



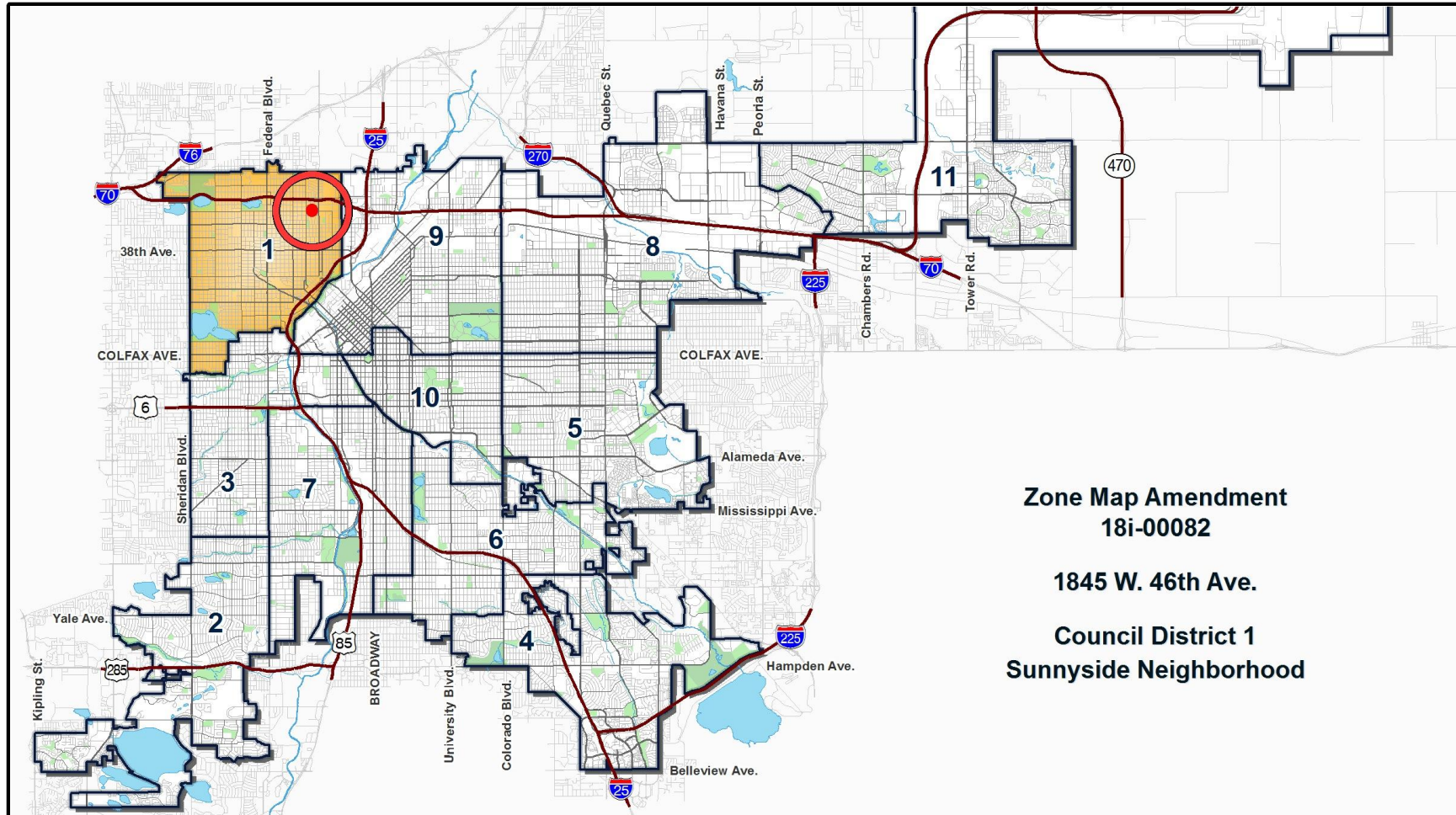
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# Official Map Amendment

