



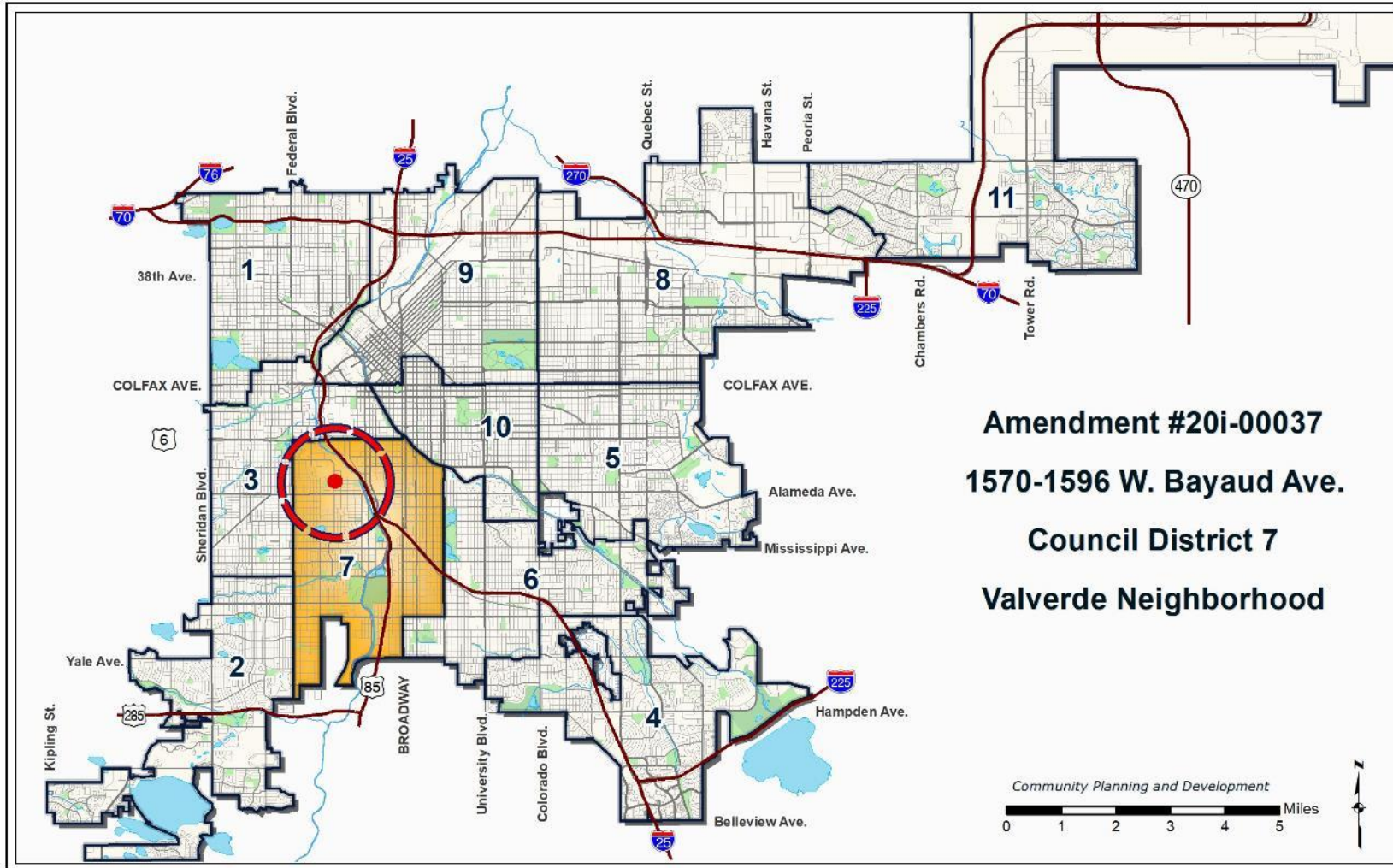
1570-1596 W. Bayaud Avenue

Request: PUD 275 to E-TU-B

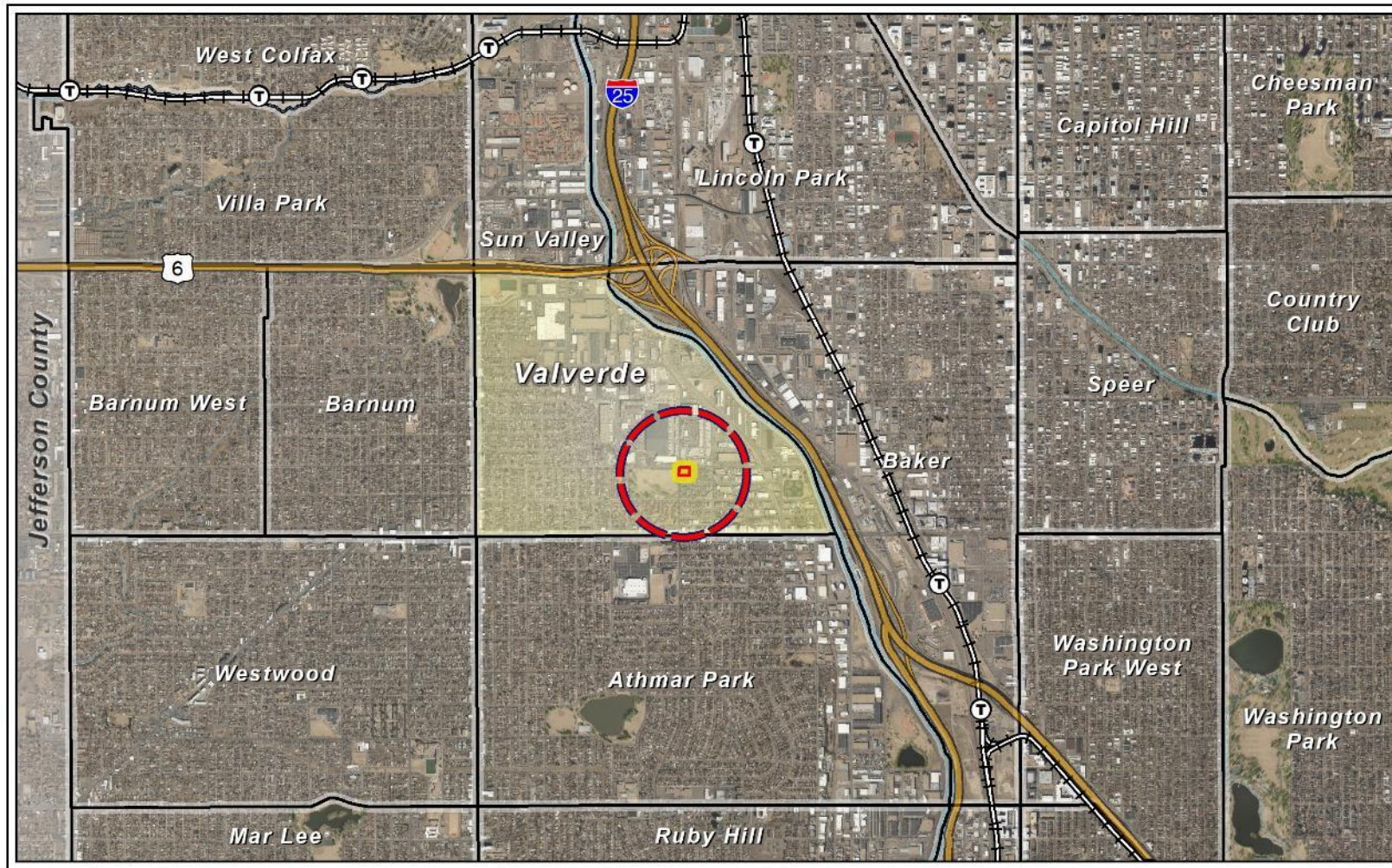
LUTI Committee: 1/12/2021

Case #: 2020i00037

