

1160 S Yates St

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

Application Date: 11/03/2023

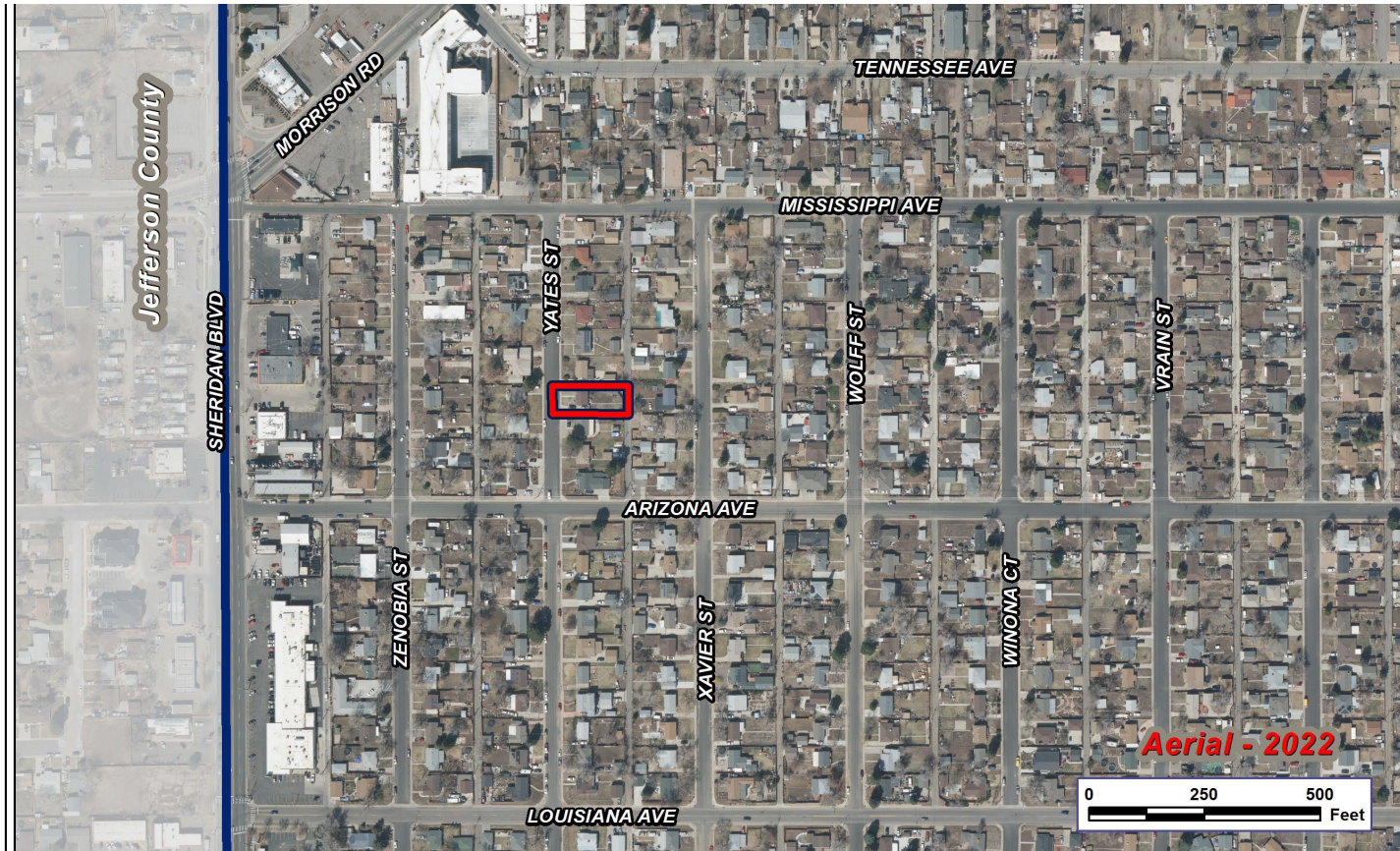
Presented by: Matthew Bossler,
Senior City Planner – Urban Design

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: rezone from E-SU-DX to E-SU-D1X



- Property:
 - 7,500 sf
 - Single-unit Residential
- Rezone from E-SU-DX to E-SU-D1X
- Planning potential development of ADU

