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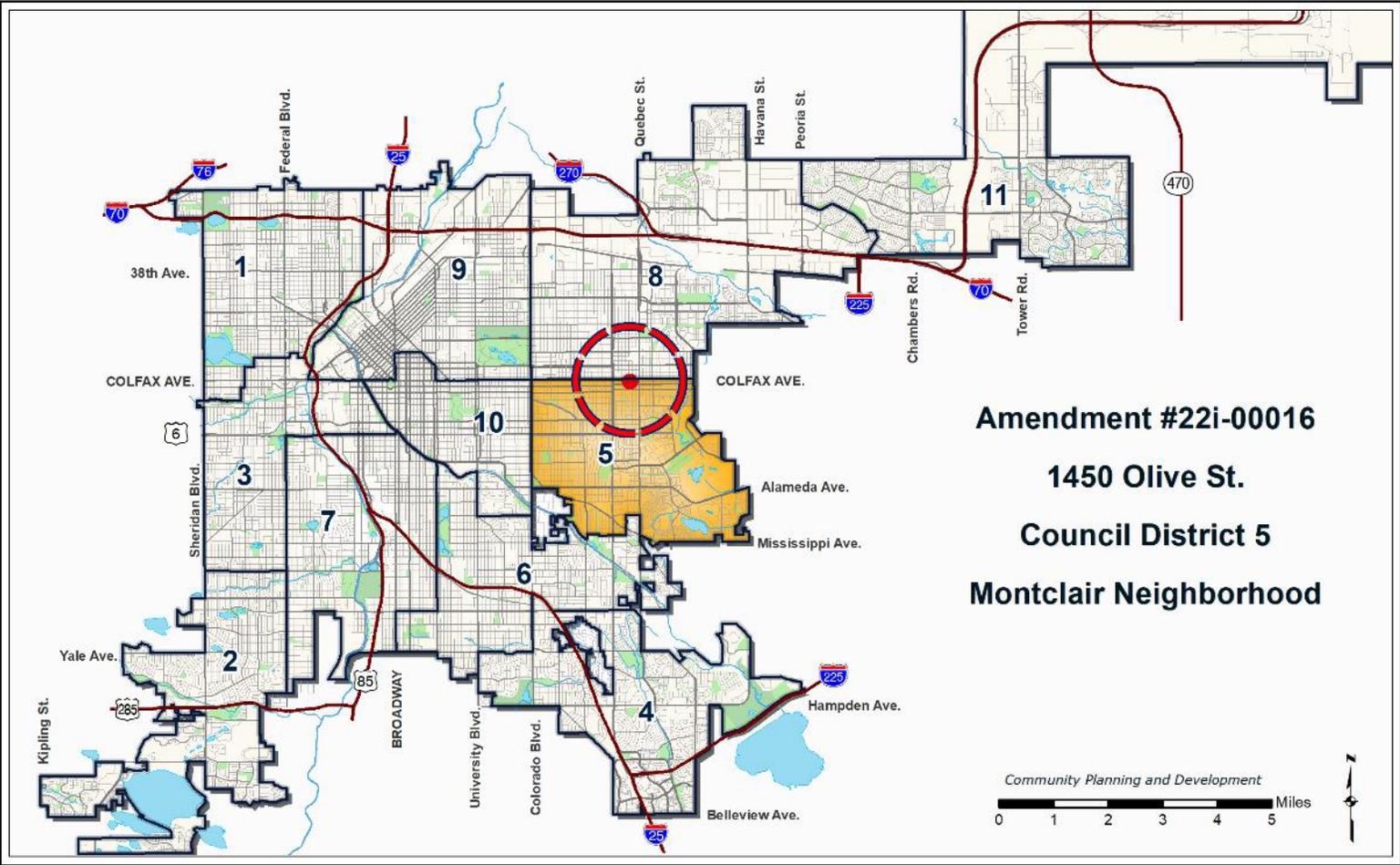
# 1450 N. Olive Street

