



---

# West Highland Neighborhood

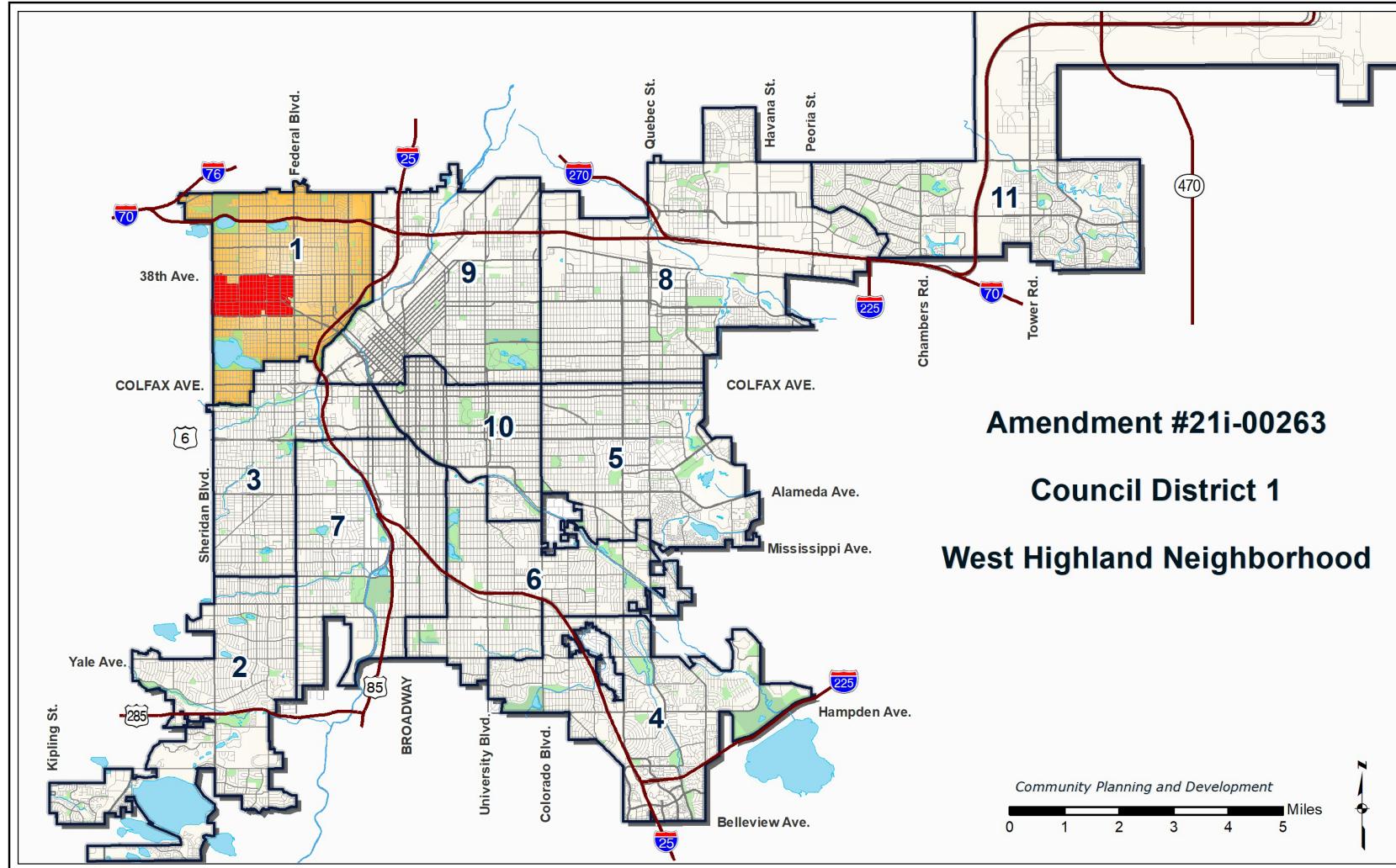
Map Amendment #2021I-00263: from U-SU-A, U-SU-B and U-SU-C to U-SU-A1, U-SU-B1 and U-SU-C1

