



TO: Denver Planning Board
FROM: Edson Ibañez, Senior City Planner
DATE: May 9, 2022
RE: Official Zoning Map Amendment Application #2021I-00053

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2021I-00053.

Request for Rezoning

Address: A) 2900 N Eudora Street, B) 2685 N Dahlia Street, and C) 3025 N Glencoe Street

Neighborhood/Council District: North Park Hill / Council District 8 – CW Chris Herndon

RNOs: East Denver Residents Council, District 8 Neighborhood Coalition, Inc., United Northeast Denver Residents, Denver For ALL, Greater Park Hill Community, Inc., Inter-Neighborhood Cooperation (INC), Opportunity Corridor Coalition of United Residents, and City Park Friends and Neighbors (CPFAN)

Area of Property: A) 6,250 square feet, B) 8,860 square feet, and C) 6,250 square feet

Current Zoning: A) E-SU-DX, B) U-SU-C, and C) E-SU-DX

Proposed Zoning: A) E-SU-D1X, B) U-SU-C1, and C) E-SU-D1X

Property Owner(s) 2900 N Eudora: Ben Waldman and Alisha Black-Mallon

Property Owner(s) 2685 N Dahlia: Katharine Zubin-Stathopoulos, Elaine Stathopoulos and David Zubin

Property Owner(s) 3025 N Glencoe: William and Kelly McDonald

Owner Representative: Ben Waldman

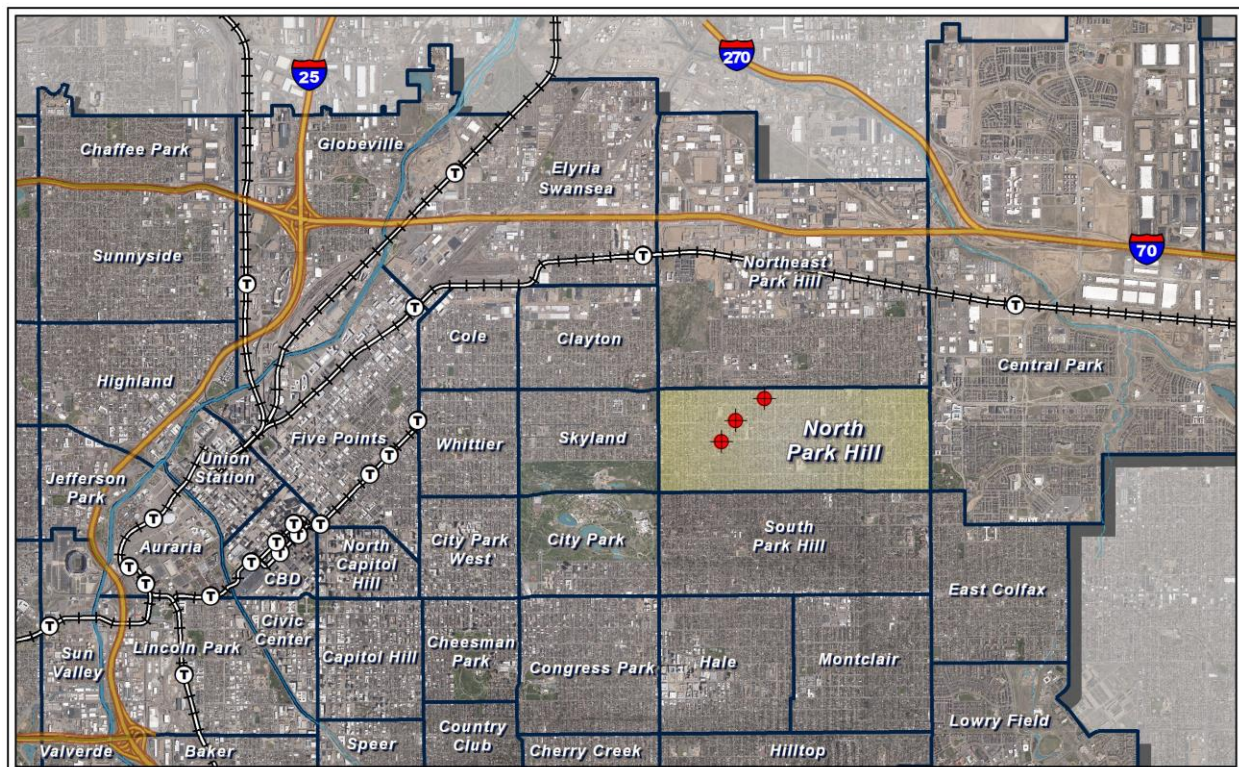
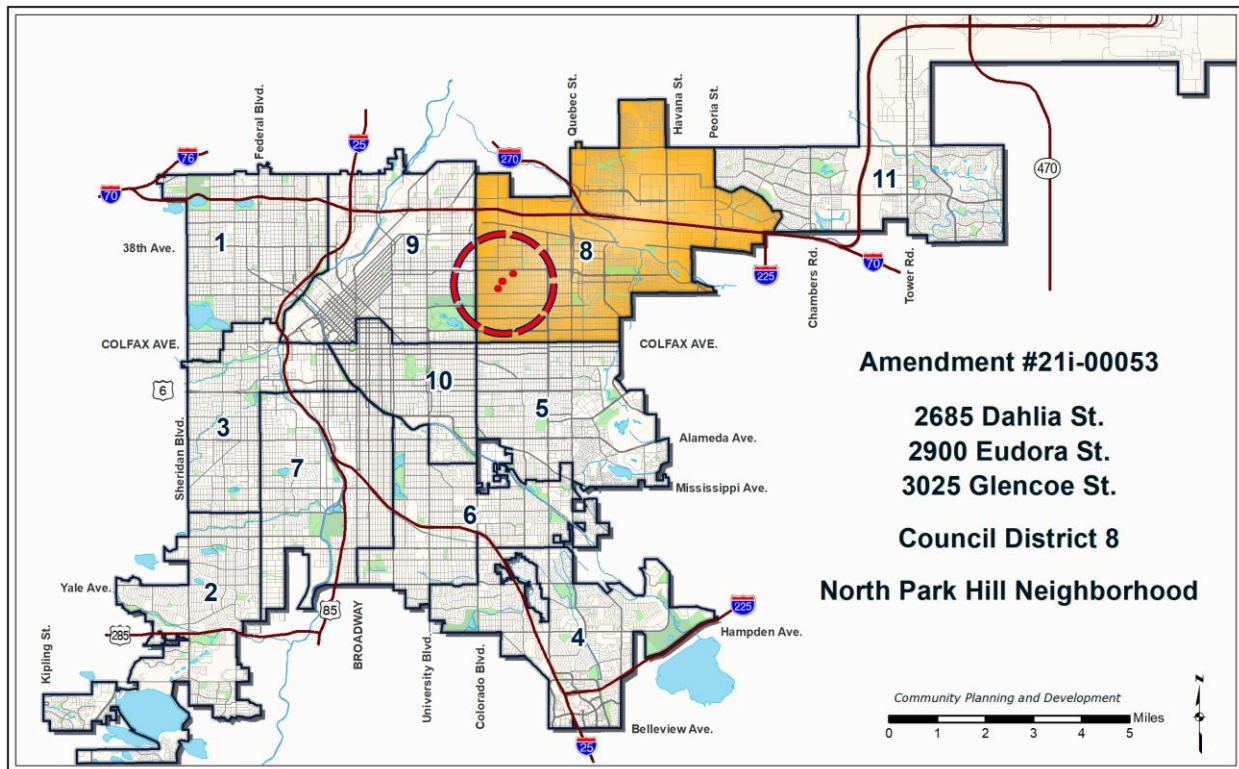
Summary of Rezoning Request

