



4470 North Grant Street

E-SU-B to U-SU-B1

Date: 08.21.2023

Presenter: Alisa Childress, Associate City Planner

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from E-SU-B to U-SU-B1



Location

- 6,250 sf
- Single-unit residence and existing detached ADU.

Proposal

- Rezone from E-SU-B to U-SU-B1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Maximum building height 30-35 feet for primary, 24' for ADU
 - Minimum lot size is 4,500 sf
 - Requesting rezoning in order to renovate an existing ADU on the property.

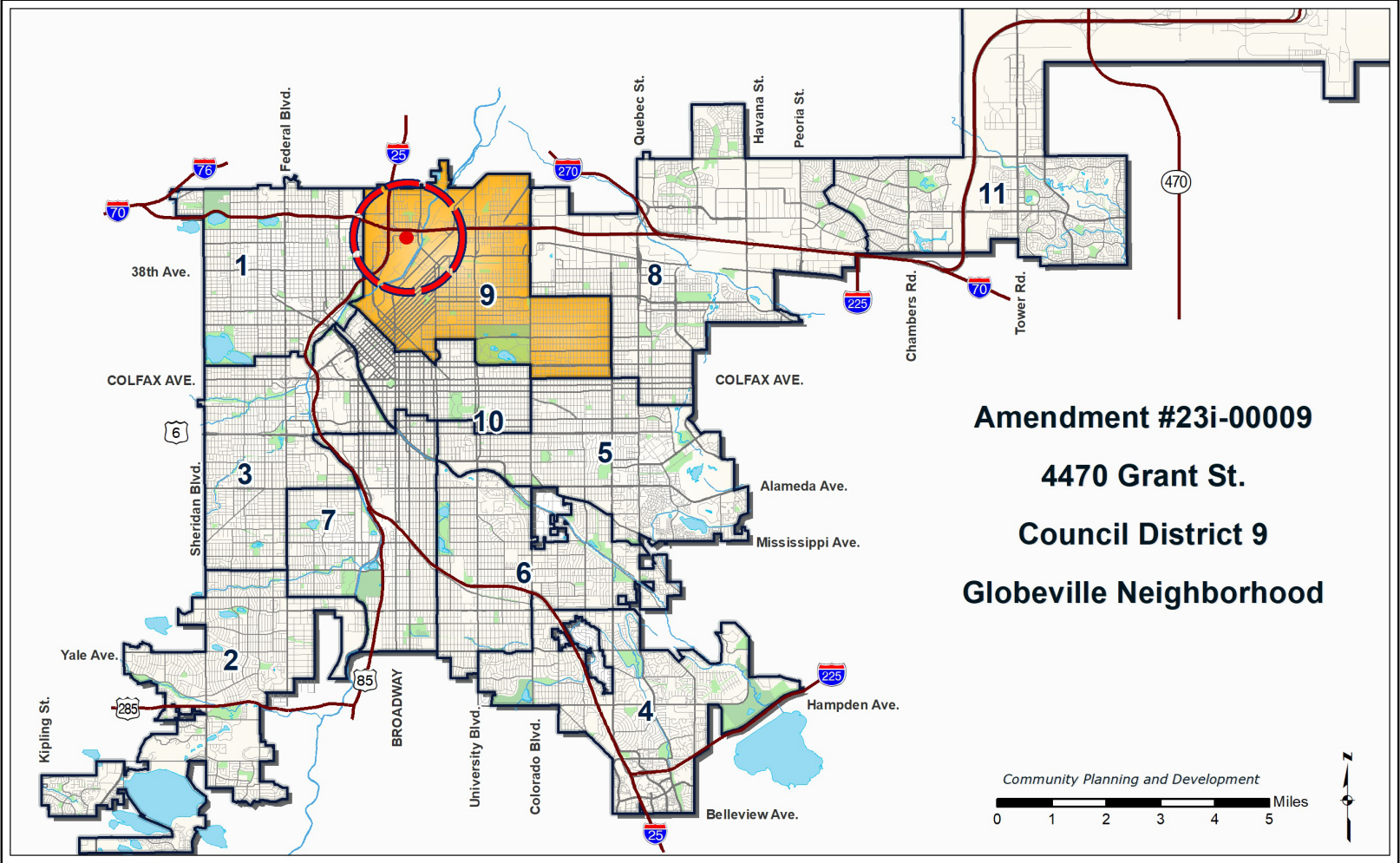
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

