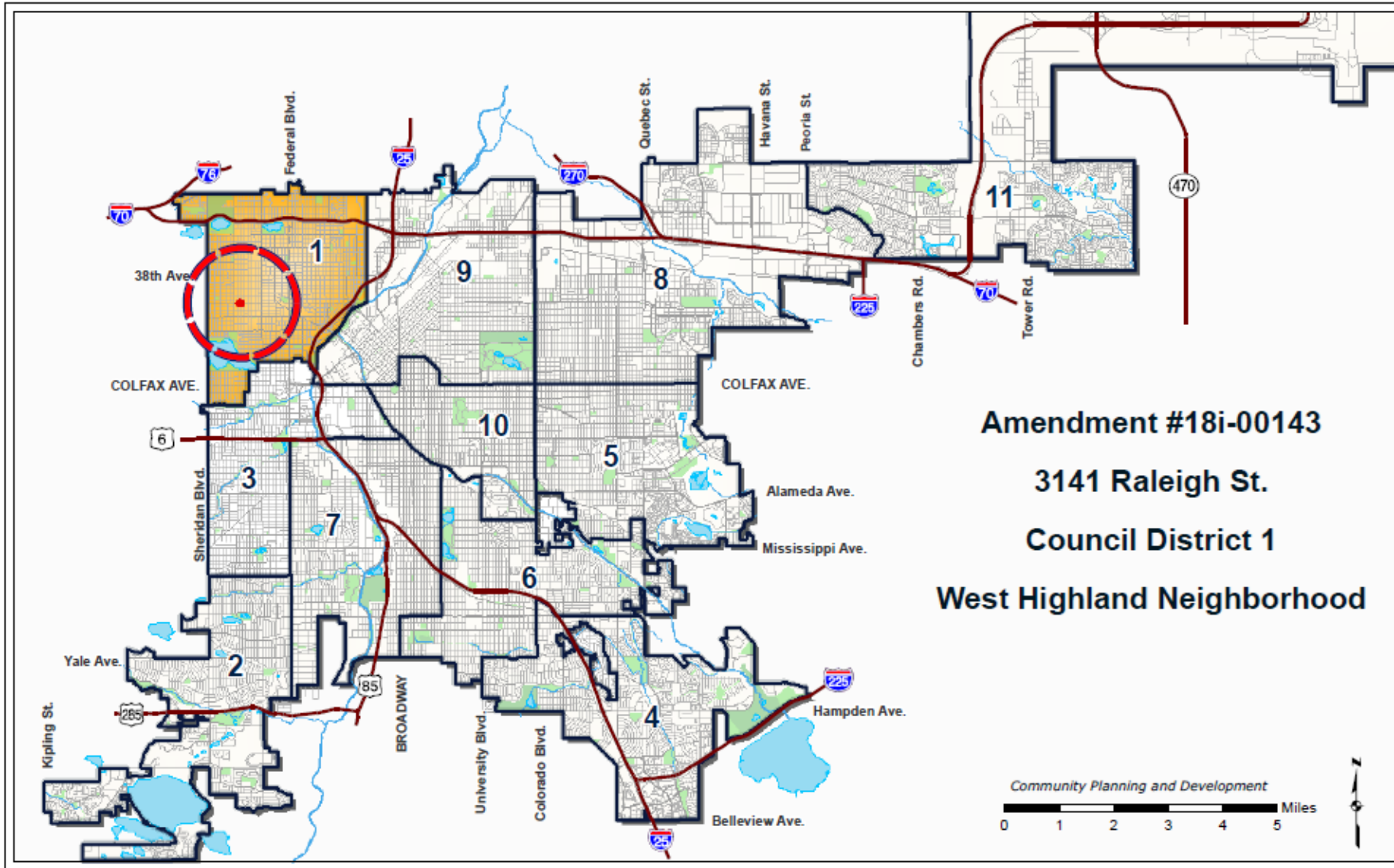




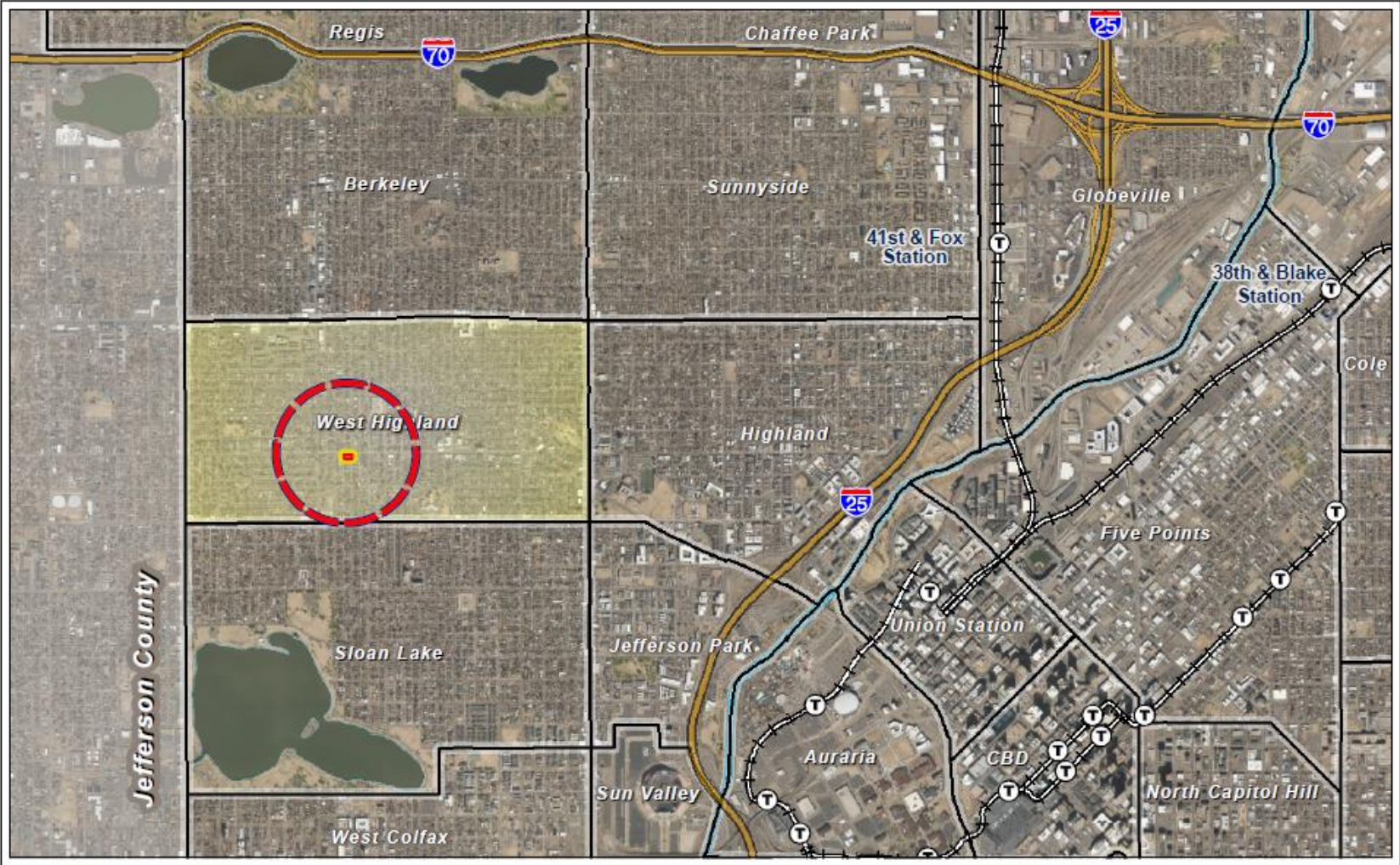
3141 Raleigh Street

Map Amendment #2018I-00143

