

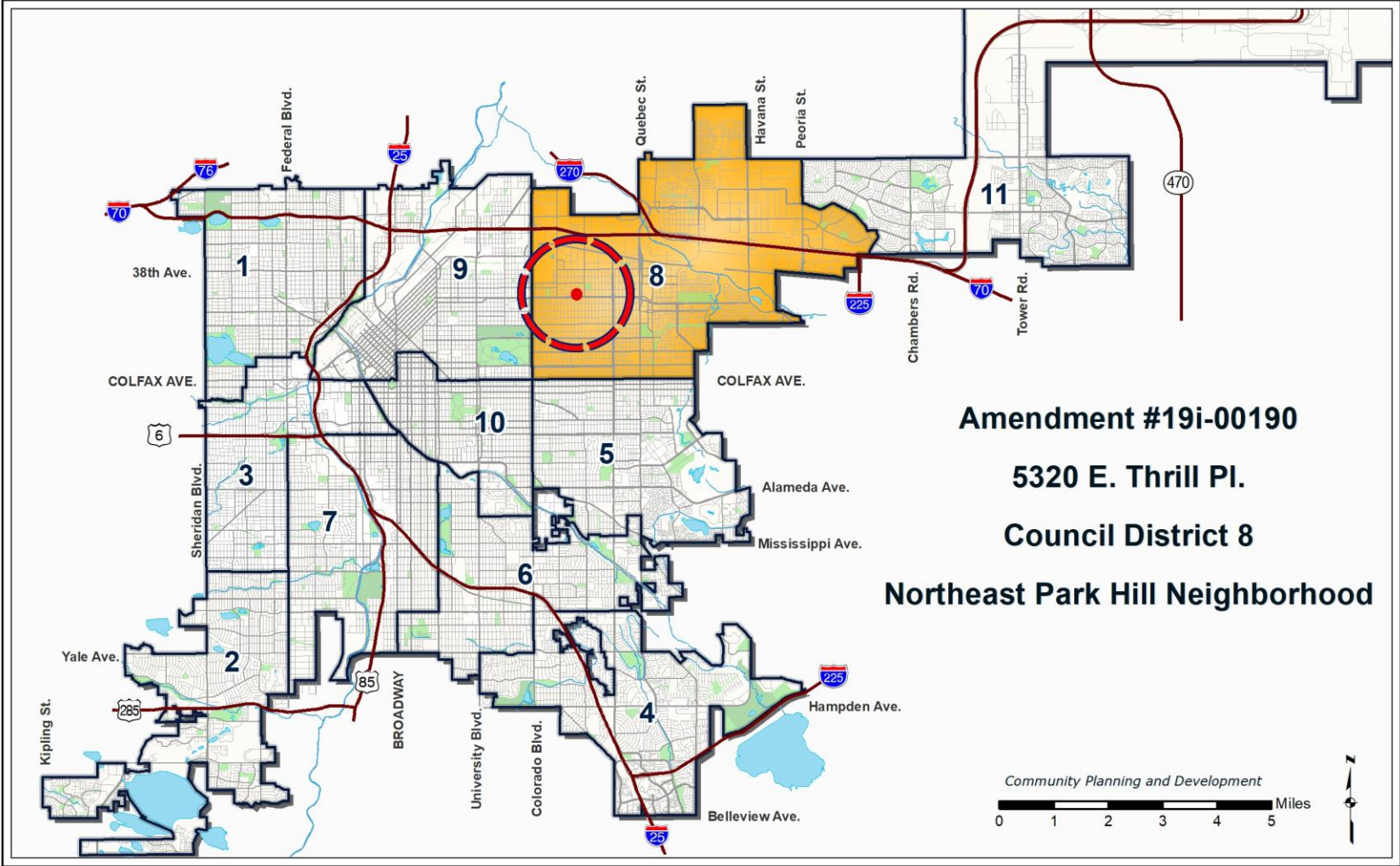


5320 E. Thrill Place

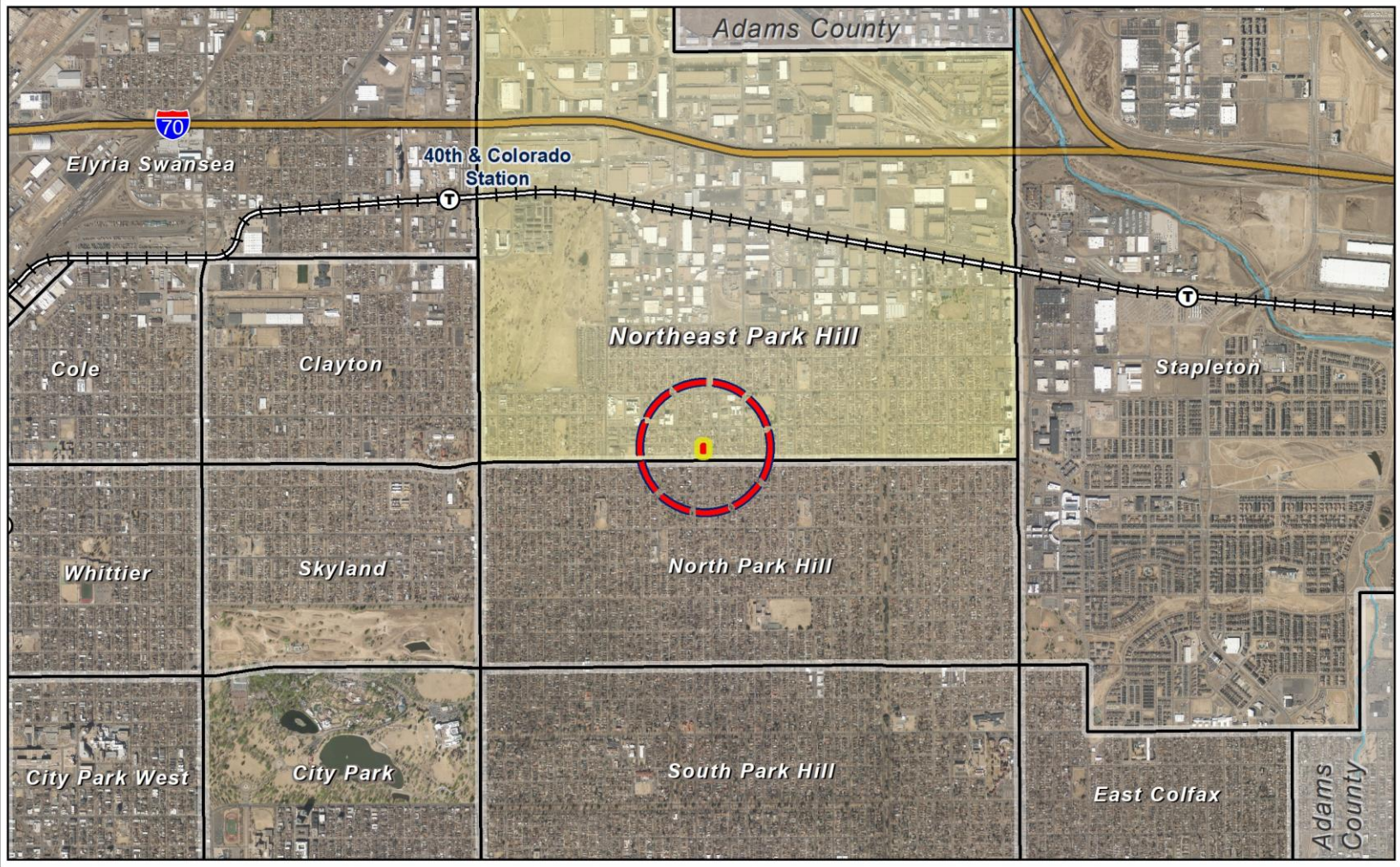
Rezoning Request: E-SU-Dx to E-SU-D1x

