



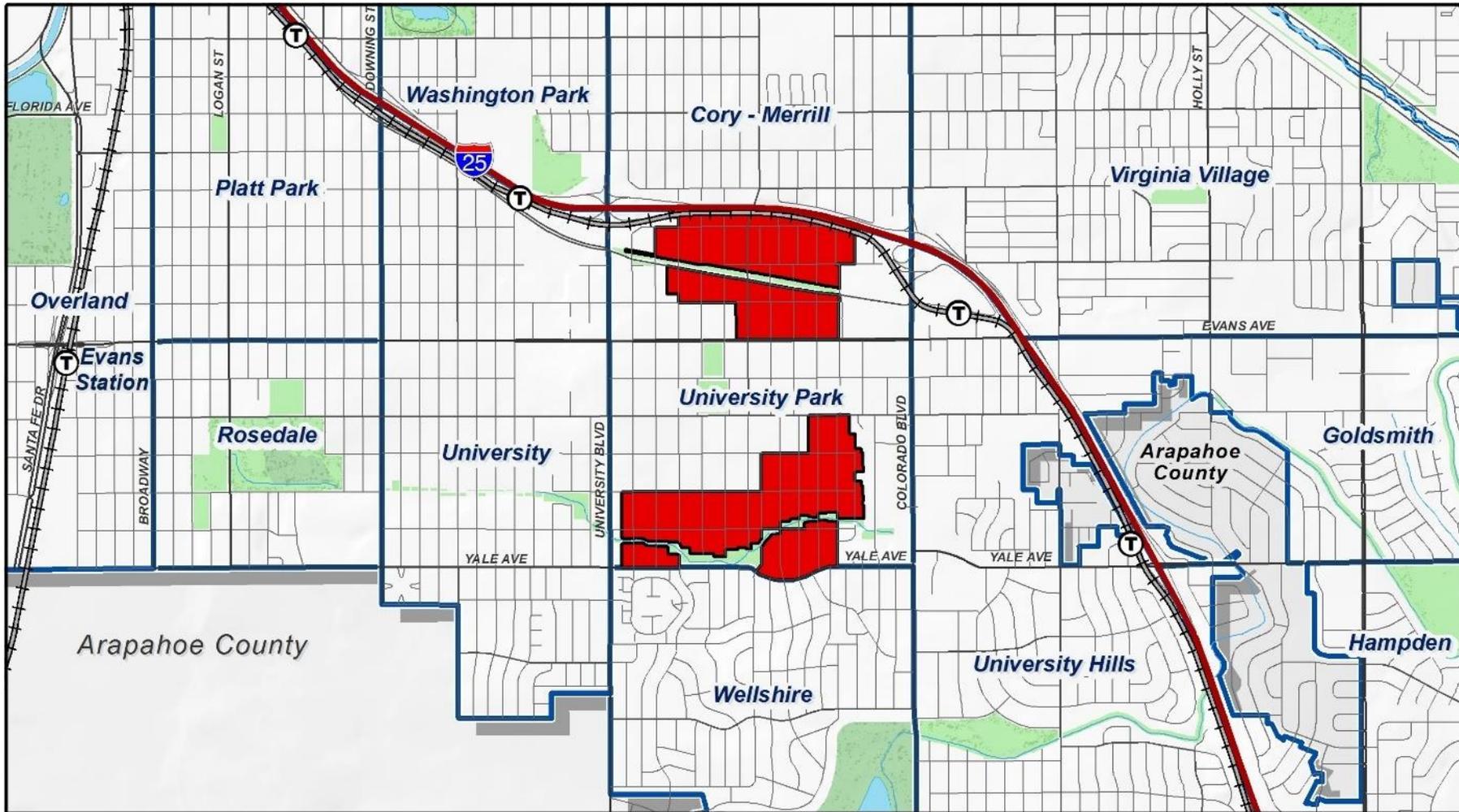
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# University Park Neighborhood

