



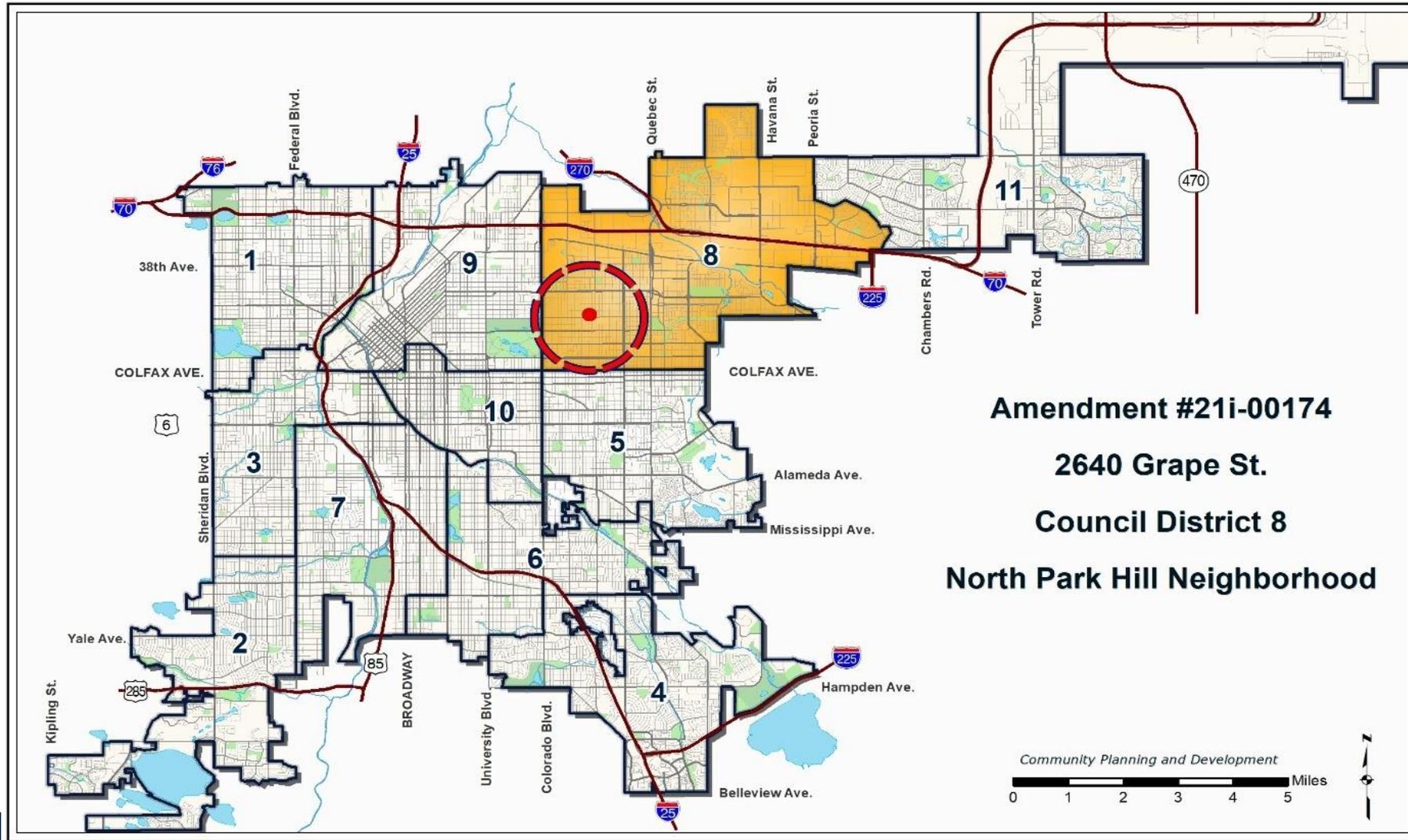
2640 N Grape Street

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