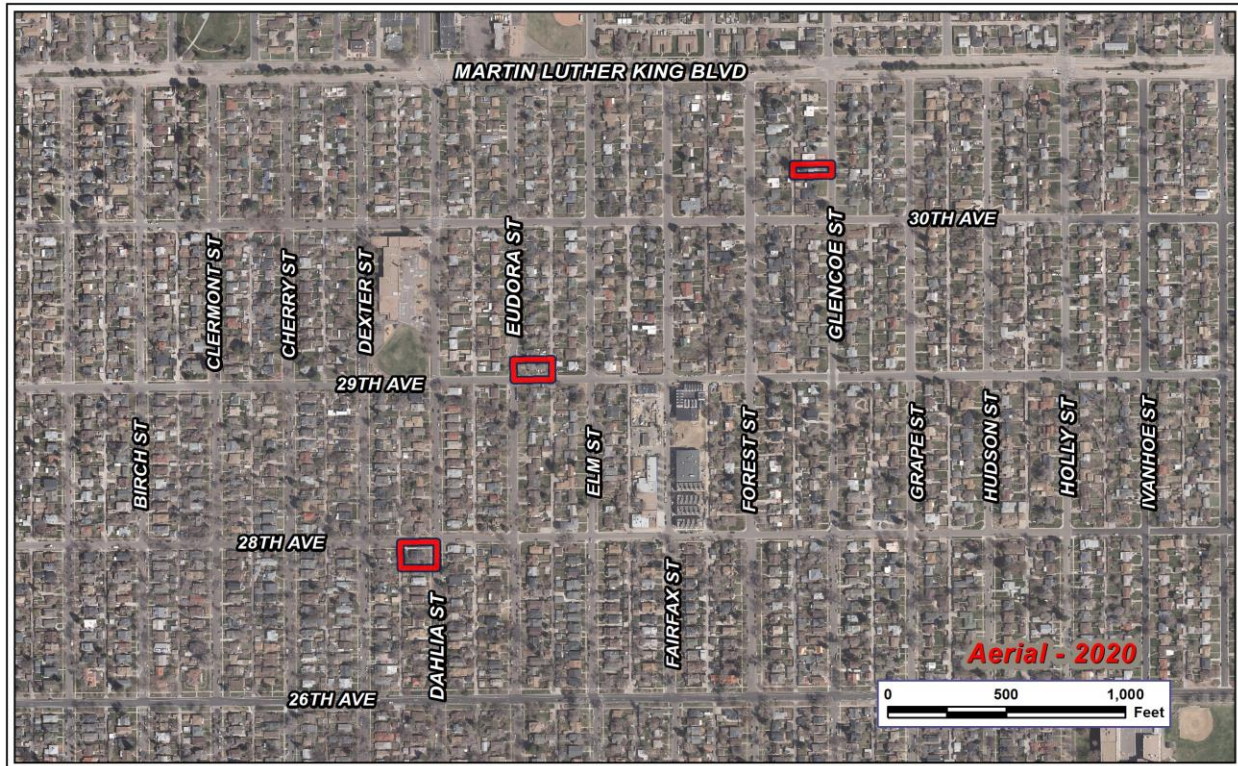
- The proposal includes three properties. The property owners are all proposing to rezone to build an accessory dwelling unit.
- The subject properties each contain a single-story, single-unit dwelling. The properties are located between 26th Avenue and Martin Luther King Blvd along Dahlia Street, Eudora Street, and Glencoe Street.
- Each property is proposed to be rezoned to a zone district that allows an accessory unit as follows:
 - The properties at 2900 N Eudora and 3025 N Glencoe are proposed to be rezoned from E-SU-DX to E-SU-D1x. The proposed E-SU-D1x, Urban Edge, **Single-Unit, D1x** (6,000 square feet minimum zone lot size allowing accessory dwelling units (ADUs)) zone district is intended for use in the Urban Edge Neighborhood Context which is characterized by elements from the Urban and Suburban neighborhood contexts and is primarily single-unit and two-unit uses. Single-unit residential uses are typically located

along local and arterial streets and structures can be either the Urban or Suburban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, and 17 to 19 feet in the rear 35% of the zone lot. Whereas the Suburban House building form allows up to 30 to 35 feet in height for the entirety of the zone lot depth. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 4 of the Denver Zoning Code (DZC).