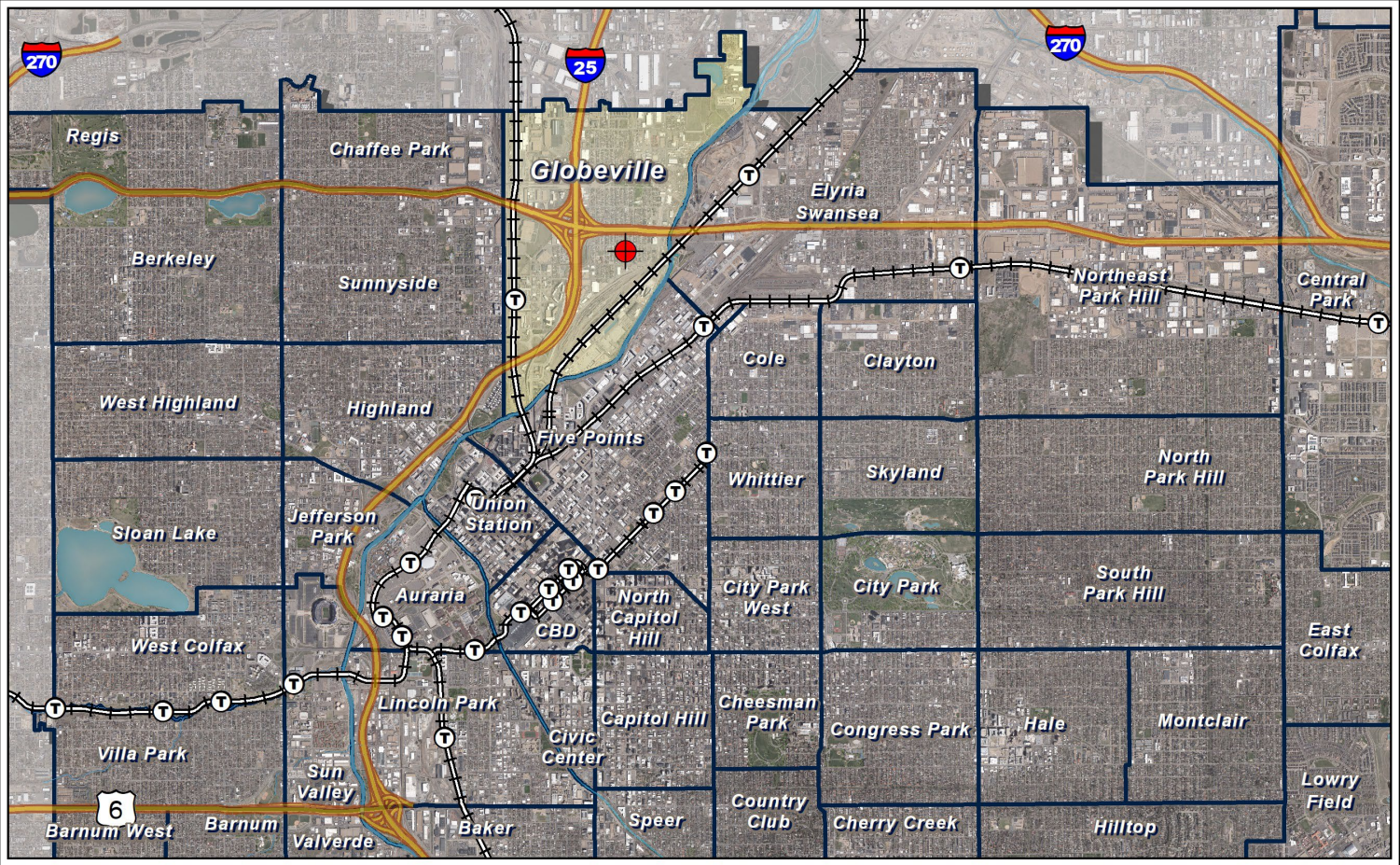
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Council District 9 – Councilmember Watson



