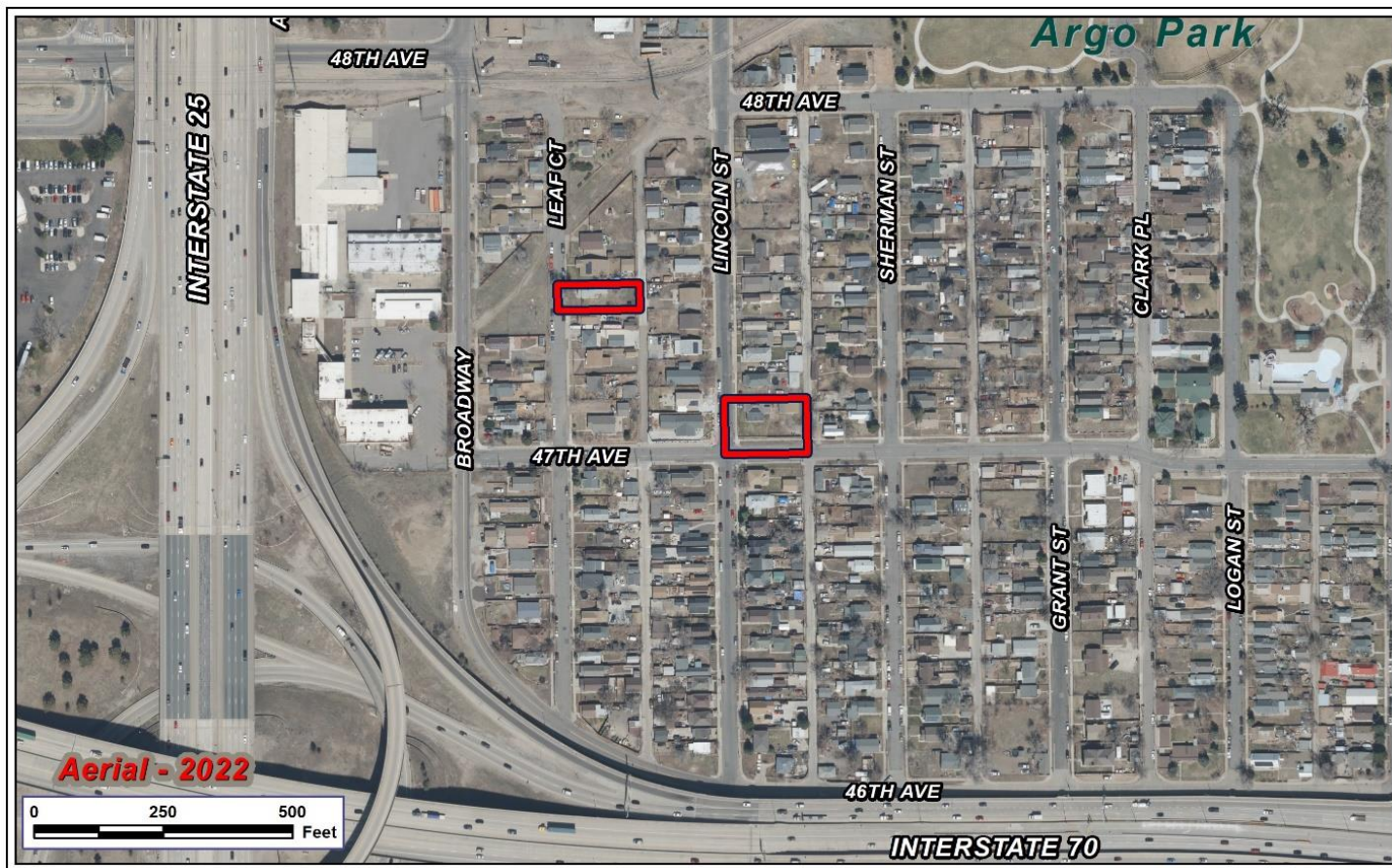
Presenter: Edson Ibañez

# Presentation Agenda

- Request

- Location and Context

- Process

- Review Criteria

# Request: from E-SU-D to U-TU-C



Aerial - 2022

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

- Properties:
  - 15,650 square feet, or 0.36 acres
  - Single-unit residence on each property