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

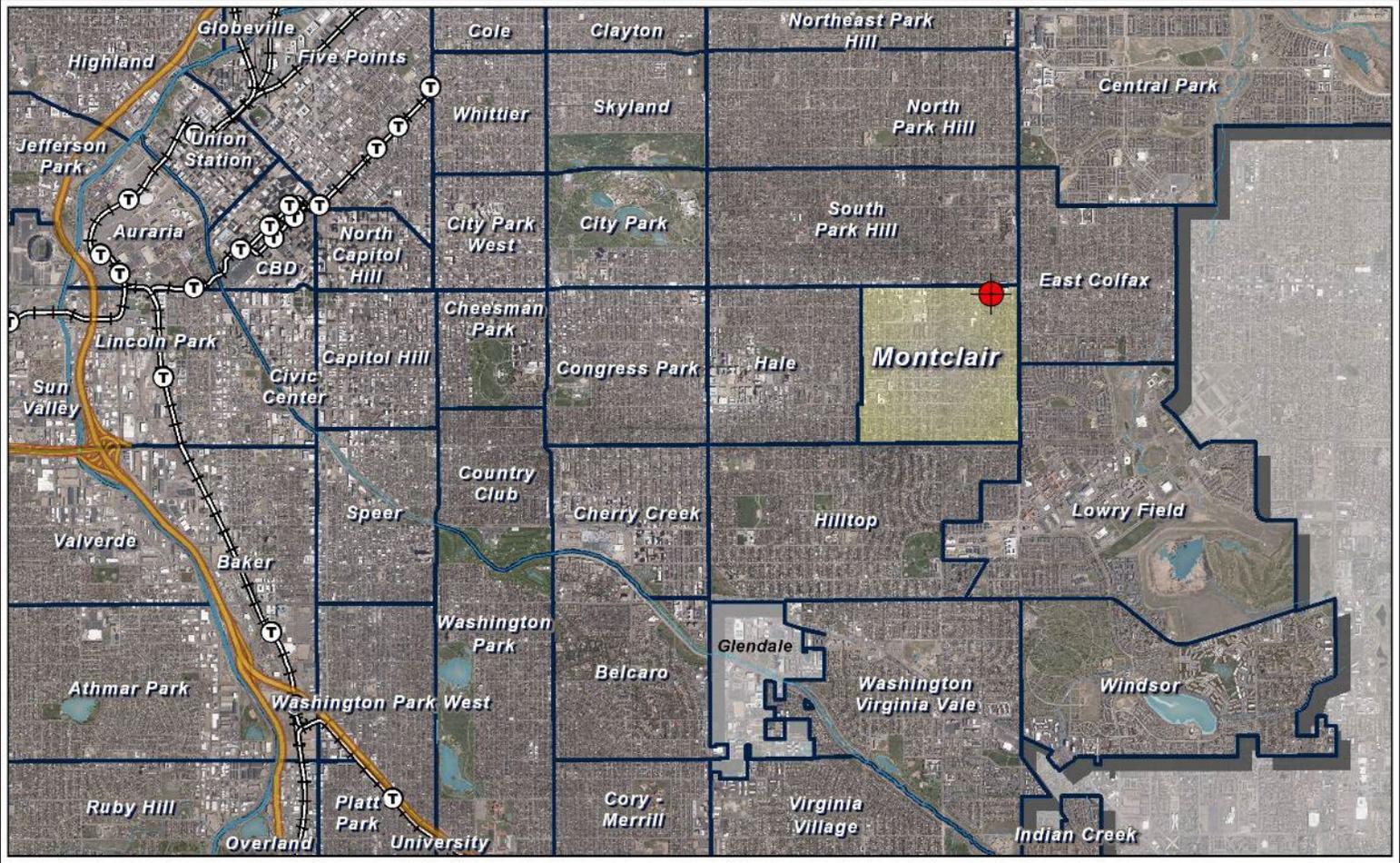
City Council: June 20, 2022