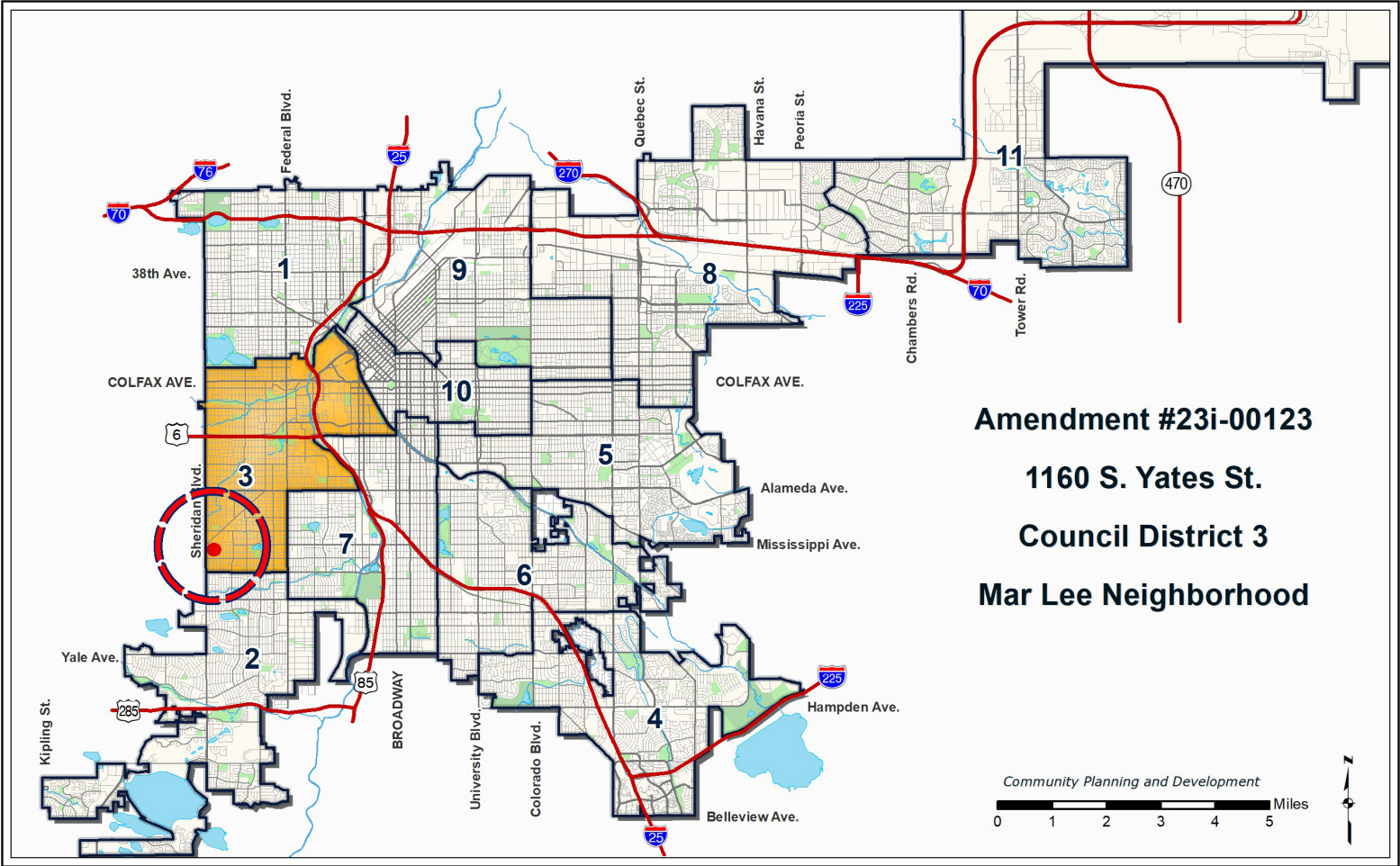
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

