



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

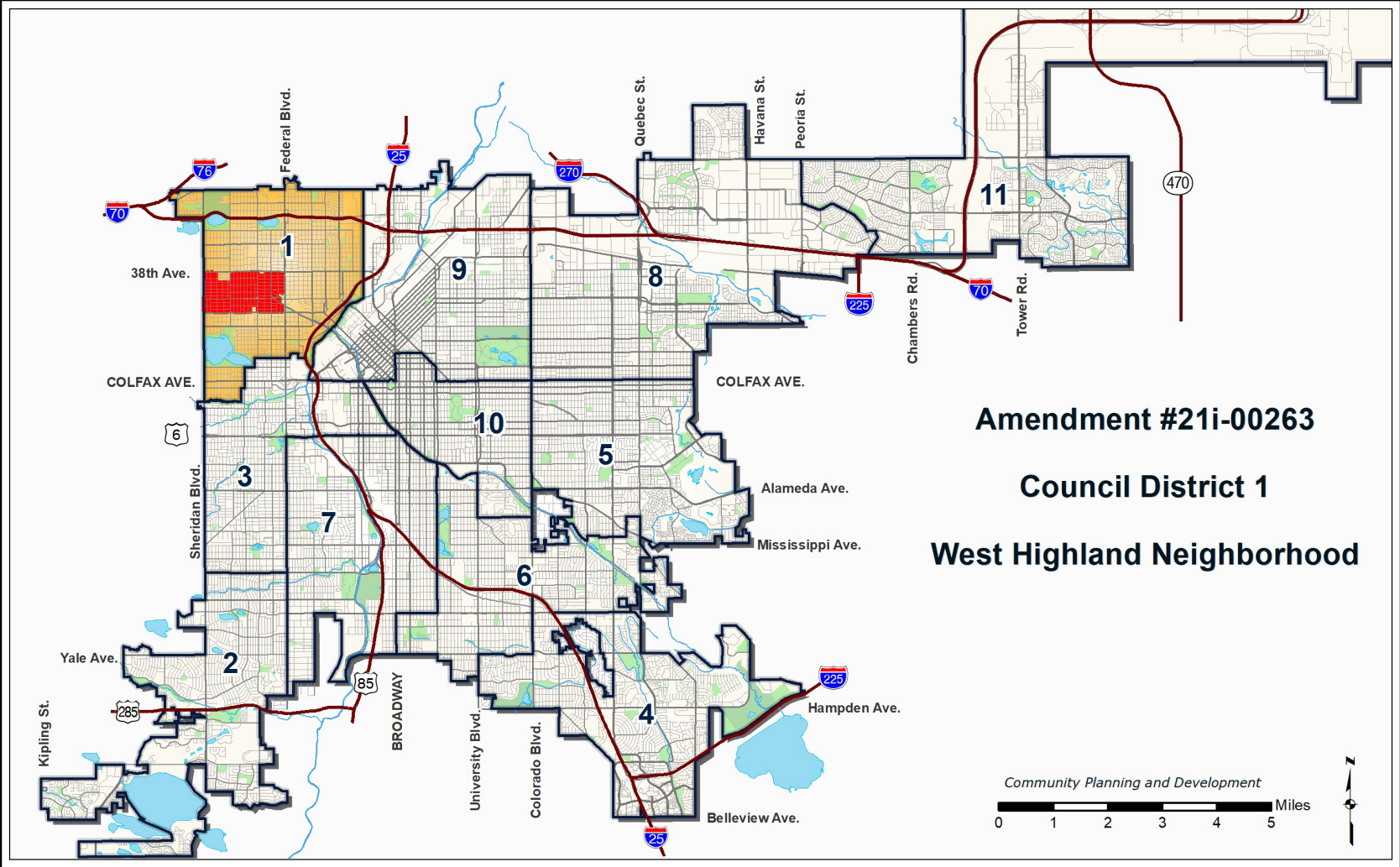
Denver City Council

Nov. 7 2022

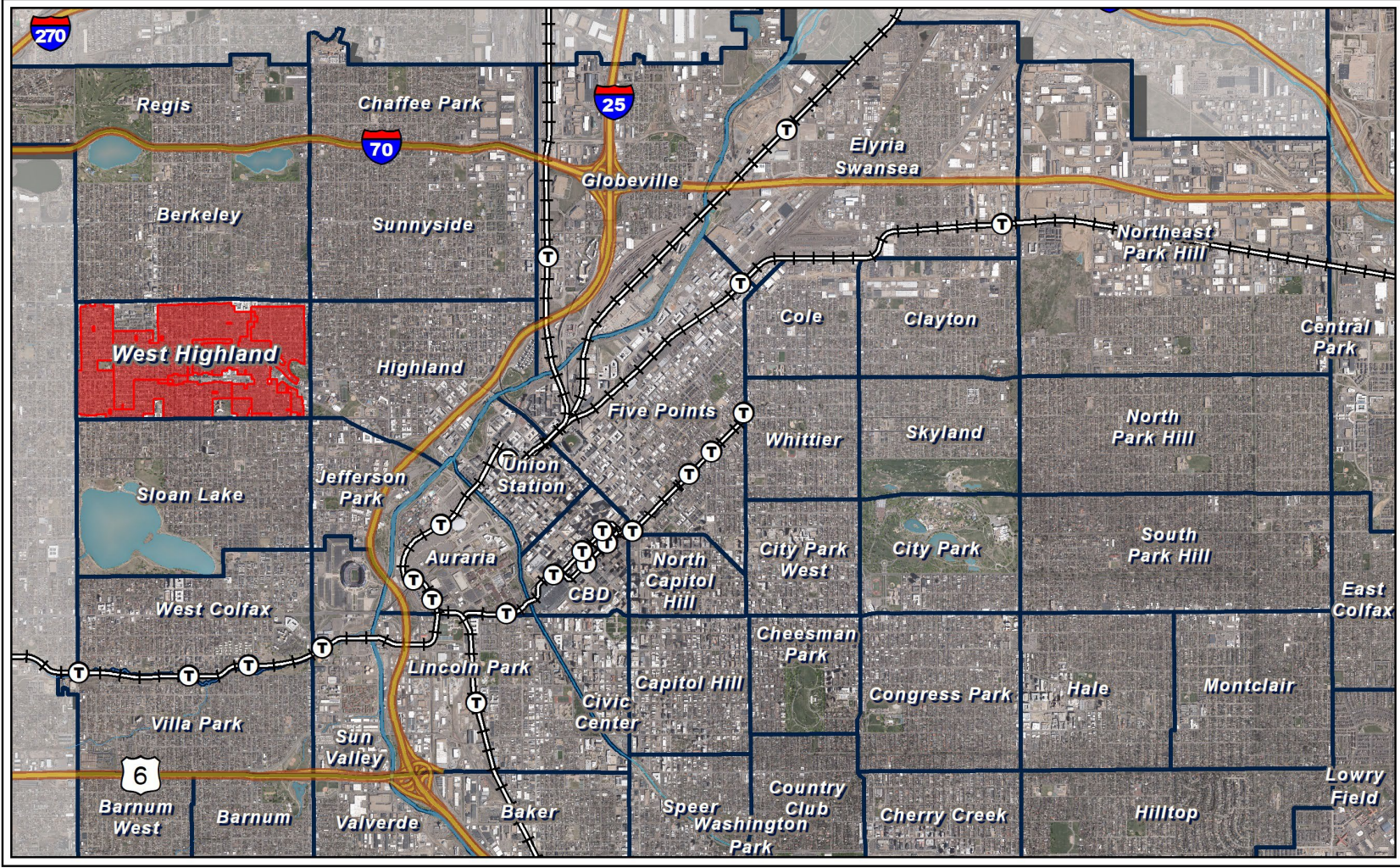
Purpose of Map Amendment

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

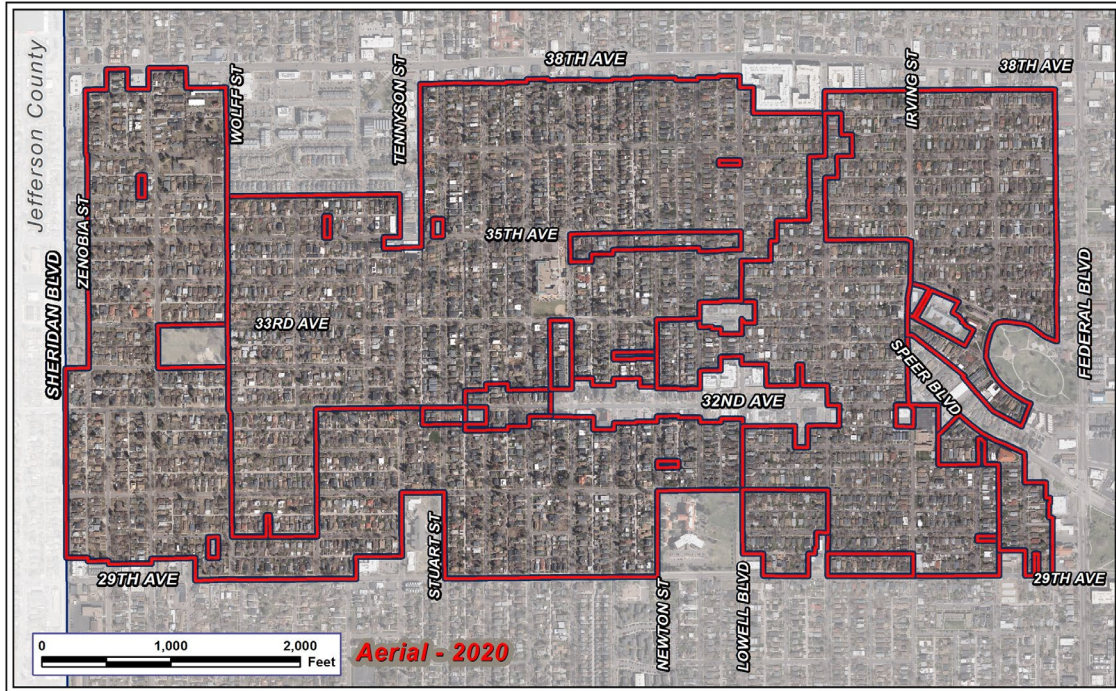
Council District 1: Amanda Sandoval



West Highland Neighborhood



