



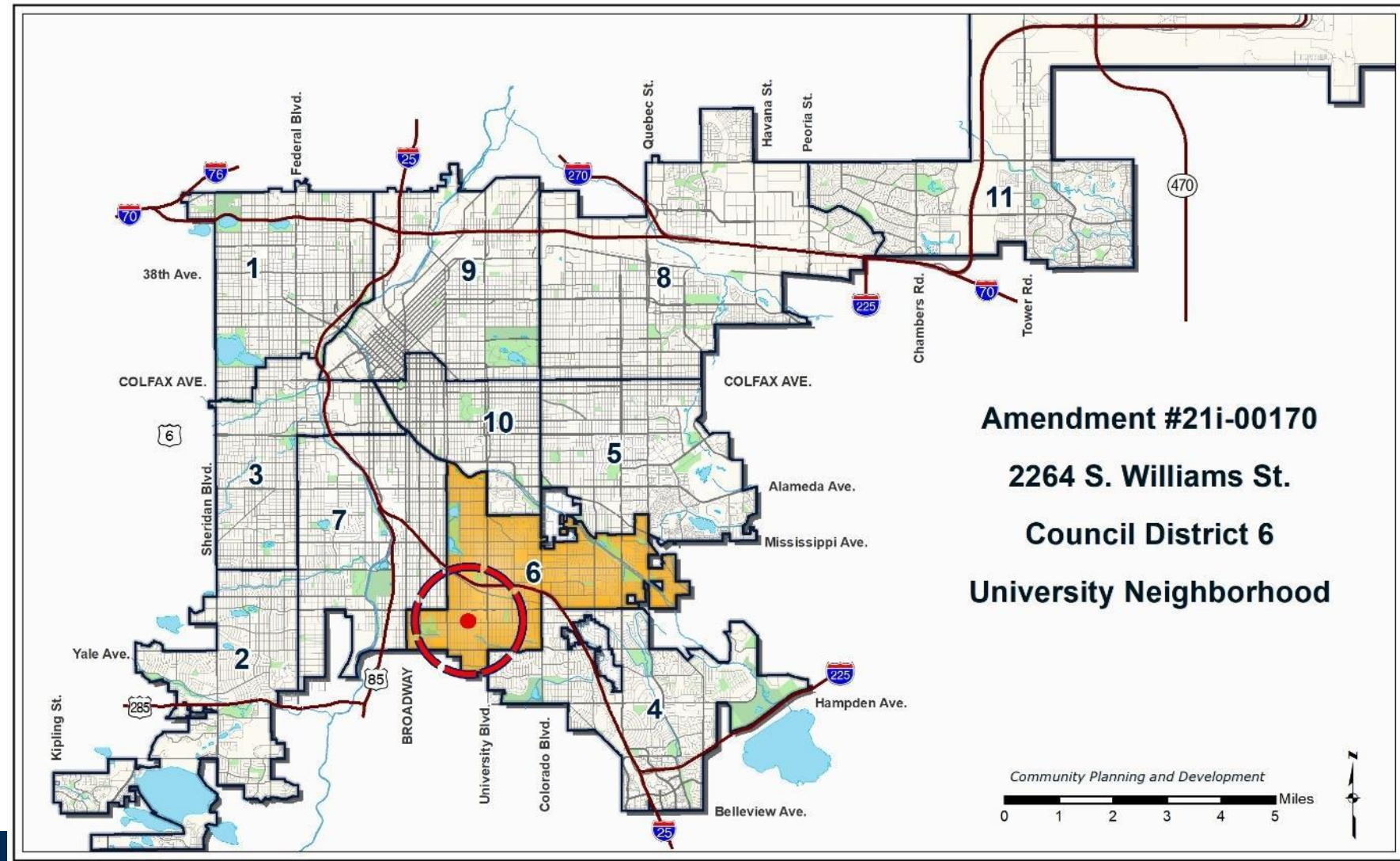
2264 S Williams Street

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

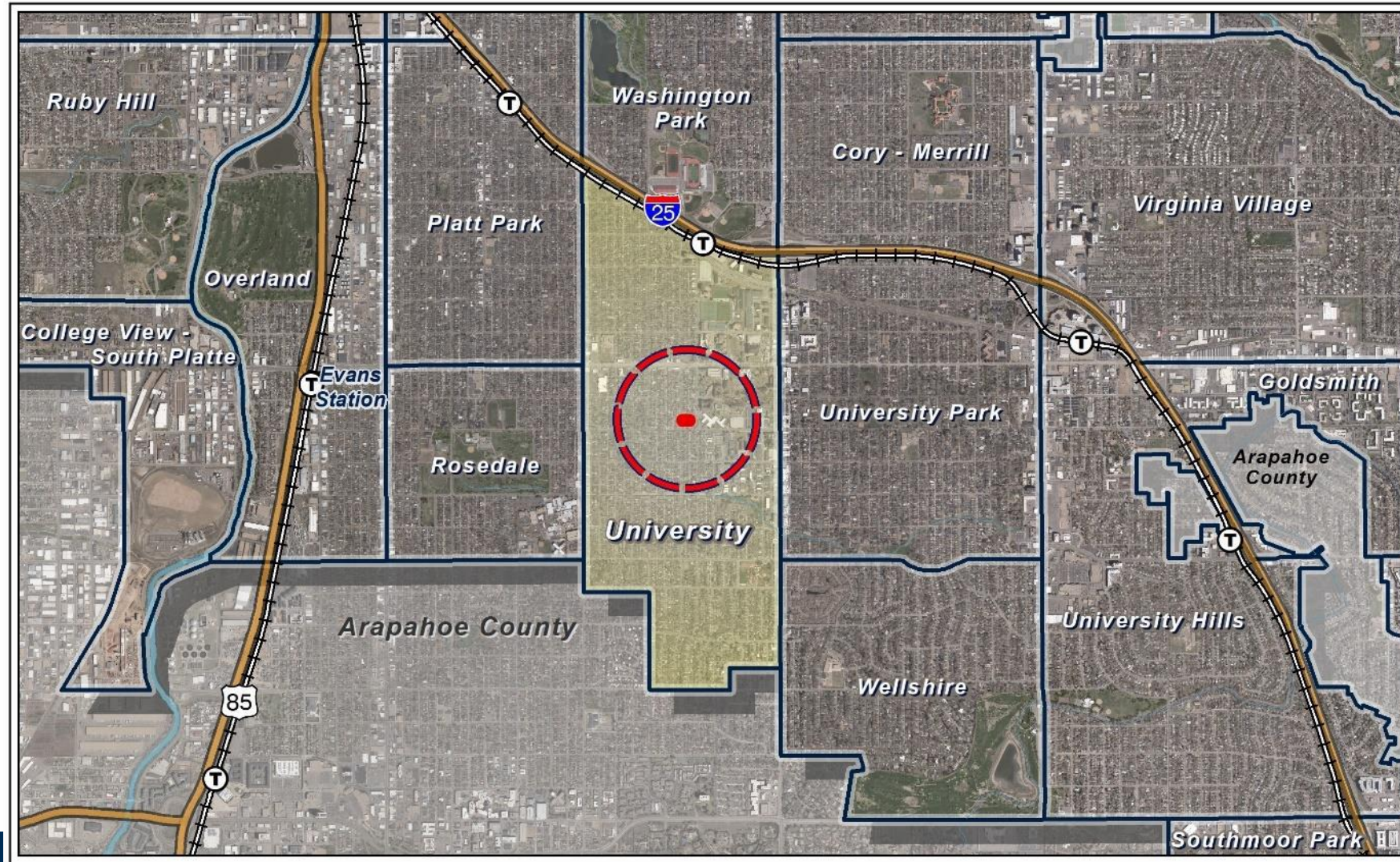
Date: 05/09/2022

2021I-00170