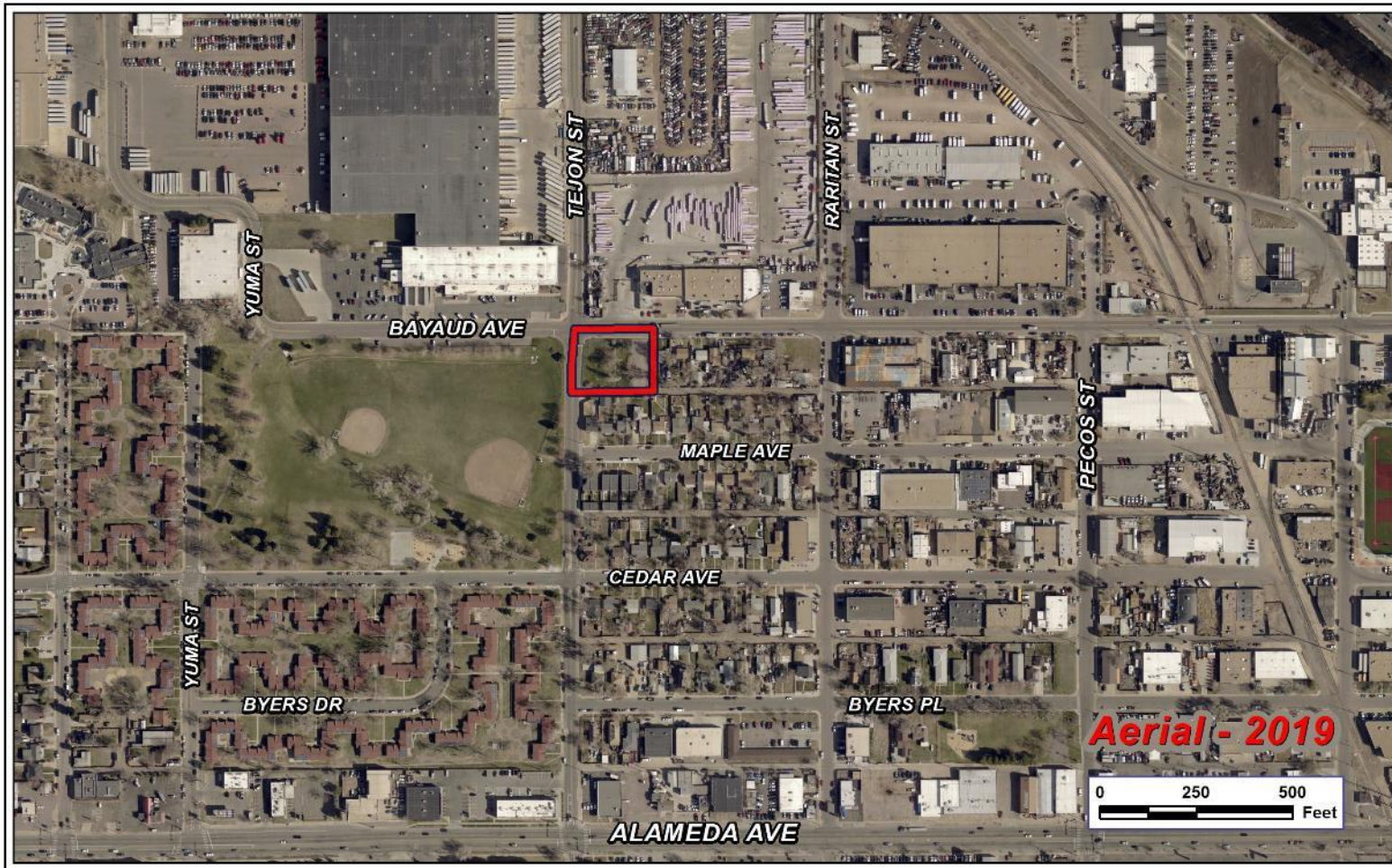
Council District 7: Jolon Clark



Valverde Neighborhood



Request: PUD 275 to E-TU-B

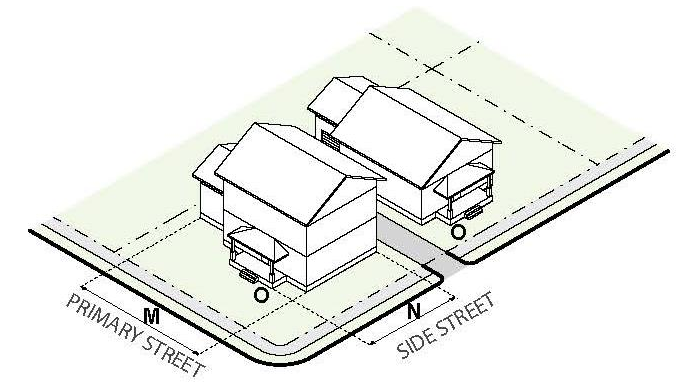


Subject Property

- Vacant
- 21,775 square feet or 0.5 acres