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



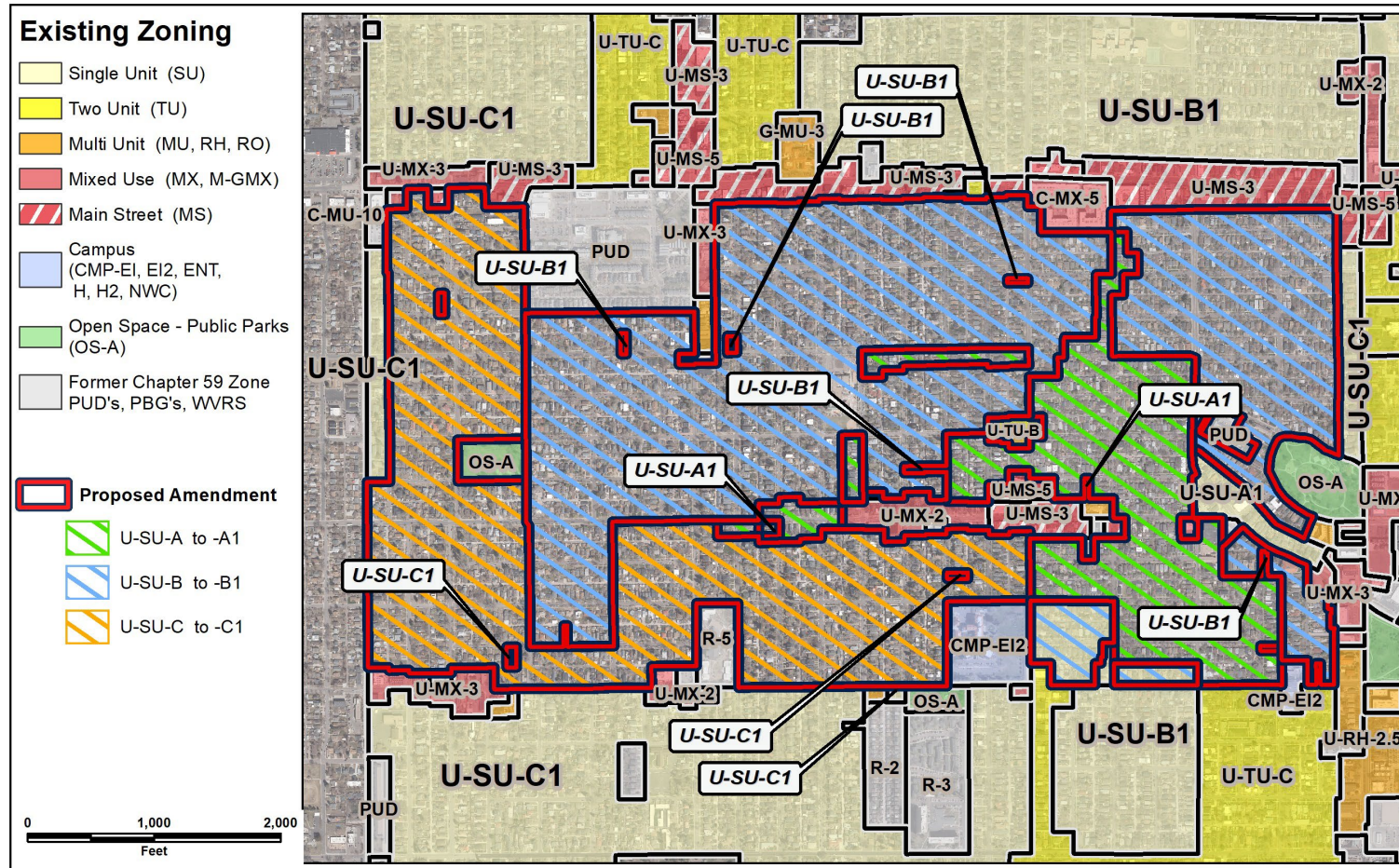
- Approximately 3,265 parcels
- Approximately 562 acres
- Urbane Neighborhood Context – Single-Unit Residential Use – allowing accessory dwelling units
 - Min. lot size range from 3,000 (U-SU-A1) to 5,500 (U-SU-C1)
- Requesting rezoning to facilitate accessory dwelling units