Council District 6 – Councilmember Kashmann



Statistical Neighborhood – University



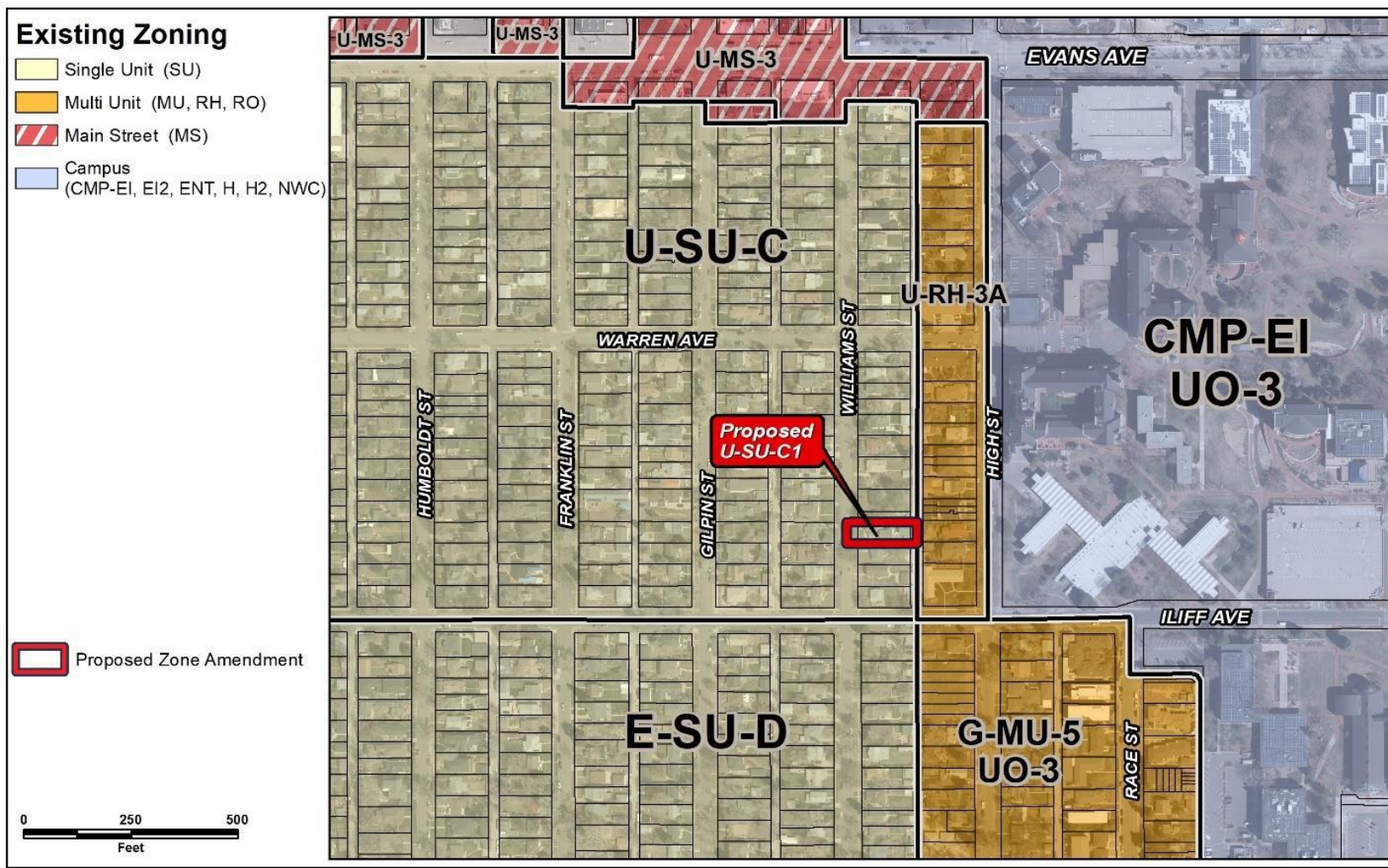
Request: U-SU-C1

- Property size: 6,250 sf
- Current Zoning: U-SU-C
- Proposed Zone District:
 - U-SU-C1
 - Urbane Neighborhood Context
 - Single Unit– C1
 - U-SU-C allows for urban house form with a minimum zone lot area of 5,500 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.