Date: 08/24/2020

City Council District: 8



Statistical Neighborhood: Northeast Park Hill

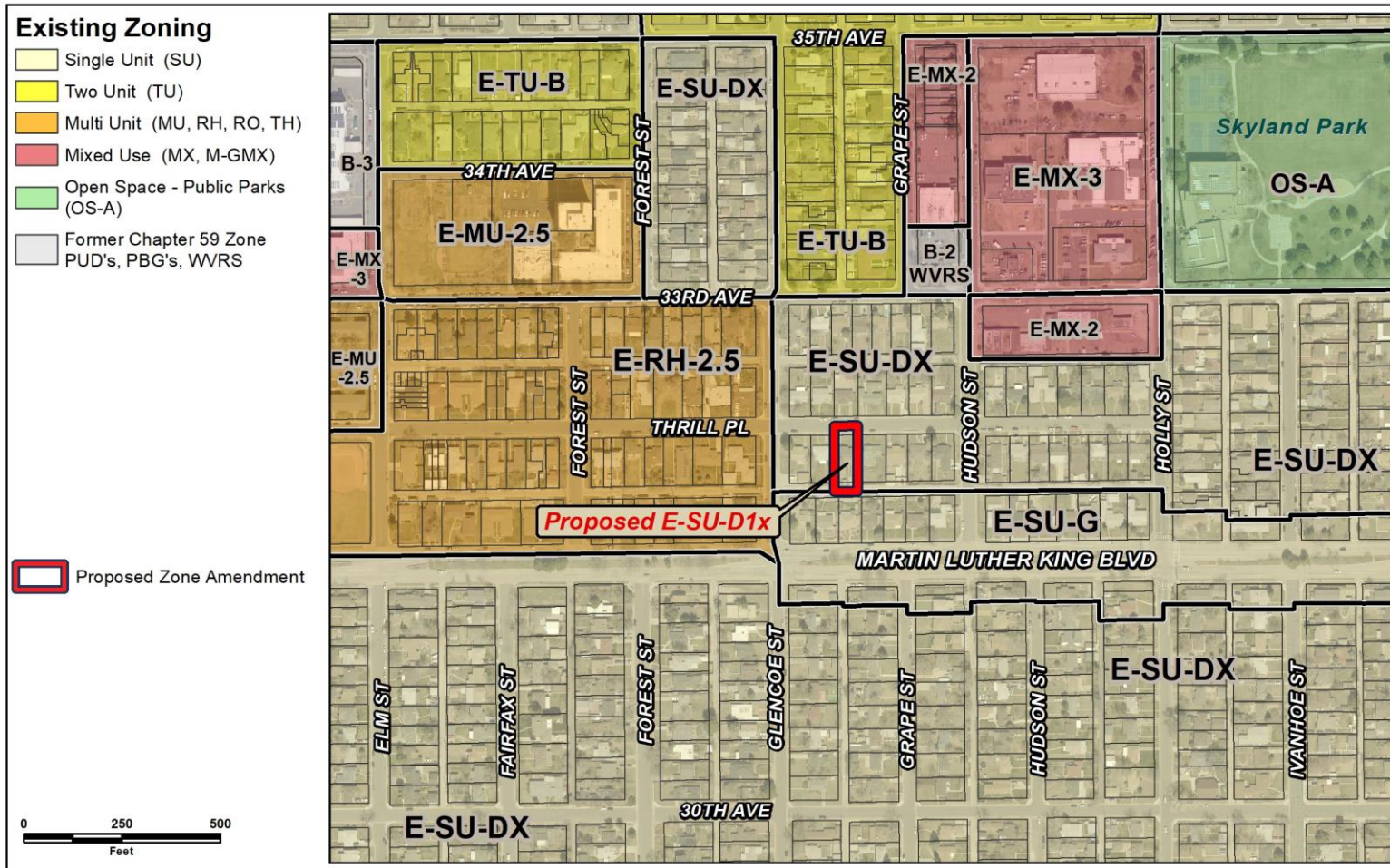


