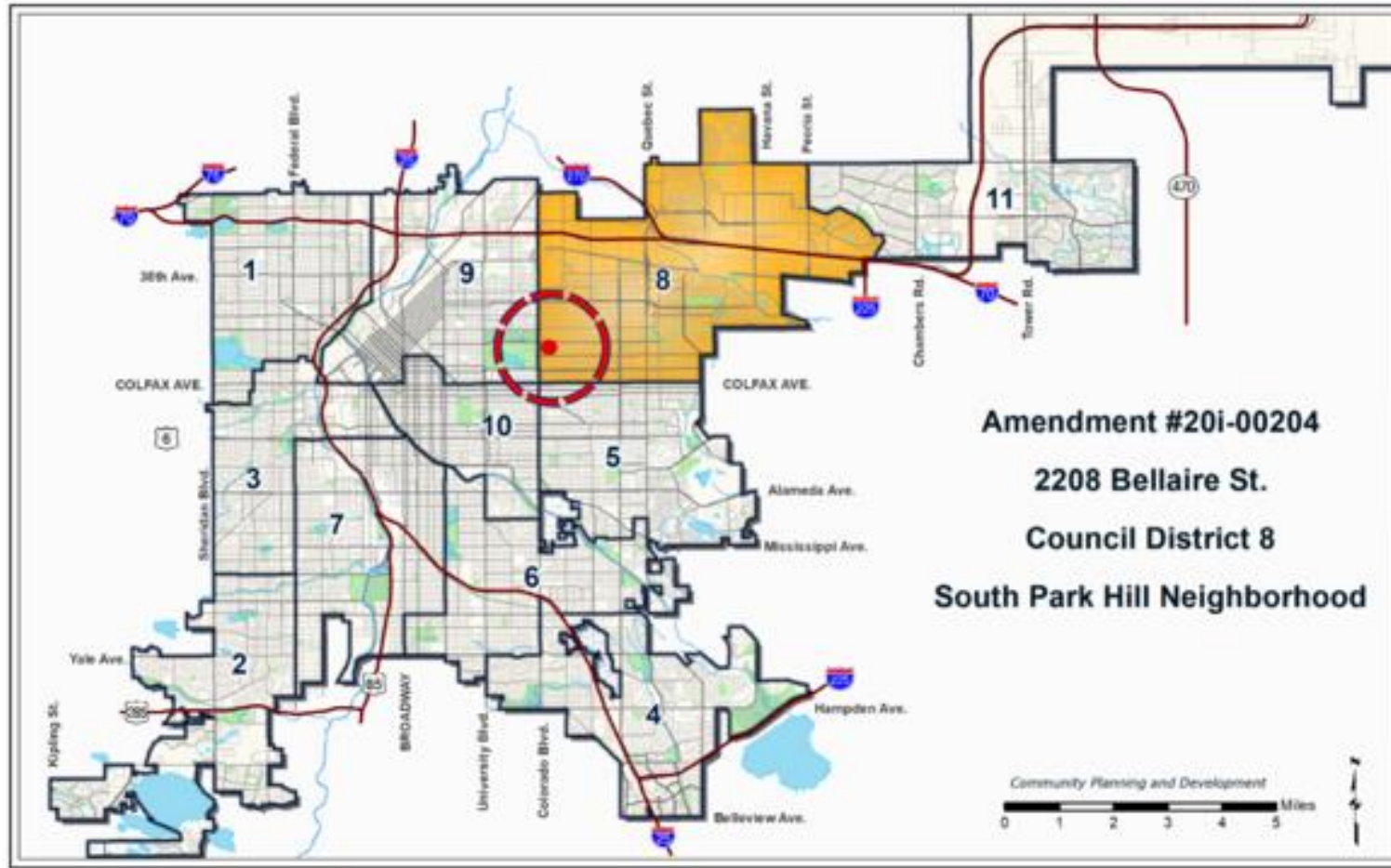




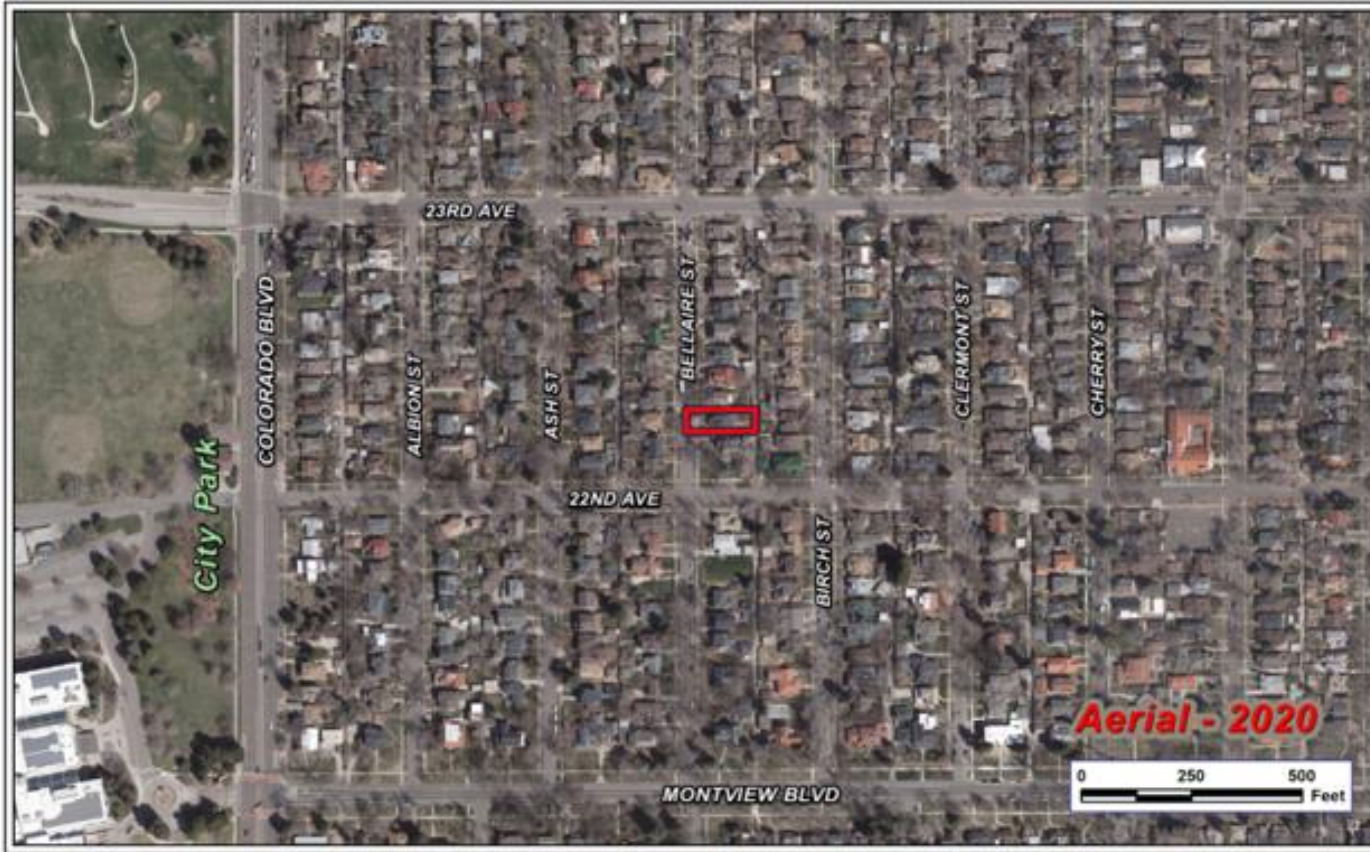
2208 North Bellaire Street

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

Council District 8 (Herndon)



Request: U-SU-C1



- Location
 - Approx. 6,000 square feet or 0.13 acres
 - Single-unit residential
- Proposal
 - Rezoning from U-SU-C to U-SU-C1
 - Allows the urban house and detached accessory dwelling unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 5,500 ft²

Existing Zoning



- Current Zoning: U-SU-C
- Surrounding Zoning: U-SU-C
- U-SU-E
- OS-A

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential



- Park/Open Space
- Parking
- Vacant



Process

- Informational Notice: 02/18/2021
- Planning Board Notice: 4/20/2021
- Planning Board Public Hearing: 5/5/2021
- LUTI Committee: 5/11/21
- City Council Public Hearing: 8/2/21

- Public Comment
 - As of present, two comments of opposition have been received.
 - Concerns are for noise, ADU placement, setbacks and visual impacts.

