



925 S Pennsylvania St.

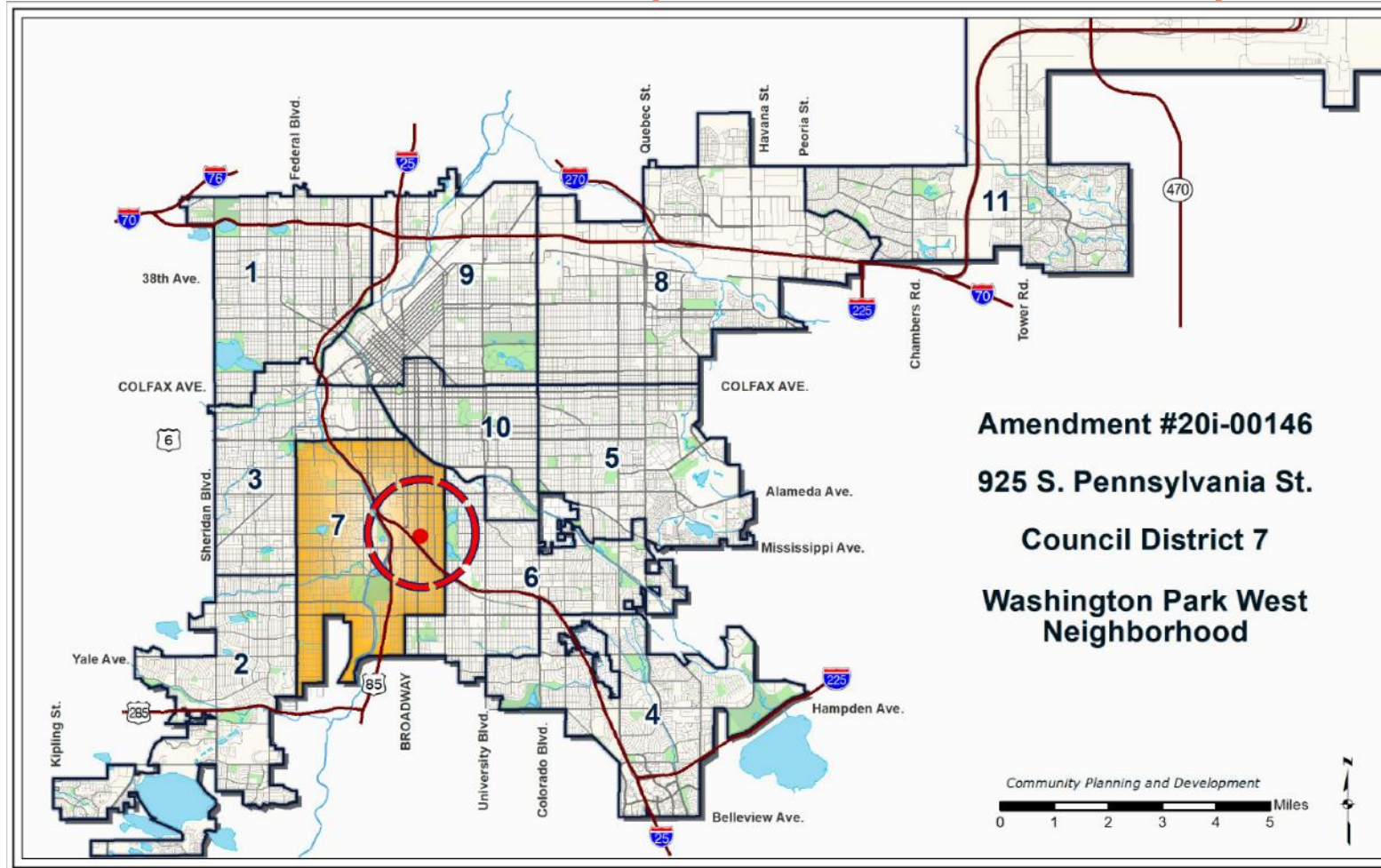
2020I-00146

Request: U-SU-B to U-SU-A1

