



DENVER
THE MILE HIGH CITY

Krisana Park Conservation Overlay (CO-5)

Text Amendment #10

Map Amendment #2016I-00081

From: S-SU-D

To: S-SU-D, CO-5

Purpose of Text Amendment

- Conserve the Eichler style of the California contemporary homes built by H.B. Wolff in Krisana Park in the 1950s



Purpose of Text Amendment

- Maintain distinctive features of this style, including:
 - Low pitched roof lines
 - Low profile, single-story building heights
 - Compatible additions



March 4, 2015	Pre-application meeting
2015-2016	Discussions
March 15, 2016	Neighborhood meeting with CPD and Council District 6
March-April 2016	Conservation overlay area expanded to all of Krisana Park
April 7, 2016	Neighborhood meeting with CPD and Council District 6
June 16, 2016	Councilmember Paul Kashmann formally initiated the amendments
June-July 2016	CPD drafting
July 19, 2016	Resident meeting with CPD and Council District 6
July 23, 2016	Inter-Neighborhood Cooperation Zoning and Planning Committee
August 19, 2016	Public Review Draft released; notice to all RNOs and Councilmembers
September 2, 2016	Email notice for the Planning Board public hearing to all Councilmembers and RNOs; Letters from Councilmember to all owners
September 21, 2016	Planning Board public hearing

September 2, 2016	Email notice for the LUTI meeting to all Councilmembers and RNOs
October 11, 2016	City Council Land Use, Transportation & Infrastructure Committee Meeting
October 18, 2016	Mayor/Council*
October 24, 2016	City Council First Reading*
October 28, 2016	Additional notices to RNOs and City Councilmembers Public Hearing Additional sign postings before Public Hearing*
November 21, 2016	City Council Public Hearing*