Denver City Council  
Nov. 7 2022

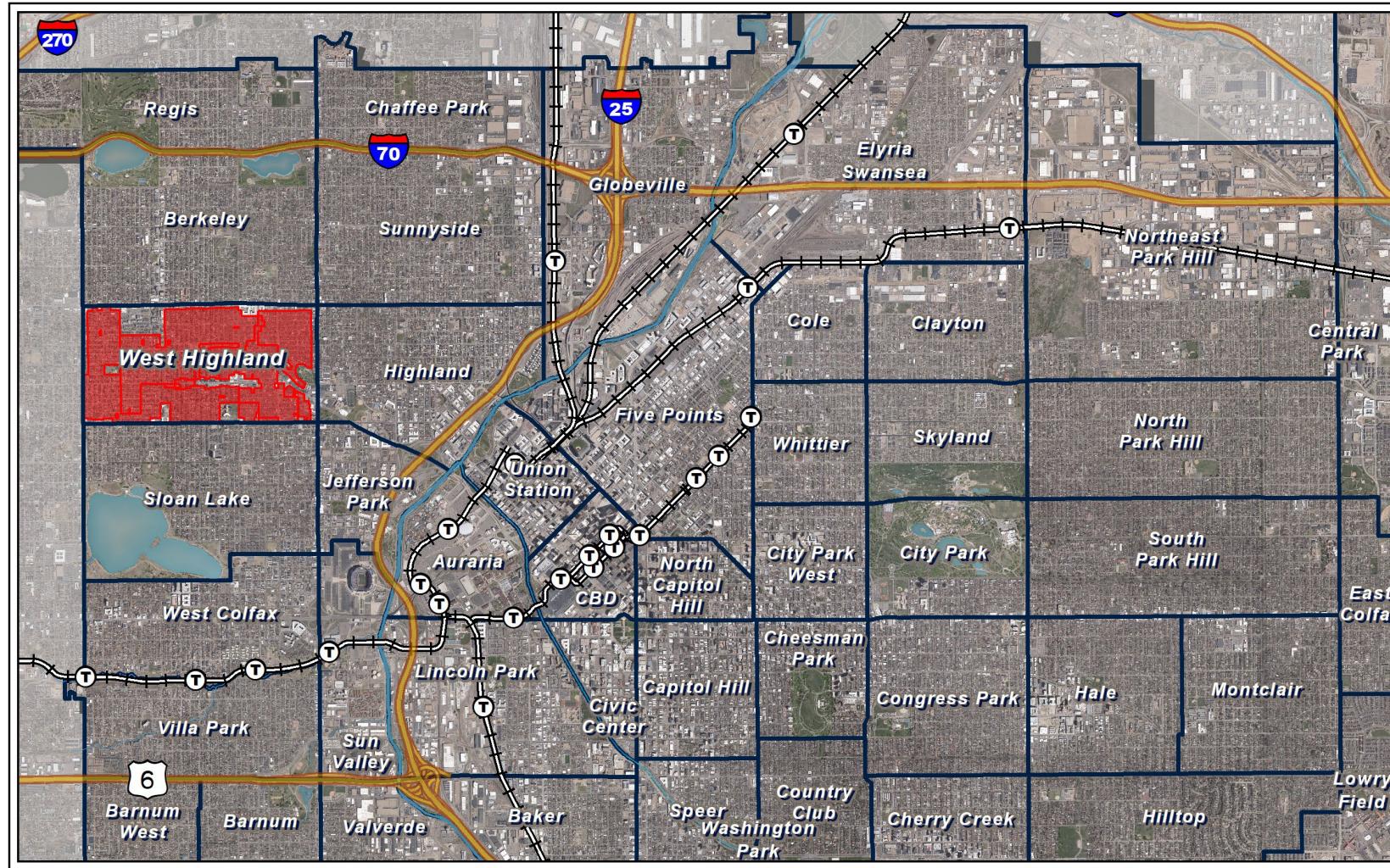
# Purpose of Map Amendment

- Sponsored by Council Member Amanda Sandoval
- Map Amendment: Rezone properties with single-unit residential zoning in West Highland to allow ADUs

