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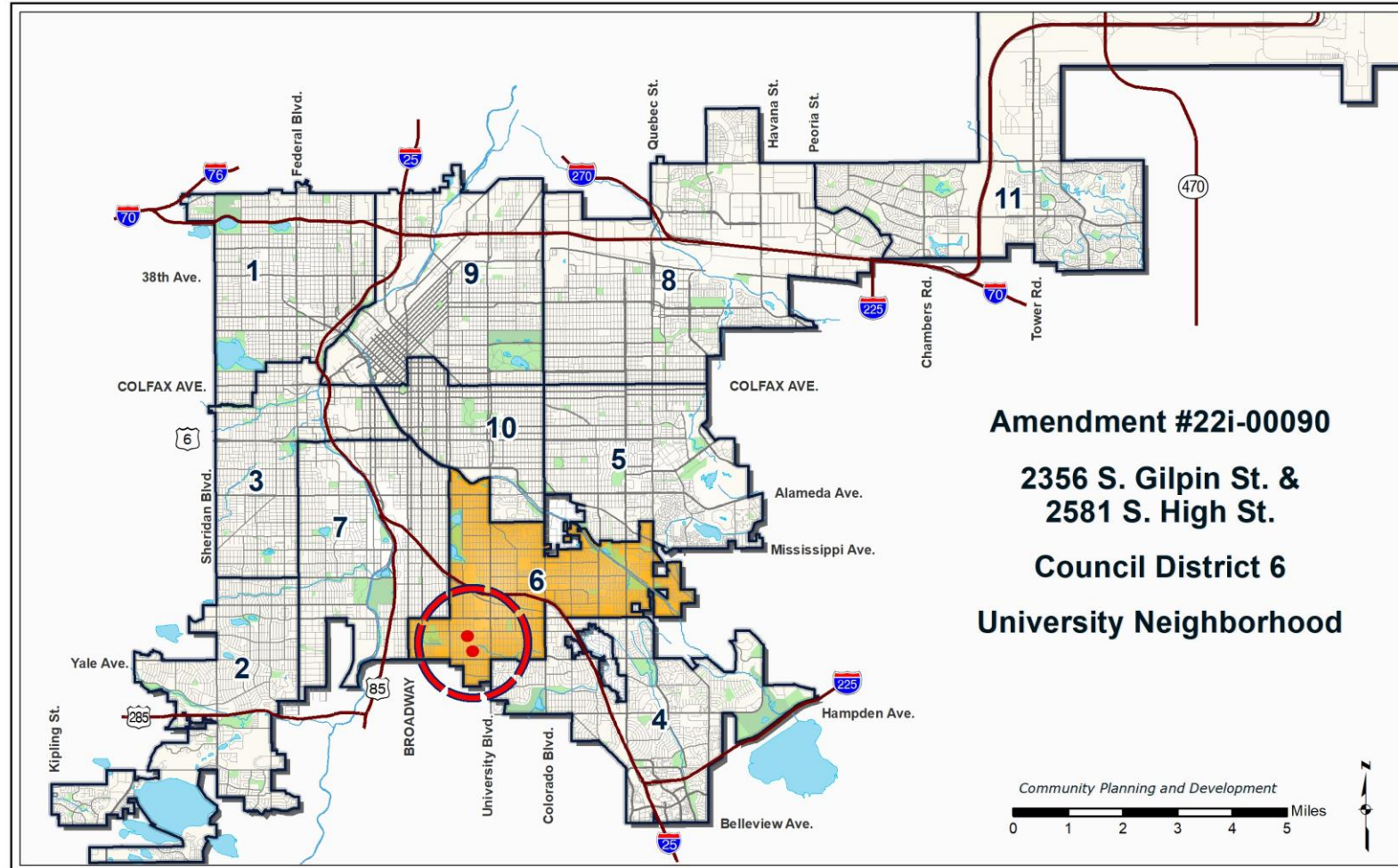
# 2356 S. Gilpin Street & 2581 S. High Street

2022I-00090

Request: 2356 S. Gilpin St. - E-SU-D to E-SU-D1  
2581 S. High St. - E-SU-Dx to E-SU-D1x