- Rezone from E-SU-D to U-TU-C
- Requesting rezoning to preserve 2 existing units and 2 build additional units for total of 4 deed-restricted affordable units
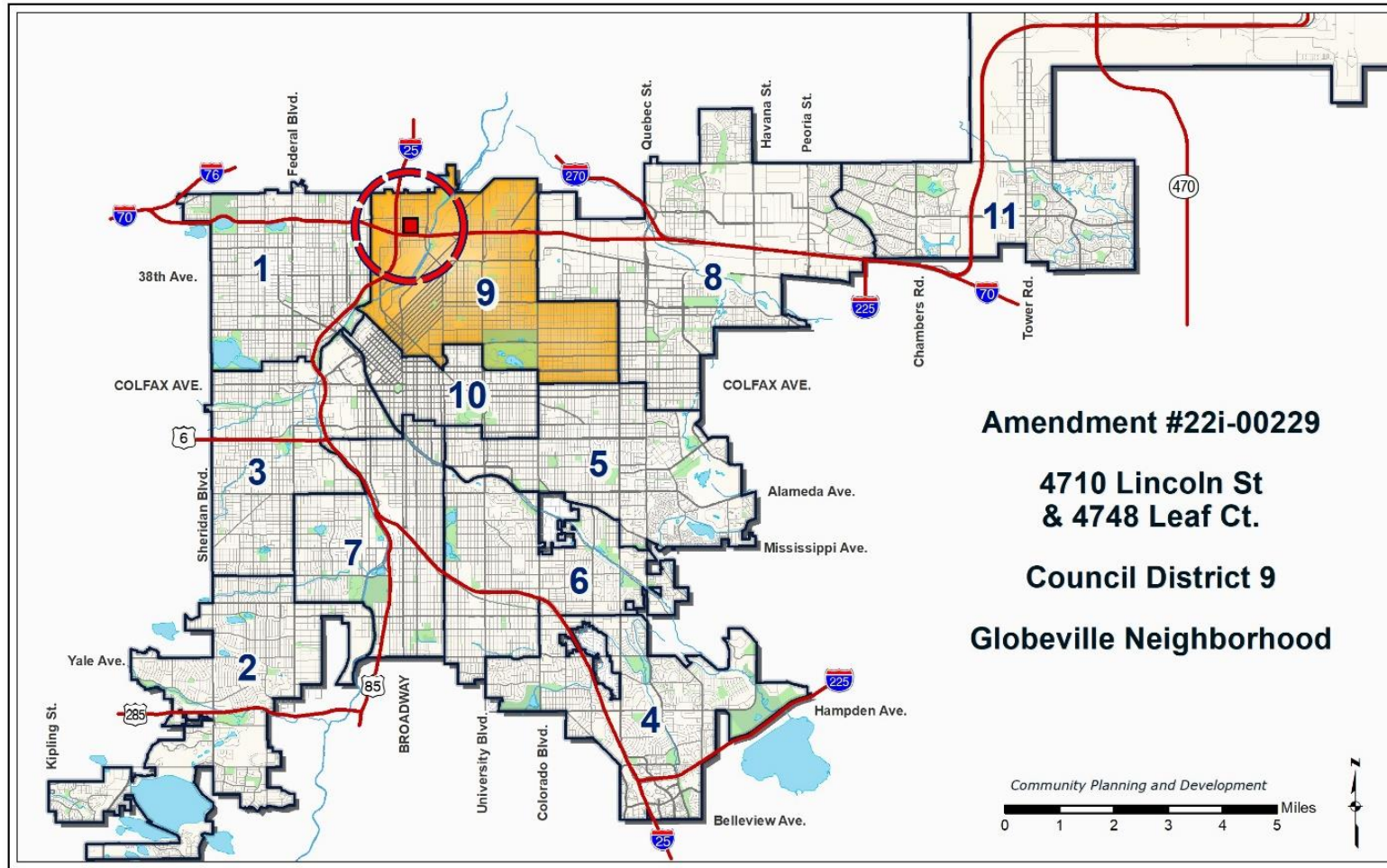- Change in Applicant

# Presentation Agenda

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# Council District 9 – Councilmember Watson