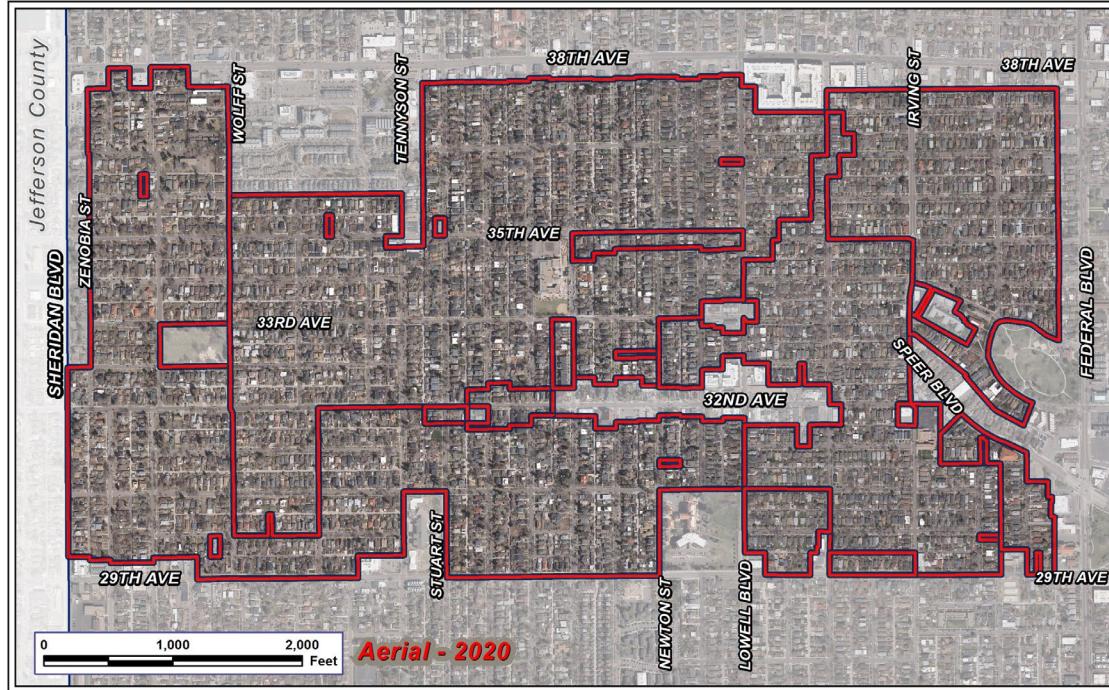
# Council District 1: Amanda Sandoval



# West Highland Neighborhood



# Request: U-SU-A1, U-SU-B1 and U-SU-C1



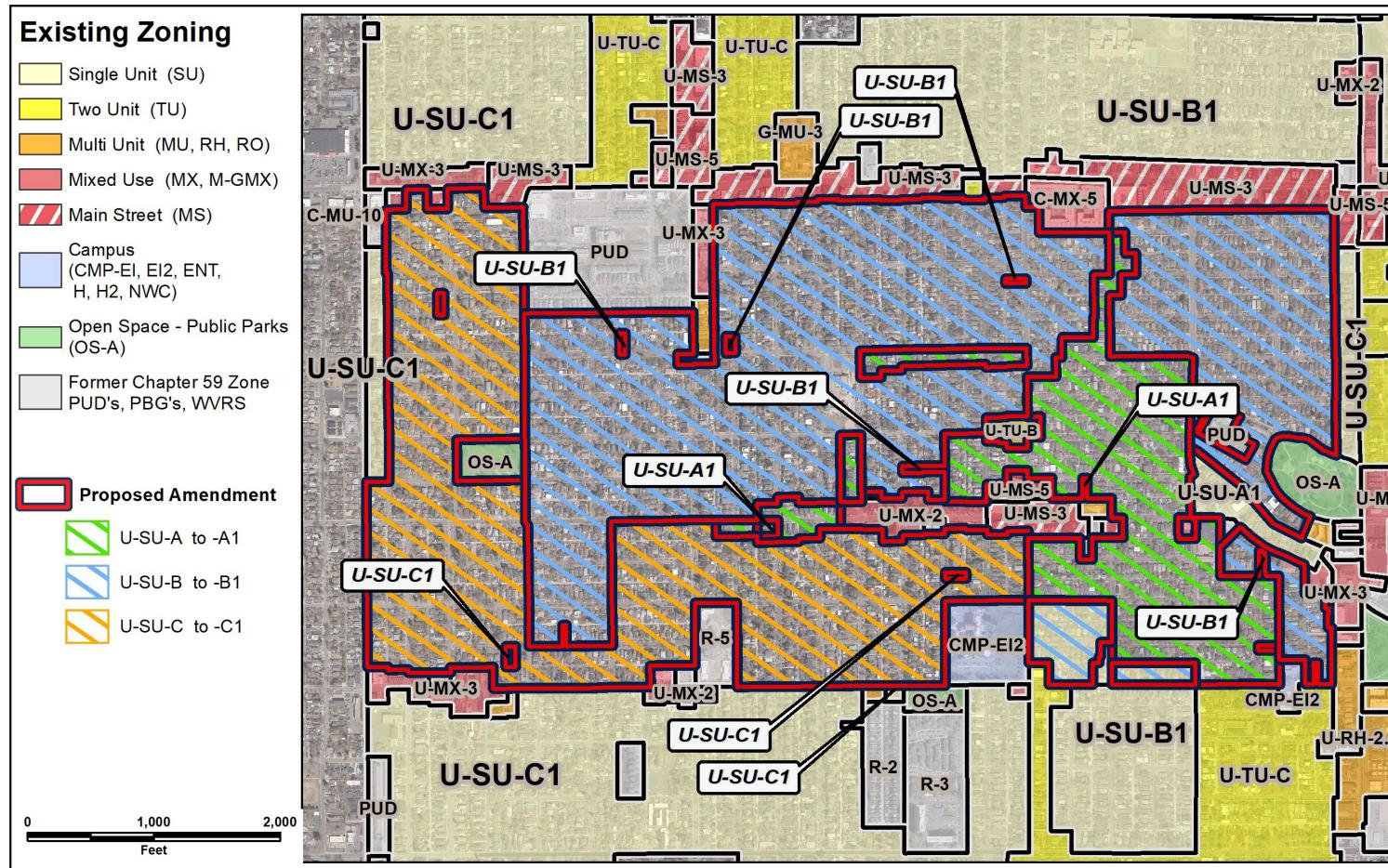
- Approximately 3,265 parcels
- Approximately 562 acres
- Urban Neighborhood Context – Single-Unit Residential Use – allowing **accessory dwelling units**
  - Min. lot size range from 3,000 (U-SU-A1) to 5,500 (U-SU-C1)
- Requesting rezoning to facilitate accessory dwelling units

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

# Existing Context Overview

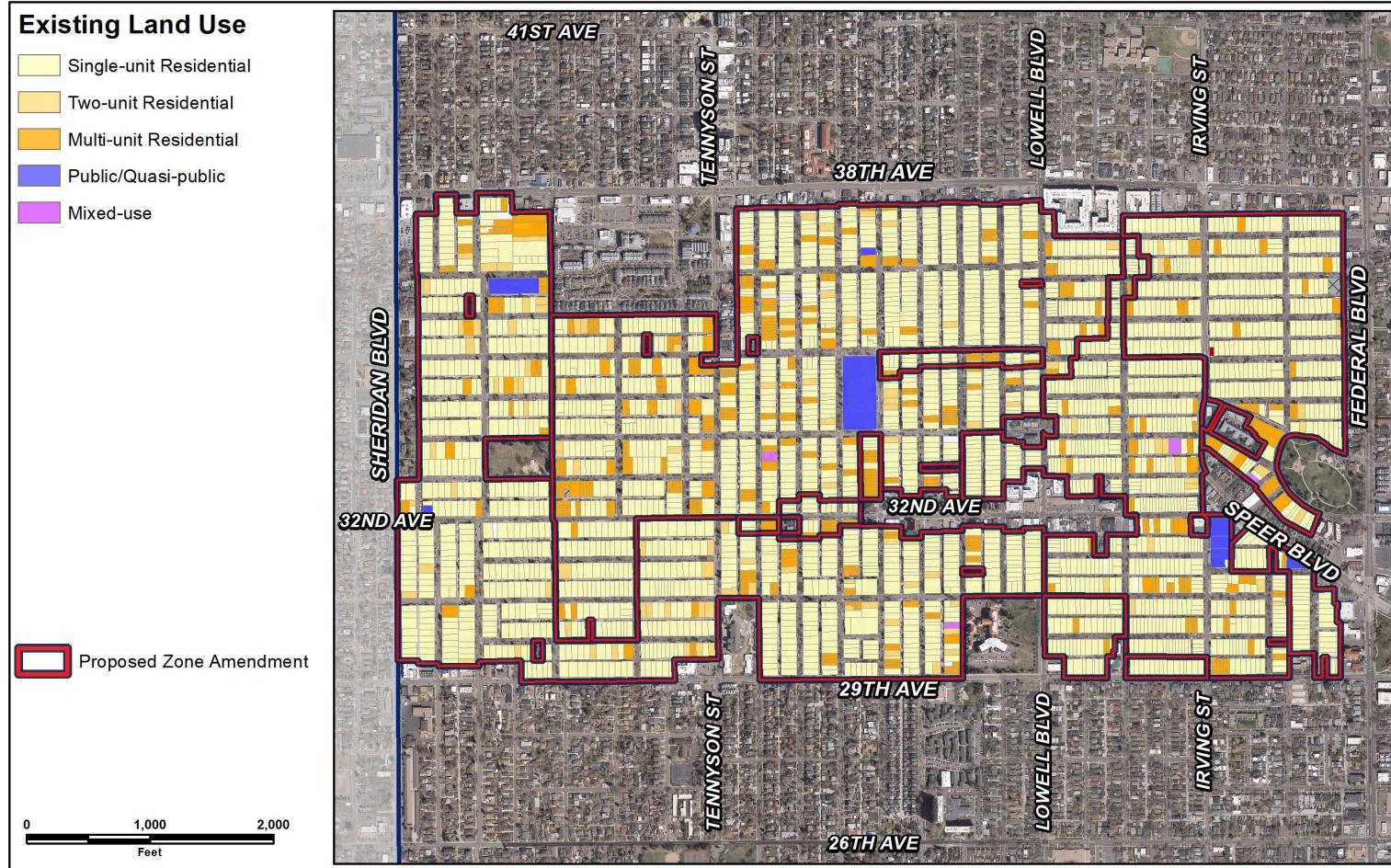
- Zoning
- Land Use
- Building Form/Scale

