



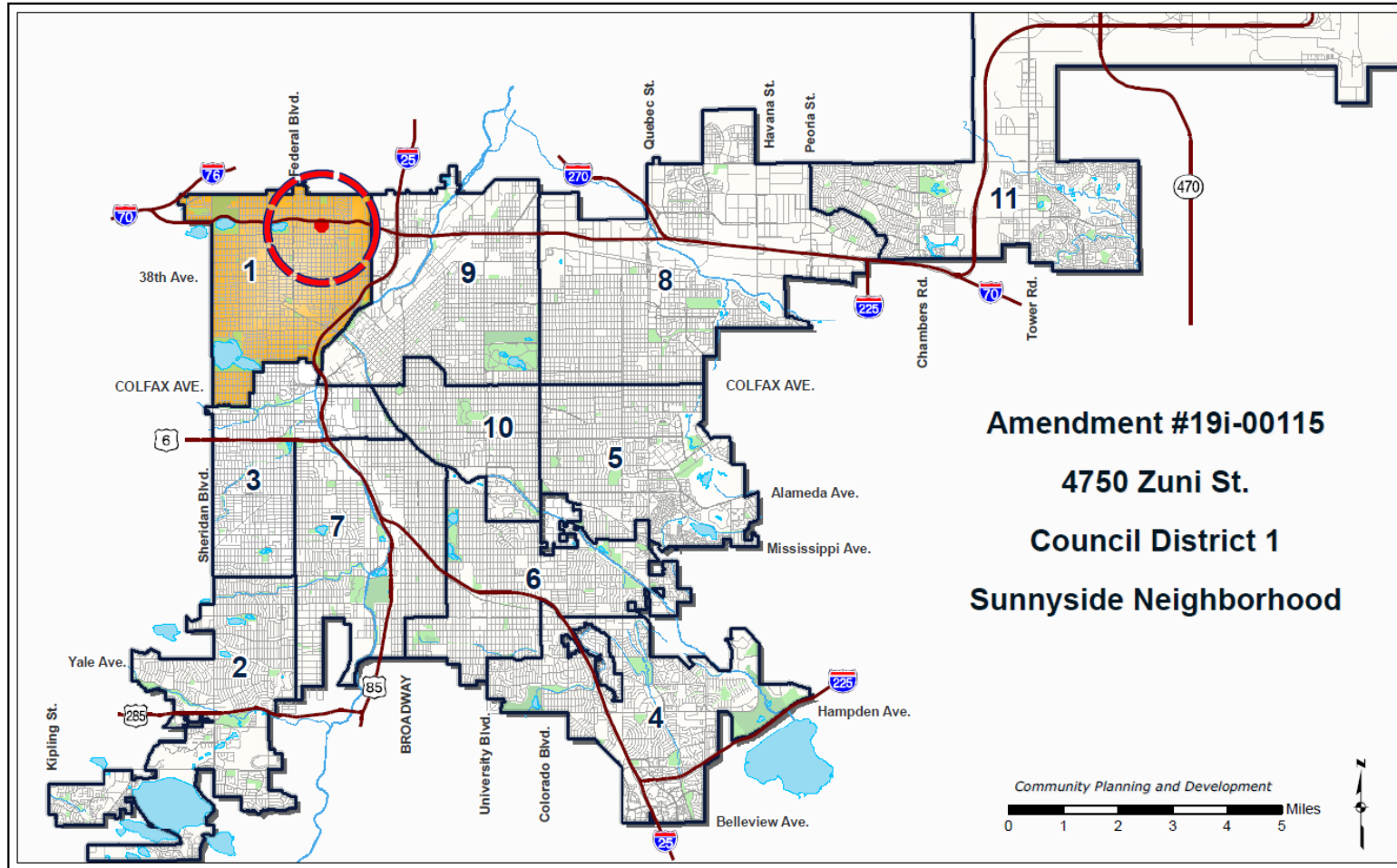
4750 Zuni Street

2019I-00115

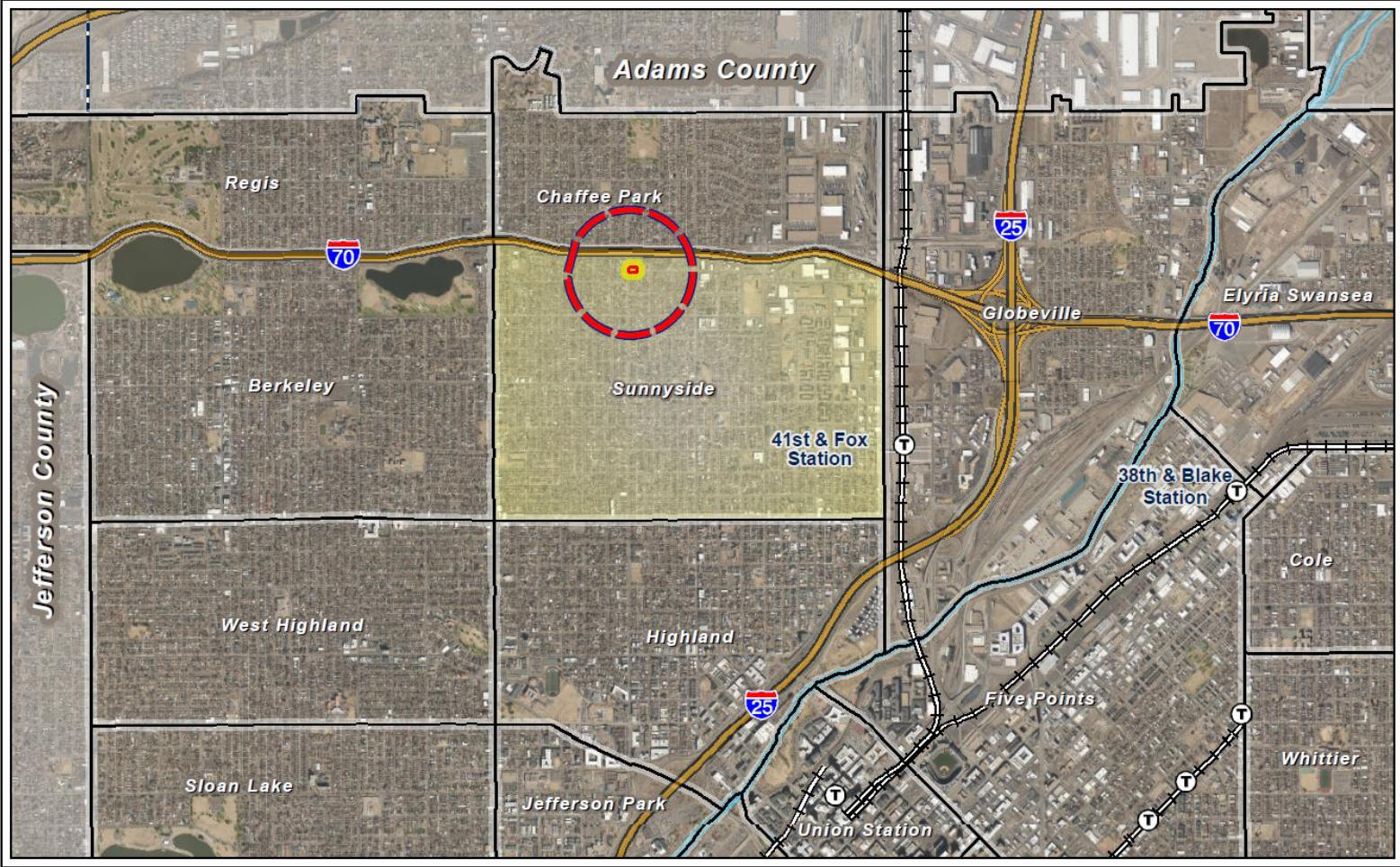
