



Chaffee Park

Text Amendment to create E-SU-B1 zone district

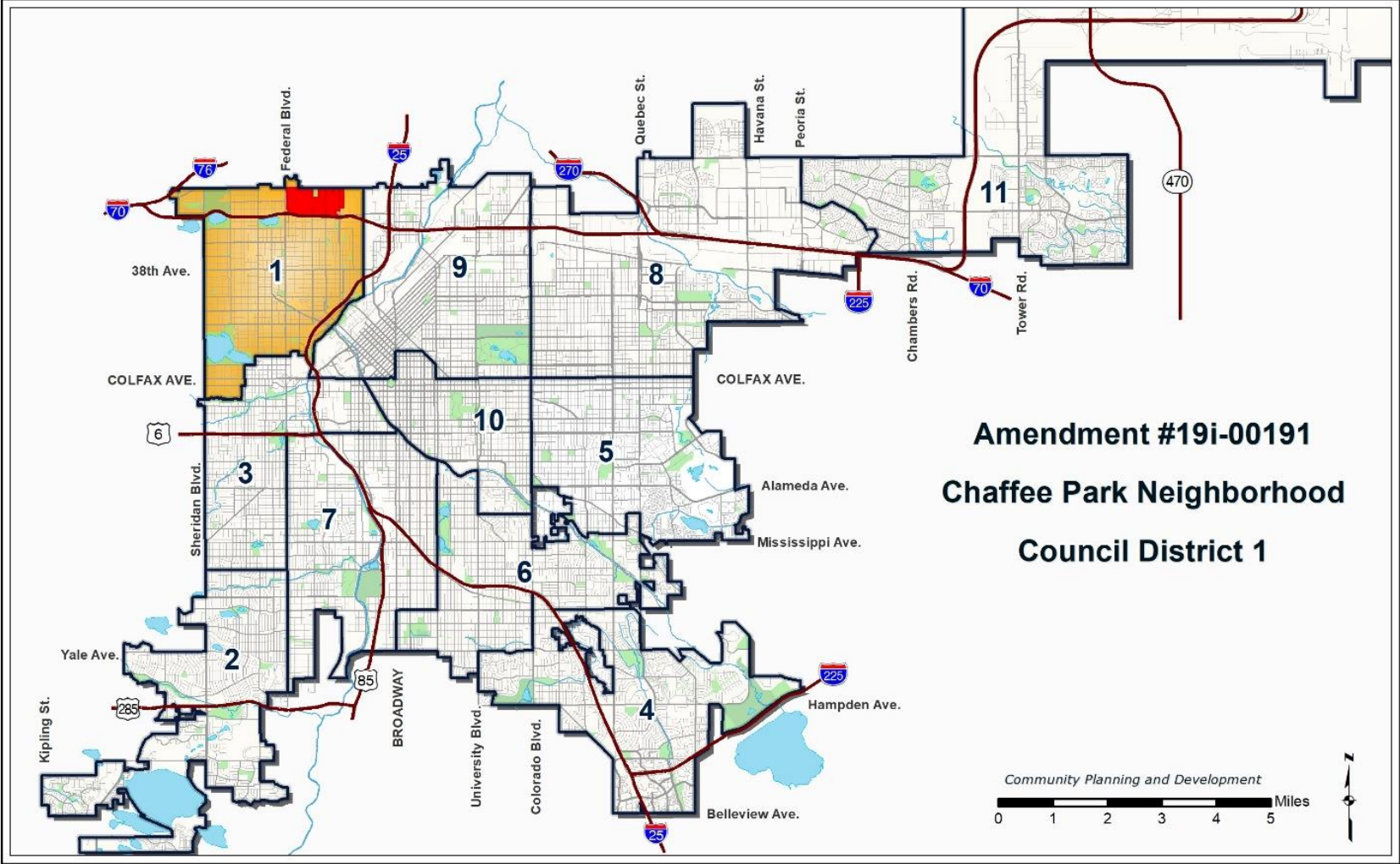
Map Amendment #2019I-00191: from E-SU-D, E-SU-Dx,
and E-SU-B to E-SU-D1, E-SU-D1x, and E-SU-B1

LUTI, 9/29/20

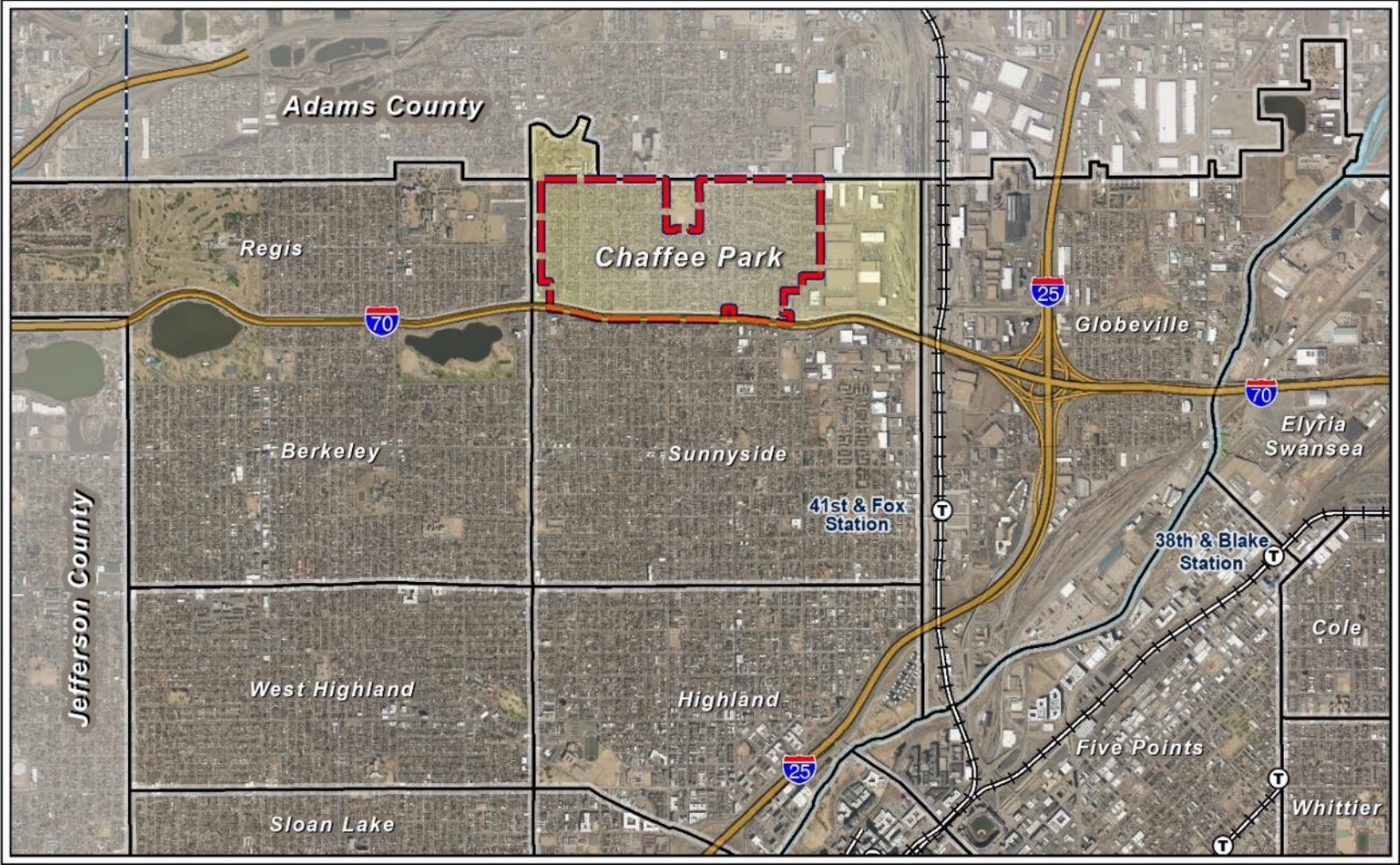
Purpose of Text and Map Amendment

- Sponsored by Councilwoman Amanda Sandoval
- Text Amendment: Create E-SU-B1, which allows accessory dwelling units on single-unit residential lots with a minimum lot size of 4,500 sf in the Urban Edge context
- Map Amendment: Rezone all single-unit residential in Chaffee Park to allow ADUs