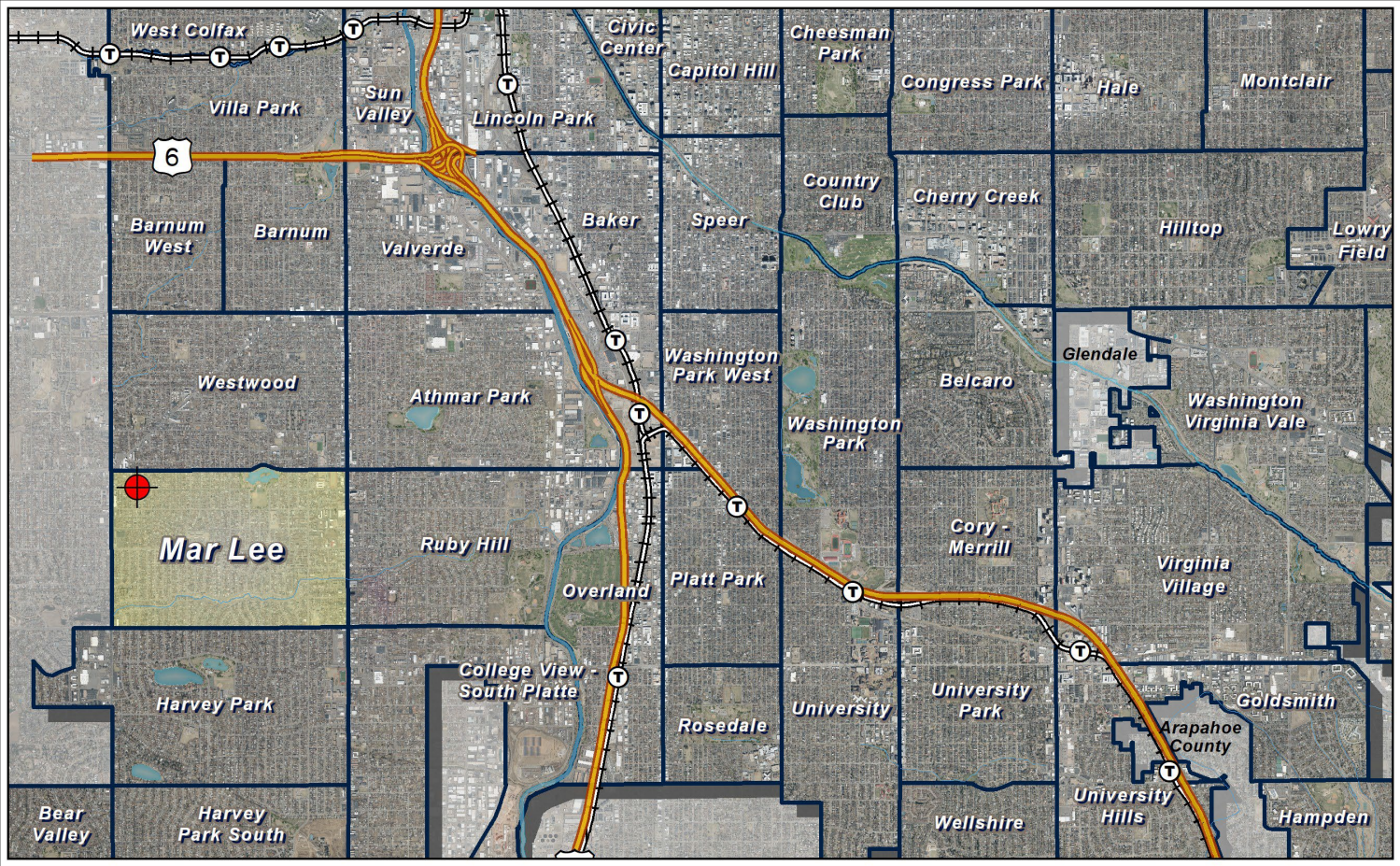
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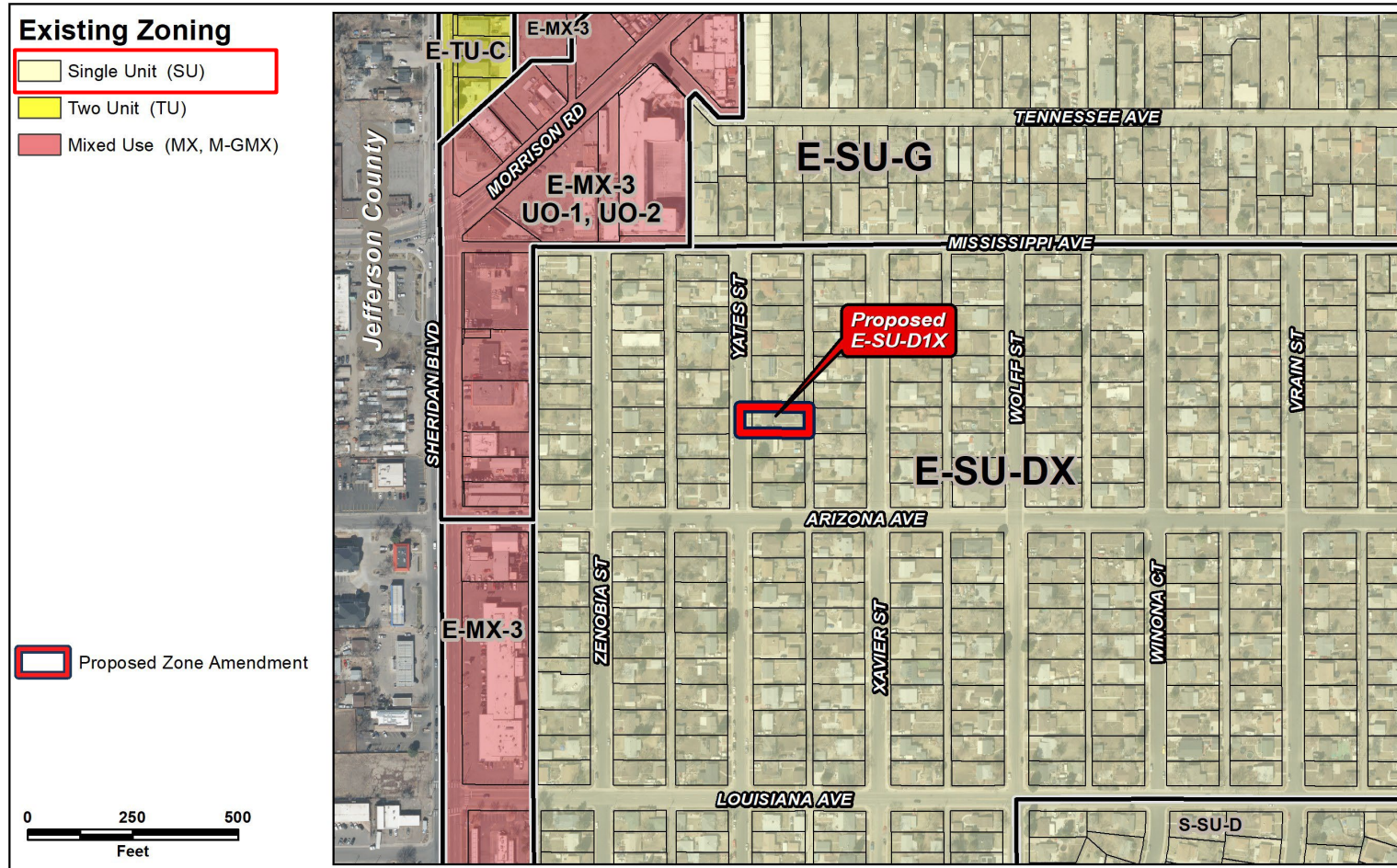
Council District 3 – Councilmember Torres



