



1925 S Cook St

Request: E-SU-D to E-SU-D1

Date: 11.6.2023

Presenter: Libbie Glick

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from E-SU-D to E-SU-D1



- Property:
 - 10,500sf
- Rezone from E-SU-D to E-SU-D1
- Requesting rezoning to allow for an ADU

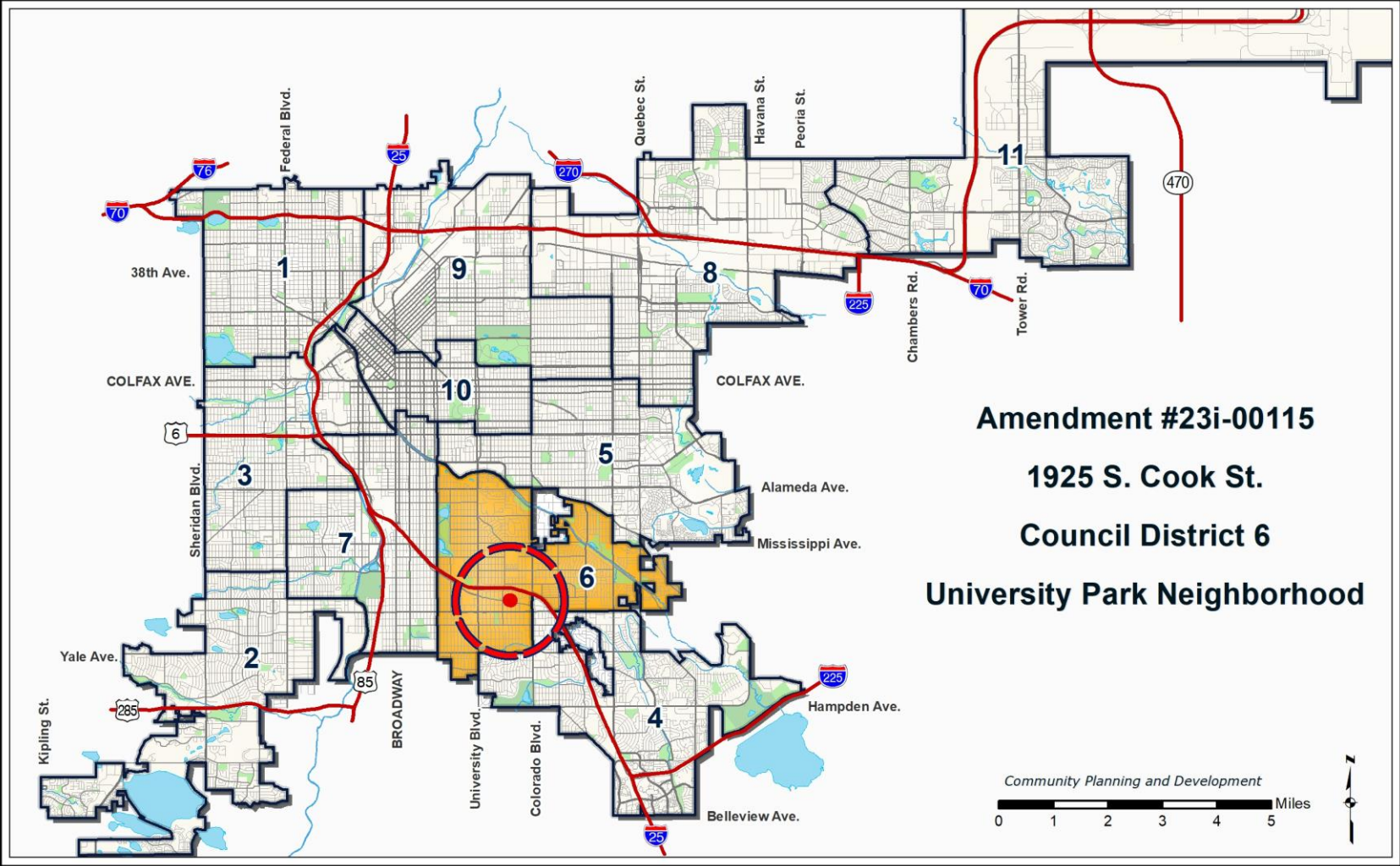
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