Statistical Neighborhood – Globeville

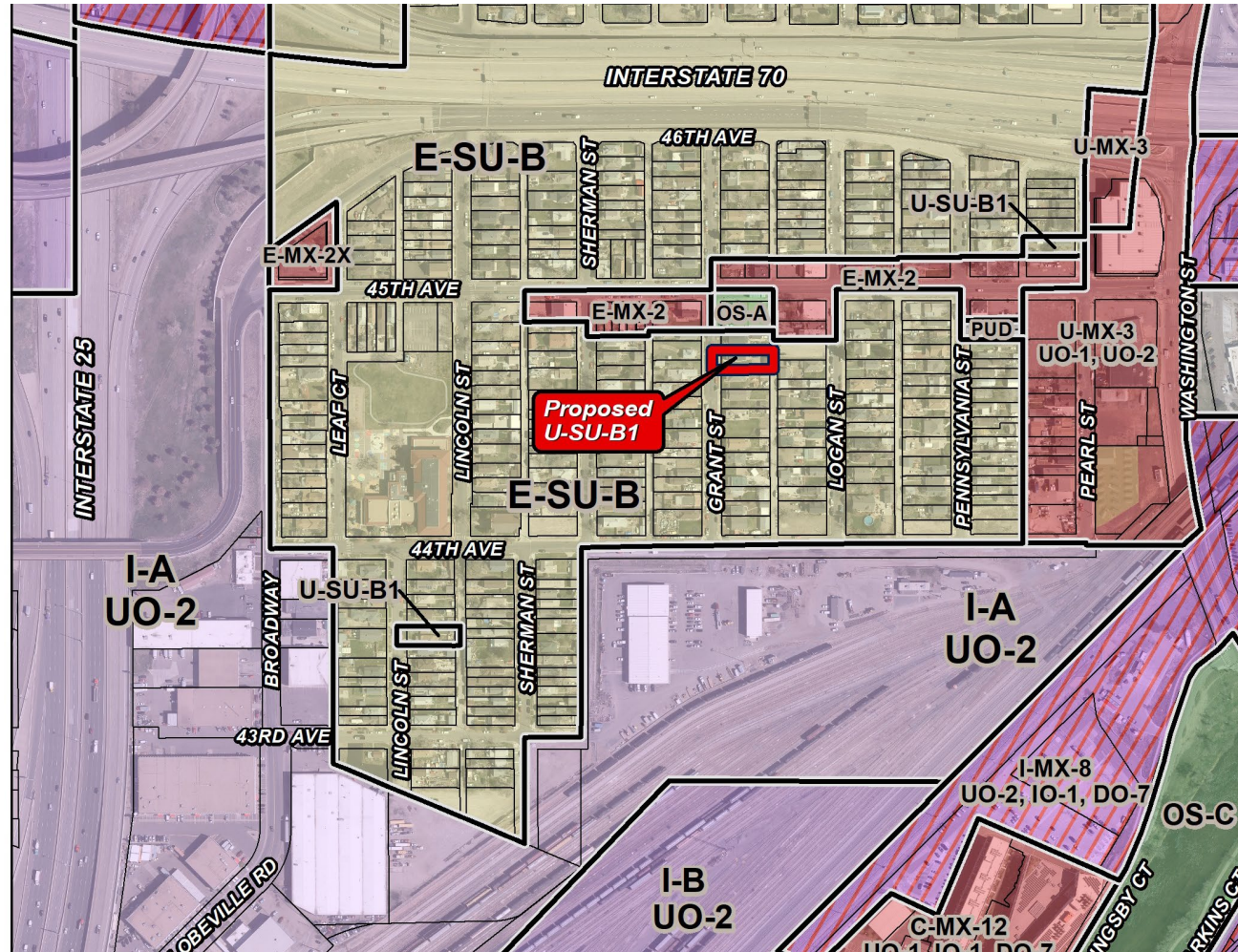
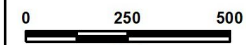


Existing Zoning – E-SU-B

EXISTING ZONING

- Single Unit (SU)
- Mixed Use (MX, M-GMX)
- Industrial - Light (I-A)
- Industrial - General (I-B)
- Industrial - Mixed Use (I-MX, M-IMX)
- Open Space - Public Parks (OS-A)
- Open Space - Conservation (OS-C)
- Former Chapter 59 Zone PUD's, PBG's, WVRs