Request: U-SU-C to U-SU-C1

City Council August 10th, 2020

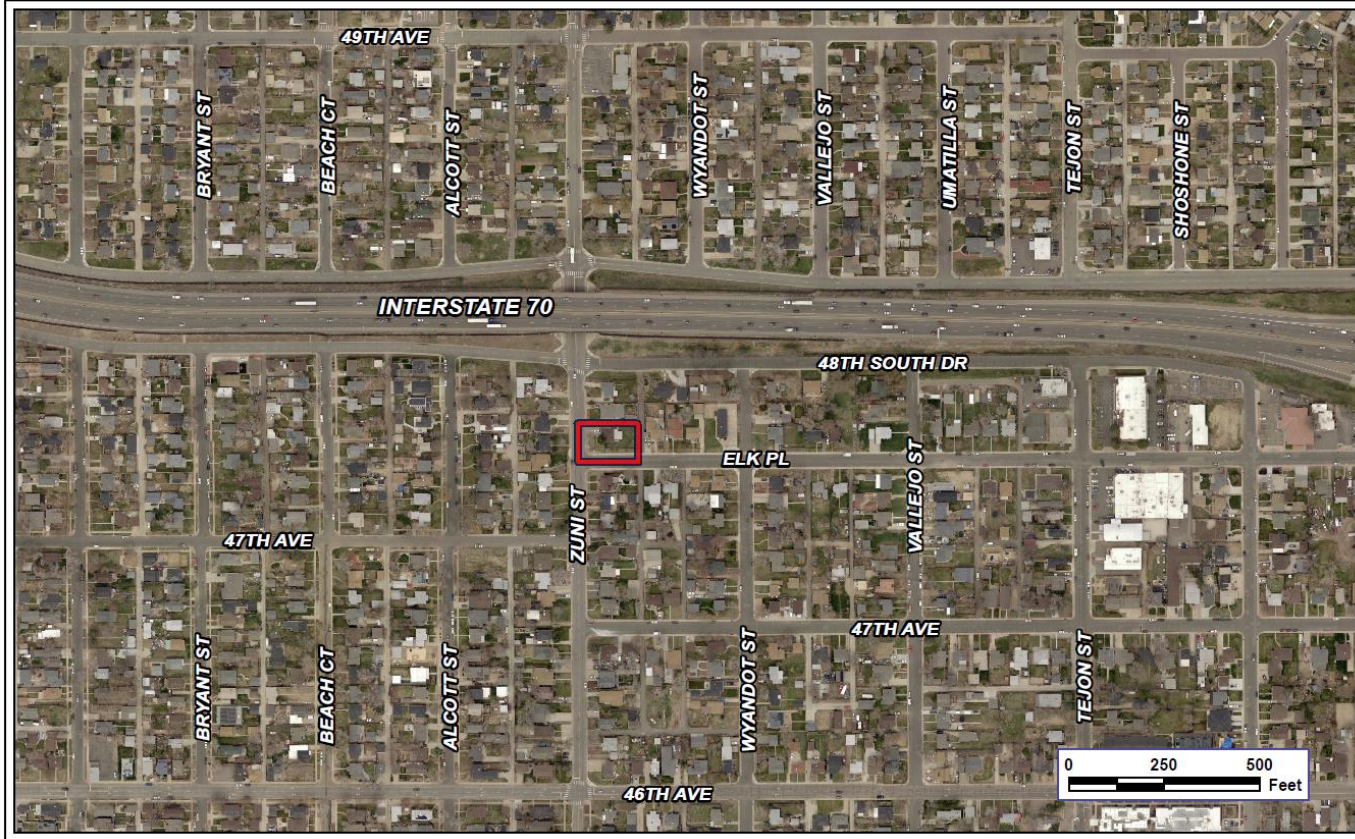