Amendment #22i-00229

4710 Lincoln St
& 4748 Leaf Ct.

Council District 9

Globeville Neighborhood

# Statistical Neighborhood – Globeville
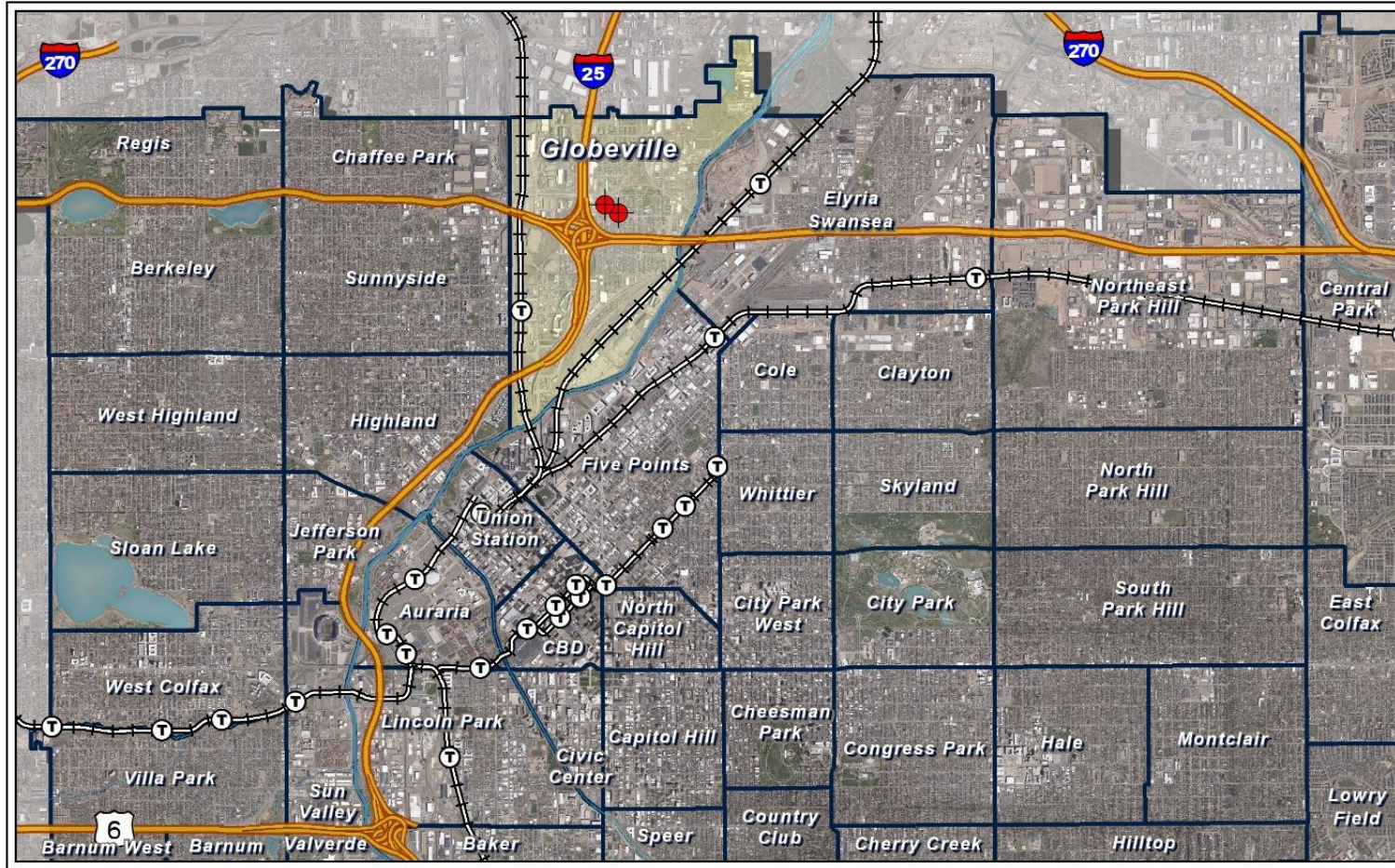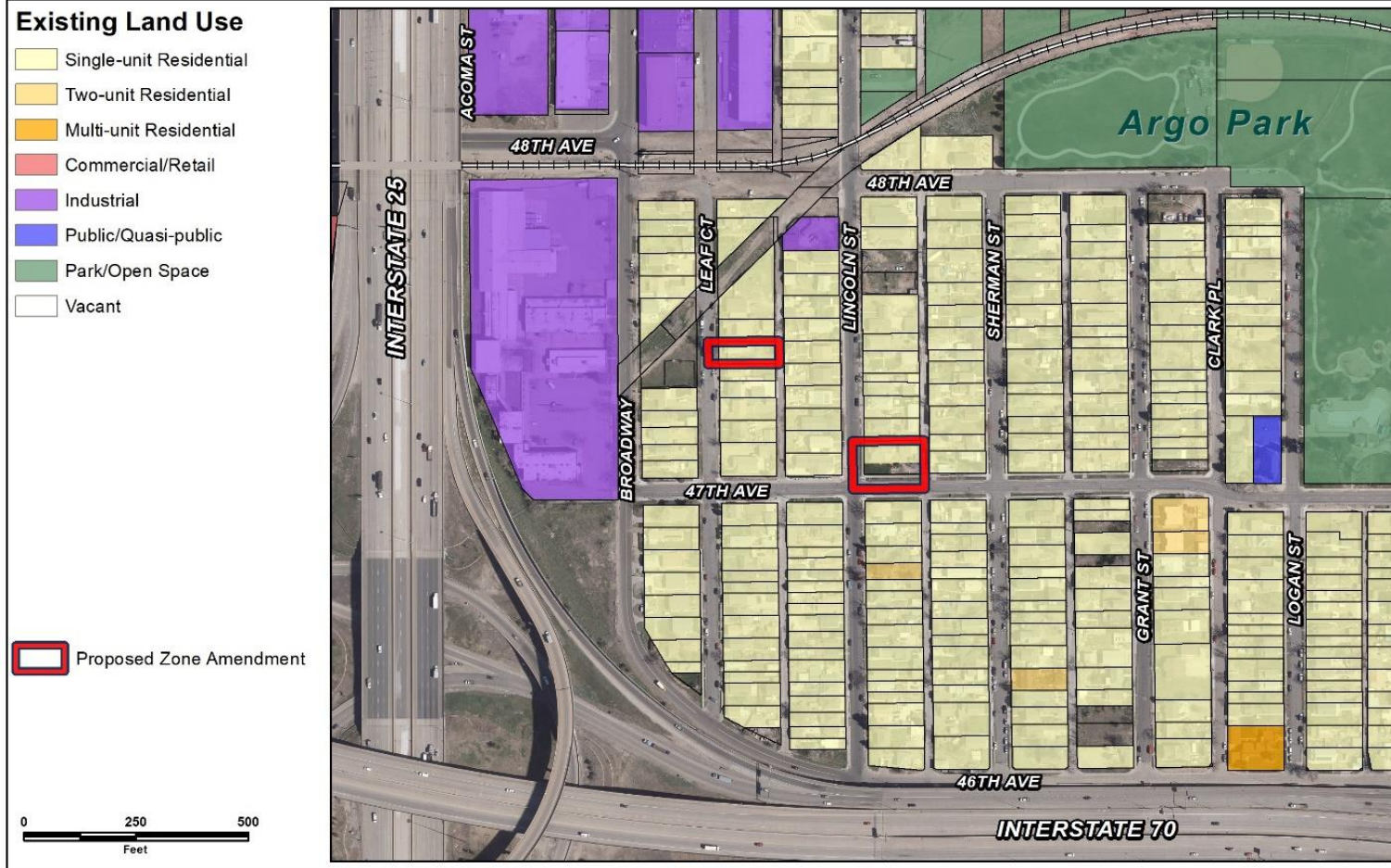
# Existing Zoning – E-SU-D
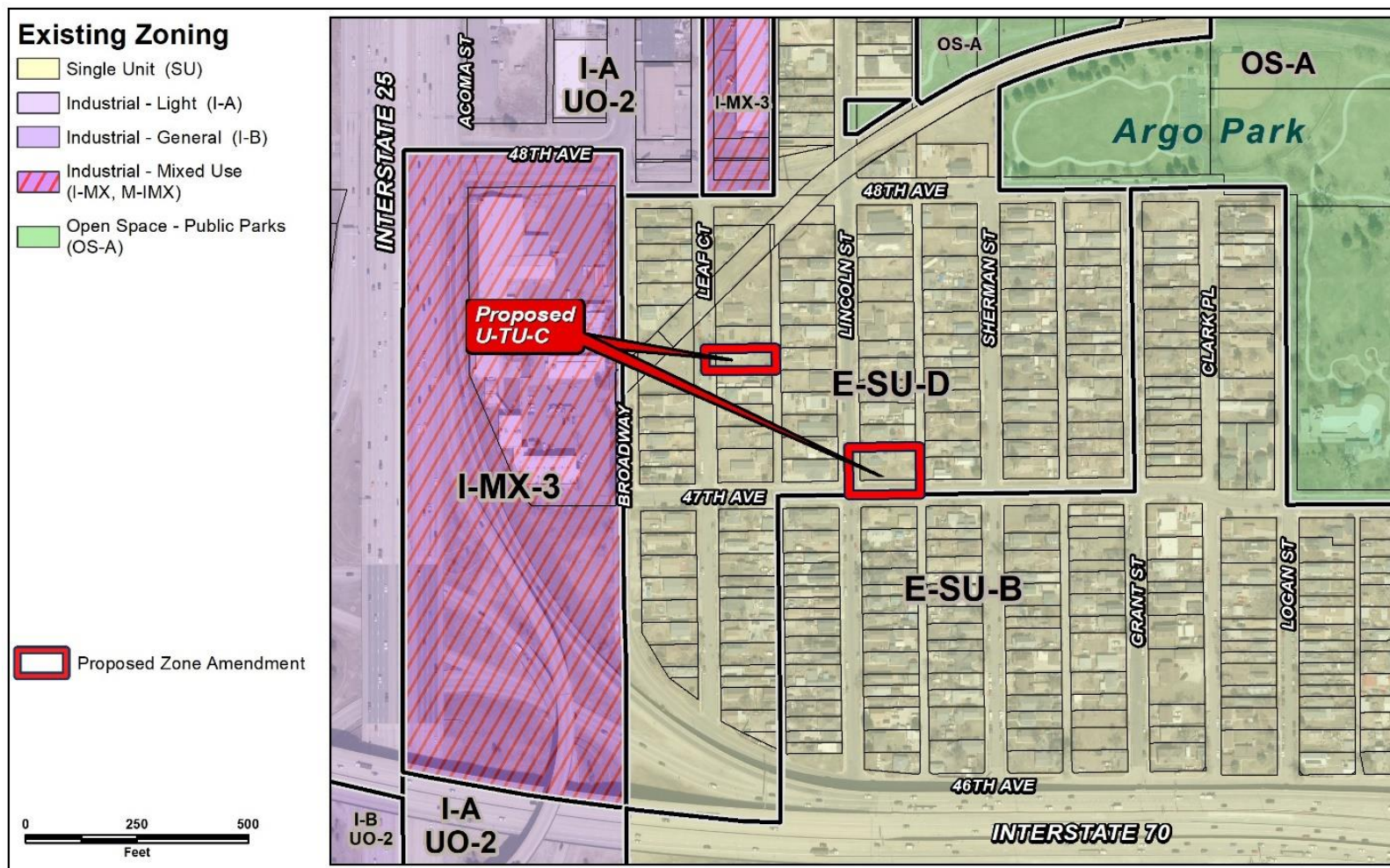


