

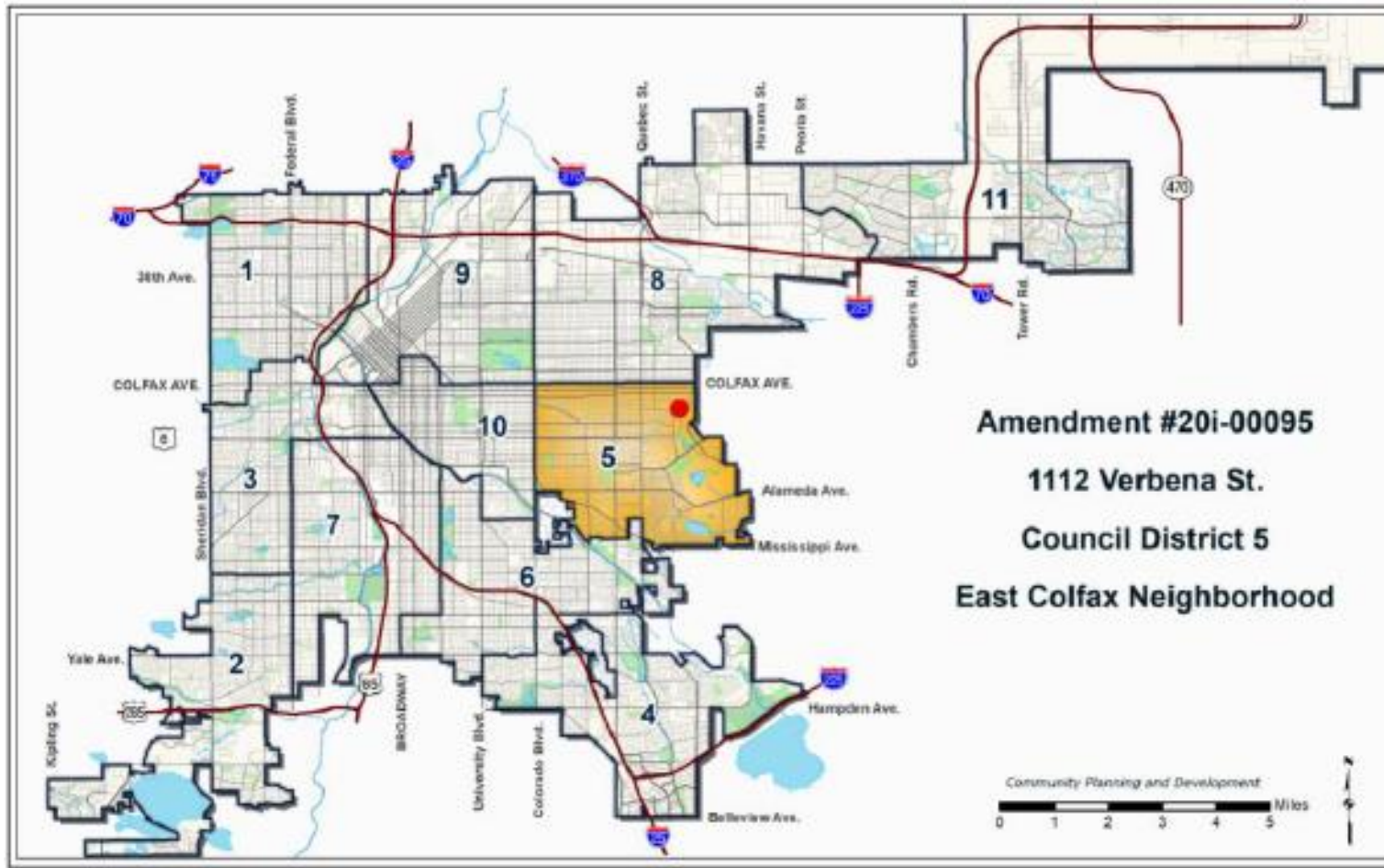


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# 1112 Verbena Street

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

# Council District 5 (Amanda Sawyer)



# Request: E-SU-D1x



- Location
  - Approx. 13,000 square feet or 0.29 acres
  - Single-unit residential
- Proposal
  - Rezoning from E-SU-Dx to E-SU-D1x
  - Allows the suburban house, urban house and detached accessory dwelling unit building forms
  - Max. building height 30-35 feet, 24 feet for ADU
  - Min. lot size of 6,000 ft<sup>2</sup>



# Existing Zoning



- Current Zoning: E-SU-Dx
- Surrounding Zoning:
- E-SU-Dx
- OS-A

# Existing Land Use



## Land Use:

- Single-Unit Residential

## Surrounding Land Uses:

- Single-Unit Residential
- Open Space Park



# Existing Building Form/Scale



# Process

- Informational Notice: 08/28/2020
- Planning Board Notice: 12/22/2020
- Planning Board Public Hearing: 1/6/2021
  - Approved Unanimously
- LUTI Committee: 1/19/21
- City Council Public Hearing: 3/8/21
  
- Public Comment
  - As of present, no comments have 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)*
- *East Area Plan (2020)*

### 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: 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**
  - Verbena Street: Local Street



# 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: East Area Plan



- **Low Residential: Single Unit**
  - Predominantly single-unit uses
  - Accessory dwelling units are appropriate

# Consistency with Adopted Plans: East Area Plan

**Policy L6:** Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly-designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations.

**Strategy L6.D:** Implement adopted citywide policies in Blueprint Denver to diversify housing choice through expansion of ADUs throughout all residential areas while also addressing context-sensitive ADU design and removing barriers to ADU construction.

**East Colfax Neighborhood Section, Strategy EC-L1.B:** Integrate accessory dwelling units and missing middle housing in appropriate locations.



# Review Criteria

## Denver Zoning Code Review Criteria

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# 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