Request: From U-SU-A to U-SU-A1



West Highland Statistical Neighborhood

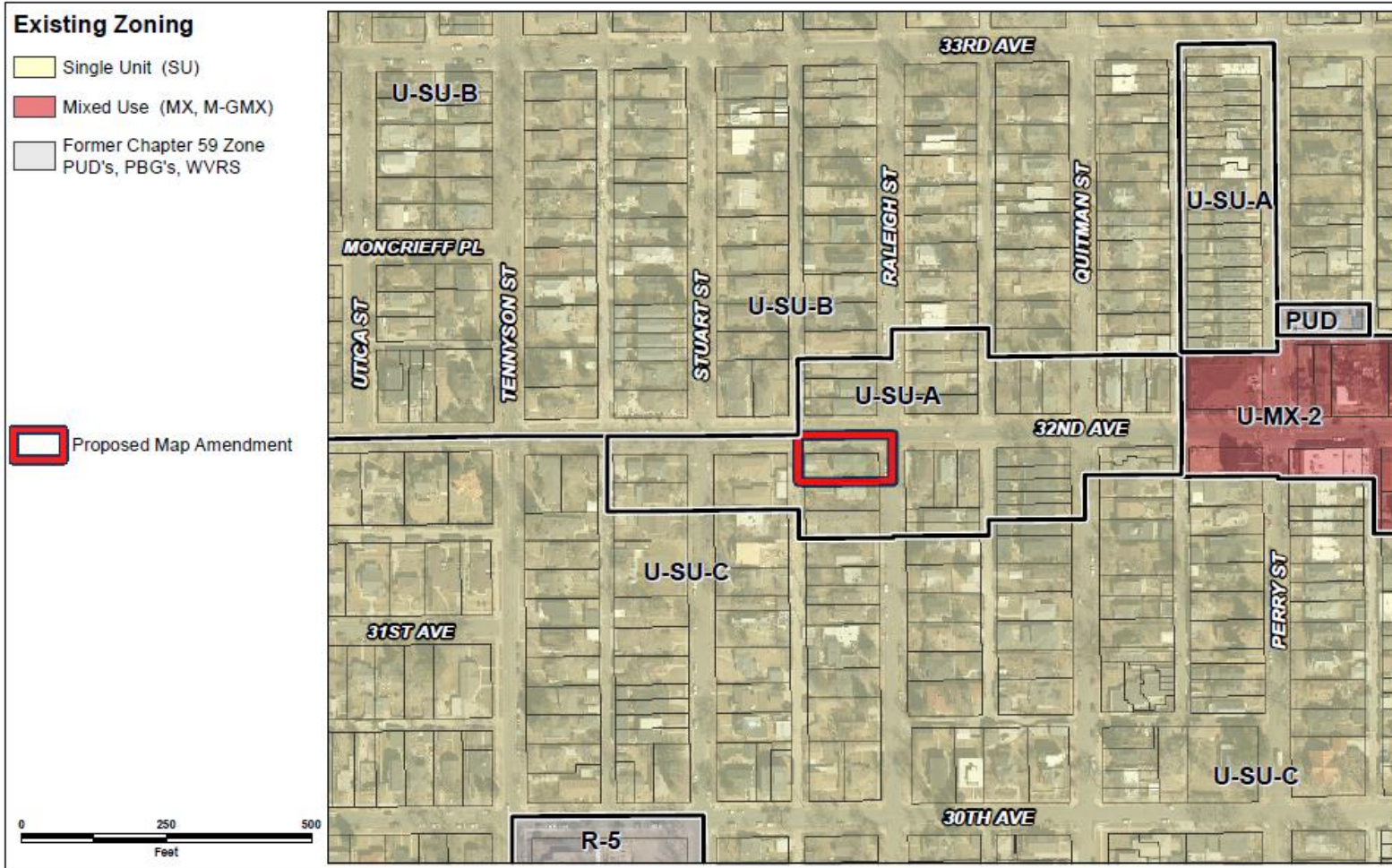


Request: U-SU-A1