- **E-SU-D**

**Proximity to:**
- E-SU-D
- E-SU-B
- I-MX-3

# Existing Context – Land Use



**Single-unit residential**

Adjacent to:

- Single-Unit Residential

- Vacant

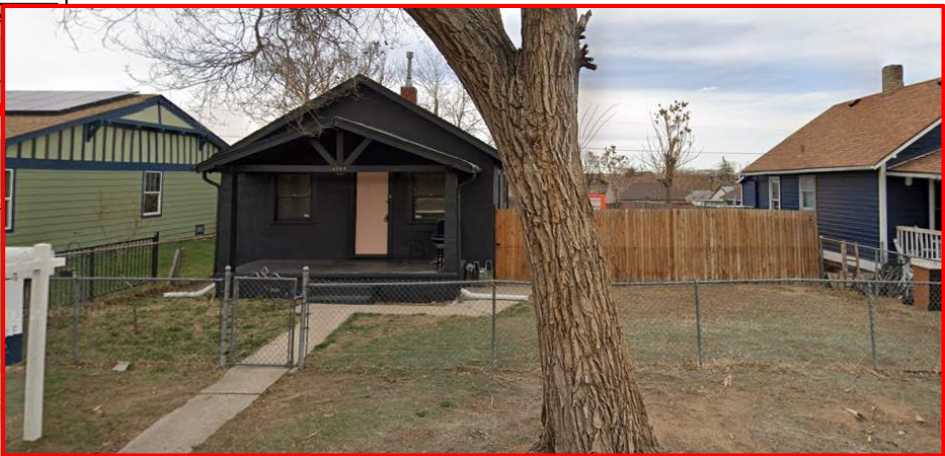# Existing Context – Building Form/Scale
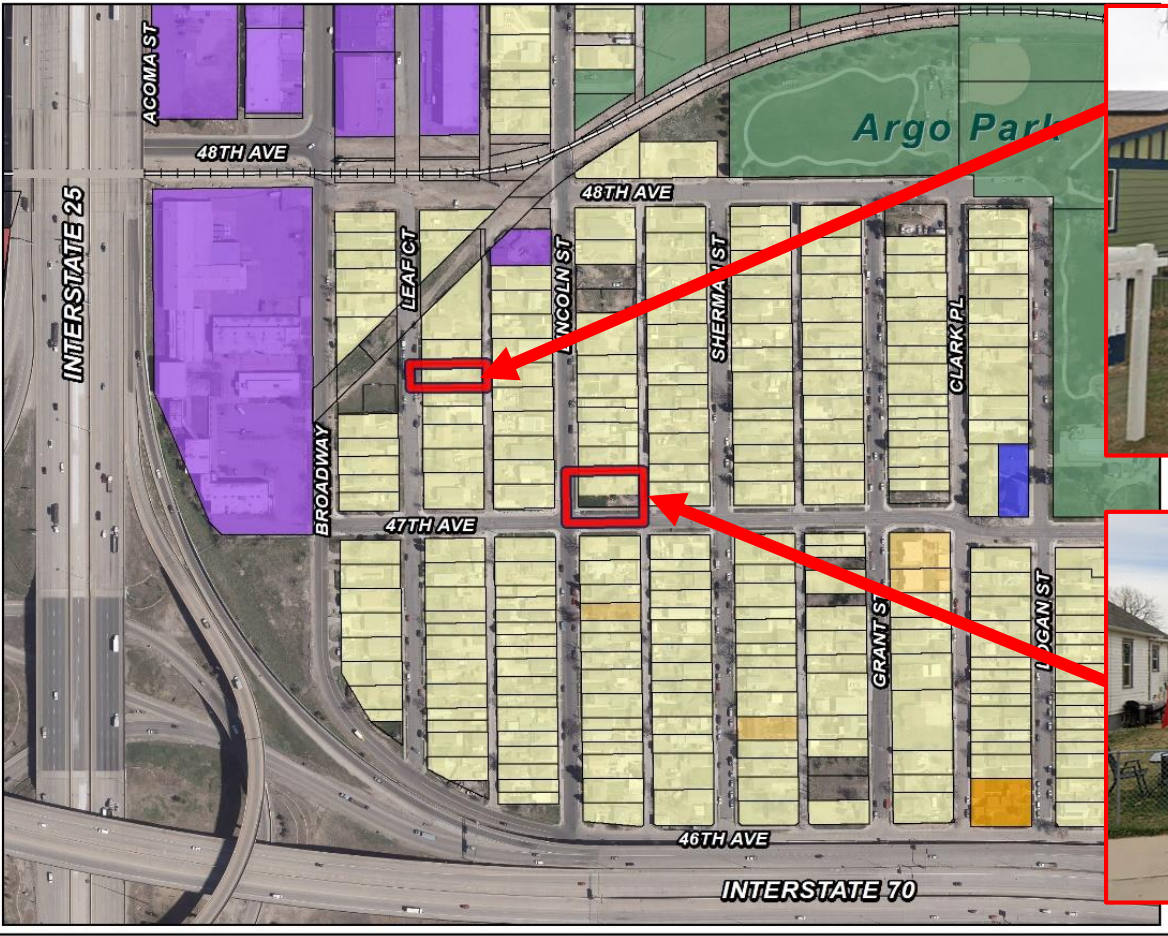
# Affordable Housing

- 4 for-sale units income-restricted at 80% or less AMI

- 2 units are 2-bedroom, 2 units are 3 bedroom

- 99-year covenant

# Agenda

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# Process

- Informational Notice: **4/18/23**
- Planning Board Notice: **7/4/23**
- Planning Board Public Hearing: **7/19/23**
- LUTI Committee: **8/15/23**
- City Council Public Hearing: **10/9/23**

DENVER
THE MILE HIGH CITY

# Public Comments

- RNOs
  - Denver North Business Association, Globeville Civic Partners, Reclaim the Eastside, Unite North Metro Denver, Strong Denver, United community Action Network, and Inter-Neighborhood cooperation (INC)
- 1 letter in support from Globeville Civic Partners
- 1 letter in support from GES Coalition
- 1 letter in support from UCAN
- 1 letter in support for a neighbor

# Presentation Agenda

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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*
   - *Globeville Neighborhood Plan (2016)*
   - *HOST Five-Year Strategic Plan (2021)*

2. Uniformity of District Regulations

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# Comprehensive Plan 2040

*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* (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit* (p. 28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).
- *Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place* (p. 54).