- The property at 2685 N Dahlia Street is proposed to be rezoned from U-SU-C to U-SU-C1. The proposed U-SU-C1, **Urban, Single-Unit, C1** district allows urban houses and detached accessory dwelling units in the rear yard with a minimum zone lot area of 5,500 square feet. The district is intended for use in the Urban Neighborhood Context, which is characterized by single-unit and two-unit uses with small-scale multi-unit residential uses and commercial development is typically embedded in residential areas. The maximum height of the Urban House building form is 30 to 35 feet for the front 65 percent of the zone lot and 17 to 19 feet in the rear 35 percent of the zone lot. The Detached Accessory Dwelling Unit (DADU) building form can be a maximum height of 24 feet. Single and two-unit residential uses are primarily located along local and residential arterial streets. Further details of the requested zone district(s) can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

Existing Context





The subject properties are located in the North Park Hill statistical neighborhood, which is primarily characterized by single-unit dwellings. The properties are located between 26th and Martin Luther King Blvd along Dahlia Street, Eudora Street, and Glencoe Street. Bus Route 43 traverses Martin Luther King Jr. Blvd, and the Glencoe property is approximately two blocks from bus stops on Grape Street and Martin Luther King Jr. Blvd. Bus route 28 travels along 29th and the Eudora Street property is less than 30 feet from the Elm Street and 29th Street bus stop.

The following table summarizes the existing context proximate to the subject site (2900 N Eudora St):

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-Dx	Single-unit Residential	1-story Residence and Detached Garage Accessed from Alley	In general, a regular grid of streets. Residential block sizes and shapes are orthogonally oriented north/south with alleys. Garages are generally rear-loaded with on-street vehicular parking. Sidewalks in the
North	E-SU-Dx	Single-unit Residential	1-story Residence and Attached Garage Accessed from Alley	
South	E-SU-Dx	Single-unit Residential	1-story Residence and Attached Garage Accessed from 29 th Avenue	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
East	E-SU-Dx	Single-unit Residential	1-story Residence and Detached Garage Accessed from Alley	immediate area are attached.
West	E-SU-Dx	Single-unit Residential	1-story Residence and Detached Garage Accessed from Alley	

The following table summarizes the existing context proximate to the subject site (2685 N Dahlia St):

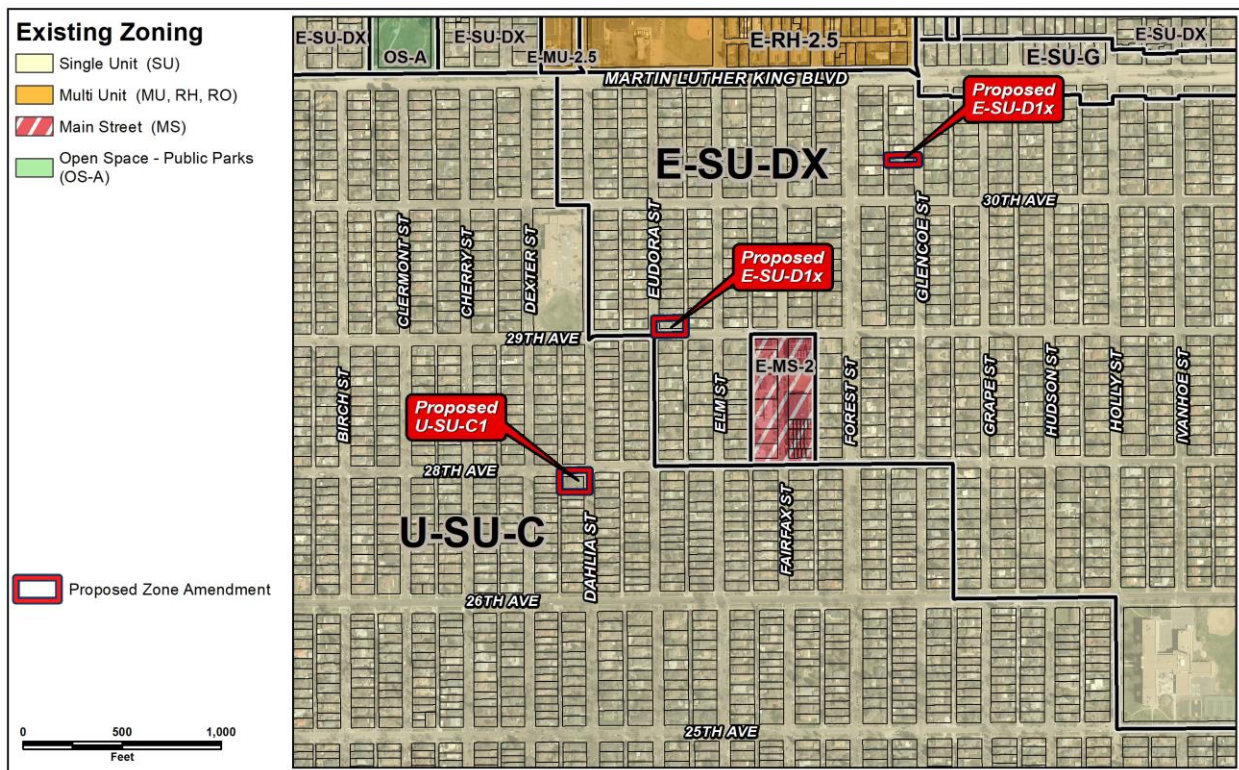
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-C	Single-unit Residential	1-story Residence and Detached Garage Accessed from 28 th Avenue	In general, a regular grid of streets. Residential block sizes and shapes are orthogonally oriented north/south with alleys. Garages are generally rear-loaded with on-street vehicular parking. Sidewalks in the immediate area are detached.
North	U-SU-C	Single-unit Residential	1-story Residence and Attached Garage Accessed from 28 th Avenue	
South	U-SU-C	Single-unit Residential	1-story Residence and Attached Garage Accessed from Alley	
East	U-SU-C	Single-unit Residential	1-story Residence and Detached Garage Accessed from 28 th Avenue	
West	U-SU-C	Single-unit Residential	1-story Residence and Detached Garage Accessed from alley	