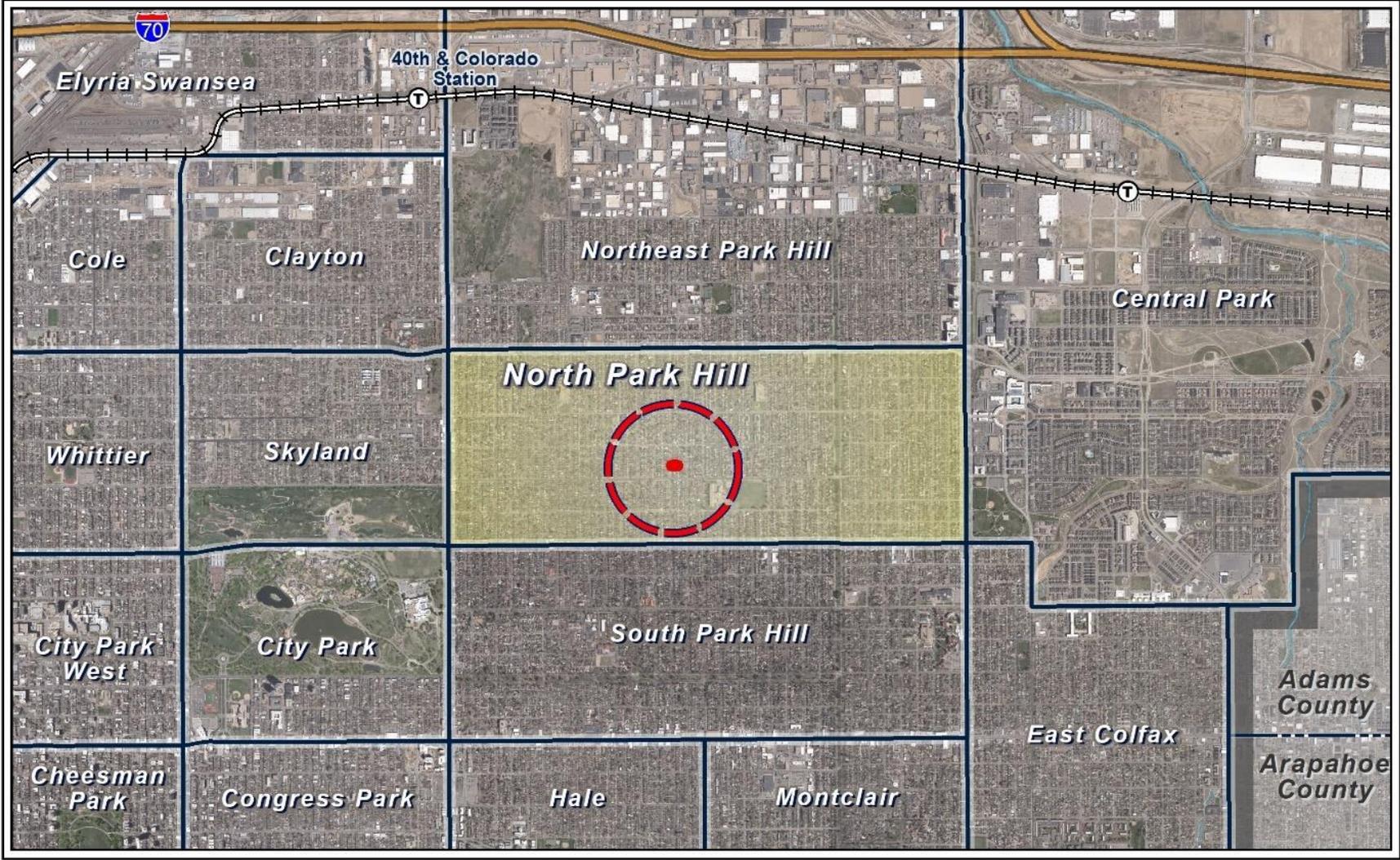
Date: 05/23/2022

2021I-00174