Request: E-SU-Dx to E-SU-D1x



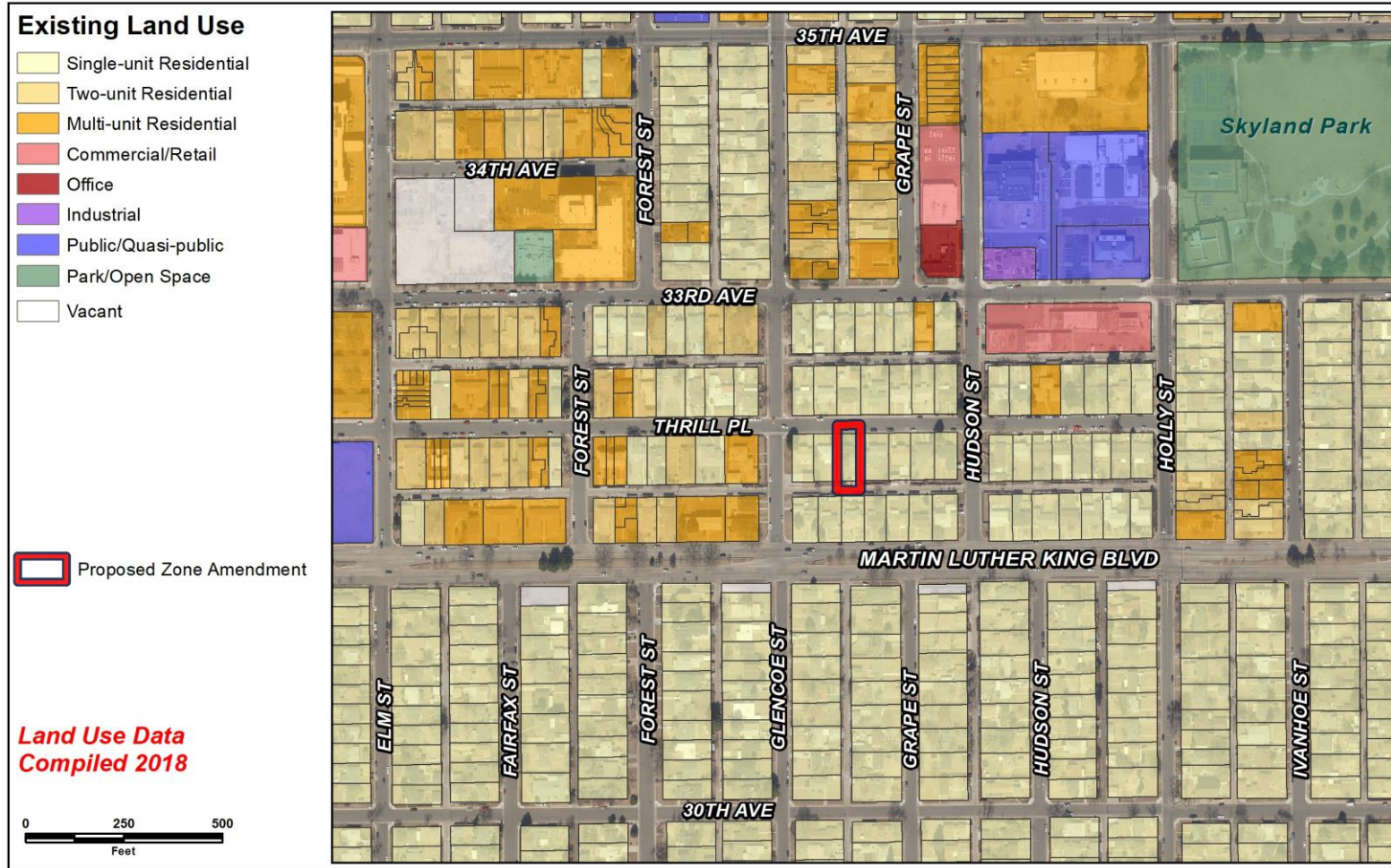
- **Subject Property**
 - Single-unit dwelling
 - Approx. 7,250 square feet or 0.17 acres
- **Proposal**
 - Allow an Accessory Dwelling Unit
 - ADU Max. Building Height: 24 feet
 - Min. Lot Size: 6,000 SF