Presenter: Fran Penafiel

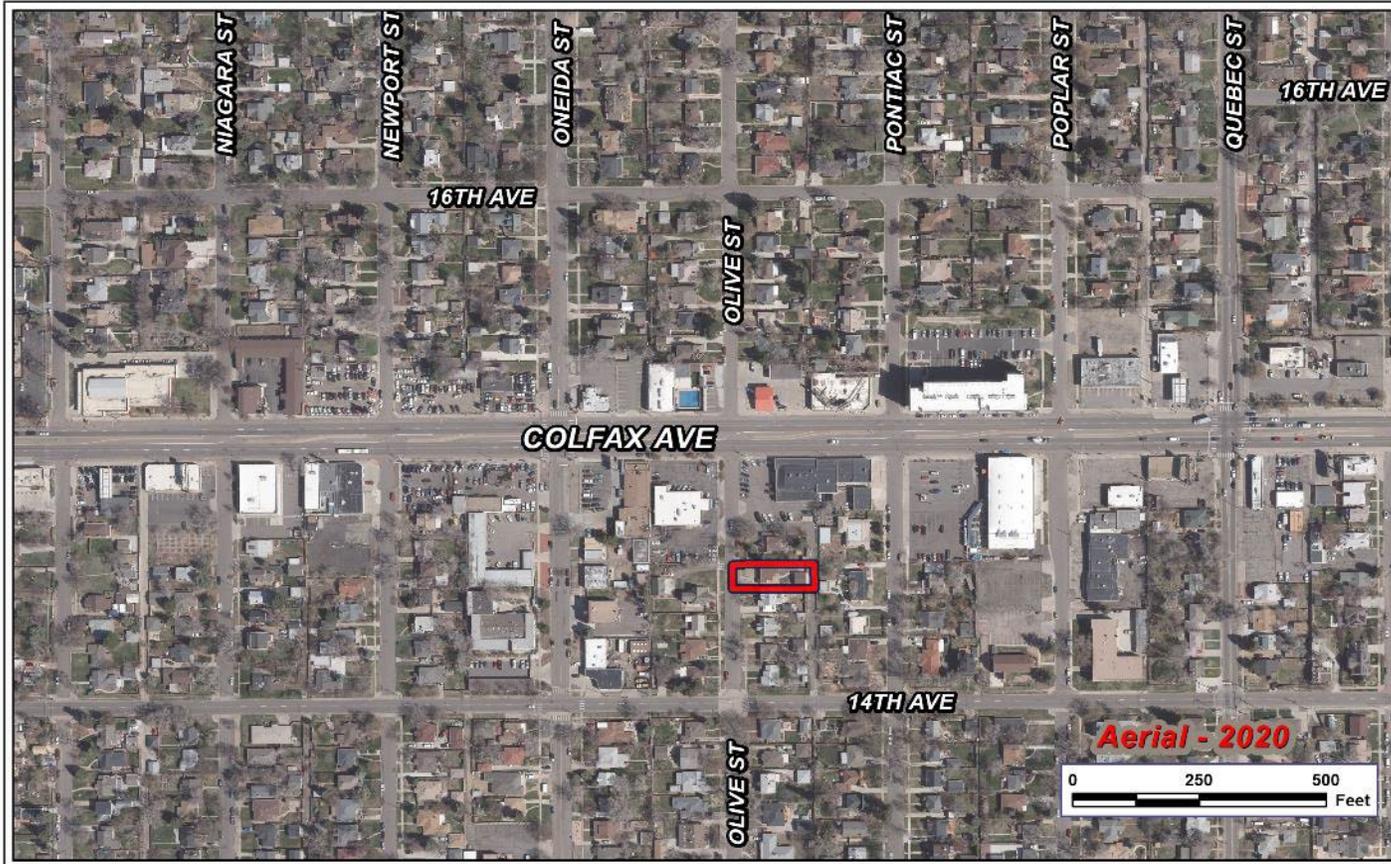
# Council District 5 – Councilmember Amanda Sawyer



