



---

# 3216 N High Street

## Pre-Application Request: PUD to U-SU-A1

Application Date: 04/19/2023

Presented by: Matthew Bossler,  
Senior City Planner – Urban Design

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: rezone from PUD 595 to U-SU-A1



- Property:
  - 15,800 sq. ft.
  - Demolition of existing structure was completed in 2021
- Requesting rezoning so they can build 5 single family lots with ADUs

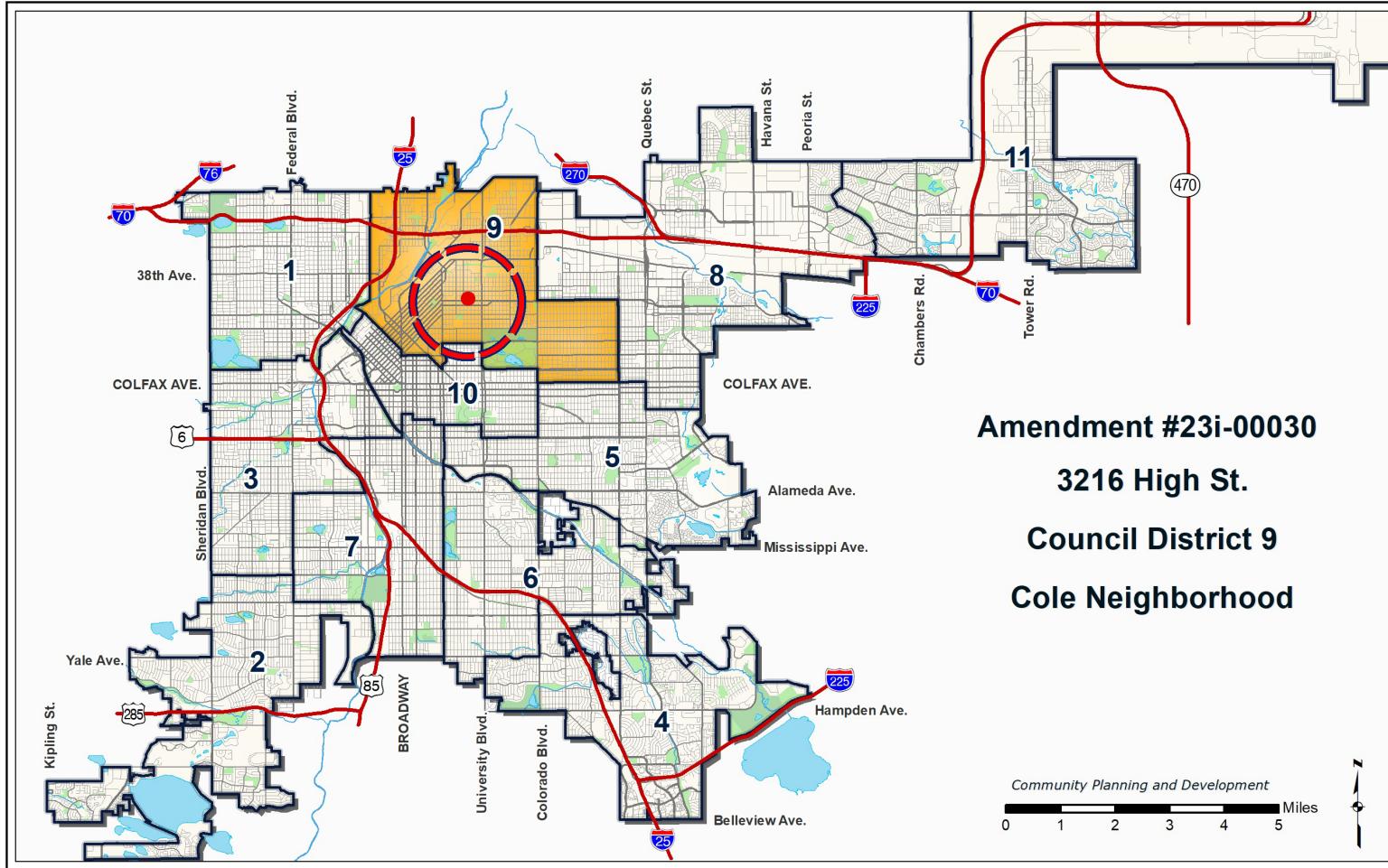
Reminder: Approval of a rezoning is not approval of a proposed specific development project

