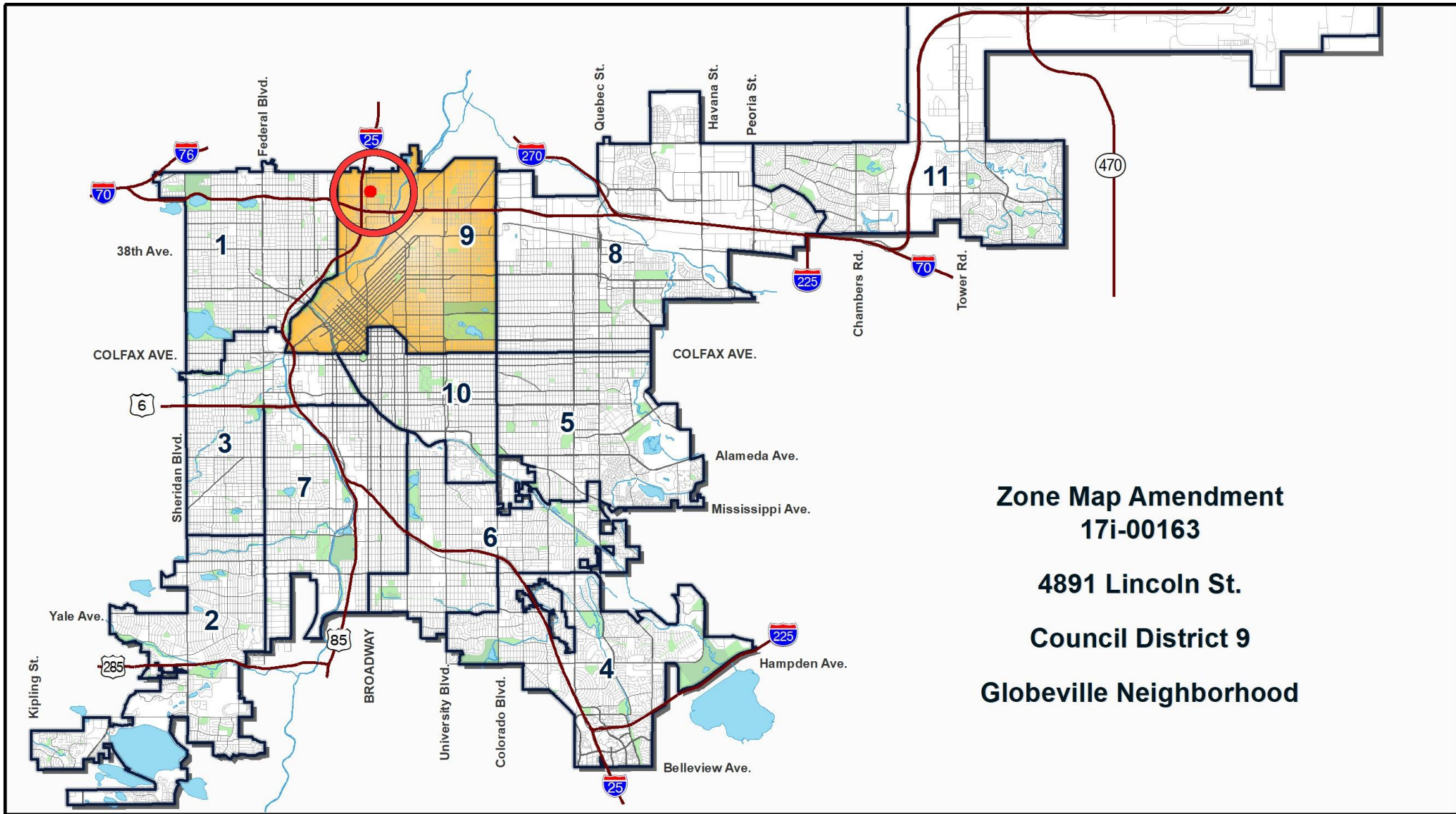




4891 Lincoln Street

Map Amendment #2017I-00163

Request: From E-SU-D to U-SU-C1



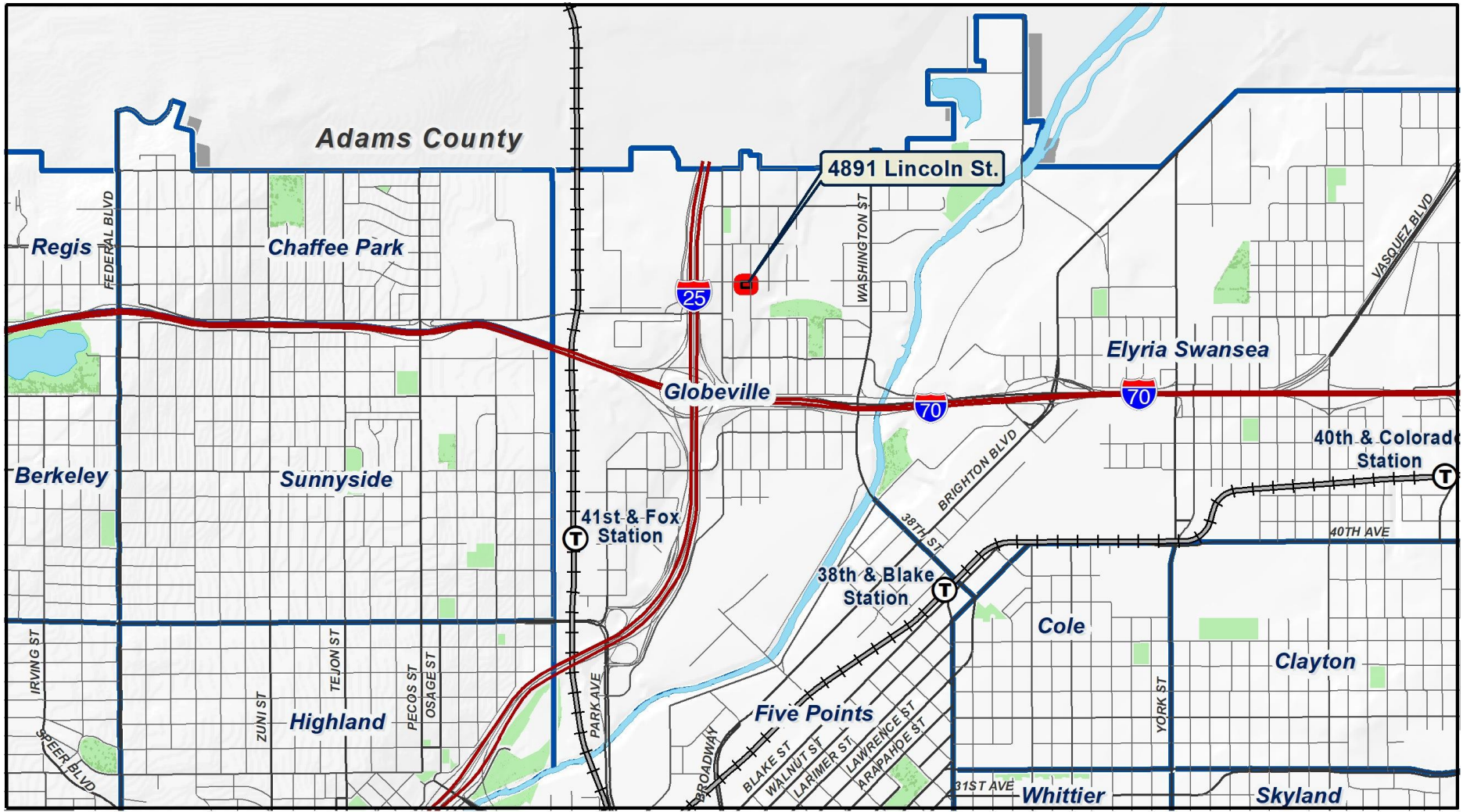
**Zone Map Amendment
17i-00163**