The following table summarizes the existing context proximate to the subject site (3025 N Glencoe St):

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-Dx	Single-unit Residential	1.5-story Residence and Detached Garage Accessed from Street	In general, a regular grid of streets. Residential block sizes and shapes are orthogonally oriented north/south with alleys. Garages are a mixed of rear-loaded with on-street vehicular parking and alley access
North	E-SU-Dx	Single-unit Residential	1-story Residence and Attached Garage Accessed from Street	
South	E-SU-Dx	Single-unit Residential	2-story Residence and Attached Garage Accessed from Alley	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
East	E-SU-Dx	Single-unit Residential	1-story Residence and Detached Garage Accessed from Street	garages. Sidewalks in the immediate area are attached.
West	E-SU-Dx	Single-unit Residential	1-story Residence and Detached Garage Accessed from Street	

1. Existing Zoning

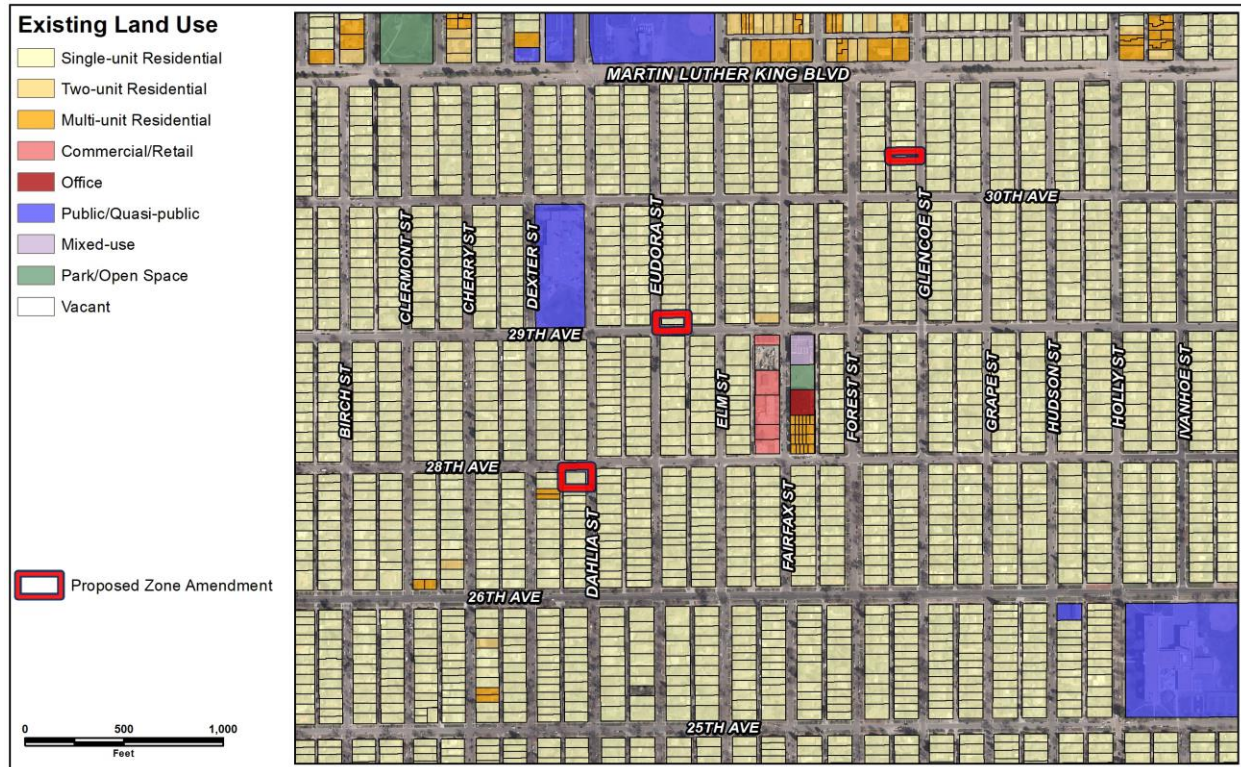


The E-SU-Dx zone district is a single-unit district allowing both the Urban House and Suburban House primary building forms on a minimum zone lot of 6,000 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet. Additionally, the Urban House form allows for a maximum of 1 story or 17 feet to 19 feet in the rear 35% of the zone lot. E-SU-Dx allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. No vehicular parking is required for single-unit dwellings. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context.