Existing Zoning



- Current Zoning:
 - E-SU-Dx
- Surrounding Zoning:
 - E-SU-Dx
 - E-SU-G
 - E-TU-B
 - E-RH-2.5
 - E-MU-2.5
 - E-MX-2
 - OS-A

Existing Land Use



- Land Use:
 - Single-unit Residential
- Surrounding Land Uses:
 - Single-unit, Two-unit, Multi-unit Residential
 - Commercial
 - Public/Quasi-public
 - Open Space

Existing Context – Building Form/Scale



Subject Property and Properties to the East and West

Existing Context – Building Form/Scale



Subject Properties to the North

Process

- Informational Notice: 5/1/2020
- Planning Board Notice: 6/2/2020
- Planning Board Public Hearing: 6/17/2020
- LUTI Committee: 7/14/20
- City Council Public Hearing: 8/24/20
- Public Comment
 - As of present, one comment has been 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 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Park Hill Neighborhood Plan (2000)*
- *Housing an Inclusive Denver (2018)*

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 2040

Equity

- **Equitable, Affordable and Inclusive: Goal 1, Strategy A** – Increase development of units close to transit and mixed-use developments (p. 28).
- **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).
- **Equitable, Affordable and Inclusive: Goal 3, Strategy B** – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).



Consistency with Adopted Plans: Comprehensive Plan 2040

Strong

- **Strong and Authentic Neighborhoods: Goal 1, Strategy B.:** Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).