4891 Lincoln St.

Council District 9

Globeville Neighborhood

Globeville Statistical Neighborhood

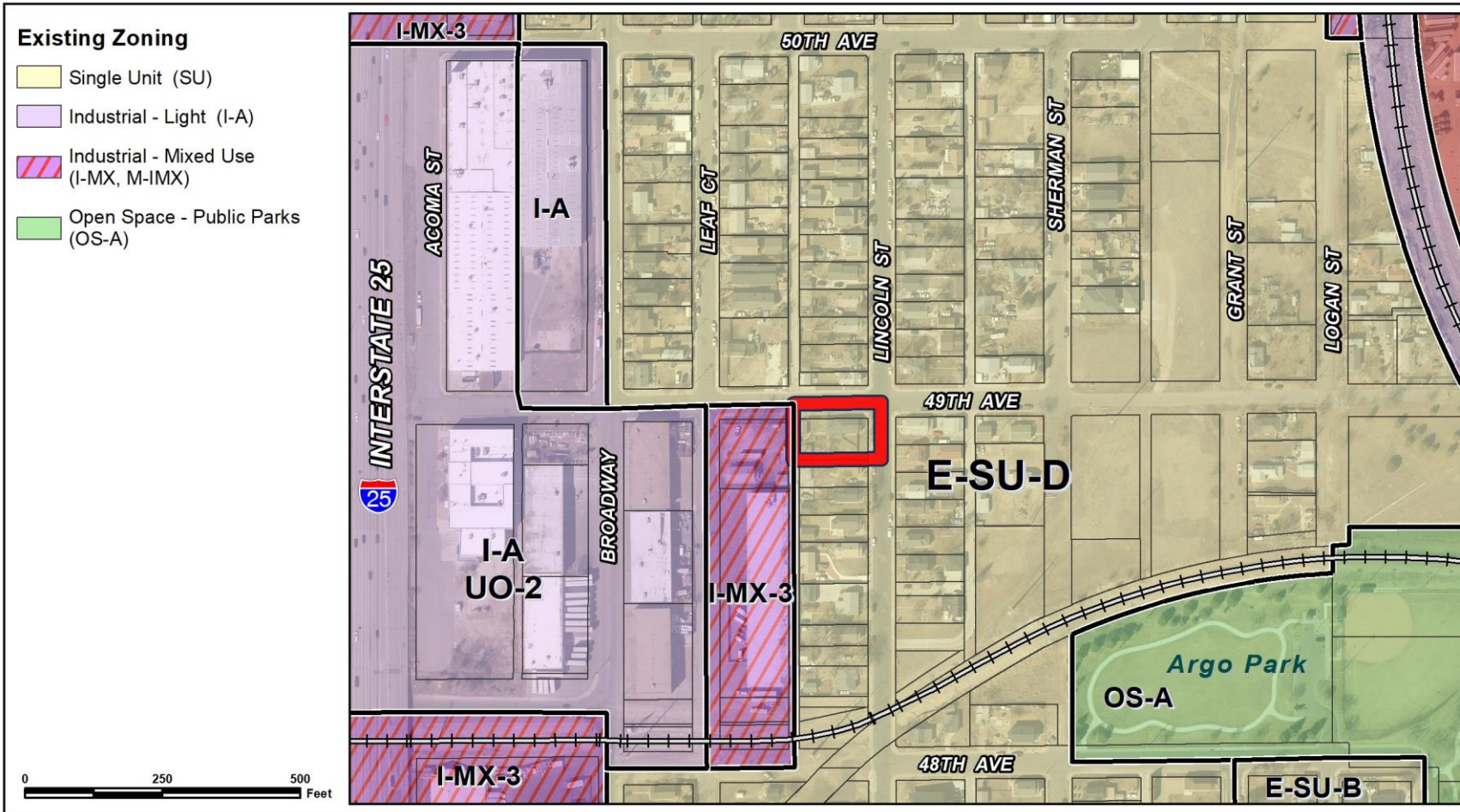


Request: U-SU-C1



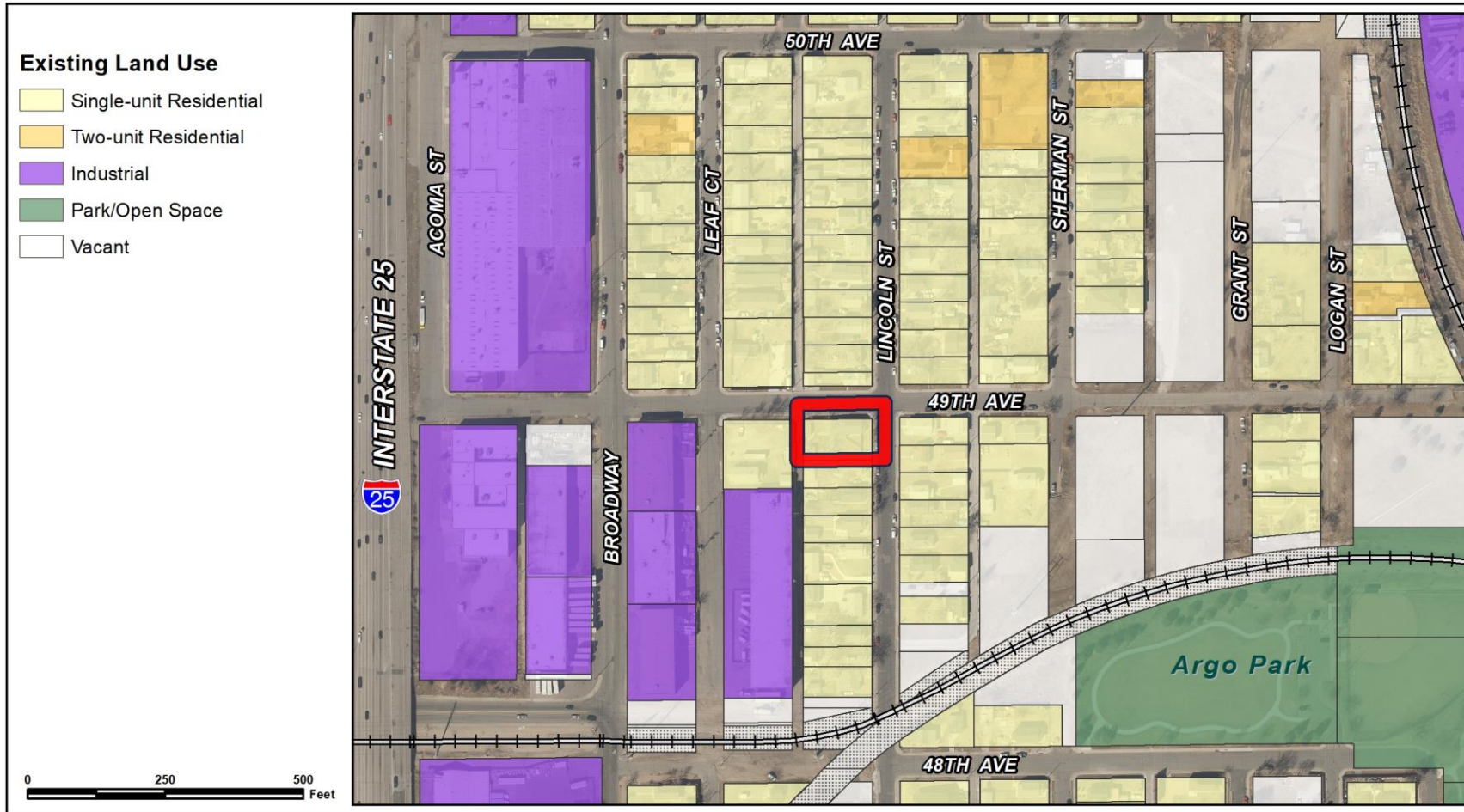
- Urban Context
- Intended to Promote and Protect Residential Neighborhoods
- Allows Urban House, and Accessory Dwelling Unit building forms
- Max. Building Height 30-35 feet, for ADU 24 feet
- 5,500 SF Min. Zone Lot