Statistical Neighborhood – Mar Lee

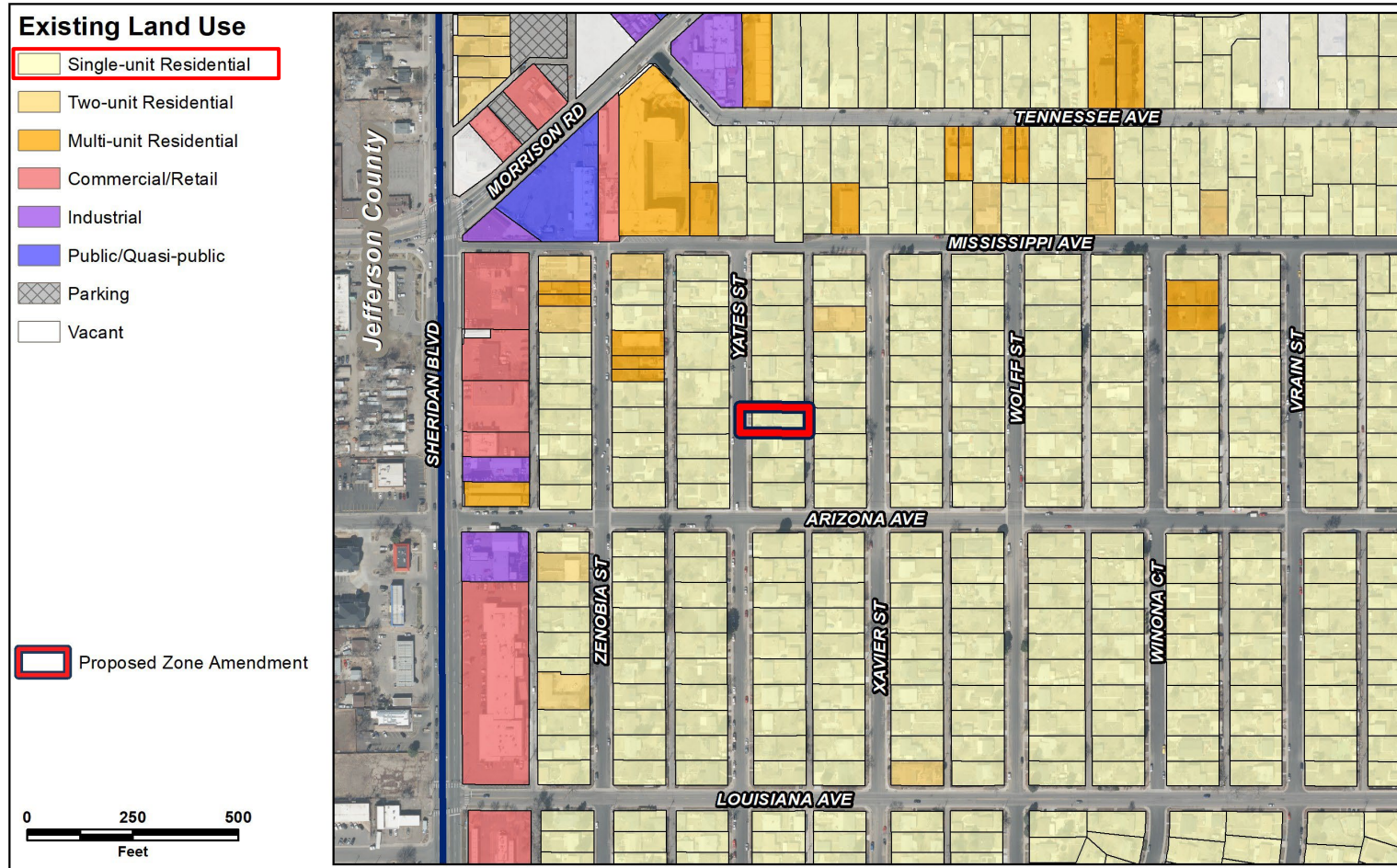


Existing Context: Zoning – E-SU-DX



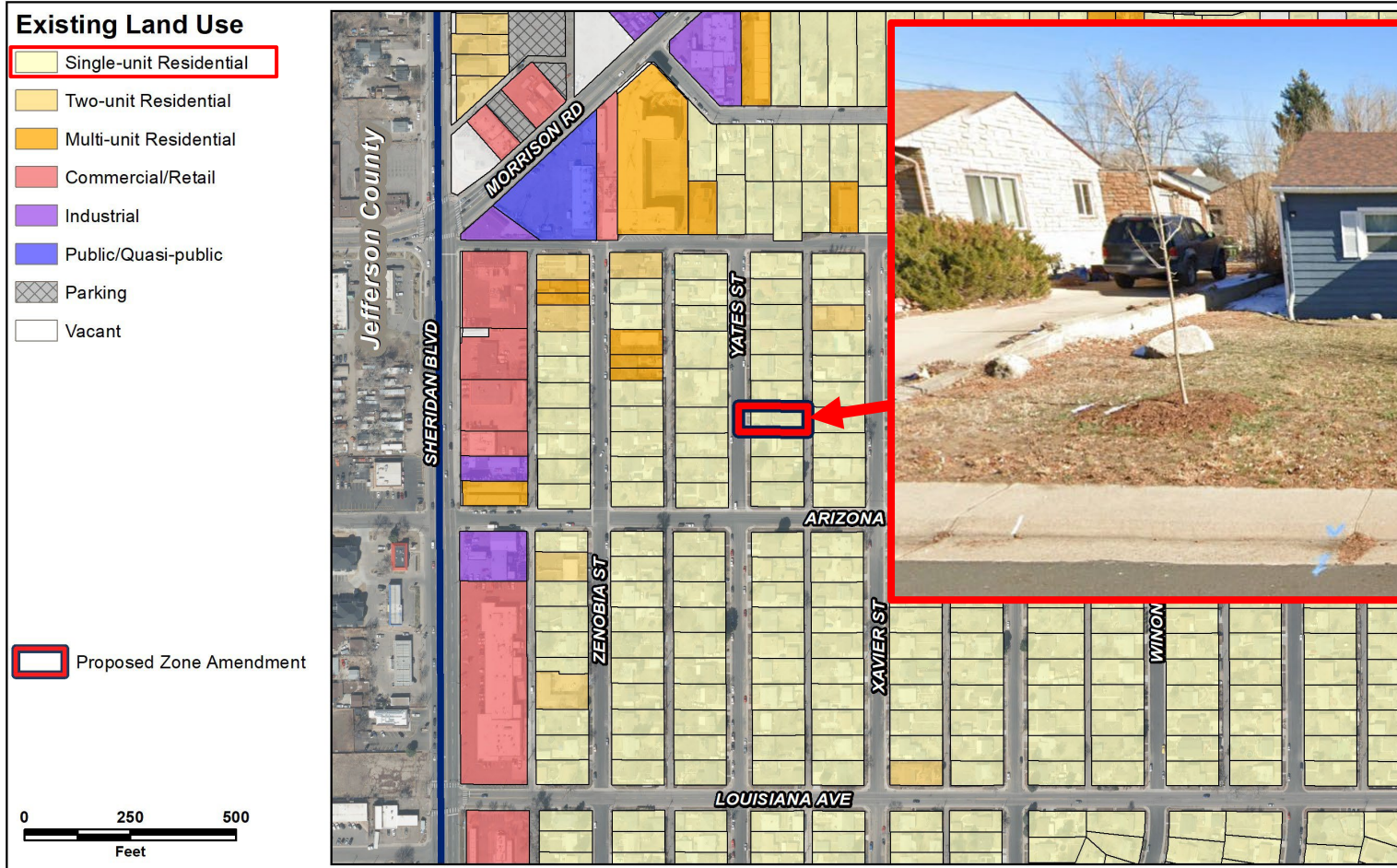
- Urban Edge – Single Unit – DX
- Adjacent to:
 - E-SU-DX
- Also nearby:
 - E-MX-3