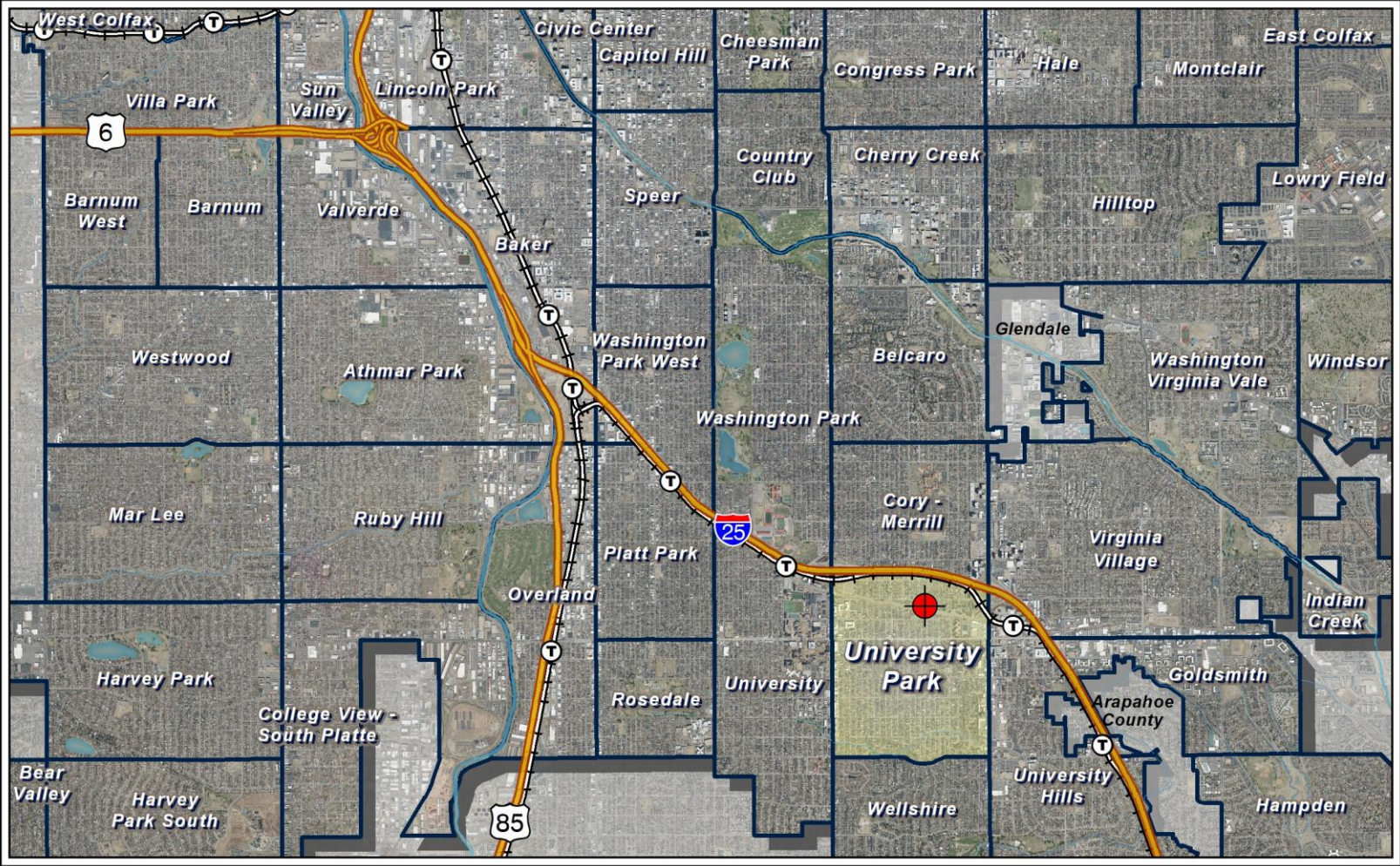
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Council District 6 – Councilmember Kashmann