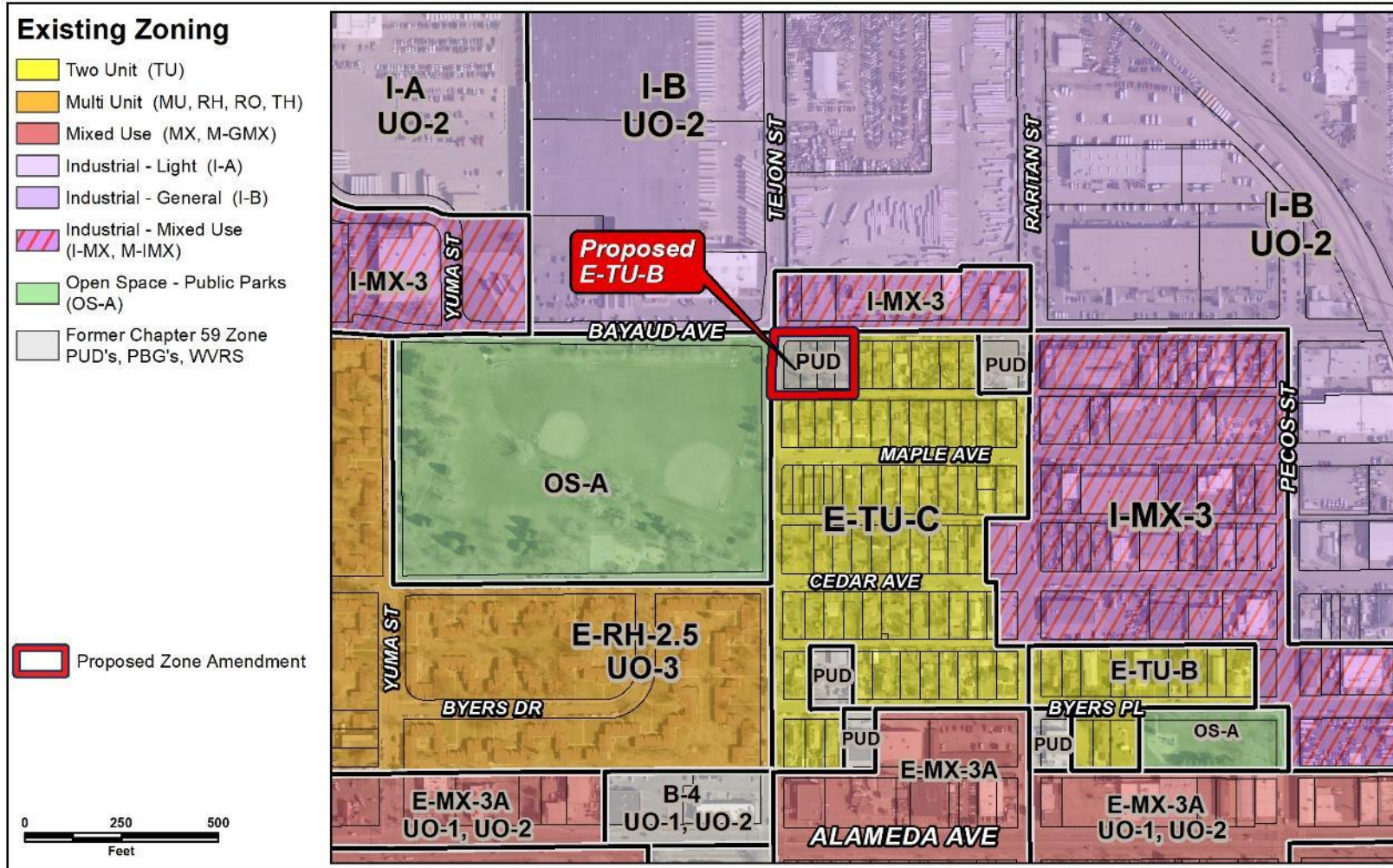
Proposal

- Rezone to E-TU-B to allow for Tandem Houses on each of 4 lots



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

Existing Zoning: PUD 275