*tentative pending committee action

TEXT AMENDMENT

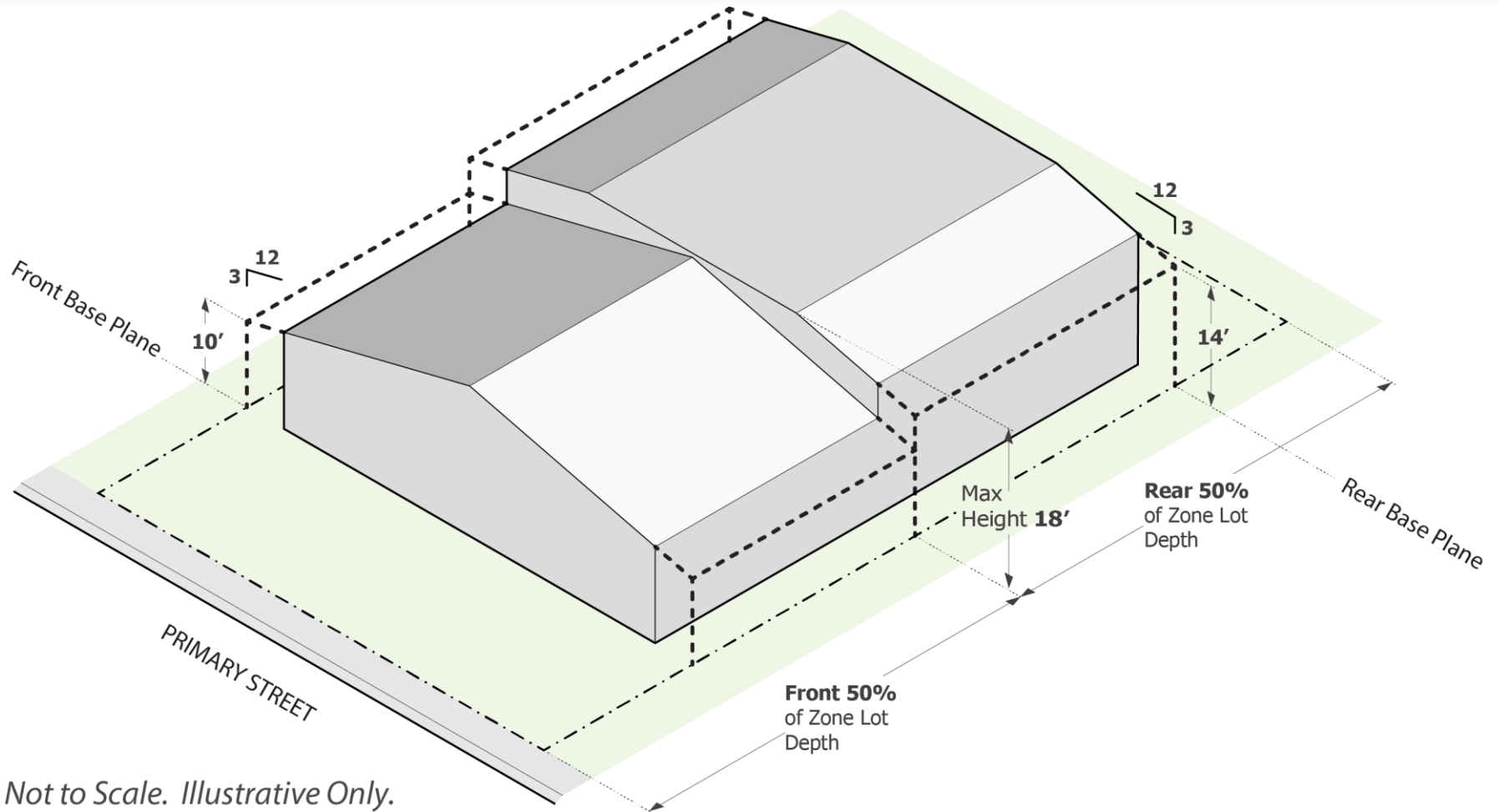
Creating CO-5



Summary of Text Amendment

Summary of Denver Zoning Code Text Amendment Located in Division 9.4.3.4 – Conservation Overlay Districts Established	
Existing S-SU-D zone district	Proposed New Conservation Overlay Text
2.5 stories maximum building height	1.5 stories maximum building height
30' maximum building height, can be increased up to 35' on wider zone lots	18' maximum building height regardless of zone lot width
Bulk plane height starts at 10' at the zone lot line at a slope of 1:1	Two bulk planes are established: <ul style="list-style-type: none"> • In the rear 50% of the zone lot, bulk plane height is increased to 14' at the side zone lot line • In the front 50% of the zone lot, bulk plane height starts at 10' at the side zone lot line • In both the front and rear, bulk plane slope is reduced to 3:12
20' Rear setback	15' Rear setback
Rooftop and/or second story decks are allowed in the front 65% of the zone lot	Rooftop and/or second story decks are prohibited
Base planes are set for the front 65% of the zone lot and the rear 35% of the zone lot in the rules of measurement	Base planes are set for the front 50% of the zone lot and the rear 50% of the zone lot in order to align with the revised bulk planes above