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

Existing Context Overview

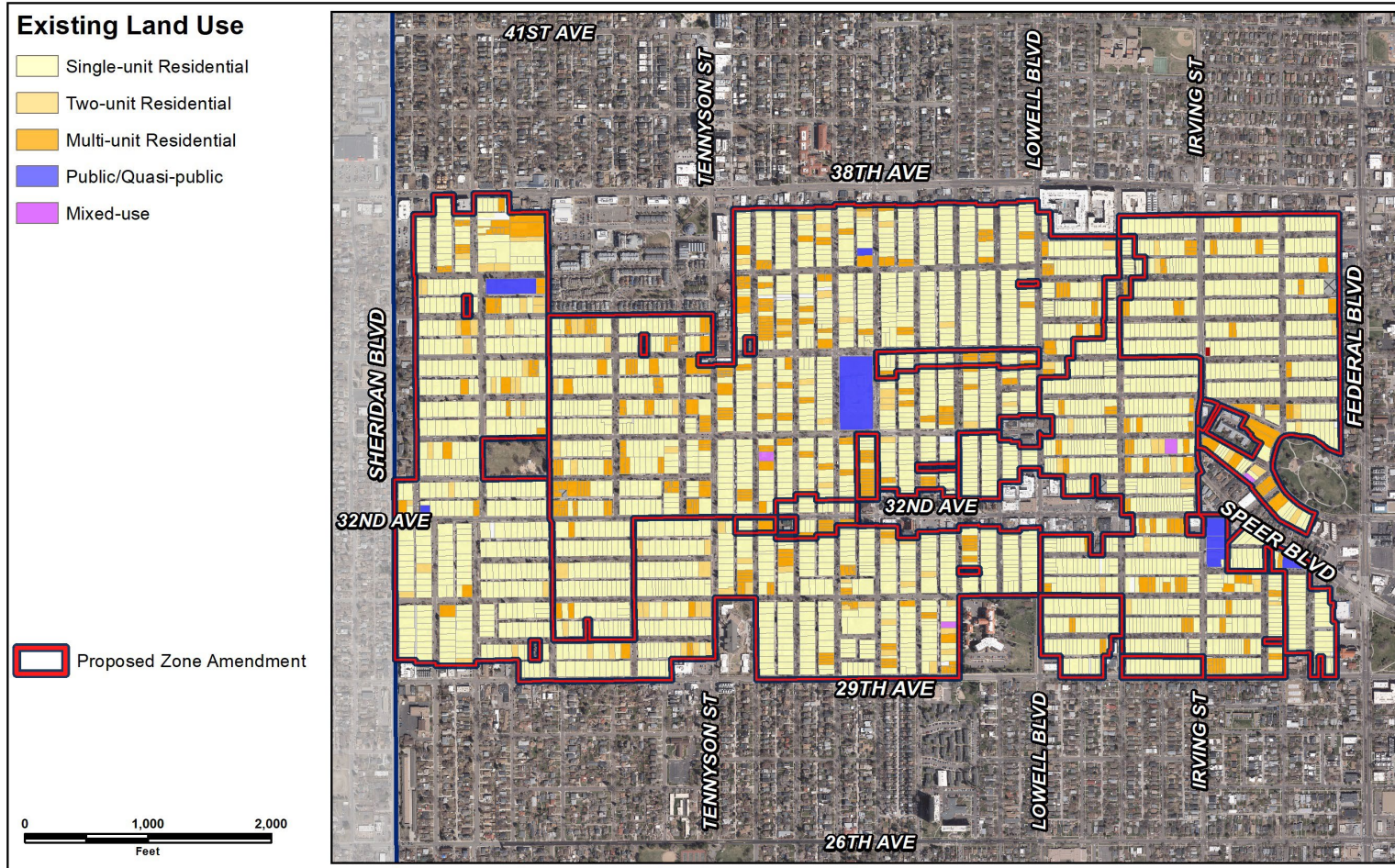
- Zoning
- Land Use
- Building Form/Scale

