

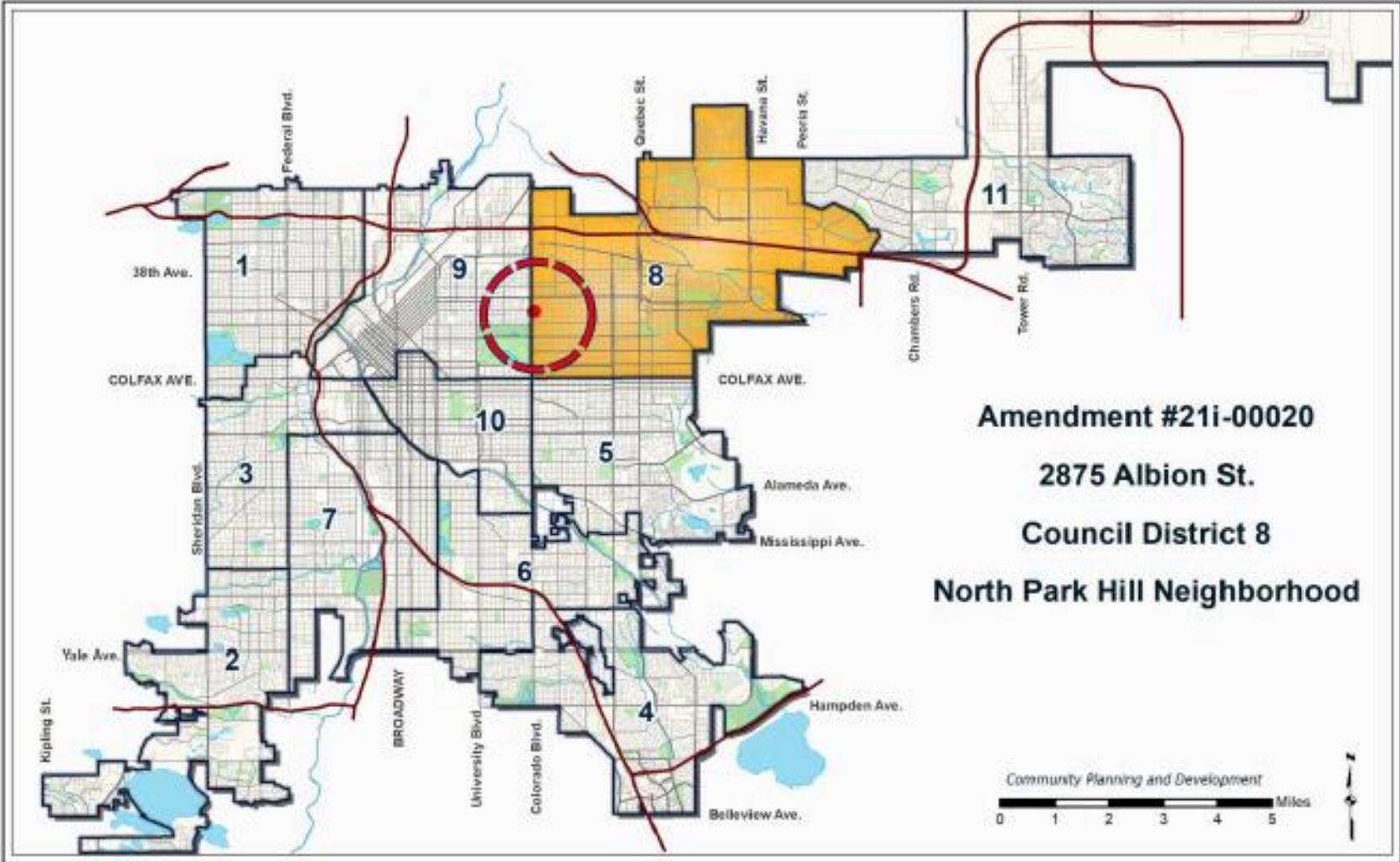


2875 Albion Street

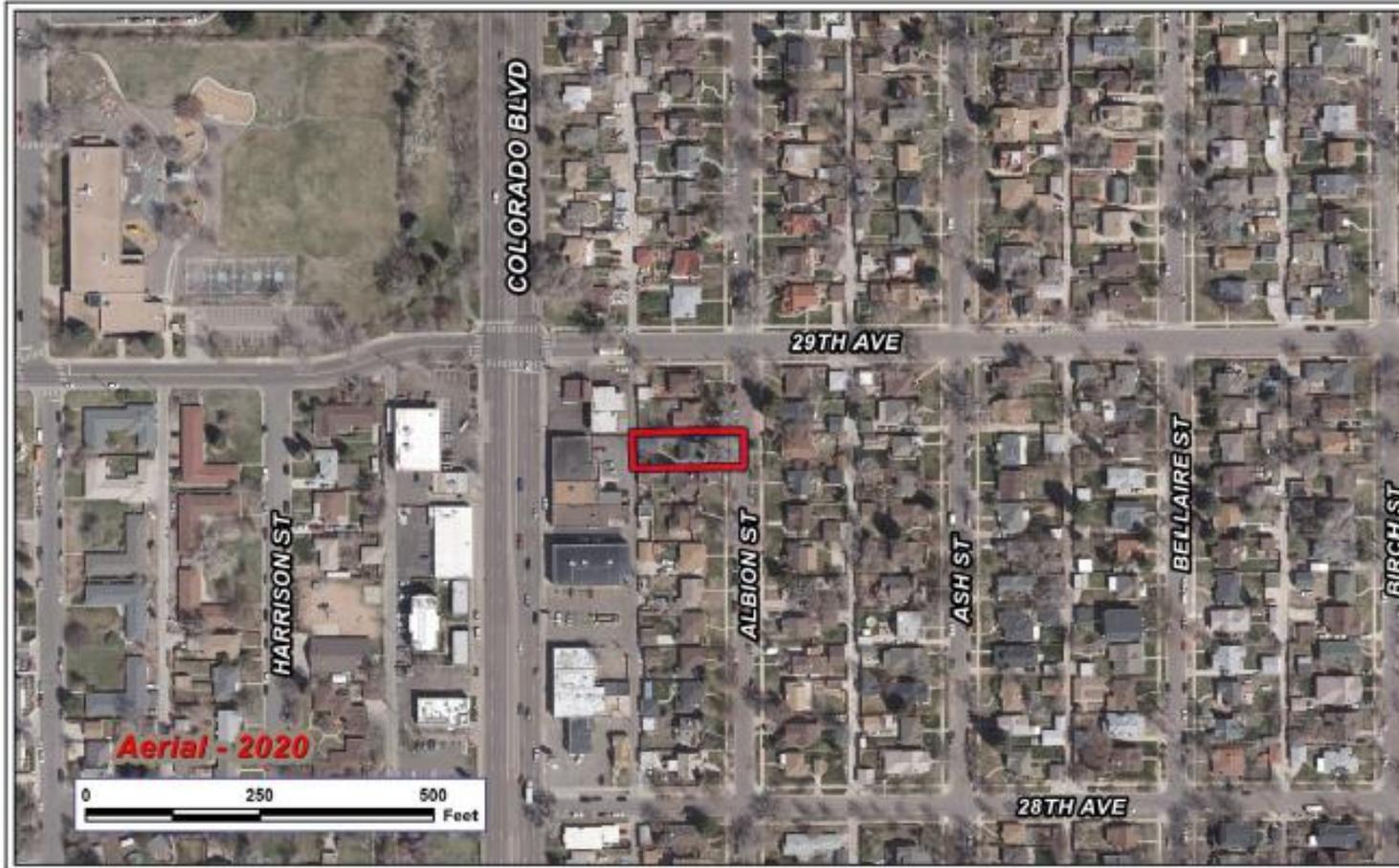
Rezoning Request: U-SU-C to U-SU-C1

City Council

City Council District: 8

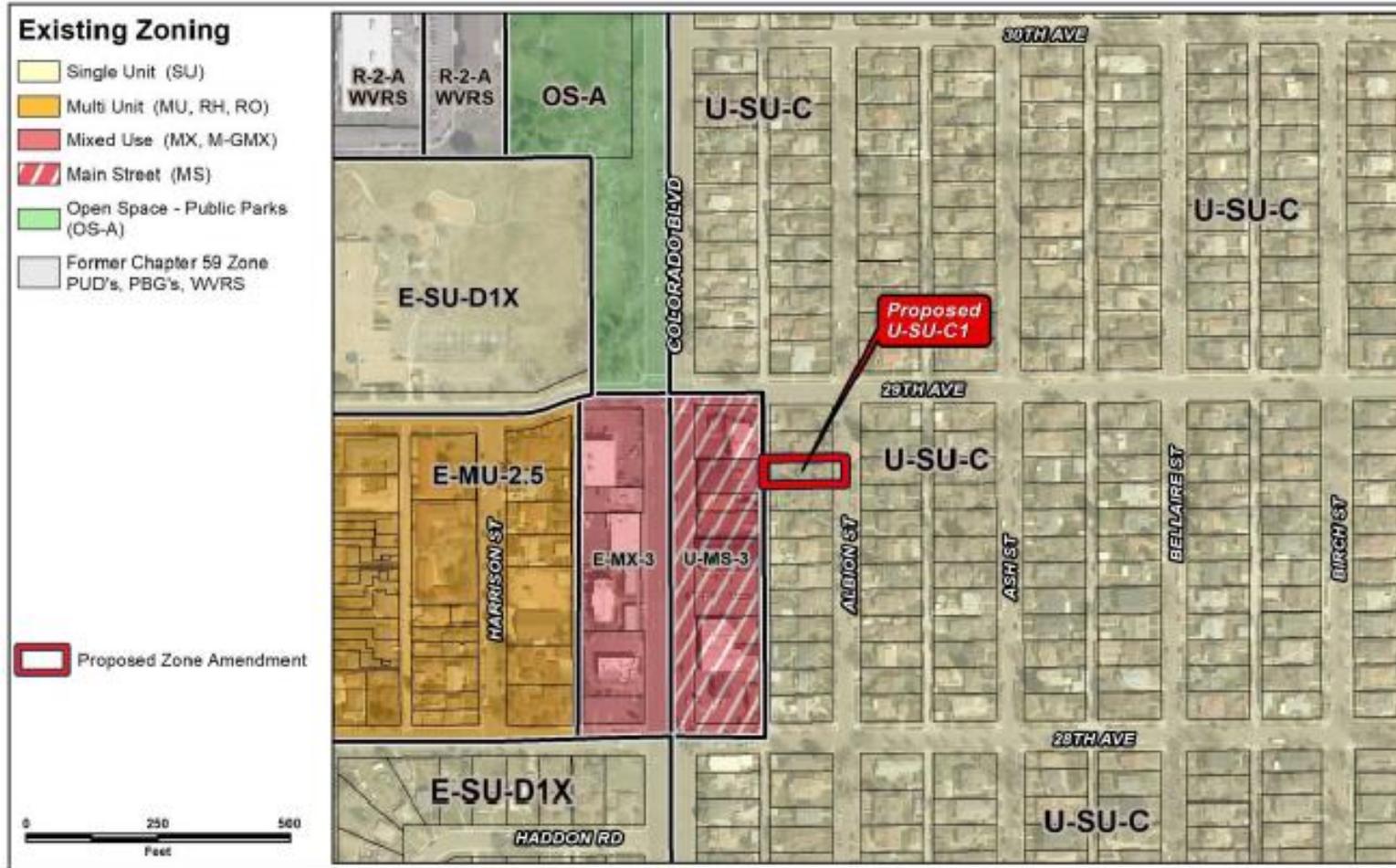


Request: U-SU-C to U-SU-C1



- **Subject Property**
 - Single-unit dwelling
 - Approx. 5,950 square feet or 0.14 acres
- **Proposal**
 - Allow an Accessory Dwelling Unit
 - ADU Max. Building Height: 24 feet
 - Min. Lot Size: 5,500 SF

Existing Zoning



- Current Zoning:
 - U-SU-C
- Surrounding Zoning:
 - U-SU-C
 - E-SU-D1x
 - OS-A
 - U-MU-3
 - E-MX-3

Existing Context – Use/Building Form/Scale



Subject property on the left



Single unit homes to the South looking west



Process

- Informational Notice: 8/3/2021
- Planning Board Notice: 1/18/2022
- Planning Board Public Hearing: 2/2/2022
- LUTI Committee: 2/15/2021
- City Council Public Hearing: 4/4/2022
- Public Comment
 - 1 Letter in support from the Greater Park Hill Community, Inc.
 - 3 Letters of support from the public

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 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Park Hill Neighborhood Plan (2000)*

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

Consistency with Adopted Plans: Comprehensive Plan



- 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).