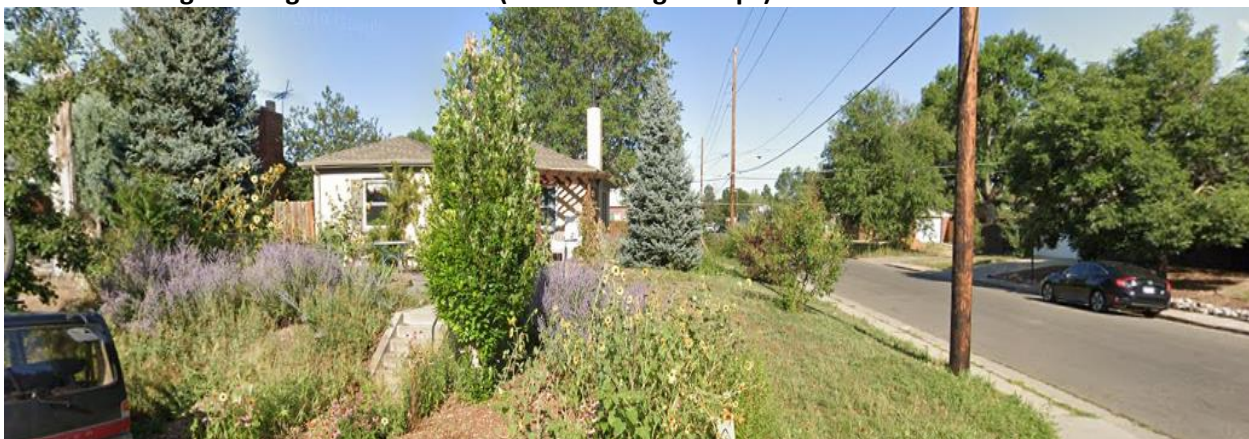
The U-SU-C zone is a single-unit district allowing only the Urban House primary building form on a minimum zone lot of 5,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65 percent of the zone lot and 1 story / 17 to 19 feet in the rear 35 percent of the zone lot. The

maximum building coverage per zone lot, including all accessory structures, is 37.5 percent with allowed exceptions. For a lot with a width of 30' or greater, a narrow lot can have up to 50%. The district allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. No vehicular parking is required for single-unit dwellings. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

2. Existing Land Use Map



3. Existing Building Form and Scale (source: Google Maps)



View of the Eudora property, looking east.



View of single family homes across the street of the Eudora property, looking west.



View of the Dahlia property, looking west.



View of single family homes across the street of the Dahlia property, looking east.



View of the Glencoe property, looking west.



View of single family homes across the street of the Glencoe property, looking east.

Proposed Zoning

E-SU-D1x is a single-unit zone district with a minimum zone lot size of 6,000 square feet allowing both the Urban House and Suburban House primary building forms. The applicant is proposing to rezone both the Eudora and Glencoe properties to E-SU-D1x. A variety of residential and civic uses are permitted as primary uses in the E-SU-D1x district. Compared to the E-SU-Dx zone district, E-SU-D1x introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form to be located in the rear 35 percent of the lot, in addition to a variety of residential and civic uses permitted in the E-SU-Dx district. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that rises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees applies to the DADU building form. This form also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet if certain provisions are met, including using a portion of the DADU for vehicle storage in a garage. The district does not require any off-street vehicular parking for single-unit dwellings, but if provided, parking for the DADU must be accessed from the alley; street access is allowed when no alley is present. Both subject sites have a lot size of 6,250 square feet, allowing a maximum building footprint of 864 square feet for the ADU.

The applicant is requesting to rezone to U-SU-C1 for the Dahlia property, which allows only the Urban House primary building form on a zone lot with a minimum area of 5,500 square feet. The U-SU-C1 district also permits the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form, to be located in the rear 35 percent of the lot, in addition to a variety of residential and

civic uses permitted in the U-SU-C district. The DADU building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that rises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees, also applies to the DADU building form. This form allows an exemption from the 37.5 percent building coverage standard, allowing the lesser of 50 percent or 500 square feet if certain provisions are met, including using a portion of the DADU for vehicle storage in a garage. For zone above 7,000 square feet, which is the case for the Dahlia property, the ADU building footprint may be a maximum of 1,000 square feet. The district does not require any off-street vehicular parking for single-unit dwellings, but if provided, parking for the DADU must be accessed from the alley; street access is allowed when no alley is present.

The primary building forms allowed in the existing zone districts and the proposed zone districts are summarized below.

E-SU-Dx and E-SU-D1x

Design Standards	E-SU-Dx (Existing)	E-SU-D1x (Proposed)
Primary Building Forms Allowed	Urban House, Suburban House	Urban House, Suburban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot Depth*	2.5 stories / 35 feet	2.5 stories / 35 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot Depth*	1 story / 17 feet (Urban House), 2.5 / 30 feet (Suburban House)	1 story / 17 feet (Urban House), 2.5 / 30 feet (Suburban House)
DADU Maximum Heights in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	6,000 square feet	6,000 square feet
Zone Lot Width (Min.)	50 feet	50 feet
Primary Street Block Sensitive Setback Required / If not (Min.)	Yes / 20 feet	Yes / 20 feet
Side Interior Setback (Min.)*	5 feet	5 feet
Side Street Setback (Min.)*	5 feet	5 feet
Rear Setback, Alley / No Alley (Min.)	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5%	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

* Based on zone lot width of 50 feet

U-SU-C and U-SU-C1

Design Standards	U-SU-C (Existing)	U-SU-C1 (Proposed)
Primary Building Forms Allowed	Urban House	Urban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot Depth*	2.5 stories / 35 feet	2.5 stories / 35 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot Depth*	1 story / 19 feet	1 story / 19 feet
DADU Maximum Heights in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	5,500 SF	5,500 SF
Zone Lot Width (Min.)	50 feet	50 feet
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	Yes / 20 feet
Side Street Setback (Min.) *	5 feet	5 feet
Side Interior Setback (Min.) *	5 feet	5 feet
Rear Setback, Alley / No Alley	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5%	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

* Based on zone lot width of 50 feet

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – no response.

Asset Management: Approved – no response.

Denver Public Schools: Approved – no response.

Department of Public Health and Environment: Approved – no comments.

Denver Parks and Recreation: Approved – no response.

Department of Transportation and Infrastructure – Surveyor: Approved – Rezoning only.