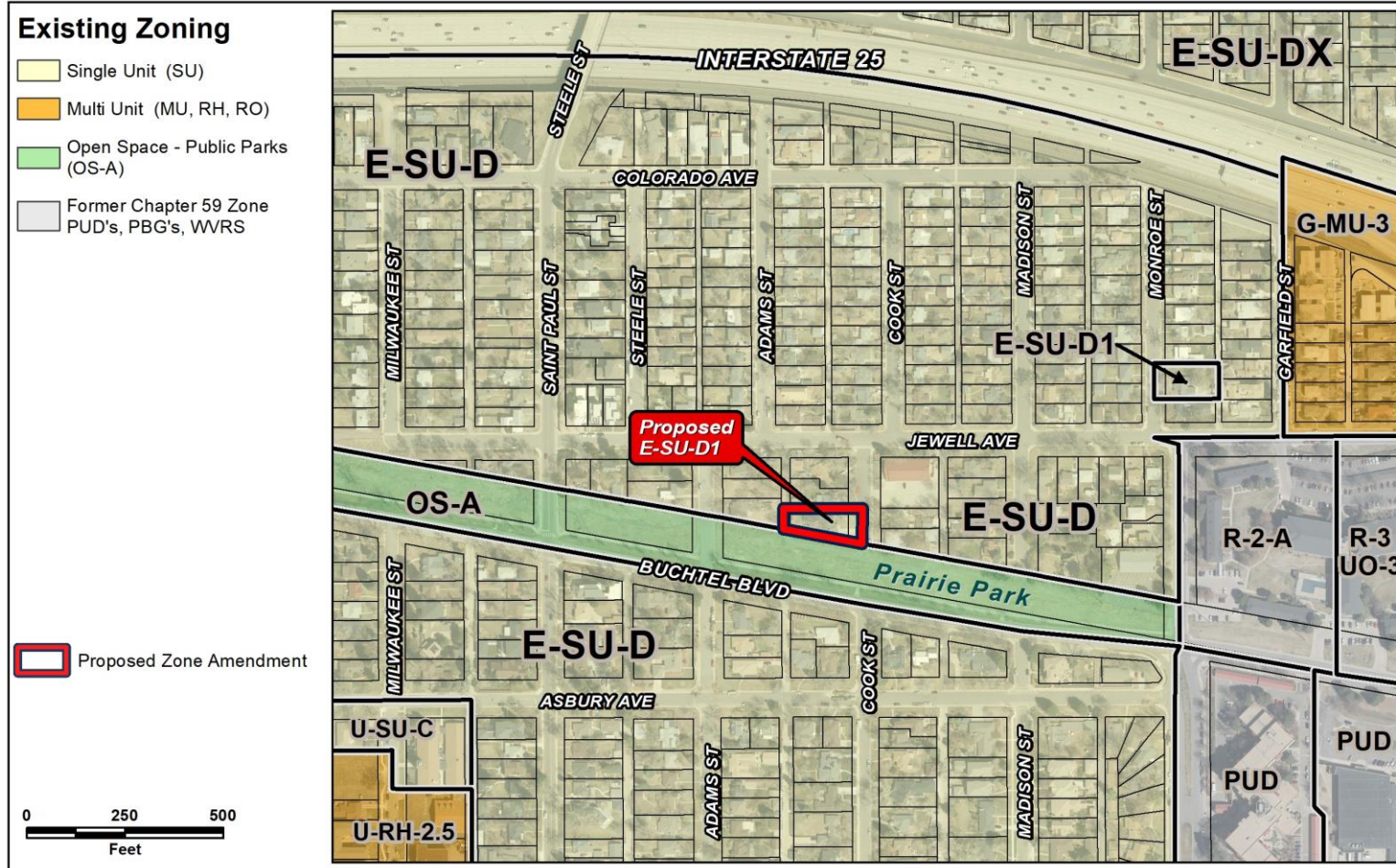
Statistical Neighborhood – University Park