Council District 1



Sunnyside Neighborhood



Request: U-SU-C1

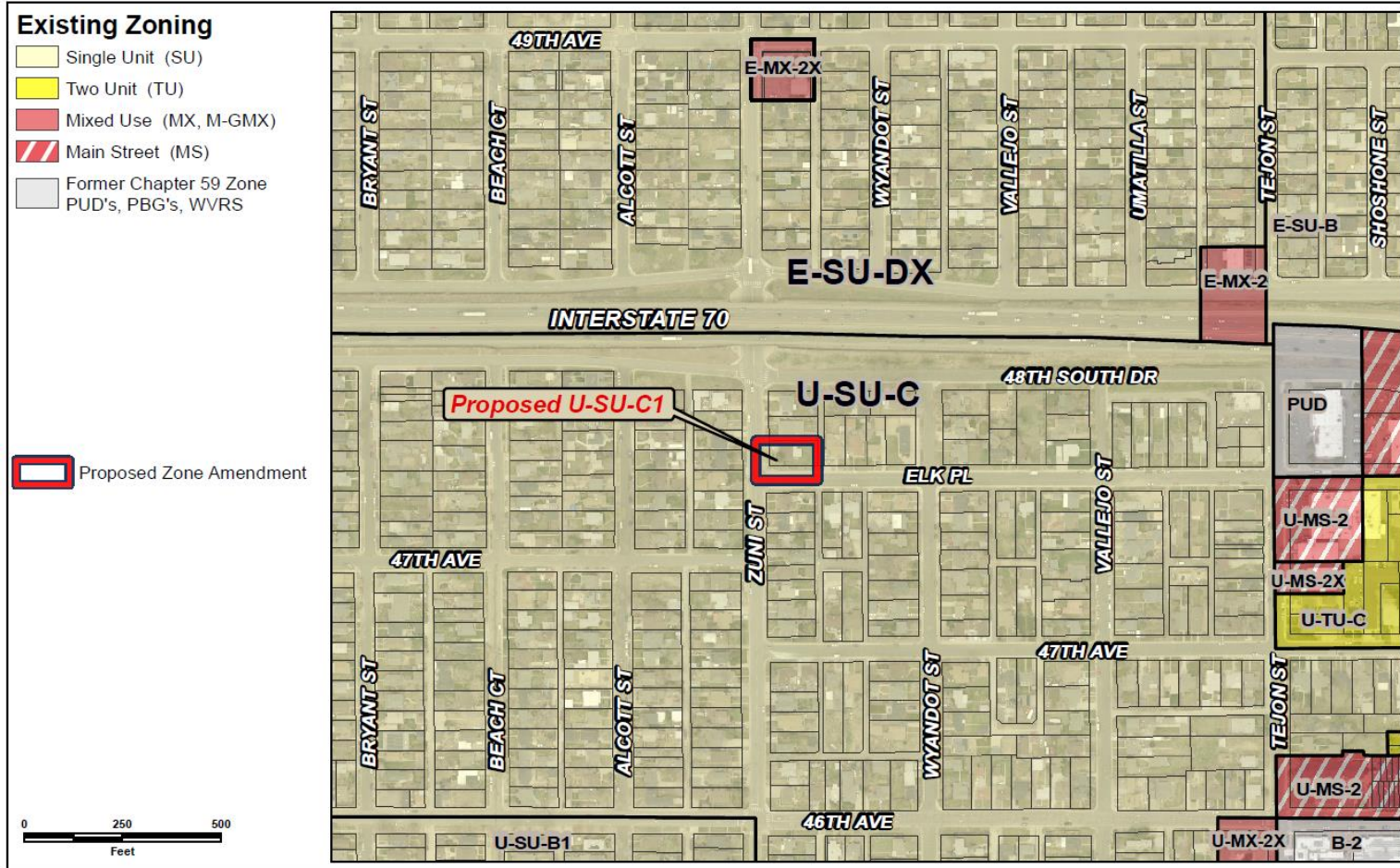


- Location