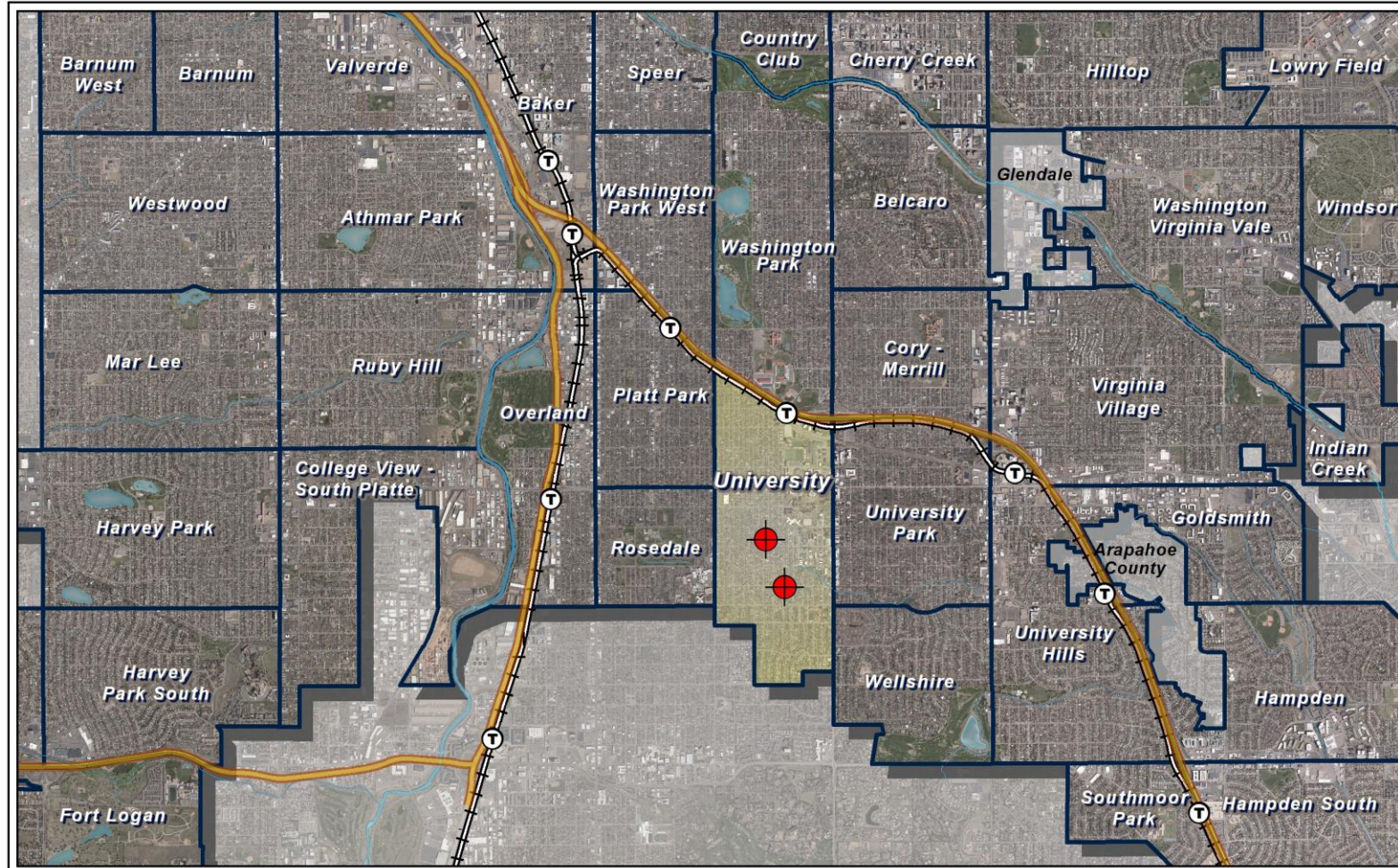
City Council Public Hearing: 9/19/2022

# Council District 6: Paul Kashmann



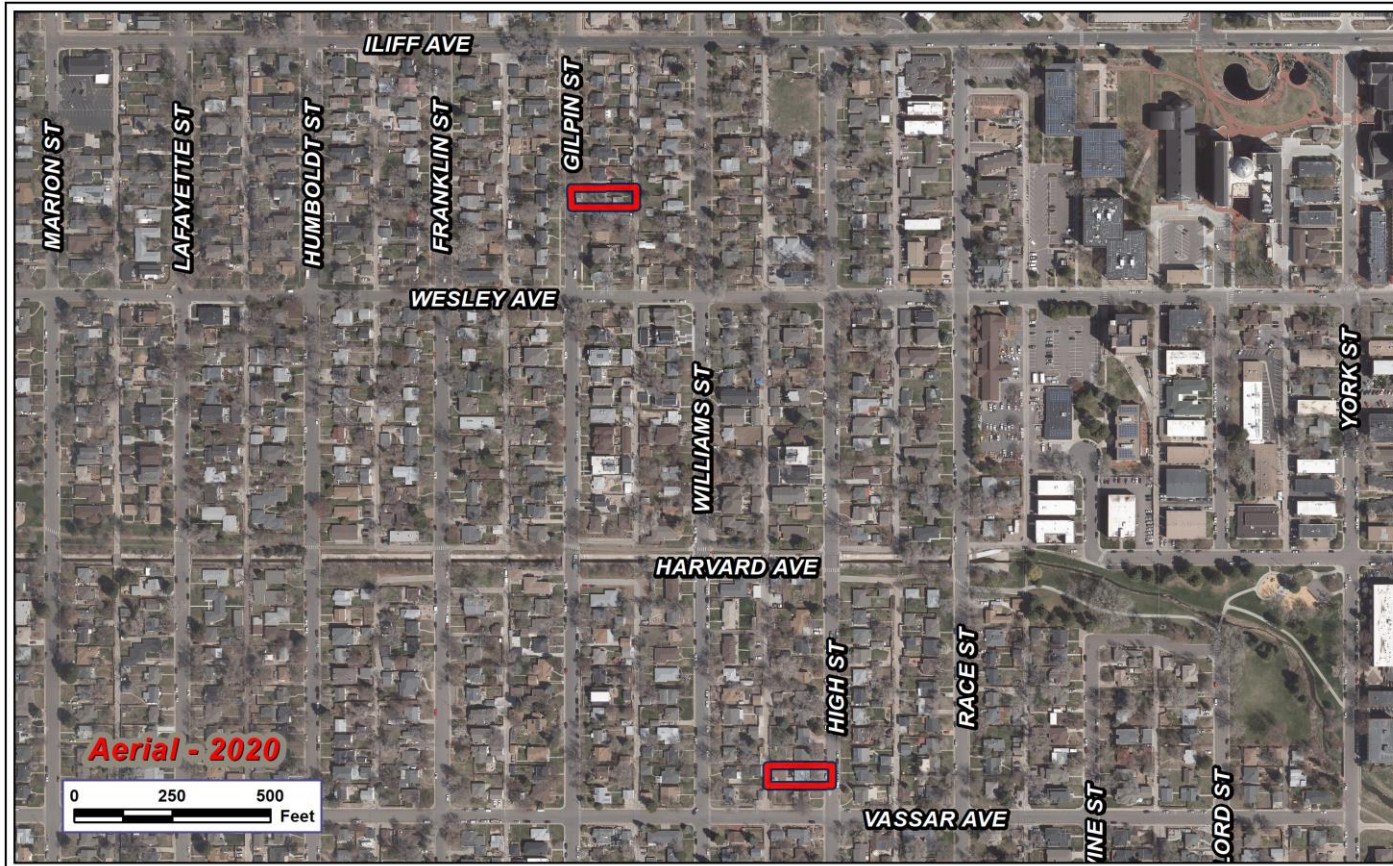


# University Neighborhood





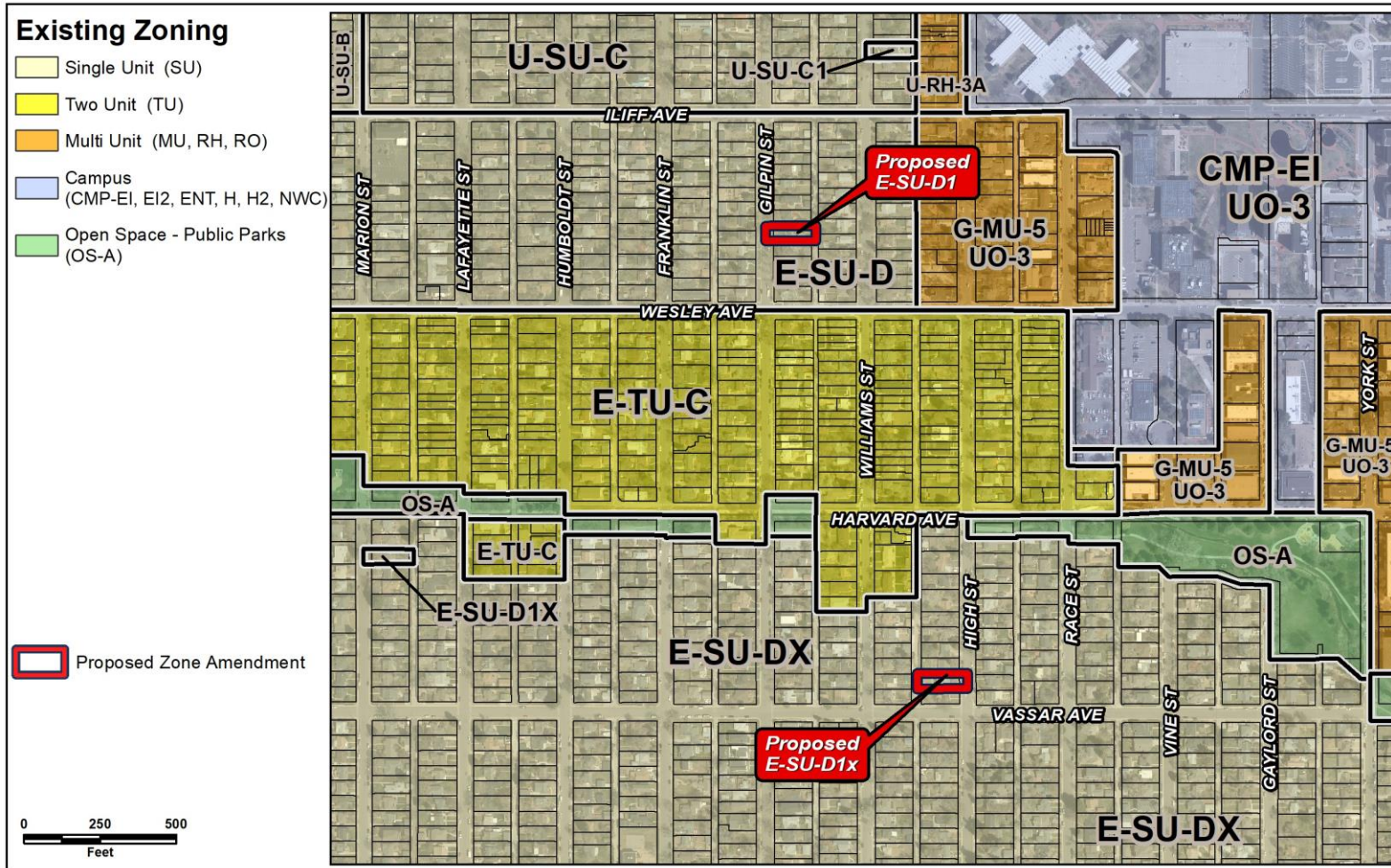
# Request: E-SU-D1 and E-SU-D1x



- Location
  - Approx. 6,250 square feet or 0.14 acres each
  - Single-unit residential
- Proposal
  - 2356 S. Gilpin St.: rezoning from E-SU-D to E-SU-D1
    - Allows Urban House and Detached Accessory Dwelling Unit building forms
    - Max. building height 30-35 feet, 24 feet for ADU
    - Min. lot size of 6,000ft<sup>2</sup>
  - 2581 S. High St.: rezoning from E-SU-Dx to E-SU-D1x
    - Allows Urban House, Suburban House, and Detached Accessory Dwelling Unit building forms
    - Max. building height 30-35 feet, 24 feet for ADU
    - Min. lot size of 6,000ft<sup>2</sup>