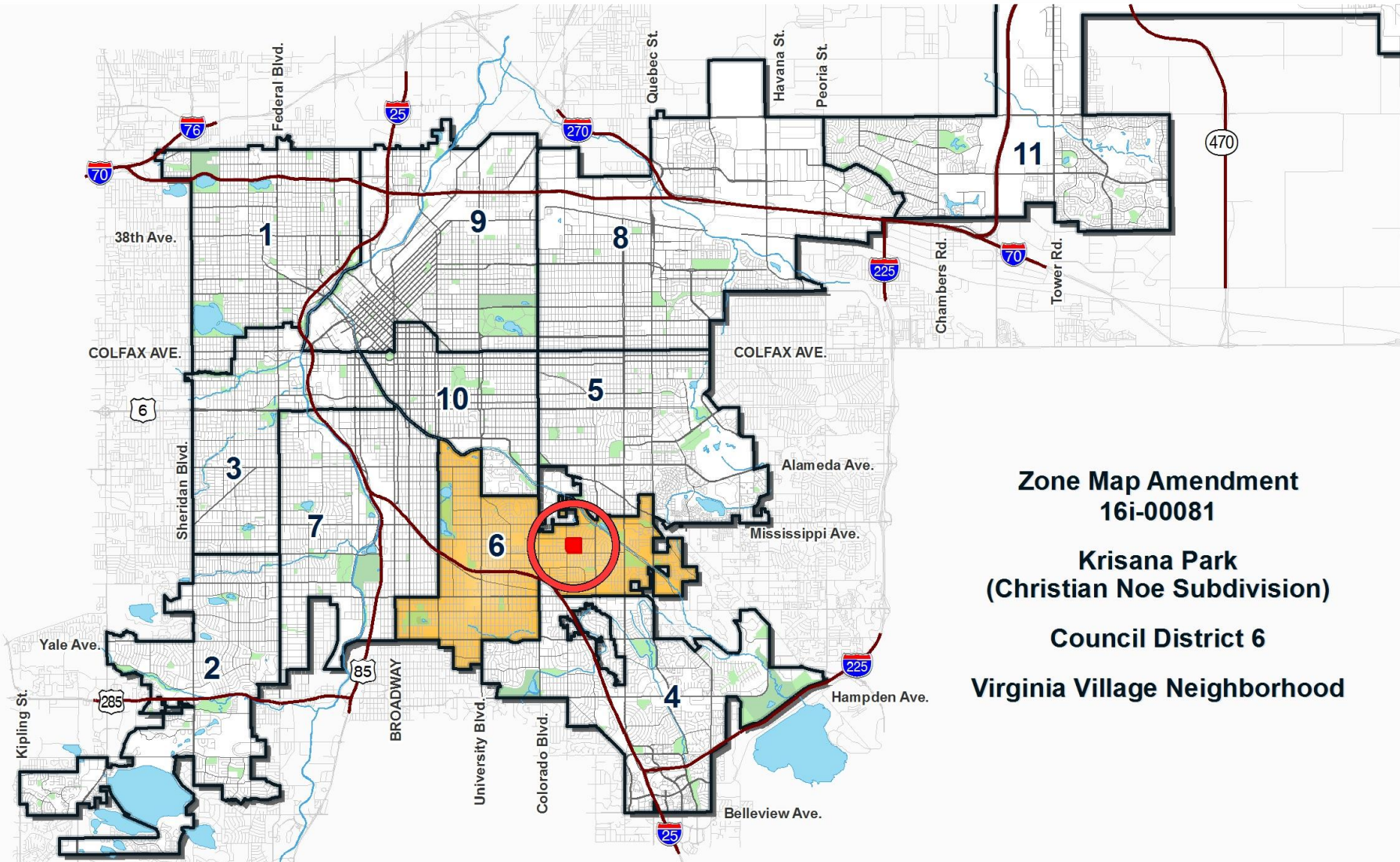
Illustrative Massing Diagram



Not to Scale. Illustrative Only.