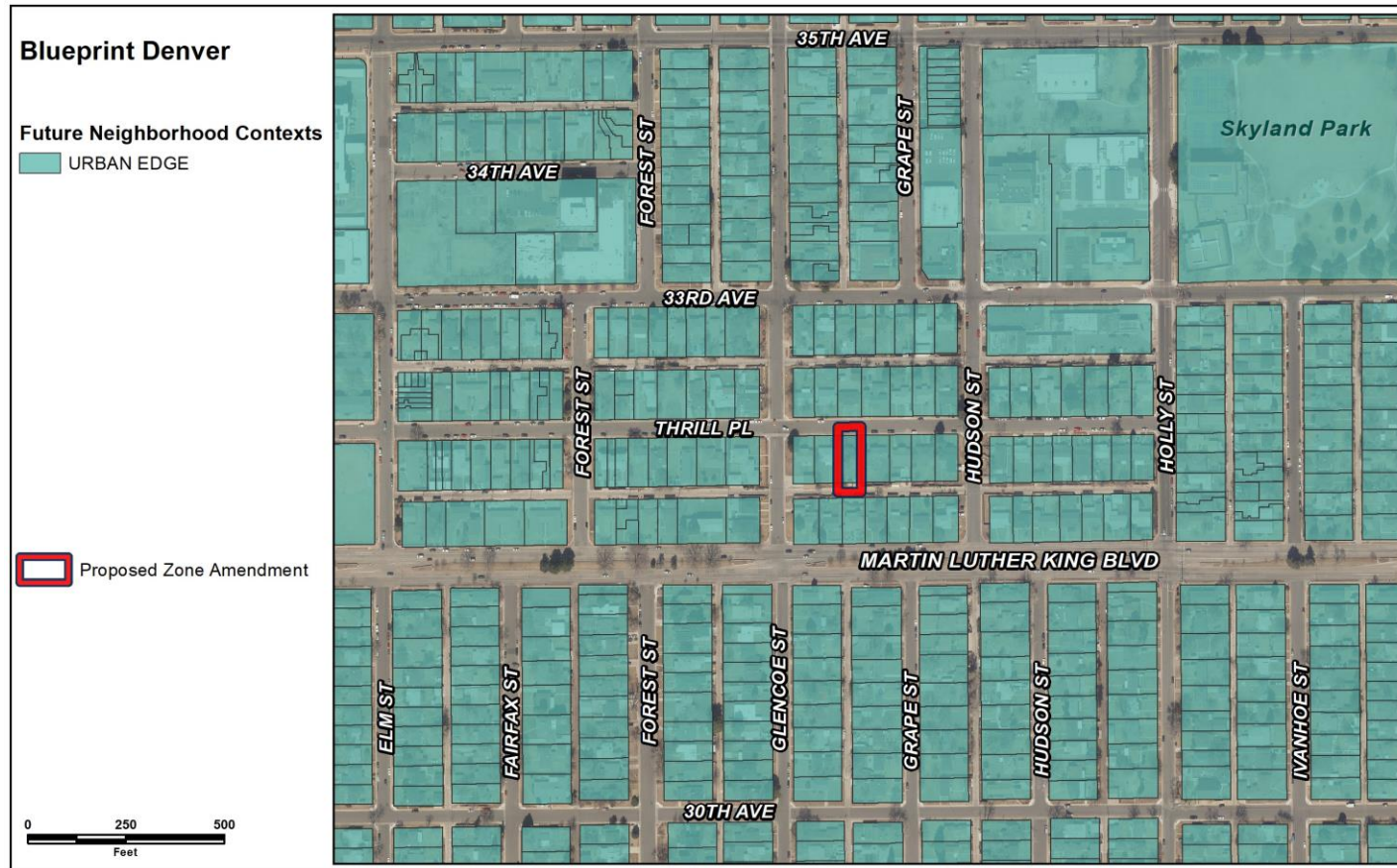


Climate

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



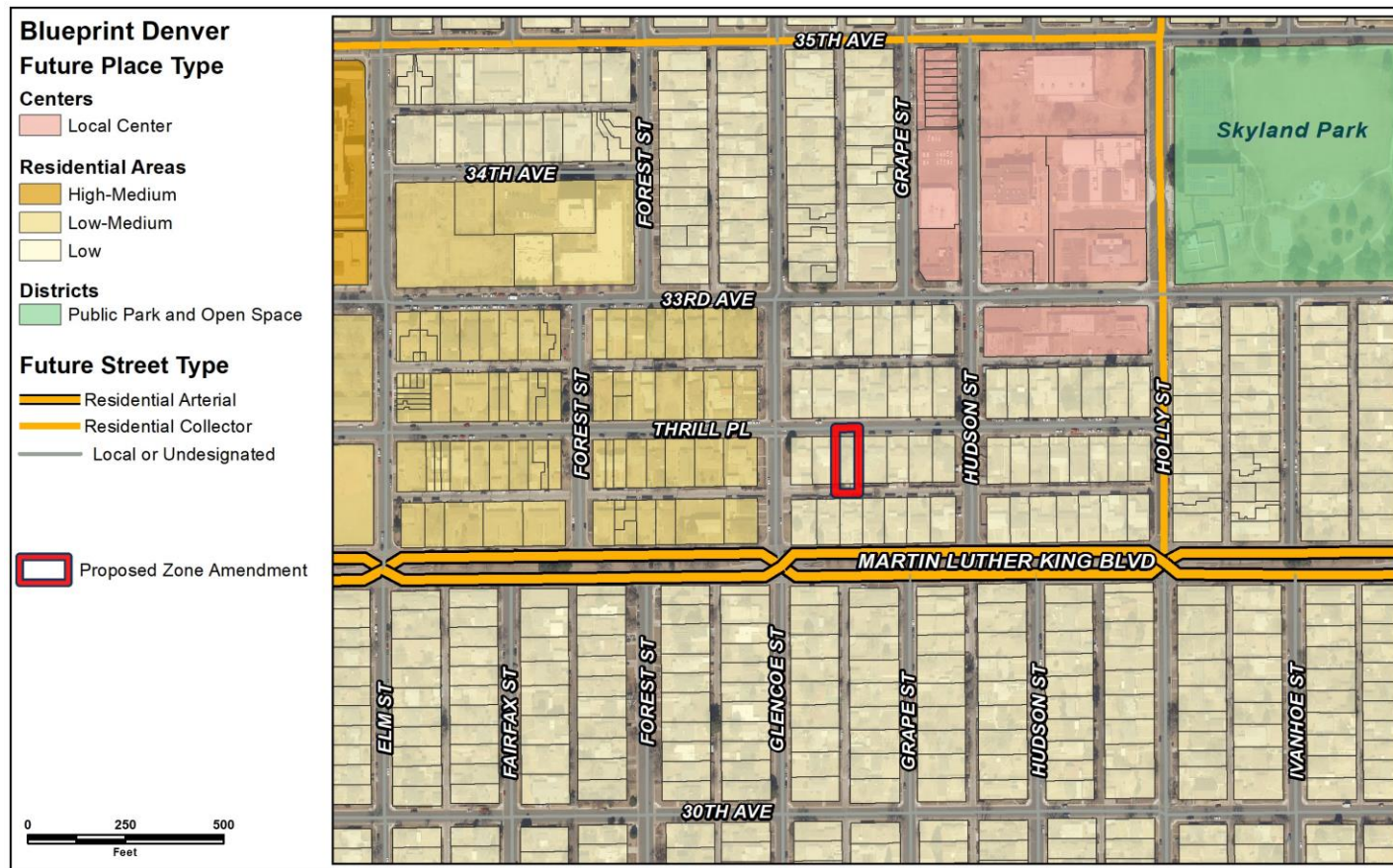
Consistency with Adopted Plans: Blueprint Denver



