



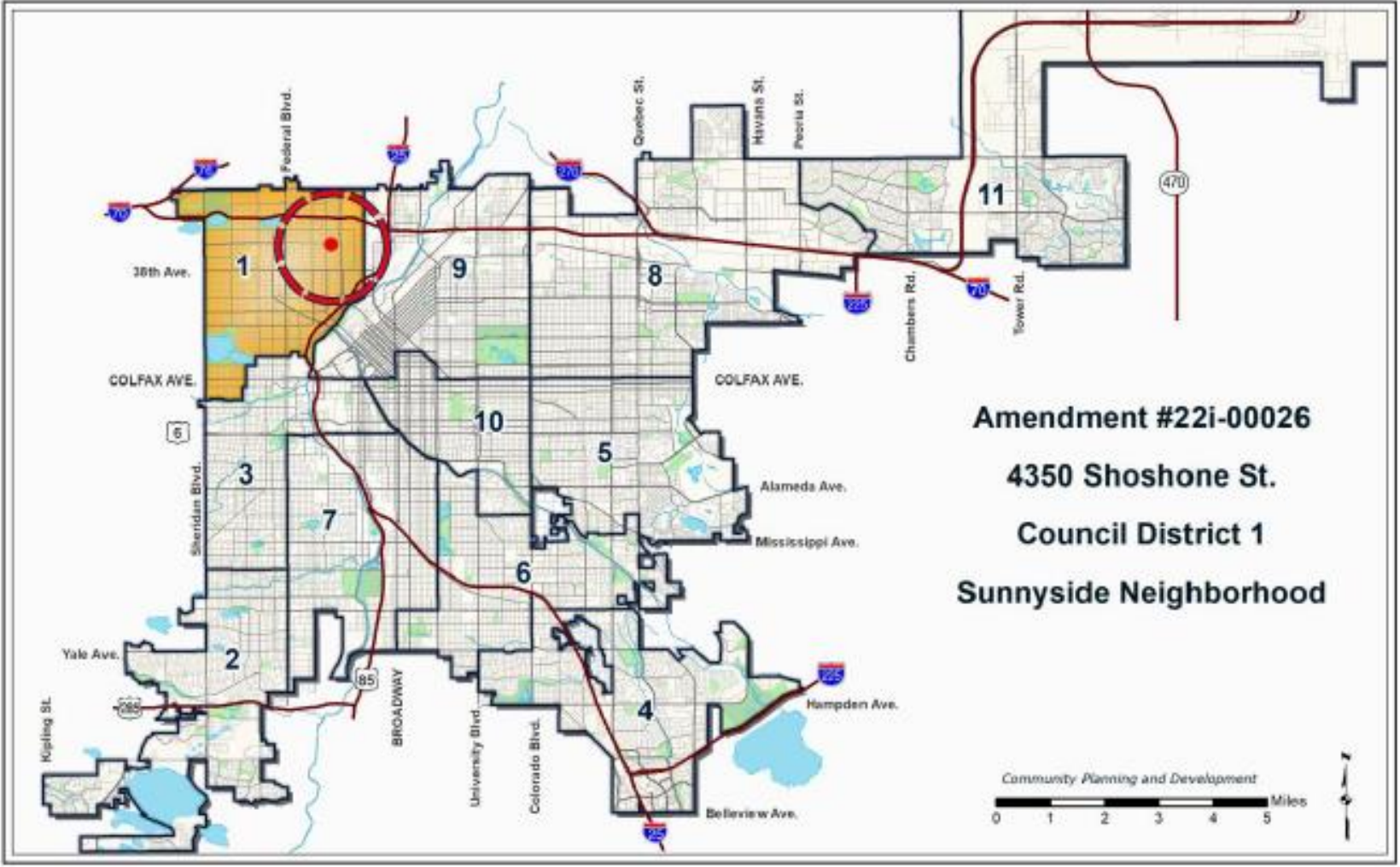
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# 4350 Shoshone Street