# Statistical Neighborhood – Montclair



# Request: E-SU-D1x



- Location
  - Approx. 6,100 square feet or 0.14 acres
  - Single-unit residential

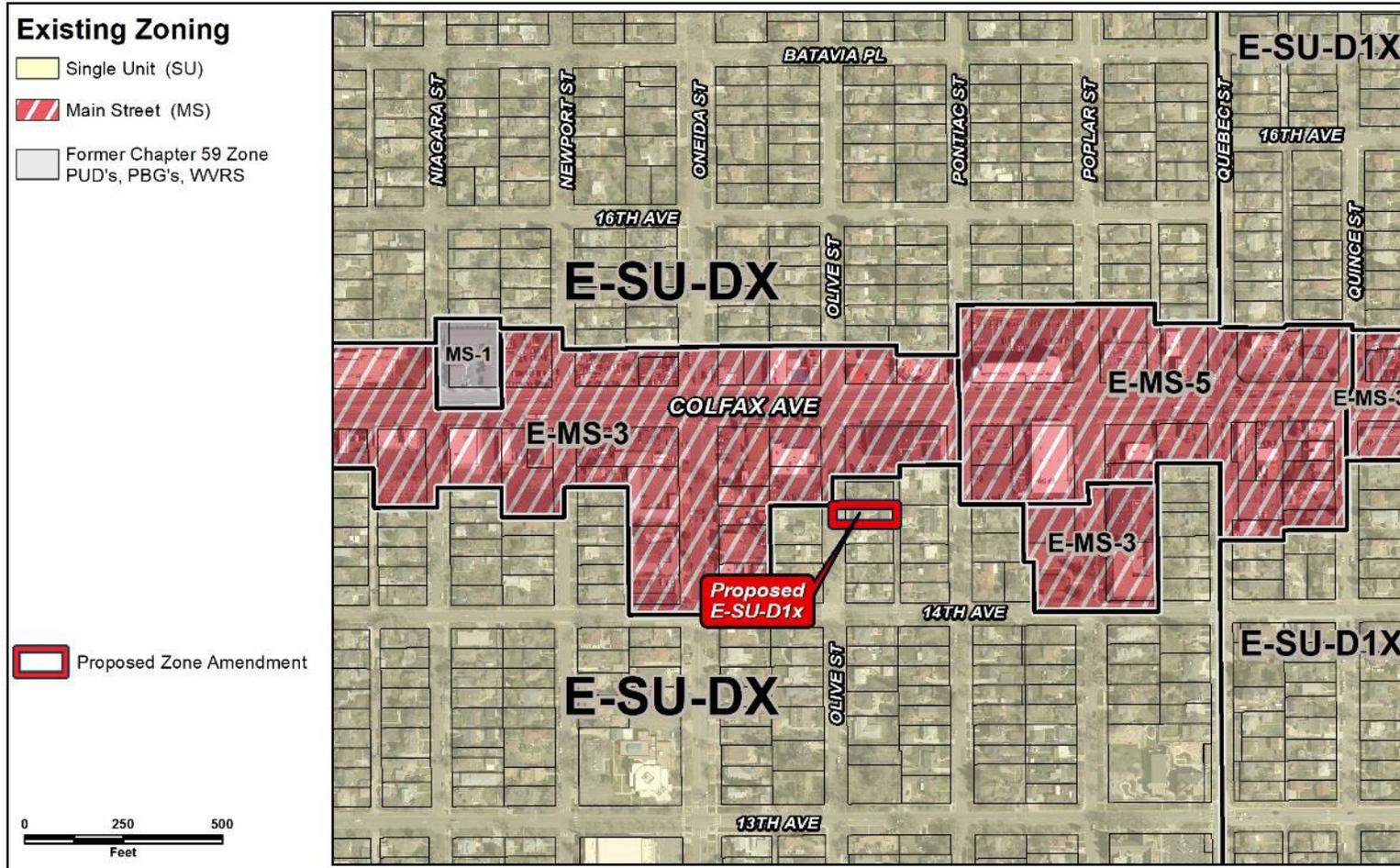
## Proposal

Rezoning from E-SU-Dx to E-SU-D1x

- Allows the suburban house, urban house and detached accessory dwelling unit building forms
- Max. building height 30-35 feet, 24 feet for ADU
- Min. lot size of 6,000 ft<sup>2</sup>