- **Urban Edge**

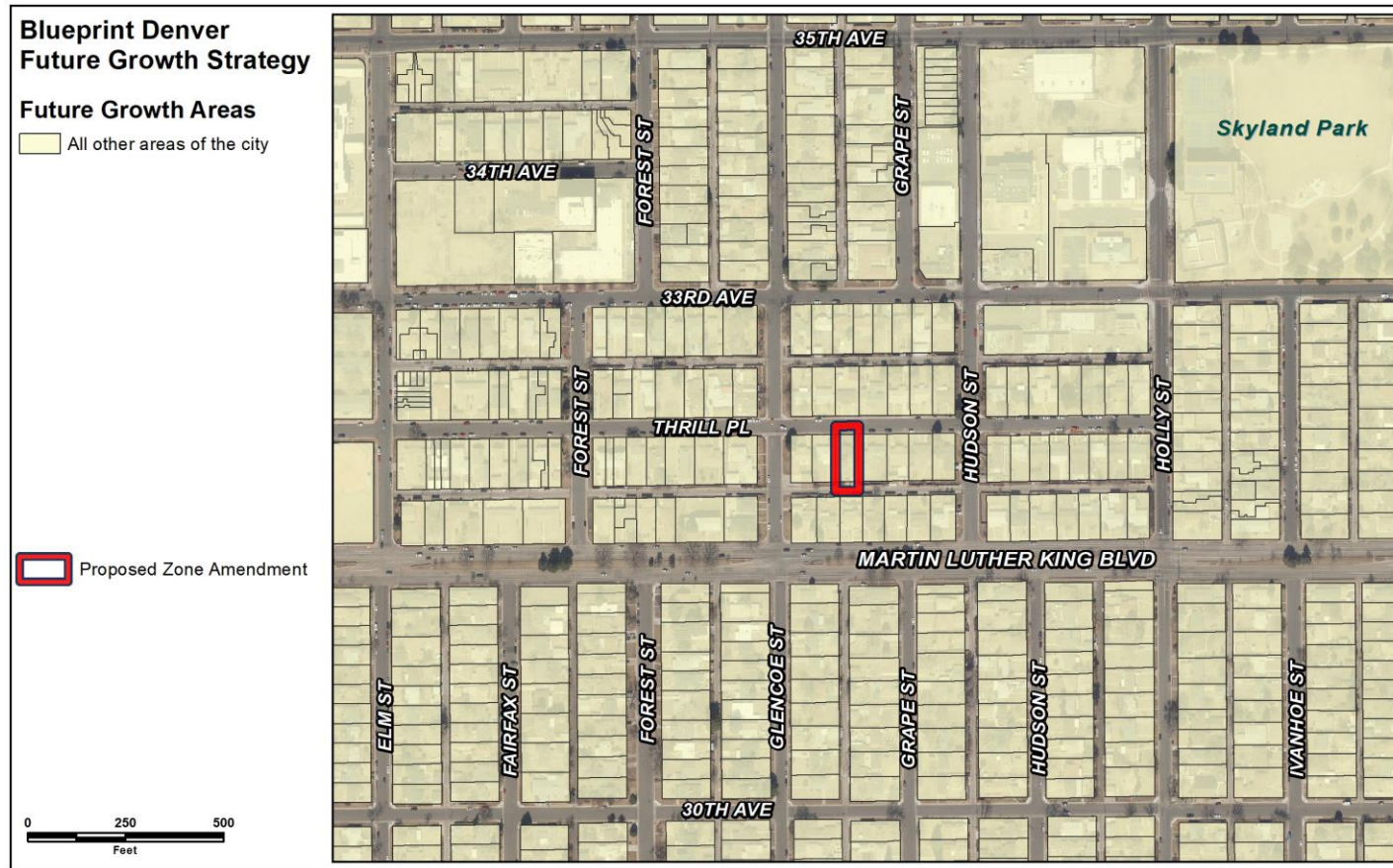
- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
- Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - East Thrill Place: Local or Undesignated