# Existing Zoning



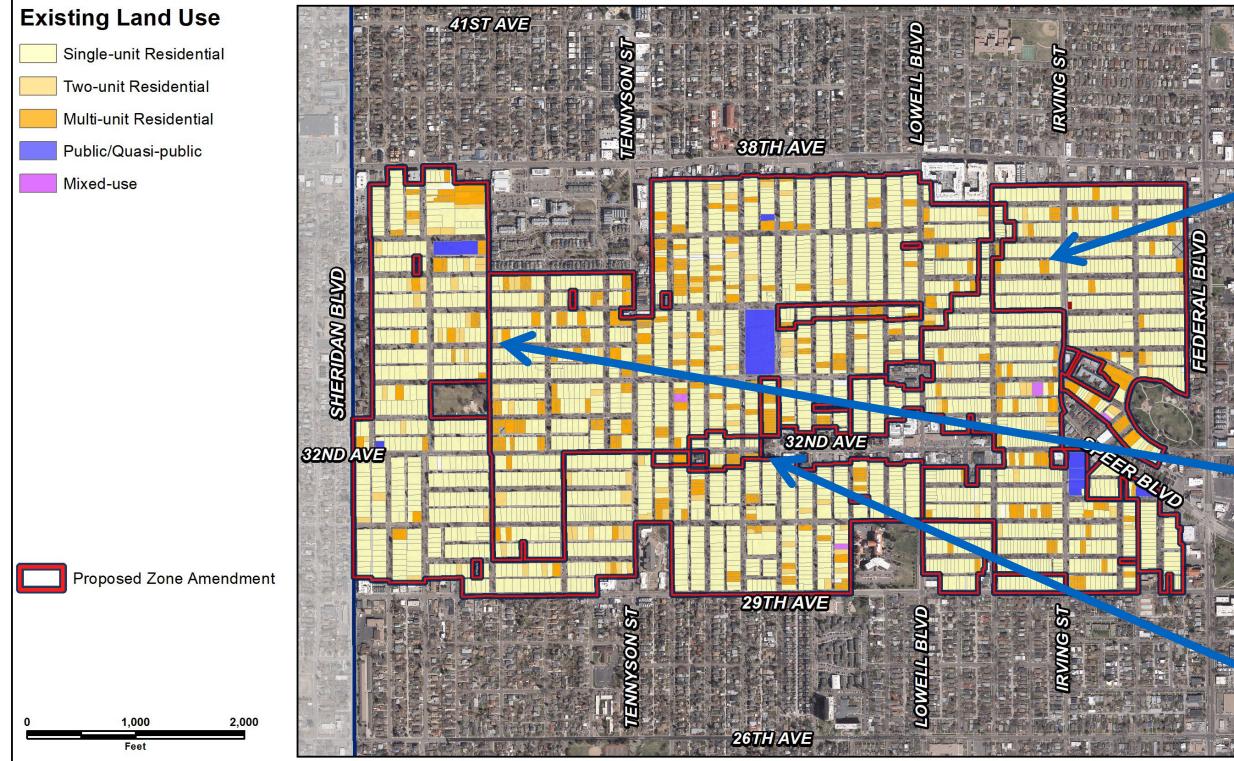
- Current zoning: U-SU-A, U-SU-B and U-SU-C
- Surrounding zoning: U-MS- and U-MX- districts ranging from 2 to 5 stories (38<sup>th</sup>, 32<sup>nd</sup>, 29<sup>th</sup> Avenues) U-SU-B1 and U-SU-C1 (abutting neighborhoods with ADU zoning)
- Contained within the rezoning area are eight individual properties that were previously rezoned to allow ADUs.

# Existing Land Use



- Single-unit residential, public/quasi public (churches and schools) handful of two- and multi-unit residential uses
- Adjacent to commercial and mixed uses along Sheridan, 29<sup>th</sup> Avenue, 38<sup>th</sup> Avenue, Federal Boulevard and 38<sup>th</sup> Avenue.

# Existing Context – Built Form/Scale



# Public Outreach

- Property owner door flyers: Dec. 2021
- Virtual Town halls: 1/19/22 and 1/29/22
- Online survey: Dec. 2021 through May 2022

# Process

- Informational Notice: 6/22/22
- Planning Board Notice Posted: 8/22/22
- Planning Board Public Hearing: 9/7/22
  - Planning Board voted unanimously to recommend approval of this proposed rezoning
- LUTI Committee: 9/13/22
- City Council Public Hearing: 11/7/22

# Public Comment

- RNOs: letter of support from the West Highland Neighborhood Association
- Members of the public
  - Detailed survey response comments, majority in support, included with application
  - Staff has received approximately 45 letters or written comments from community members in support of this proposed rezoning, approximately 10 from residents expressing opposition to the proposal.
    - Includes 8 copies of a letter sent by two stakeholders who jointly own four properties in the neighborhood

# Public Comment: Key Themes

- Support:
  - Meeting demand for housing units
  - Opportunity for housing elders and other family members
  - Increased diversity of housing unit size and cost
- Opposition
  - Concerns about increase in on-street parking demand
  - Concern about addition of residential units in neighborhood generally
  - Concerns about notification

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Denver Office of Housing Stability 5-year Plan*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