Existing Zoning



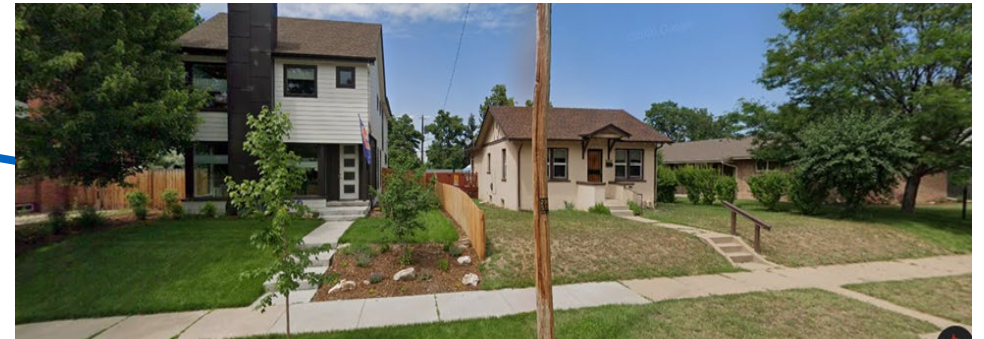
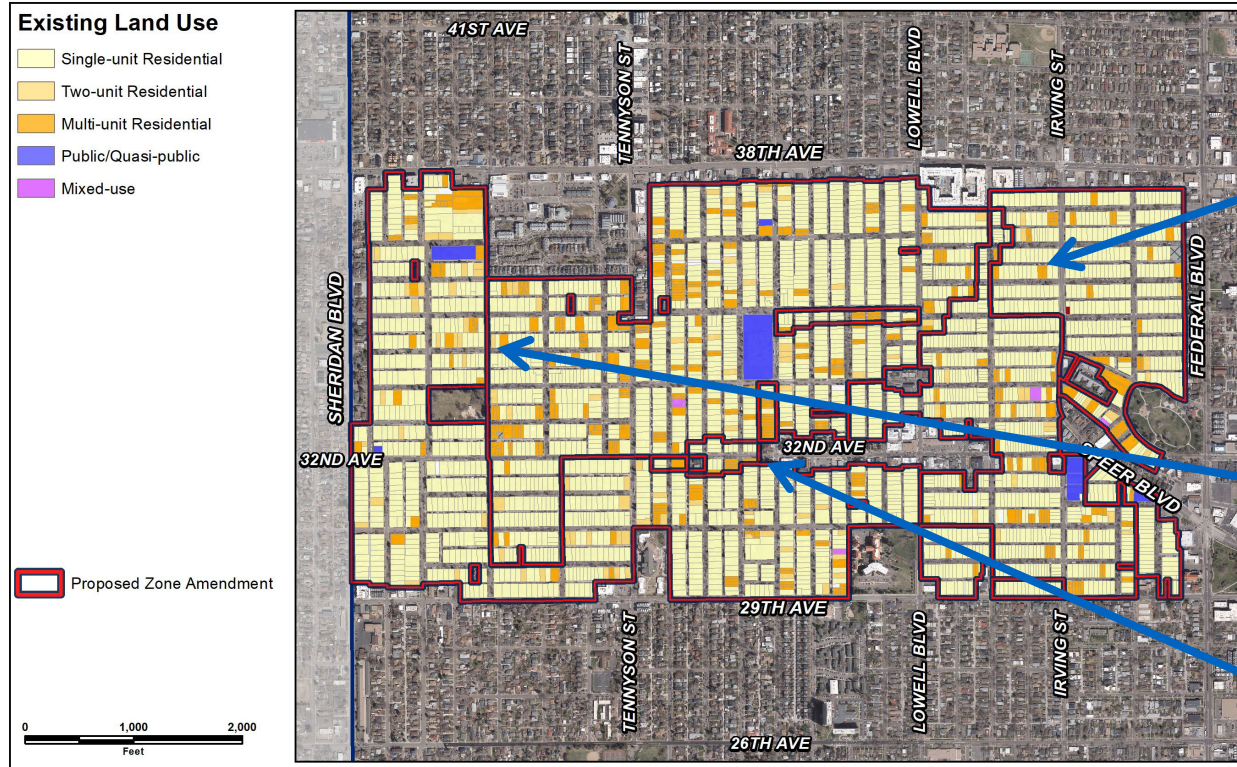
- Current zoning: U-SU-A, U-SU-B and U-SU-C
- Surrounding zoning: U-MS- and U-MX- districts ranging from 2 to 5 stories (38th, 32nd, 29th Avenues) U-SU-B1 and U-SU-C1 (abutting neighborhoods with ADU zoning)
- Contained within the rezoning area are eight individual properties that were previously rezoned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