Proposed Zone Amendment

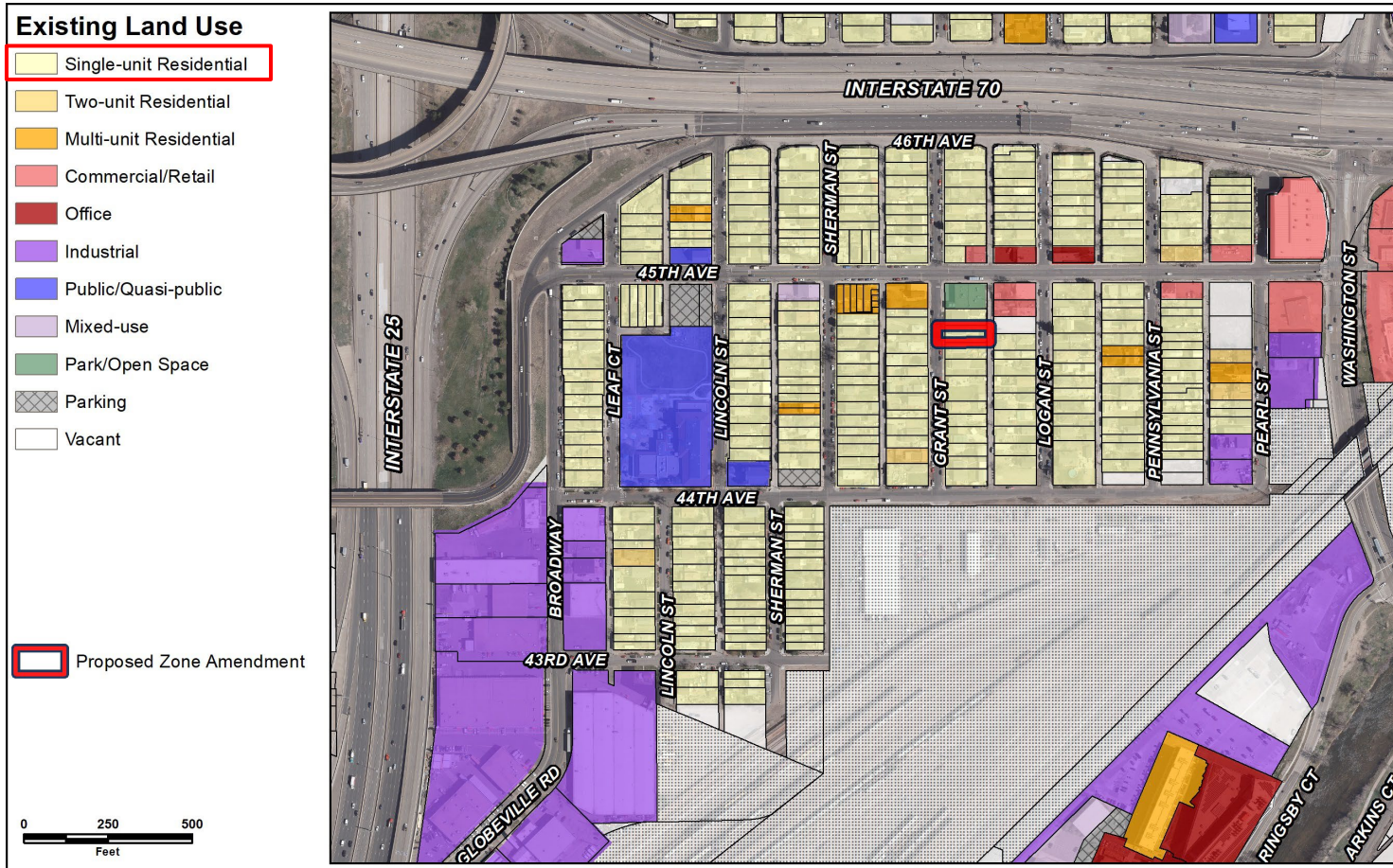


Current Zoning:
E-SU-B

Surrounding Zoning:

- OS-A
- E-MX-2
- E-SU-B

Existing Context: Land Use

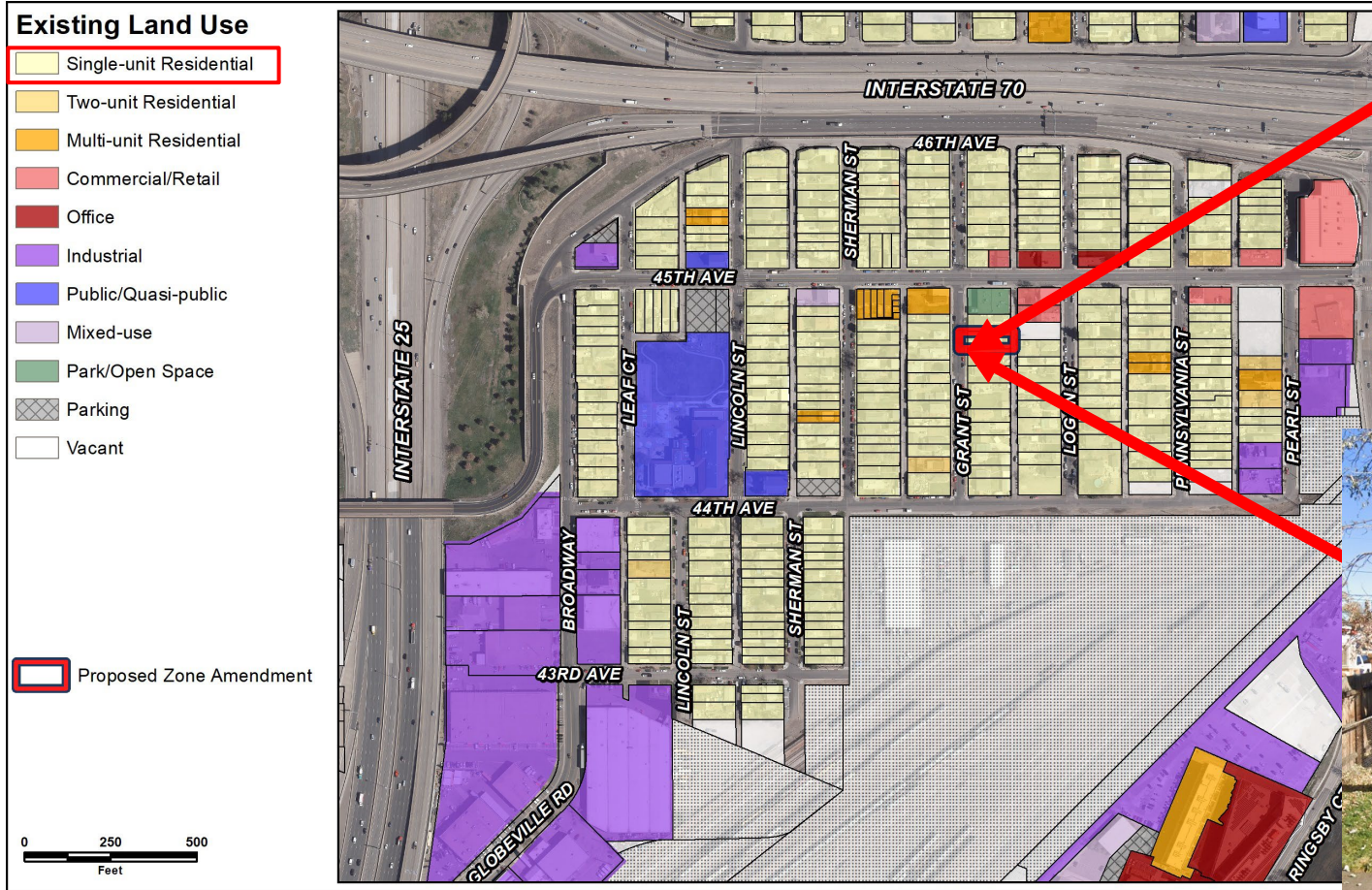


Land Use:
Single-unit Residential

Surrounding Land Uses:

- Single-unit Residential
- Open space
- Multi-unit residential

Existing Context: Building Form/Scale



Agenda

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Process

- Informational Notice: 3/14/2023
- Planning Board Notice: 6/6/2023
- Planning Board Public Hearing: 6/21/2023
- LUTI Committee: 7/11/2023
- **City Council Public Hearing: 8/21/2023**

- Public Comments: none to date

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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*
- *Globeville 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

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).