Rezoning all properties zoned E-SU-Dx to E-SU-D

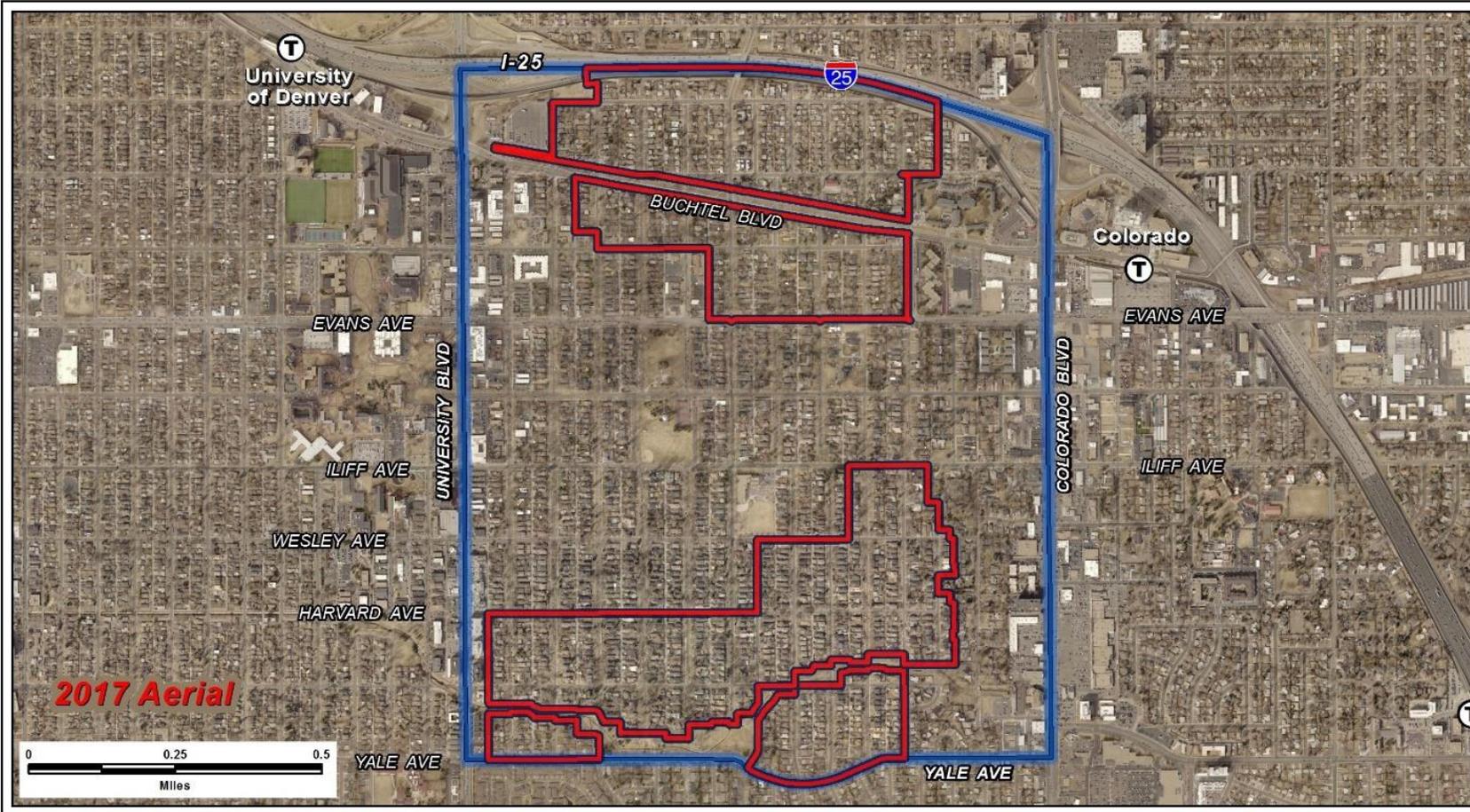
2017I-00186

Denver City Council



# District 6 University Park Neighborhood

# Request: E-SU-D



## Location

- University Park Neighborhood
- Approx. 183 acres
- 1,051 properties

## Proposal

- Rezoning from E-SU-Dx to E-SU-D
- Requesting rezoning to remove Suburban House building form

# Background

## **Quick Wins II (2003):**

- Addressed the overall mass and impact of development in the R-0, R-1, and R-2 zone districts
- Increased overall open space requirement from 50% to 62.5% on most zone lots.
- established a two-tiered bulk plane allowing a larger house on the front 65% of the lot and restricting the height of the house on the rear 35% of the lot.

## **DZC (2010):**

- Suburban House building form reflected the pre-Quick Wins II single-tiered bulk plane standards with an increased open space requirement of 62.5%.
- Also established the Urban House building form which reflected most of the post-Quick Wins II standards with a 62.5% open space requirement and a two-tiered bulk plane.

## **E-SU-Dx (from R-1):**

- Allows both Suburban House and Urban House building form.
- Effectively turned back the clock to the pre-2003 standards.
- By rezoning to E-SU-D, which only allows the Urban House primary building form, the proponents of this rezoning proposal seek to re-instate the Quick Wins II changes, which better reflect the predominant built form in this neighborhood.