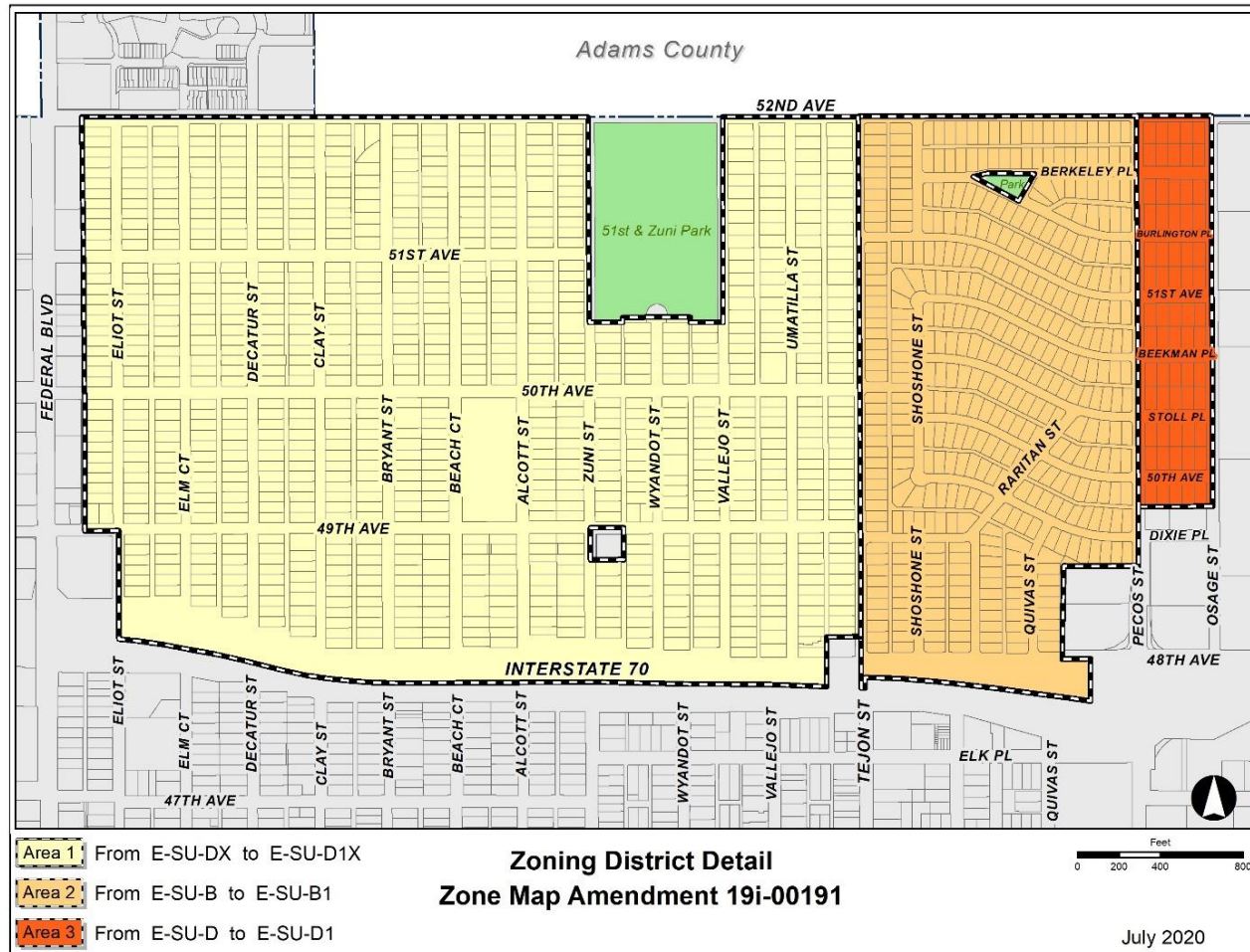
Council District 1



Chaffee Park Neighborhood



Request: E-SU-D1, E-SU-D1x, and E-SU-B1



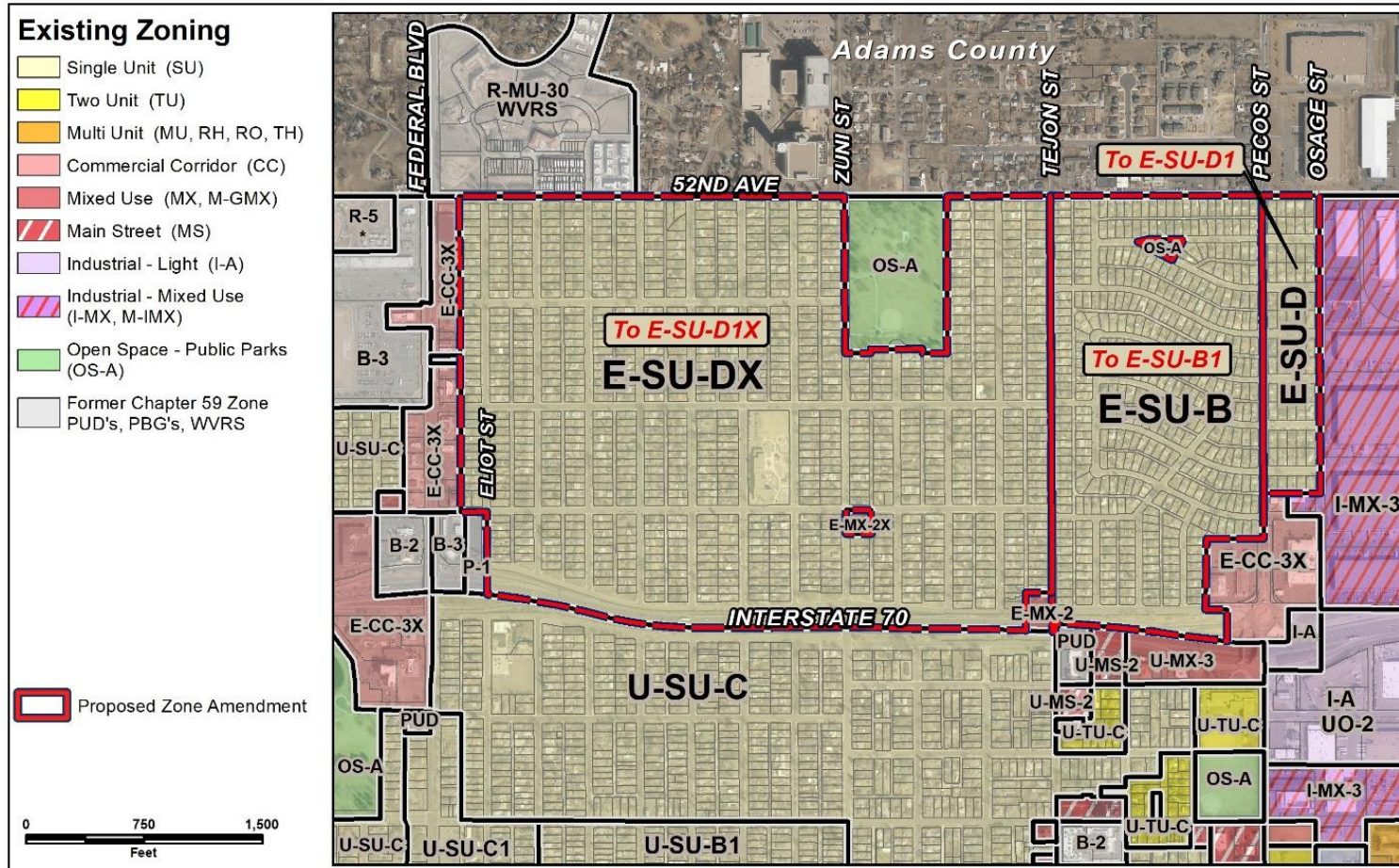
- Over 1,400 parcels
- Approximately 207 acres
- Urban Edge Neighborhood Context –Single-Unit Residential Use – allowing accessory dwelling units
- Requesting rezoning to facilitate accessory dwelling units