Existing Context Overview

- Zoning
- Land Use
- Building Form/Scale

Existing Zoning – E-SU-D

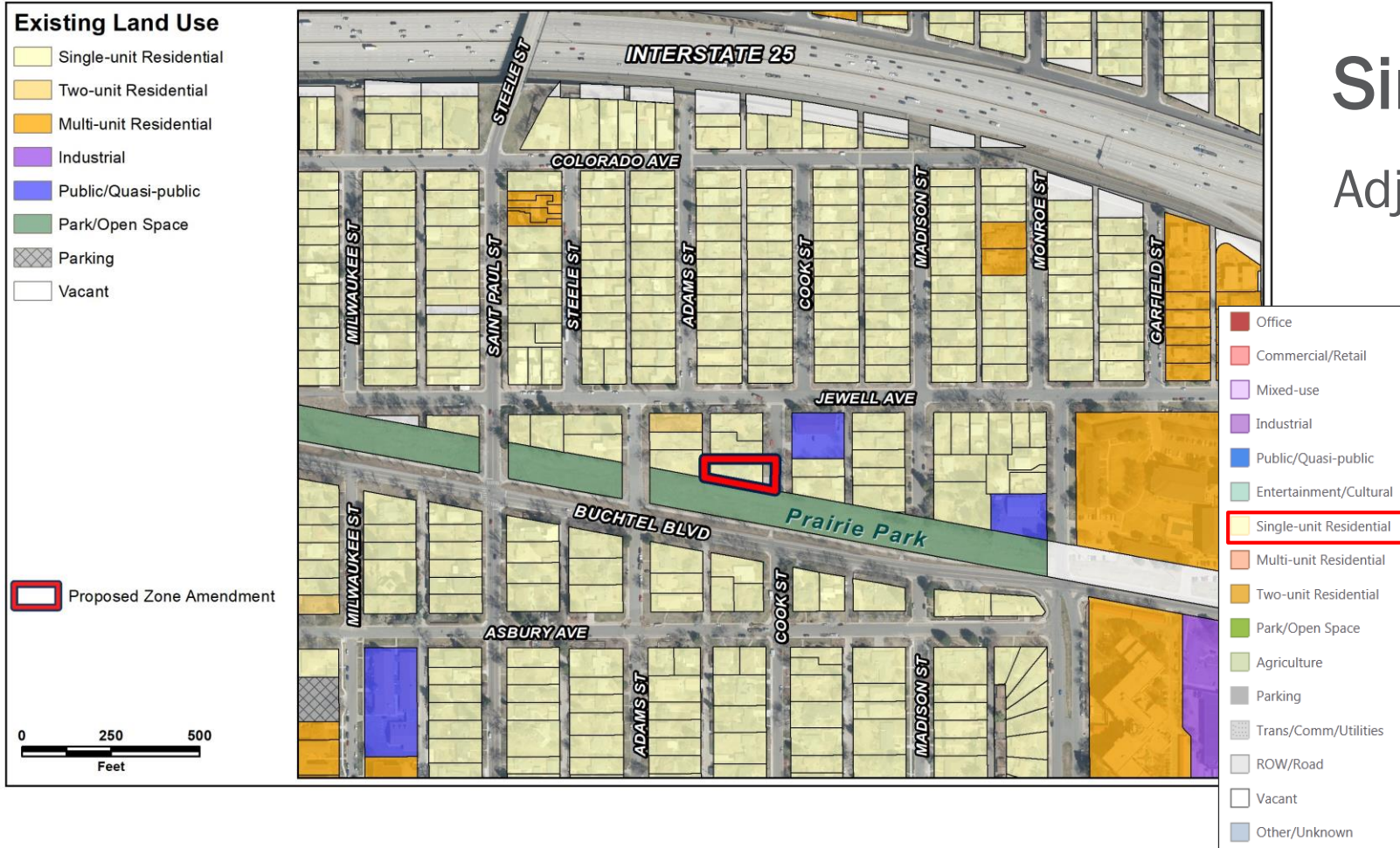


- E-SU-D

Proximity to:

- E-SU-D
- OS-A

Existing Context – Land Use

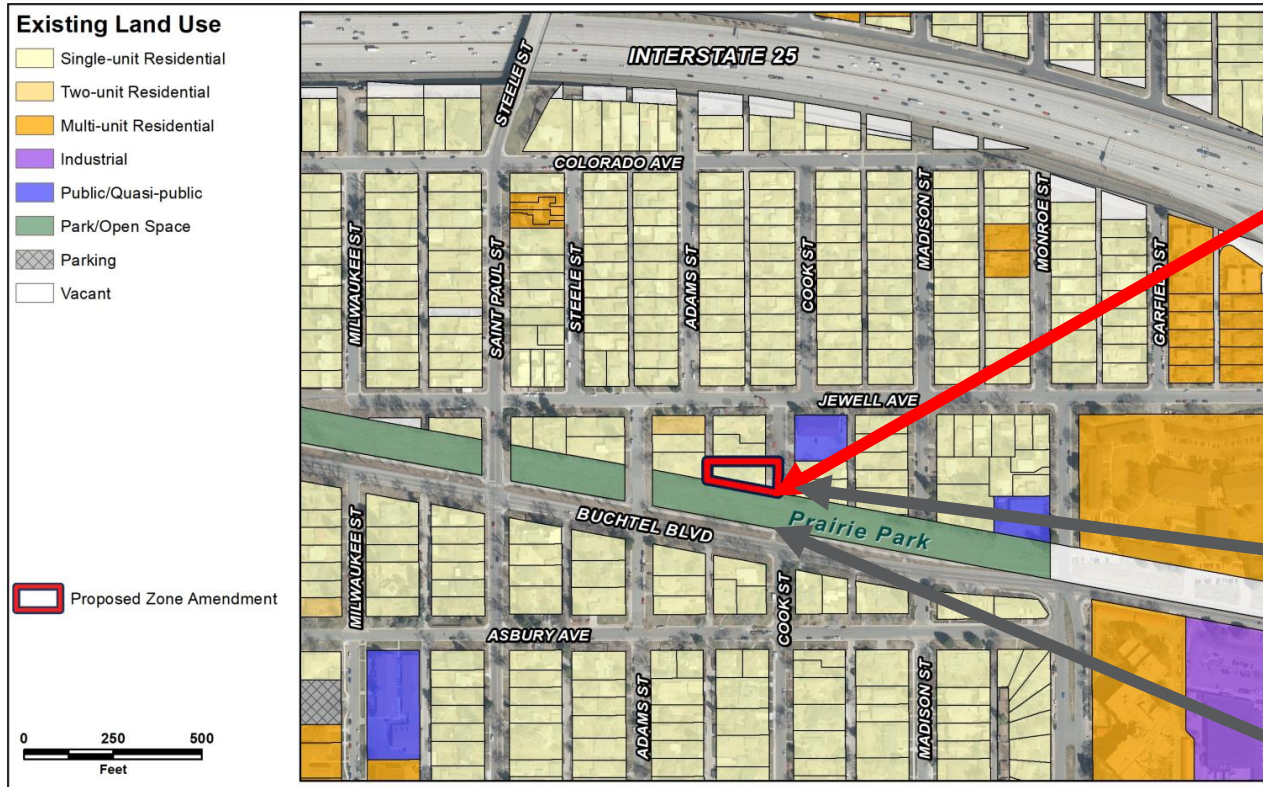


Single-Unit Residential

Adjacent to:

- Single-unit Residential
- Park/open space
- Public/quasi-public

Existing Context – Building Form/Scale



Agenda

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Process

- Informational Notice: 7/21/2022
- Planning Board Notice: 8/22/23
- Planning Board Public Hearing: 9/6/23
- LUTI Committee: 9/26/23
- City Council Public Hearing: **11/6/23**

Public Comments

- RNOs
 - University Park Community Council, Denver INC, Strong Denver
- no comment letters from RNOs
- no comments from neighbors and other stakeholders

Planning Board

- Planning Board held a hearing on this item on 9/6/23
- The board voted unanimously to recommend approval

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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*
- *University Park Neighborhood 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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

