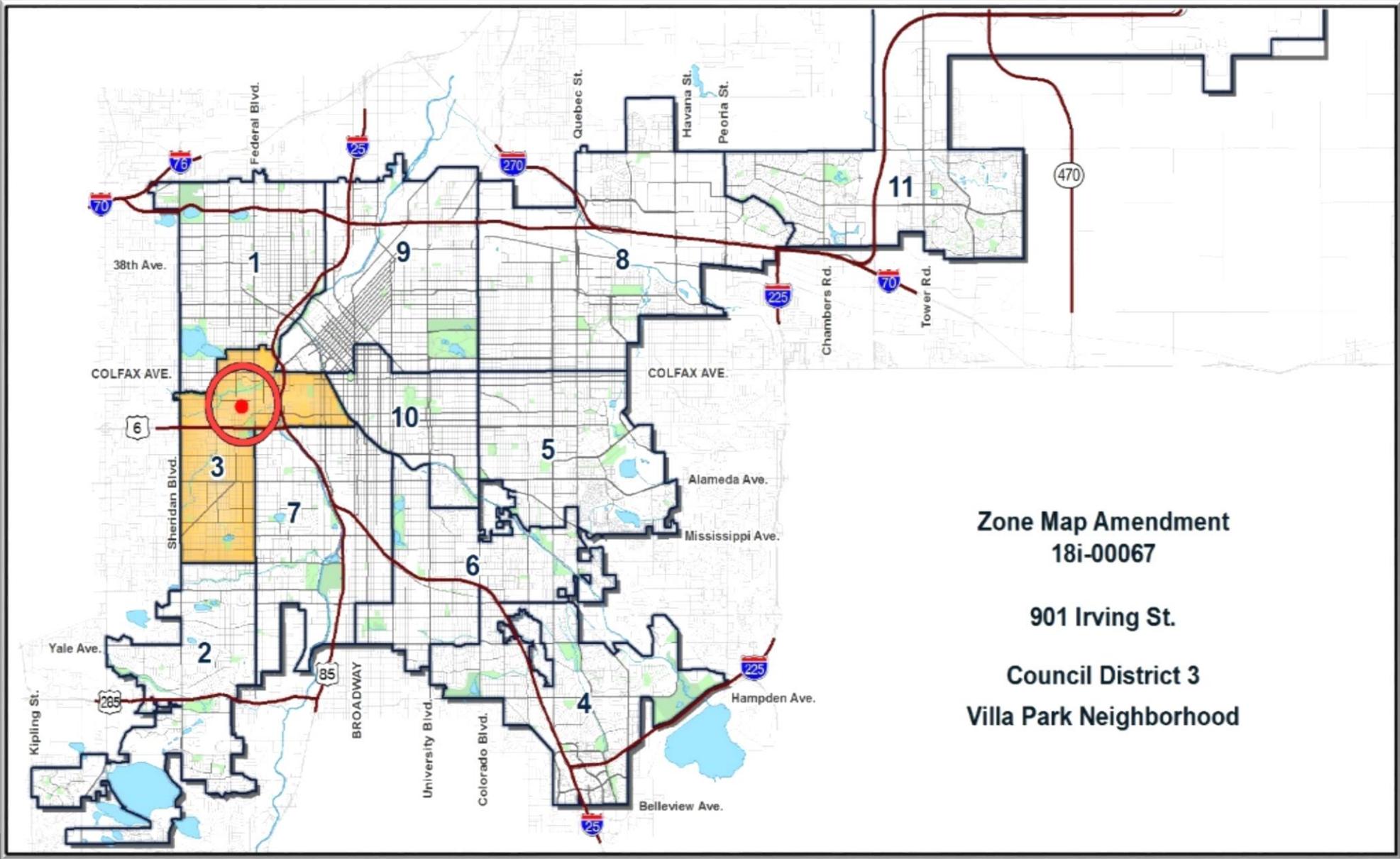




Official Map Amendment 901 Irving Street

#2018I-000667

E-SU-D to E-SU-D1



**Zone Map Amendment
18i-00067**

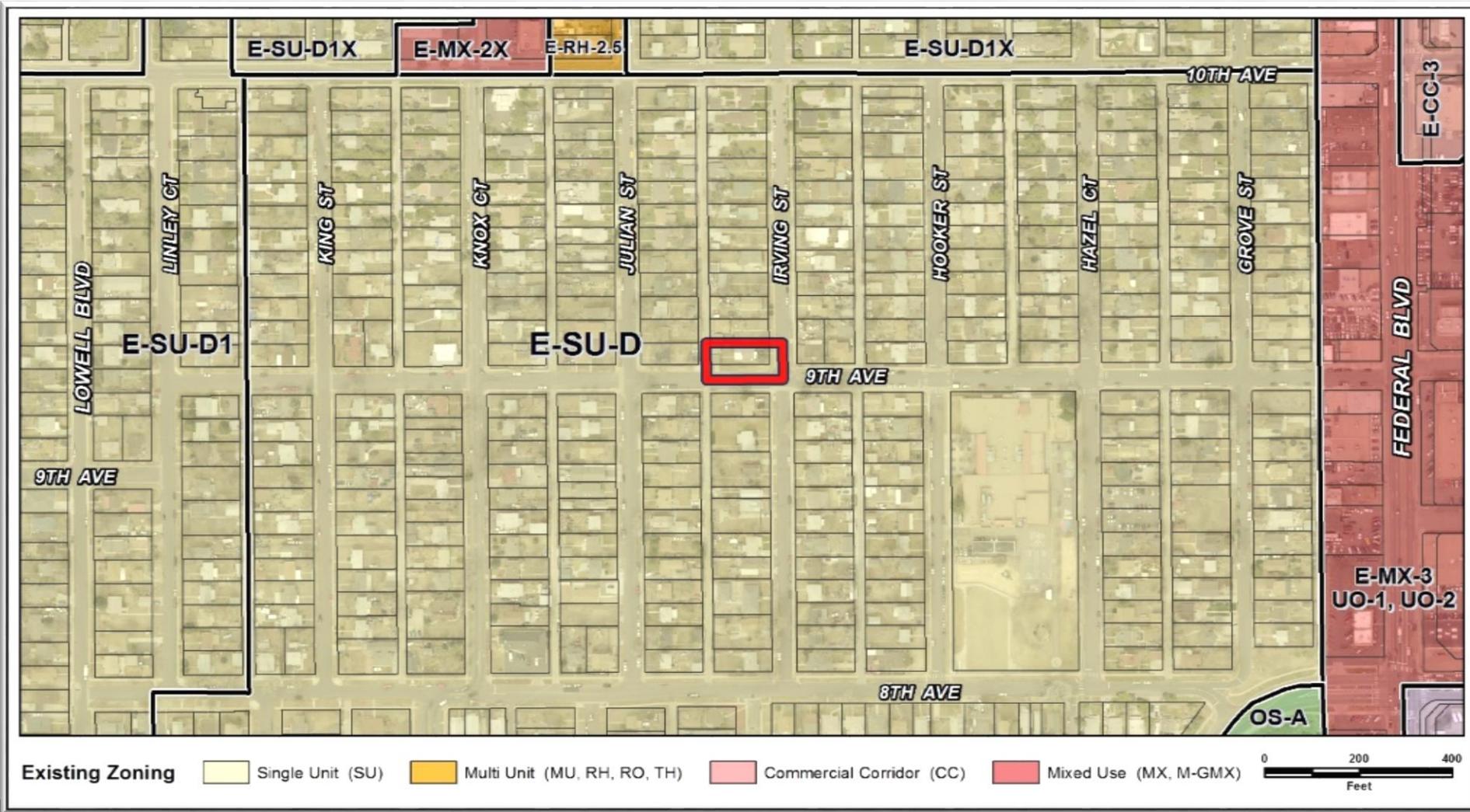
901 Irving St.

**Council District 3
Villa Park Neighborhood**



- **Location:**
 - Approx. 6,250 sq. ft. lot.
- **Proposal:**
 - Rezoning from E-SU-D to E-SU-D1
 - Allow accessory dwelling unit