# Denver Zoning Code Review Criteria

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# Blueprint Denver 2019
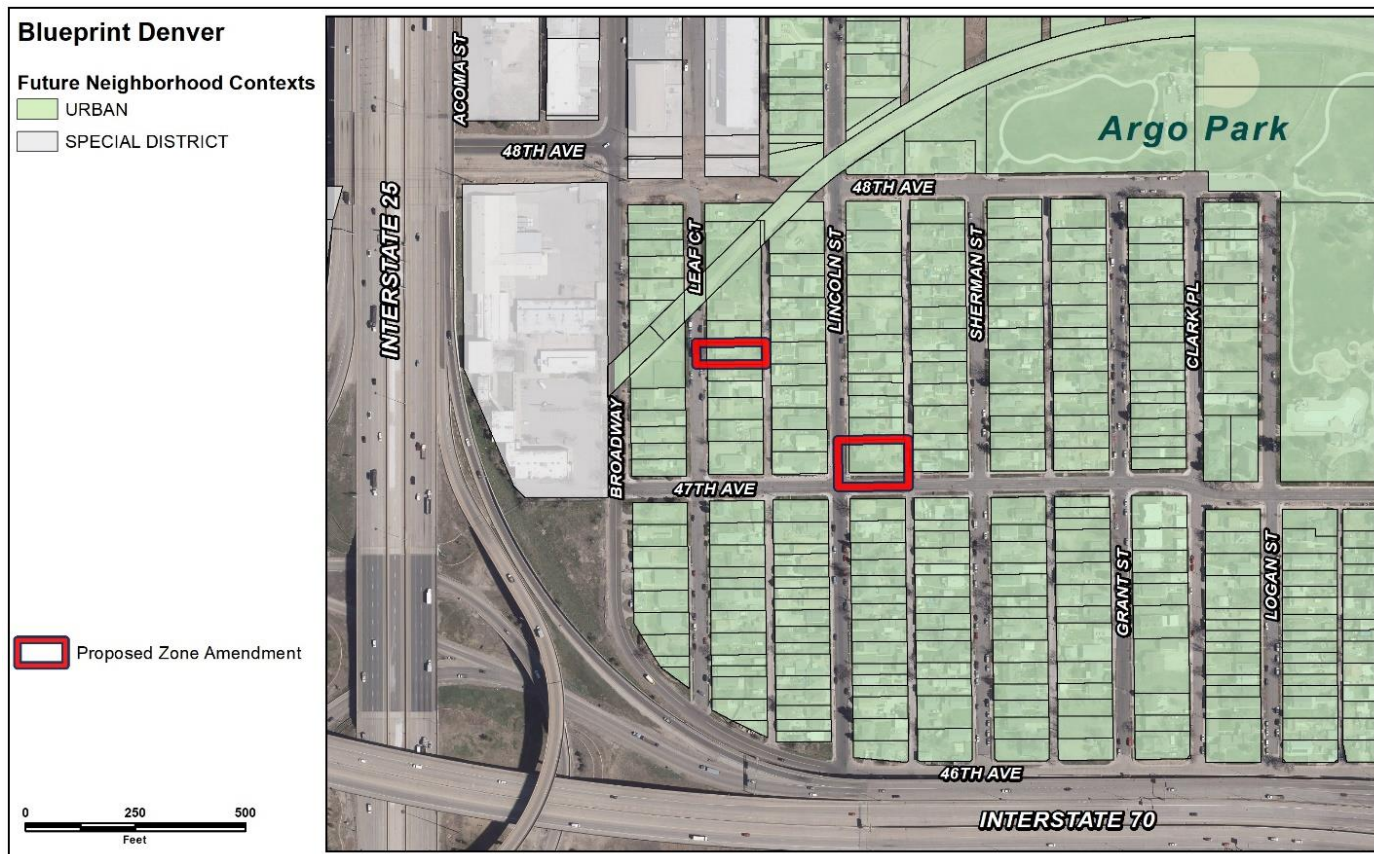


- ## Urban Neighborhood Context

  - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and closer to the street.