Existing Zoning



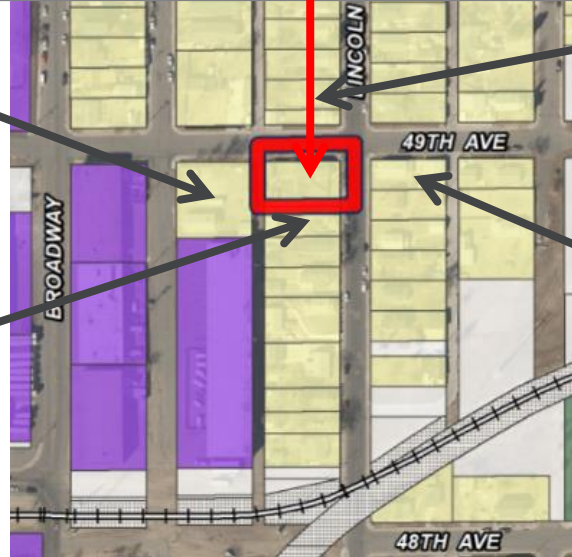
- North, East & South: E-SU-D
- West: I-MX-3

Existing Land Use



- Subject Property contains a Single-family home
- Surrounded on all sides with: Single-unit Residential

Existing Context – Building Form/Scale



Process

- Initial Informational Notice of Receipt of Application: 12/17/18
- Informational Notice of Revised Application: 02/22/19
- Planning Board Notice Posted: 03/18/19
- Planning Board Public Hearing - Unanimous Recommendation (8-0) of Approval: 04/03/19
- LUTI Committee: 04/23/19 (Tentative)
- City Council Public Hearing: 06/03/19 (Tentative)

Public Outreach

- No RNO letters received
- No other comment letters received

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 2000*
- *Comprehensive Plan 2040*
- *Blueprint Denver 2002*
- *Blueprint Denver 2019*
- *The Globeville Neighborhood Plan (2014)*

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

Blueprint Denver Update - 2019

- Current Blueprint Denver was adopted in 2002, more than 15 years ago
- Growth in Denver and the region has been significant and is expected to continue, requiring updated strategies for responding to and anticipating growth.
- Part of larger Denverright process, started in 2016
- Anticipated adoption: April 2019
 - Additional opportunities for public input prior to adoption
 - Revised Planning Board Draft was available: March 13, 2019

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *“Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place”* (p. 39).
- Land Use Strategy 3-B – *“Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses”* (p. 60).
- Legacies Strategy 3-A – *“Identify areas in which increased density and new uses are desirable and can be accommodated”* (p. 99).
- Housing Objective 2 – *“Encourage preservation and modernization of Denver’s existing housing stock and established neighborhoods. Support addition of housing in expansion and infill development”* (p. 114).