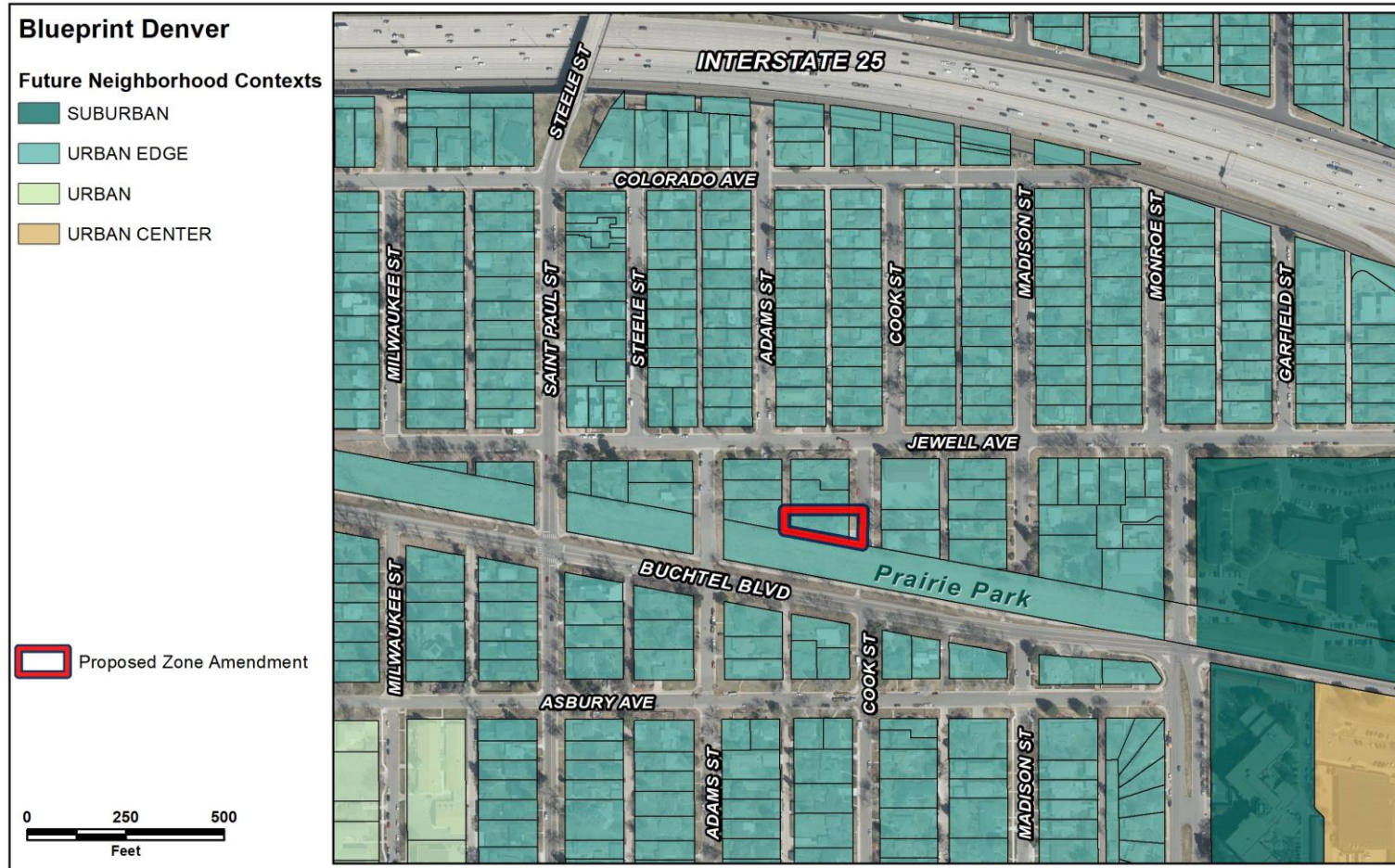
2. Uniformity of District Regulations

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4. Justifying Circumstances

