

Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Amanda P. Sandoval
Address		Address	1810 Platte St
City, State, Zip		City, State, Zip	Denver, CO 80202
Telephone		Telephone	720-337-7701
Email		Email	district1@denvergov.org

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	Multiple properties in the Regis neighborhood, 1,025 parcels. See attached map and legal descriptions.
Assessor's Parcel Numbers:	Multiple
Area in Acres or Square Feet:	Approximately 145 acres
Current Zone Districts:	U-SU-C

PROPOSAL	
Proposed Zone Districts:	U-SU-C1

REVIEW CRITERIA	
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	☒ Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, <i>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</i>
	☒ Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	☒ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.



THE HONORABLE

Amanda P. Sandoval
COUNCILWOMAN DISTRICT 1

City and County of Denver
CITY COUNCIL

City and County Building
1437 Bannock Street, Room 451
Denver, CO 80202

p: 720.337.7701
amanda.sandoval@denvergov.org

February 22nd, 2022

Sarah Showalter
Director of Planning Services
Community Planning and Development
City and County of Denver
201 W. Colfax Ave.
Denver, CO 80202

Director Showalter,

I am asking that Community Planning and Development prepare a rezoning of the U-SU-C properties in the legal description of this application to U-SU-C1 to allow for accessory dwelling units (ADUs).

Over the past few years, requests for individual rezonings to allow ADUs have come from the Regis neighborhood. In 2021, several homeowners in the neighborhood approached my office to inquire about a legislative rezoning to allow ADUs by-right throughout neighborhood. In response, in November of 2021 my office began outreach to gauge support for a rezoning. Legislative ADU rezonings not only save property owners time and money, but also benefit the City by being a more efficient use of taxpayer dollars than one-off rezonings.

To ensure there was community support, my office built on our engagement process developed for the Chaffee Park and Sloan's Lake ADU rezonings. I sent mailers to each property owner, hosted two town halls, sent two rounds of door-to-door flyering, and gathered input in a survey. All materials were available in English and Spanish. At the close of the survey on February 15th, 82% of respondents supported the rezoning. This is the highest level of support I have seen in all our rezoning outreach and provides clear direction to move forward with the application.

I would like to extend my gratitude to the residents of Regis who brought this idea forward and organized to spread awareness and ensure community voices were heard. After months of neighborhood outreach, I am thrilled to sponsor this legislative rezoning on behalf of the neighborhood and continue to expand the right to build ADUs to more homeowners in Denver.

Sincerely,

Amanda P. Sandoval
Councilwoman Amanda P. Sandoval, District 1

Regis ADU Rezoning Application

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Housing an Inclusive Denver (2018)
- West Colfax Plan (2006)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

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).*

U-SU-C1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit residential neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs than the single-unit homes that currently dominate the Regis neighborhood.

- ☐ *Goal 2, Strategy D – Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments (p. 28).*

ADUs are commonly used to house additional family members or allow seniors to age in place. These arrangements can offer cost savings and emotional/psychological benefits for families.

- ☐ *Goal 4, Strategy C – Incentivize the reuse of existing smaller and affordable homes (p. 29).*

ADUs can increase density while maintaining a neighborhood's character and avoiding impacts to the primary residence. In addition, the financial support of an ADU can help homeowners resist pressures to sell to developers who would replace modest homes with larger, more expensive single-family development.

Environmentally Resilient

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

The proposed map amendment will allow an additional housing unit on the site of an existing single-family home where infrastructure and services such as water, stormwater, and transit already exist. This allows Denver to grow responsibly and promotes land conservation.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. There are four key components of *Blueprint Denver* that apply to this rezoning application:

1. Neighborhood Context
2. Place Type
3. Plan Policies and Strategies
4. Equity Concepts

Blueprint Denver Urban Neighborhood Context

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject area is shown on the context map as Urban neighborhood context. The description is used to guide appropriate zone districts (p. 66).