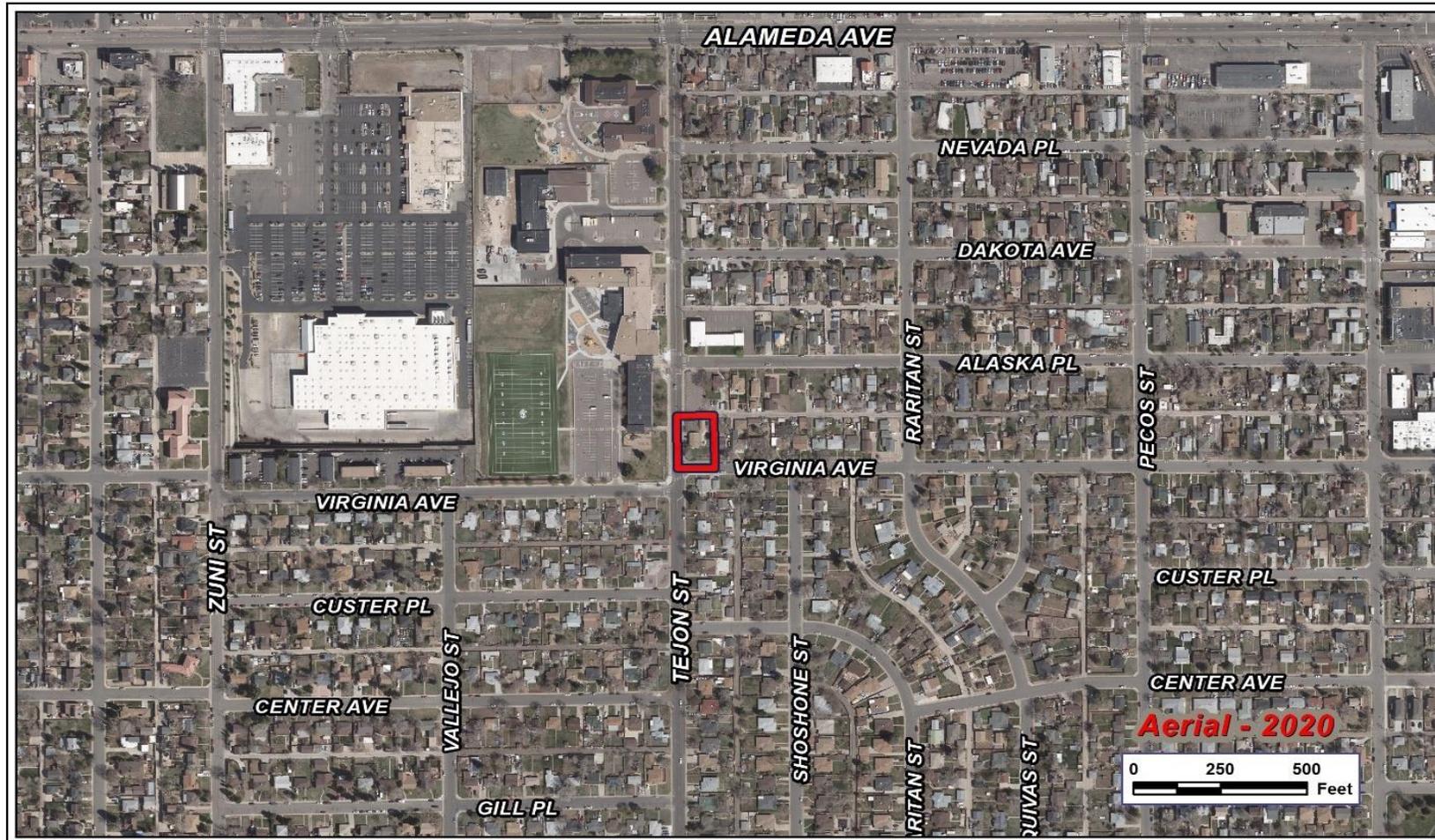
Council District 8 – Councilmember Herndon