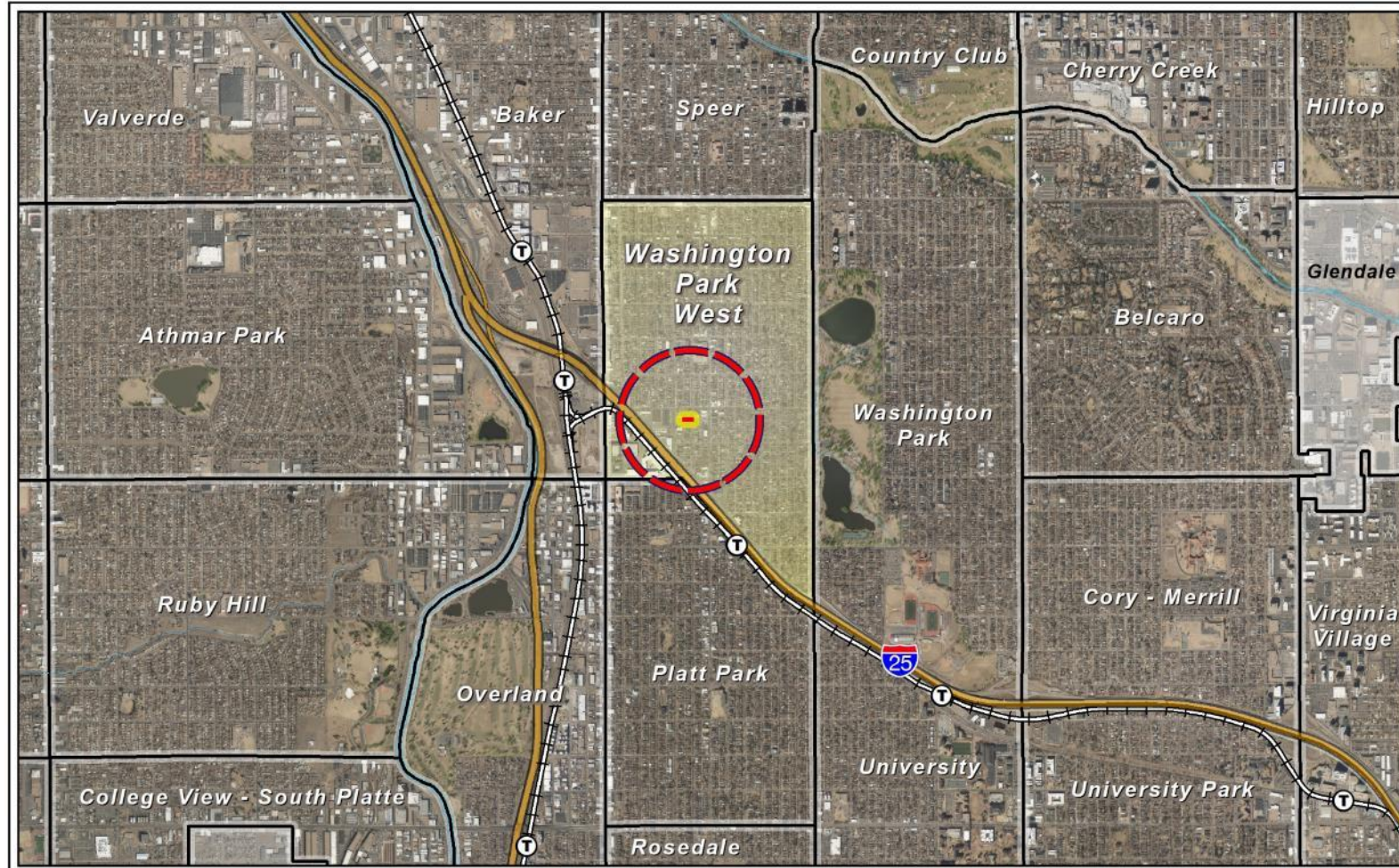
City Council: February 16, 2020

Presenter: Fran Penafiel

Council District 7 (Jolon Clark)