 - Approx. 7,720 square feet or 0.18 acres
 - Single-unit residential

Proposal

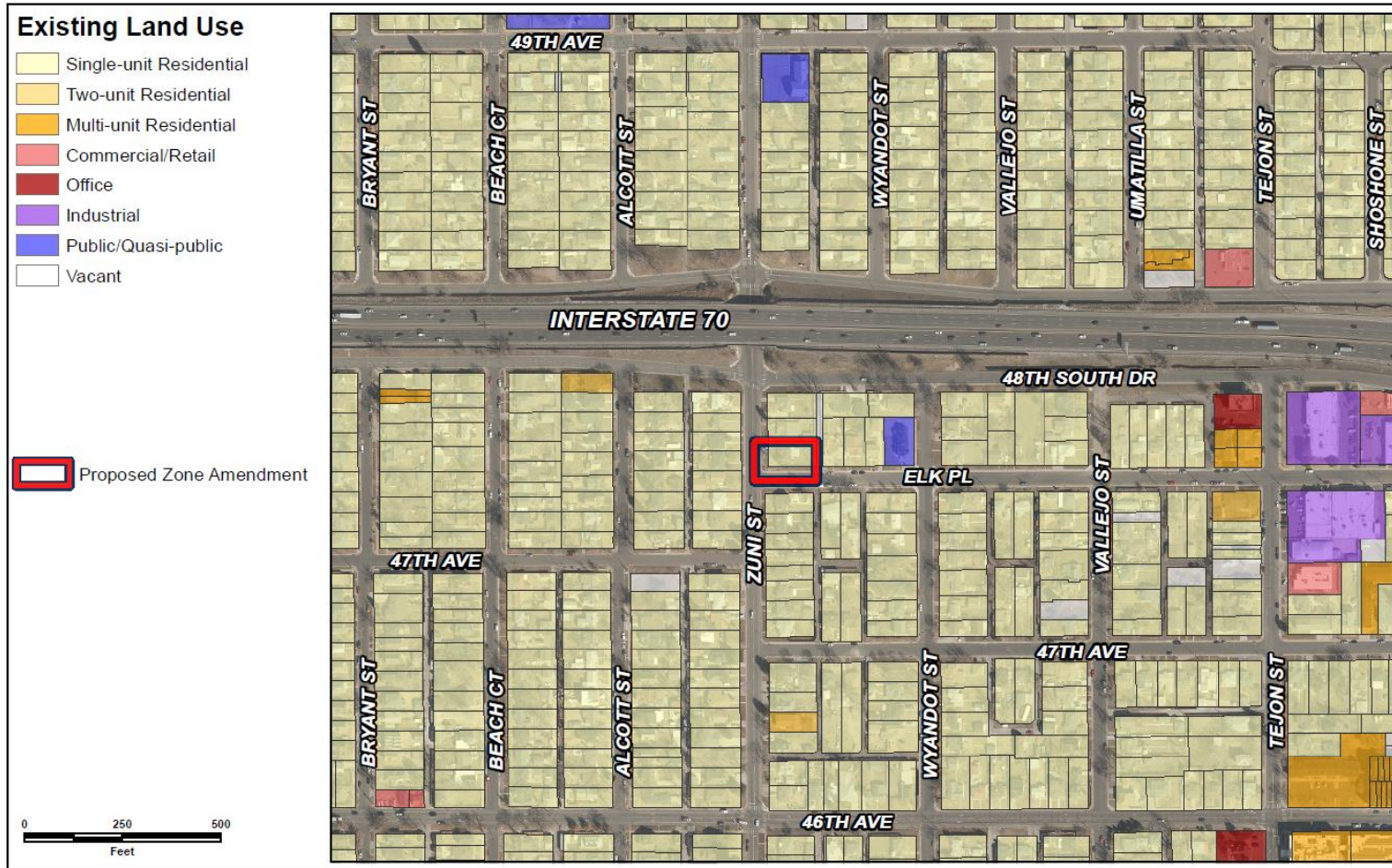
- Rezoning from U-SU-C to U-SU-C1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 5,500ft²