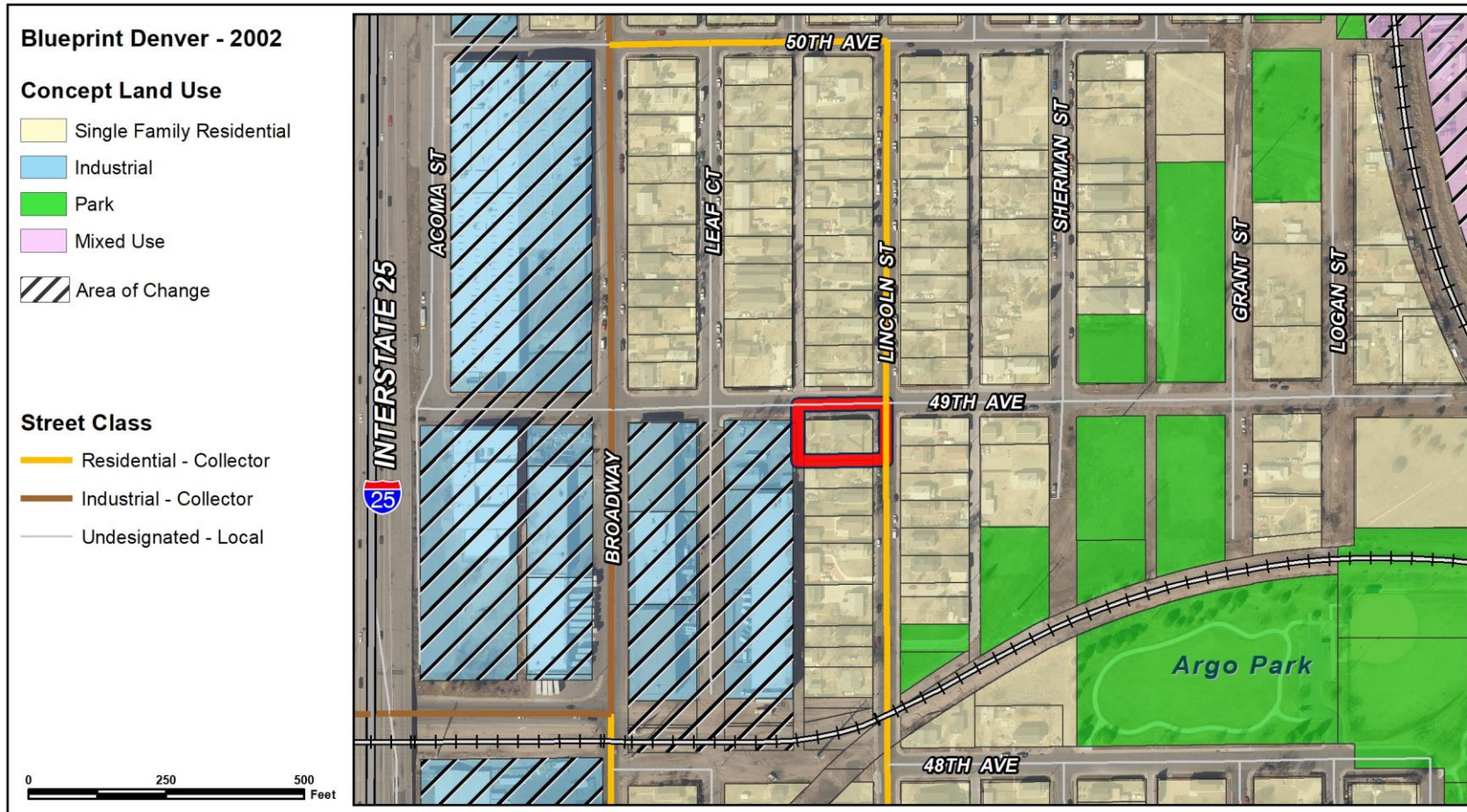
Review Criteria: Consistency with Adopted Plans

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).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – *“Ensure neighborhoods offer a mix of housing types and services for a diverse population”* (p.34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *“Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities”* (p. 34).
- Environmentally Resilient Goal 8, Strategy A - *“Promote infill development where infrastructure and services are already in place”* (p.54).

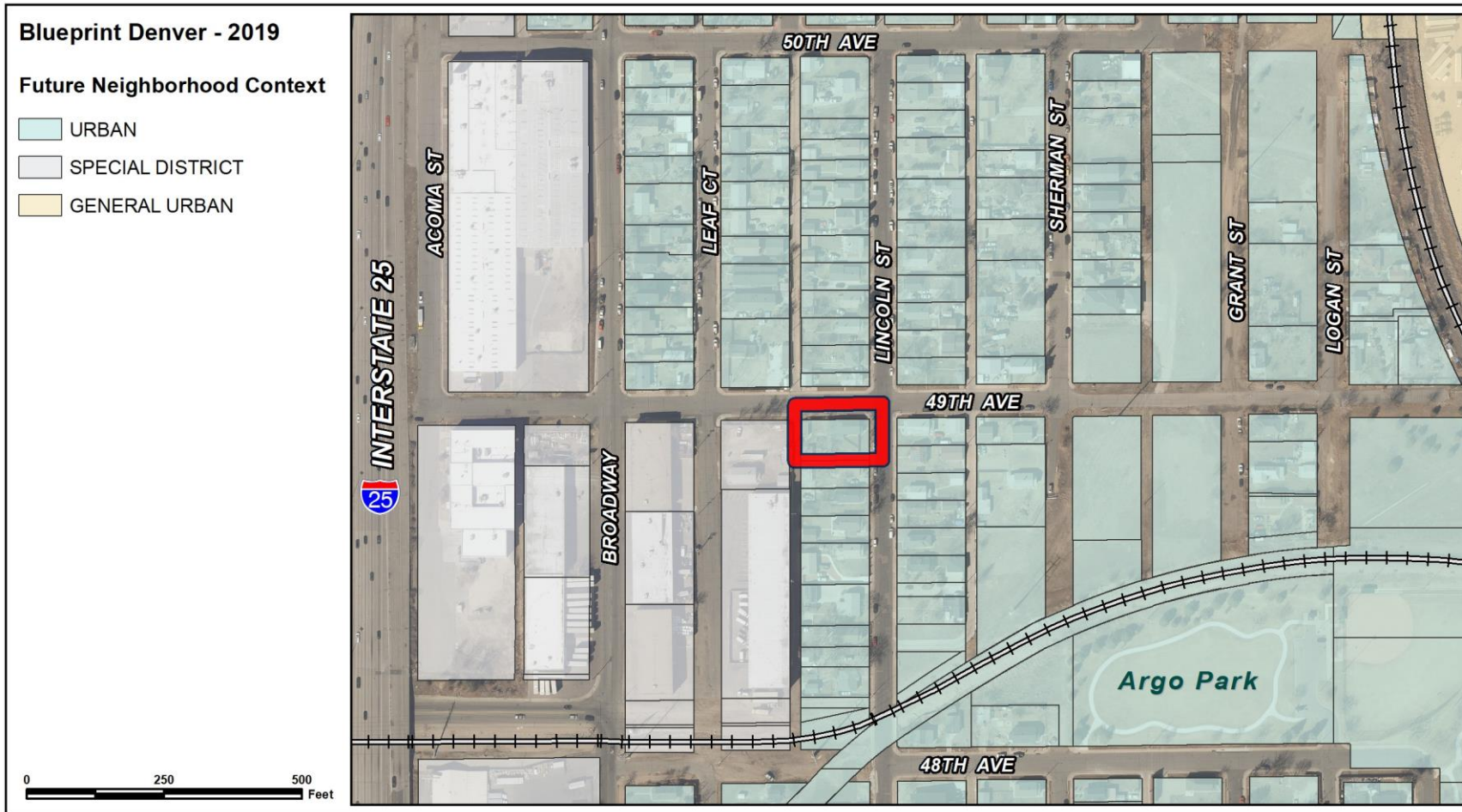
Please note that this is still draft and plan language may change due to public comment.