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

# Existing Zoning



- Current Zoning: E-SU-Dx
- Surrounding Zoning:
  - E-SU-Dx
  - E-MS-3

# Existing Land Use



**Land Use:** Single-Unit Residential

## Surrounding Land Uses:

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

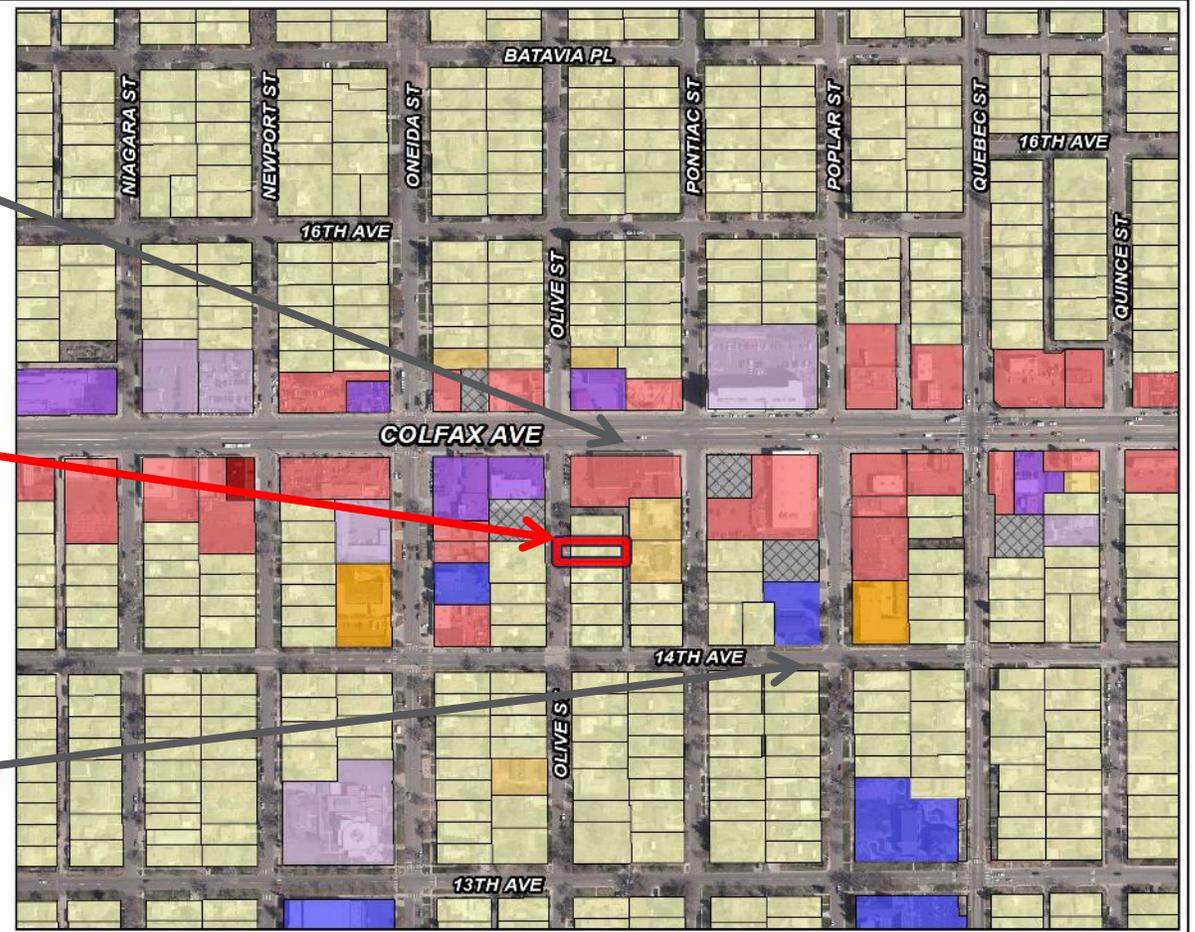
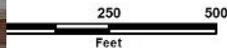
# Existing Context – Building Form/Scale



## Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Parking

Proposed Zone Amendment



# Process

- Informational Notice: 02/14/2022
- Planning Board Notice Posted: 04/05/2022
- Planning Board Public Hearing: 04/20/2022
- LUTI Committee: 05/03/2022
- City Council Public Hearing: 06/20/2022

# 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*
- *East Area Plan (2020)*

### 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: Comprehensive Plan 2040

## Equity

- 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).

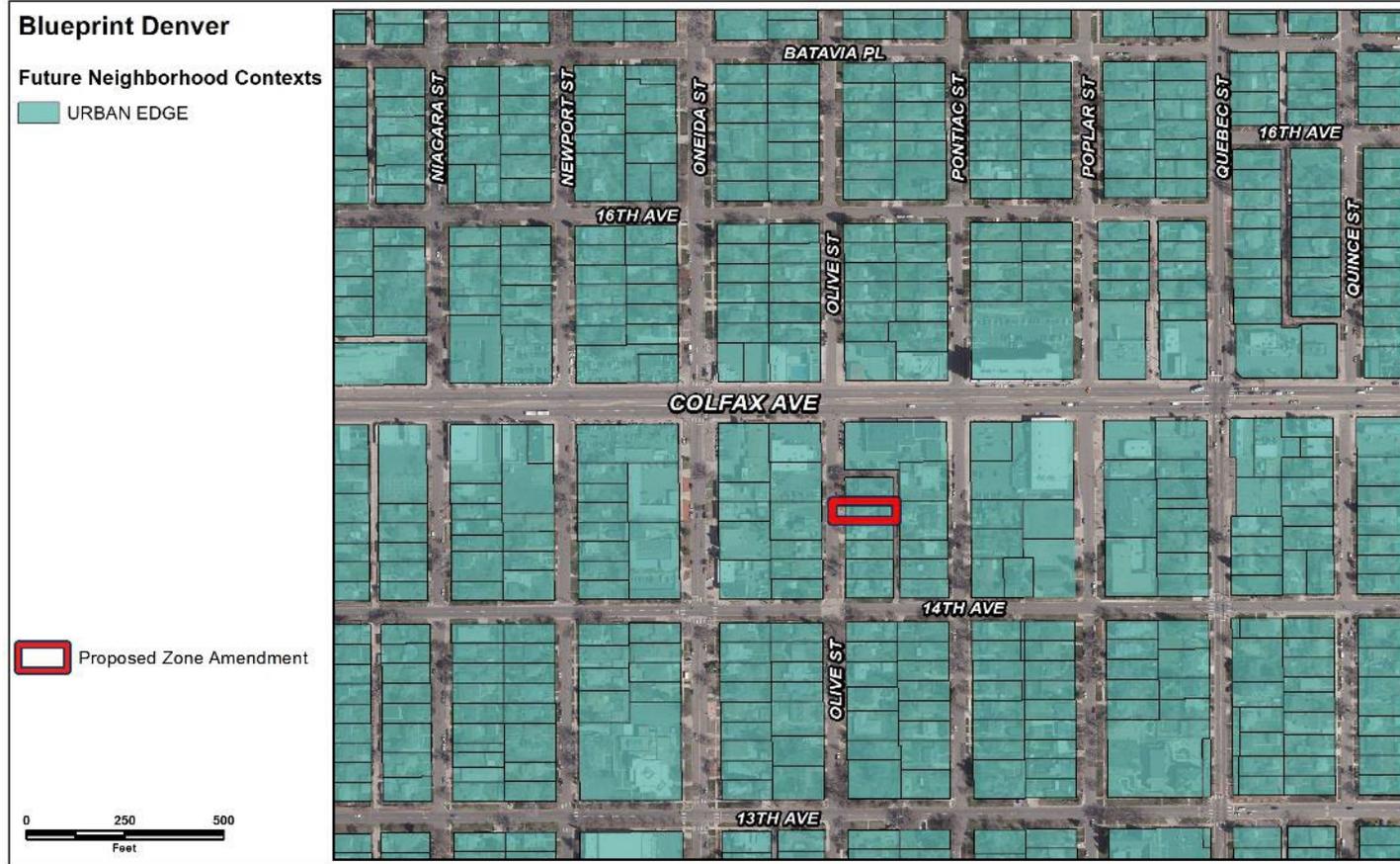


## Climate

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).



# Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Edge**

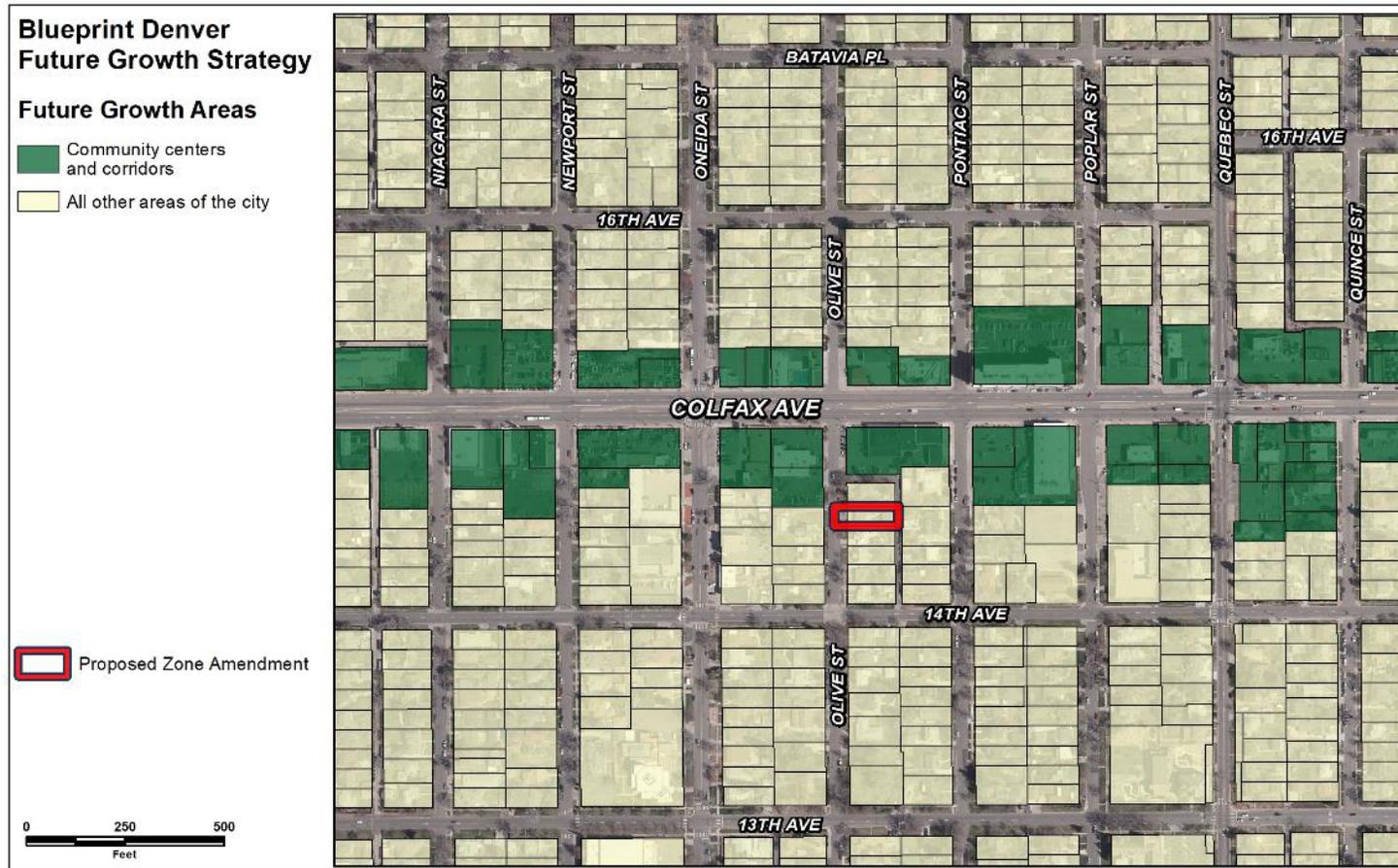
- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
- Offers good walkability with short, predictable blocks.