Existing Zoning

- PUD 275

Surrounding Zoning

- IB, UO-2
- I-MX-3
- OS-A
- E-TU-C
- E-RH-2.5, UO-3
- E-MX-3A

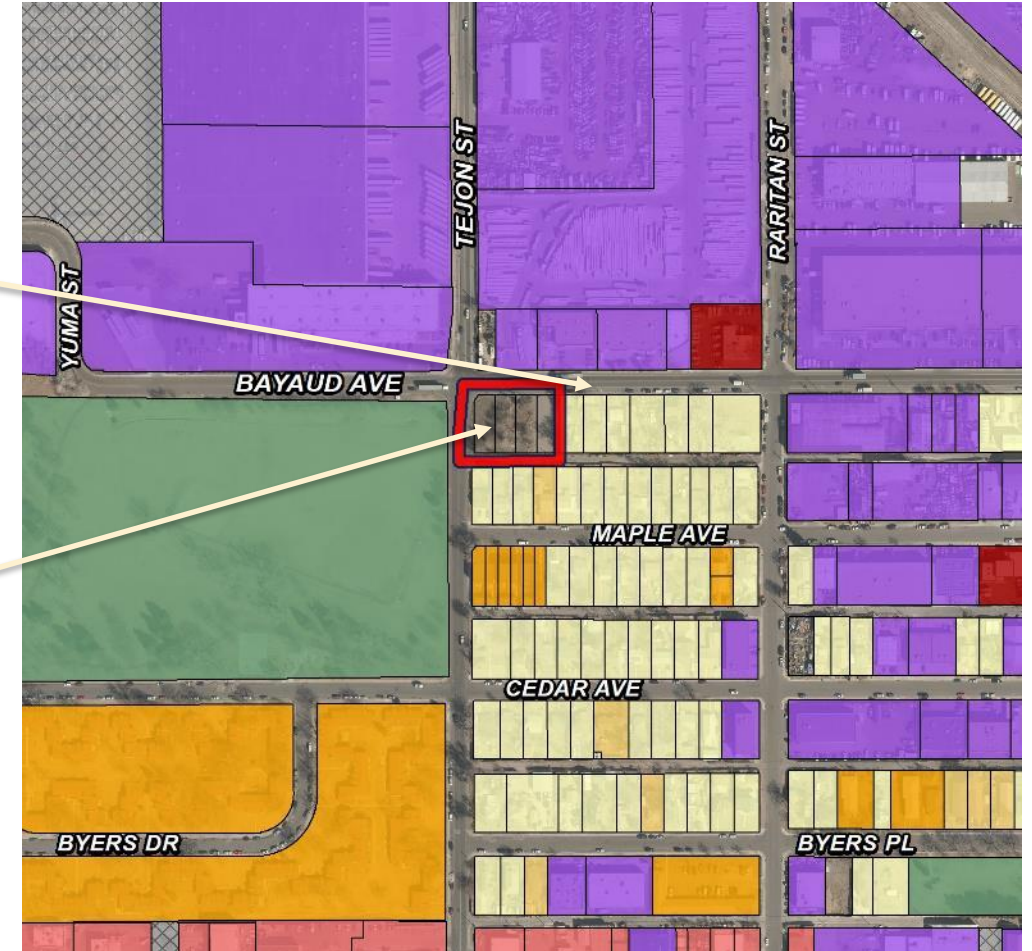
Existing Context – Use/Building Form/Scale