Rezoning Request: U-TU-C to U-SU-B1

City Council: 2/6/2023

# City Council District: 1



# Request: U-SU-C to U-SU-C1



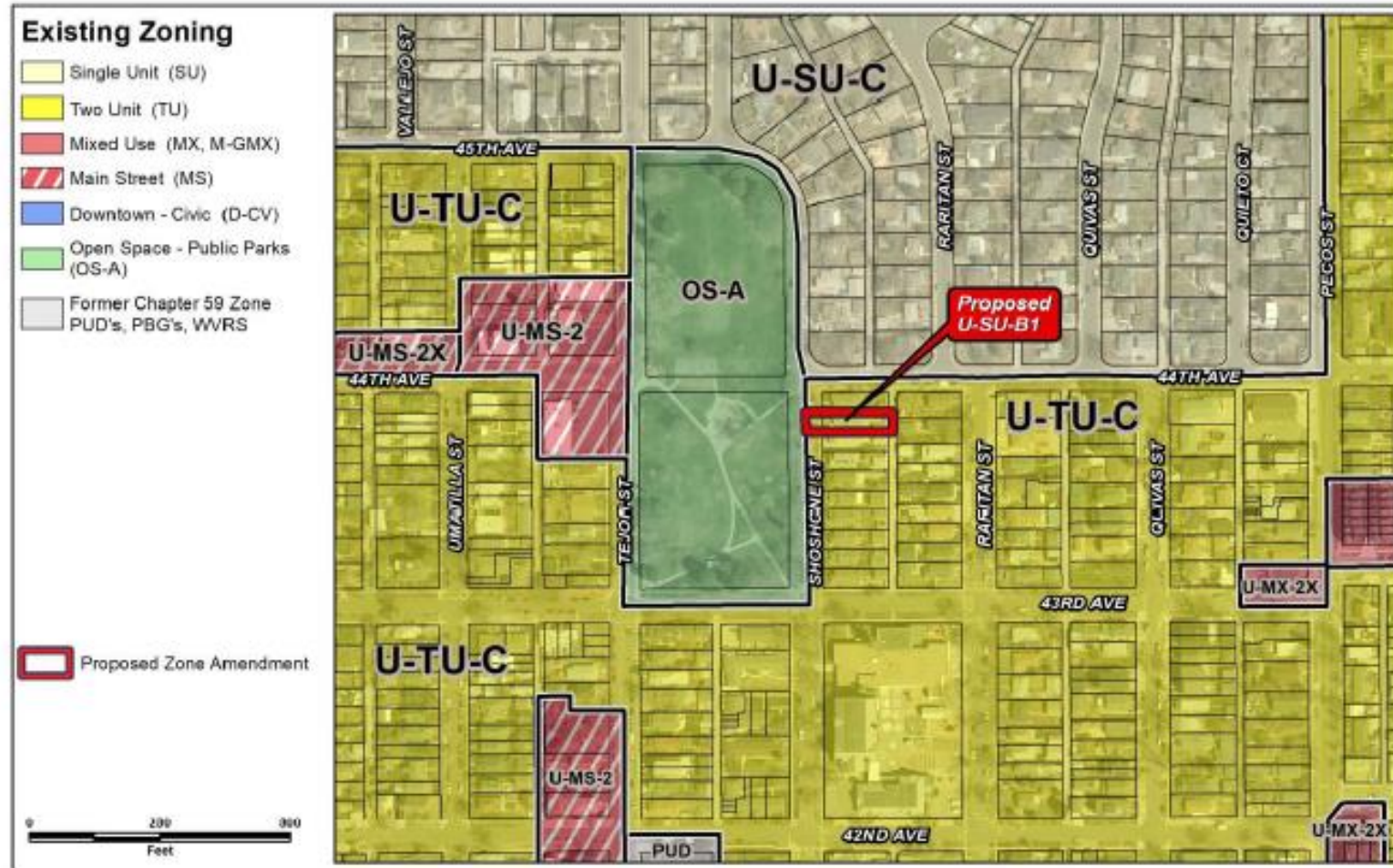
## Subject Property

- Single-unit dwellings
- 4,690 SF

## Proposal

- Allow an Accessory Dwelling Unit
- ADU Max. Building Height: 24 feet
- Min. Lot Size: 4,500 SF

# Existing Zoning



- Current Zoning:
  - U-TU-C
- Surrounding Zoning:
  - U-SU-C
  - U-MX-2x
  - G-MU-5

# Existing Context – Use/Building Form/Scale



View of the subject property, looking east.



View of single-unit homes behind the subject properties (on Raritan Street), looking west.