# Suburban House



- 2.5 stories or 30 feet in height for the entire length of the building
- 10-foot vertical bulk plane height at the side interior and side street zone lot lines and a 45° bulk plane slope from those lot lines

# Suburban House



# Urban House



- 2.5 stories or 30 feet in height for the front 65% of the zone lot depth
- One story or 17 feet for the rear 35% of the lot depth,
- 17-foot vertical bulk plane height at the side interior and side street zone lot lines for the front 65% of the zone lot
- 10-foot vertical bulk plane height at the side interior and side street zone lot lines for the rear 35% of the zone lot depth
- 45° bulk plane slope from lot lines

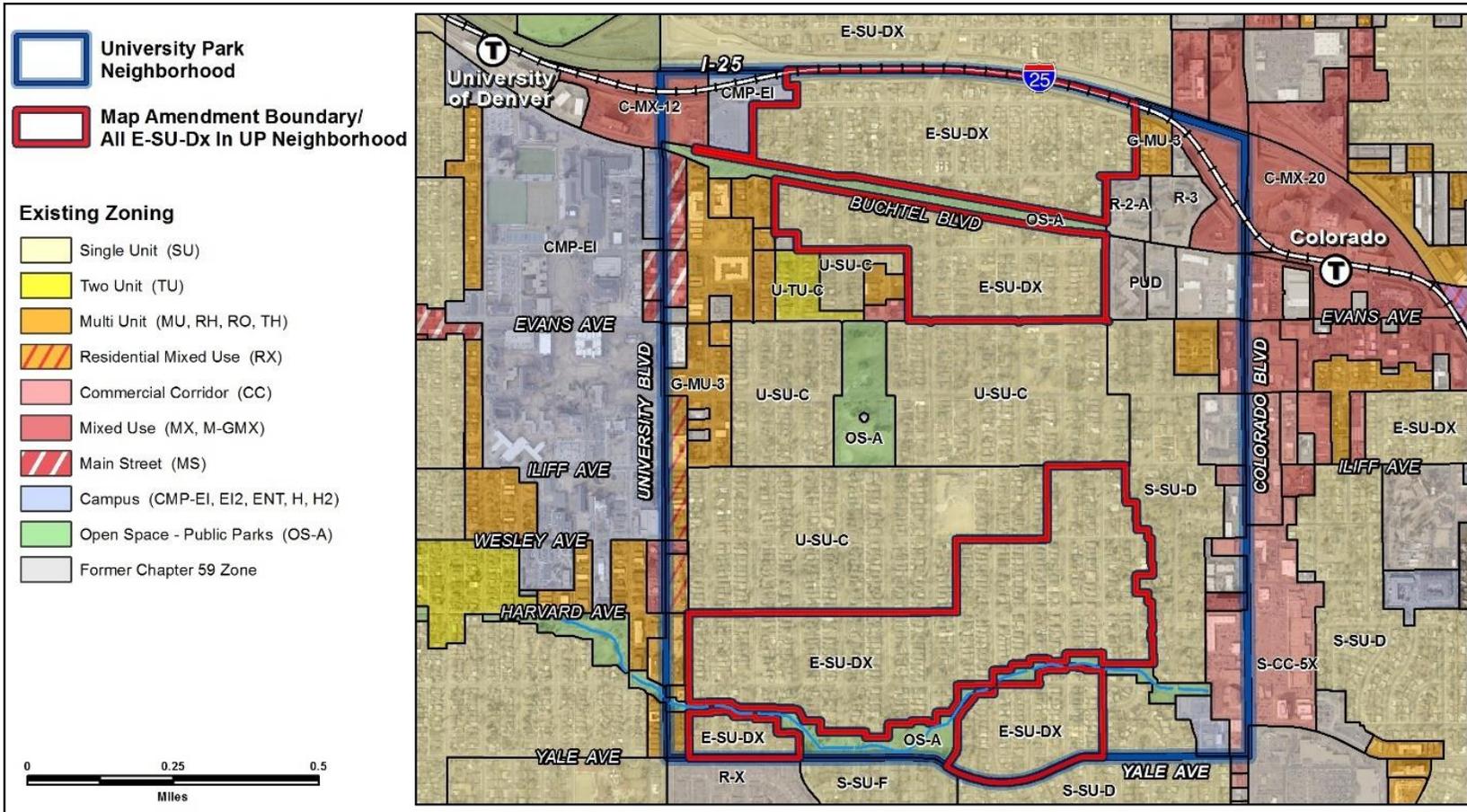
# Urban House



# Existing Context

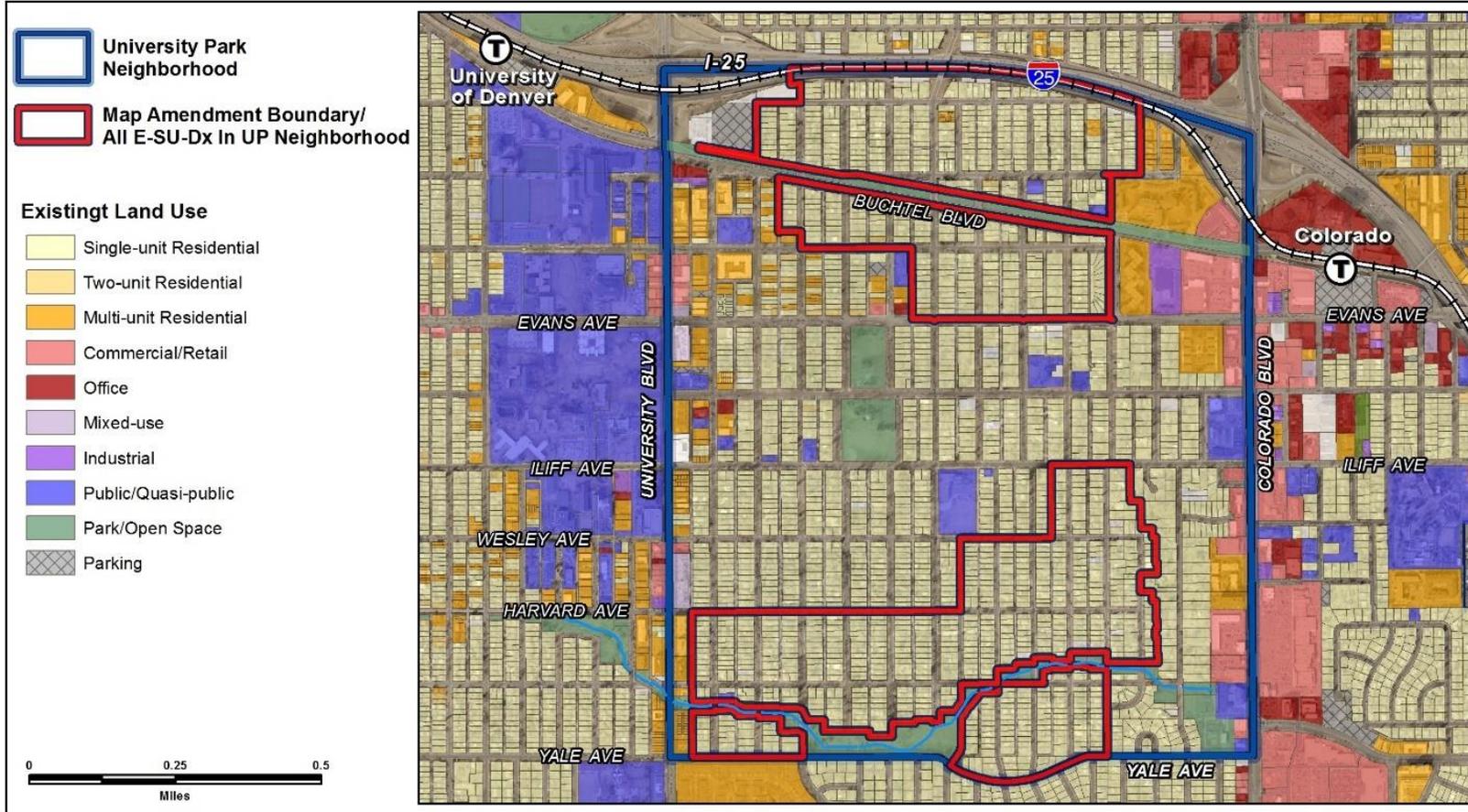
- Zoning
- Land Use
- Building Form/Scale

# Existing Context – Zoning



- Subject Area: **E-SU-Dx**
- Surrounding area:
  - North: U-SU-C
  - South: S-SU-D, S-SU-F, R-X
  - East: S-SU-D, variety of suburban commercial, mixed use and multi-unit zones
  - West: G-MU-3 to -12, CMP EI-UO3

# Existing Context – Land Use



- Subject Area: Single Unit Residential
- Residential uses to North and South
- SU, MU Residential to West
- Residential, Retail, Office to East

# Existing Context – Building Form/Scale

The image features a central 2017 aerial photograph of a residential neighborhood in Denver. A red outline highlights a specific area within the neighborhood. A blue line indicates the location of Interstate 25 (I-25) to the north and west. A vertical blue line marks Colorado Blvd. Other streets shown include BUCHTEL BLVD, EVANS AVE, LIFF AVE, and YALE AVE. A 'T' symbol with 'University of Denver' is visible in the upper left. A scale bar at the bottom left shows 0, 0.25, and 0.5 miles. Five yellow arrows point from the red-outlined area to five inset photographs of residential buildings: a two-story house with a porch, a single-story ranch-style house, a two-story house with a large tree, a two-story house with a prominent chimney, and a two-story house with a sidewalk.