Statistical Neighborhood – North Park Hill



Request: E-SU-D1x



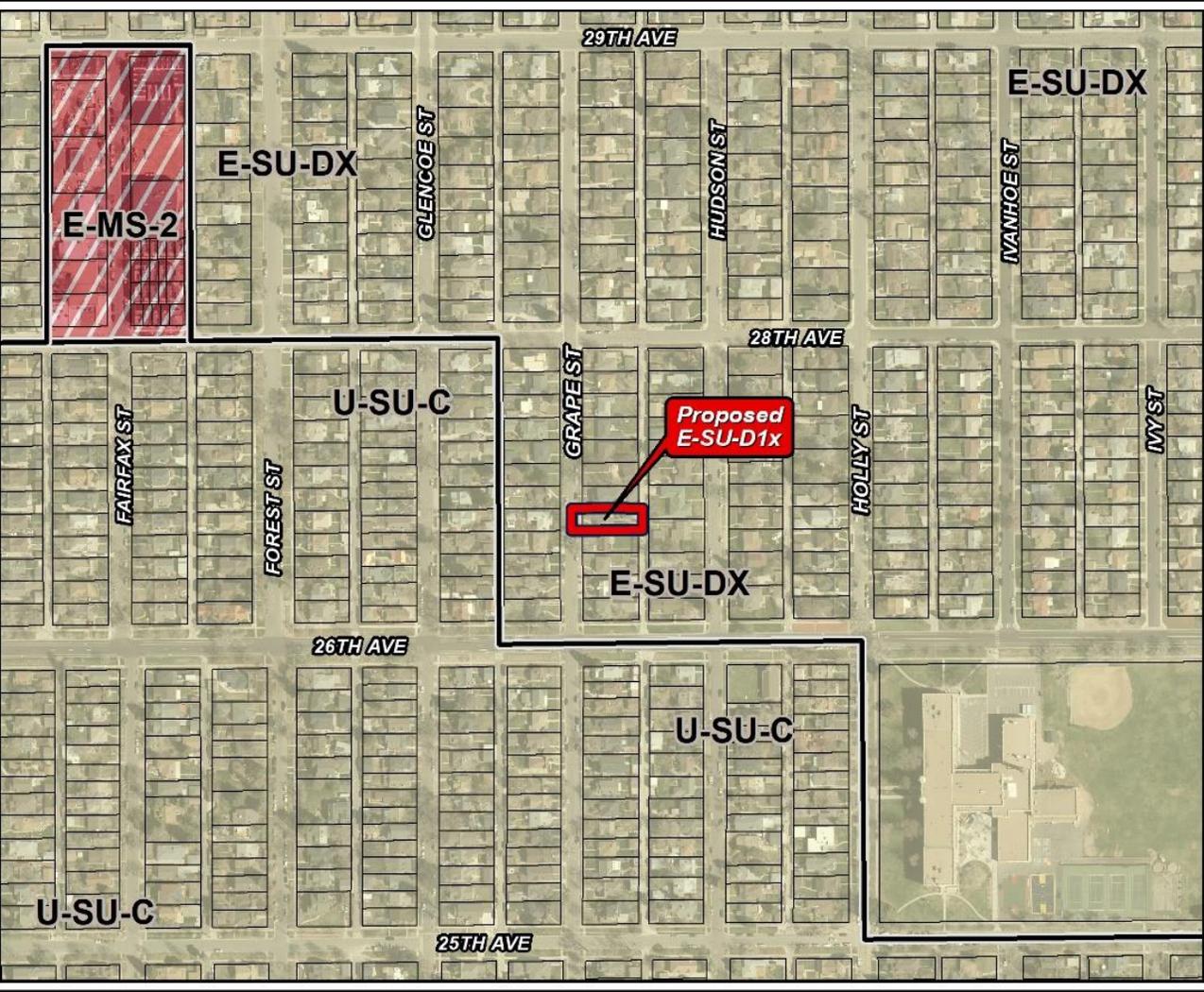
Reminder: Approval of a rezoning is not approval of a proposed specific development project

- Property size: 6,190 sf
- Current Zoning: E-SU-Dx
- Proposed Zone District:
 - E-SU-D1x
 - Urban Edge Neighborhood Context – Single Unit– D1x
 - E-SU-Dx allows for suburban and urban house forms with a minimum zone lot area of 6,000 square feet. Blocks typically have a pattern of 50-foot-wide lots.
- **Proposal:** Requesting this rezoning to allow for a detached ADU to be built in the rear of the lot.