Parcel 1

Address: 2900 N Eudora St, Denver, CO 80207
Assessor's Parcel: 01304-10-010-000
Legal Description:
Lots 23 and 24, Block 6, Park Hill Annex, City and County of Denver,
State of Colorado

Parcel 2

Address: 2685 N Dahlia St, Denver, CO 80207
Assessor's Parcel: 01303-32-024-000
Legal Description:
Lots 46 to 48 and the North 20 feet of Lot 45, Block 5, Park Hill Heights Second Addition, City and County
of Denver, State of Colorado

Parcel 3

Address: 3025 N Glencoe St, Denver, CO 80207
Assessor's Parcel: 01304-04-016-000
Legal Description:
Lots 31 and 32, Block 20, Park Hill Annex, City and County of Denver,
State of Colorado

Development Services – Project Coordination: Approve Rezoning Only – Will require additional
information at Site Plan Review.

- 1) All three locations will need to obtain building permits and zoning use and construction permits
before construction can commence.
- 2) Plan reviews will be conducted by Residential Review Team.
- 3) All new construction will need to comply with determined building form standards and DZC
requirements.

Development Services – Fire Protection: Approved – no response.

Development Services – Transportation: Approved – no response.

Development Services – Wastewater: Approved – see comments below.

There is no objection to the rezone. Upon rezoning applicant will need to obtain a building permit.
Independent sanitary service lines may be required, historical drainage paths must be maintained.
Sanitary main is located in alley for all three parcels. Please see link to assist with setting finished floor
elevations and being aware of adjacent storm water flows
(<https://geospatialdenver.maps.arcgis.com/apps/webappviewer/index.html?id=12500a3b06b34bfcb2c297697a64c4de>). Proposed finished floor elevation must be set a minimum of 12-inches above blue flow
depths shown (brown is ground, blue is 100-year). If you have questions on this please contact
Wastewater Engineer above.

Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning. Commitment to serve proposed structure will be based on permit issuance

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	8/3/2021
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	3/1/2022
Planning Board public hearing:	3/16/2022
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	3/19/2022
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	3/29/2022
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	4/18/2022
City Council Public Hearing:	5/9/2022

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has received no comments.

- **Other Public Comment**
 - To date, staff has received three comments which are attached to this staff report. Two comments are in support and one comment is in opposition. In the opposition letter, concerns for quality of life, parking, density, commercial impacts, residential impacts, air quality and traffic were said.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

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

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *Park Hill Neighborhood Plan* (2000)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezonings would allow for an additional housing option within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- 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).

The proposed rezonings would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available, consistent with the following strategy in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy B.: "Ensure neighborhoods offer a mix of housing types and services for a diverse population" (p. 34).

The proposed rezonings would allow for compatible infill development in an established neighborhood, consistent with the following strategy from the Environmentally Resilient vision element:

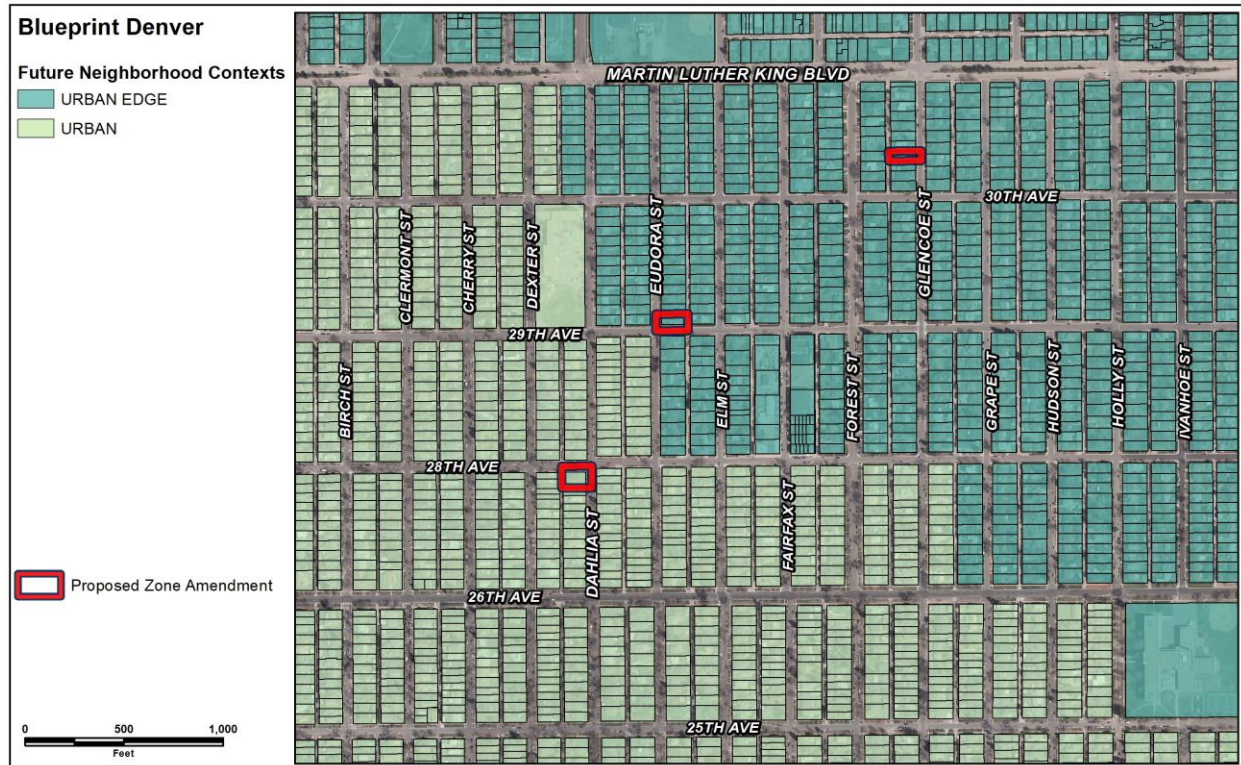
- Environmentally Resilient: Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).