Existing Context: Land Use - Single-Unit



- Single-Unit Residential
- Adjacent to:
 - Single-Unit Residential
- Also nearby:
 - Multi-Unit and Two-Unit Residential
 - Commercial/Retail
 - Industrial
 - Public/Quasi-Public

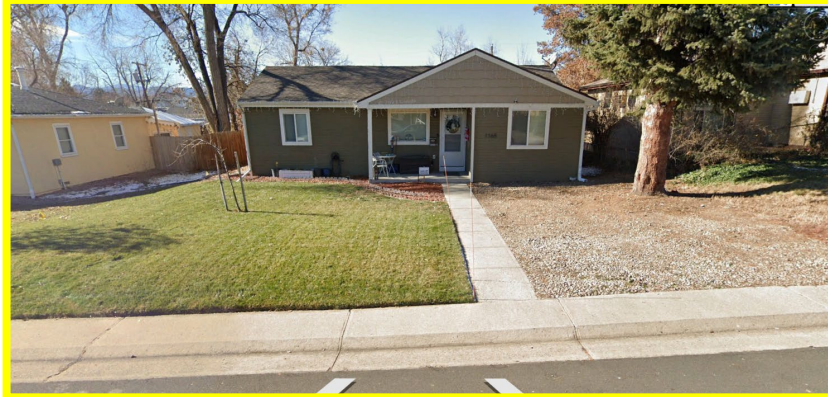
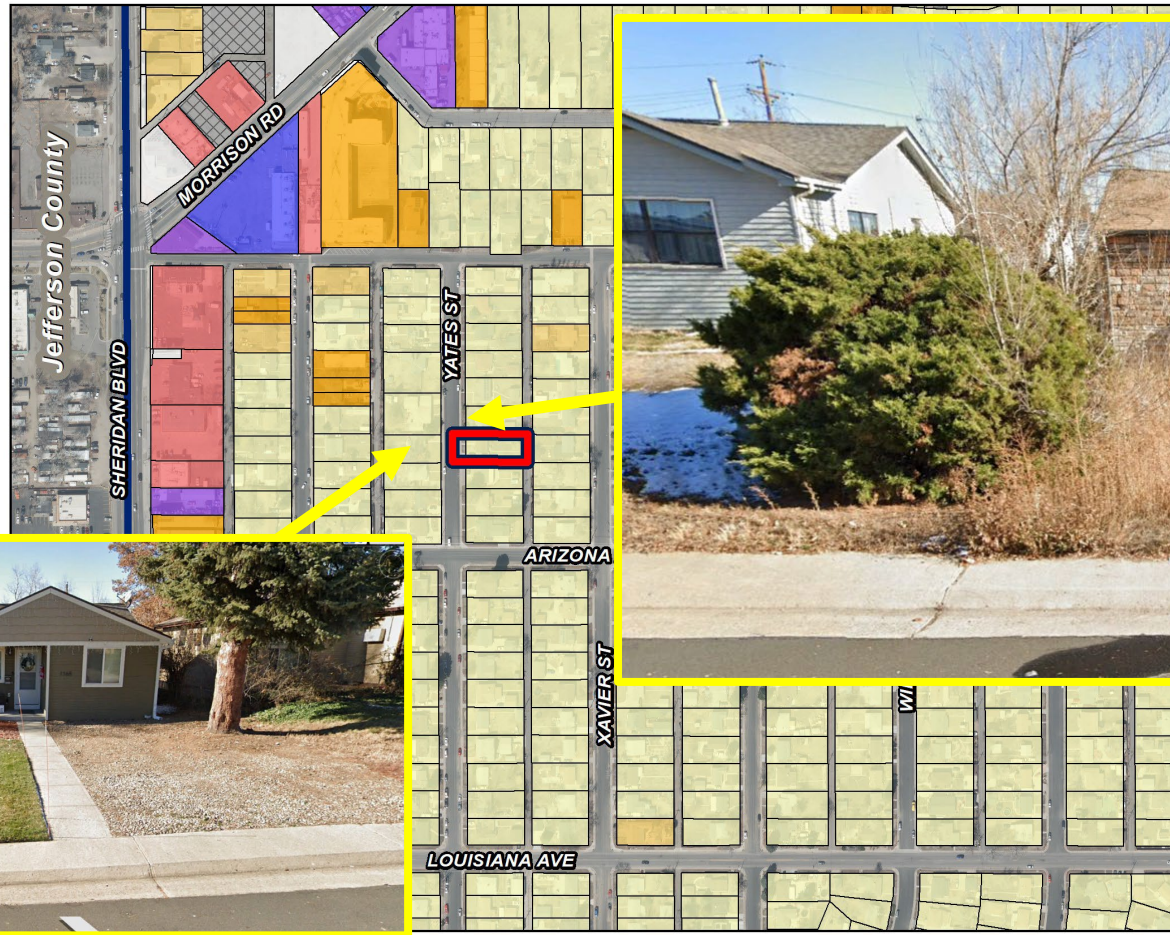
Existing Context: Building Form / Scale



Existing Context: Building Form / Scale

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Industrial
- Public/Quasi-public
- Parking
- Vacant



Agenda

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Process

- Informational Notice: 11/03/23
- Planning Board Notice: 01/02/24
- Planning Board Public Hearing: 01/17/24
Unanimous recommendation of approval
- LUTI Committee: 01/30/24
- City Council Public Hearing (tentative): 03/11/24

Public Comments

- None received to date

Presentation Agenda

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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*
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

Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1 Strategy A
“Increase development of housing units close to transit and mixed-use developments” (p. 28)
- 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)
- Strong and Authentic Neighborhoods Goal 1, Strategy B
“Ensure neighborhoods offer a mix of housing types and services for a diverse population” (p. 34).
- Environmentally Resilient Goal 8, Strategy A
“Promote infill development where infrastructure and services are already in place” (p. 54).