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

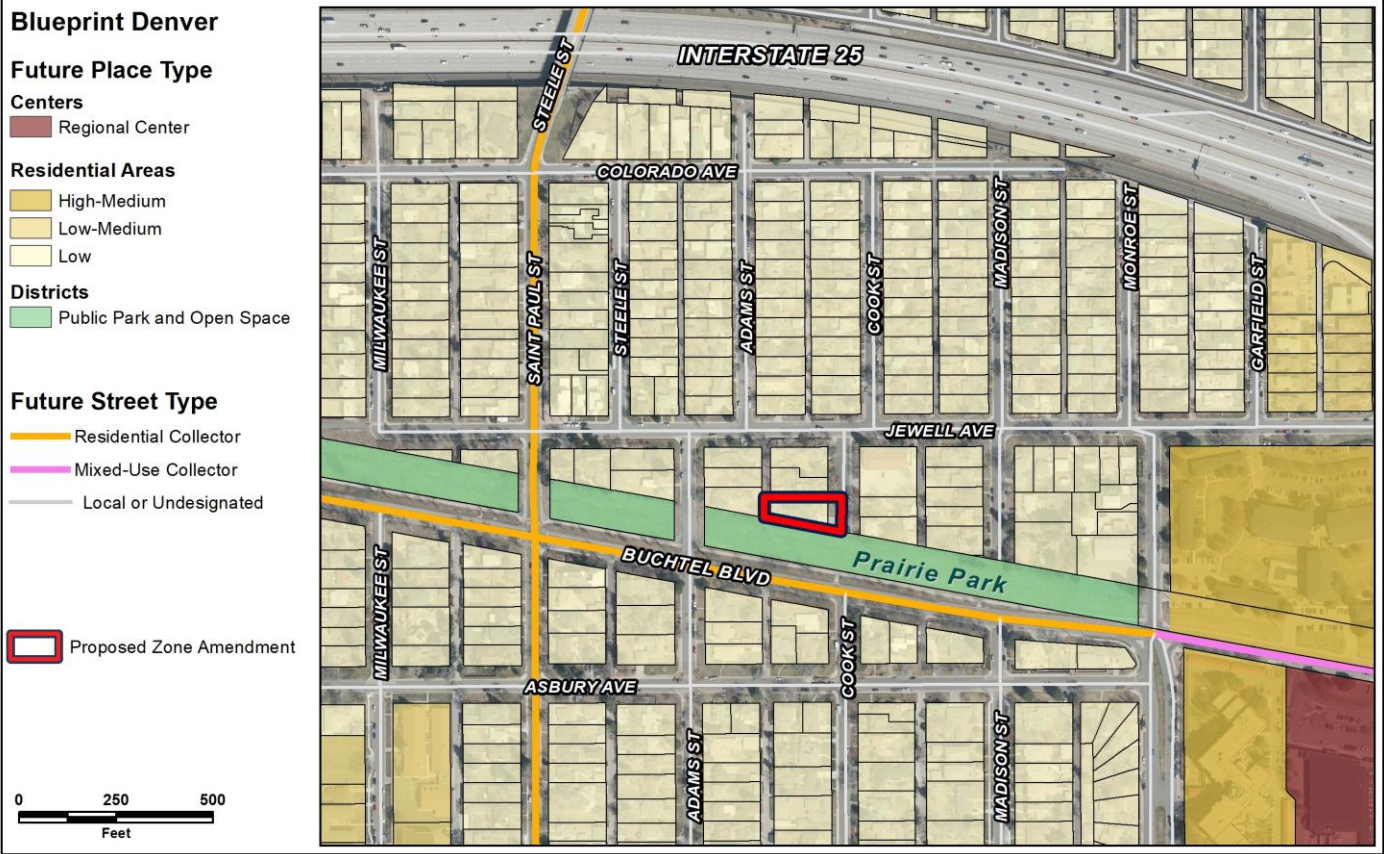
Blueprint Denver 2019



Urban Edge

- 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.