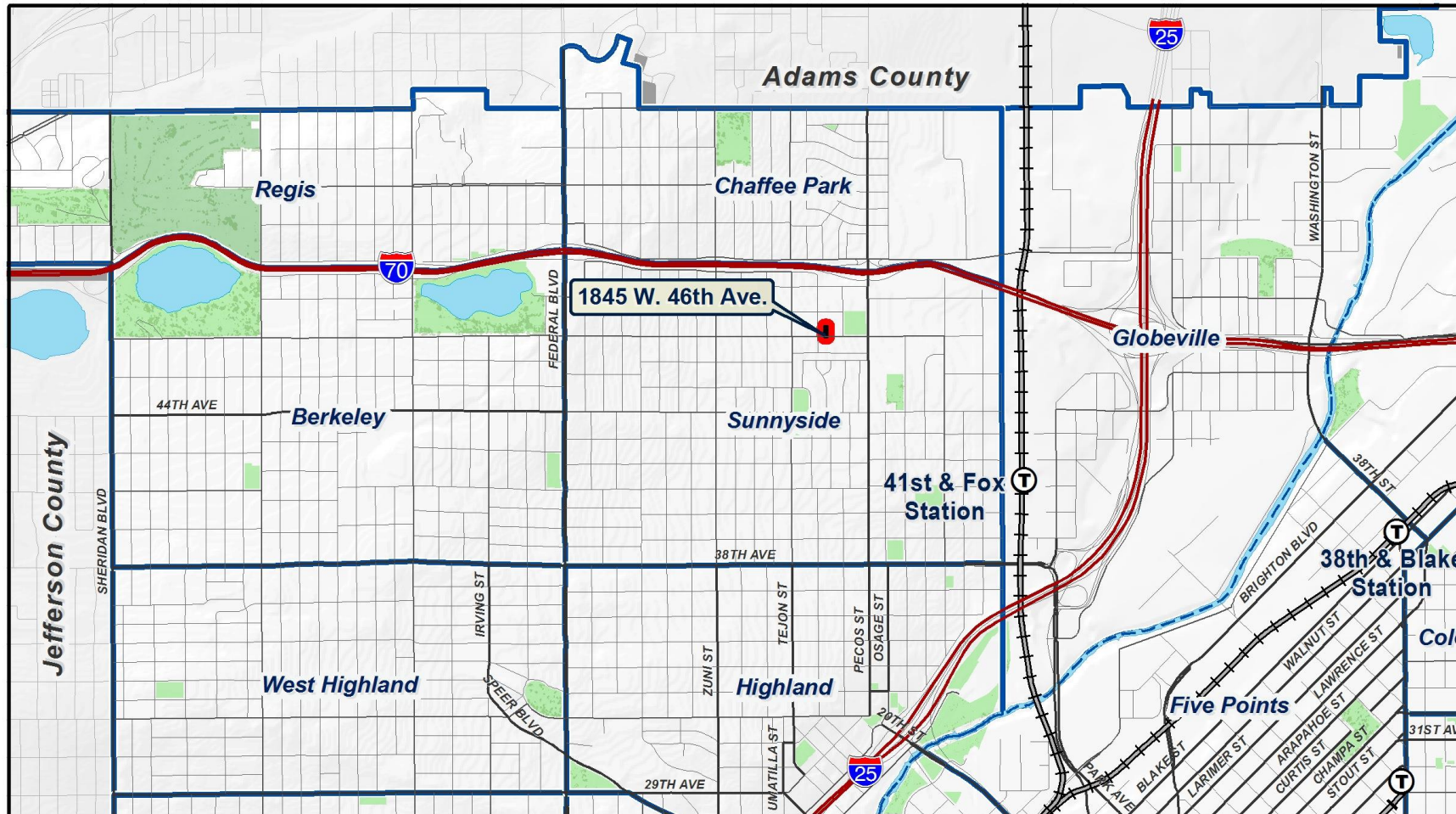
#2018I-00082 for 1845 W. 46<sup>th</sup> Avenue  
Rezone from U-SU-C to U-TU-C