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

Existing Context Overview

- Zoning
- View Planes (if applicable)
- Land Use
- Building Form/Scale

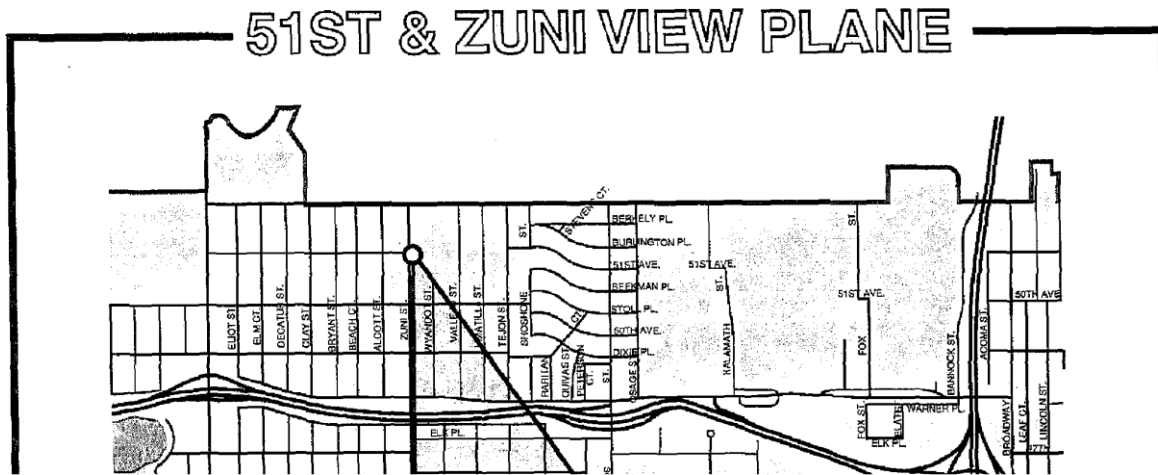
Existing Zoning



- Current zoning: E-SU-Dx, E-SU-B, E-SU-D
- Surrounding/enclosed zoning: E-MX-2x, E-MX-2A, E-CC-3x, OS-A, I-MX-3, U-SU-C

View Plane: 51st and Zuni View Plane

- Proposed zone districts would still comply with 51st and Zuni View Plane restrictions.

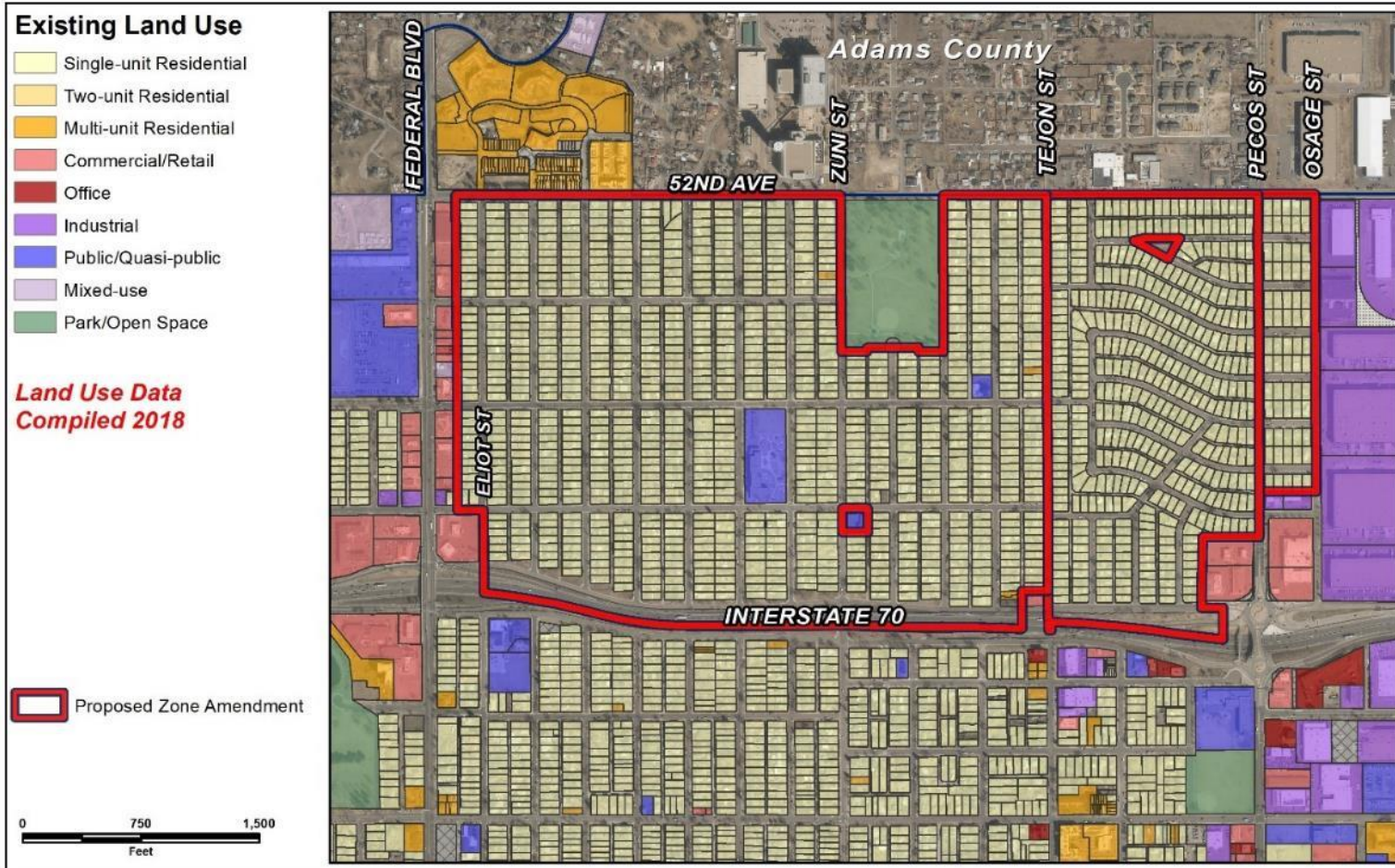


Max elevation the View Plane: 5,347feet

Building height maximum range:

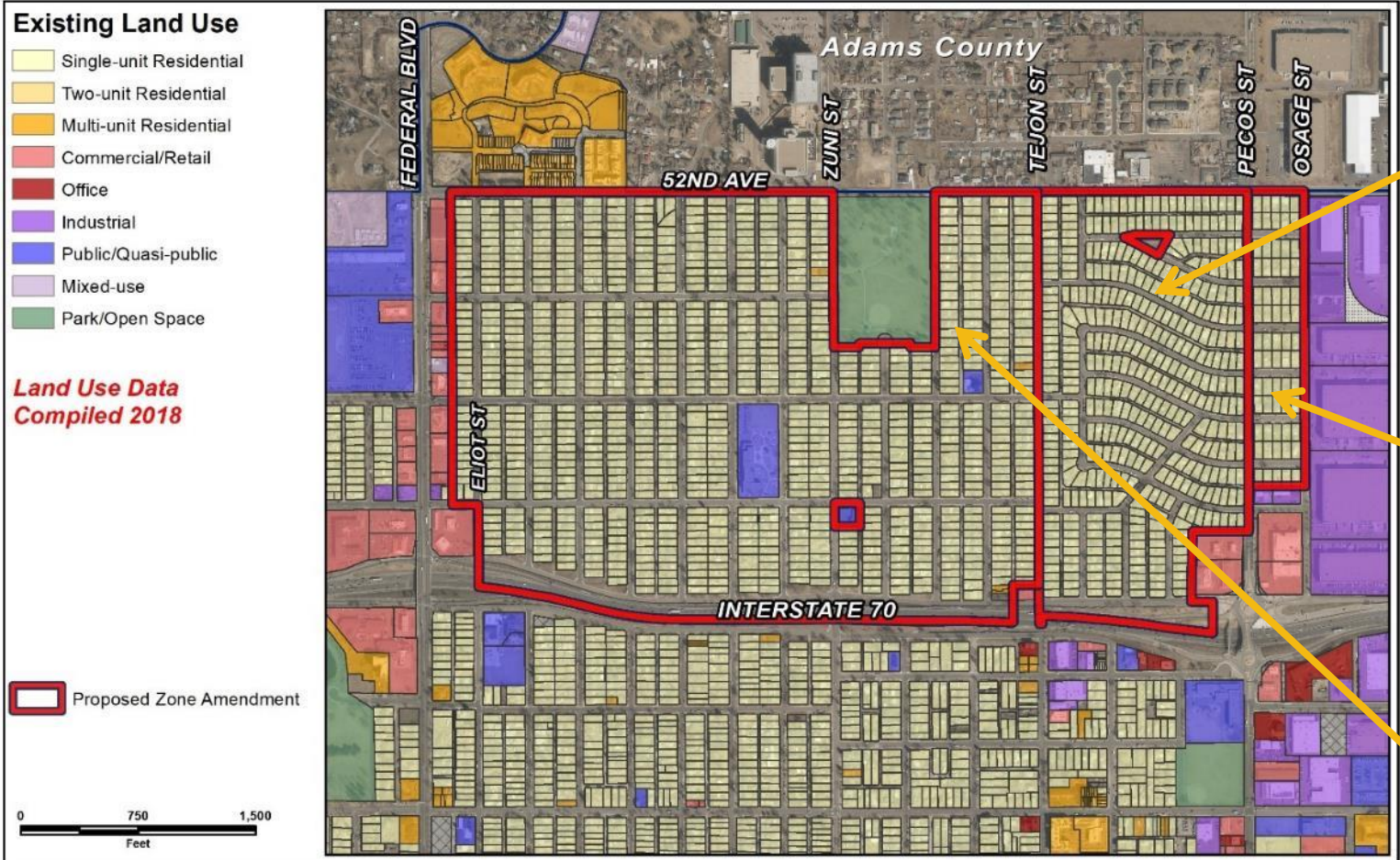
- Approximately 34 feet immediately south of the park
- Approximately 79 feet at Shoshone Street and Interstate 70

Existing Land Use

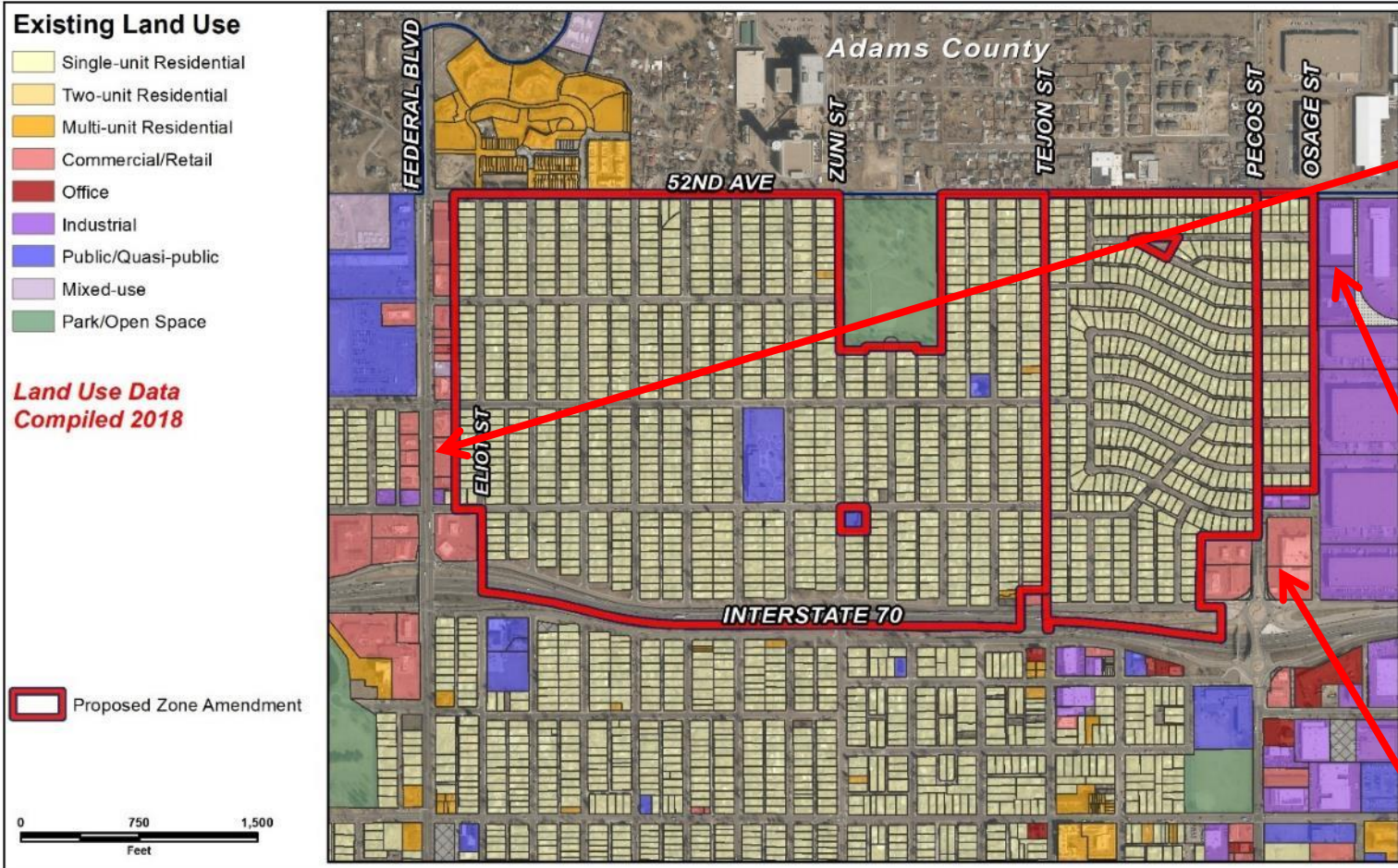


- Single-unit residential, public/quasi public
- Adjacent to commercial, office, mixed use, public/quasi public, park/open space, industrial