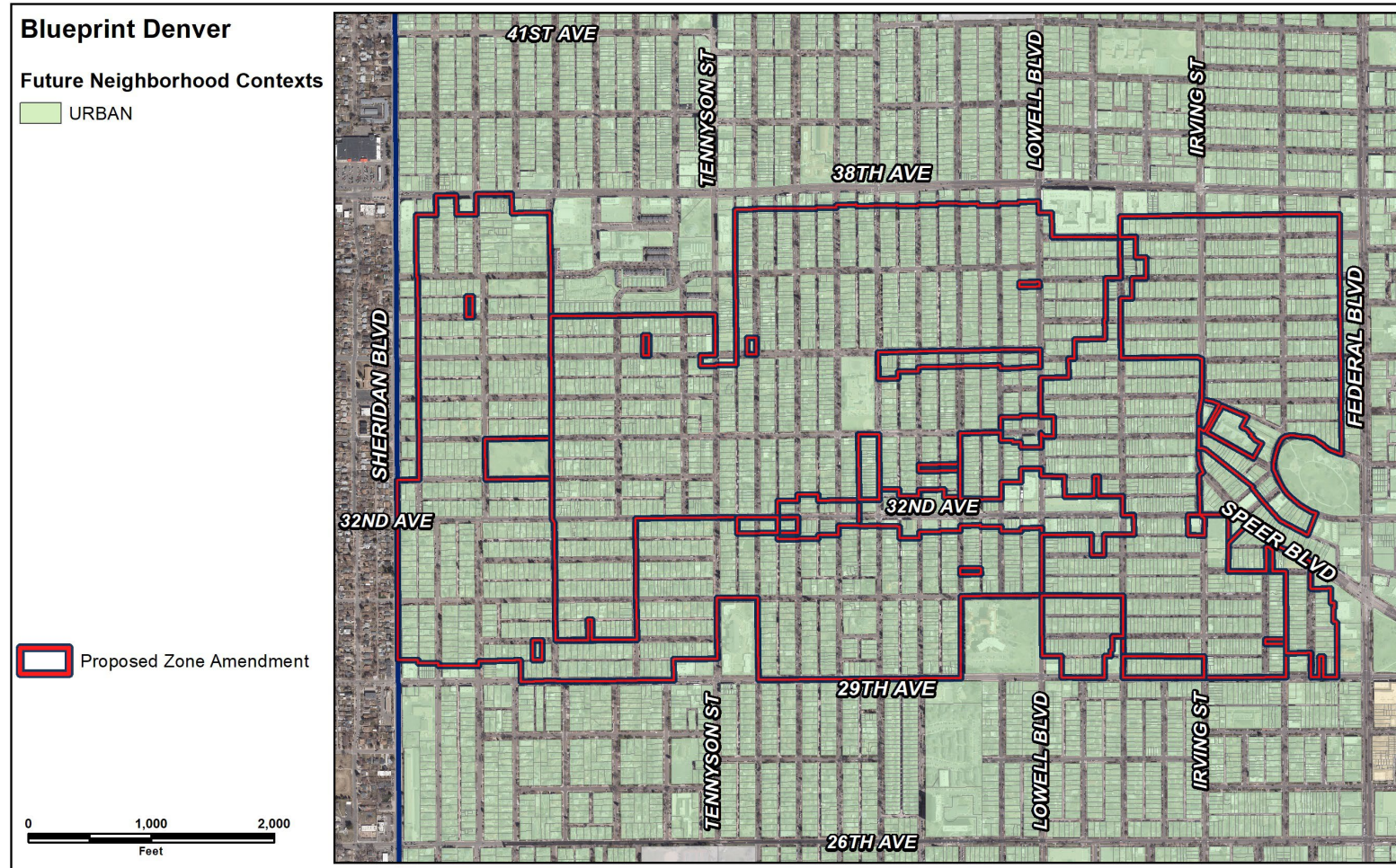
Review Criteria: Consistency with Adopted Plans