City Council Public Hearing  
Monday, January 14, 2019

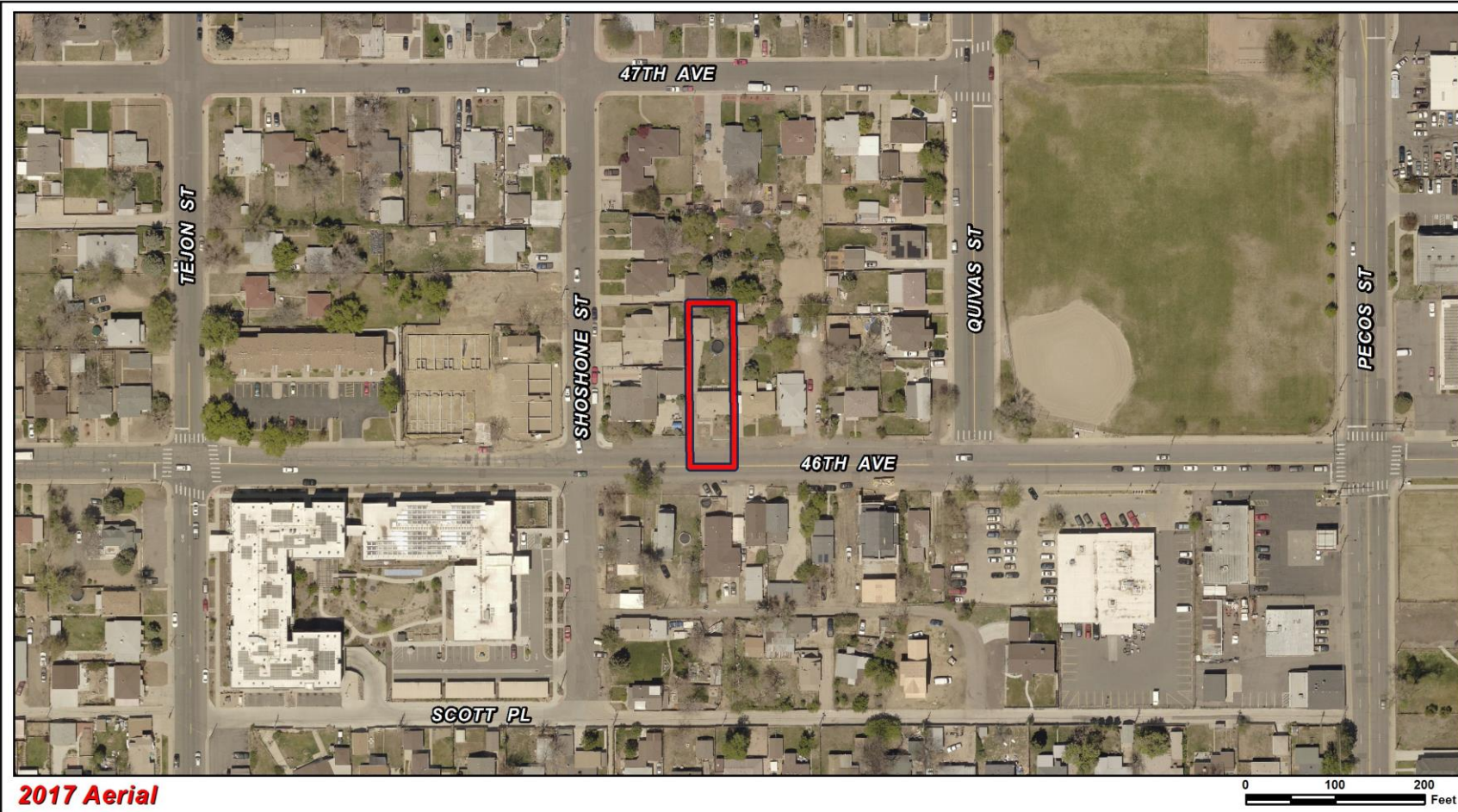
# Council District 1



# Sunnyside Neighborhood



# Subject Parcel



## Request Area:

- 1845 W. 46th Avenue
- 7,460 Sq.Ft.  
(approx. 0.17 acres)

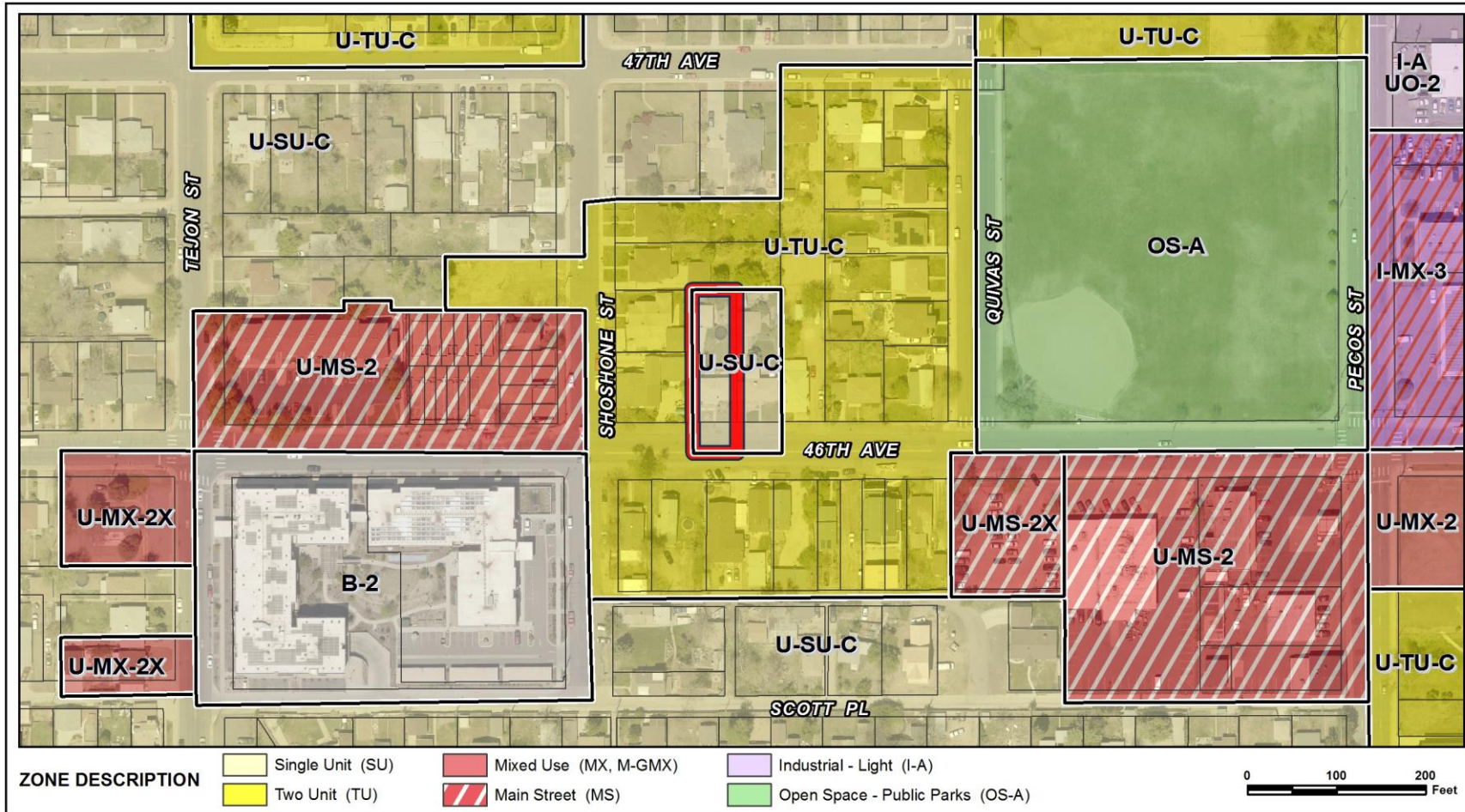
## Rezoning Request:

- U-SU-C to U-TU-C
- Applicant: Raymond and Melissa Williams

## Purpose:

- Rezone to better match the adjacent zone district of U-TU-C

# Existing Context: Zoning



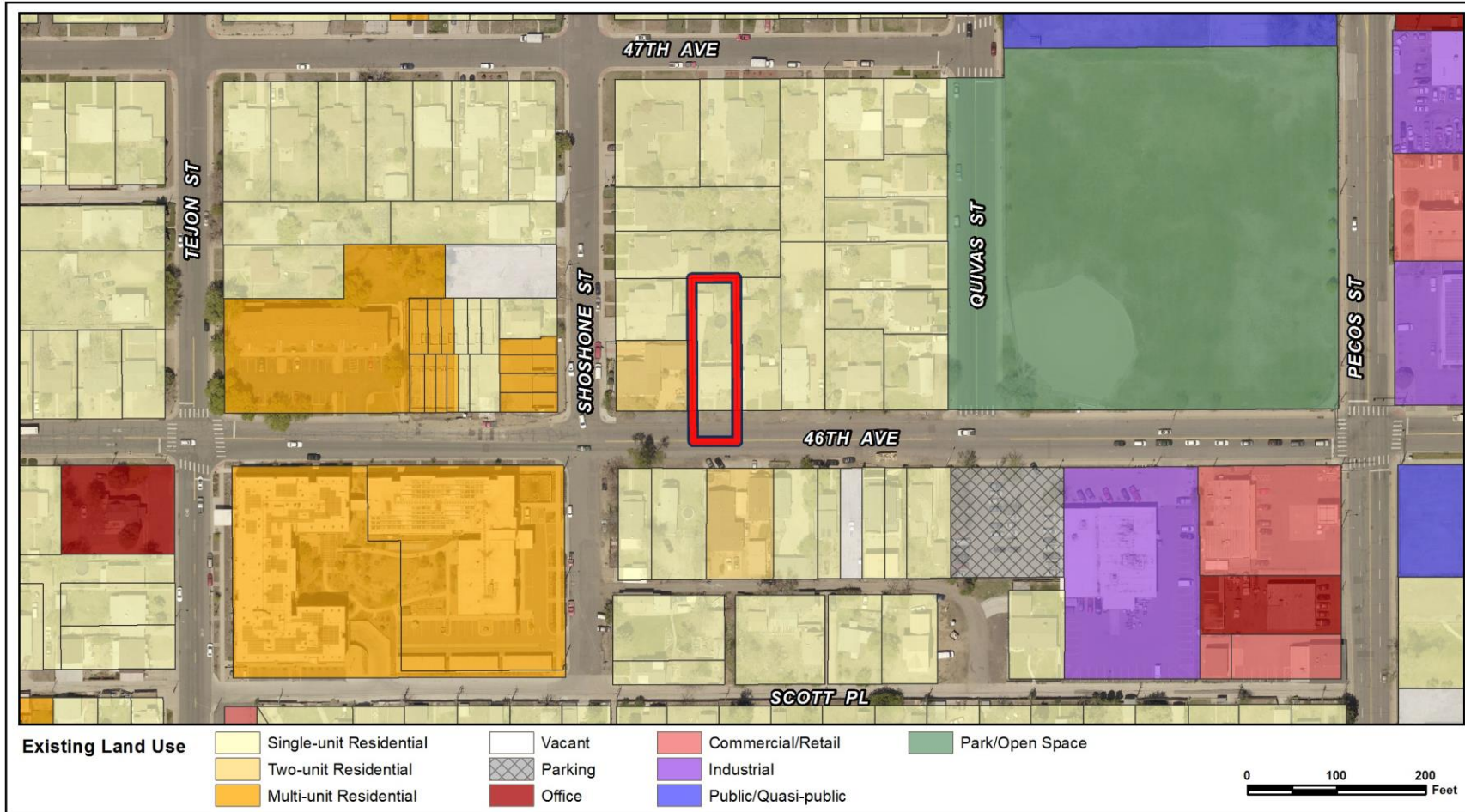
## Subject Site:

- U-SU-C

## Surrounding Properties:

- U-TU-C
- U-SU-C

# Existing Context: Land Use



## Subject Site:

- Single-unit Residential

## Surrounding Properties:

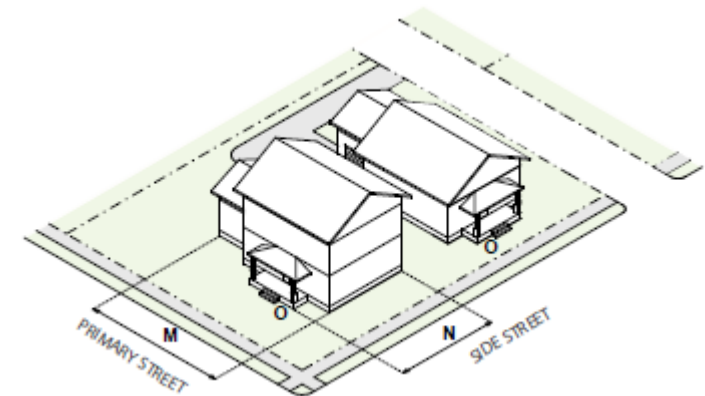
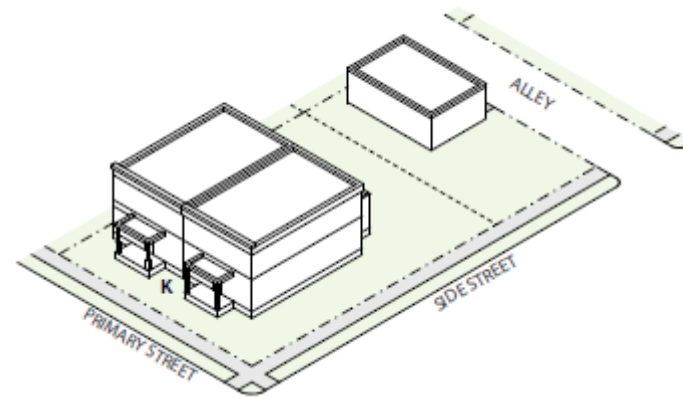
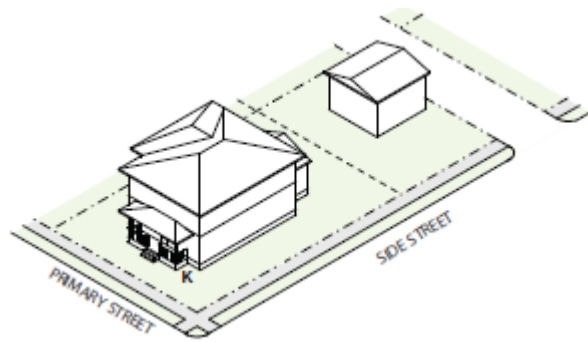
- Single-unit Residential
- Two-unit Residential

# Requested Zone District

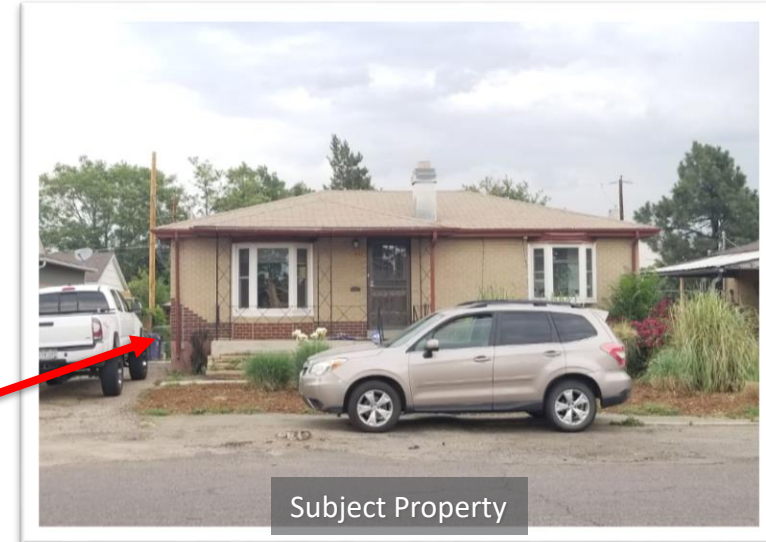
## Urban Neighborhood - Two-Unit - C (5,500 SF Min. Lot Size)

- Urban House, Duplex and Tandem House building forms allowed

Urban (U-) Neighborhood Context Zone Districts		Building Forms				
		Suburban House	Urban House	Duplex	Tandem House	Row House
Max Number of Primary Structures per Zone Lot		1*	1*	1*	2	
RESIDENTIAL ZONE DISTRICTS						
Single Unit (SU)	U-SU-A, -B, -C, -E, -H		■			
	U-SU-A1, B1, C1, E1, H1		■			
	U-SU-A2, -B2, -C2		■	□	□	
Two Unit (TU)	U-TU-B, -C		■	■	■	
	U-TU-B2		■	■	■	□