# Presentation Agenda

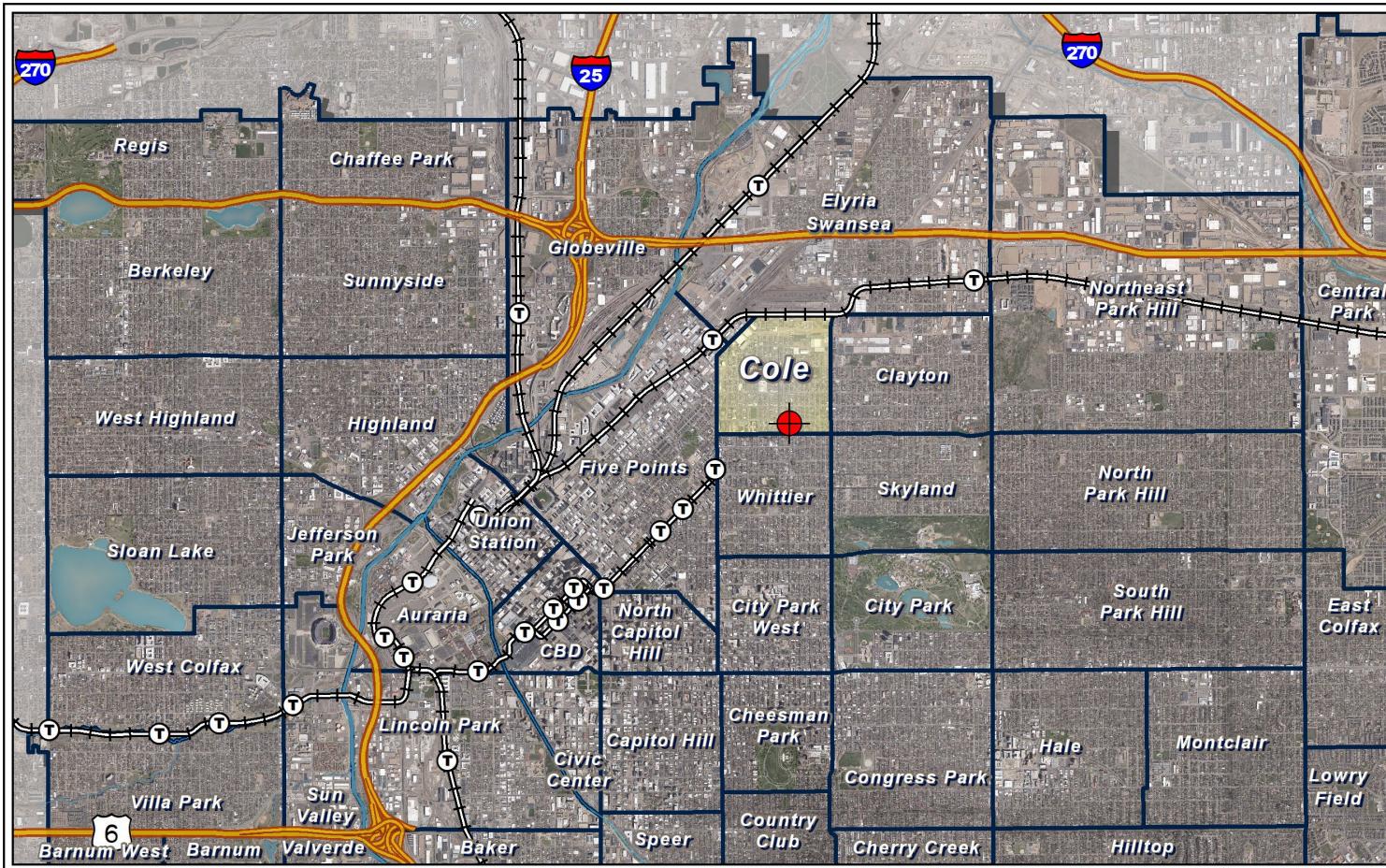
- Request
- Location and Context
- Process