In summary, the proposed U-SU-C1 and E-SU-D1x zone districts is consistent with the goals of *Comprehensive Plan 2040*.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject properties as part of a Residential Low place within the Urban and Urban Edge Neighborhood Contexts and provides guidance on the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The Dahlia Street property is shown on the context map as an Urban Neighborhood Context, the description of which is used to guide appropriate zone districts (p. 66). *Blueprint Denver* describes the land use and built form of the Urban Neighborhood Context as follows: “Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222).

U-SU-C1 is a zone district within the Urban Neighborhood Context and is intended “to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-C1 is consistent with *Blueprint Denver’s* future neighborhood context of Urban because it will promote the residential character of the neighborhood by allowing single-unit residential units with a low-scale ADU that will be compatible with the existing residential area.

The Eudora Street and Glencoe Street properties are shown on the context map as the Urban Edge neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban Edge neighborhood context is described as “predominately residential and tends to act as a transition between urban and suburban areas” with “good walkability with short, predictable blocks.” (p. 205). E-SU-D1x is a zone district within the Urban Edge neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 4.2.2.1). E-SU-D1x is consistent with the *Blueprint Denver* future neighborhood context of Urban Edge because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

Blueprint Denver Future Places and Streets



Future Places

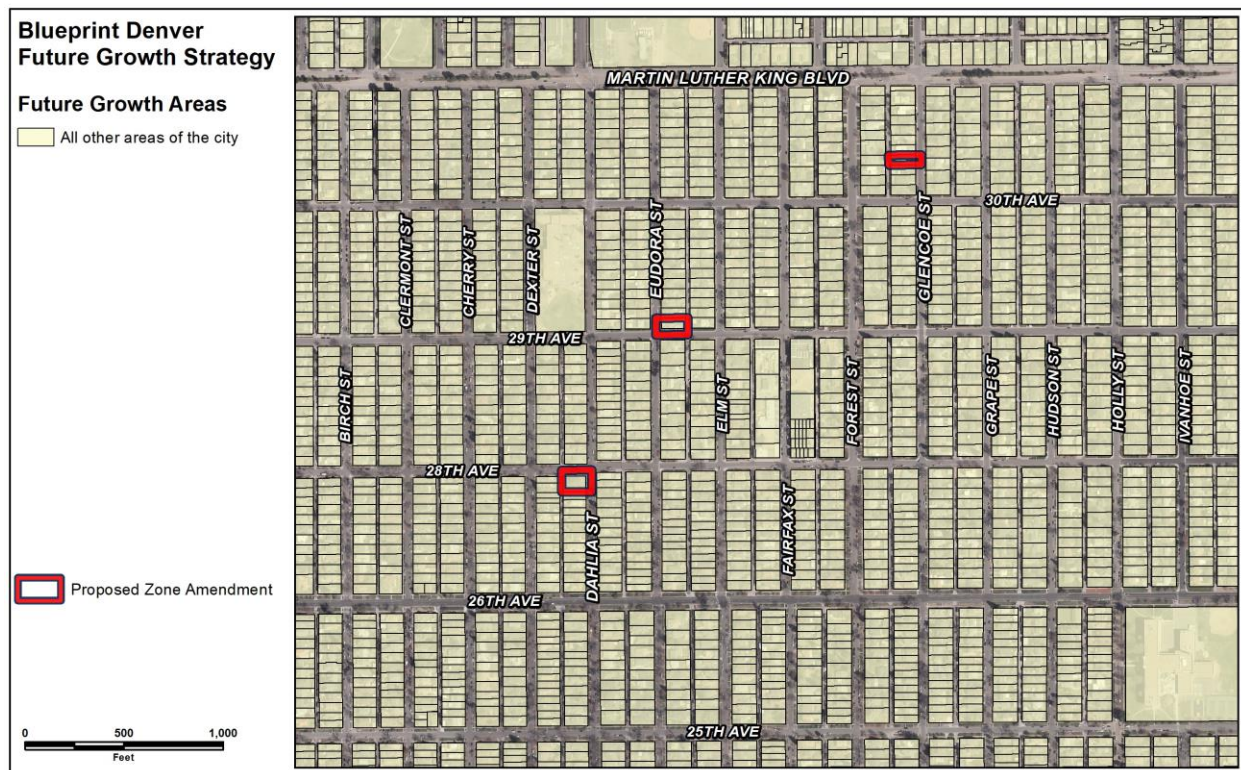
Within the Urban Neighborhood Context, the subject properties (2900 N Eudora St and 3025 N Glencoe St) are categorized as a Residential Low Future Place with a land use and built form defined by *Blueprint Denver* as “predominately single- and two-unit uses on small or medium lots. Accessory dwelling 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. Low to medium building coverage. Buildings are generally up to 2.5 stories in height” (p. 214). Within the Urban Edge Neighborhood Context, 2685 N Dahlia Street is categorized as a Residential Low Future Place with a land use and built form defined by *Blueprint Denver* as “predominately single and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 230). The proposed U-SU-C1 and E-SU-D1x zone districts would allow a 1.5-story detached ADU on the rear of a small lot is compatible with this Future Place type.

Future Street Types

In *Blueprint Denver*, Future Street Types work in concert with the Future Places to evaluate the appropriate intensity of adjacent development (p. 67). *Blueprint Denver* classifies Eudora Street, Dahlia Street, and Glencoe Street as a Local or Undesignated Future Street Type, which “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161). The proposed U-SU-C1 and E-SU-D1x districts are consistent with this street type because it allows for residential and some civic uses.

Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject properties are part of the “All other areas of the city” growth area. These areas anticipate approximately 20 percent of new housing growth and 10 percent of new employment growth by 2040 (p. 51). This growth area contains “mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to

strengthen the existing character of our neighborhoods” (p. 49). The proposed U-SU-C1 and E-SU-D1x zone districts allows an ADU which are appropriate in this growth area as it will minimally contribute to development intensity in the neighborhood while maintaining the area’s single-unit residential character.