Existing Context – Built Form/Scale



Existing Context – Built Form/Scale



Public Outreach

- Property owner mailers and flyers: Fall 2019
- Neighborhood canvassing: 10/26/2019, 10/27/2019
- Town halls: 11/6/2019, 11/11/2019
- Online survey: 9/19/2019 - 12/15/2019

Process

- Informational Notice: 5/27/20
- Planning Board Notice Posted: 8/31/20
- Planning Board Public Hearing: 9/16/20
 - Voted unanimously (9-0) to recommend approval
 - 12 public speakers (10 in support; 2 in opposition)
- LUTI Committee: 9/29/2020
- City Council Public Hearing (tentative): 11/9/2020

Public Comment

- RNOs: Chaffee Park Neighborhood Association submitted a letter of support
- Members of the public
 - 25 comments in support
 - 6 comments in opposition

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Housing an Inclusive Denver*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

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).*
- *Equitable, Affordable and Inclusive Goal 2, Strategy D – Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments (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).*



Review Criteria: Consistency with Adopted Plans

Equity



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).
- Equitable, Affordable and Inclusive Goal 2, Strategy D – Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments (p. 28).

Review Criteria: Consistency with Adopted Plans

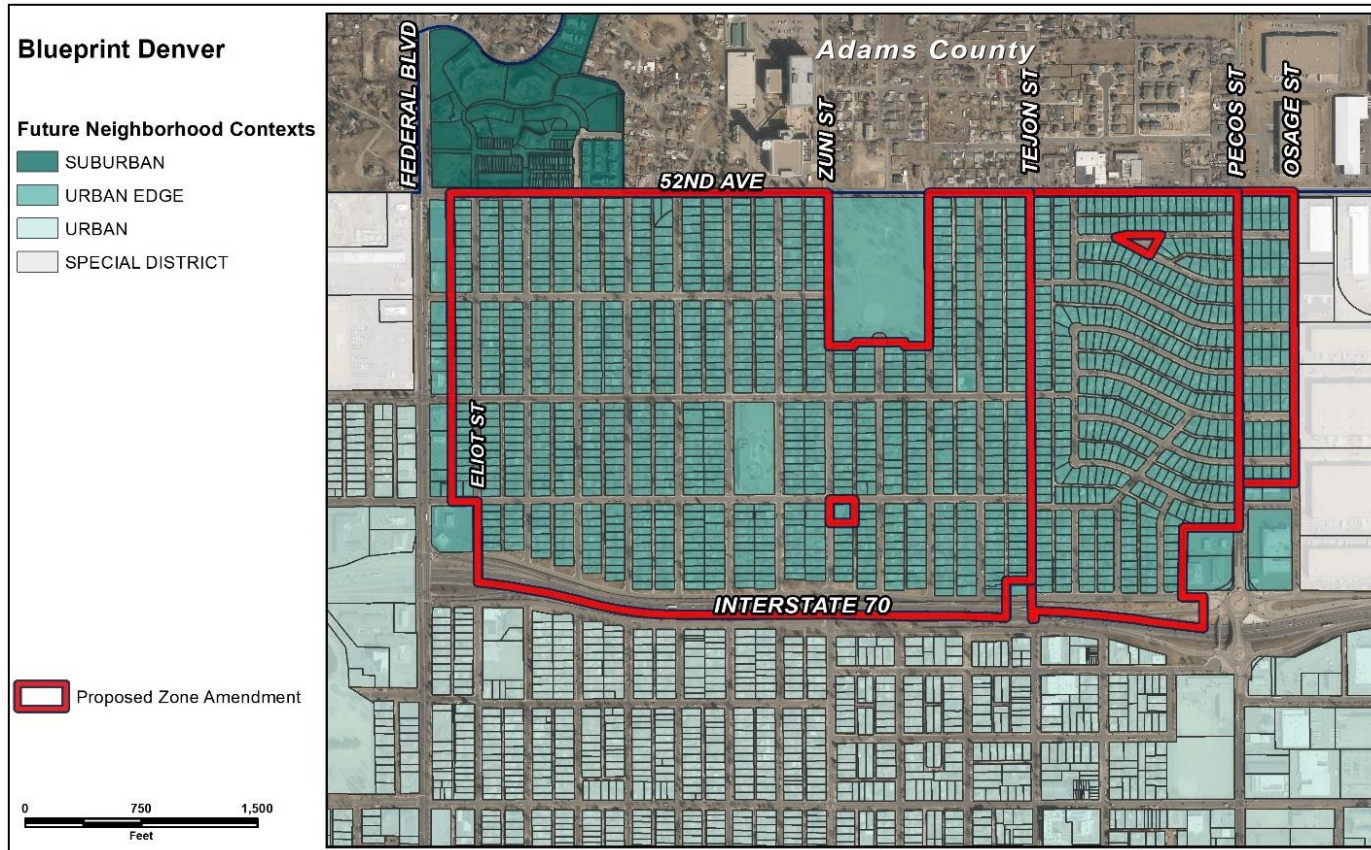
Climate

Comprehensive Plan 2040

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

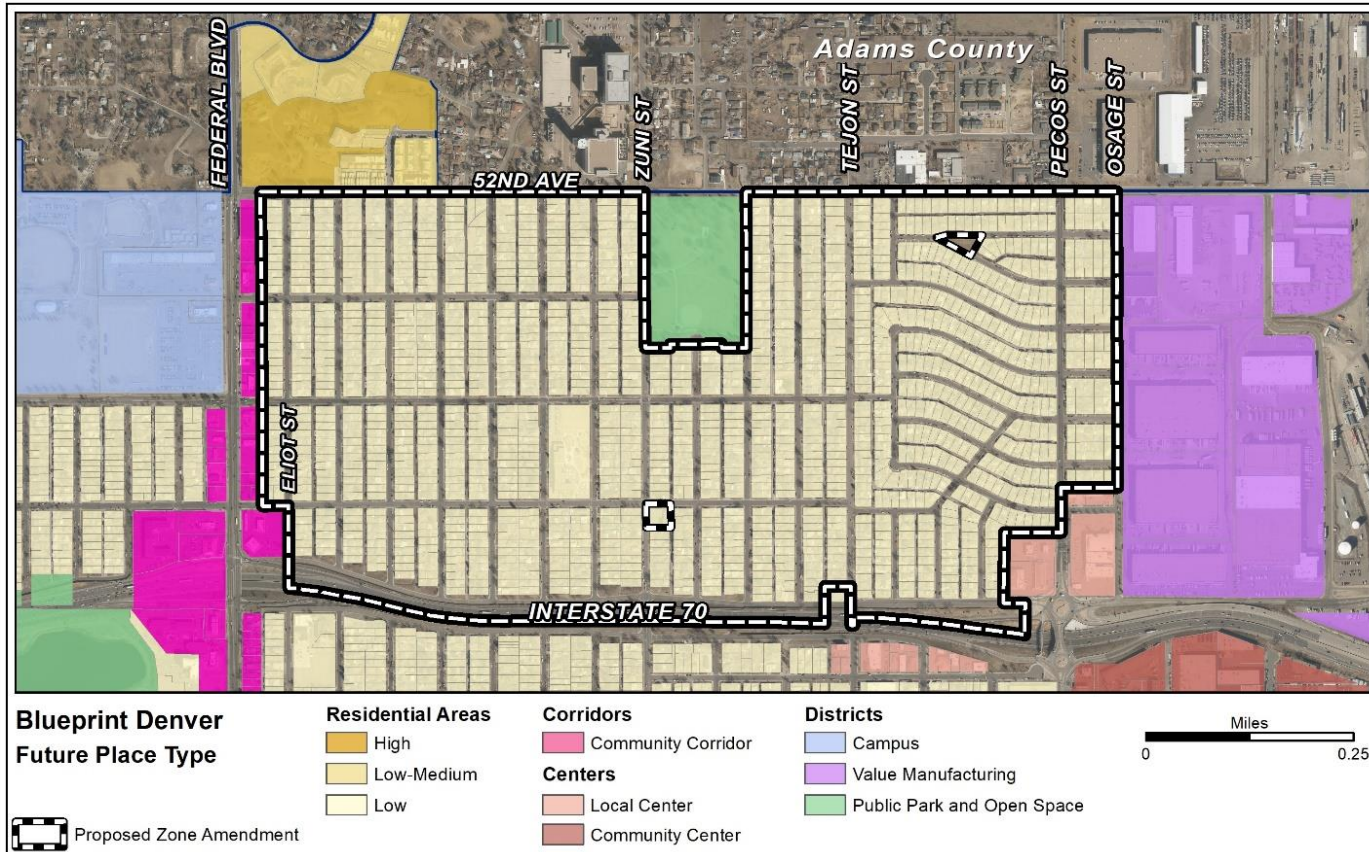


Consistency with Adopted Plans: Blueprint Denver



- Urban Edge Context
 - Predominantly residential and tend to act as a transition between urban and suburban areas
 - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout

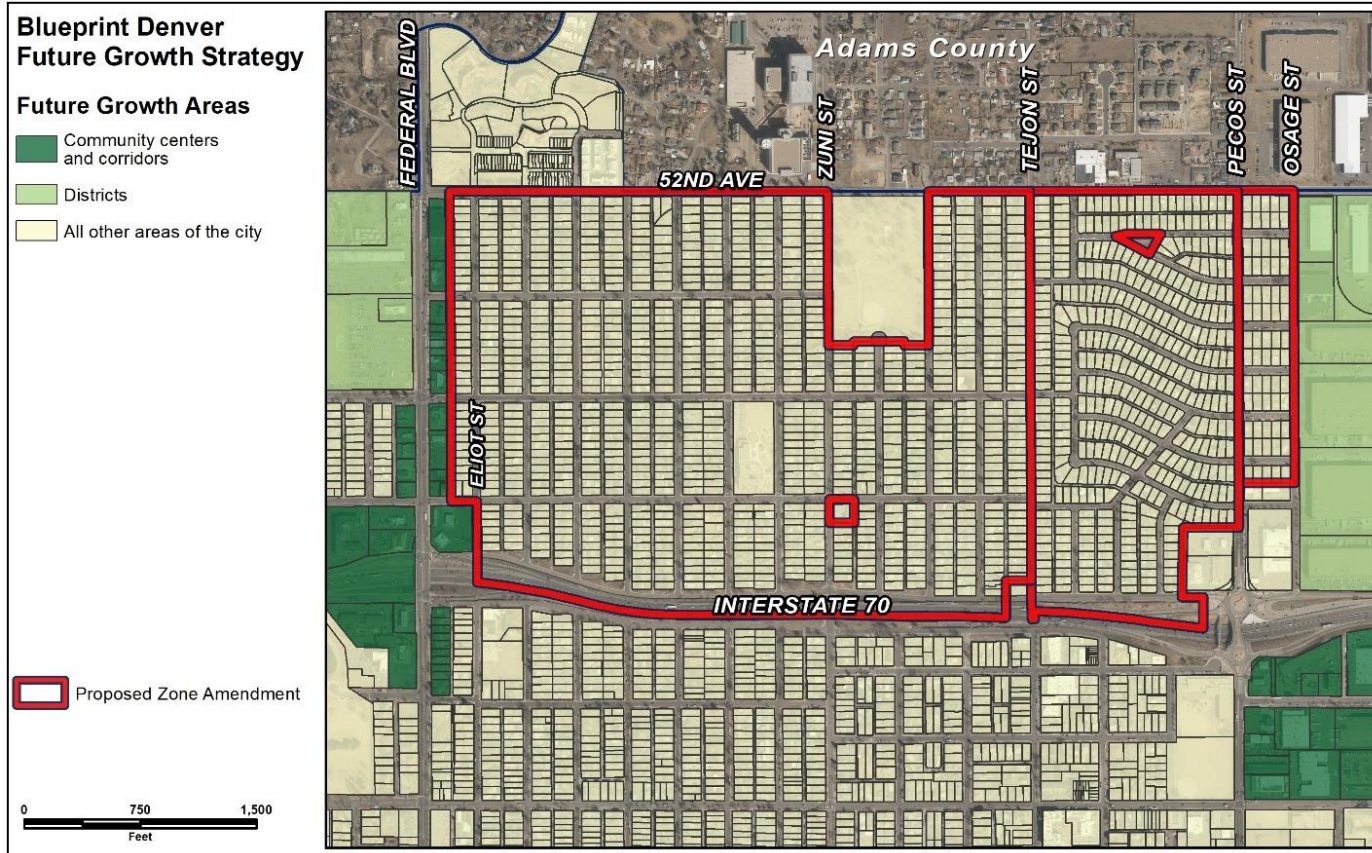
Consistency with Adopted Plans: Blueprint Denver



- Low Residential
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- Future Street Type
 - Pecos St: Residential Arterial
 - 48th Ave, 50th Ave west of Tejon St, 52nd Ave, Zuni St, and Tejon St: Residential Collector
 - All others: Undesignated local

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.