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

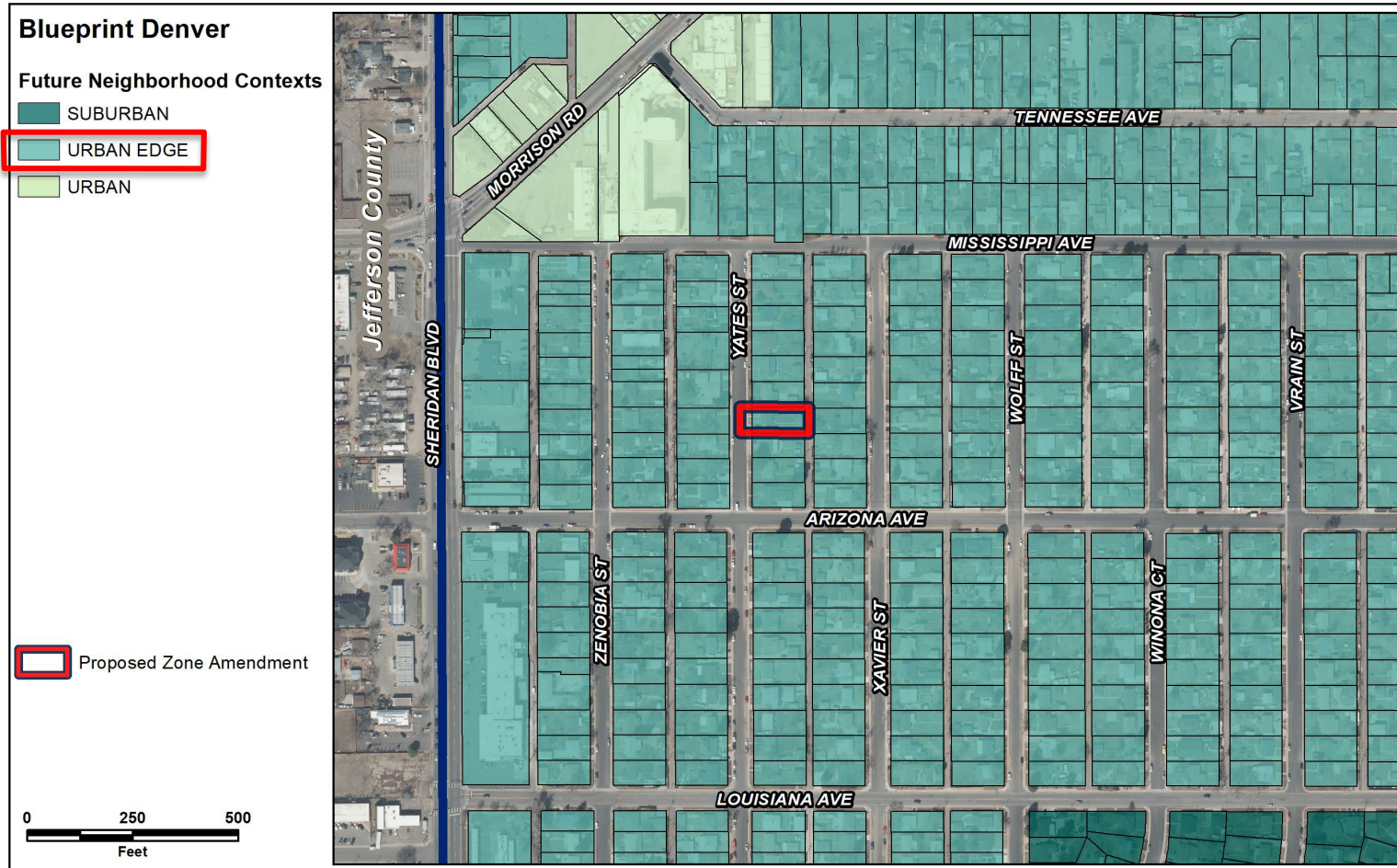
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