Existing Zoning



- Current Zoning: U-SU-C
- Surrounding Zoning: U-SU-C

Existing Land Use

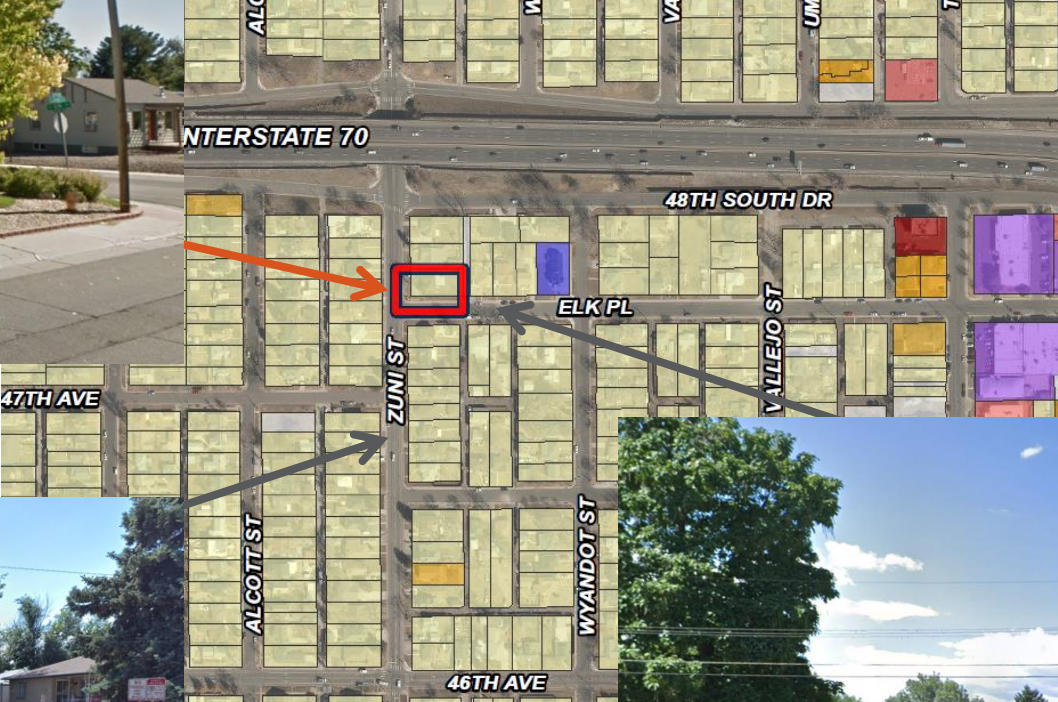


Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Public/Quasi-public

Existing Building Form/Scale



Process

- Informational Notice: 12/05/2019
- Planning Board Notice: 2/4/2020
- Planning Board Public Hearing, recommendation of approval (consent agenda): 2/19/2020
- LUTI Committee: 3/3/20
- City Council Public Hearing: 8/10/20
- Public Comment
 - As of present, no comments have been received

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Housing an Inclusive Denver (2018)*
- *Sunnyside Neighborhood Plan (1992)*

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 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).