Existing Zoning

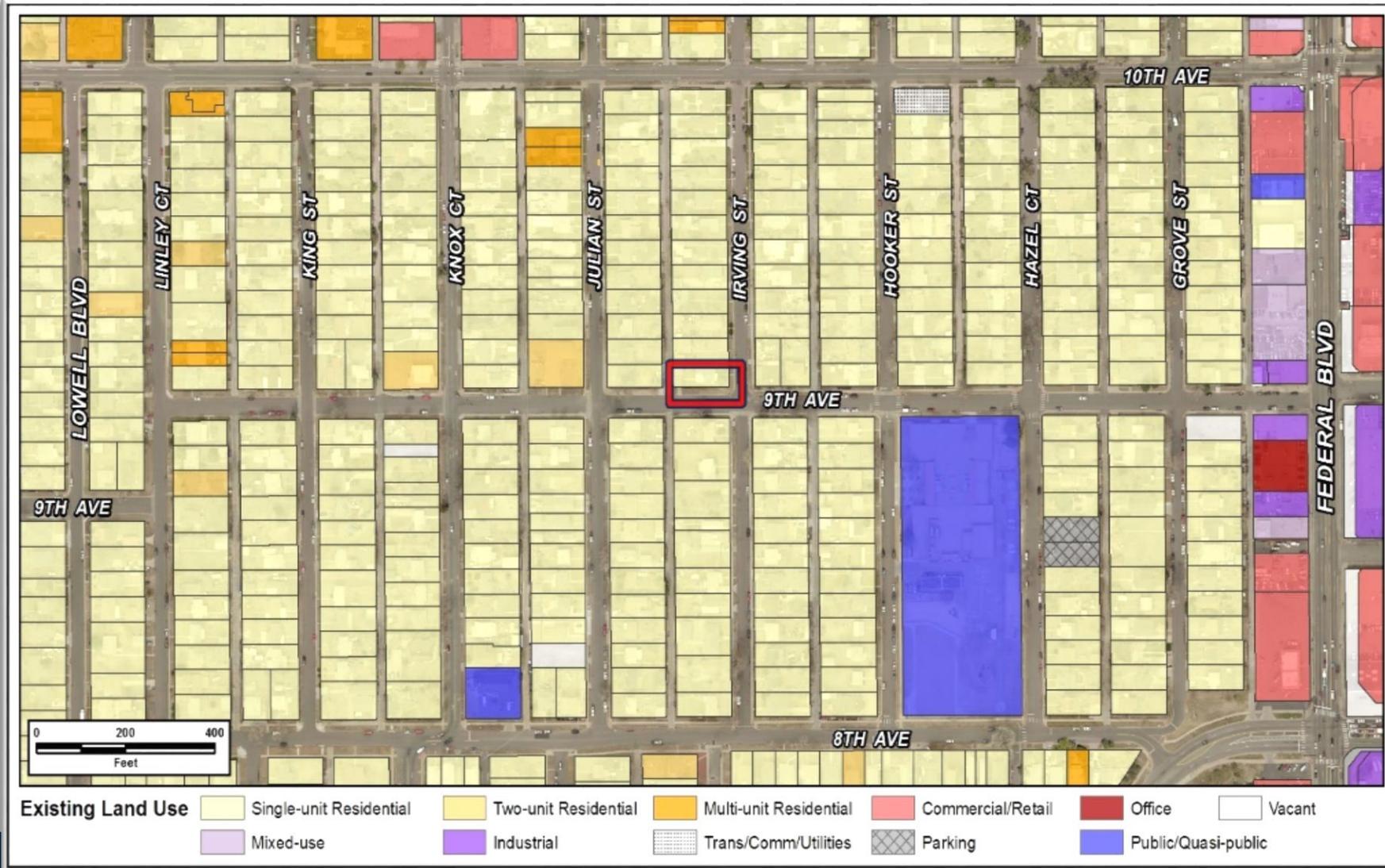


Subject Site:
E-SU-D

Surrounding
Properties:

- E-SU-D

Existing Land Use



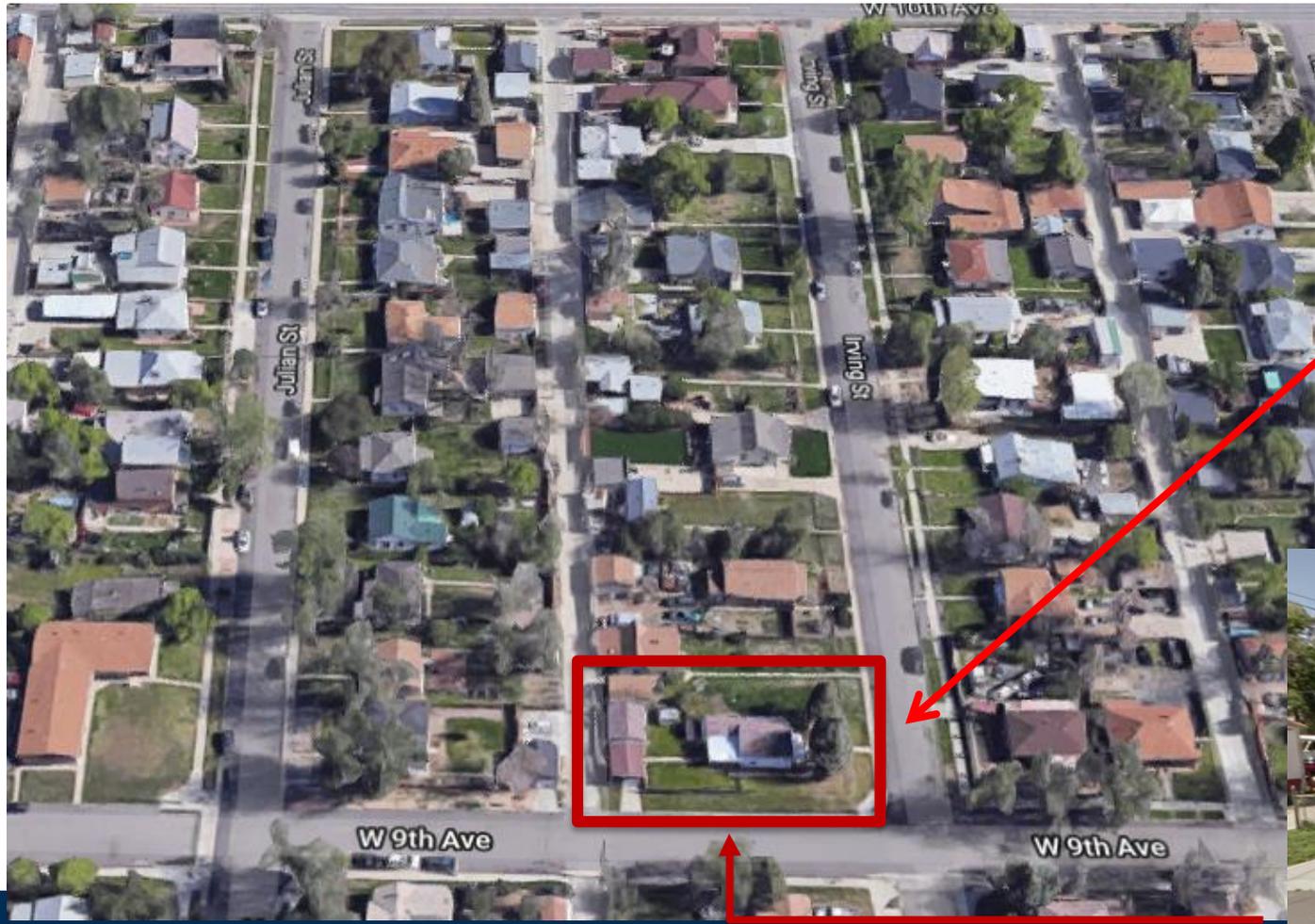
Subject Property:

- Single Unit Residential

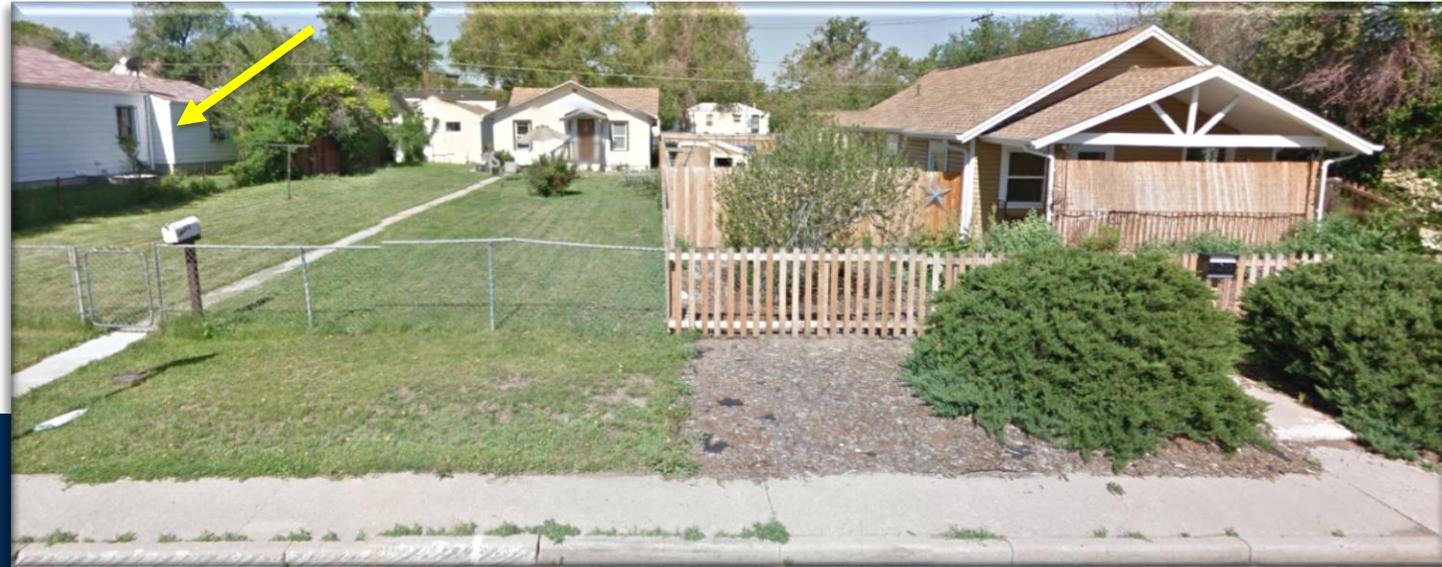
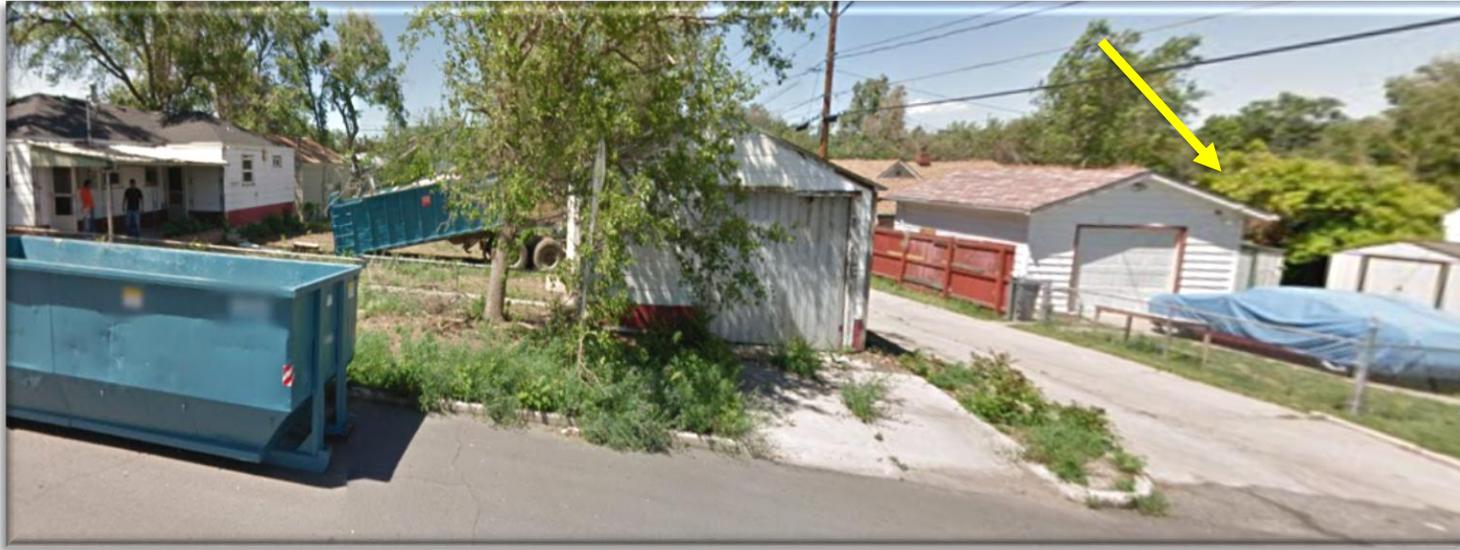
Surrounding Properties:

- Single Unit Residential, Some two and multi-unit interspersed to the west and north.