# Process

- 1) Pre-Application Review: December, 2017
- 2) Public outreach by Councilman, RNO
  - 2 meetings, mailing, 2 open houses, web survey
- 3) Proposal submitted: December, 2018
- 4) Planning Board unanimous recommendation of approval: 4/3/19
- 5) Land Use, Transportation & Infrastructure Committee: 4/23/19
- 6) City Council First Reading: 5/6/19
- 7) City Council Public Hearing: 6/3/19

## Public Comment:

- One letter of support from UPCC and eight comments in support of proposed rezoning
- One letter of Opposition, one letter with questions

# 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

## 1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

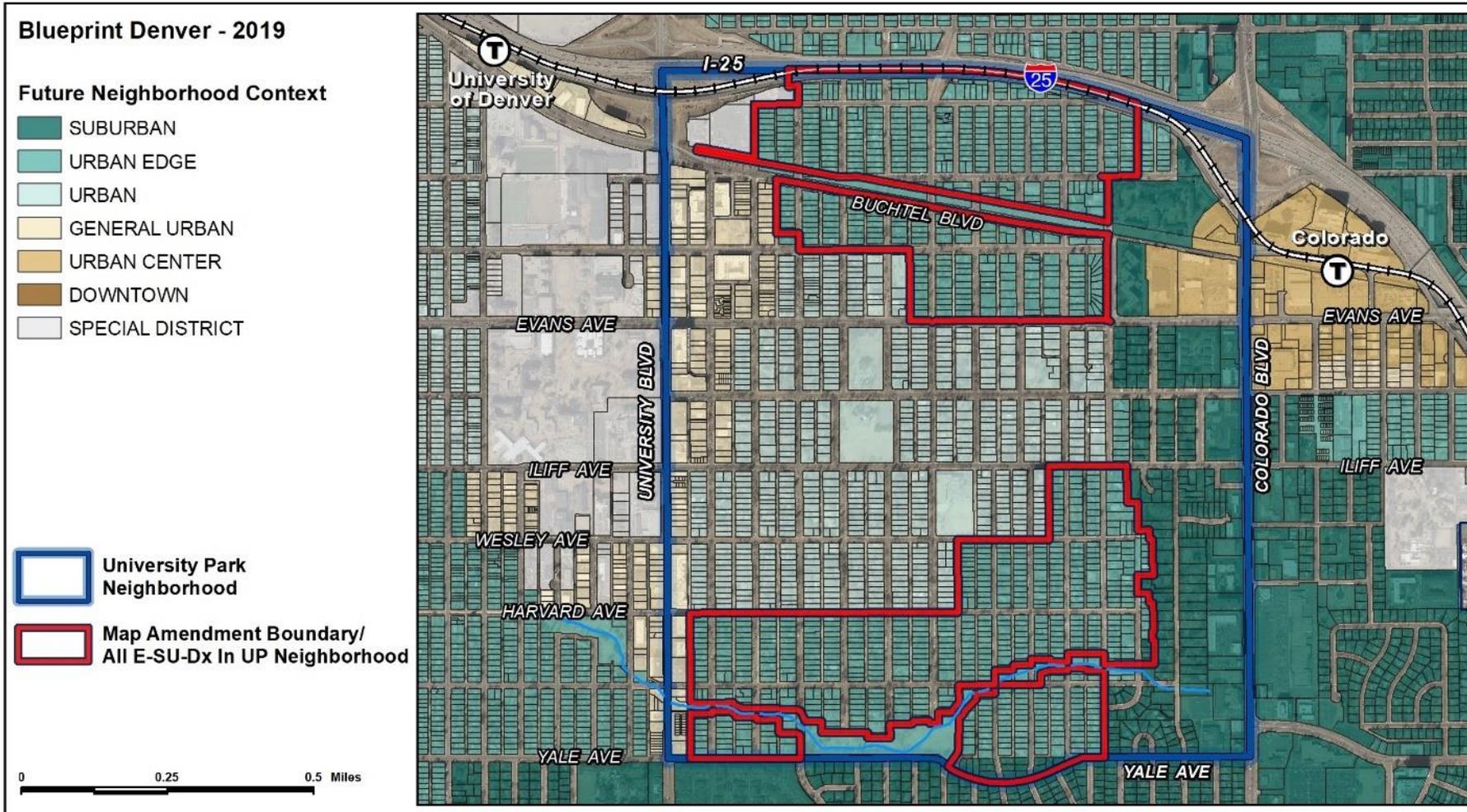
- Denver Comprehensive Plan 2040
- Blueprint Denver (2019)
- University Park Neighborhood Plan (2008)

# Consistency with Adopted Plans : Comprehensive Plan

## *Denver Comprehensive Plan 2040*

- Goal 2.2 Enhance Denver’s neighborhoods through high quality urban design
  - Strategy D. Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.
- Goal 2.3 Preserve the authenticity of Denver’s neighborhoods and celebrate our history, architecture and culture.