- Review Criteria



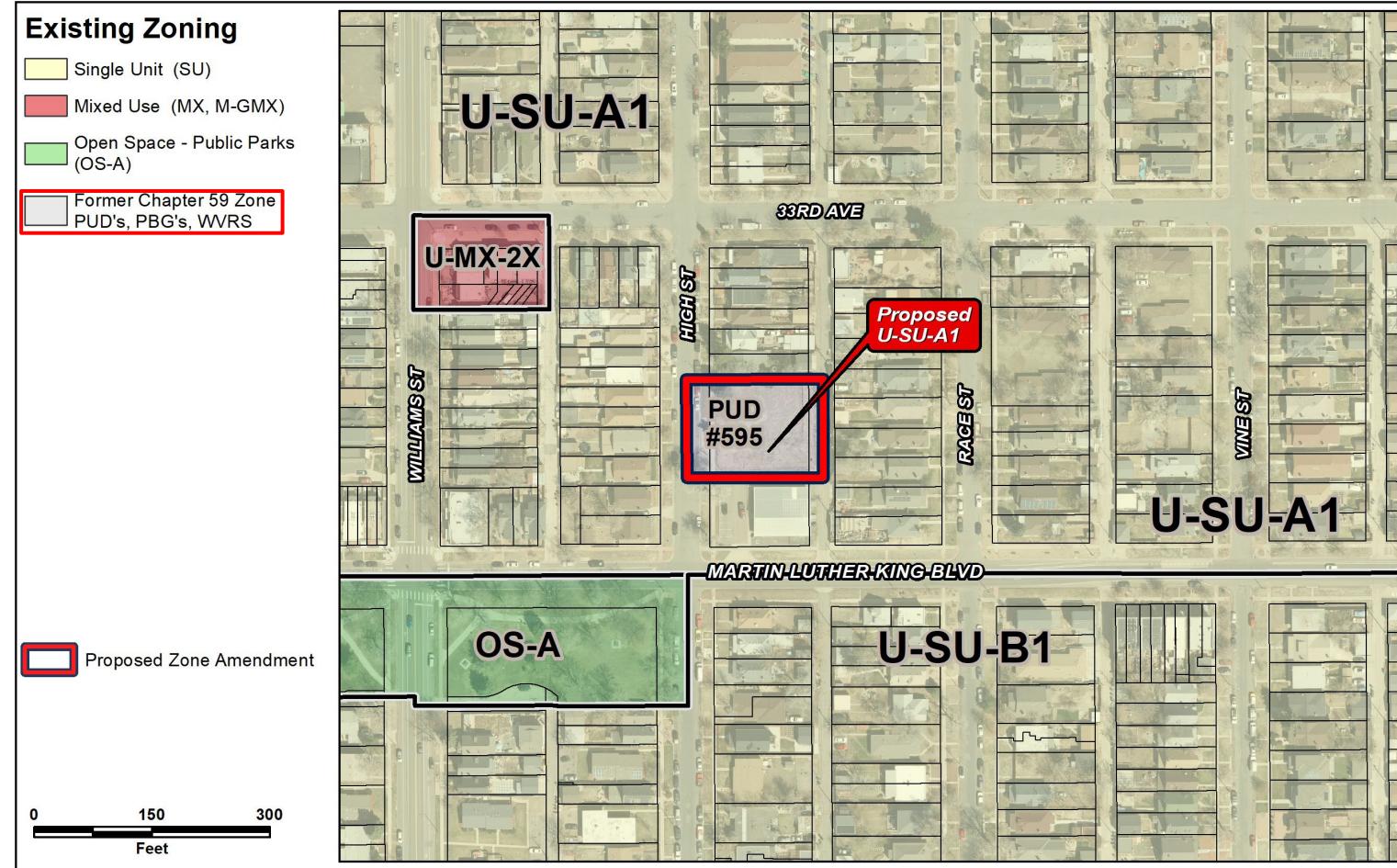
# Council District 9 – Councilmember Watson