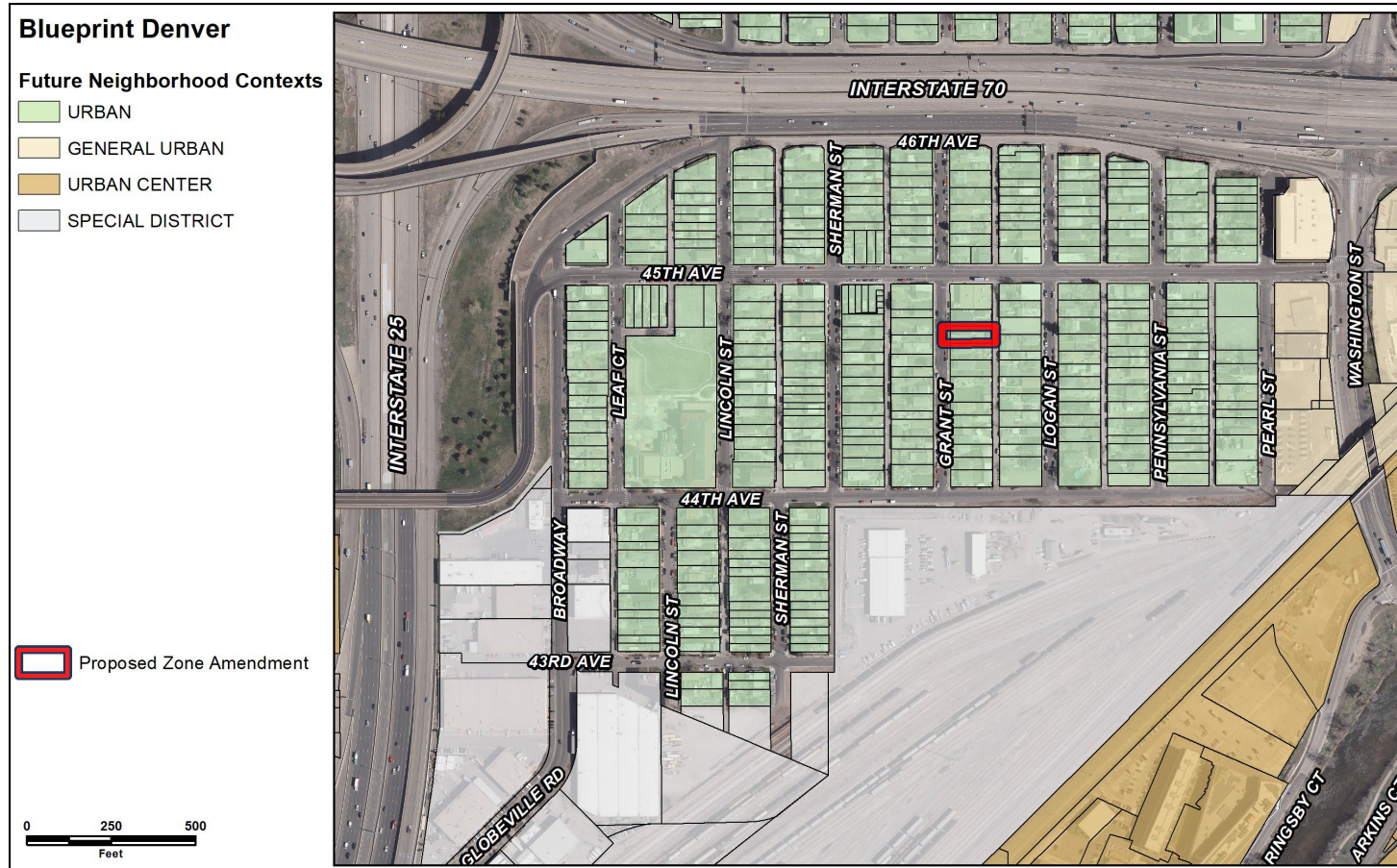


Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



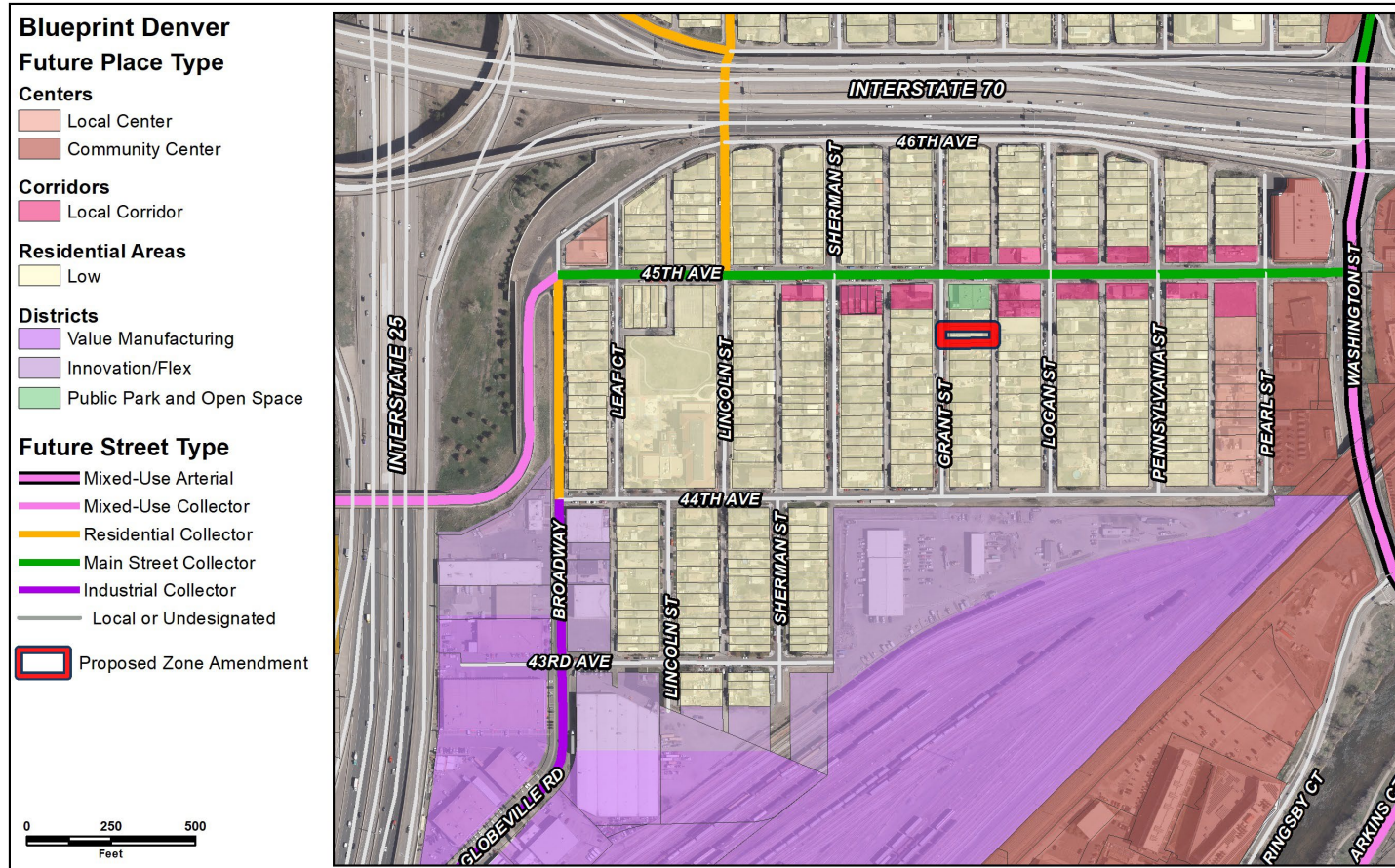
Blueprint Denver 2019



Urban Context

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas.
- Block patterns are generally regular with a mix of alley access.
- Buildings are lower scale and closer to the street.