Properties to the North and East



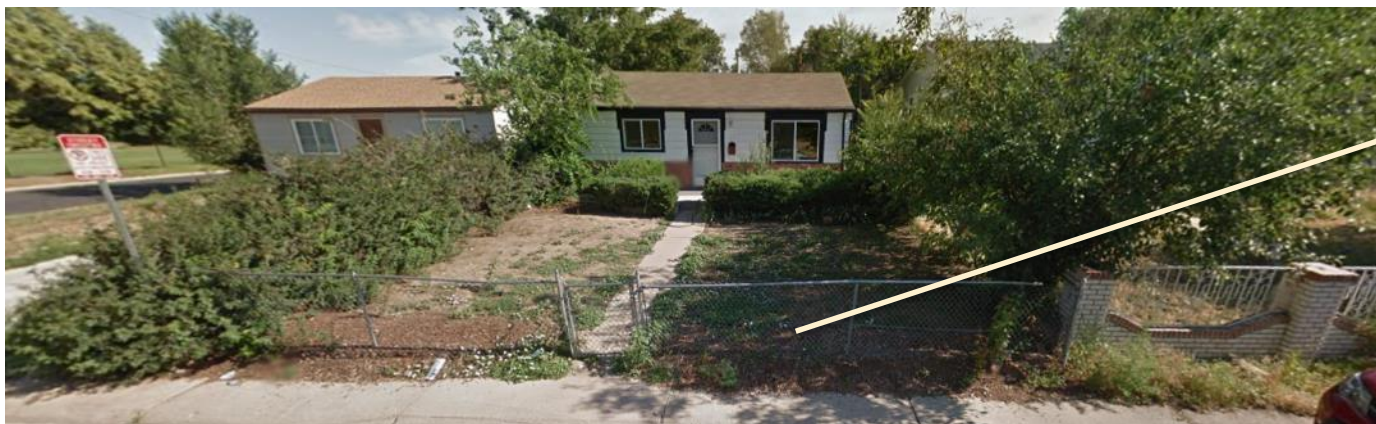
Subject Property



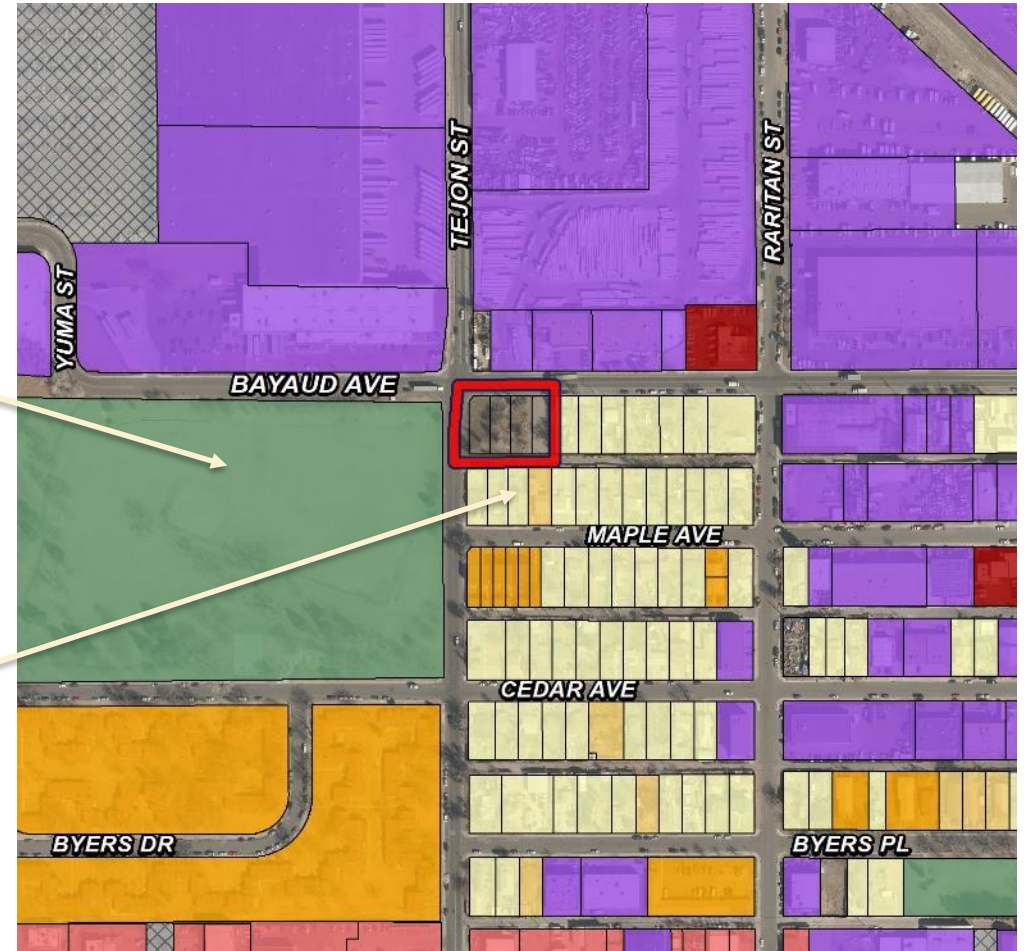
Existing Context – Use/Building Form/Scale