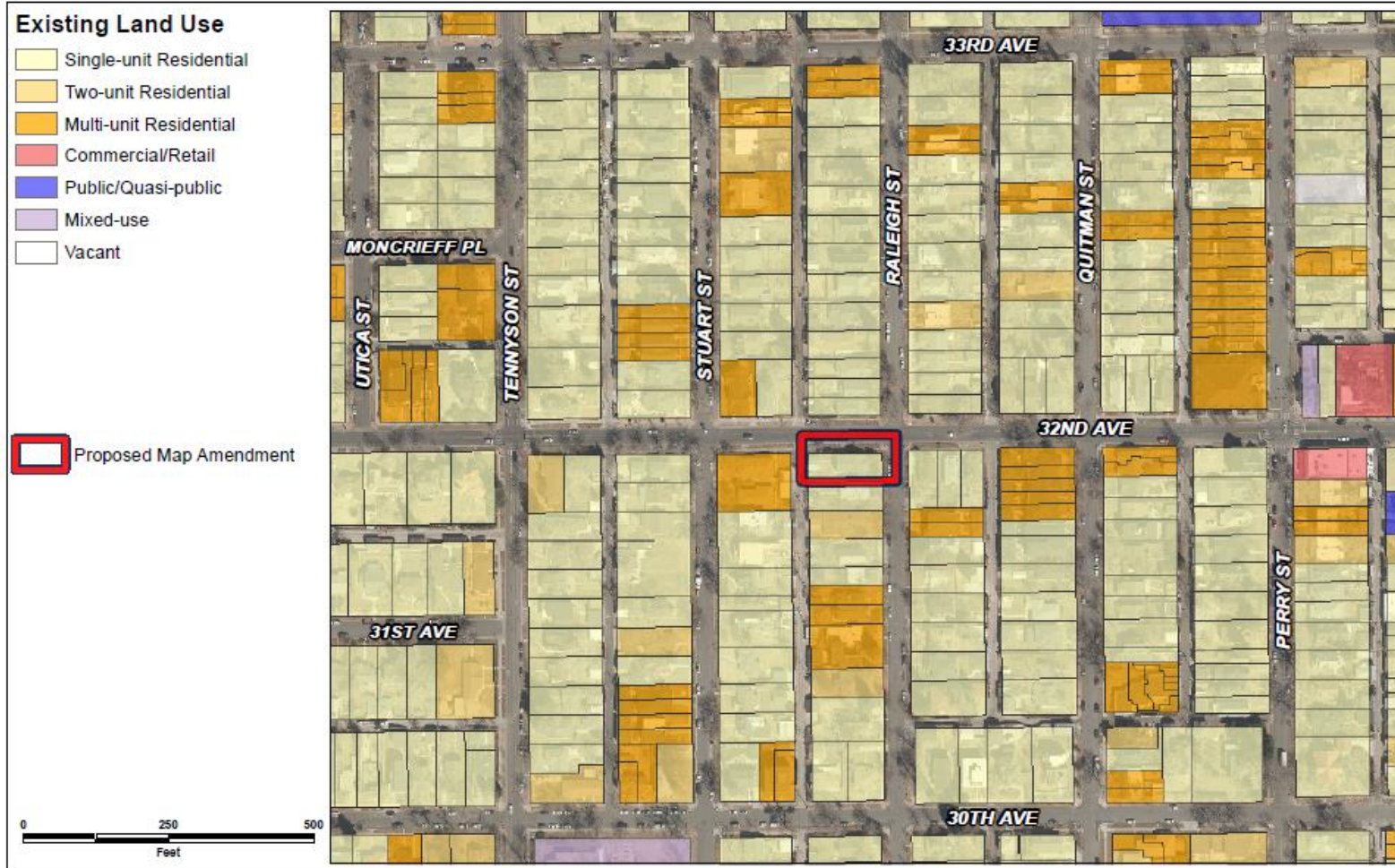
- Urban Context
- Intended to Promote and Protect Residential Neighborhoods
- Allows Urban House, and Accessory Dwelling Unit building forms
- Max. Building Height 30-35 feet, for ADU 24 feet
- 3,000 SF Min. Zone Lot