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy:
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

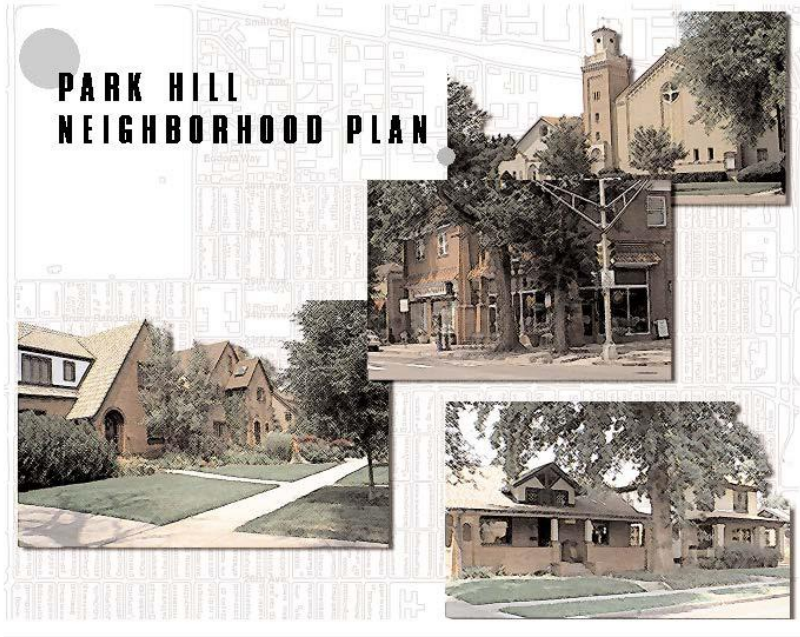
Consistency with Adopted Plans: Blueprint Denver

- Land Use and Built Form – Housing Policy 4: Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas (p. 84).
- Land Use and Built Form – Housing Policy 5: Remove barriers to constructing accessory dwelling units and create context-sensitive form standards (p. 84).

Consistency with Adopted Plans: Park Hill Neighborhood Plan (2000)

Two Applicable Goals / Recommendations

- **Land Use and Zoning Goal:** “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).
- **Land Use and Zoning Action Recommendation 3:** “Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.” (p. 33).



Consistency with Adopted Plans: Housing an Inclusive Denver

- **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.”

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

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

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

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