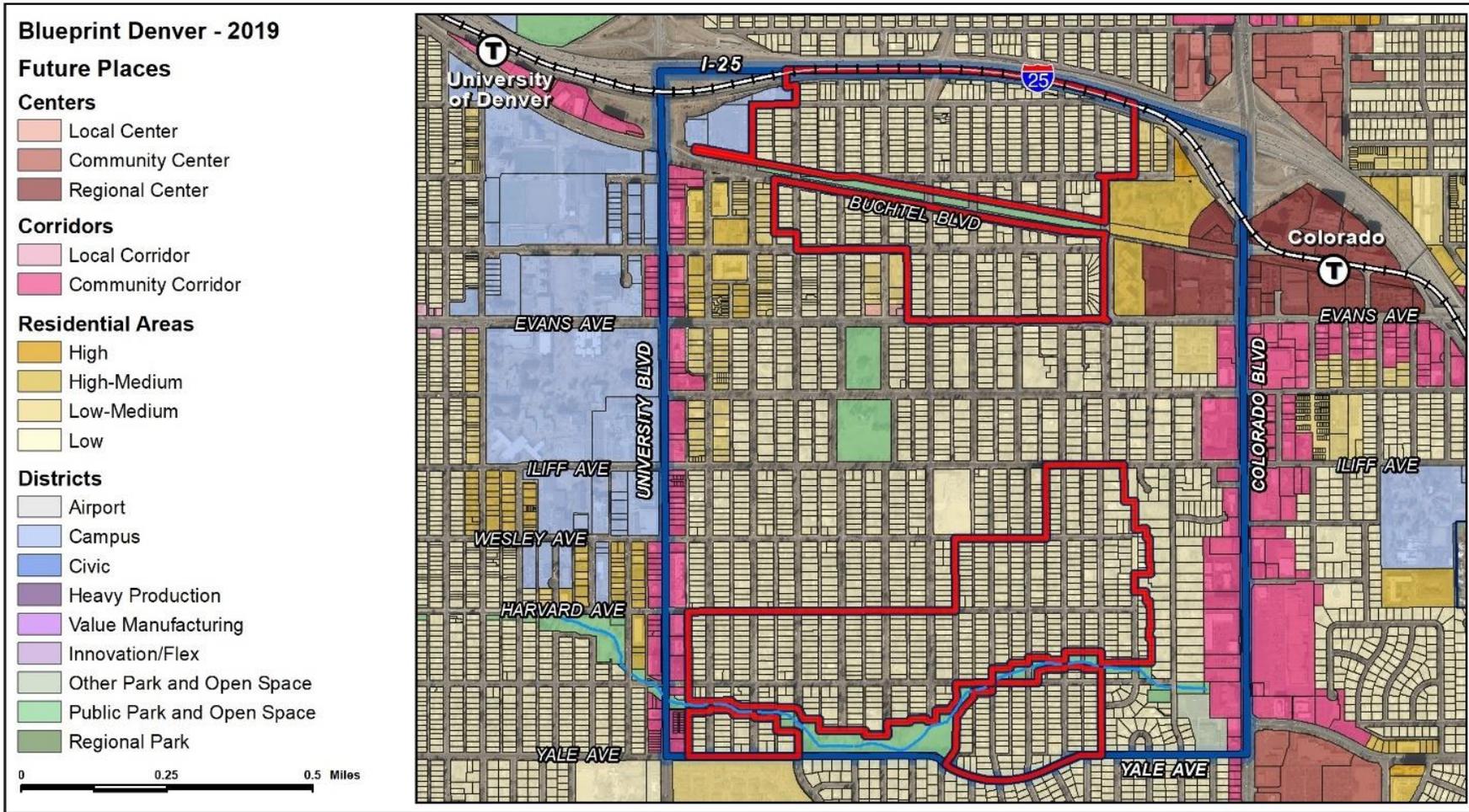
# Blueprint Denver (2019)



Neighborhood  
Context: Urban Edge

- Predominately residential
- Typically low-scale single- and two-unit residential with some small scale multi-unit residential