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).*

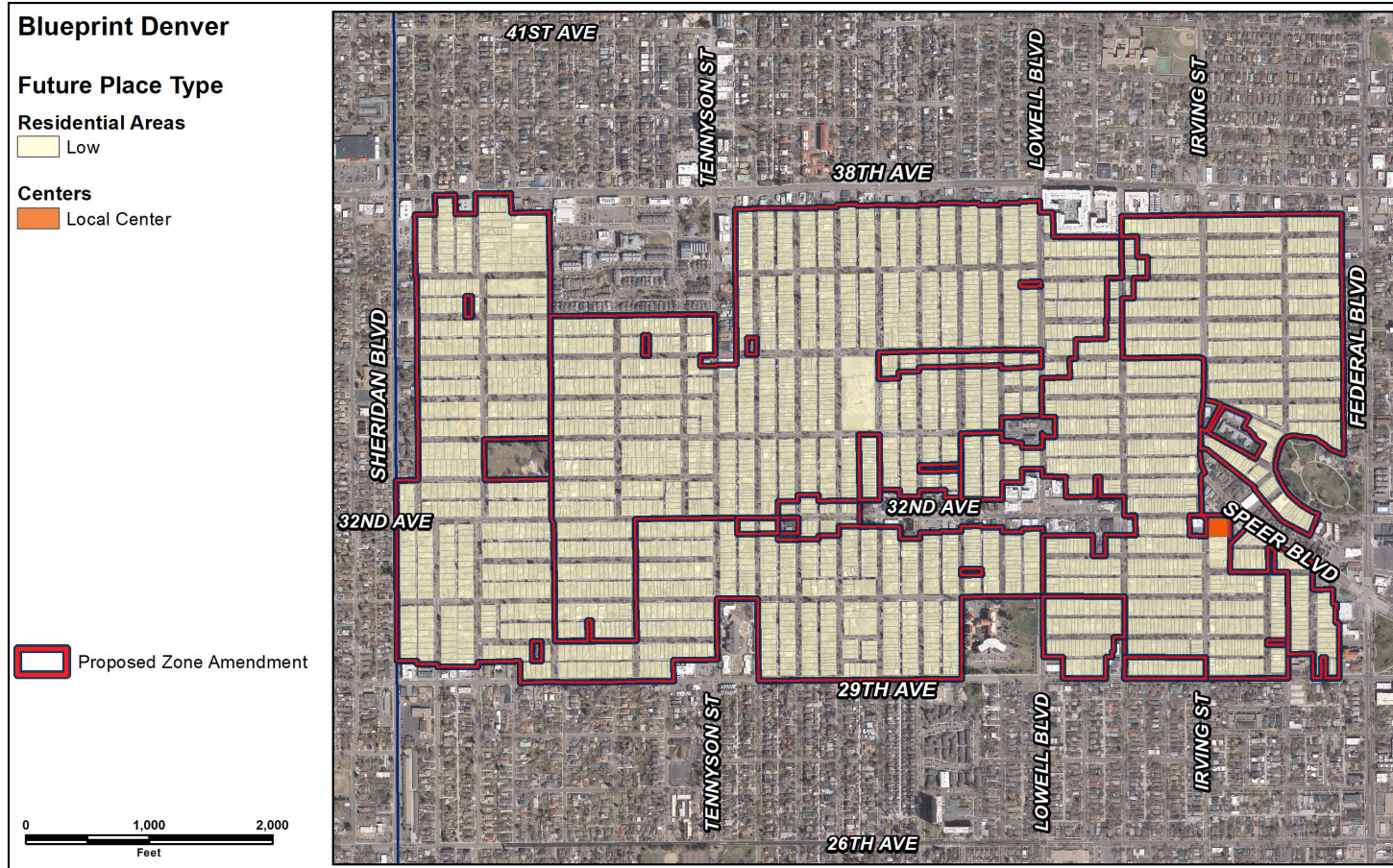


Consistency with Adopted Plans: Blueprint Denver



- 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

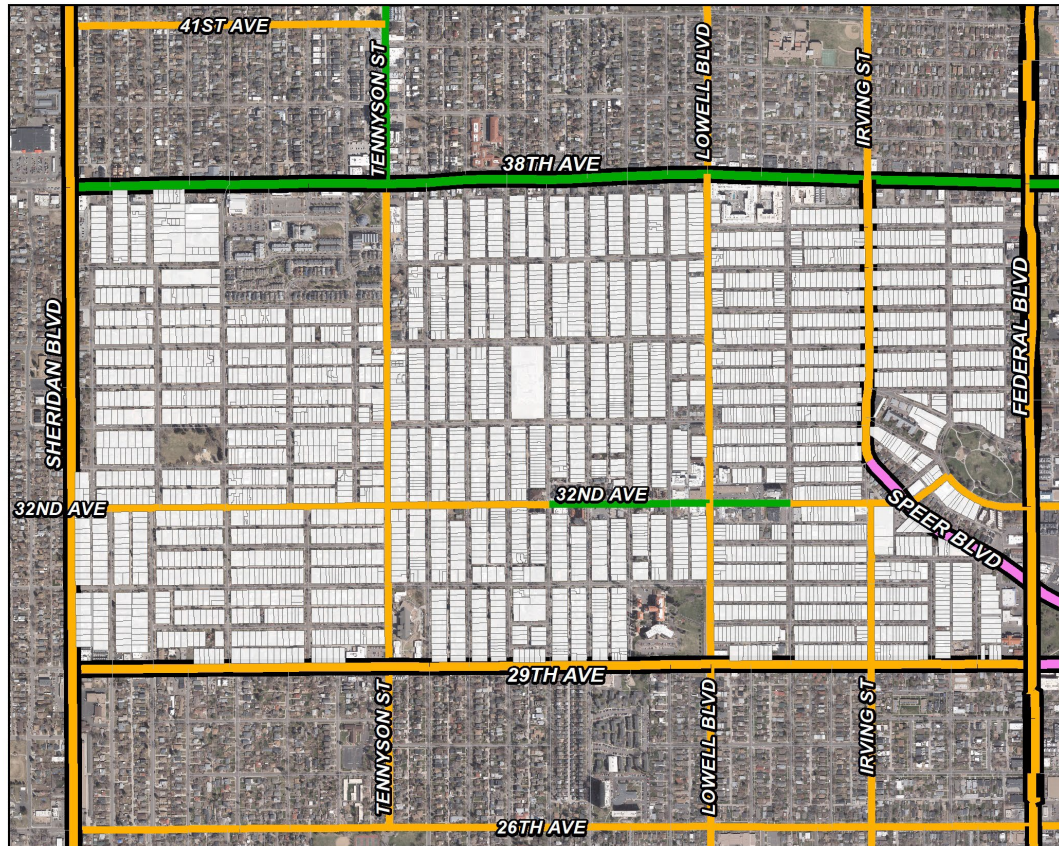
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver

Future Street Type

- Main Street Arterial
- Main Street Collector
- Mixed-Use Arterial
- Residential Arterial
- Residential Collector
- Local or Undesignated



• Future Street Types

□ Residential Collector

- Tennyson Street
- Lowell Boulevard
- Stuart Street
- 32nd Ave.

□ Main Street Arterial

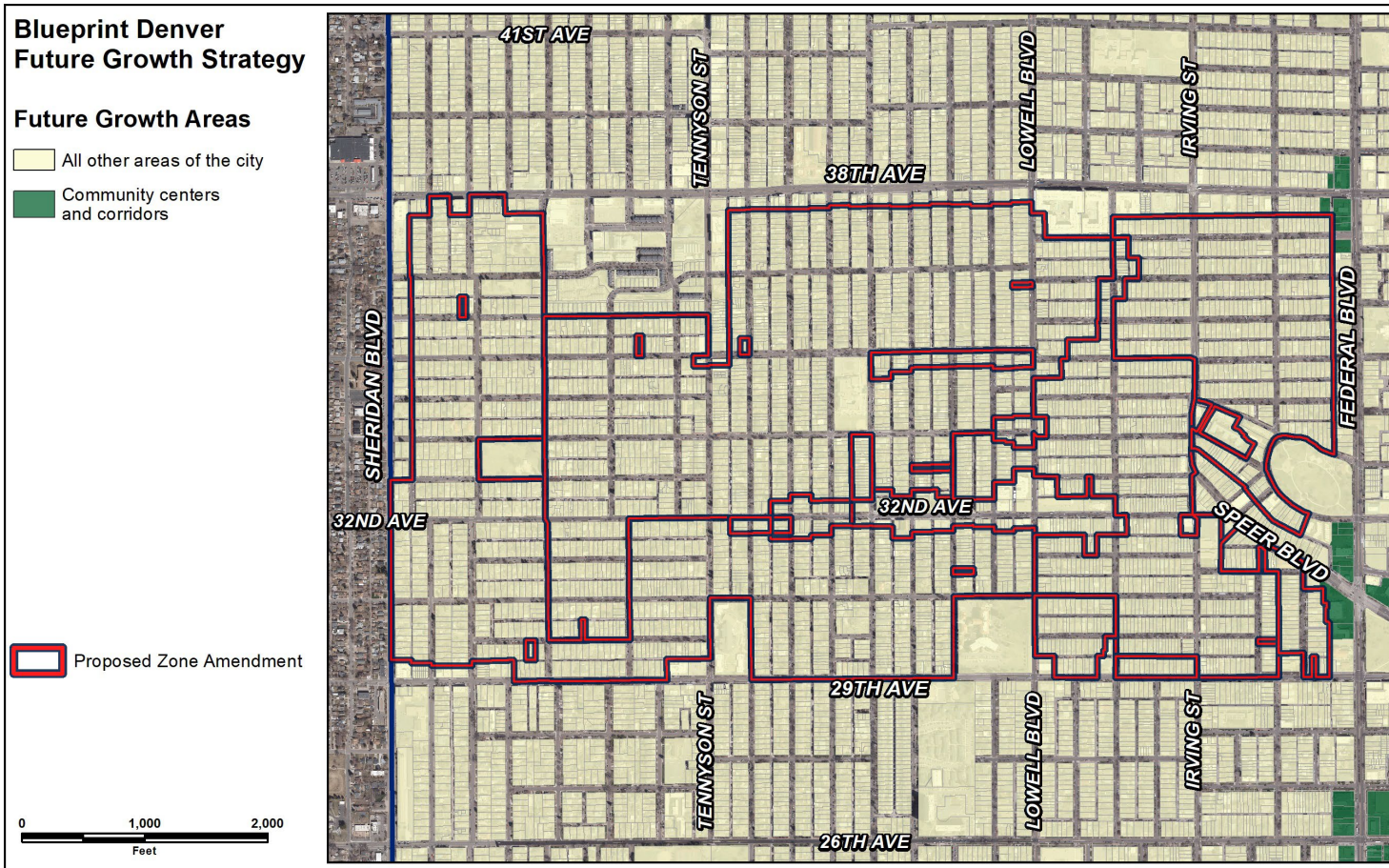
- 38th Avenue

□ Residential Arterial

- Sheridan and Federal Boulevards
- 29th 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