Consistency with Adopted Plans: Blueprint Denver 2002



- **Area of Stability**
 - Areas preserving valued neighborhood characteristics
- **Concept Land Use**
 - Single Family Residential
 - Single family with some commercial
- **Street Type**
 - Lincoln Street – Residential Collector
 - 49th Avenue – Undesignated Local

Consistency with Adopted Plans: Blueprint Denver 2019



Urban Context

- 1-unit and 2-unit residential with embedded small multi-unit and commercial residential areas,
- with regular grid block patterns

Consistency with Adopted Plans: Blueprint Denver 2019

Blueprint Denver - 2019

Future Places

Centers

Community Center

Residential Areas

Low

Districts

Innovation/Flex

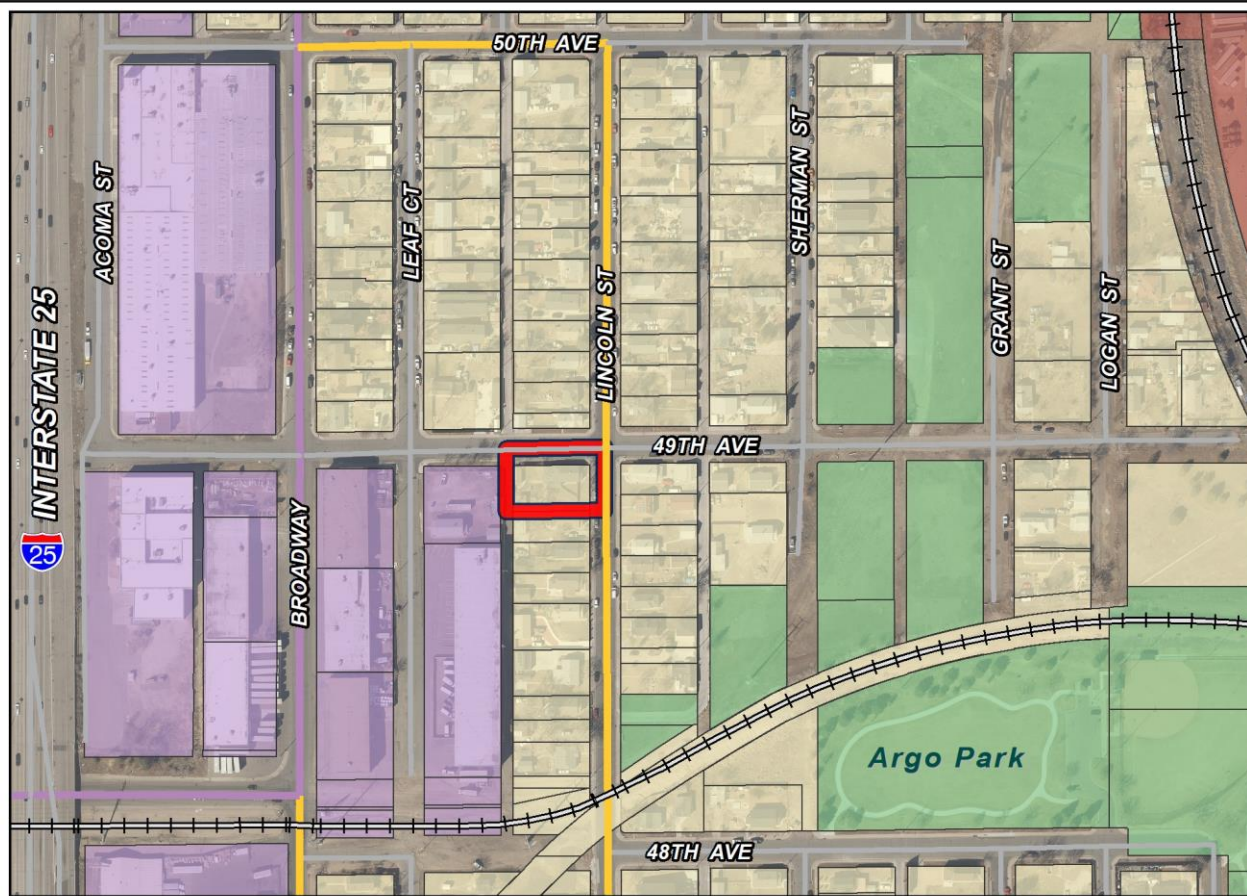
Public Park and Open Space

Future Street Type

Residential Collector

Mixed Use Collector

Local or Undesignated



Future Place - Residential Low

- Single and two-unit residential areas, up to 2.5 stories

Lincoln Street - Residential Collector

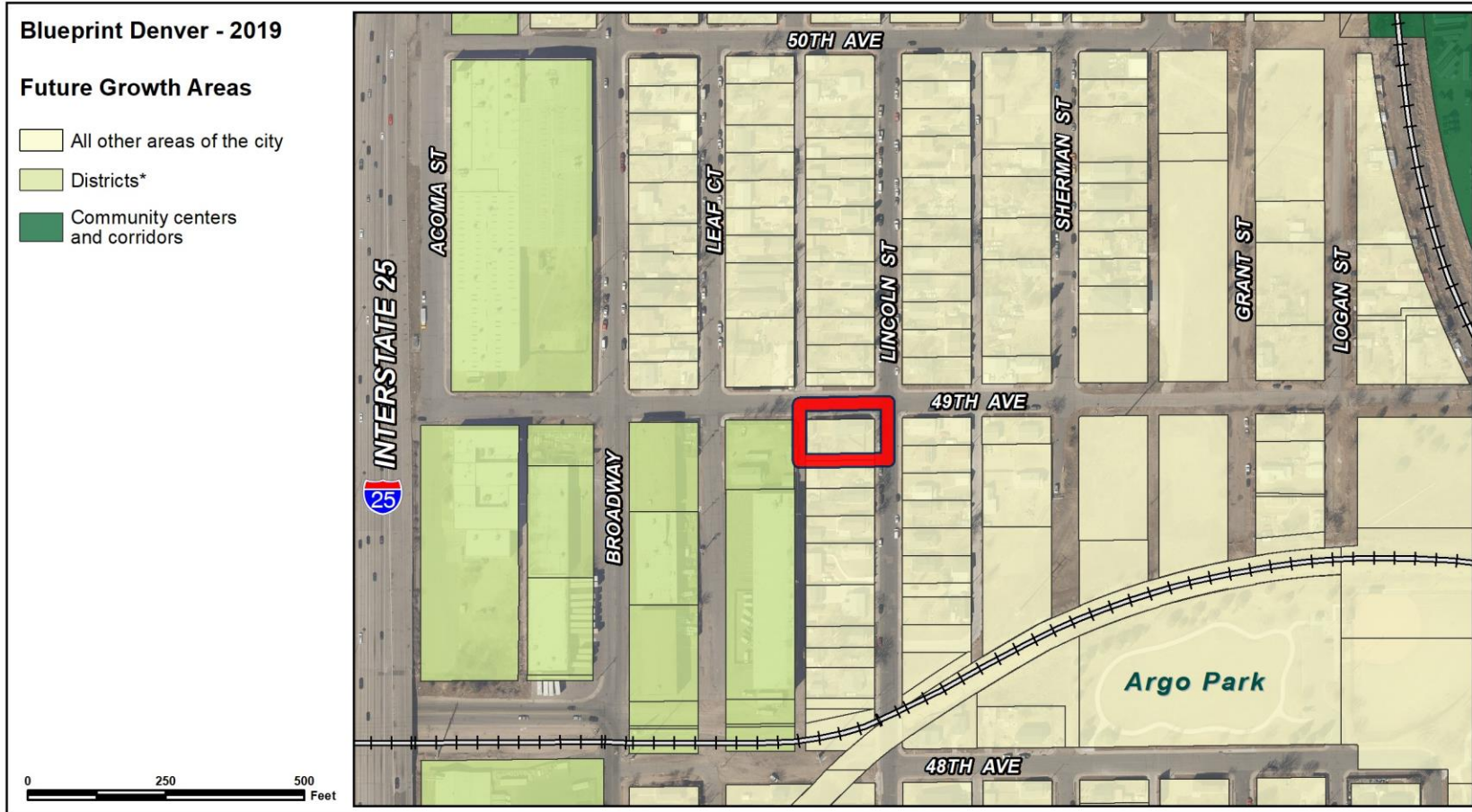
- Primarily residential with other uses, modest setbacks
- Collect movement from local streets and convey it to arterial streets.