Existing Zoning: E-SU-D1x

Existing Zoning

- Single Unit (SU)
- Main Street (MS)



Existing Zoning:

- Urban Edge - Single Unit - Dx (6,000 sq. ft. lot min)

Surrounding Zoning:

- E-SU-Dx
- U-SU-C
- E-MS-2

Existing Land Use



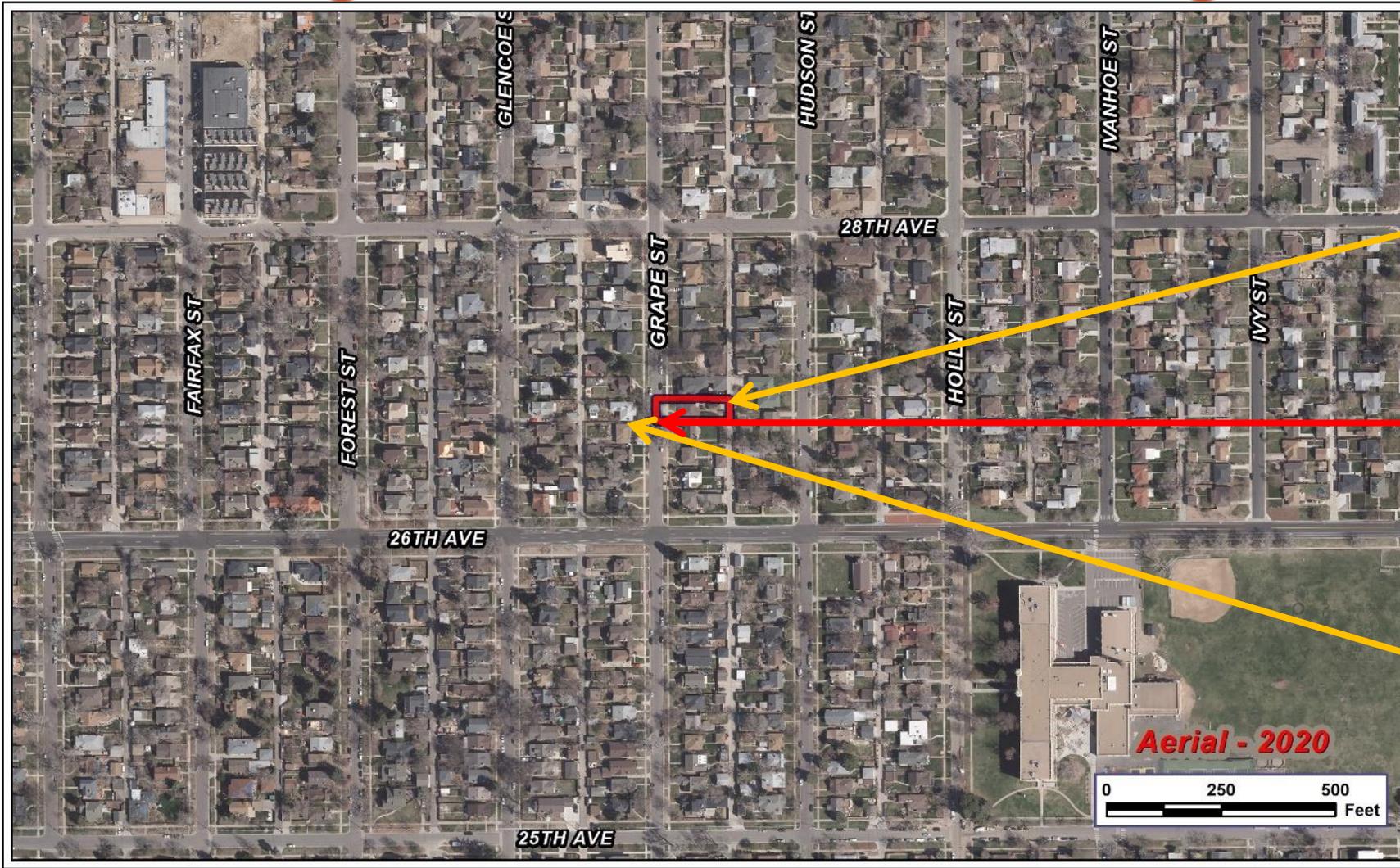
Subject Property:

- Single-unit Residential

Surrounding Uses:

- Single-unit Residential
- Public/Quasi-public

Existing Context – Building Form/Scale



Process

- Informational Notice: 01/04/2022
- Planning Board Notice Posted: 03/01/2022
- Planning Board Public Hearing: 03/16/2022
- LUTI Committee: 03/29/2022
- City Council Public Hearing: 05/23/2022

Public Outreach

- To date, no comments received from the RNOs that were sent notice or community members.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *Park Hill Neighborhood Plan 2000*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

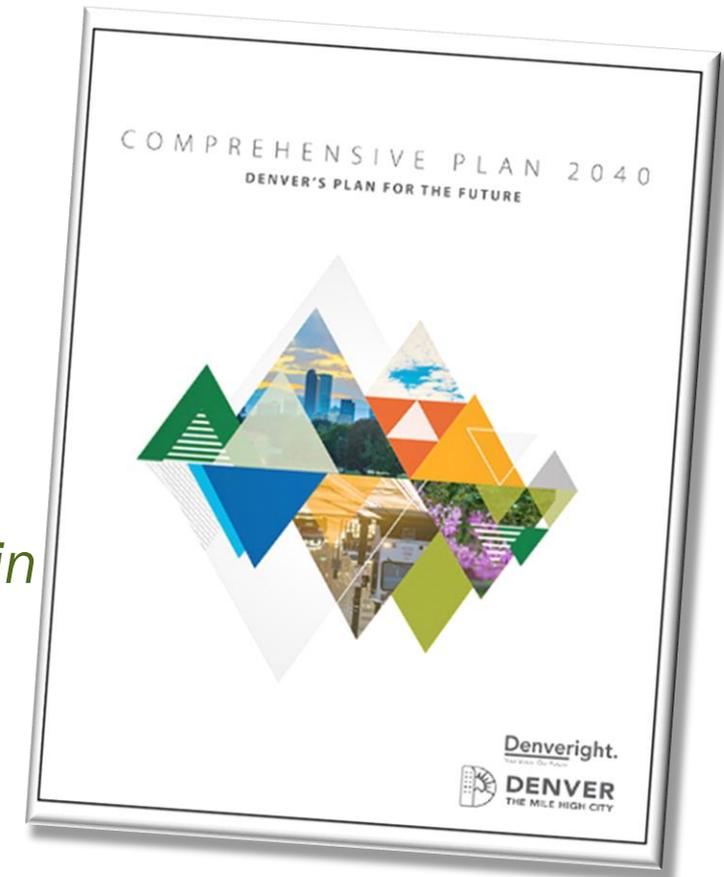
4. Justifying Circumstances

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

Review Criteria: Consistency with Adopted Plans

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).*



Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver

Future Neighborhood Contexts

- URBAN EDGE
- URBAN

Proposed Zone Amendment



Urban Edge Context

- Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street.

Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver Future Place Type

Corridors

Local Corridor

Residential Areas

Low

Districts

Public Park and Open Space

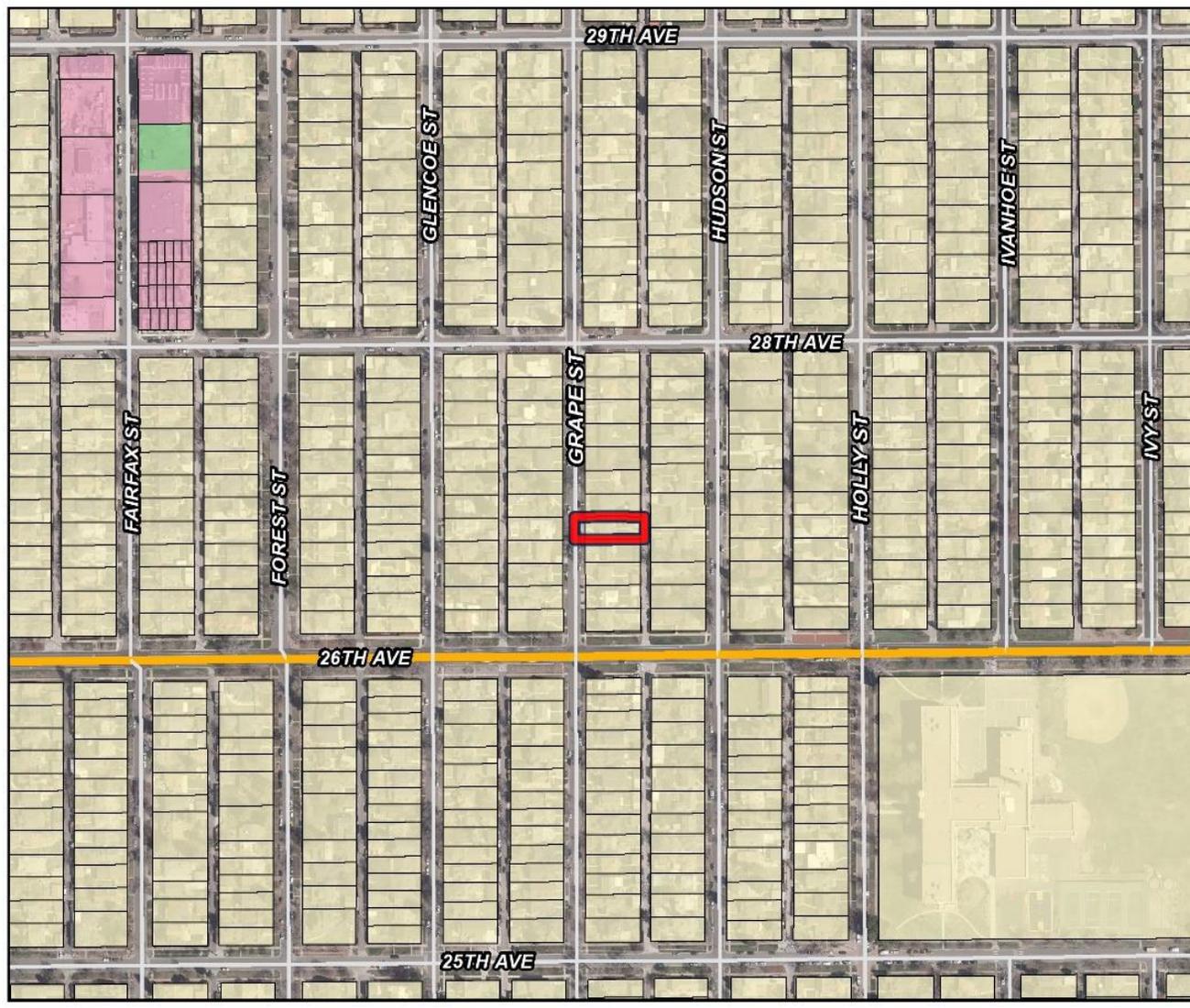
Future Street Type

Residential Collector

Local or Undesignated

Proposed Zone Amendment

0 250 500
Feet



Residential Low

- Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Medium building coverage. Buildings are generally up to 2.5 stories in height.
- N Grape Street: Undesignated Local**