Existing Building Form/Scale



Existing Context – Building Form/Scale



Process

Step	Date
CPD Informational Notice of Receipt	9/26/2018
Property Posted, Notice Sent	01/07/19
Planning Board Public Hearing (7-0 approve)	01/23/19
Land Use, Transportation and Infrastructure Committee	2/5/19
City Council Public Hearing	3/18/19 (Tentative)

- At the December 12, 2018 Villa Park RNO meeting, **the RNO voted to approve the rezoning** with 17 members in favor, 1 opposed and 1 abstained.
- Planning Board Voted to recommend approval of the rezoning (7-0).

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

1. Consistency with Adopted Plans

- *Comprehensive Plan 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*
- *Villa Park Plan (2000)*
- *Housing an Inclusive Denver (2018)*

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

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)

Legacies Strategy 3-A: *Identify areas in which increased density and new uses are desirable and can be accommodated.* (p. 99)

Housing Objective 2: *Encourage preservation and modernization of Denver’s existing housing stock and established neighborhoods. Support addition of housing in expansion and infill development.* (p. 114)

Housing Strategy 2-E: *Adjust codes and policies regarding accessory residential units, such as granny flats, mother-in-law apartments and carriage units.* (p.114)

The proposed map amendment will enable addition of an accessory dwelling unit use on an existing single-unit lot in a residential neighborhood **adding appropriate small scale density**. The proposed rezoning to E-SU-D1 furthers *Comprehensive Plan 2000* policies for **increasing compatible infill density** and is consistent with the plan recommendations.

Review Criteria: Consistency with Adopted Plans

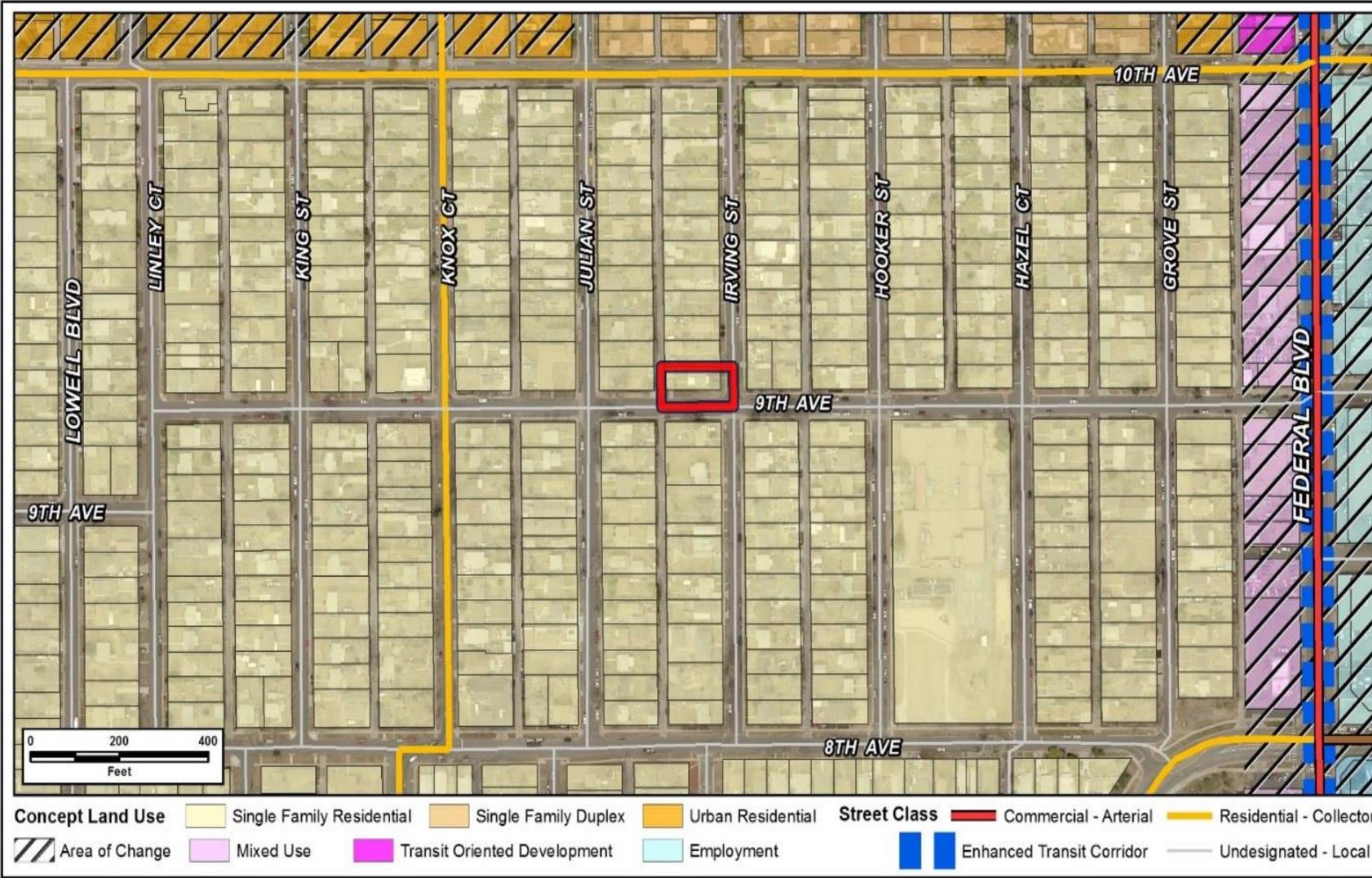
Blueprint Denver (2002)