Washington Park West Neighborhood



Request: U-SU-A1

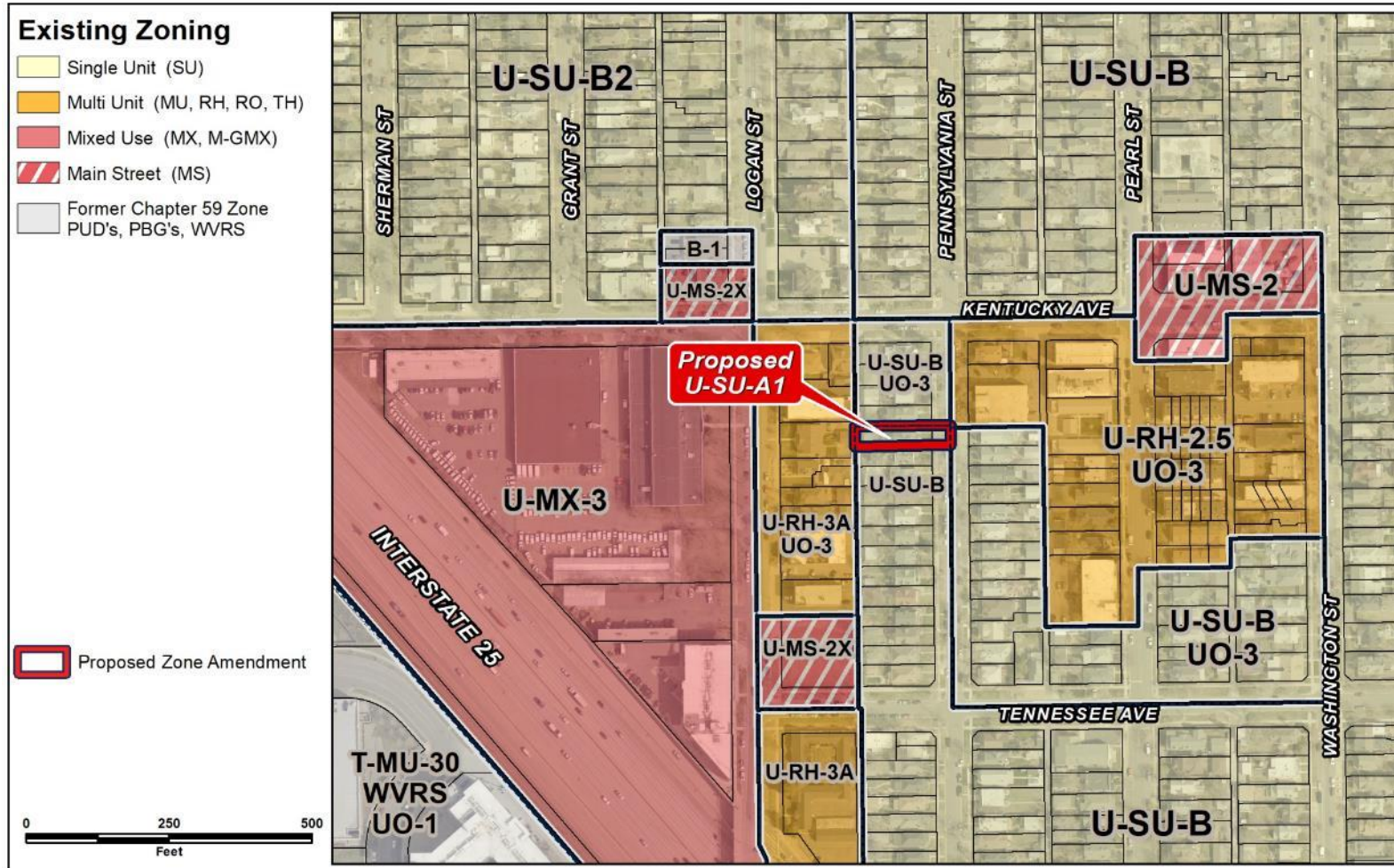


- Location
 - Approx. 4,440 square feet or 0.1 acres
 - Single-unit residential

Proposal

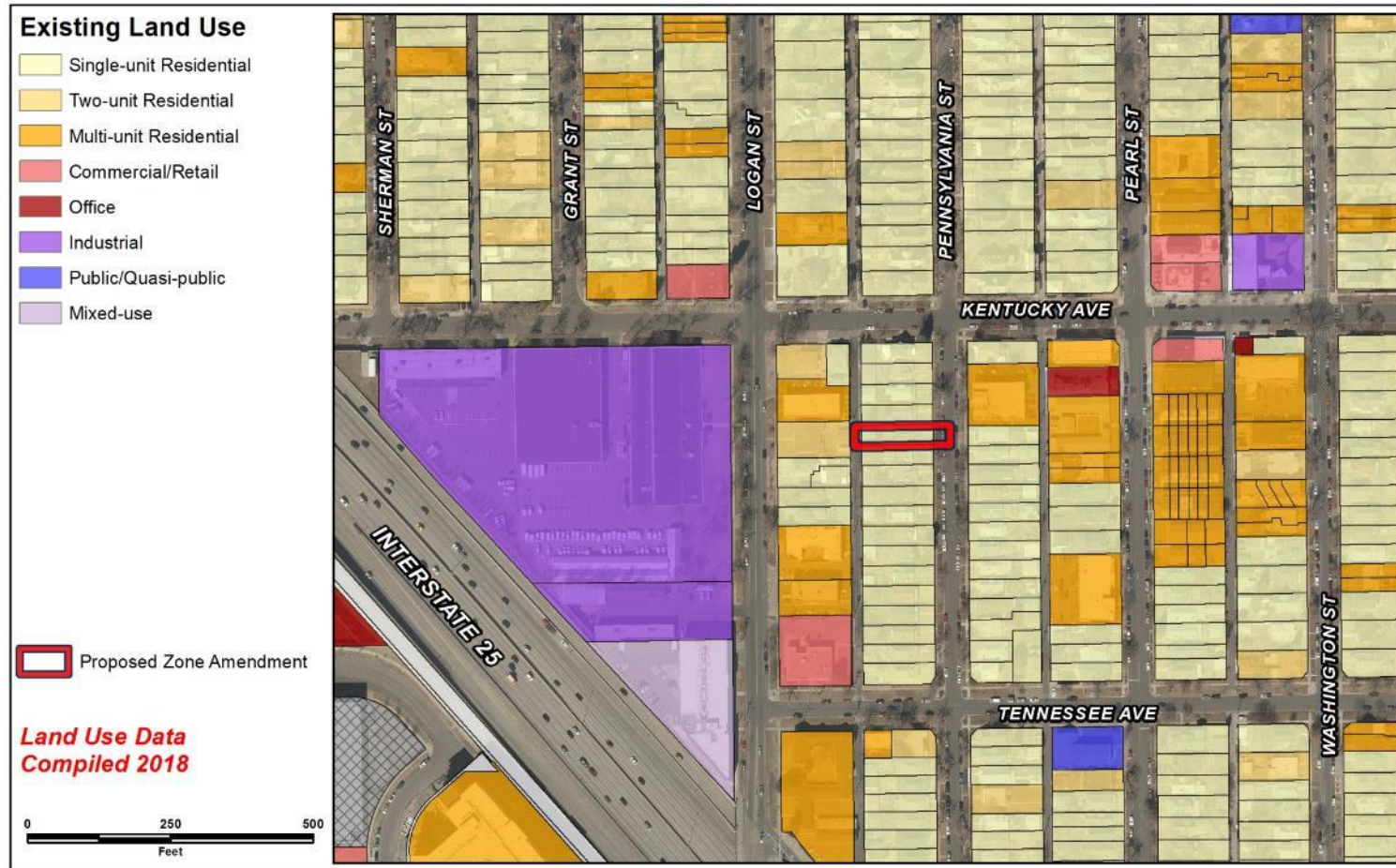
- Rezoning from U-SU-B to