MAP AMENDMENT

Mapping CO-5



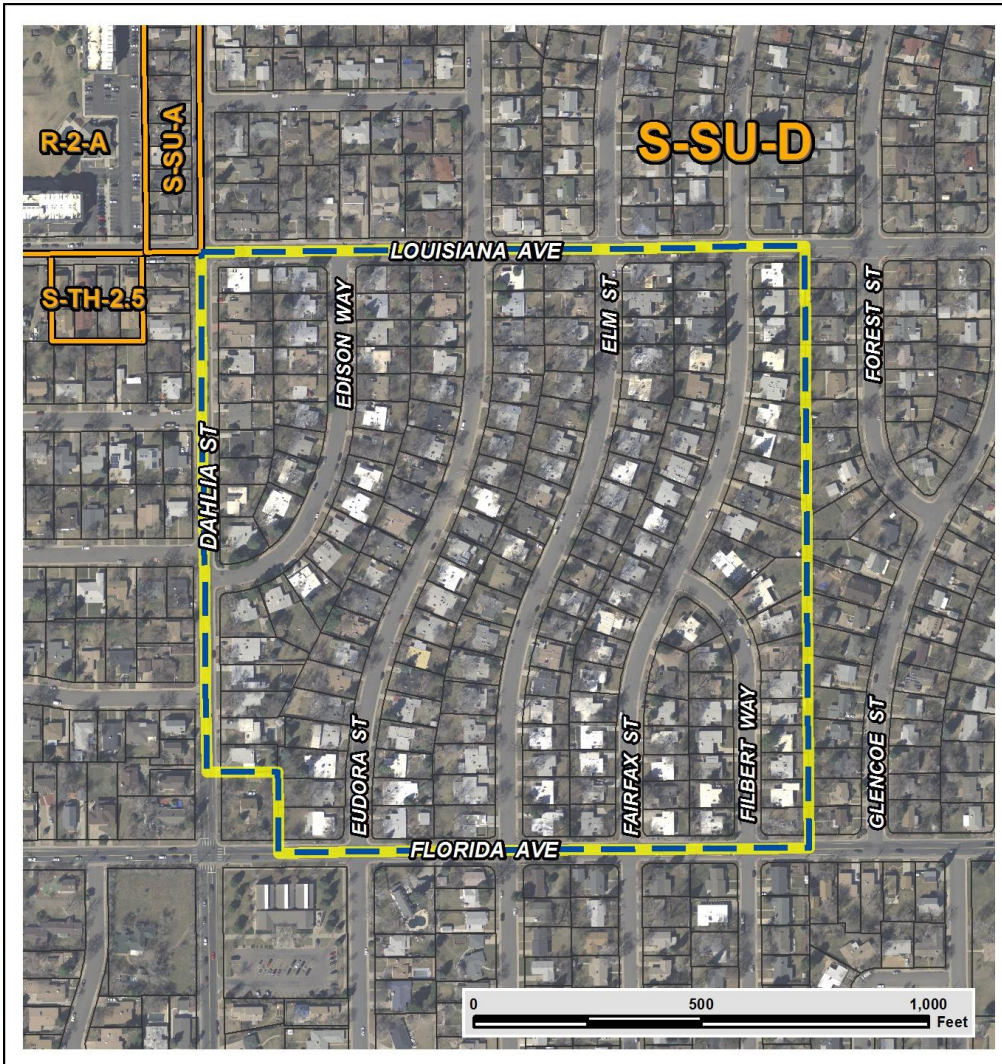
**Zone Map Amendment
16i-00081**

**Krisana Park
(Christian Noe Subdivision)**

Council District 6

Virginia Village Neighborhood

Proposed area to be Rezoned



- 176 single-unit residences
- Existing zoning: S-SU-D
- Proposed zoning: S-SU-D CO-5

Denver Zoning Code (DZC) Review Criteria

DZC Review Criteria:

1. Section 9.4.3.2.C – Conservation Overlays
2. Consistency with Adopted Plans
3. Uniformity of District Regulations
4. Further Public Health, Safety and Welfare

Denver Zoning Code (DZC) Review Criteria

DZC Conservation Overlay Review Criteria:

- Section 9.4.3.2.C establishes review criteria for approval of a Conservation Overlay District.
 - Shall meet **one or more** of the following criteria:
 - The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material; and/or
 - The district contains distinctive site planning and natural features, such as lot platting, building lot coverage, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens.

DZC Conservation Overlay Review Criteria:

- The proposed text amendment is consistent with Section 9.4.3.2.C.:
 - The proposed Krisana Park Conservation Overlay, CO-5, creates **size, scale and mass** standards to be more consistent with the existing character and distinct building features by allowing reduced height, bulk, and roof slope than the standards of the underlying zone district.
 - Reduced rear **setbacks** are also created by the proposed CO-5 to encourage development to be consistent with the character of the district.