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

Consistency with Adopted Plans: Blueprint Denver

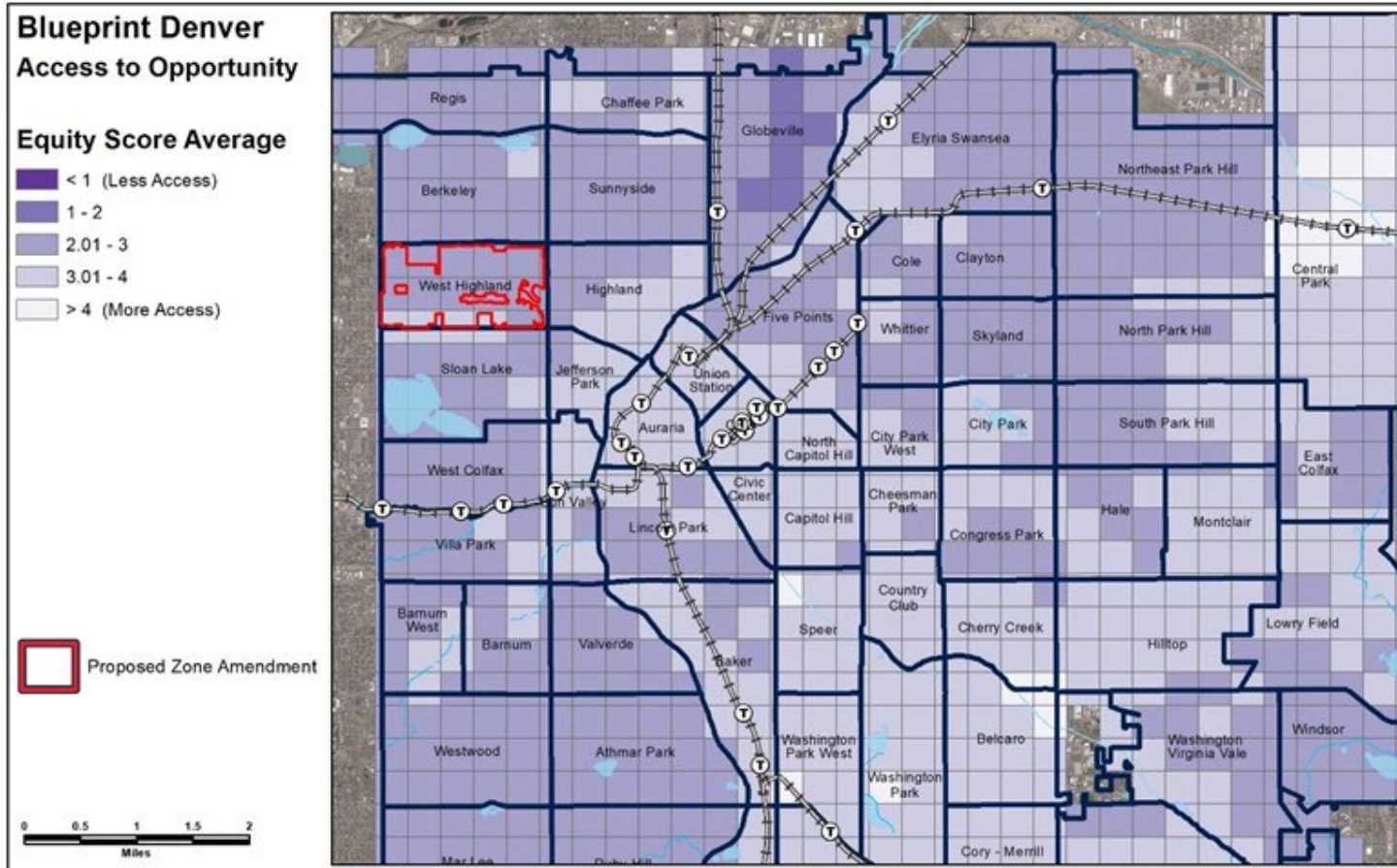
Additional Policies

- 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



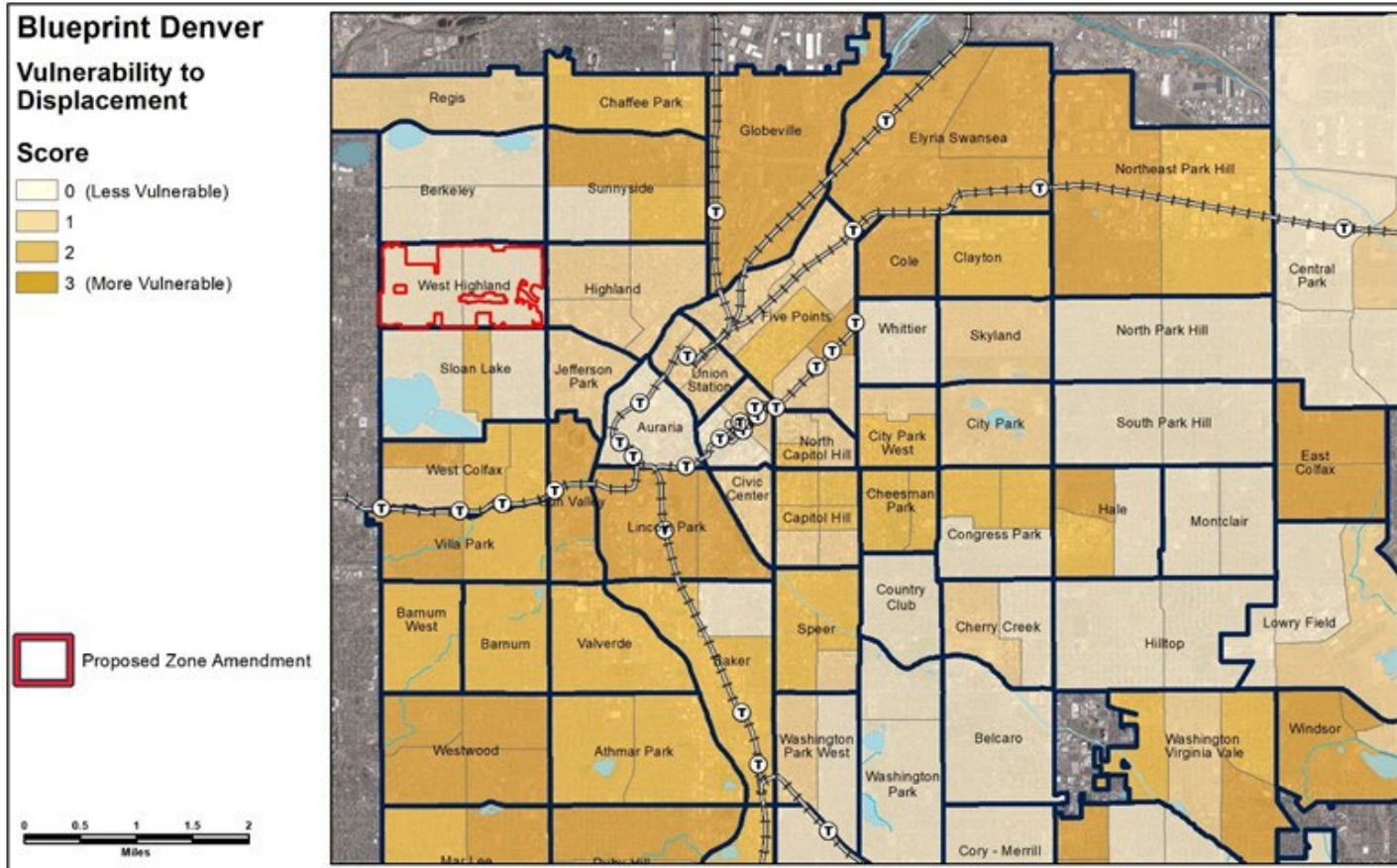