The Urban neighborhood context predominantly contains "small, multi-unit residential and low-intensity mixed-use buildings ... embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access." (p. 222). U-SU-C1 is a residential zone district within the Urban neighborhood context that is "intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context." "The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street" (DZC 5.2.2.1).

U-SU-C1 is consistent with the Blueprint future neighborhood context of Urban because it will allow single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

Blueprint Denver Low Residential Places

The subject area is designated within a Low Residential future place on the *Blueprint Denver Future Places* map. This place is "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," and "buildings are generally up to 2.5 stories in height" (p. 214). U-SU-C1 is a single unit residential district that allows for an additional dwelling unit accessory to an established single-family home, which is consistent with the Low Residential future place description. U-SU-C1 allows the Urban House building form, which has a maximum height of 2.5 stories and is consistent with the future places map.

Blueprint Denver Street Types

In Blueprint Denver, street types work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p.67). Most streets within the proposed rezoning area are classified in Blueprint Denver as local or residential collector streets. Local streets are “most often characterized by residential uses [and] provide the lowest degree of through travel but the highest degree of property access” (p. 154). Residential Collectors “are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p. 154). Blueprint Denver describes residential streets as those with “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context” (p. 160). The proposed map amendment to U-SU-C1 is consistent with these street types as it will continue to allow low-intensity residential uses along these streets and does not modify front setback requirements.

Blueprint Denver Growth Strategy

Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject area is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is “mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to U-SU-C1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

Blueprint Denver ADU and Legislative Rezoning Policies

Blueprint Denver provides recommendations related to accessory dwelling units and legislative rezonings. **Land Use & Built Form, Housing, Policy 4** recommends “Diversify[ing] housing choice through the expansion of accessory dwelling units throughout all residential areas” (p. 84). The policy includes several strategies for integrating accessory dwelling units, including using “an inclusive community input process to respond to unique considerations in different parts of the city” and “identify[ing] strategies to reduce involuntary displacement” (p. 84). While **Land Use & Built Form, Housing, Policy 4 Strategy E** states that a “citywide approach to enable ADUs is preferred”, **Land Use & Built Form, General, Policy 11 Strategy A** recommends “prioritiz[ing] larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and to achieve citywide goals, including equity goals” (p. 79). This rezoning therefore clearly fulfills the directives of Policies 4 and 11.

In addition, the rezoning responds to **Land Use & Built Form, General, Policy 11 Strategy C**, which directs city-led rezonings to utilize “a robust and inclusive community input process.” While Regis lacks a neighborhood plan, the effort to rezone the neighborhood for ADUs was community-initiated and community-driven. A months-long public outreach process included: multiple mailers to all affected property owners; an online survey with 335 responses showing majority support for the rezoning (73% in favor, 20% against); and two virtual community town halls.

The large-scale rezoning also responds to the equity concepts called out in **Land Use & Built Form, General, Policy 11 Strategy B**, in particular, strategies to reduce vulnerability to displacement. Current residents will be able to benefit from the financial stabilization that an ADU can provide.

ADUs can be rented to create supplemental income or can be used to house additional family members and allow families to pool resources. Seniors will be able to age in place. Vulnerability to displacement will be discussed in depth in the next section.

This rezoning will also increase equity around ADUs by removing the need for individual, site-by-site rezonings. While the ADU rezoning process is relatively simple, engaging with the City in this way can be intimidating and unfortunately may deter those who would most benefit from ADUs from completing the process. Importantly, this legislative rezoning will also waive the \$1,000 individual rezoning fee. This fee, which applies to any standard zone district rezoning of 1 acre or less, burdens lower-income people and is an additional barrier to the equitable distribution of ADUs throughout the city.

Blueprint Denver Equity Concepts

Blueprint Denver has three equity concepts: Improving access to opportunity; reducing vulnerability to displacement; and expanding housing and jobs diversity. *Blueprint Denver* states that equity concepts “should be used to evaluate large area rezonings” (p. 67) and therefore are applicable to this rezoning application.