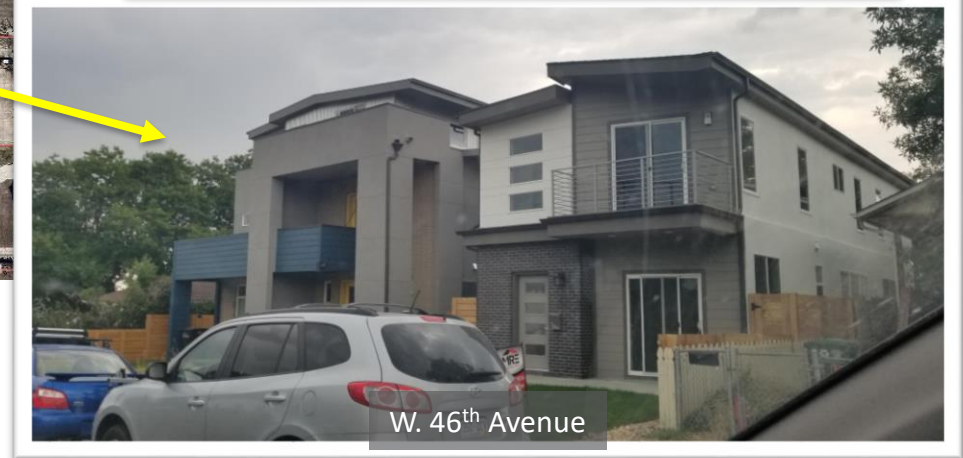
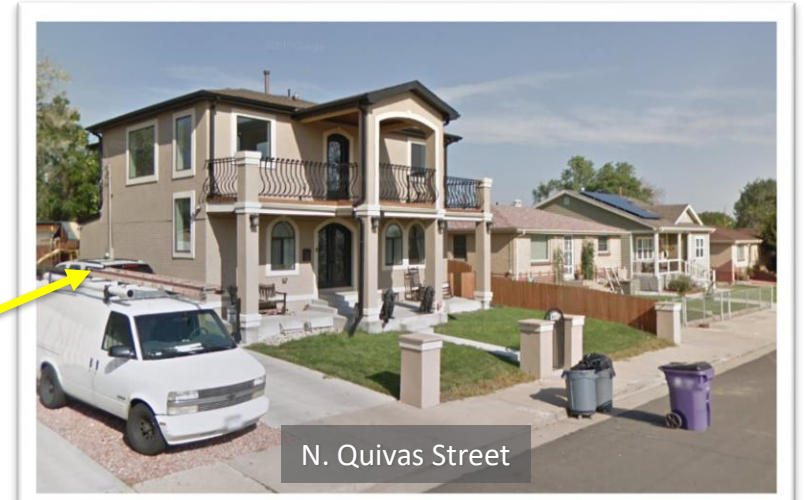


# Existing Context – Block Size, Building Form and Scale





# Existing Context – Building Form/Scale



# Process

STEP	DATE
CPD Informational Notice of Receipt	8/7/2018
Property Posted for Fifteen (15) Days	10/29/2018
Planning Board Public Hearing <i>(Unanimous vote to move application forward)</i>	11/14/2018
Land Use, Transportation and Infrastructure Committee <i>(Unanimous vote to proceed to Public Hearing)</i>	12/4/2018
<b>City Council Public Hearing</b>	<b>1/14/2019</b>

# Registered Neighborhood Organizations

- Sunnyside United Neighbors, Inc.
- United North Side Neighborhood
- Denver Neighborhood Association, Inc.
- Inter-Neighborhood Cooperation

## Public Comment

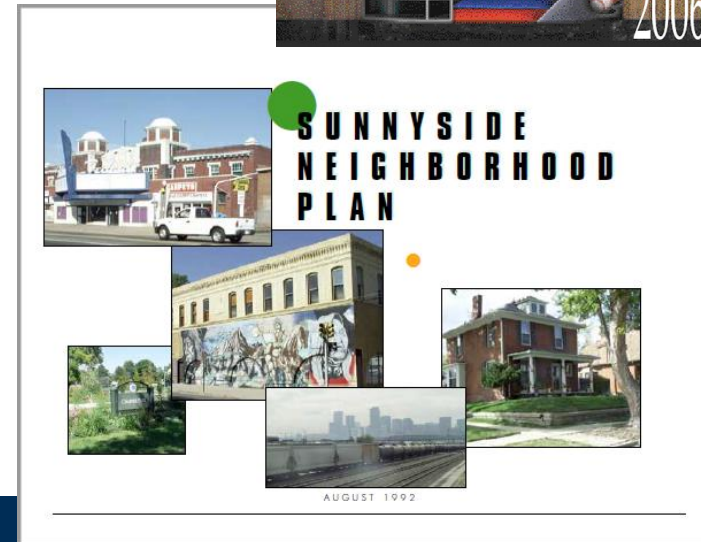
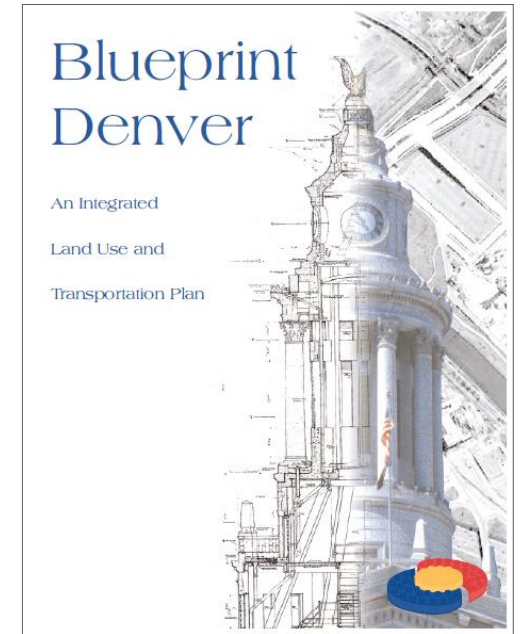
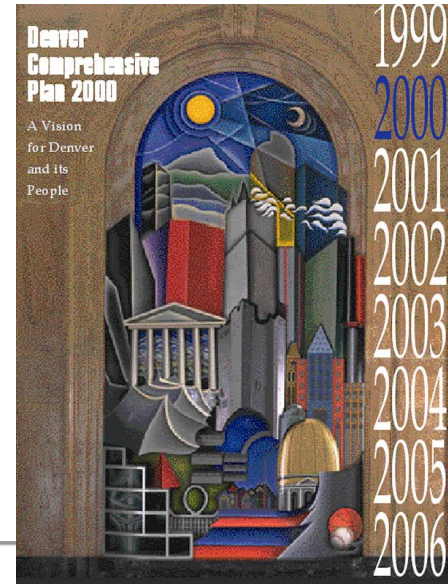
- None