Property to the West



Properties to the South



Process

- Informational Notice: 10/13/2020
- Planning Board Notice: 12/21/2020
- Planning Board Public Hearing: 1/6/2021
- LUTI Committee: 1/12/21
- City Council Public Hearing: 3/1/21 (tentative)
- Public Comment:
 - As of present, 3 comments have been received, 2 in support and 1 in opposition

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*
- *Valverde Neighborhood Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

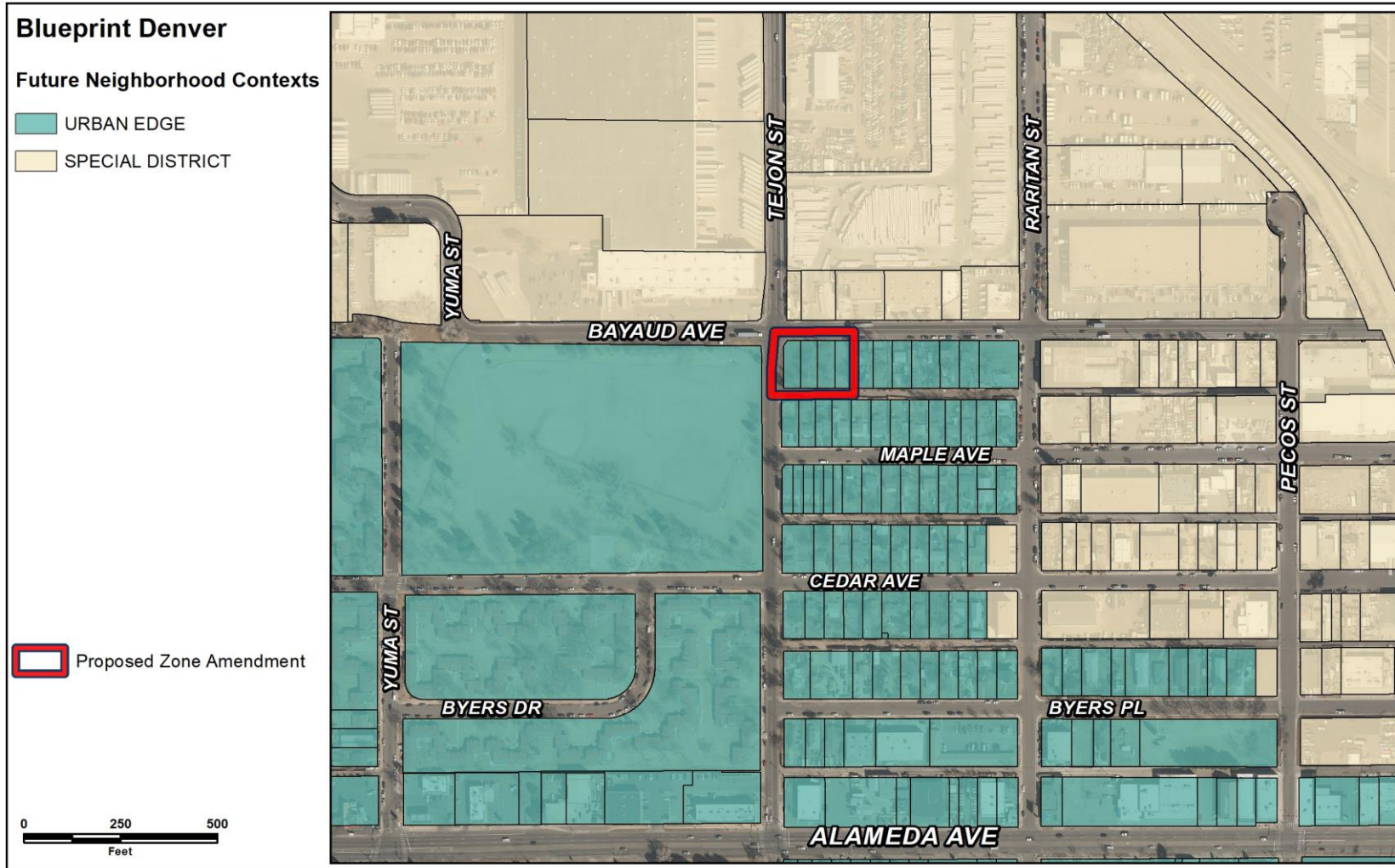
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (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).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