Access to Opportunity

The subject area has a score of 2.67 or “Somewhat Equitable” on Access to Opportunity, defined as access to basic goods, services, and amenities to improve quality-of-life. The area scores higher on the variables of Social Determinants to Health (lower poverty, higher school diploma rates, etc.), access to healthcare, and low child obesity. However, the total score is brought down by poorer access to grocery stores and transit options and lower life expectancy than the city as a whole. The proposed rezoning may have a positive impact on access to opportunity by moderately increasing the population density of Regis and increasing the likelihood that goods and services (include transit) locate to the area.

Vulnerability to Displacement

The subject area scores as less vulnerable to displacement (1 on a scale of 0 to 4). The area has a higher proportion of owner-occupied dwelling units and higher median income, but lower rates of educational attainment than Denver as a whole. The proposed rezoning to allow ADUs would provide opportunities for new residents to enjoy this relatively stable neighborhood, especially those with lower incomes who may otherwise not be able to afford to live in the area.

At the same time, it is important to note that averages can obscure the many households that are more vulnerable to displacement in the area. ADUs may be a strategy to stabilize these households and ensure they remain in the neighborhood. Unfortunately, even with the enabling zoning, there are still barriers to building ADUs that disproportionately burden lower income households. For example, building an ADU can trigger soil bores, require owners to upgrade sidewalks, or make other improvements that drive up costs well beyond the reach of many lower-income property owners. Consequently, the Councilwoman has partnered with existing ADU builders, including the WDRC and local for-profit designers, to explore modifications to the regulatory environment around ADUs. The Councilwoman and her office look forward to participating in the “ADUs in Denver” project launching in March, 2022.

Housing Diversity

The subject area scores “Somewhat Diverse” in overall housing diversity. The area has a good diversity of housing costs and number of bedrooms available. However, there are very few missing middle options, low supply of rental housing, and few income restricted units. ADUs are a strategy to add needed housing diversity. The proposed rezoning to allow ADUs will help diversify the housing stock by encouraging the development of additional housing types in the neighborhood and by contributing to the mix of owner/renter-occupied units.

Job Diversity

The proposed rezoning to residential zone districts will not have a direct impact on job diversity in the neighborhood.

Housing an Inclusive Denver (2018)

Adopted in 2018, *Housing an Inclusive Denver* was not adopted as a supplement to *Denver Comprehensive Plan 2040* but was still adopted by City Council and can be considered relevant to the review criteria for this map amendment. The Plan includes citywide guidance for using *Blueprint Denver* to reduce regulatory barriers to development of accessory dwelling units. The following plan goals are applicable to the proposed rezoning:

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” (p. 9).

Attainable Homeownership, Recommendation 1: Promote programs that help households maintain their existing homes.

“Promote development of accessory dwelling units as a wealth building tool for low and moderate-income homeowners in vulnerable neighborhoods and to support intergenerational households” (p. 14).

The proposed map amendment to U-SU-C1 is consistent with these *Housing an Inclusive Denver* recommendations because it will significantly expand the availability and allow the development of accessory dwelling units throughout the neighborhood.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-C1 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementation of the city’s adopted land use plan which recommends “the expansion of accessory dwelling units throughout all residential areas” (p. 84 of *Blueprint Denver*). The proposed rezoning would also provide the benefit of additional housing units that are compatibly integrated into the surrounding neighborhood. Adding gentle density to established neighborhoods rather than pushing

greenfield development supports long-term sustainability and therefore the health, safety, and welfare for all of Denver for generations. In addition, increasing access to ADUs as tools for financial stability and family cohesion can promote health and wellbeing by reducing stress-related health complications and increasing economic security.



Appendix A: Regis ADU Outreach

Property Owner Mailers

- Notice of town halls and link to project webpage mailed to all property owners, Nov. 1st, 2021
- Owner address list generated by City Assessor



COUNCILWOMAN DISTRICT 1
Amanda P. Sandoval
DENVER CITY COUNCIL

Accessory Dwelling Units (ADUs) in the Regis Neighborhood?