# Process

- Informational Notice: 5/20/2022
- Planning Board Notice: 10/18/2022
- Planning Board Public Hearing: 11/2/2022
- LUTI Committee: 12/6/2022
- City Council Public Hearing: 2/6/2023
- Public Comment
  - None

# 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)*
- *Sunnyside Neighborhood Plan (1992/2002)*

### 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 Future Neighborhood Context

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas

# Consistency with Adopted Plans: Blueprint Denver



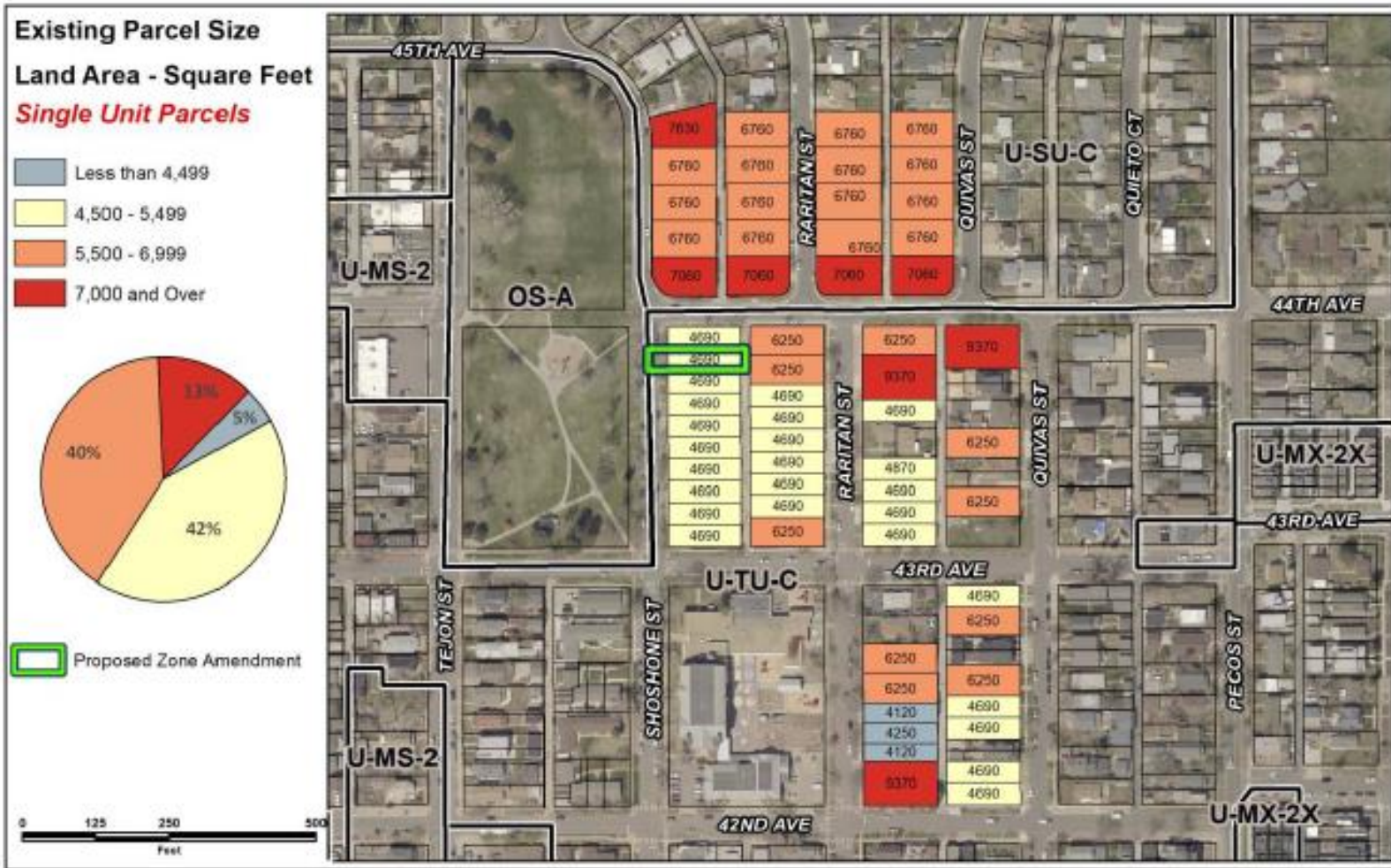
## Residential Low Future Place Type

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

## Future Street Type

- Local or Undesignated

# Consistency with Adopted Plans: Blueprint Denver



## Parcel Size Analysis

- “it is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request” (p. 231).

# 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: Sunnyside

The Sunnyside Neighborhood Plan was initially adopted in 1992, re-adopted in 2000, and re-published in 2002. The plan is silent on Accessory Dwelling Units and contains only a single Housing-related goal:

“Stabilize and upgrade the housing stock by encouraging long term residency and increasing home-ownership.”

# 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
  - A city adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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