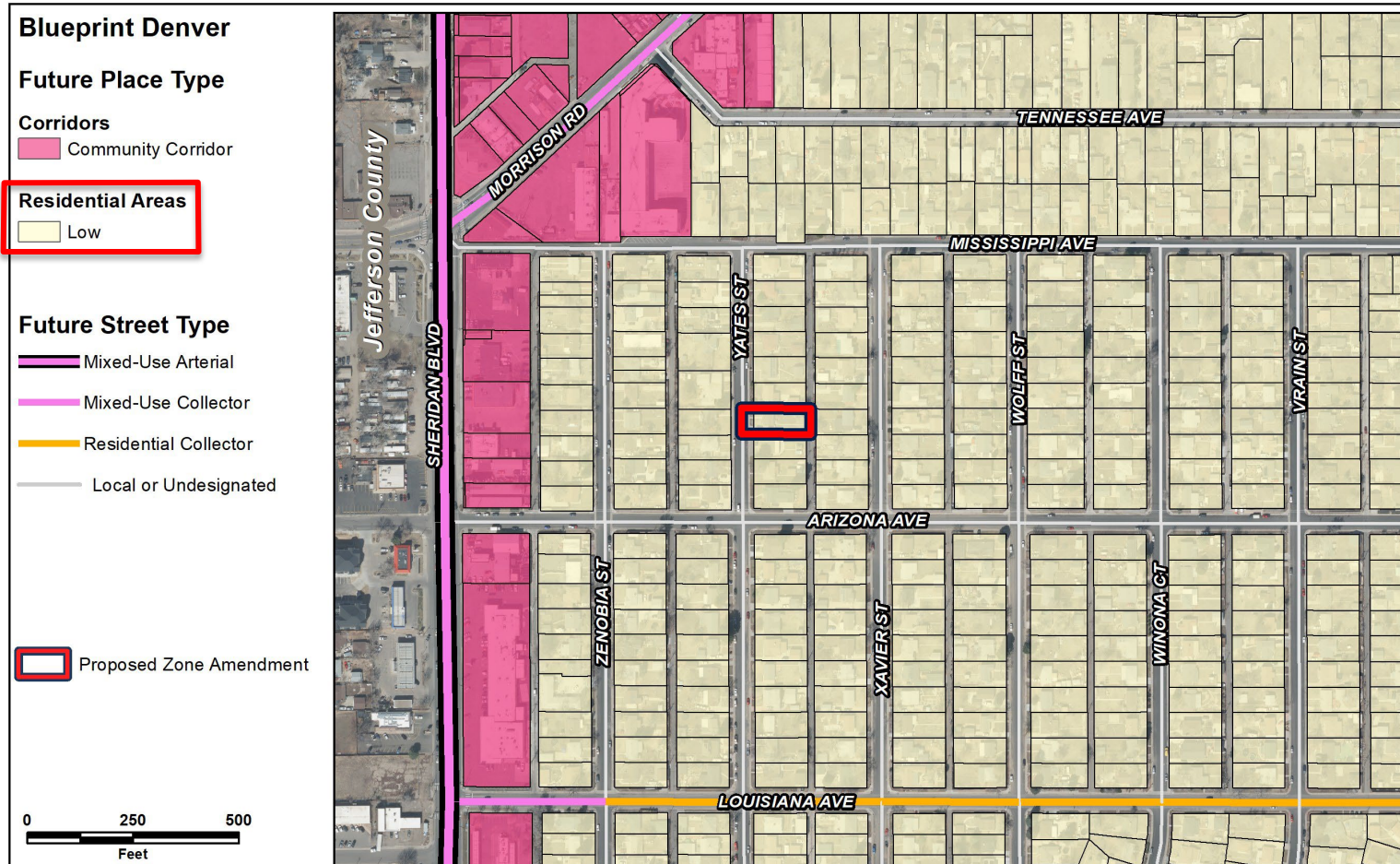
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- Future Neighborhood Context – Urban Edge
 - “typically low-scale single- and two-unit residential with some small scale multi-unit residential.” (p. 205).