Blueprint Denver Strategies

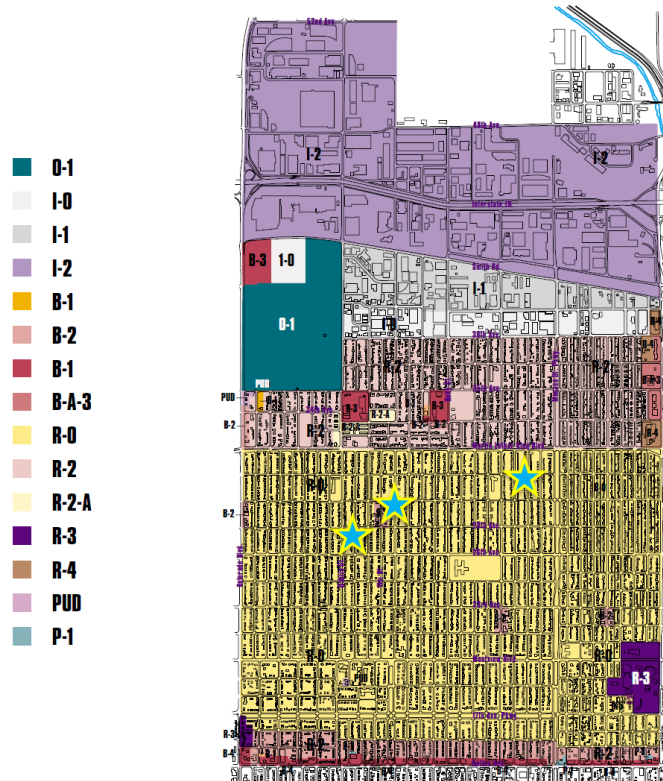
Blueprint Denver supports rezonings to allow for ADUs via one key policy:

- **Land Use and Built Form, Housing Policy 4, Strategy E:** “A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.” (p. 84).

In this case, the requested rezoning are on three single lots in a residential area within a half mile from two bus routes. This rezonings to an ADU zone district will have minimal impacts on the character of the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

Park Hill Neighborhood Plan

The Park Hill Neighborhood Plan includes a goal in the Land Use and Zoning section to “Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities” (p. 32). Action Number LZ3 states, “Create and maintain a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household types, sizes and cultural backgrounds” (p.34). The Land Use map from this plan identifies the subject properties as part of an area designated R-0. This mapping referred to a residential zone district in the Former Chapter 59 Zoning Code; this map defines these areas as “a stable residential area” (p. 30).



The proposed U-SU-C1 and E-SU-D1x are consistent with this plan direction as it maintains the single-unit residential character of the area while compatibly introducing a new housing type to the area.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-C1 and E-SU-D1x will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed rezoning furthers the public health, safety, and general welfare of the City by allowing a moderate level of reinvestment in the area consistent with the desired character and recommendations of the city's adopted land use plans. The proposed rezoning would also facilitate increased housing density near bus lines, which could encourage active transportation. The addition of housing near a park, local commercial corridor also increases access to opportunity.

4. Justifying Circumstance

Per the DZC Section 12.4.10.8, City Council may approve a rezoning if it meets one of several Justifying Circumstances, which include the following circumstance applicable to this particular request: "Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a 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."

Since the approval of the existing U-SU-C and E-SU-Dx zone districts, the City has adopted the *Comprehensive Plan 2040* and *Blueprint Denver*. *Blueprint Denver* includes new direction encouraging allowances for accessory dwelling units throughout the City. As stated throughout this report, the proposed rezoning meets the intent of these plans and is in the public interest; therefore, this is an appropriate justifying circumstance for the proposed rezoning.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested U-SU-C1 zone district is within the Urban Neighborhood Context, which “is primarily characterized by single-unit and two-unit residential uses” and “single-unit residential structures are typically the Urban House building form” (DZC, Division 5.1). This context “consists of a regular pattern of block shapes” and “a consistent presence of alleys” (DZC, Division 5.1). The North Park Hill neighborhood consists mostly of single-unit residential uses in rectangular blocks with alley access. The proposed rezoning to U-SU-C1 is consistent with the neighborhood context description.

The specific intent of the U-SU-C1 zone district “is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard” (DZC Section 5.2.2.2.H.). The subject property at 2685 N Dahlia Street contains a single-unit dwelling on a lot of 8,860 square feet. Adopted plans recommend allowing accessory dwelling units and limited growth in this area compatible with the existing character. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

The requested E-SU-D1x zone district is within the Urban Edge Neighborhood Context. The neighborhood context is “primarily single-unit and two-unit residential uses” and “single-unit residential structures are typically the Urban House and Suburban House building forms” (DZC, Division 4.1). These areas consist of a “regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid” (DZC, Division 4.1). The North Park Hill neighborhood consists of mostly single-unit residential uses in rectangular blocks. The proposed rezoning to E-SU-D1x is consistent with the neighborhood context description.

Denver Zoning Code Section 4.2.2 states the general purpose of the Residential zone districts as “promot[ing] and protect [ing] residential neighborhoods within the character of the Urban Edge Neighborhood context.” It accommodates one and two and a half story urban and suburban house forms oriented towards the street in the single unit districts. The subject properties at 2900 N Eudora Street and 3025 N Glencoe Street both contain a single unit dwelling on a lot of 6,250 square feet. Adopted plans recommend allowing accessory dwelling units and limited growth in this area compatible with the existing character. This is consistent with the E-SU-D1x district as it allows for a two and a half story primary unit and will protect the character of the residential areas in the Urban Edge neighborhood context.

Attachments

1. Application
2. Comments