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

Existing Zoning: U-SU-C1



Existing Zoning:

- Urb - Single Unit - C
(5,5000 sq. ft. lot min)

Surrounding Zoning:

- U-SU-C
- E-SU-D
- U-RH-3A
- G-MU-5 UO-3
- CMP-EI UO-3
- U-MS-3

Existing Land Use



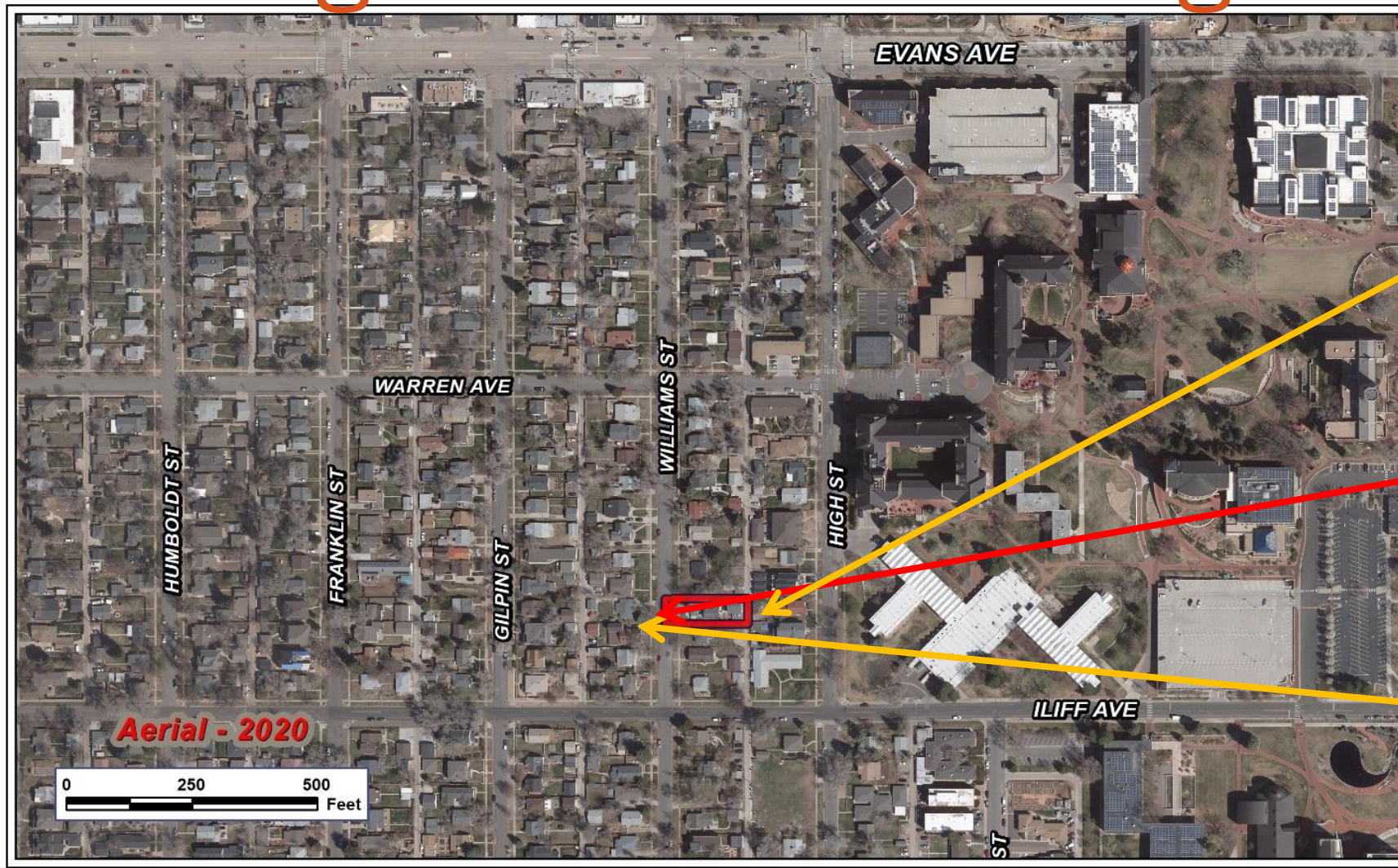
Subject Property:

- Single-unit Residential

Surrounding Uses:

- Single-unit Residential
- Two-unit Residential
- Public/Quasi-public
- Commercial/Retail

Existing Context – Building Form/Scale



Process

- Informational Notice: 12/08/2021
- Planning Board Notice Posted: 03/01/2022
- Planning Board Public Hearing: 03/16/2022
- LUTI Committee: 03/29/2022
- City Council Public Hearing: 05/09/2022

Public Outreach

- RNOs
 - University Neighbors Neighborhood Association RNO submitted a position statement in opposition to the rezoning. They expressed concerns around approving ADUs rezonings prior to completion of the ADUs in Denver text amendment project and upcoming change to the Board of Adjustment. The position statement is attached to this staff report.
 - A resident emailed post LUTI committee in support of the proposed rezoning.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

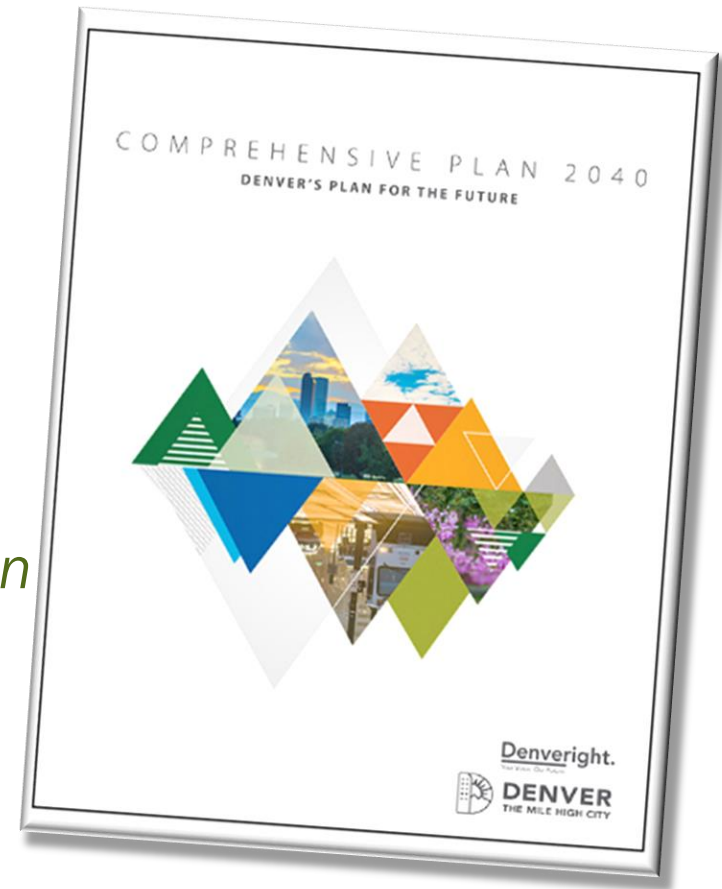
4. Justifying Circumstances

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



Urban Context

- Small multi-unit residential and mixed-use 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 closer to the street.

Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver Future Place Type

Corridors

 Local Corridor

Residential Areas

 High-Medium

 Low-Medium

 Low

Districts

 Campus

Future Street Type

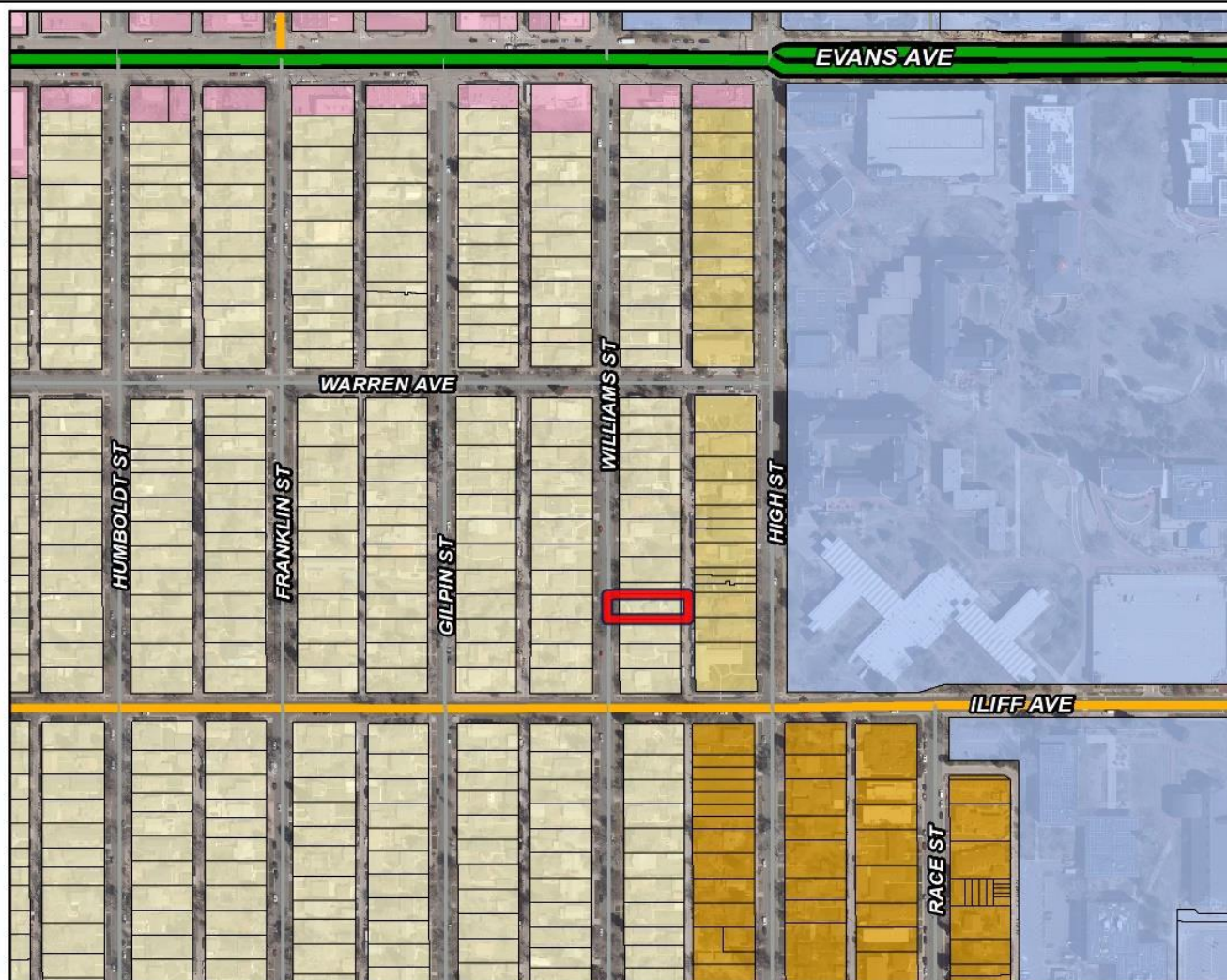
 Main Street Arterial

 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 Birch Street: Undesignated Local

Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver Future Growth Strategy

Future Growth Areas

- Districts
- 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.

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-00170.

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