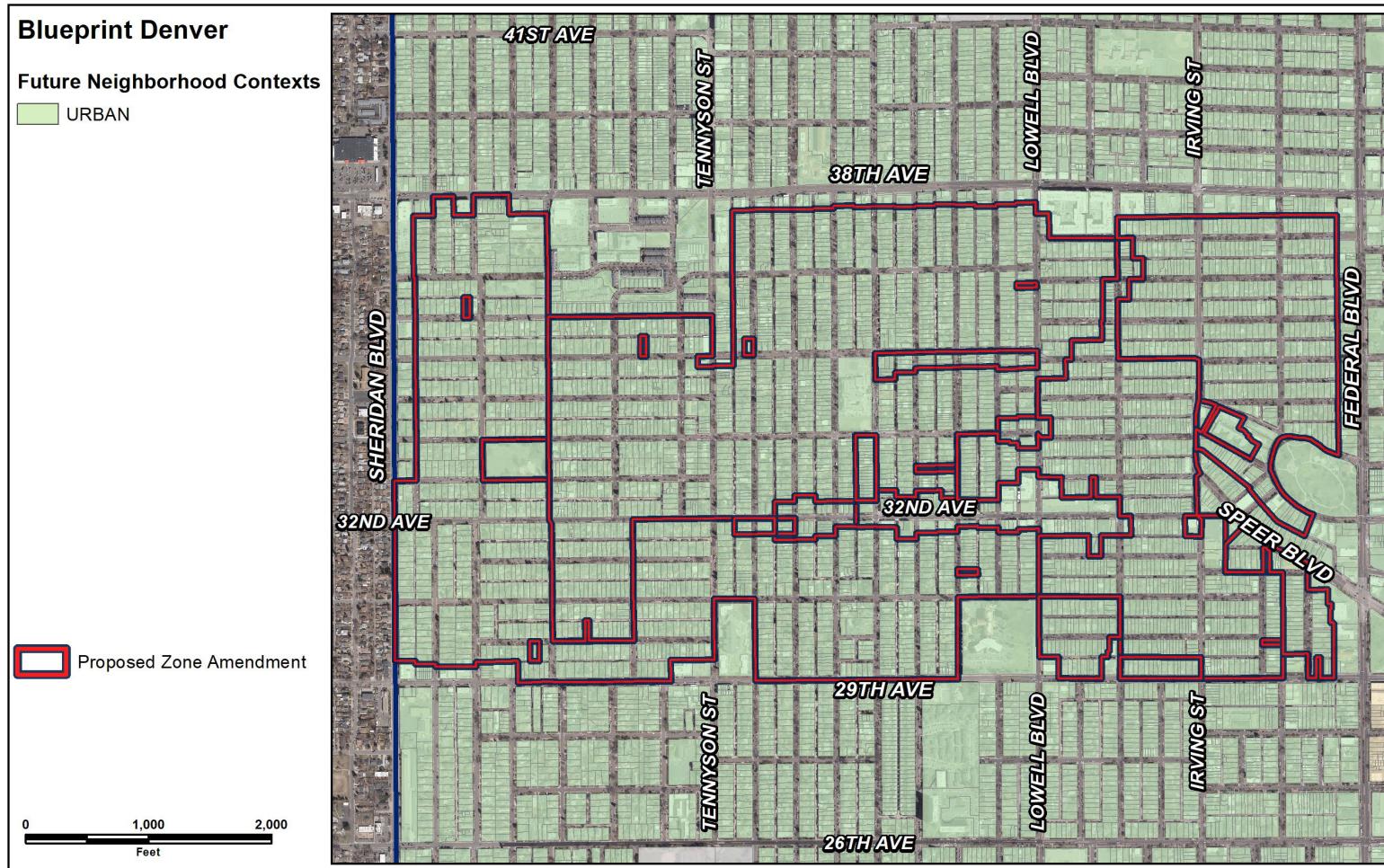
# Review Criteria: Consistency with Adopted Plans

## *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 2, Strategy D – Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments (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).*

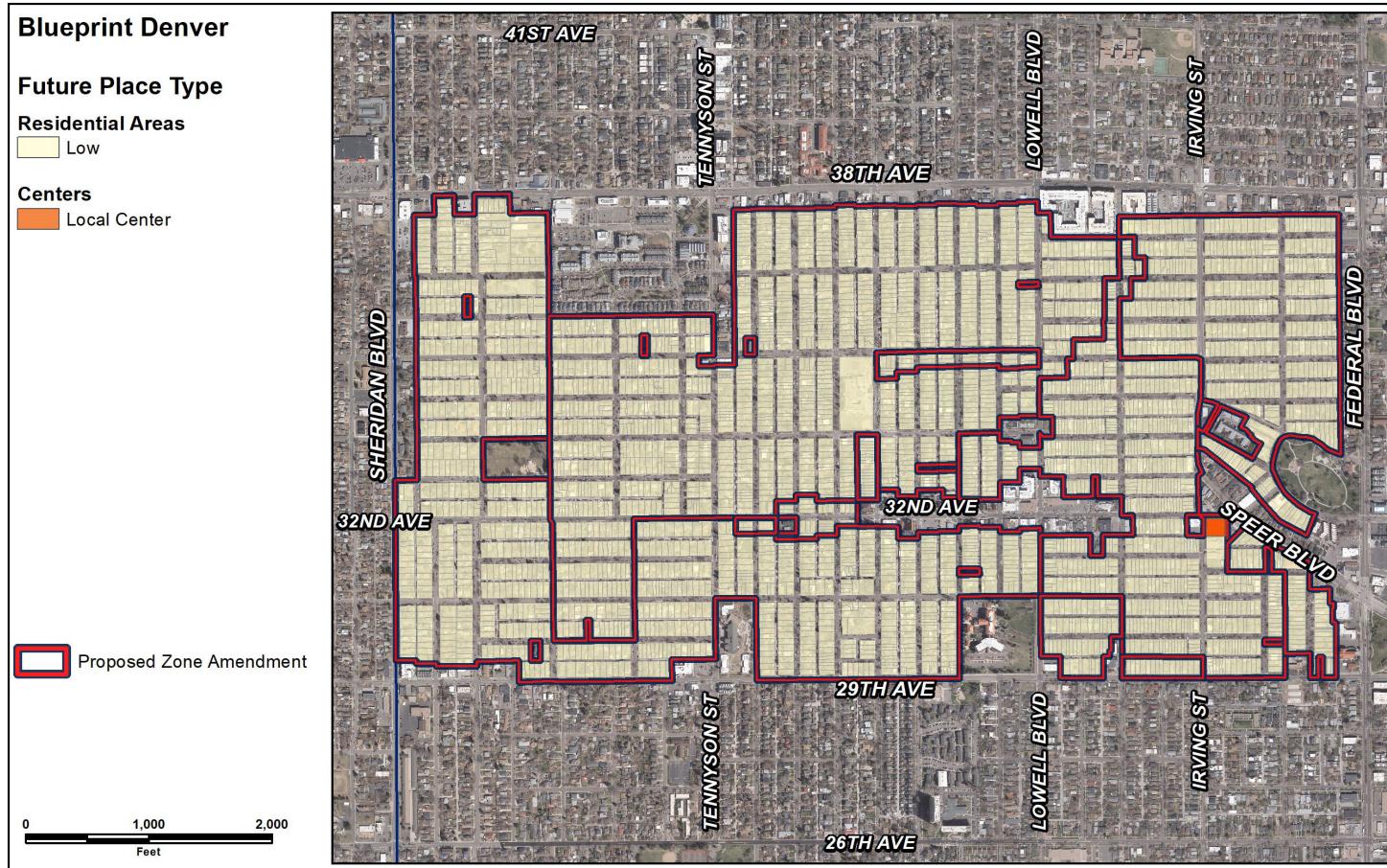


# Consistency with Adopted Plans: Blueprint Denver



- **Urban Neighborhood Context**
  - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout and commercial/mixed use development found along main corridors
  - Grid block pattern and alley access

# Consistency with Adopted Plans: Blueprint Denver



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

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.