Blueprint Denver 2019



Low Residential

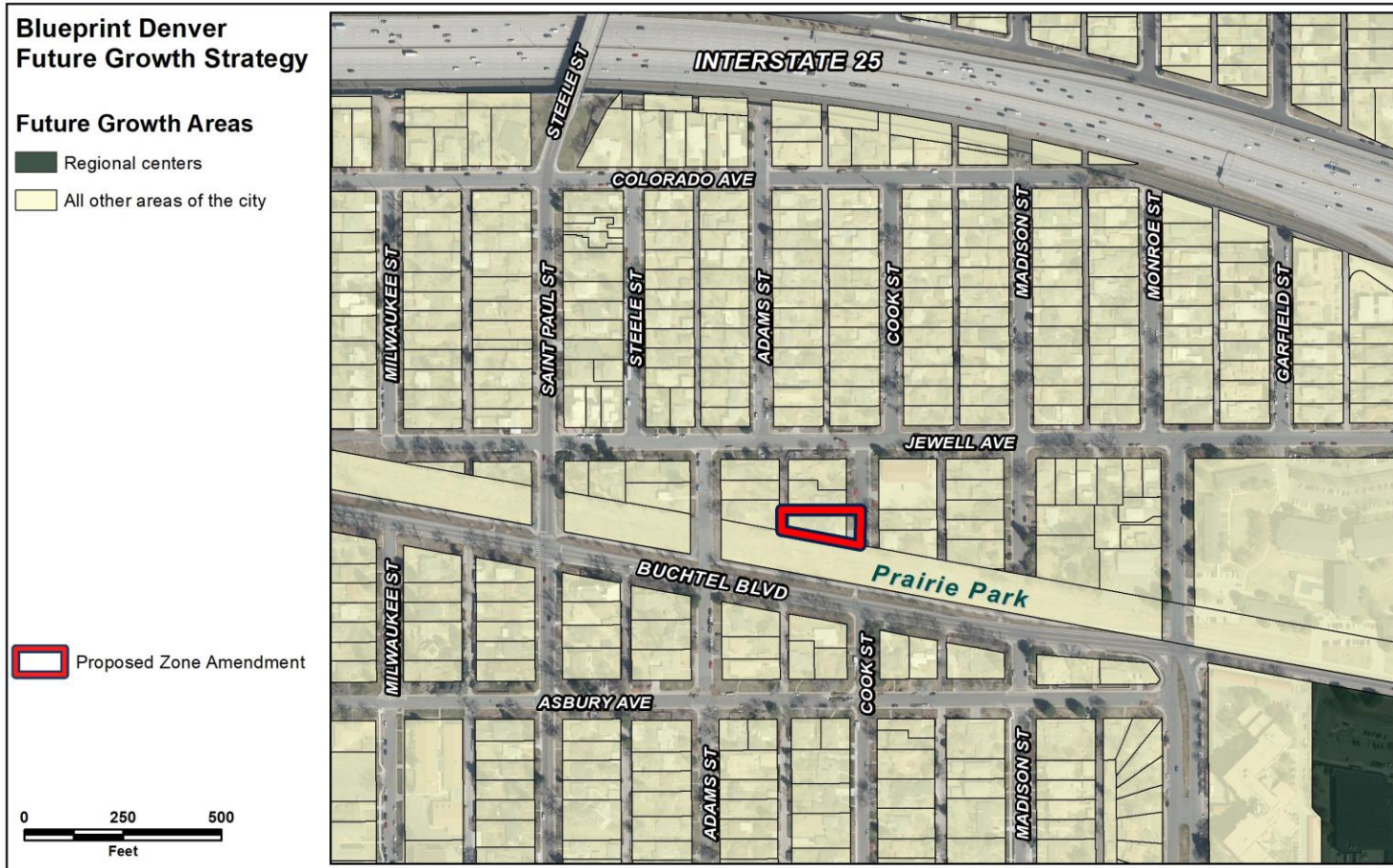
Predominantly single- and two-unit uses
Accessory dwelling units are appropriate

Future Street Type

Cook St.: Local

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



- All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

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.

Small Area Plan



University Park Neighborhood Plan

Concept Area: Single Family Residential
“Redevelopment should encourage revitalization and reinvestment that is aligned with market demand and smart growth best practices in a manner that sensitively integrates new development with stable single-family context.”

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
 - Changed or Changing Conditions:
 - Blueprint Denver (2019)
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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Consistency with Neighborhood Context, 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 is a single-unit district allowing urban houses 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 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