# Consistency with Adopted Plans: Blueprint Denver 2019



- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- **Future Street Type**
  - Olive St.: Undesignated Local

# Consistency with Adopted Plans: Blueprint Denver



**Growth Areas Strategy: All other areas of the city**

- 10% jobs by 2040
- 20% housing by 2040

# 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.

# Review Criteria: Consistency with Adopted Plans

## East Area Plan Denver

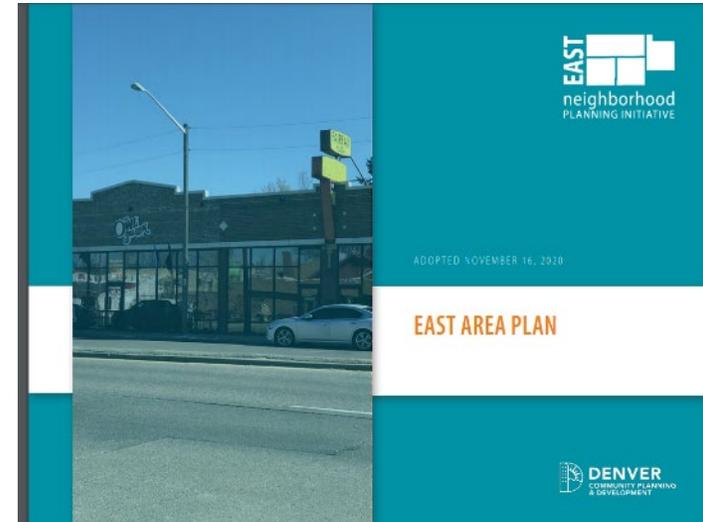
1. **Low Residential** - these areas are predominantly single- and two-unit uses. Accessory dwelling units are appropriate and should be thoughtfully integrated throughout.
  - a. **Low Residential: Single-Unit:** This subcategory is recommended in areas where single-unit homes with accessory dwelling units are appropriate. Additional primary units would only be appropriate where they already exist or as determined through a future regulatory process to integrate missing middle housing in some locations (see Policy L6).

### L6

BACKGROUND POLICY

**Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly-designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations.**

*The character of many of East's neighborhoods is defined by the older houses, which tend to be smaller than what would be built today. Smaller houses tend to be a more attainable choice and provide more naturally affordable options. In East Colfax and the eastern portion of South Park Hill, smaller houses on larger lots make those houses particularly at risk of being demolished and replaced with a larger, more expensive homes. Residents are concerned about the trend of less affordable housing options and losing the historic neighborhood character that could change due to the intensity of new construction. Many existing homes are large enough to accommodate multiple units or contain elements that facilitate multiple units. With affordability and neighborhood preservation concerns, thoughtfully allowing additional units can help preserve neighborhood character while expanding housing options.*



# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- East Area Plan (2020)

### 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

“ Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a) Changed or changing conditions in a particular area, or in the city generally; or,
- b) **A City adopted plan; or,**
- c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning”

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

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