DZC Review Criteria for Non-Legislative Map Amendments:

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

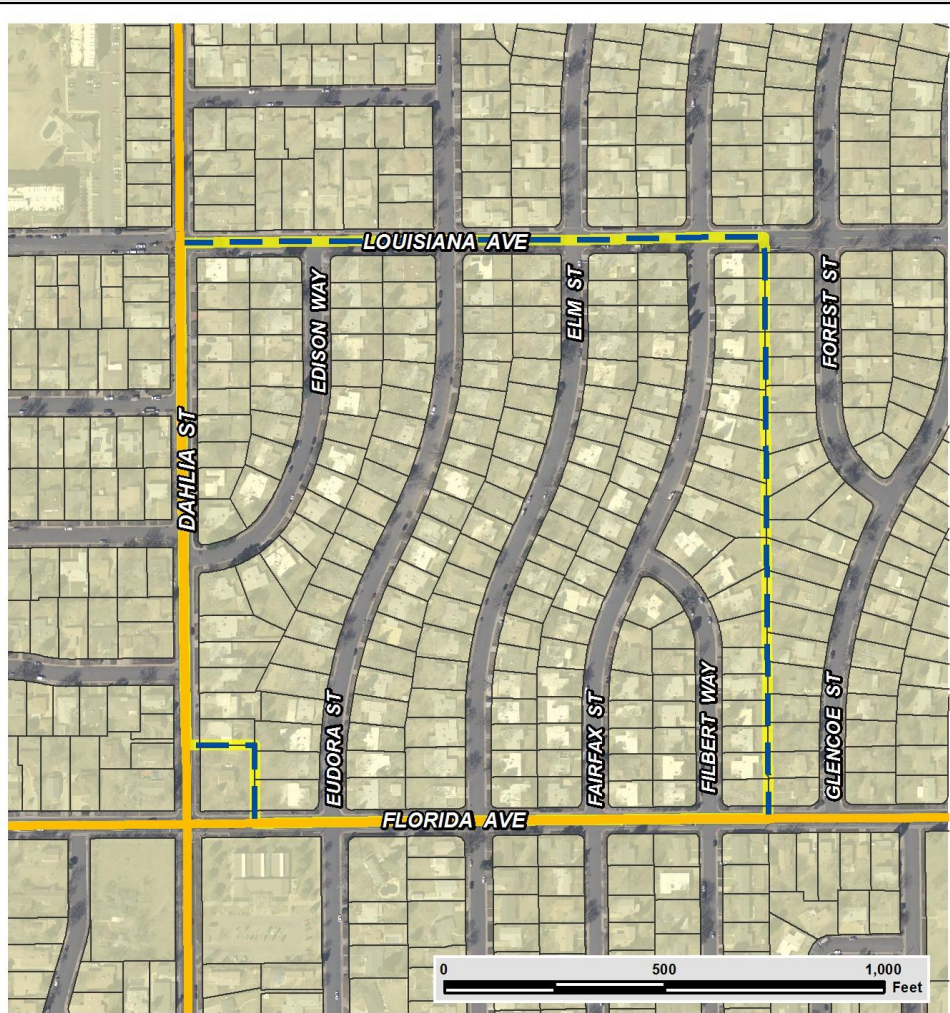
Comprehensive Plan 2000

- Altering zoning standards to better recognize the existing character of the neighborhood is consistent with many Comprehensive Plan 2000 goals, including:
 - “Encourage quality infill development that is **consistent with the character of the surrounding neighborhood.**” (pg. 60)
 - “Identify community design and development issues, and target specific concerns with appropriate controls and incentives.” (pg. 98)
 - “Ensure that the Zoning Code reinforces quality urban design.” (pg. 99)

Blueprint Denver (2002)

- Revising zoning standards to better recognize the existing character of the neighborhood is consistent with Blueprint Denver.
- Blueprint Denver recognizes the need for Overlay Zone Districts:
“This type of zoning can apply to areas where there are similar objectives but where the base zoning varies or where additional standards are needed to reinforce a certain character.” (pg. 125)

Blueprint Denver Plan Map



Land Use Concept:

- Single Family Residential
 - “...The employment base is significantly smaller than the housing base... Single-family homes are the predominant residential type.” (pg. 42)
- Area of Stability
 - “Identify and maintain the character of an area while accommodating some new development and redevelopment.” (pg. 120)

All streets are undesignated or residential.

CPD recommends approval based on finding that criteria have been met

1. Section 9.4.3.2.C – Conservation Overlays
2. Consistency with Adopted Plans
3. Uniformity of District Regulations
4. Further Public Health, Safety and Welfare