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

Consistency with Adopted Plans: Blueprint Denver



Urban Future Neighborhood Context

- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small-scale multi-unit residential and commercial.
- Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver



Residential Low Future Place Type

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

Future Street Type

- Local or Undesignated

Consistency with Adopted Plans: Blueprint Denver



All Other Areas of the City

- 10% of new employment
- 20% of new housing

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, however more limited.

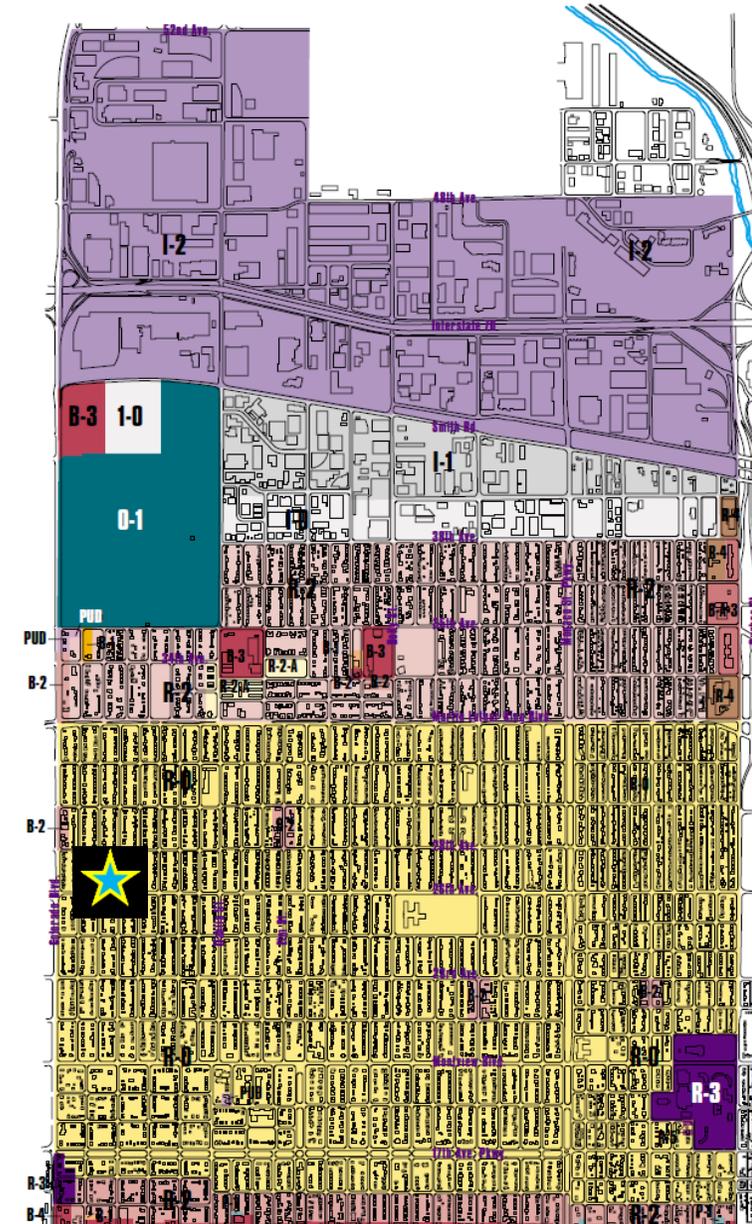
Consistency with Adopted Plans: Blueprint Denver

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.

Consistency with Adopted Plans: Park Hill Neighborhood Plan

- **Land Use and Zoning section:** “Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities” (p. 32.” (p. 32).
- **Action Number LZ3:** “Create and maintain a mix of housing types that are attractive and affordable.” (p. 34).



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
 - A city adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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