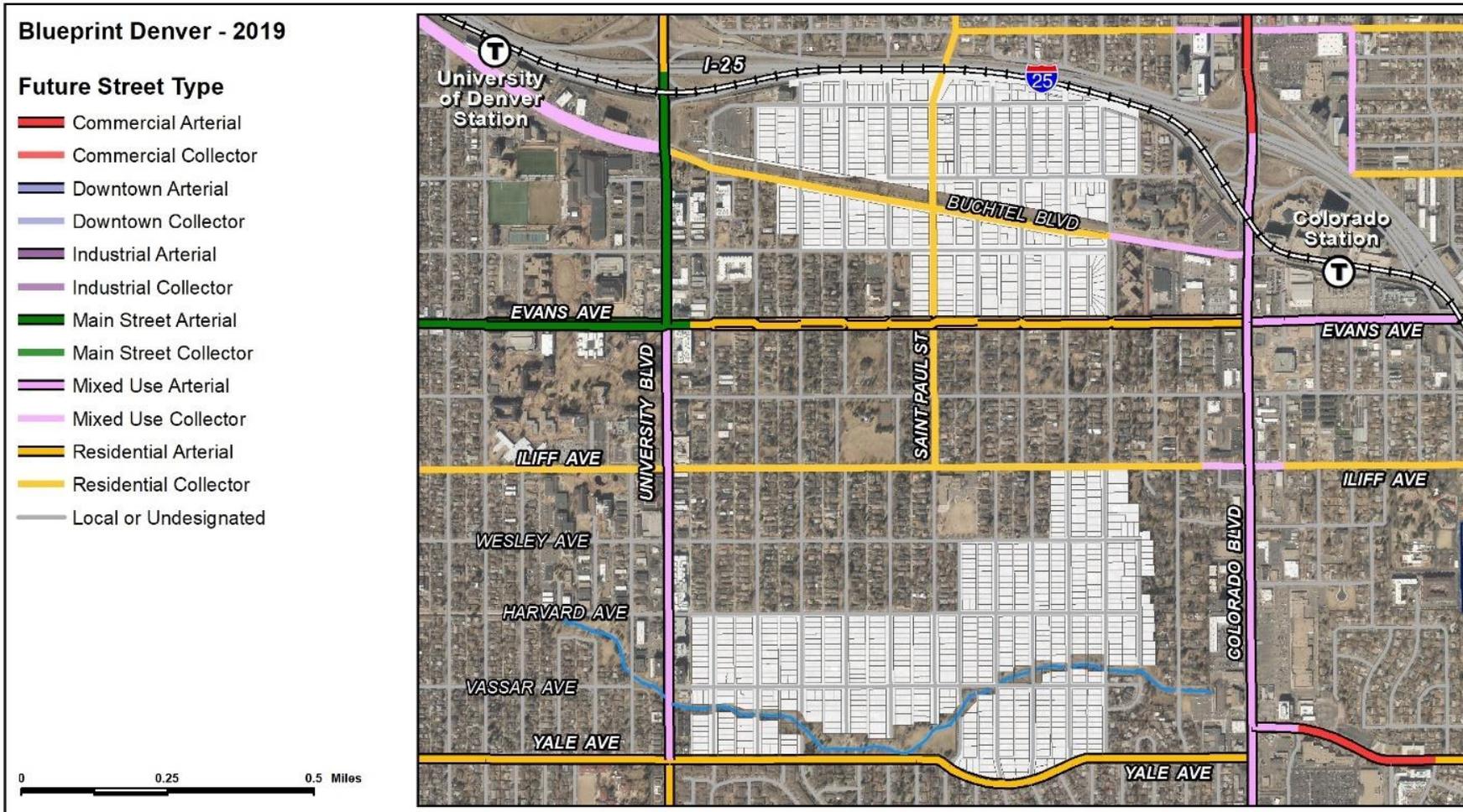
# Blueprint Denver (2019)



## Future Place Type: Residential Low

- Predominately single- and two-unit uses on small or medium lots [with] low to medium building coverage. Buildings are generally up to 2.5 stories in height.