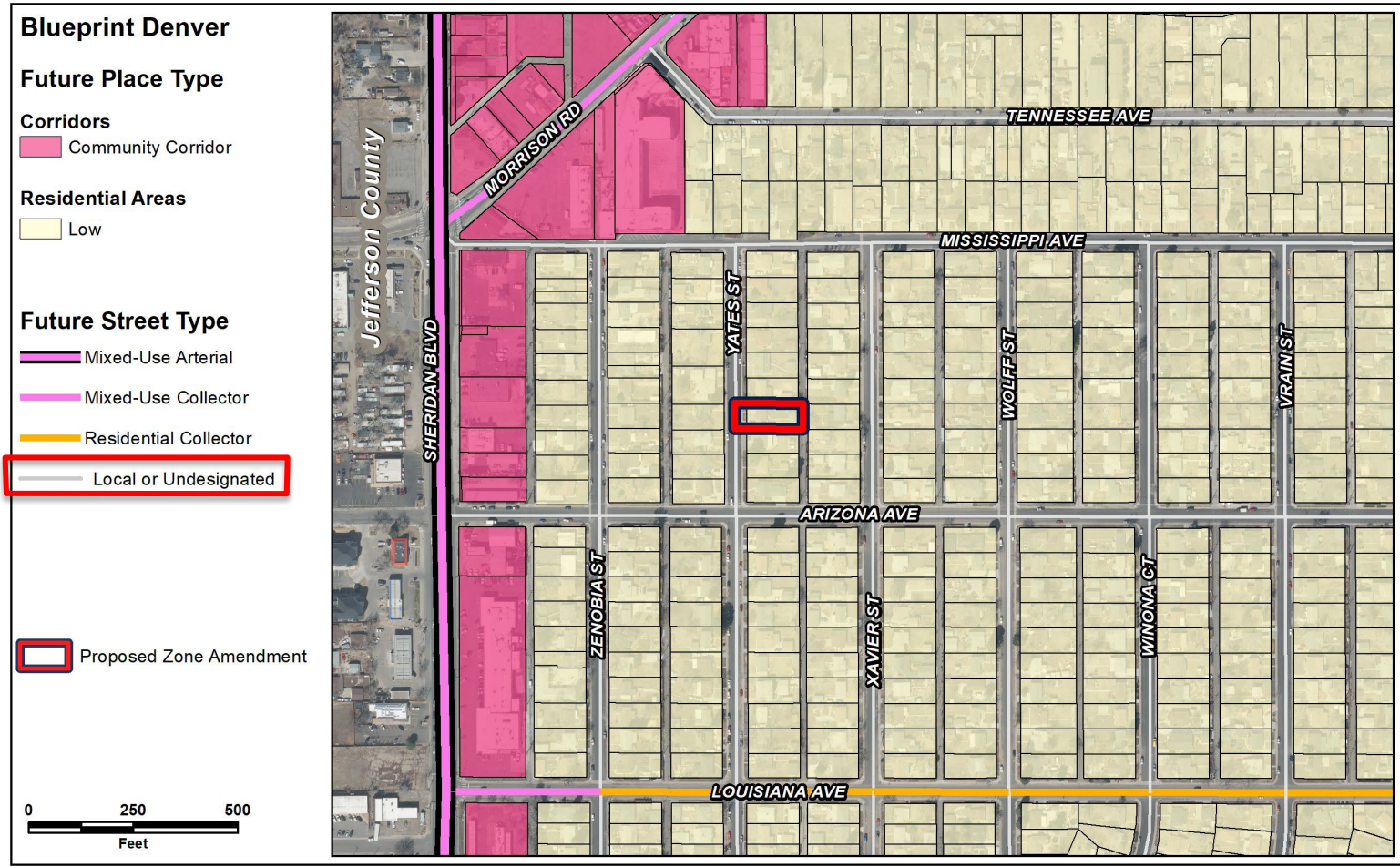
Blueprint Denver 2019



- **Future Places – Low Residential**
 - “Predominately single- and two-unit uses on small or medium lots.”
 - “Accessory dwelling units...are appropriate and can be thoughtfully integrated where compatible.”
- (pg. 214)

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.

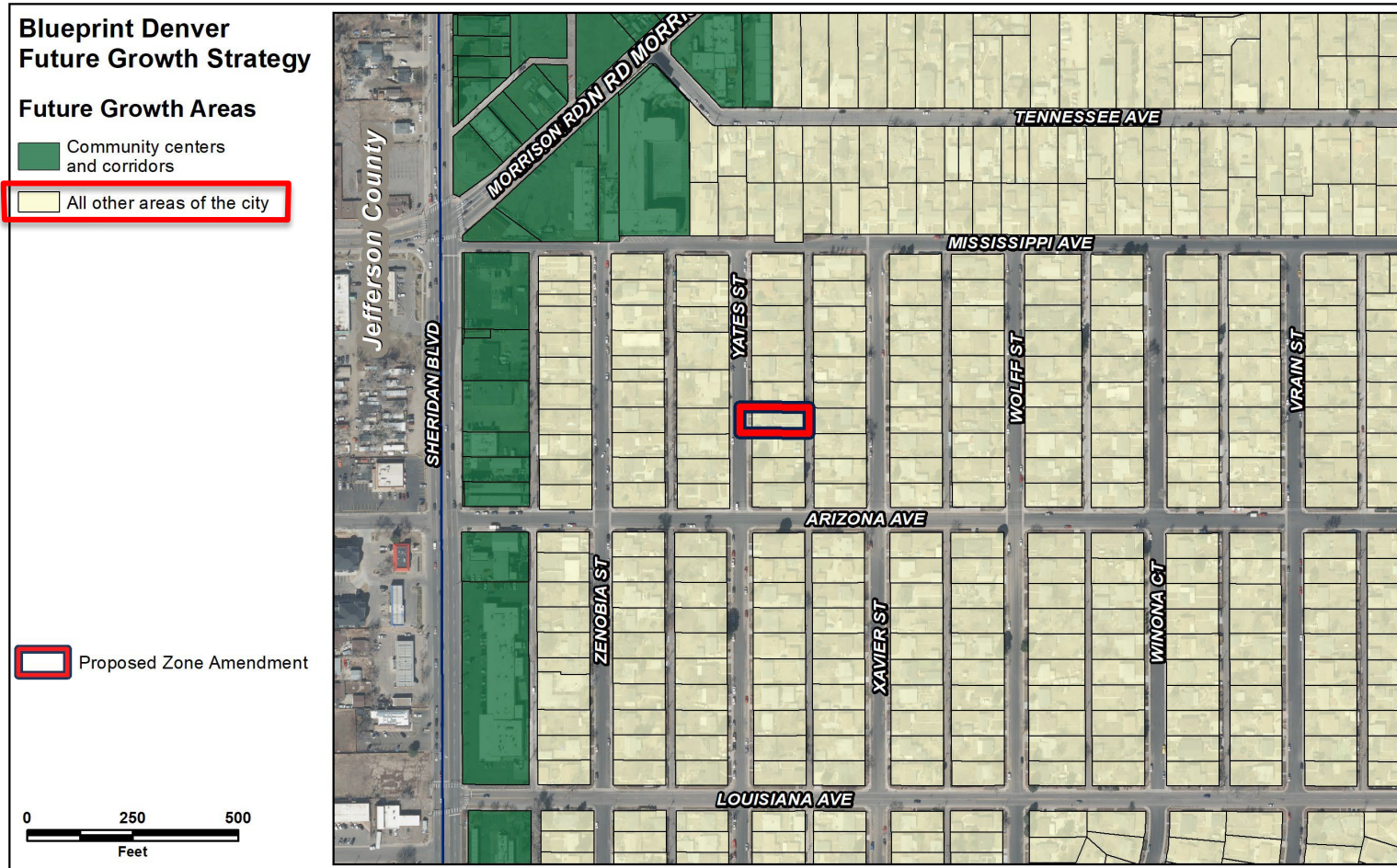
Blueprint Denver 2019



- Future Street Type - Local or Undesignated

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



- Growth Areas Strategy – All Other Areas of the City
“Other areas of the city are still expected to see **some growth, however more limited.**”

Denver Zoning Code Review Criteria

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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
 - Blueprint Denver adoption
 - CPD finds this criteria is met, as BP specifically recommends that ADUs be incorporated throughout residential areas citywide
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

DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION



- “Single-unit residential structures are typically the Urban House and Suburban House building form.” (DZC, Division 4.1).
- E-SU-D1X District “is a single unit district allowing suburban houses and urban houses with a minimum zone lot area of 6,000 square feet and accessory dwelling units. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.” (DZC 4.2.2.2.H).

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