# Statistical Neighborhood - Cole

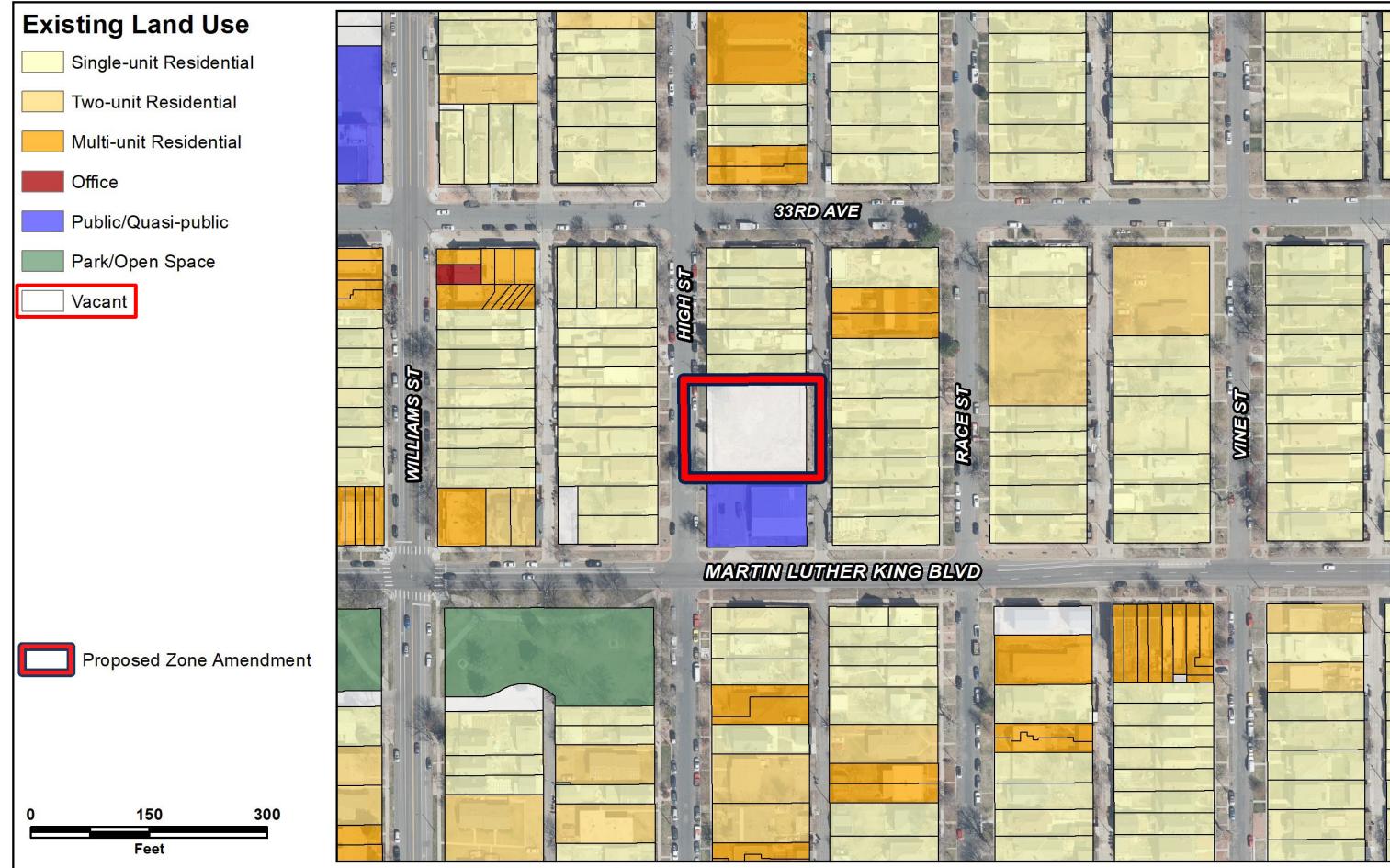


# Existing Context: Zoning – PUD #595



- Based on R-2 District (Ch. 59)
- Proximity to:
  - U-SU-A1
  - U-SU-B1
  - OS-A
  - U-MX-2X

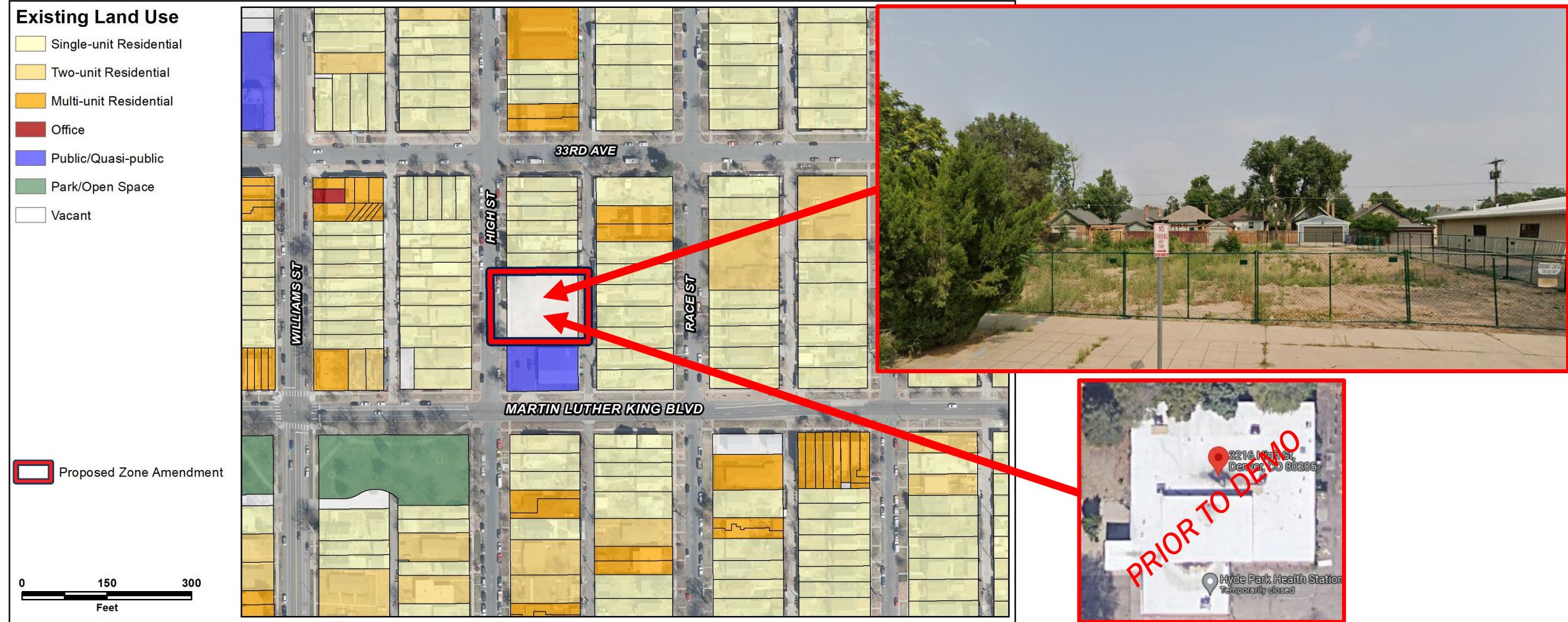
# Existing Context: Land Use - Vacant



Adjacent to:

- Single-Unit Residential
- Public/Quasi-public

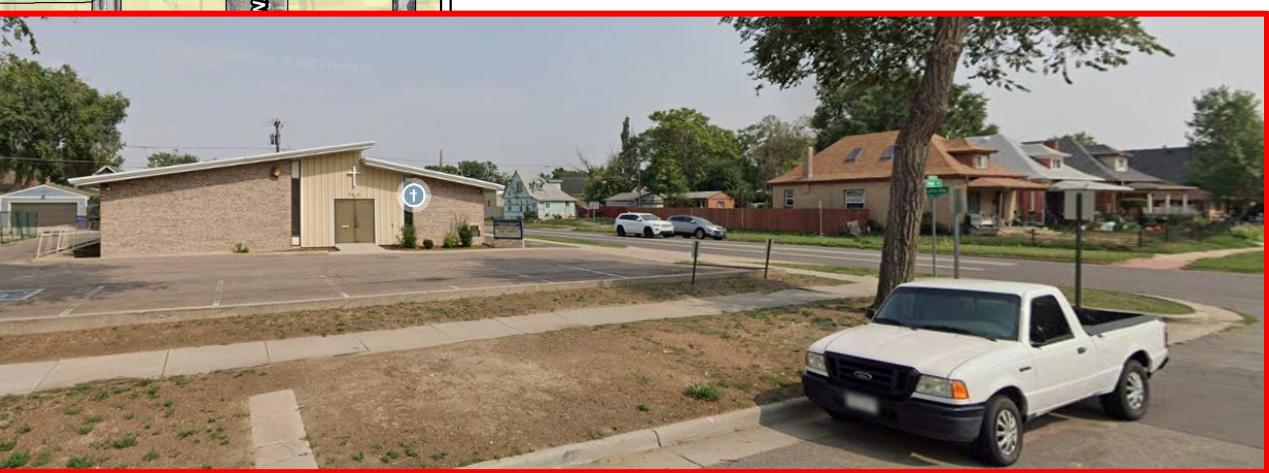
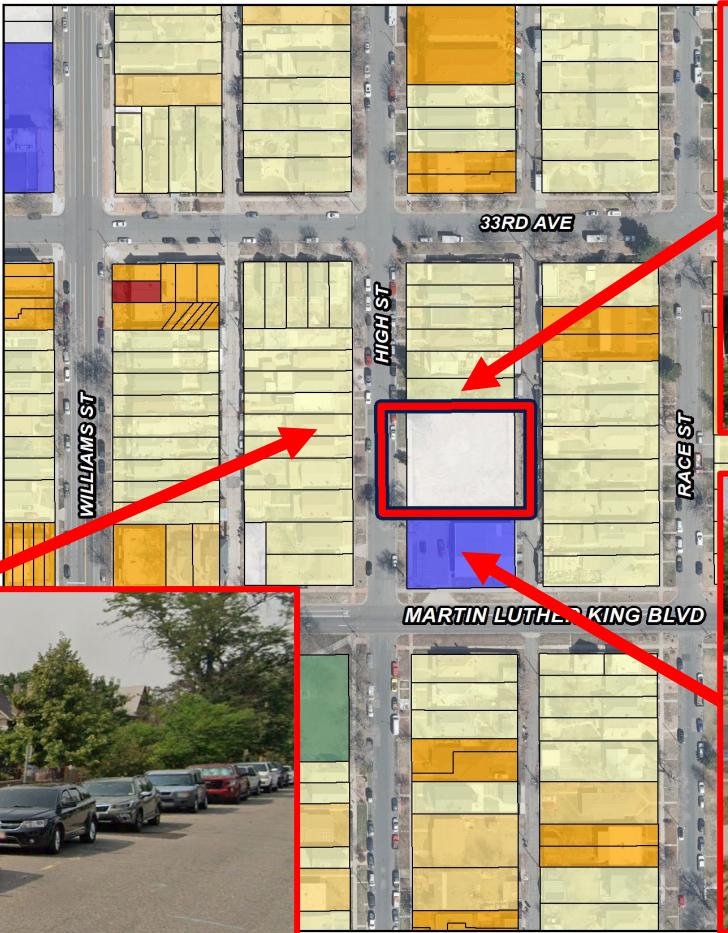
# Existing Context: Building Form/Scale



# Existing Context: Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Office
- Public/Quasi-public
- Park/Open Space
- Vacant



# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Process

- Informational Notice: 6/26/23
- Planning Board Notice: 8/22/23
- Planning Board Public Hearing: 9/20/23
- LUTI Committee: **10/10/23**
- City Council Public Hearing: 12/4/23

# Public Comments

- None received to date

# Presentation Agenda

- Request
- Location and Context
- Process
- 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

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

## 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

# Comprehensive Plan 2040

- *Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed-use developments*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families*
- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