Consistency with Adopted Plans: Blueprint Denver

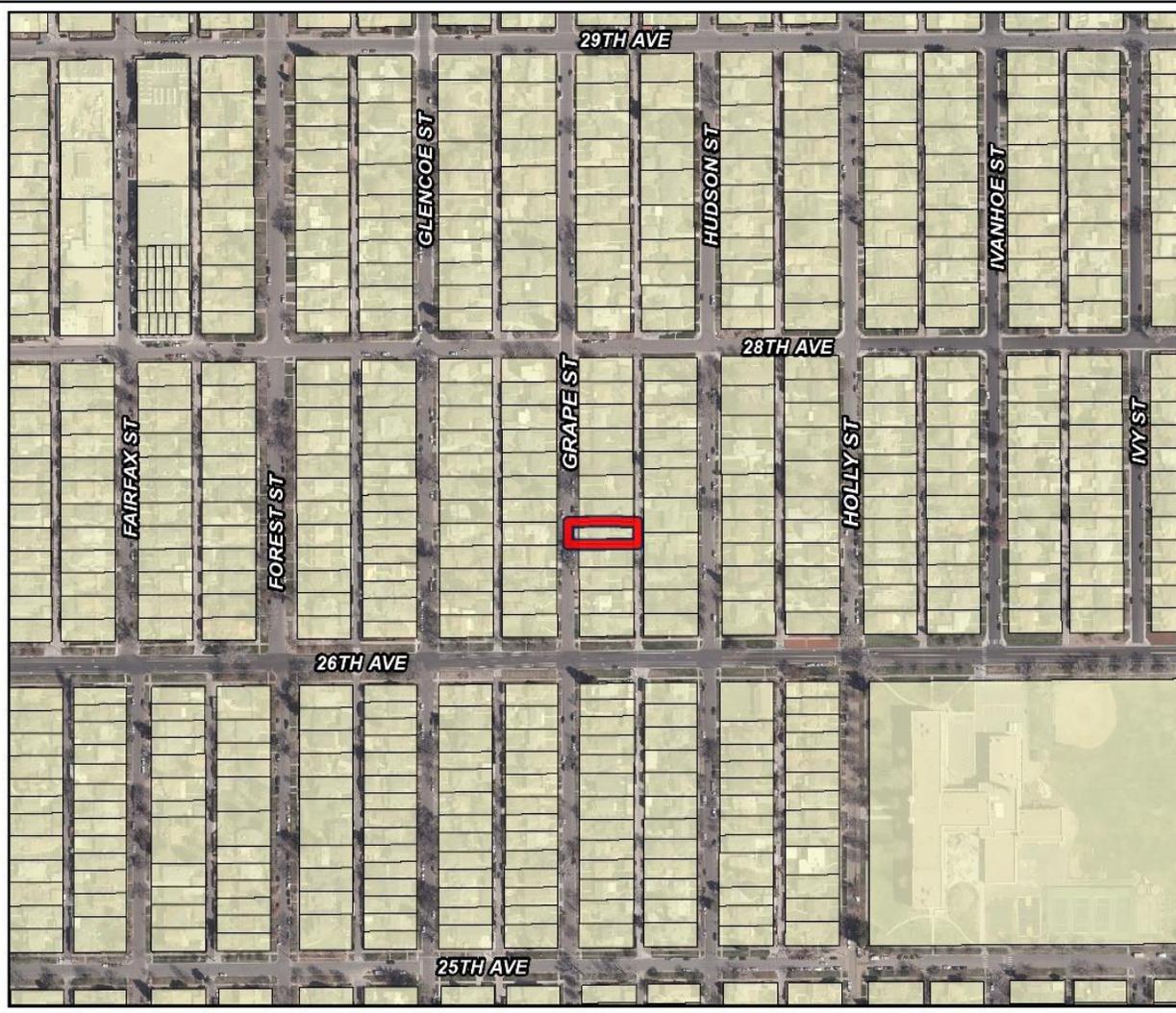
Blueprint Denver Future Growth Strategy

Future Growth Areas

 All other areas of the city

 Proposed Zone Amendment

0 250 500
Feet



Growth Areas Strategy

- *All other areas of the city*
The associated anticipated housing is 20% and employment growth percentage is 10% (p. 51)

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.

Park Hill Neighborhood Plan 2000

The request meets the following goal and recommendation from the Park Hill Neighborhood Plan:

- **Land Use and Zoning Goal:** “Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.” (p. 32).
- **Land Use and Zoning Action Recommendation 3:** “Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.” (p. 33).

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

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
 - b.) A city adopted plan;
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

CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2021I-00174.

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