Existing Zoning



- North, South East & West: U-SU-A

Existing Land Use



- Subject Property contains a Single-family home
- Surrounded on three sides with:
 - Single-unit Residential
 - Multi-unit residential to west across alley

Existing Context – Building Form/Scale



Process

- Initial Informational Notice of Receipt of Application: 05/10/19
- Planning Board Notice Posted: 07/22/19
- Planning Board Public Hearing, consent agenda, unanimous (6-0)
recommendation of approval: 08/07/19
- LUTI Committee: 08/20/19
- City Council Public Hearing: 10/07/19

Public Outreach

- No RNO letters received
- No other comment letters received

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 2019*
- *Housing an Inclusive Denver (2018)*

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

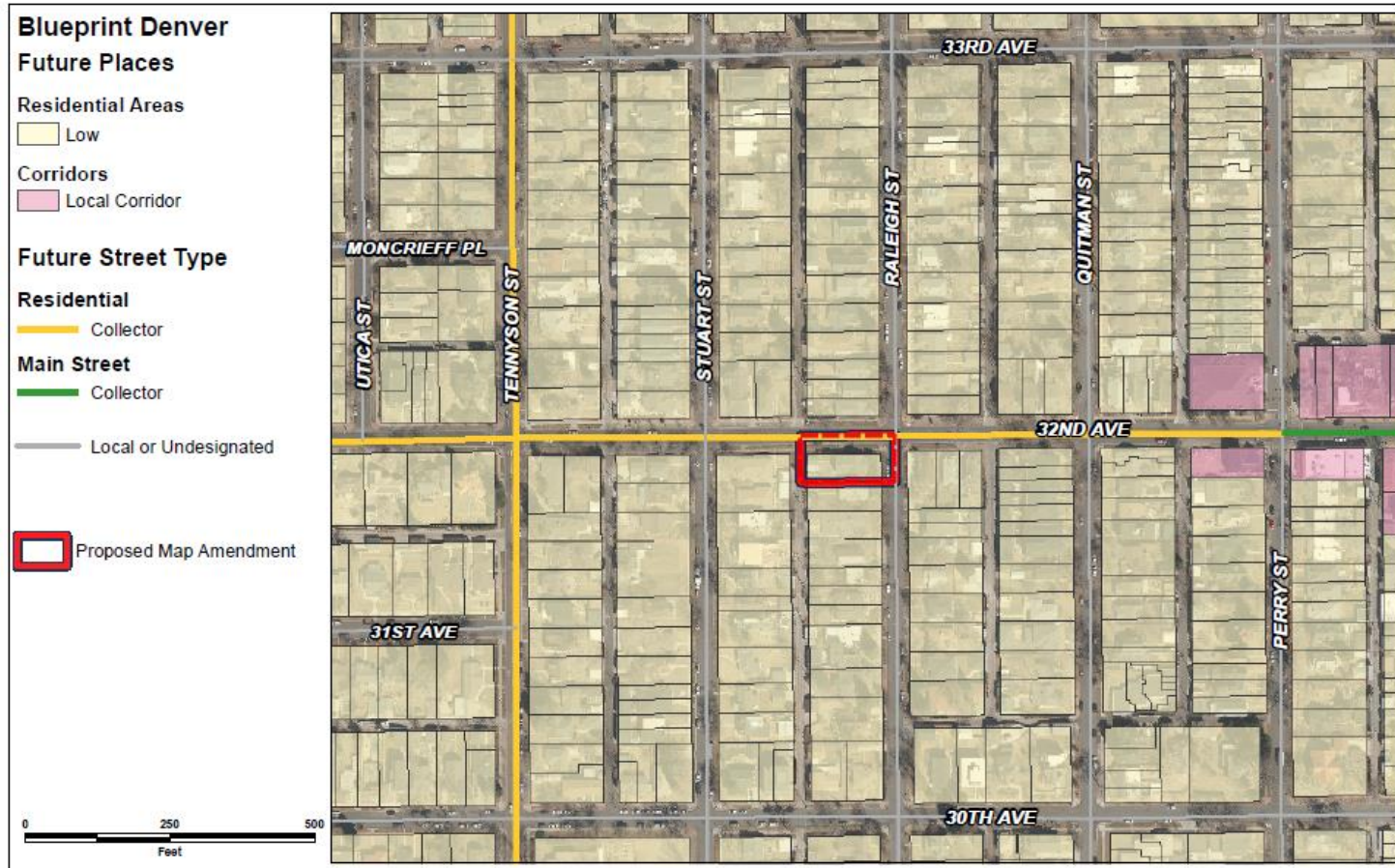
- Equitable, Affordable and Inclusive, Goal 2, Strategy A – *“Create a greater mix of housing options in every neighborhood for all individuals and families”* (p.28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – *“Ensure neighborhoods offer a mix of housing types and services for a diverse population”* (p.34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *“Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities”* (p. 34).
- 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 Context
 - 1-unit and 2-unit residential with embedded small multi-unit and commercial residential areas,
 - with regular grid block patterns