# Consistency with Adopted Plans: Blueprint Denver



- Future Street Types
  - Residential Collector
    - Tennyson Street
    - Lowell Boulevard
    - Stuart Street
    - 32<sup>nd</sup> Ave.
  - Main Street Arterial
    - 38<sup>th</sup> Avenue
  - Residential Arterial
    - Sheridan and Federal Boulevards
    - 29<sup>th</sup> Avenue

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.

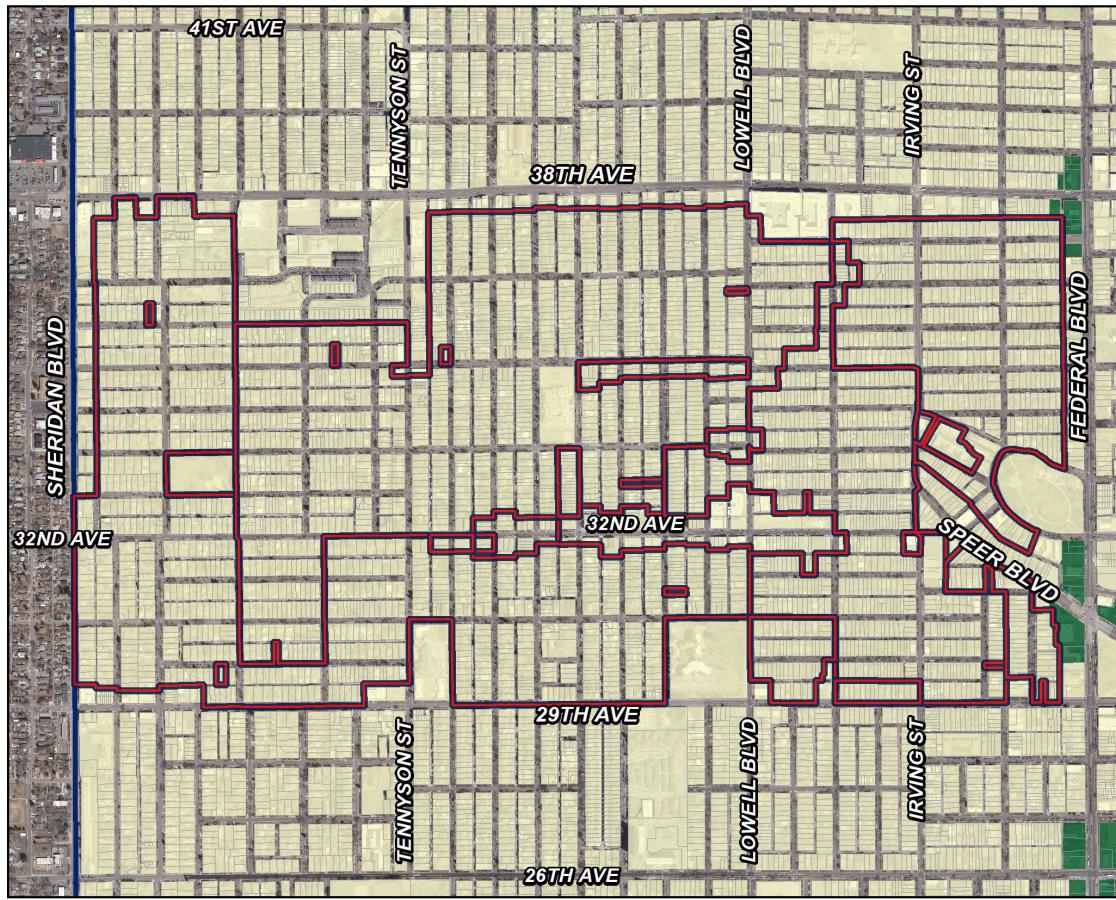
# Consistency with Plans: Blueprint Denver 2019

## Blueprint Denver Future Growth Strategy

### Future Growth Areas

All other areas of the city

Community centers and corridors



- **Growth Areas Strategy:**  
All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040

# Consistency with Adopted Plans: Blueprint Denver

## Additional Policies

- Land Use & Built Form, Housing, Policy 4
  - “Diversify[ing] housing choice through the expansion of accessory dwelling units throughout all residential areas” (p. 84)
- Land Use & Built Form, General, Policy 1
  - “Implement plan recommendations through city-led legislative rezonings and text amendments” (p. 79)

# Blueprint Denver: Equity Concepts

## Improving Access to Opportunity

creating more equitable access to quality-of-life amenities, health and quality education.

## Reducing Vulnerability to Displacement

stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

## Expanding Housing and Jobs Diversity

providing a better and more inclusive range of housing and employment options in all neighborhoods.