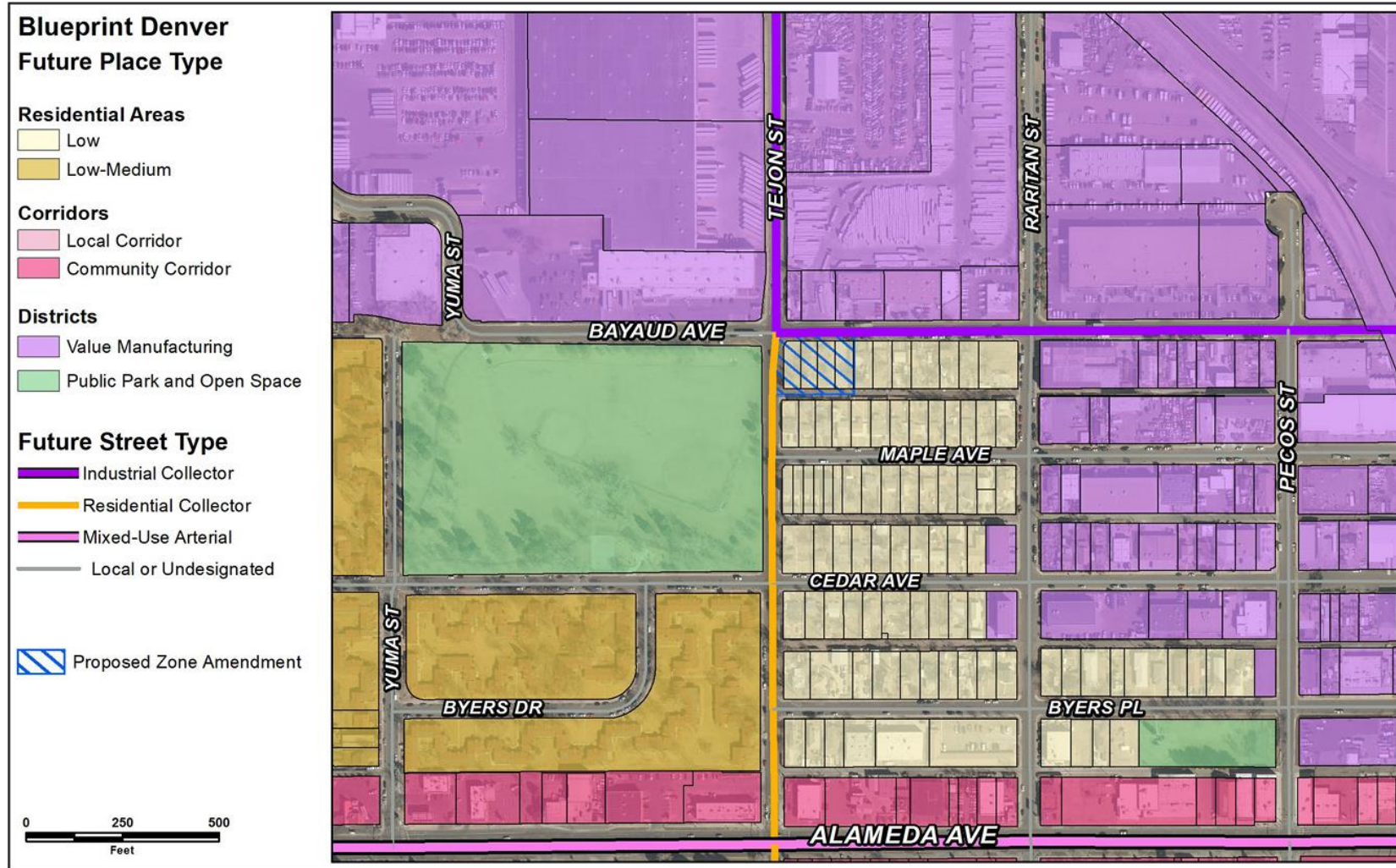
Consistency with Adopted Plans: Blueprint Denver