Consistency with Plans: Blueprint Denver 2019



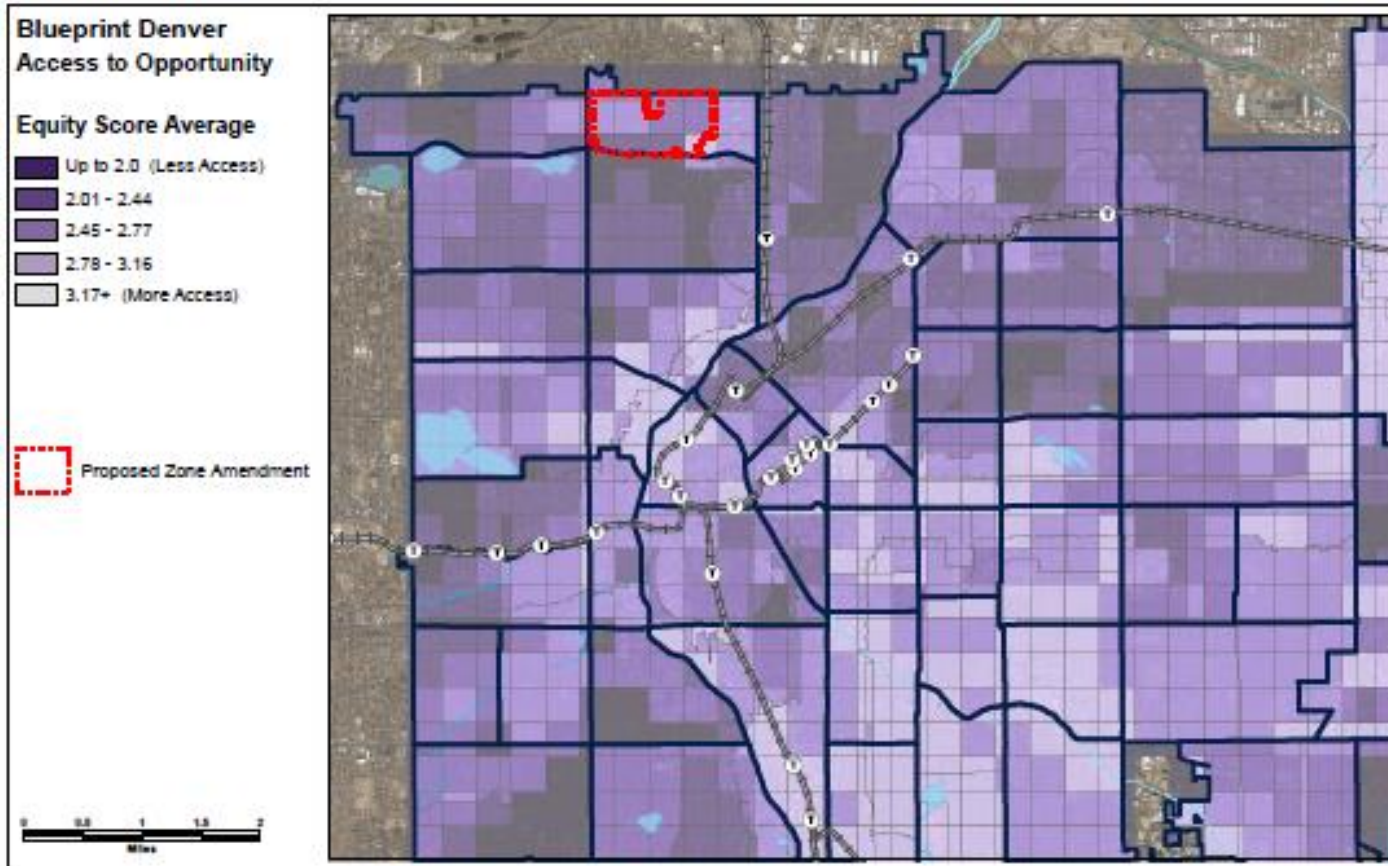
- Growth Areas Strategy: All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Additional Policies

- Land Use & Built Form, Housing, Policy 4
- Land Use & Built Form, General, Policy 1
- Land Use and Built Form: General, Policy 5

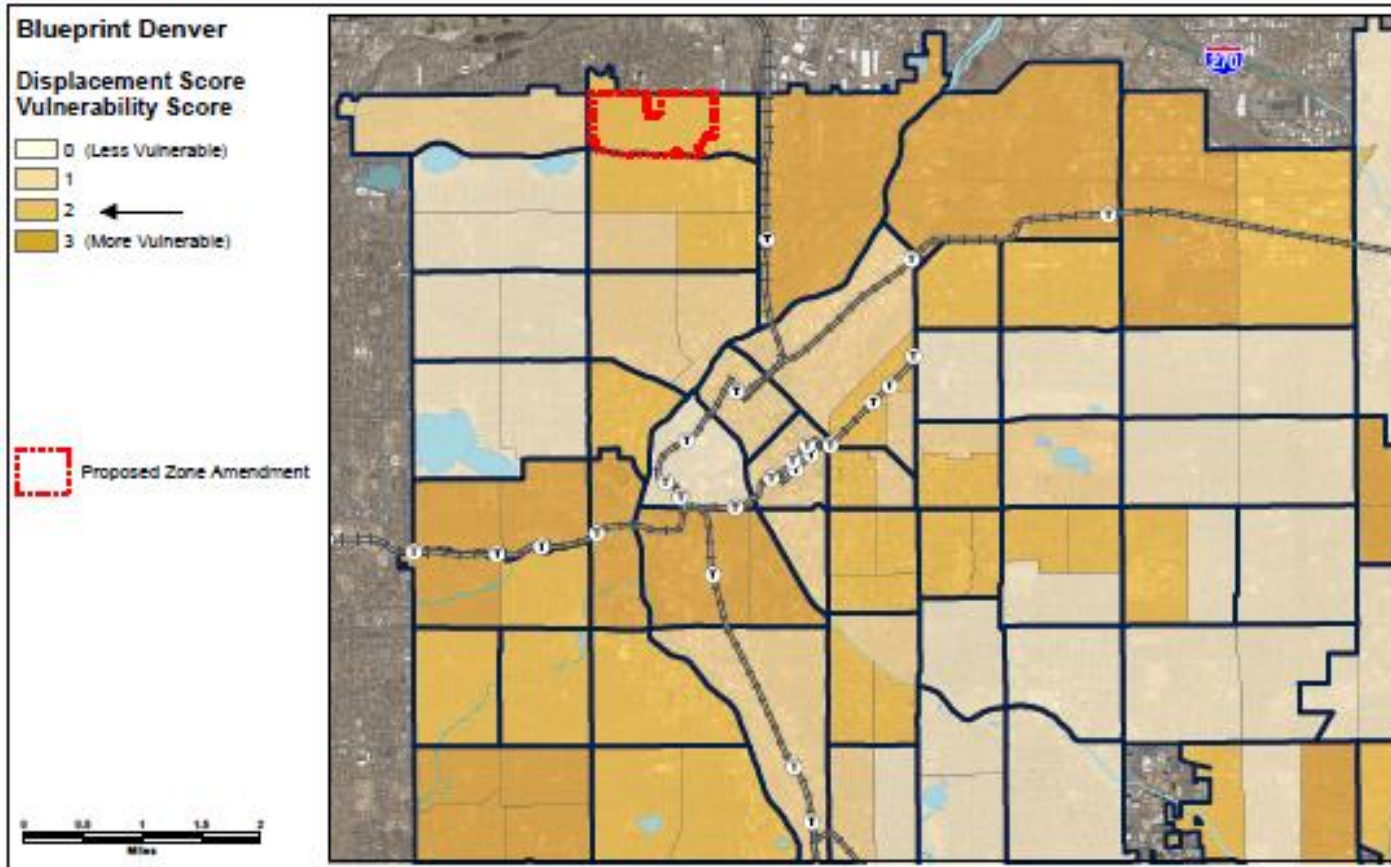
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Average Access
 - Equity Index
 - Proximity to Transit
 - Access to Centers and Corridors
- Increase access to healthcare
- More residents in area with high life expectancy