# Consistency with Adopted Plans: Blueprint Denver Equity Concepts

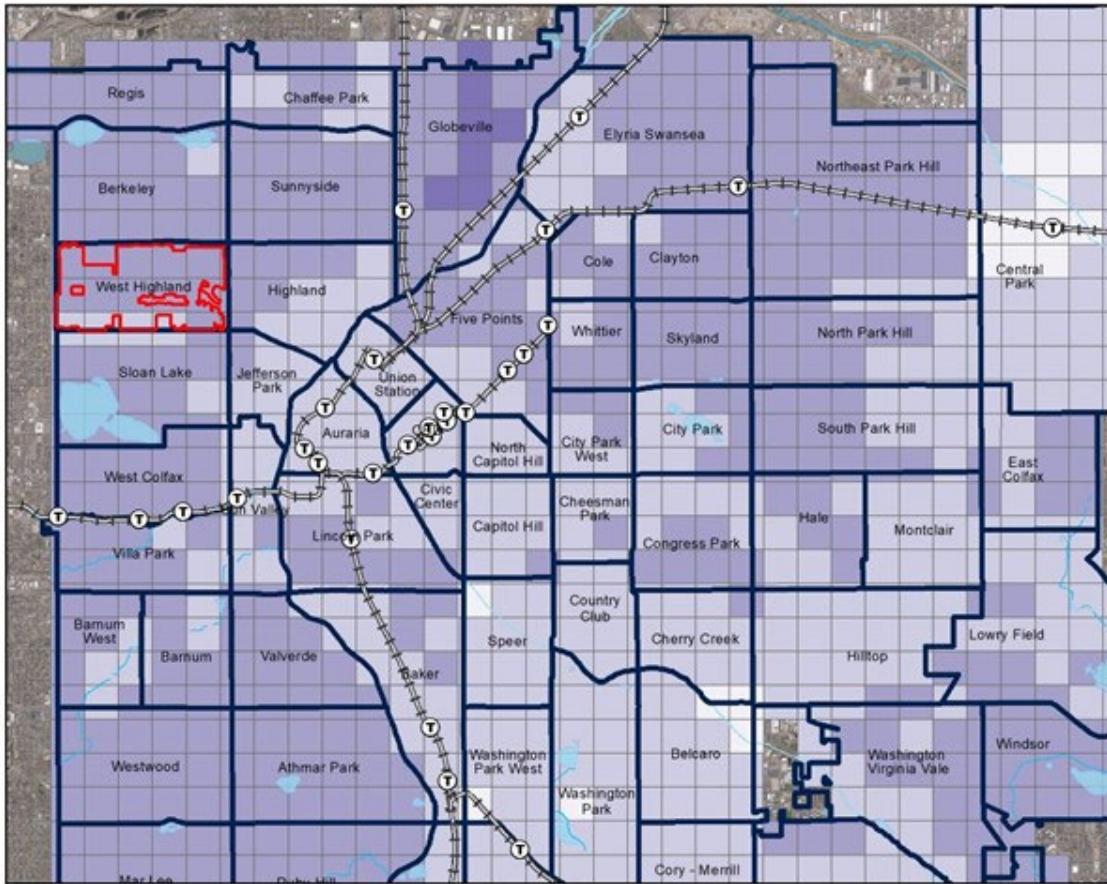
## Blueprint Denver Access to Opportunity

### Equity Score Average

<span style="background-color: #555; width: 10px; height: 10px; display: inline-block;"></span>	< 1 (Less Access)
<span style="background-color: #666; width: 10px; height: 10px; display: inline-block;"></span>	1 - 2
<span style="background-color: #777; width: 10px; height: 10px; display: inline-block;"></span>	2.01 - 3
<span style="background-color: #888; width: 10px; height: 10px; display: inline-block;"></span>	3.01 - 4
<span style="background-color: #999; width: 10px; height: 10px; display: inline-block;"></span>	> 4 (More Access)