49th Avenue - Undesignated Local

- High property access

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver 2019



- **Growth Areas Strategy**
 - All other areas of the City - anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040
- *Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, though more limited growth.*

Consistency with Adopted Plans: Housing an Inclusive Denver (2018)

Legislative and Regulatory Priorities, Recommendation 2: *“Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”*

Attainable Homeownership, Recommendation 1: *“Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners.”*

The Globeville Neighborhood Plan (2014)

- *Guiding Principle: A strong Globeville where diverse land uses are present and are located such that the needs of residents, businesses and industry are met equitably.”*
- *Two New Land Use Concepts*
 - *Industrial Mixed Use*
 - *Single Family with Accessory Dwelling Unit*
- *Update Blueprint Denver Land Use Concept and Areas of Change*

The Globeville Neighborhood Plan (2014)

Recommendation 1: “A land use plan that balances the needs of residents, commerce and industry”

- *“B1: Maintain stability in the residential neighborhood core character area.”*
 - *“Maintain the current mix of low-scale residential building forms consisting predominantly of single unit dwellings with occasional duplexes or multi-unit structures.*
 - ***Allow accessory dwelling units** to enable aging in place, additional income through rentals, and to increase the population density of the neighborhood without altering its character.”*

The Globeville Neighborhood Plan (2014)

Recommendation 4 is *“Improve access to Jobs, Housing, Neighborhood Services and Education”*

- B14: *“Improve Access to Housing: “Provide a Broad Range of Housing Types and Price Levels. Incorporating this Plan’s proposed concept land use recommendations will allow for a more diverse range of housing types within the neighborhood, including: - **Accessory Dwelling Units** within the single family areas.”*

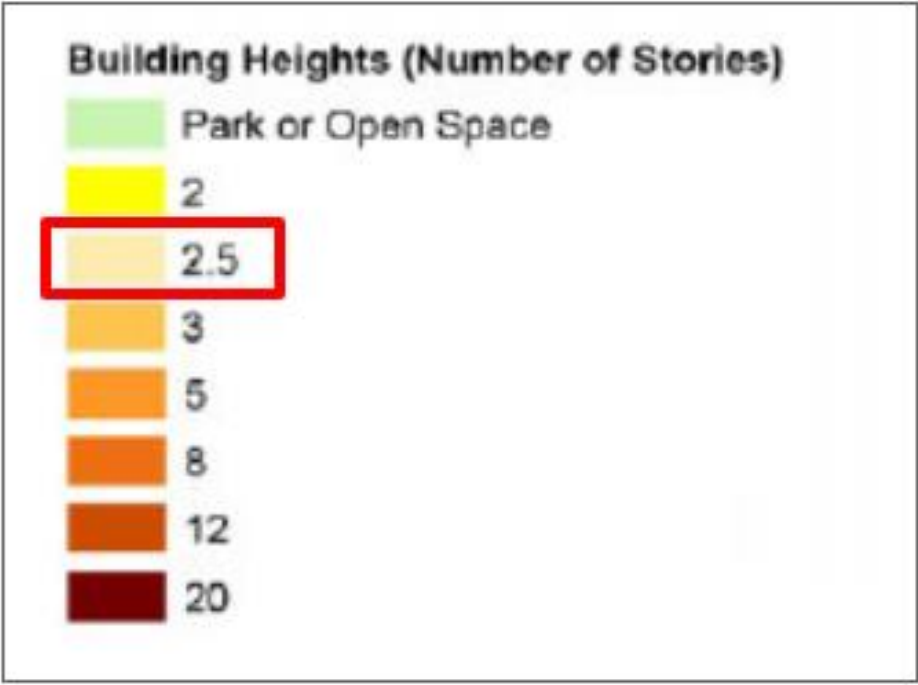
The Globeville Neighborhood Plan (2014)

CONCEPT LAND USE AND AREAS OF CHANGE



The Globeville Neighborhood Plan (2014)

MAXIMUM RECOMMENDED BUILDING HEIGHTS



The Globeville Neighborhood Plan (2014)

Strategies Unique to the Residential Neighborhood Core

- *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 cut for street access, and the continuation of detached sidewalks where possible.*
- *E2. Tailor minimum zone lot sizes. In areas where the existing zoning requires a 4,500 square foot minimum zone lot size, a future zone district should maintain the 4,500 square foot minimum. In areas where the existing zoning requires a 6,000 square foot minimum zone lot size, a future zone district should have a 5,500 square foot zone lot minimum.*

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2000
 - Comprehensive Plan 2040
 - Blueprint Denver; An Integrated Land Use and transportation Plan (2002)
 - Blueprint Denver: A Land Use and Transportation Plan (2019)
 - Housing an Inclusive Denver (2018)
 - The Globeville Neighborhood Plan (2014)
2. Uniformity of District Regulations – using a standard zone district will result in the uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare by allowing a moderate level of reinvestment in the area which is consistent with the area character and by implementing the city’s adopted land use 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:*
 - *Changed or changing conditions in a particular area, or in the city generally; or*
 - *a city adopted plan; or*
 - *that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.*
 - CPD finds this criteria is met by recognizing citywide changes and the adoption of the Globeville Neighborhood Plan are sufficient changed condition to justify rezoning the property.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - Context – The Urban Context is characterized by single-unit and two-unit uses. Small-scale multi-unit and commercial areas are embedded in residential areas. Single-unit structures in the zone district are the Urban House form, and multi-unit building forms in the context typically include the row house form embedded with other residential form types. The surrounding area and the recommended neighborhood context both make the proposed rezoning to U-SU-C1 consistent with the neighborhood context description.
 - Zone District Purpose and Intent - *The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages, and the 5,500 SF minimum lot size is the recommended lot size.*

The rezoning allows lower scale single-unit uses and an accessory dwelling unit building form consistent with the desired development pattern of the area.

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