Blueprint Denver 2019



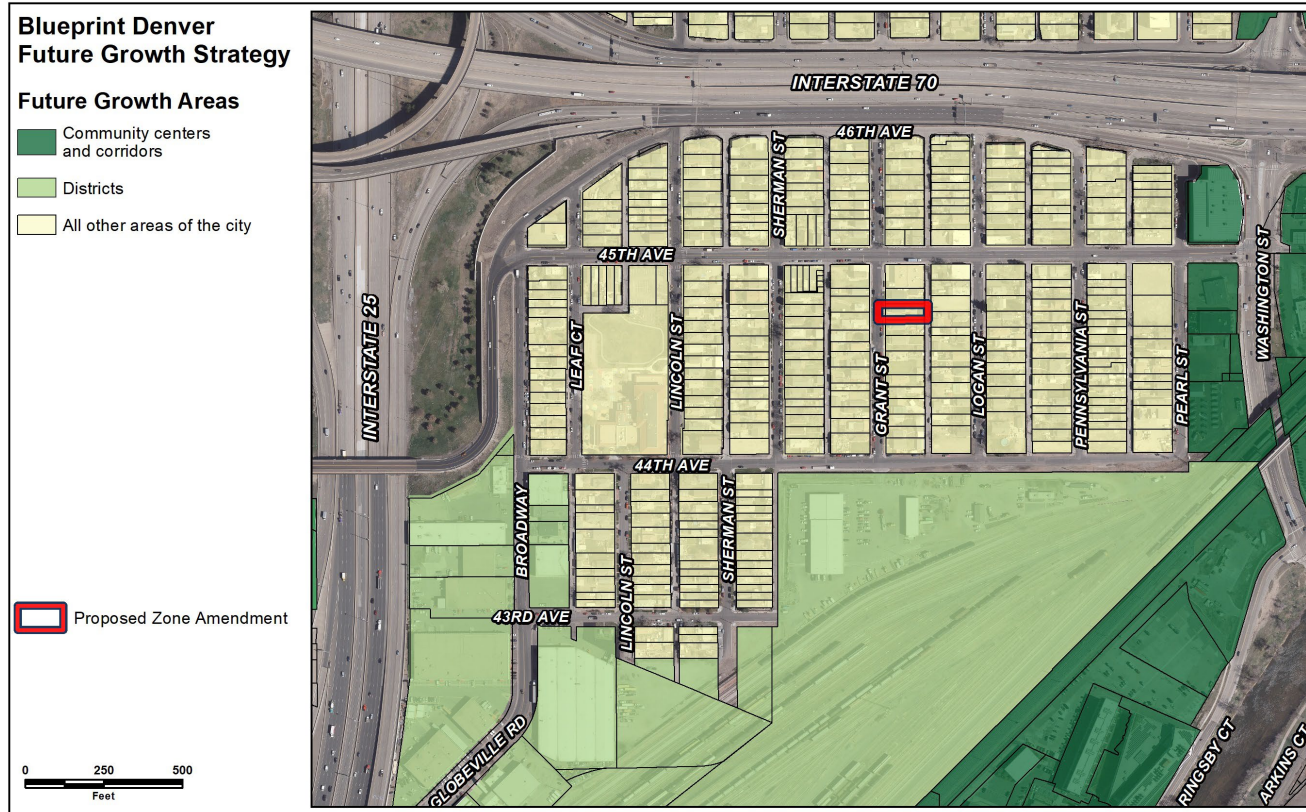
Low Residential

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

Future Street Type

- North Grant Street: Local

Blueprint Denver 2019



All Other Areas of the City

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

Blueprint Denver 2019

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.

Globeville Neighborhood Plan (2014)



Land Use Concept:

- Single-family with ADU

E1. Update the Neighborhood Context. The Denver Zoning Code's Urban Neighborhood Context, as opposed to the currently-mapped Urban Edge Context, better reflects the use of alleys, limiting or prohibiting curb cuts for street access, and the continuation of detached sidewalks where possible.

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

4. Justifying Circumstances

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

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

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a) Changed or changing conditions in a particular area, or in the city generally; or,
- b) **A City adopted plan; or,**
- c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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

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
 - 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-B1 is a single unit district with a minimum lot size of 4,500 square feet allowing only urban houses and detached accessory dwelling units

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