Urban Edge Neighborhood Context

- Contains many single- and two-unit residential areas

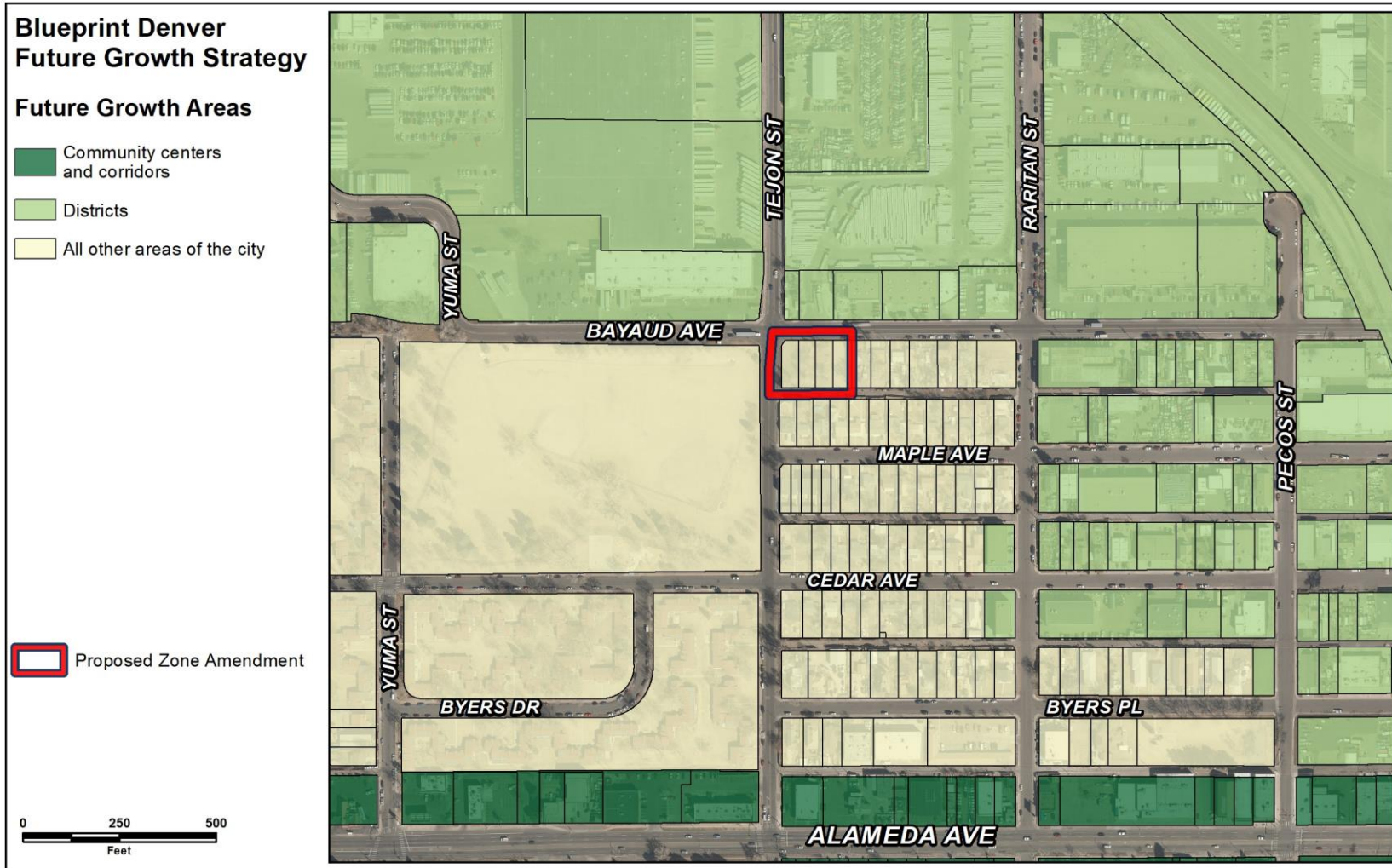
Consistency with Adopted Plans: Blueprint Denver



Residential Low Future Place Type

- Predominately single- and two-unit uses on small or medium lots
- Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible
- Low to medium building coverage
- Buildings are generally up to 2.5 stories in height

Consistency with Adopted Plans: Blueprint Denver



All Other Areas of the City Growth Area

- 10% of new employment
- 20% of new housing

Consistency with Adopted Plans: Blueprint Denver

- Land Use & Built Form: General Policy 3, Strategy A: Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code. (p. 73).

Consistency with Adopted Plans: Valverde Neighborhood Plan

- LUZ-2: Develop the remaining vacant land in a manner that is compatible with the land use character and density for surrounding land uses and achieves city and neighborhood goals.

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
 - City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning
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