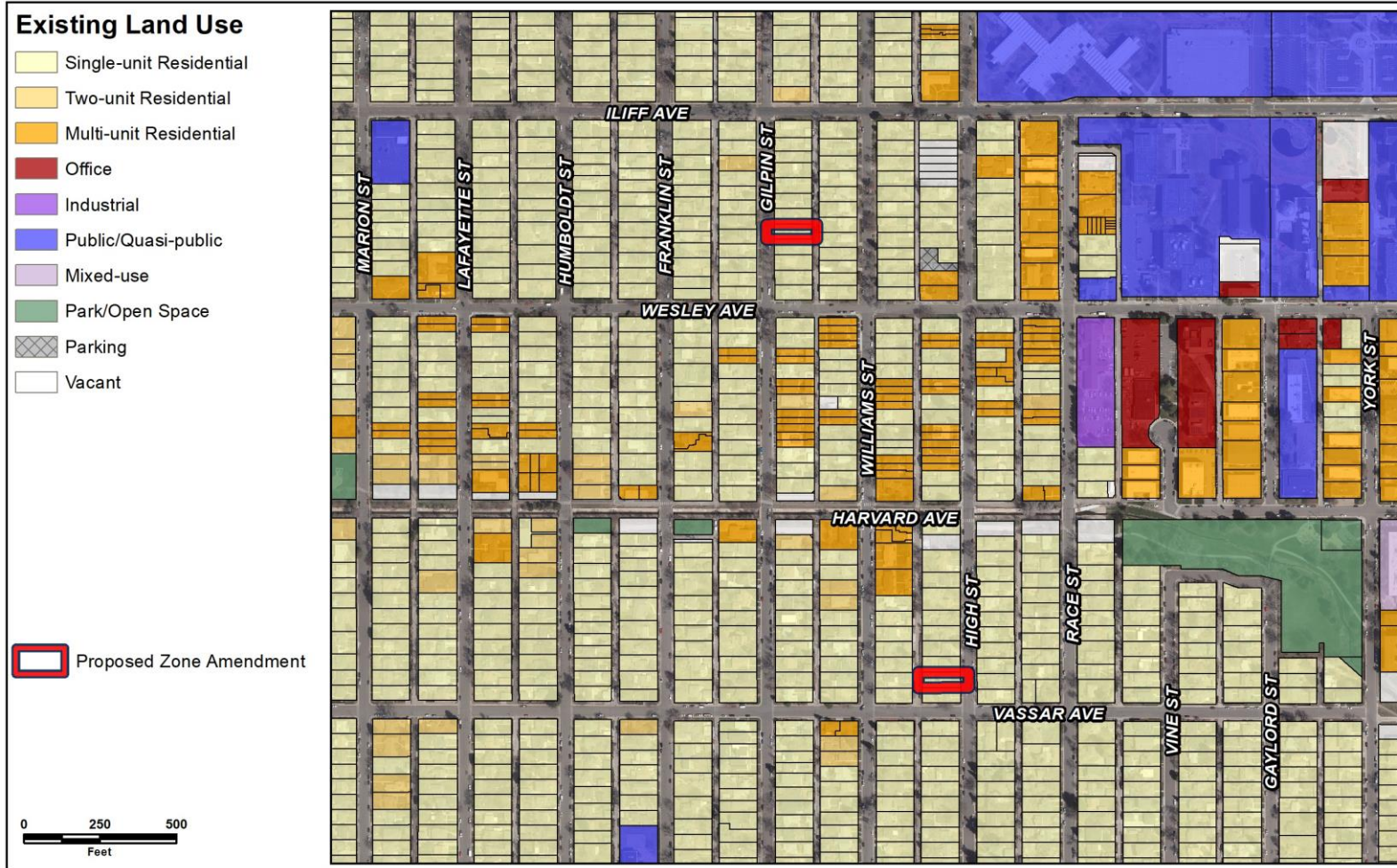
# Existing Zoning



- **Current Zoning:**
  - E-SU-D
    - Allows Urban House building form
    - Max. building height 30-35 feet, 24 feet for ADU
    - Min. lot size of 6,000ft<sup>2</sup>
  - E-SU-Dx
    - Allows Urban House, Suburban House building forms
    - Max. building height 30-35 feet, 24 feet for ADU
    - Min. lot size of 6,000ft<sup>2</sup>