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)*
- *East Area Plan (2020)*

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: Blueprint Denver 2019



- **Urban**

- Small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas
- Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver 2019



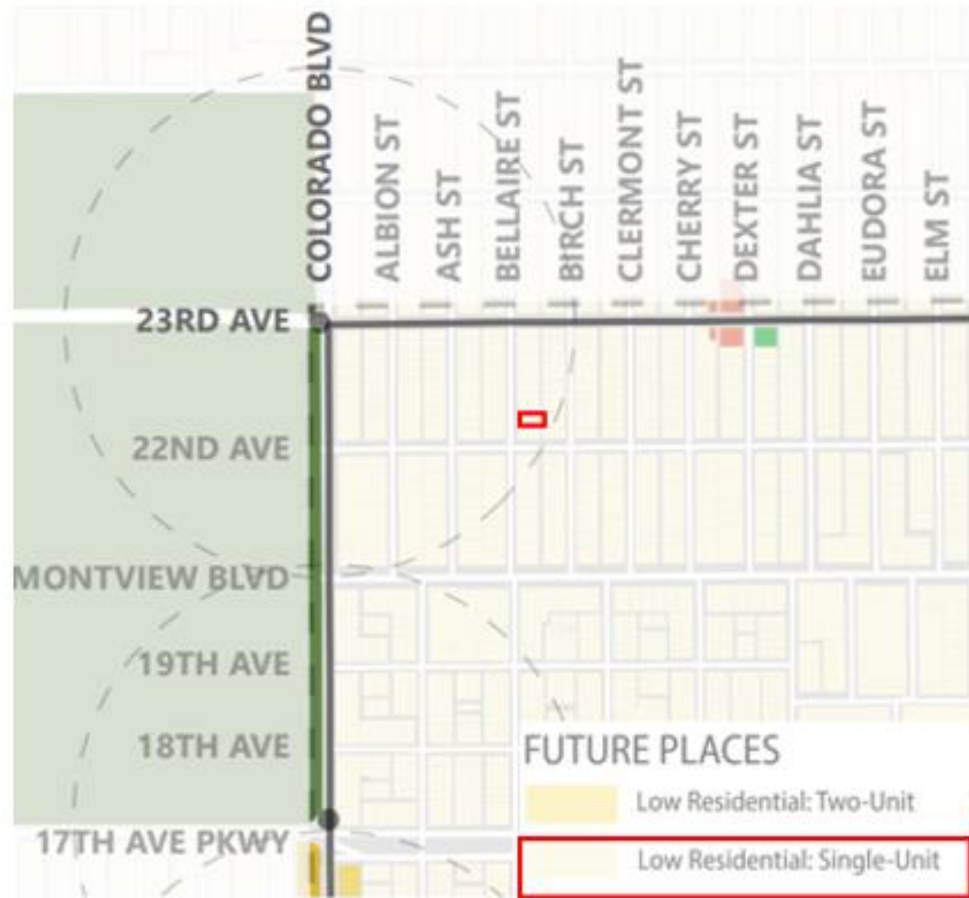
- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - Bellaire Street: Local Street

Consistency with Adopted Plans: Blueprint Denver

Land Use and Built Form- Housing 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: East Area Plan



- **Low Residential: Single Unit**
 - Predominantly single-unit uses
 - Accessory dwelling units are appropriate

Consistency with Adopted Plans: East Area Plan

Policy L6: Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly-designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations.

Strategy L6.D: Implement adopted citywide policies in Blueprint Denver to diversify housing choice through expansion of ADUs throughout all residential areas while also addressing context-sensitive ADU design and removing barriers to ADU construction.

South Park Hill Neighborhood Section, Strategy PH-L1.B: Integrate accessory dwelling units and missing middle housing in appropriate locations

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

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