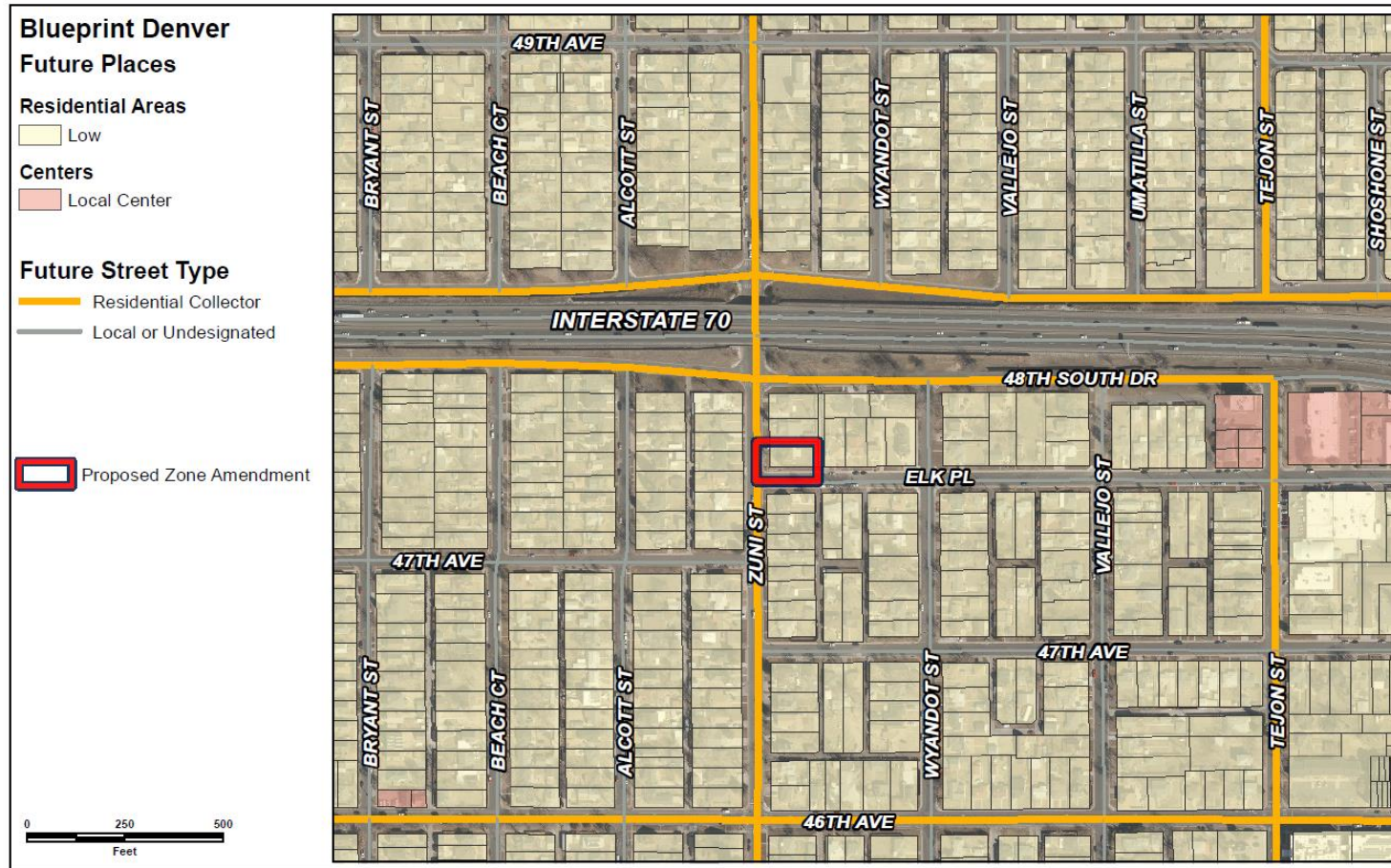


Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban (U-) 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.
 - High degree of walkability, bikeability, and good access to transit with less reliance on cars.