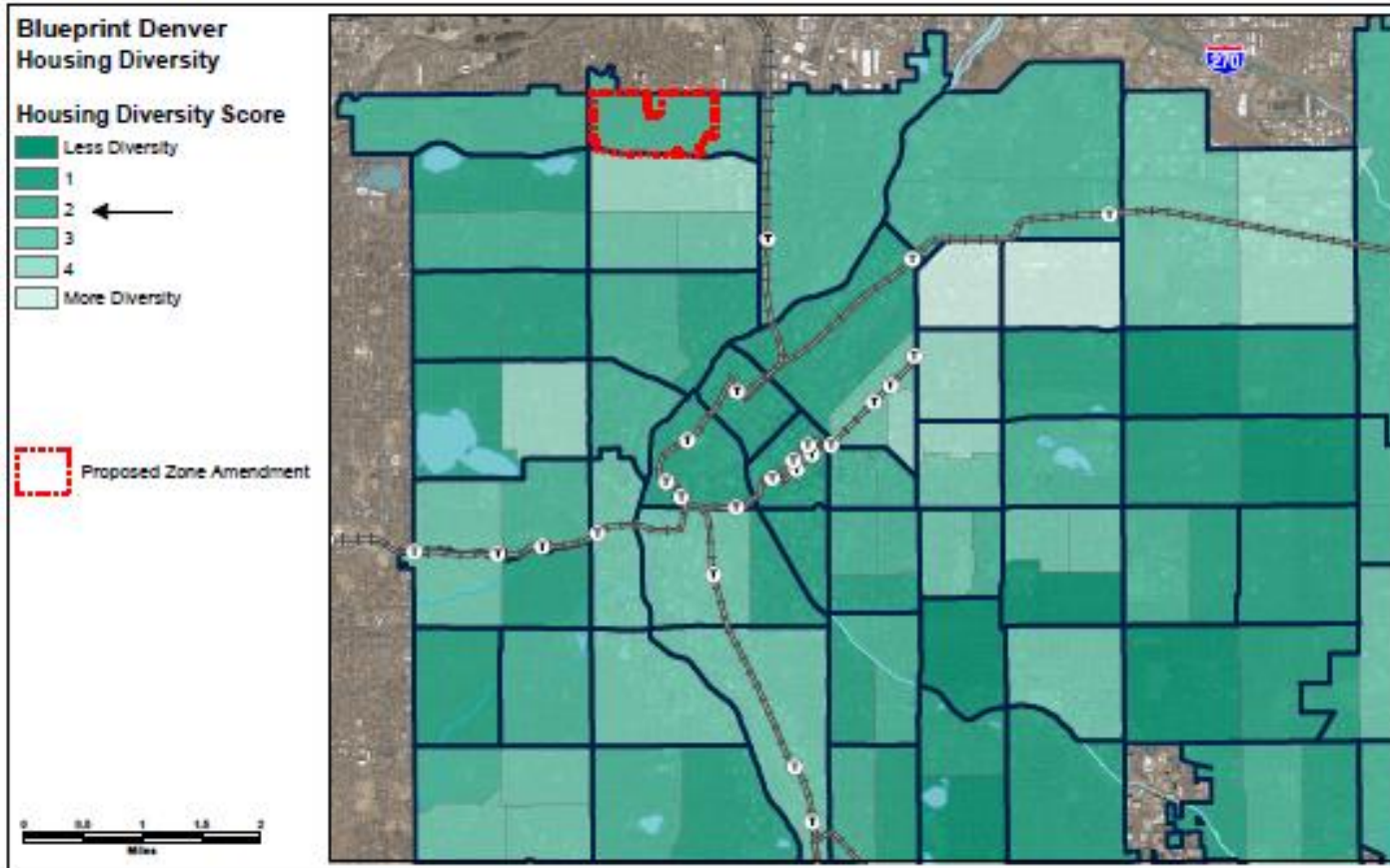
Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

- Moderately Vulnerable
 - Median household income
 - Percent of renters
 - **Educational attainment**
- Expand housing options, wealth-building tool

Consistency with Adopted Plans: Blueprint Denver



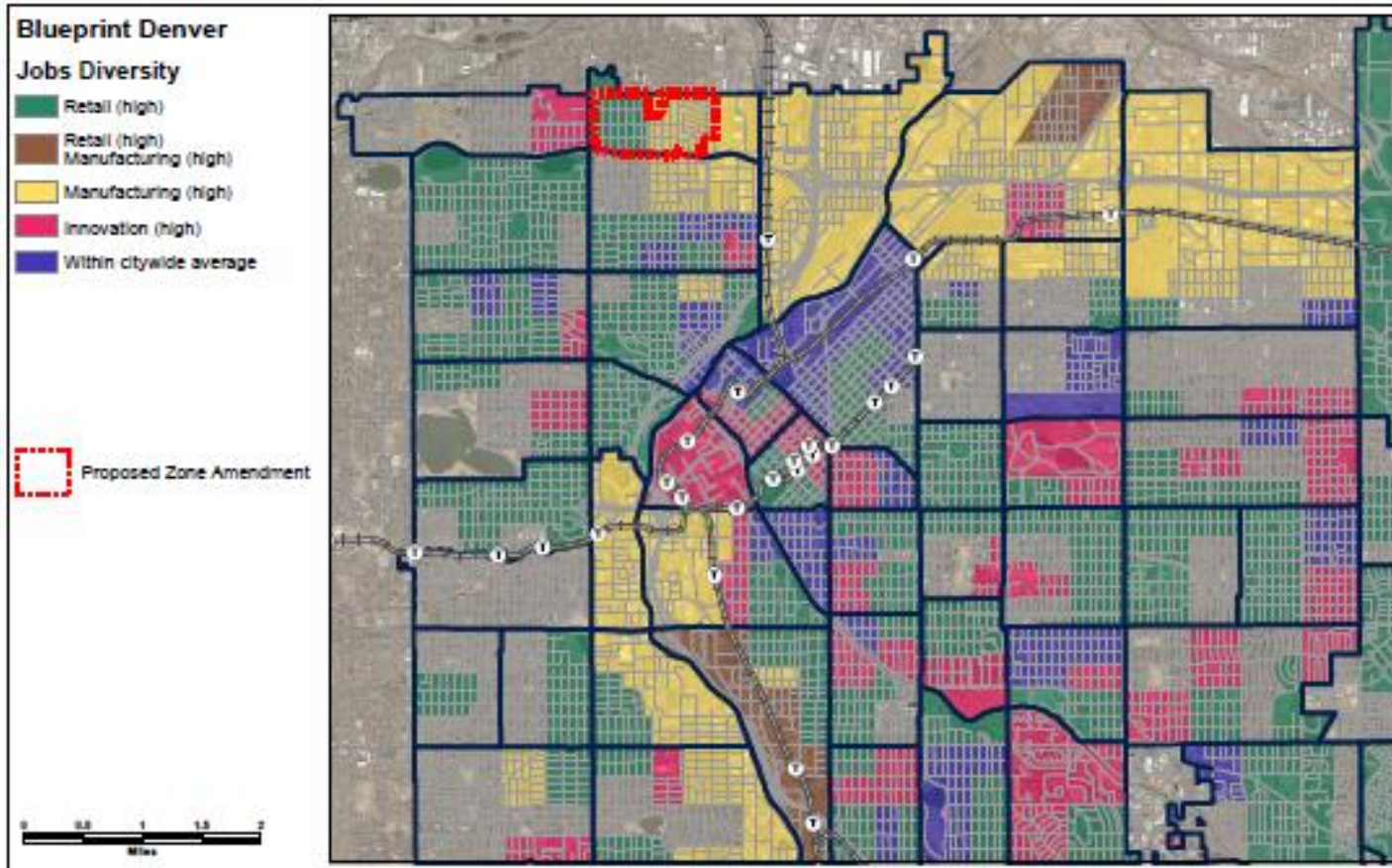
Housing Diversity

- Moderate Diversity
 - Missing middle
 - Home size
 - Ownership vs. rental
 - Housing costs
 - Affordable units
- New housing type
- Allows for more renters

Consistency with Adopted Plans: Blueprint Denver

Jobs Diversity

- More retail and manufacturing
- Limited impact on jobs diversity



Consistency with Plans: Housing an Inclusive Denver

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.”

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

CPD Recommendation

1. Staff recommends that LUTI move the text amendment to create the E-SU-B1 zone district forward for consideration by the full City Council with the following condition, finding that the applicable review criteria have been met:
 - That the LUTI Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes to the LUTI Draft made necessary by such edits.
2. Staff recommends that LUTI move map amendment #2019I-00191 forward for consideration by the full City Council, finding that the applicable review criteria have been met.