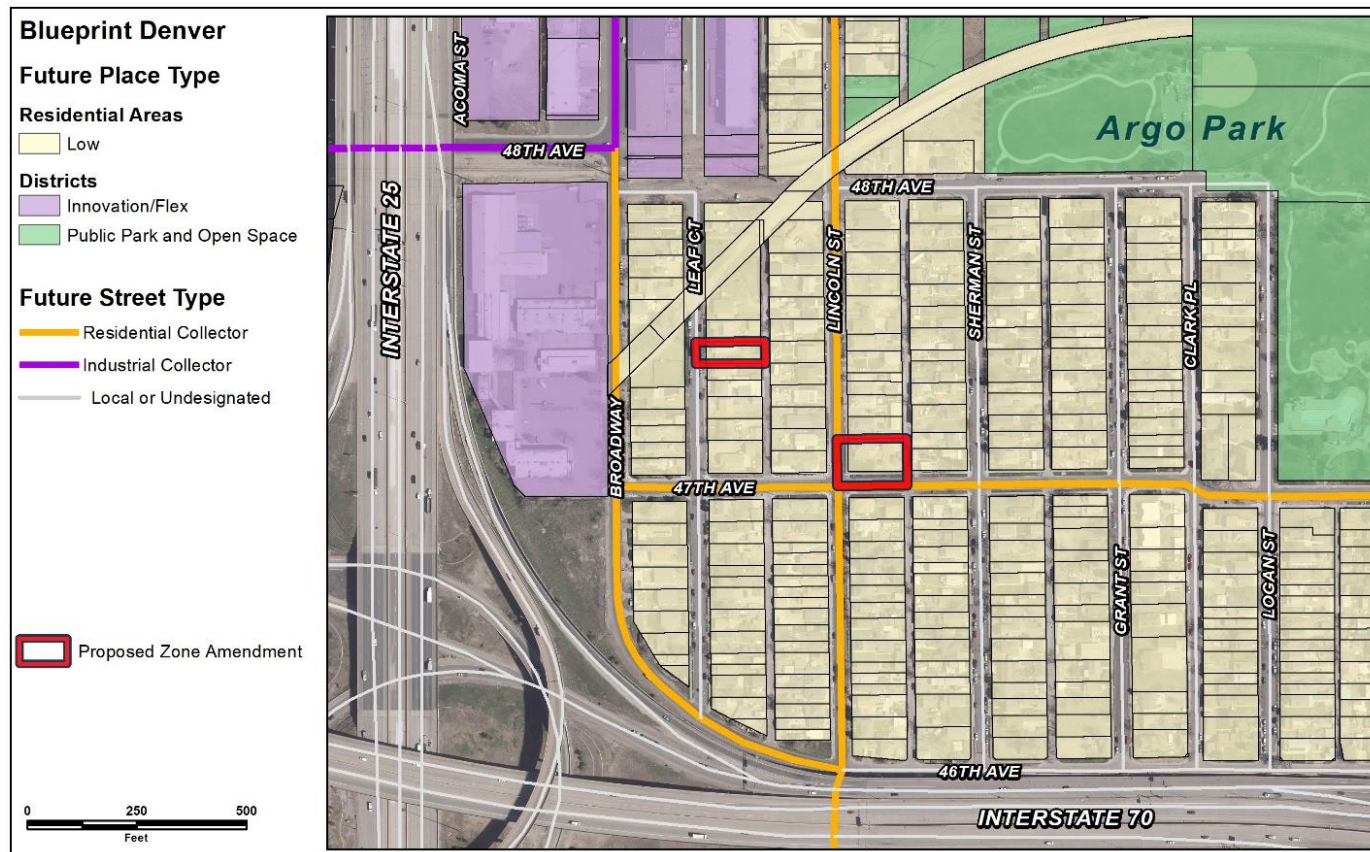# Blueprint Denver 2019



- Residential Low
  - Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.
- Residential Collector (N Lincoln St, E 47th Ave); Local or Undesignated (N Leaf Ct)

*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



**Blueprint Denver Future Growth Strategy**

**Future Growth Areas**
- Districts
- All other areas of the city

Proposed Zone Amendment
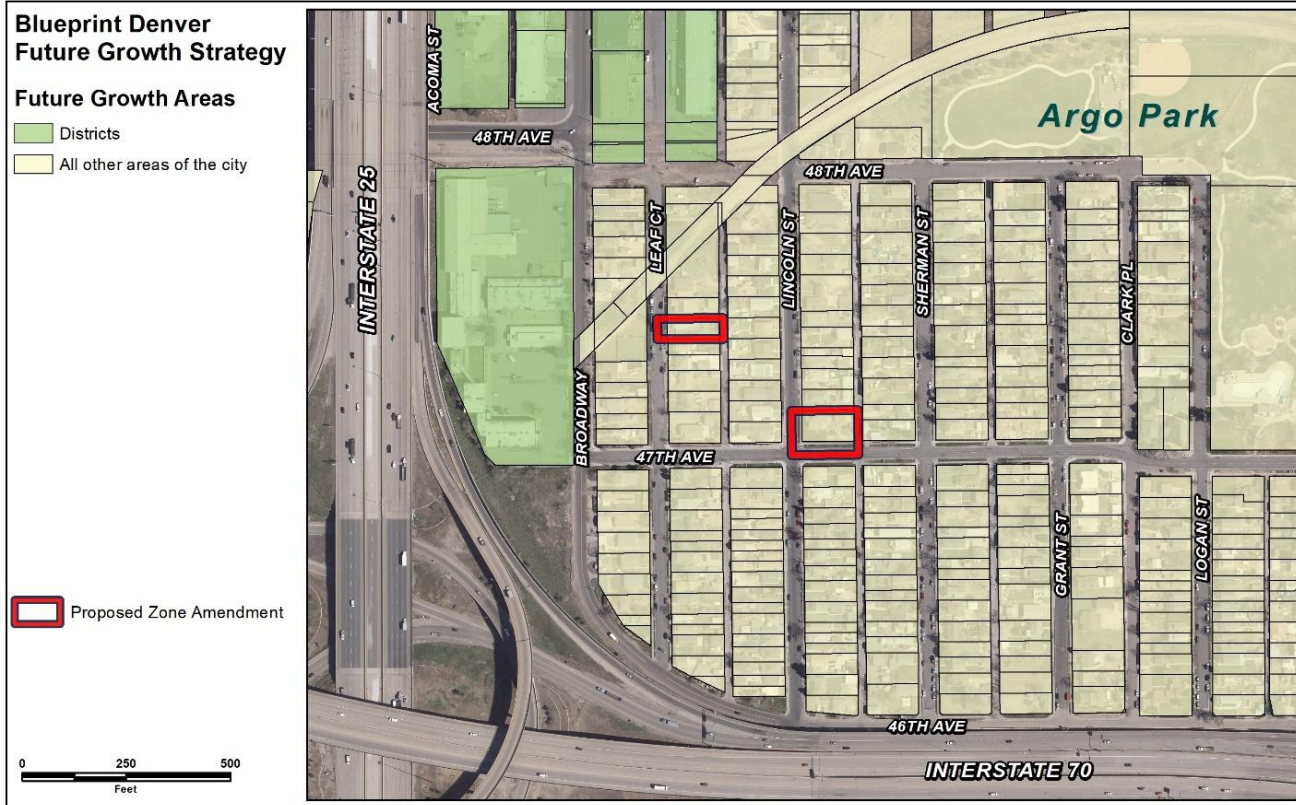
- ## Growth Areas Strategy
  - All other areas of the city (p. 51)
  - 20% of new housing growth and 10% of new employment growth by 2040

- 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 2019

**Additional Blueprint Strategies**

- Land Use & Built Form – Housing Goal 2: Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).

- Land Use & Built Form – Housing Goal 2: Integrate missing middle housing into low and low-medium residential areas, especially those that score low in housing diversity. This allowance should advance goals for affordability, such as including a requirement to provide affordability in exchange for increased density (p. 82).