Consistency with Adopted Plans: Blueprint Denver 2019



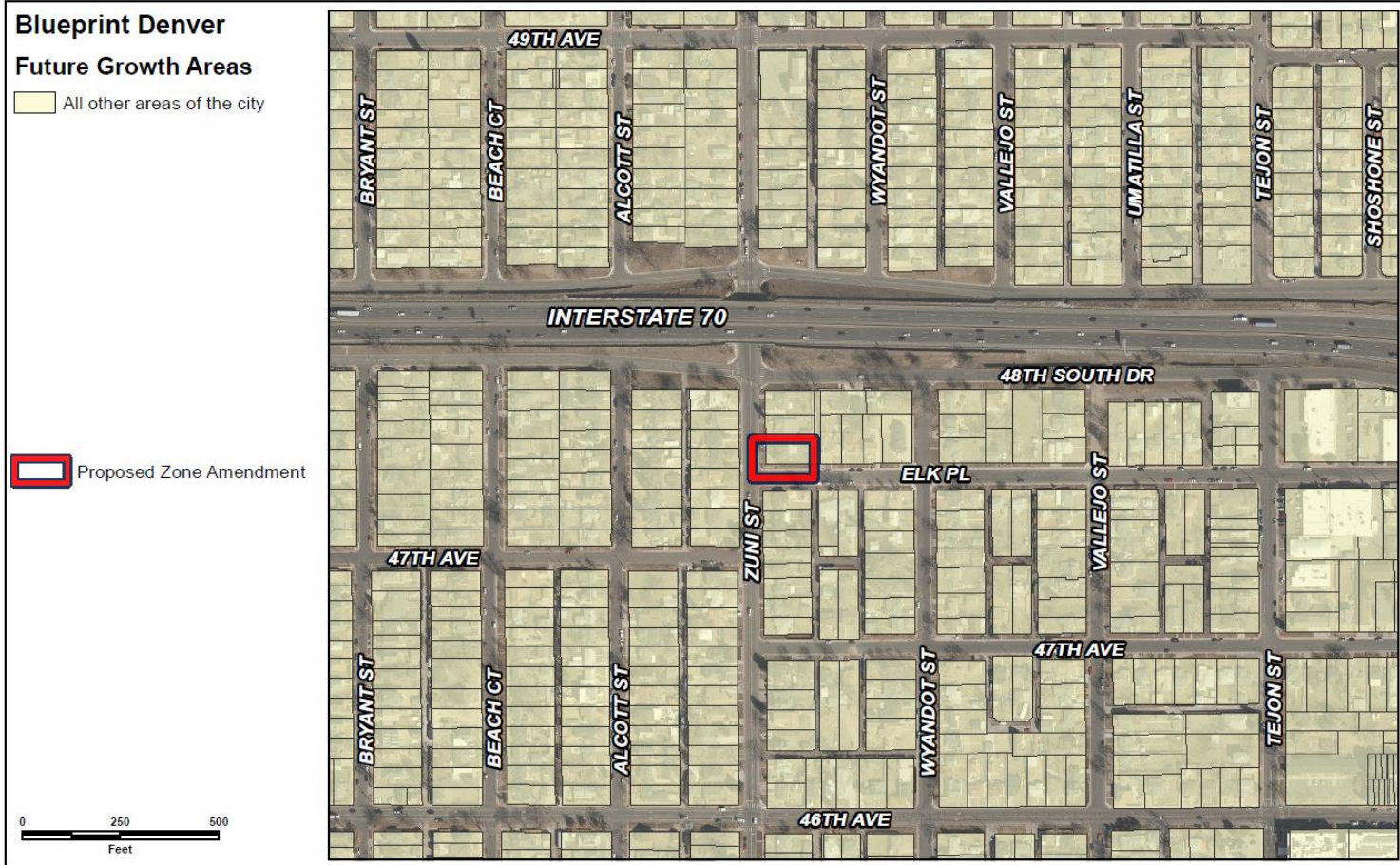
Low Residential

- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate

Future Street Type

- Zuni Street: Residential Collector
- Elk Place: Local or Undesignated

Consistency with Adopted Plans: Blueprint Denver



Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

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.

Consistency with Adopted Plans: Housing an Inclusive Denver

- **Legislative and Regulatory Priorities, Recommendation 2:** “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”
- **Attainable Homeownership, Recommendation 1:** “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners.”
- The proposed map amendment to U-SU-C1 is consistent with these *Housing an Inclusive Denver* recommendations because it will expand the availability and allow the development of an accessory dwelling unit at this location.

Consistency with Adopted Plans: Sunnyside Neighborhood Plan

- **Sunnyside Neighborhood Plan 1992**
- The Sunnyside Neighborhood Plan was adopted by City Council in 1992 and applies to the subject property. It identifies this area as residential. The goals of the plan refer to maintaining and stabilizing the residential character of Sunnyside while encouraging small scale shops and offices, particularly in the commercial zones along 44th avenue and Tejon Street, that will enhance and serve the neighborhood. It does not have any particular recommendations for the area where the subject property is located. But it says that the key to a safe and stable neighborhood will be in providing decent, affordable rental housing (p.46). Since the proposed zone district would continue to reinforce the residential character of the area it is consistent with the applicable recommendations of the Sunnyside Neighborhood Plan.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides an additional housing unit that is compatibly integrated into the surrounding neighborhood

4. Justifying Circumstances

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

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
 - Changed or Changing Conditions:
 - Blueprint Denver (2019)
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

- Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses
- Residential Districts are intended to
 - Promote and protect residential neighborhoods within the character of the Urban Neighborhood context
 - The building form standards, design standards, and uses work together to promote desirable residential areas
- U-SU-C1 is a single-unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C and allow a detached accessory dwelling unit in the rear yard.

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