# Review Criteria for Rezoning

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: Consistency with Adopted Plans

- Denver Comprehensive Plan (2000)
- Blueprint Denver (2002)
- Sunnyside Neighborhood Plan (1992)



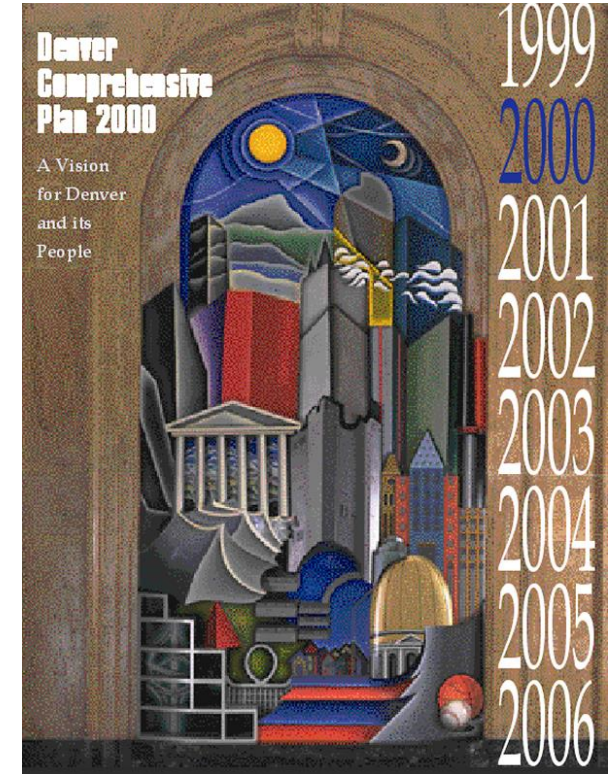
# Review Criteria: Consistency with Adopted Plans

## Denver Comprehensive Plan 2000

The proposed rezoning is consistent with the following *Denver Comprehensive Plan 2000* strategies:

- **Environmental Sustainability Strategy 2-F** – Conserve land by: promoting infill development within Denver at sites where services and infrastructure are already in place and designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods (p. 39).
- **Land Use Strategy 3-B** – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses (p. 60).
- **Neighborhood Strategy 1-F** – Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility (p. 150).

The proposed zone district broadens the variety of allowed uses and housing types from the current single unit zoning while observing development standards and guidelines to help ensure compatibility with the surrounding two-unit zoning and development in the adjacent area. The rezoning proposal is consistent with the referenced plan recommendations from *Denver Comprehensive Plan 2000*.



# Review Criteria: Consistency with Adopted Plans

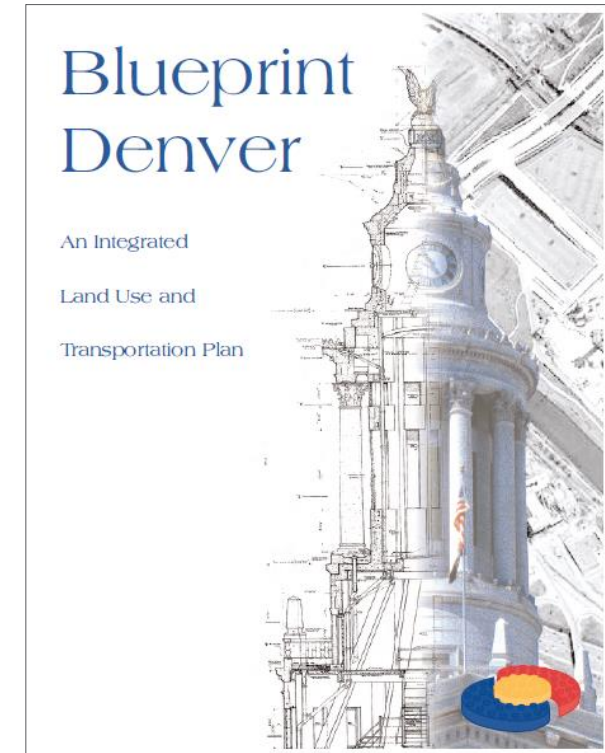
## Blueprint Denver (2002)

### Future Land Use Concept: Single Family Residential

“Neighborhoods of single family houses represent the majority of Denver’s residential areas, particularly those developed after 1900 and especially those built after 1940. Densities are fewer than 10 units per acre, often less than six units per acre neighborhood-wide, and the employment base is significantly smaller than the housing base. Single-family homes are the predominant residential type.” (p. 42)

### Area of Stability

The subject site is located in an Area of Stability. The goal for Areas of Stability is “to maintain the character of an area while accommodating some new development and redevelopment” at appropriate locations (p. 120).