Consistency with Adopted Plans: Blueprint Denver 2019



- **Future Place - Residential Low**
 - Single and two-unit residential areas, up to 2.5 stories
- **Raleigh Street - Undesignated Local**
 - High property access
- **32nd Avenue - Residential Collector**
 - Primarily residential with other uses, modest setbacks
 - Collect movement from local streets and convey it to arterial streets.

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver 2019



- **Growth Areas Strategy**
 - All other areas of the City - anticipated to see around 20% of new housing growth and 10% of new employment growth 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, though more limited growth.*

Consistency with Adopted Plans: Housing an Inclusive Denver (2018)

Legislative and Regulatory Priorities, Recommendation 2: *“Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”*

Attainable Homeownership, Recommendation 1: *“Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners.”*

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - Comprehensive Plan 2040
 - Blueprint Denver: A Land Use and Transportation Plan (2019)
 - Housing an Inclusive Denver (2018)
2. Uniformity of District Regulations – using a standard zone district will result in the uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare by allowing a moderate level of reinvestment in the area which is consistent with the area character and by implementing the city’s adopted land use plans.
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
 - *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:*
 - *Changed or changing conditions in a particular area, or in the city generally; or*
 - *a city adopted plan; or*
 - *that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.*
 - CPD finds this criteria is met by recognizing the adoption of the Blueprint Denver 2019 which specifically recommends the city diversify housing choice is sufficient changed condition to justify rezoning the property.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

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

- Context – The Urban Context is characterized by single-unit and two-unit uses. Small-scale multi-unit and commercial areas are embedded in residential areas. Single-unit structures in the zone district are the Urban House form, and multi-unit building forms in the context typically include the row house form embedded with other residential form types. The surrounding area and the recommended neighborhood context both make the proposed rezoning to U-SU-A1 consistent with the neighborhood context description.
- Zone District Purpose and Intent - *Intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. The building form standards, design standards and uses work together to promote desirable residential areas. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single-unit districts that allow accessory dwelling units in the rear yard, maintaining the single unit character at the street. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.*

The rezoning allows lower scale single-unit uses and an accessory dwelling unit building form consistent with the desired development pattern of the area.

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