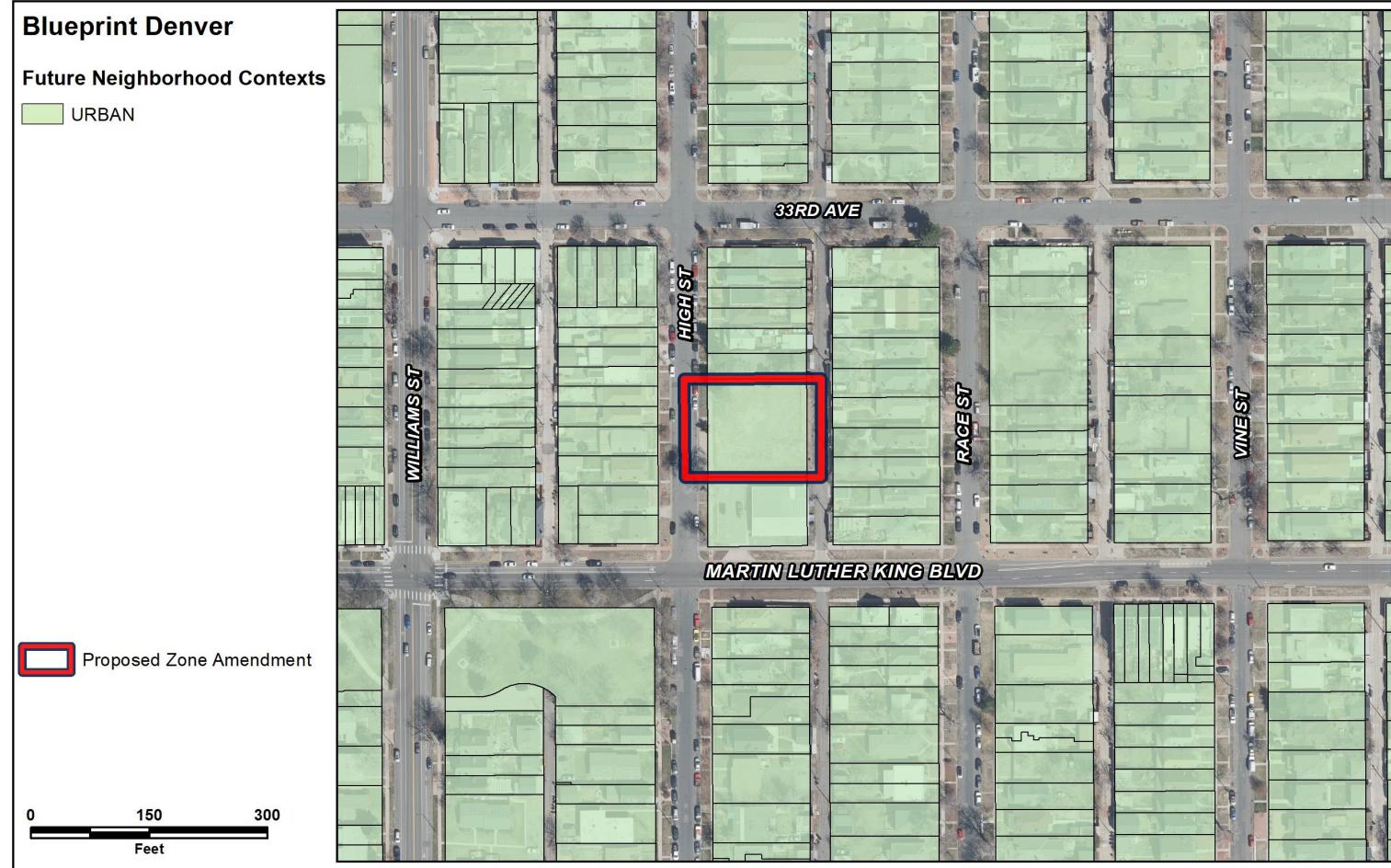
## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

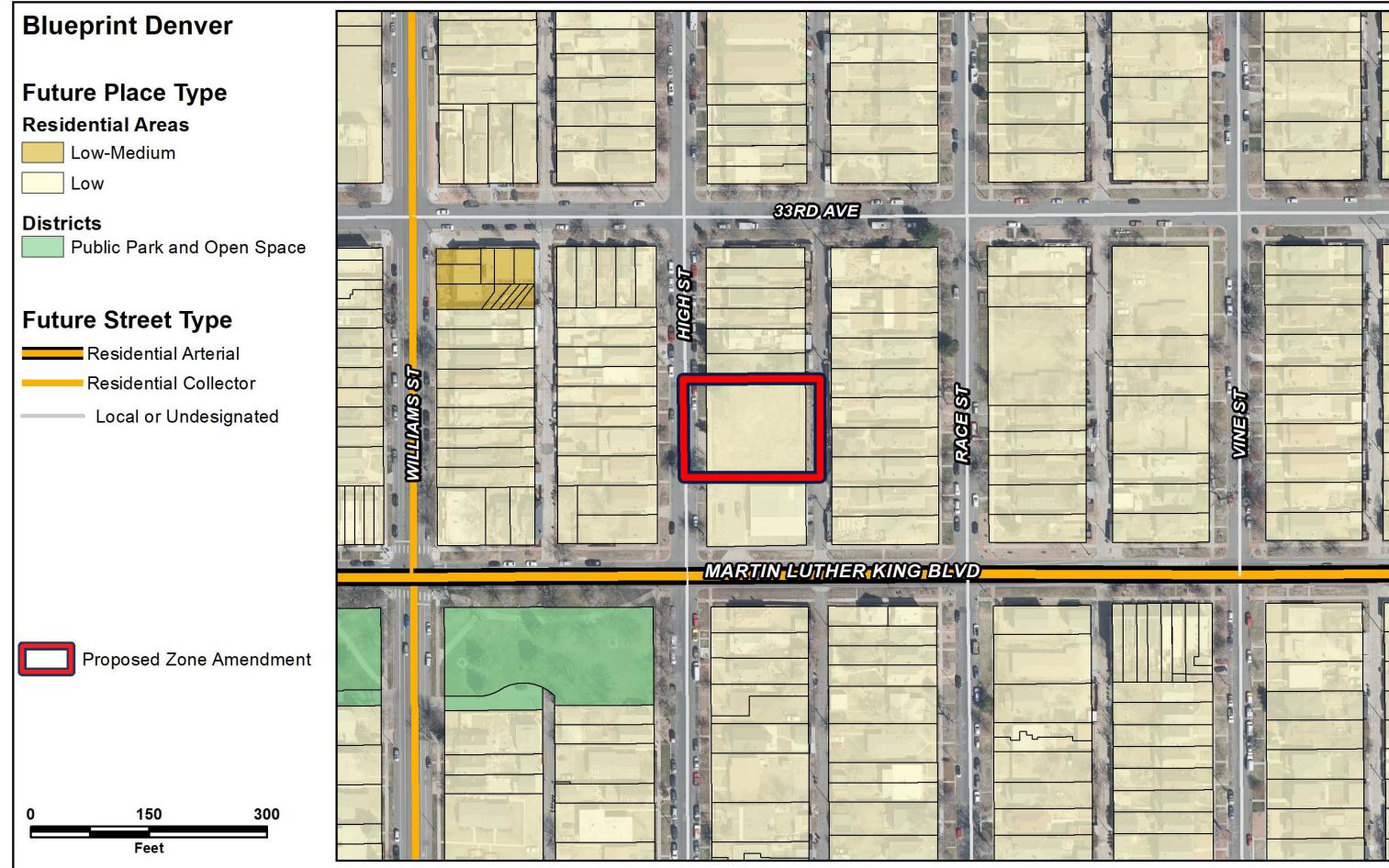
## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Blueprint Denver 2019