Consistency with Adopted Plans: Blueprint Denver Equity Concepts



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

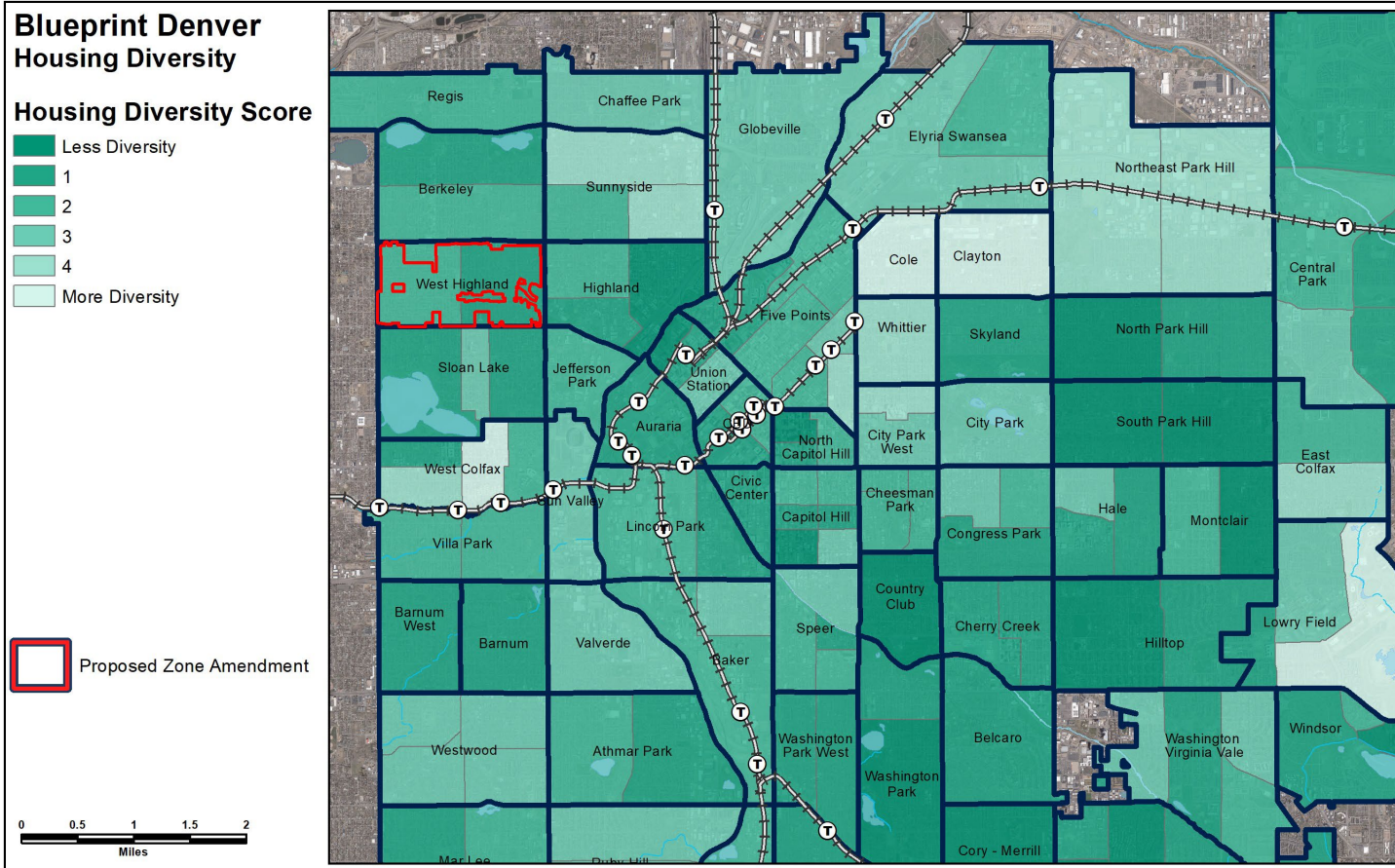
Consistency with Adopted Plans: Blueprint Denver Equity Concepts



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.