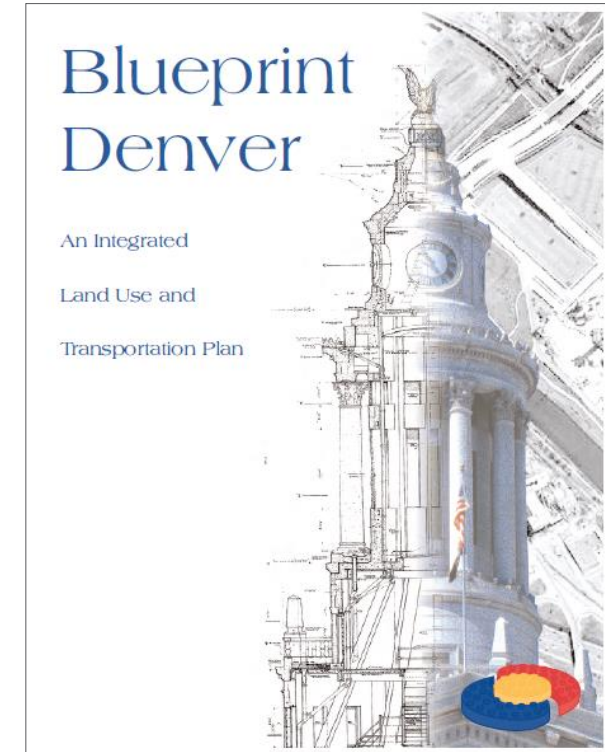


# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

This request is consistent with Blueprint Denver 2002 because:

- Single Family Residential allows for a variety of uses, including Two-Unit Residential.
- The properties adjacent to the subject site (on three sides) already have Two-Unit zoning. Approval of this application would allow this parcel to be in character with it's surroundings
- Areas of Stability are meant to accommodate some new development and redevelopment.
- The subject property is located on a Residential Collector street. Residential collectors are meant to encourage diverse mobility options and connect amenities. Amenities in the area include the "Unnamed Park, a DPS Middle School, USPS, commercial, and industrial areas.



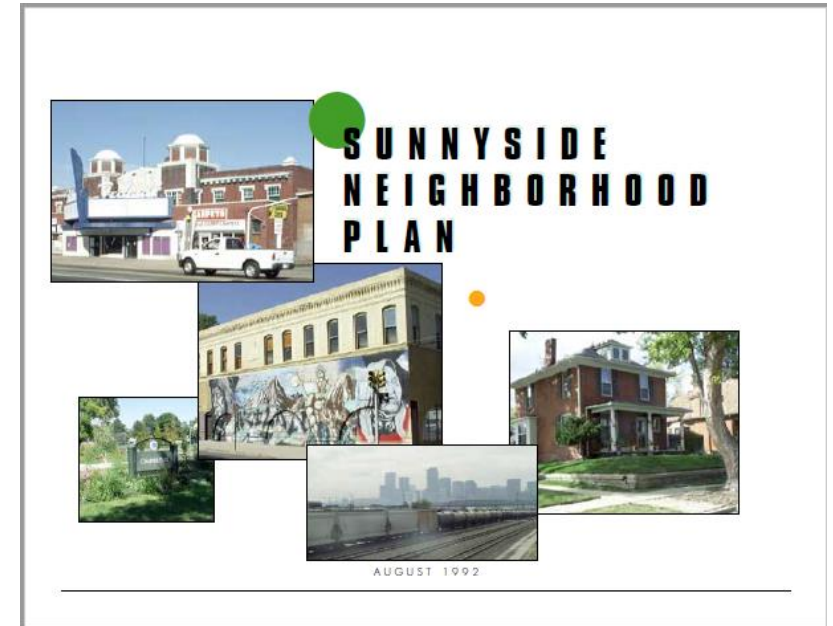


# Review Criteria: Consistency with Adopted Plans

## Sunnyside Neighborhood Plan (1992)

The Sunnyside Neighborhood Plan was adopted by City Council in 1992, readopted in 2000 and republished in 2002.

- The Urban Design and Image section celebrates the pride the neighborhood has for its cultural, architectural and social diversity. The primary goal in this section of the plan is to “celebrate the diversity of the neighborhood while creating a unified feeling” (p. 33).
- The proposed U-TU-C zone district will enable residential development similar to that allowed on the surrounding block, which will further the goal of maintaining and stabilizing the residential character.



# Review Criteria

## 1. *Consistency with Adopted Plans*

## 2. Uniformity of District Regulations

- The proposed rezoning to U-TU-C would result in the uniform application of zone district building form, use, and design regulations.

## 3. Further Public Health, Safety and Welfare

- Introducing U-TU-C in this area enables additional residential density in close proximity to amenities, such as the “Unnamed Park” open space, Strive Middle School, commercial, retail and employment uses which serve the general welfare of neighborhood residents.
- The building form standards of the zone district help ensure any future development is consistent with the character of the neighborhood, promoting the welfare of the community.

New residential development should demonstrate compatible architectural features.



# Review Criteria

## 4. Justifying Circumstances

- The rezoning is justified under DZC Section 12.4.10.8.A.4, “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.” In this case, the requested rezoning is justified based on section 4.a., that there have been “changed or changing conditions in a particular area,” which is evident by the two- and multi-unit developments within close proximity to this parcel.



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

- The requested zone district is within the Urban Neighborhood Context which is “primarily characterized by single-unit and two-unit residential uses... Single- and two-unit residential uses are primarily located along local and residential arterial streets” (DZC 5.1.1).



# 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



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# Official Map Amendment

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