# Existing Land Use



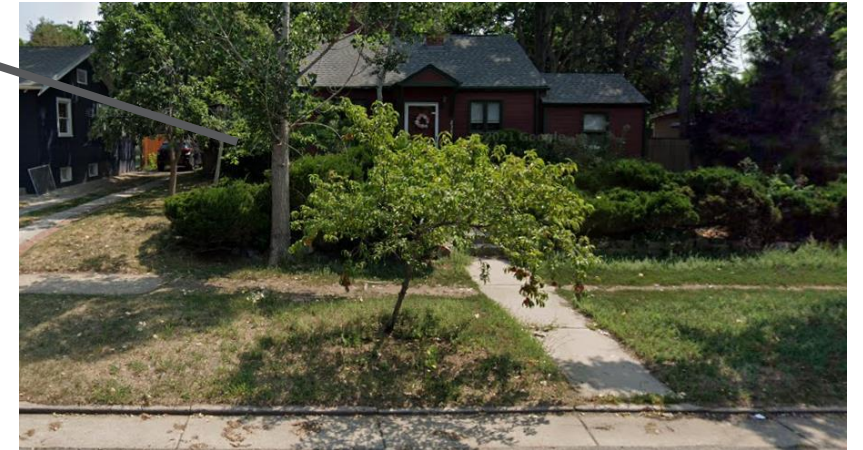
**Land Use:** Single-unit Residential

## Surrounding Land Uses:

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



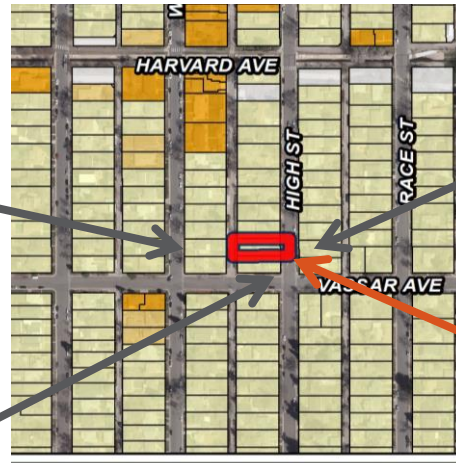
# Existing Building Form/Scale: 2356 S. Gilpin Street



Subject Property



# Existing Building Form/Scale: 2581 S. High Street



Subject Property



# Process

- Informational Notice: 5/26/2022
- Planning Board Notice: 7/5/2022
- Planning Board Public Hearing: 7/20/2022
- LUTI Committee: 8/2/2022
- City Council Public Hearing: 9/19/2022
- Public Comment
  - Two letters in support
  - Three letters in opposition



# 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)*

### 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 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



## 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 2019*



- **Urban Edge (E-)  
Neighborhood Context**
  - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
  - Block patterns are generally regular with a mix of alley access.
  - Contains elements of the urban and suburban contexts.



# Consistency with Adopted Plans: *Blueprint Denver 2019*



- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- **Future Street Type**
  - S. Gilpin St and S. High St.: Local

# Consistency with Adopted Plans: *Blueprint Denver 2019*



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



# Consistency with Adopted Plans: *Blueprint Denver 2019*

**Land Use & Built Form, Housing Policy 4: Diversify 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.

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

### 2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

### 3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides a new type of housing unit in a largely single-unit residential area

### 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:
    - *Blueprint Denver (2019)*
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
  - Urban Edge Neighborhood Context primarily consists of single-unit and two-unit residential uses
  - Residential Districts are intended to
    - Promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood context
    - The building form standards, design standards, and uses work together to promote desirable residential areas
  - E-SU-D1 and E-SU-D1x are single-unit districts allowing urban houses, suburban houses (only in E-SU-Dx), and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-D and E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.



# 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