Concept Land Use: Single Family Residential

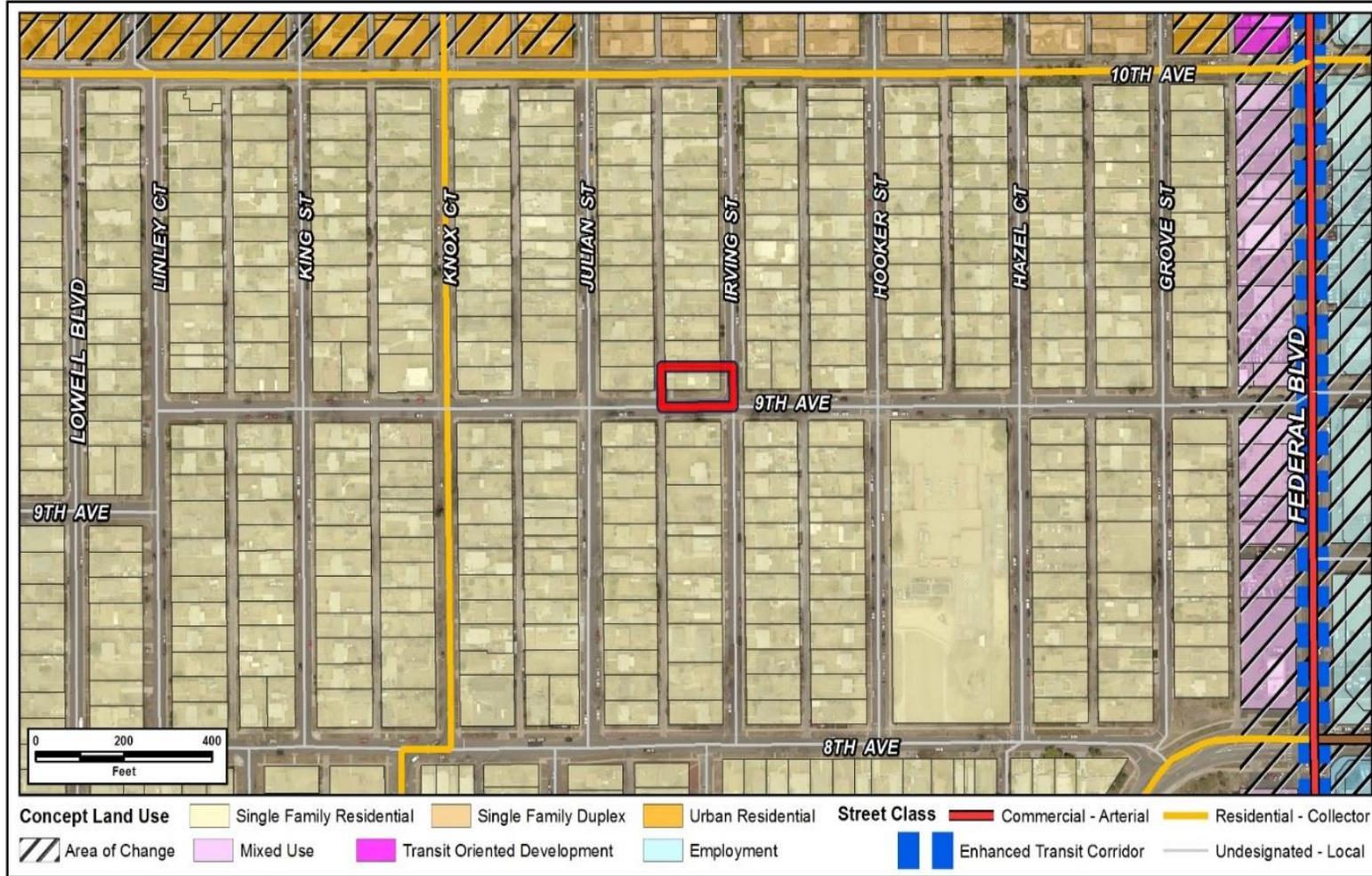
- Single family homes are the predominant residential type, densities fewer than 10 du/acre.
- ADU's are recommended by Blueprint in residential areas (p. 68)