- Future Neighborhood Context - Urban
  - “...single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access.”

# Blueprint Denver 2019



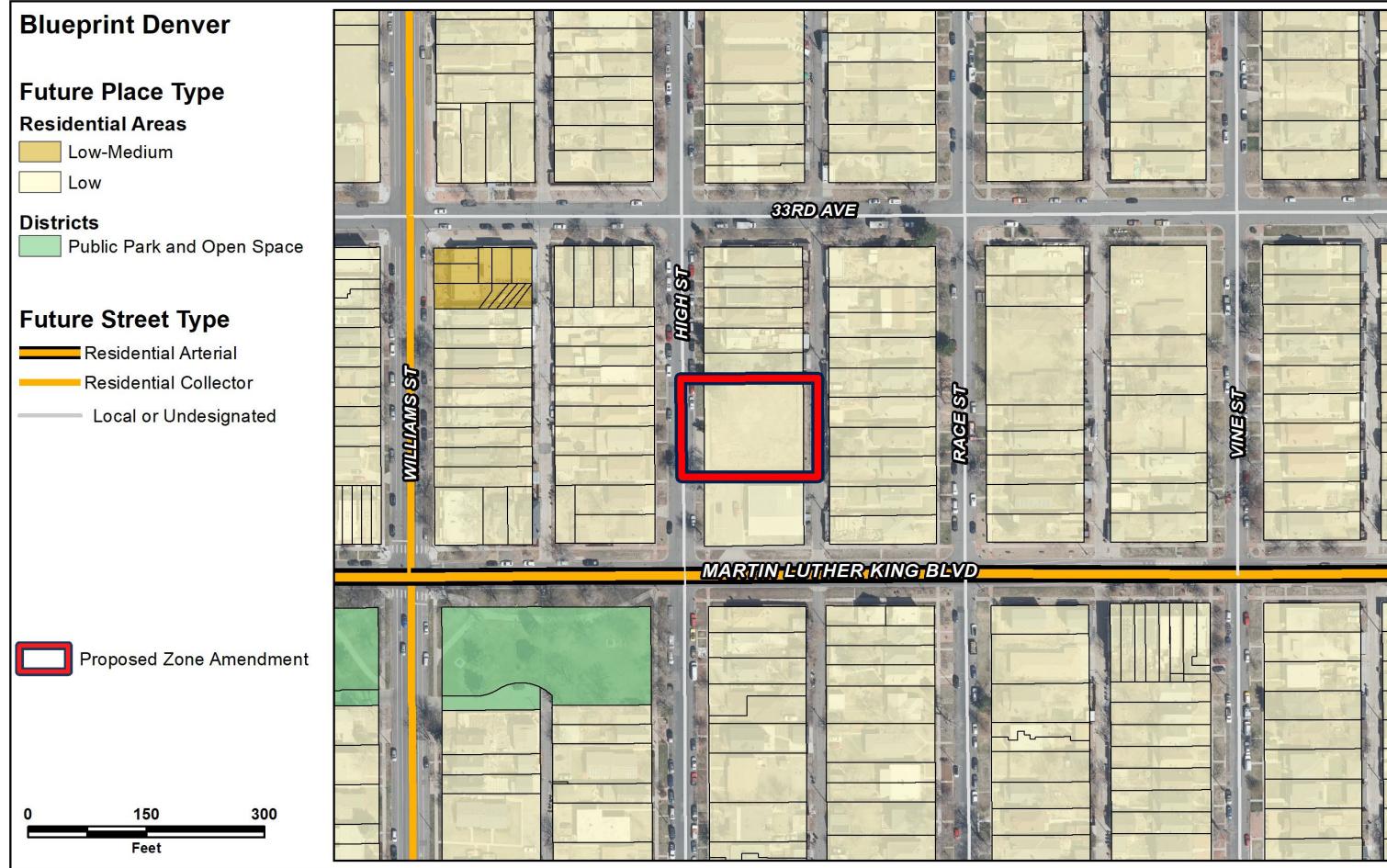
- Future Places - Low Residential

“Predominately **single- and two-unit uses on small or medium lots. Accessory dwelling units** and duplexes are appropriate and can be thoughtfully integrated where compatible.... Low to medium buildings coverage. Building are generally up to 2.5 stories in height.” (pg. 214)