Councilwoman Amanda Sandoval wants your input on a potential rezoning to allow accessory dwelling units (ADUs) in the Regis neighborhood. ADUs are also known as in-law units, casitas, & carriage houses. **This rezoning would affect your property in Regis – please let us know what you think!**

Take the survey and attend a virtual town hall!
December 4th or 15th (call-in option available)

Visit bit.ly/regisadu

For questions, email district1@denvergov.org or call 720-337-7704



SCAN ME!



COUNCILWOMAN DISTRICT 1
Amanda P. Sandoval
DENVER CITY COUNCIL

Unidades de Vivienda Accesorio (ADUs) en Regis?

La concejal Amanda Sandoval está considerando una re zonificación para permitir las ADUs por partes del barrio de Regis. Las ADUs también se conocen como casas de huéspedes, casitas, y también pequeños estudios. **¡Complete la encuesta y asista a una reunión virtual!**
El 4 y 15 de diciembre (por favor contáctenos para servicios de traducción)

Visite bit.ly/regisadu

Para preguntas, envíe un correo electrónico a district1@denvergov.org o llame al 720-337-7704



¡Escanéame!

Flyers

- Flyer delivered to all affected properties week of Nov. 29th, 2021



Accessory Dwelling Units in the Regis Neighborhood?

Accessory Dwelling Units (ADUs) are also known as granny-flats, in-law units, casitas, or carriage houses. Over the past few years, many Regis homeowners have expressed interest in building ADUs – however, they need to apply one-by-one to be rezoned to allow them. Councilwoman Amanda Sandoval is proposing to lead a rezoning on behalf of the community to allow ADUs throughout the areas on the map below. This would save owners time and money.



Regis ADU Rezoning

Parcels Eligible to Rezone to Allow ADUs
U-SU-C1 (1,025 lots)
Other (already allows ADUs)

Learn More at a Virtual Town Hall

Join Councilwoman Amanda Sandoval and Community Planning and Development staff to learn about the possible rezoning. Spanish translation available. Register at bit.ly/regisadu

Saturday, December 4th
11:00 am - 12:30 pm
and
Wednesday, December 15th
6:30 pm - 8:00 pm

We need to hear from YOU!

Do you support allowing ADUs in this part of the Regis neighborhood?

bit.ly/regisadu or call 720-337-7704

Survey available in English and Spanish



SCAN ME

For questions, email district1@denvergov.org or call 720-337-7704





¿Unidades de Vivienda Accesorio (ADUs) en el barrio de Regis?

Las ADU son segundas unidades más pequeñas ubicadas en una propiedad de una sola unidad. A veces se les conoce como unidades de suegros, casitas o pisos de abuelas. En los últimos años, muchos residentes del barrio de Regis han expresado interés en construir una ADU, pero necesitan una re zonificación para hacerlo. La concejal Sandoval propone liderar una re zonificación en todo el barrio para que los propietarios individuales ya no tengan que pasar por el proceso uno por uno.



Regis ADU Rezoning

Propiedades elegibles para re zonificación, U-SU-C a U-SU-C1 (1,025 lotes)
Otras áreas (ya permiten ADUs)

Asista a una reunión virtual con la concejal

Regístrese en bit.ly/regisadu. Las reuniones se presentarán en inglés. Si desea servicios de traducción al español, comuníquese con nosotros lo antes posible. Llame al 720-337-7704 o envíe un correo electrónico a district1@denvergov.org

Sábado 4 de diciembre
11:00 am - 12:30 pm
y
Miércoles 15 de diciembre
6:30 pm - 8:00 pm

¡Necesitamos saber de USTED!

¿Apoya permitir las ADUs en estas partes del barrio de Regis?

Responda esta encuesta y compártala con sus vecinos:

bit.ly/regisadu o llame al 720-337-7704

Encuesta disponible en inglés y español



¡Escanéame!

Contáctenos: district1@denvergov.org o llame al 720-337-7704