Area of Stability

- Goal of area of **stability** is to **maintain character while accommodating some new development** (p. 120)
- E-SU-D1 maintains neighborhood character while **accommodating small-scale compatible infill.**



Review Criteria: Consistency with Adopted Plans



Blueprint 2002 Street Classifications

- W. 9th Ave and Irving Street are both undesignated local streets.
- E-SU-D1 district is consistent with undesignated local street classification as the proposed district is a low density residential district **with low impacts** on surrounding neighborhood.

Review Criteria: Consistency with Adopted Plans

Villa Park Neighborhood Plan (1991):

Land Use Vision: Protection of residential character

Strategy LZ-2: *Discourage development that is incompatible with the scale and quality of the neighborhood.*

Housing Vision: *Sound management and a mix of income levels in rental single-family homes and apartments*

Strategy H-1a: *Enhance the appearance and quality of neighborhood housing*

- The proposed **E-SU-D1 zone district** helps protect the residential character of the neighborhood in that **it's a compatible, low scale residential district.**
- The E-SU-D1 zone district **respects the character of the existing neighborhood** in terms of building height, accessory structure pattern and residential land use and **allows for a reasonable, small-scale increase in density.**
- The map amendment will add one more housing unit to the Villa Park neighborhood, **creating additional quality housing stock in the area while supporting affordability and contributing to a mix of income levels** and is consistent with the plan recommendations.

Review Criteria: 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.”

The proposed map amendment to E-SU-D1 is consistent with these *Housing an Inclusive Denver* recommendations because **it will expand the availability and allow the development of an accessory dwelling unit** at this location.

Review Criteria

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of the E-SU-D1 zone district.

3. Further Public Health, Safety and Welfare

- Furthers health, safety and welfare via implementing **adopted plans** which recommends **preserving the character of Denver's existing neighborhoods** while allowing for small-scale reinvestment.

Review Criteria

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 a change may include: Change or changing conditions in a particular area, or in the city generally;

- **City adopted the *Housing an Inclusive Denver* plan.**

Plan notes that rise of cost of living have outpaced incomes, creating an affordable housing shortage. 30% increase in assessed property values over last two assessment cycles with some of the highest increases in assessed values in neighborhoods like Villa Park.

Housing affordability is a citywide challenge, impacting Villa Park, with documentation of increased prices since 2010. This changing condition helps justify rezoning to allow an ADU, which is an affordable strategy.

- **Physical changes in area since 2010:**

- two new light rail stations on the W Line, Knox and Decatur Stations which are less than 0.4 and 0.5 miles away
- Federal Boulevard Improvement Project (pedestrian safety improvements) 2018
- 2018 opening of DPR's Re-Imagine Play playground at Paco Sanchez park less than .4 mile from subject property.

Review Criteria

Consistency with Neighborhood Context, Zone District Purpose and Intent

- **Urban Edge Neighborhood Context consists of single- and two-unit residential uses with small-scale multi-unit and commercial areas embedded in residential areas. Buildings are generally low in scale**

The proposed rezoning is consistent with the Urban Edge neighborhood context description because of its low-scale nature and reflects urban edge characteristics as reflected in the Code.
- **The purpose of Urban Edge residential districts is promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context...The building form standards, design standards, and uses work together to promote desirable residential areas.**

The rezoning is consistent with the general purpose of the Urban Edge residential districts as it allows for compatible infill residential development matching the character of the surrounding neighborhood.
- **intent of the E-SU-D1 district is “single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet”**

The subject site is 6,250 square feet in size and an accessory dwelling unit is indented to be constructed; the proposed map amendment is consistent with the specific intent of the E-SU-D1 zone district.

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