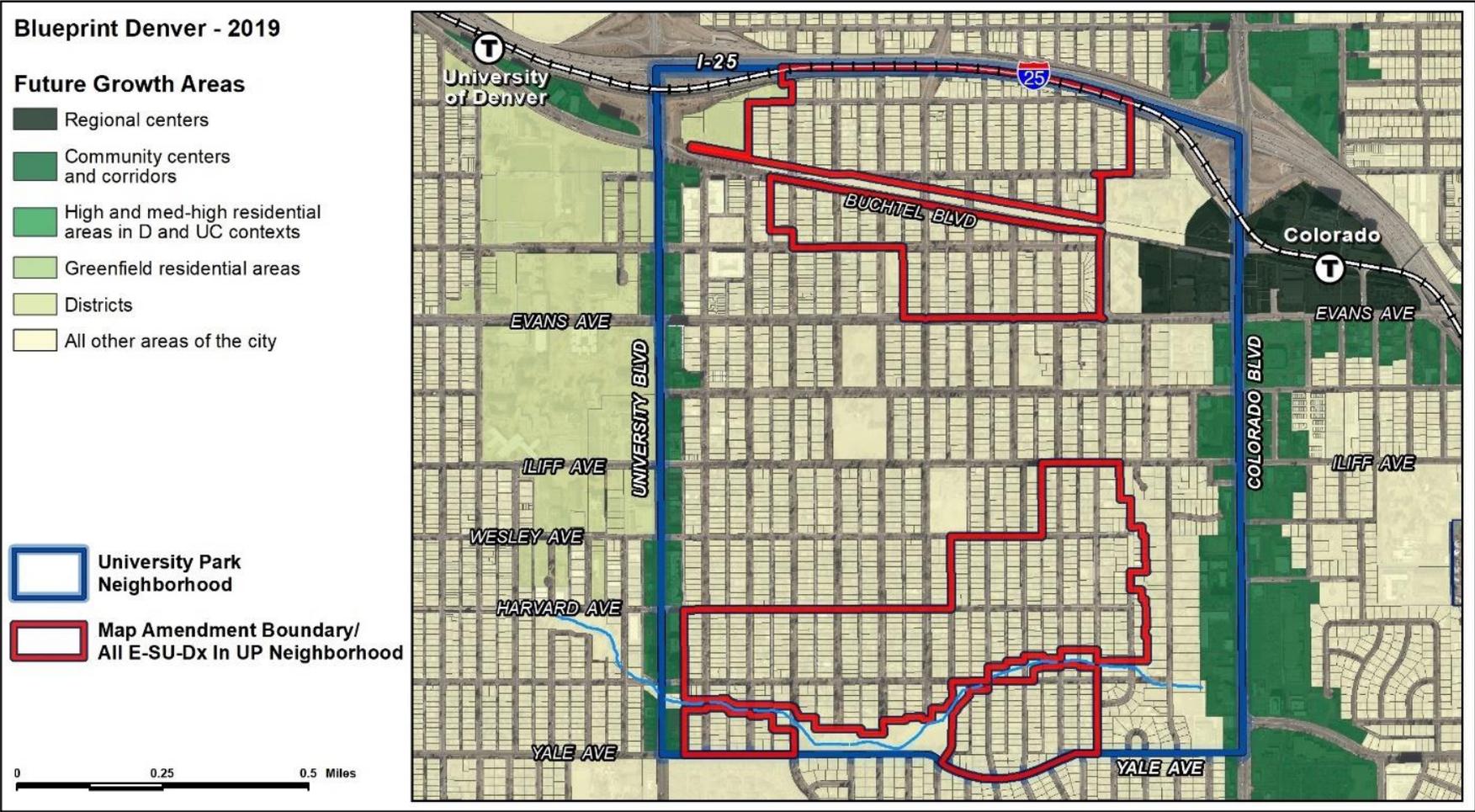
# Blueprint Denver (2019)



## Street Types:

- Yale, Evans: Residential Arterials
- St. Paul, Buchtel, Iliff: Residential Collectors
- All others: Undesignated Local

# Blueprint Denver (2019)



## Growth Area:

- All other areas of the city
- 10% of new job growth and 20% of new housing growth by the year 2040

# University Park Neighborhood Plan (2008)

*“To perpetuate and enhance the integrity of the University Park neighborhood”*

“University Park has always been home to a variety of architectural styles, but there is concern that these new homes are not consistent with the overall neighborhood fabric in terms of open space, tree canopy, lot coverage/building orientation (i.e. amount of the lot occupied by building(s) and their placement on the lot), building mass (i.e. the perceived size of buildings) and building heights.”

# University Park Neighborhood Plan (2008)



## Single Family Residential Neighborhood:

“Preserve the single-family nature of University Park’s residential neighborhood, and respect the urban design and the architectural character of established and preferred residential forms.”

The proposed rezoning from E-SU-Dx to E-SU-D is consistent with the goals of the University Park Neighborhood Plan in that it would maintain the existing single family residential character of the area while also reducing perceived impacts associated with the suburban house building form.

# Review Criteria

## 1. Consistency with Adopted Plans

*CPD finds the rezoning consistent with Comprehensive Plan 2040, Blueprint Denver 2019, and University Park Neighborhood Plan*

## 2. Uniformity of District Regulations

*The proposed rezoning to E-SU-D will result in the uniform application of zone district building form, use and design regulations.*

## 3. Further Public Health, Safety and Welfare

*In addition to furthering the public health and safety by implementing the City's adopted plans, the proposed rezoning also furthers the general welfare of University Park residents by removing a building form that they have identified as being problematic while protecting the overall single family residential character of the neighborhood*

# CPD Recommendation

CPD recommends **approval** of the rezoning proposal, ordinance 2019-0380, by City Council, based on finding that all the review criteria have been met.