- Land Use & Built Form - Housing Goal 3: Incentivize the preservation and reuse of existing smaller and affordable homes (p. 83).

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# Globeville Neighborhood Plan



## Residential Neighborhood Core Land Use Concept

- Single-family with ADUs
- Update the neighborhood context from Urban Edge to Urban
- Tailor minimum lot sizes

# Globeville Neighborhood Plan
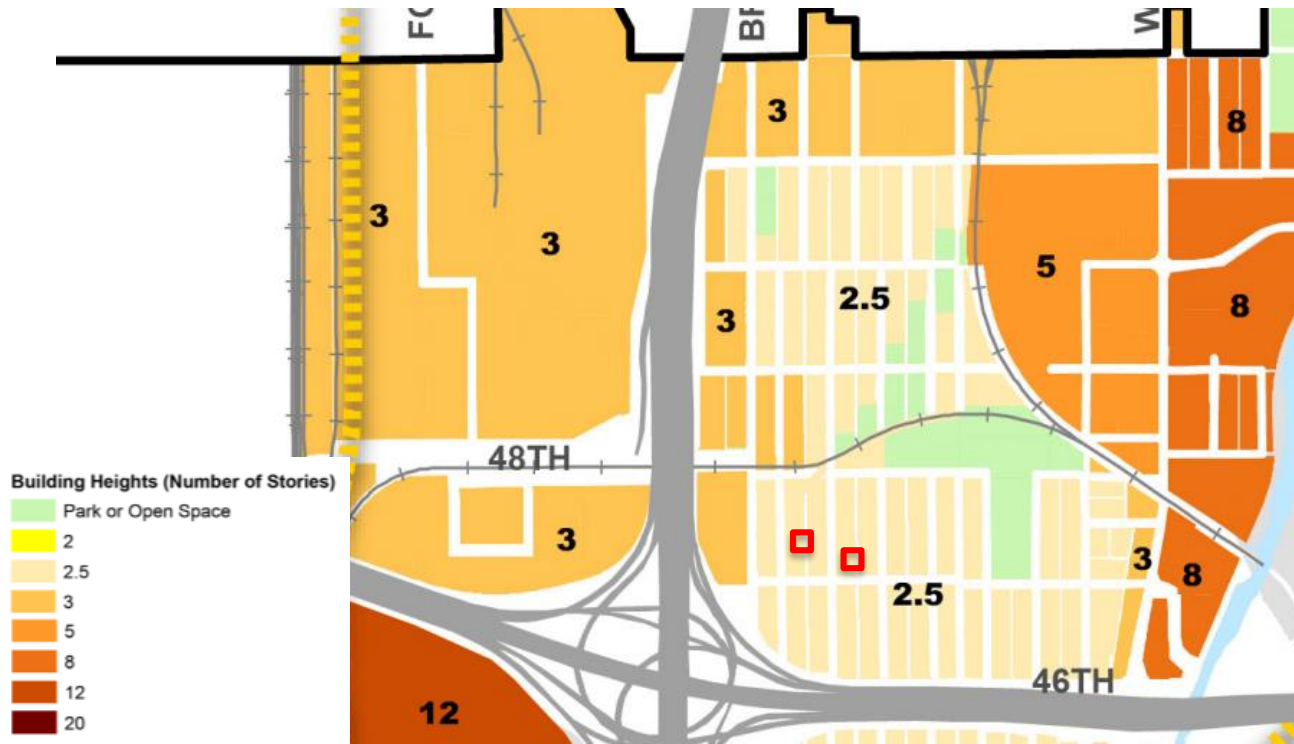


## Maximum Buildings Heights

- 2.5 stories

# Globeville Neighborhood Plan

## Additional Strategies

- **E1. Update the Neighborhood Context:** *The Denver Zoning Code's Urban Neighborhood Context, as opposed to the currently-mapped Urban Edge Context, better reflects the use of alleys, limiting or prohibiting curb cuts for street access, and the continuation of detached sidewalks where possible* (p. 86).
- **E2. Tailor Minimum Zone Lot Sizes:** *In areas where the existing zoning requires a 6,000 square foot minimum zone lot size, a future zone district should have a 5,500 square foot zone lot minimum* (p. 86).
- **B.1 Maintain Stability in the Residential Neighborhood Core Character Area:** *In areas identified with Single Family with ADUs Concept Land Use, maintain the current mix of low-scale residential building forms consisting predominantly of single unit dwellings with occasional duplexes or multi-unit structures* (p. 34).
- **B14D. Build More Housing Units:** *Support the efforts of organizations such as Habitat for Humanity, Denver Housing Authority, and other affordable housing providers in building new homes within Globeville.*
  - *Ensure that new affordable housing construction in Globeville's Residential Neighborhood Core Character Area reflects the character of the surrounding neighborhood.*
  - *Pursue opportunities for adaptive reuse of existing buildings as an affordable housing strategy for the neighborhood.* (p. 46)

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# Consistency with Adopted Plans

## HOST Five-Year Strategic Plan (2021)

Recommendations:

- Goal 2. Specific to Home Ownership: Support community land trust models and other innovative concepts that preserve long-term affordability for homeownership and initiate wealth-building practices for homeowners as part of our commitment to creating and preserving at least 7,000 homes (p.33).
- Goal 4. Policy and Systems Change Strategies: Diversify housing options to explore opportunities to integrate missing middle housing types (duplexes, row house and small apartments) throughout the city (p. 51).

# Denver Zoning Code Review Criteria

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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
   – Changed or changing conditions in a particular area, or in the city generally; or, a city adopted plan

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

# 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

# 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