### Proposed Zone Amendment

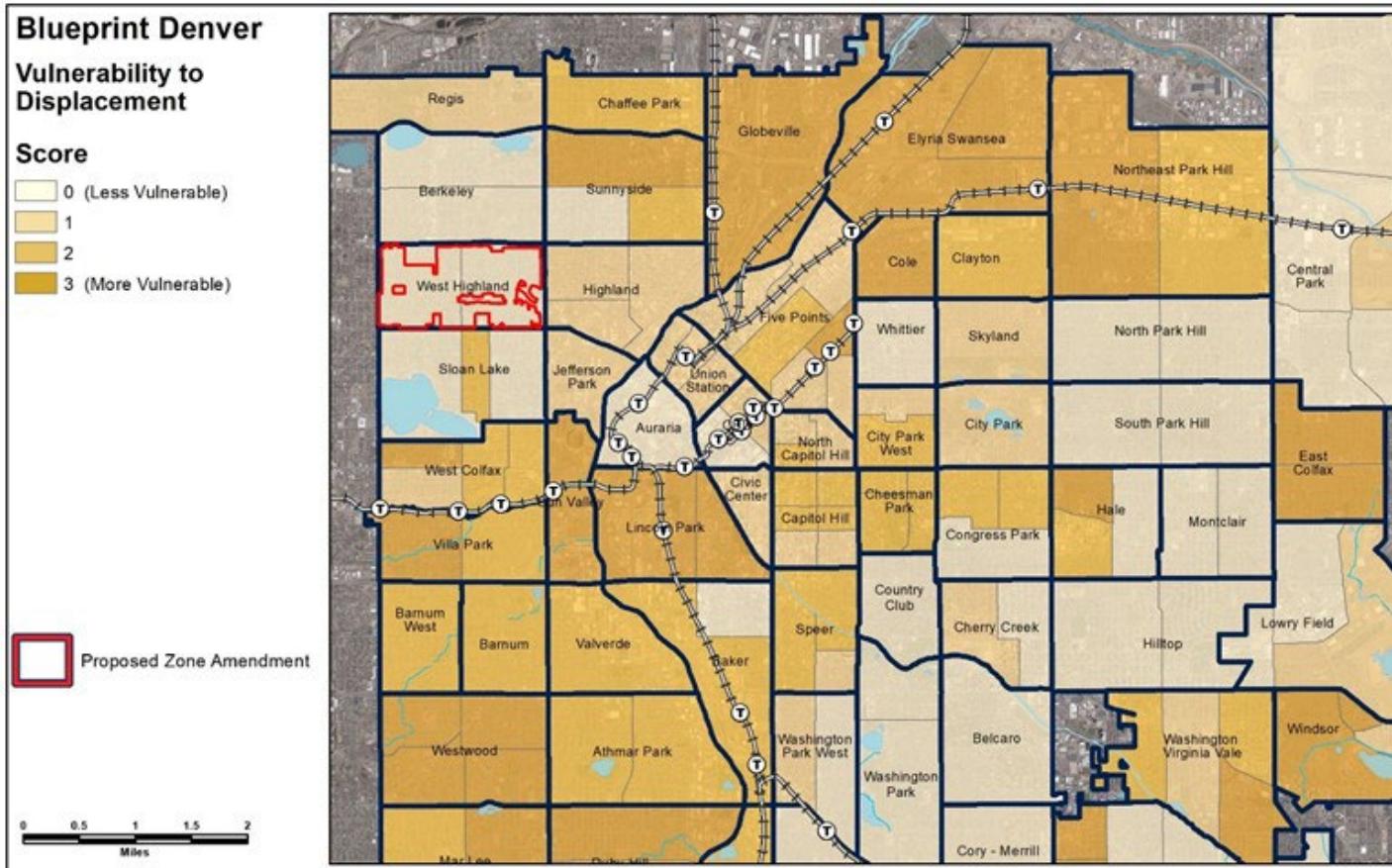
0 0.5 1 1.5 2  
Miles



## Access to Opportunity

- Average Access
  - Average access to healthcare
  - Lower childhood obesity
- Proposed rezoning will increase housing in area with access to jobs and services

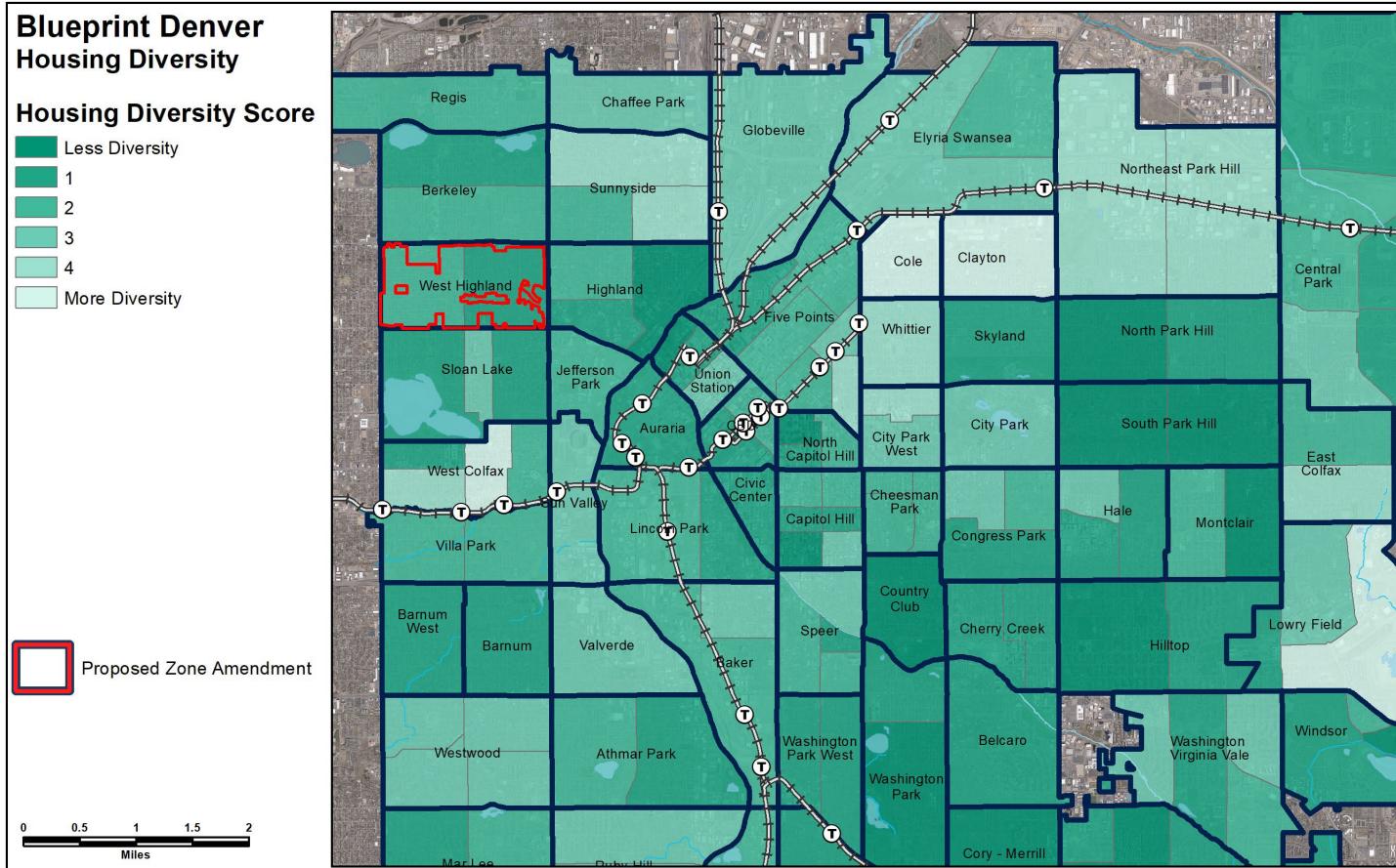
# Consistency with Adopted Plans: Blueprint Denver Equity Concepts



## Vulnerability to Involuntary Displacement

- less Vulnerable, based on all three metrics:
  - Median household income
  - Percent of renters
  - Educational attainment
- Expand housing options, wealth-building tool, opportunity to keep current residents in place

# Consistency with Adopted Plans: Blueprint Denver Equity Concepts



## Housing Diversity

- Lower-than-average Diversity
  - Missing middle
  - Home size
  - Ownership vs. rental
  - Housing costs
  - Affordable units
- New housing type, typically smaller and lower-cost

# Consistency with Plans: Denver HOST Five Year Strategic Plan

- **Program and Development Strategies:** Partner with agencies involved in the development review process to assess barriers to small-scale affordable housing and propose solutions that enable smaller projects (e.g., projects with a small number of units, accessory dwelling units, etc.). (p. 31)
- **Policy and Systems Change Strategies:** Support efforts to advance key land use strategies to advance affordable housing outlined in Blueprint Denver. These include: Diversify housing choice through the expansion of accessory dwelling units and remove barriers to the construction. (p. 51)

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

# CPD Recommendation

1. Staff recommends that City Council **approve** map amendment proposal #2021I-00263, rezoning properties in the West Highland neighborhood from U-SU-A, U-SU-B and U-SU-C to U-SU-A1, U-SU-B1 and U-SU-C1, finding that the applicable review criteria have been met.