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Type

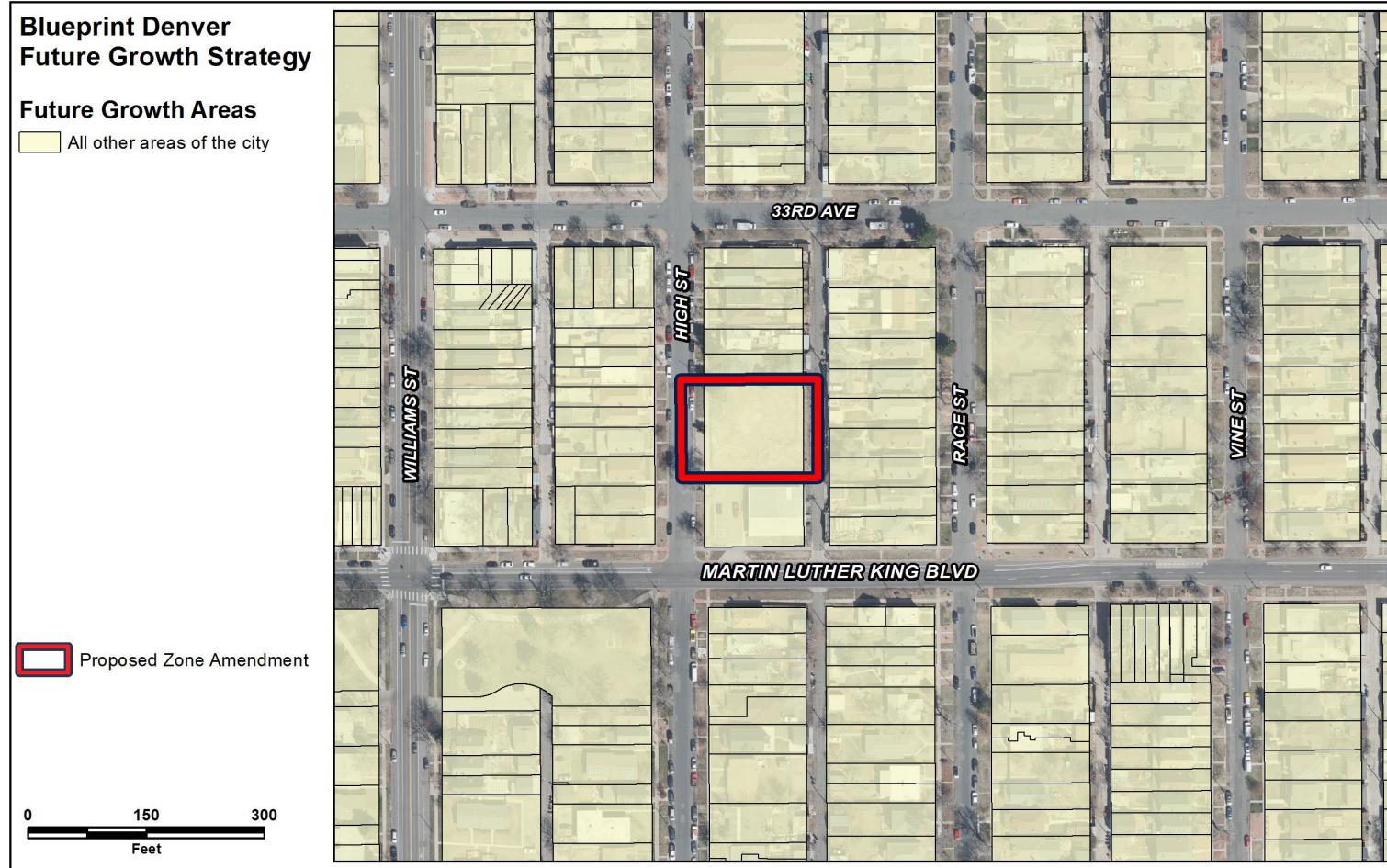
# Blueprint Denver 2019



- Future Street Type - Local or Undesignated

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

# Blueprint Denver 2019



- Growth Areas Strategy – All Other Areas of the City
- “Other areas of the city are still expected to see **some growth, however more limited.**”

# 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

# 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
  - Blueprint Denver adoption
    - CPD finds this criteria is met, as BP specifically recommends diversifying housing choice through expansion of ADUs throughout all residential areas.
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Consistency with Neighborhood Context, Purpose and Intent

## DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION



- Includes “compact single-unit homes”
- in a “regular pattern of block shapes surrounded by an orthogonal street grid”
- “...promotes and protects residential neighborhoods within the character of the Urban Neighborhood context.”
- U-SU-A1 District “allowing urban houses with a minimum zone lot area of 3,000 square feet and detached accessory dwelling units.”

# CPD Recommendation

CPD recommends LUTI move application

#2023I-00030 forward for consideration by  
the full City Council, based on finding that all  
the following 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