U-SU-A1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 3,000ft²

Existing Zoning



- Current Zoning: U-SU-B
- Surrounding Zoning:
 - U-SU-B UO-3
 - U-RH-2.5 UO-3
 - U-RH-3A UO-3

Existing Land Use

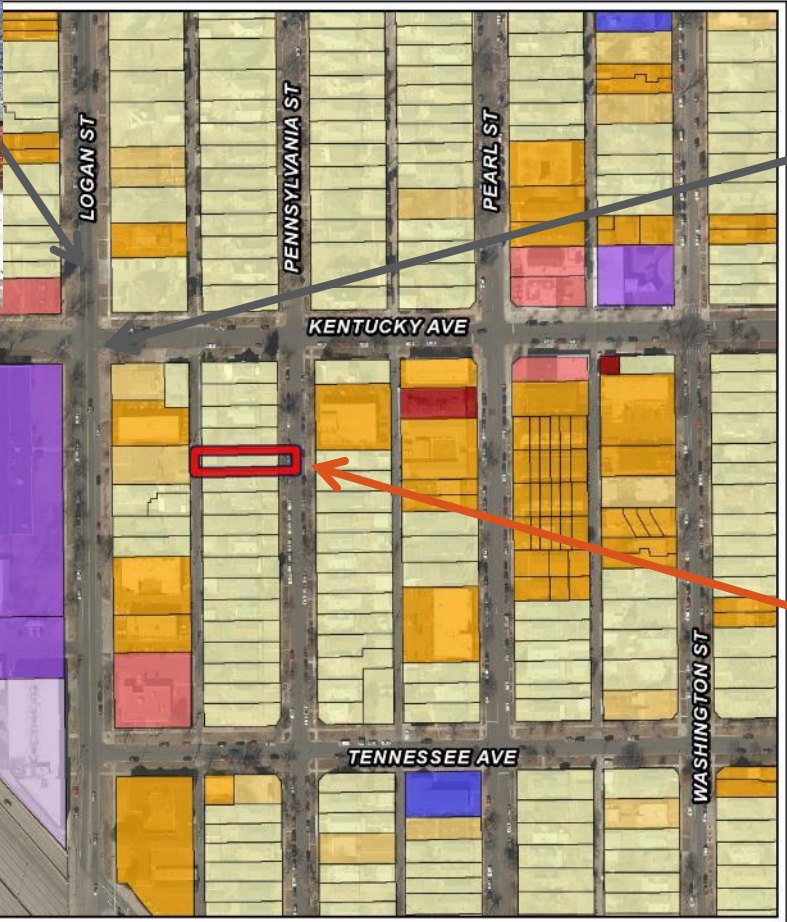


Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential

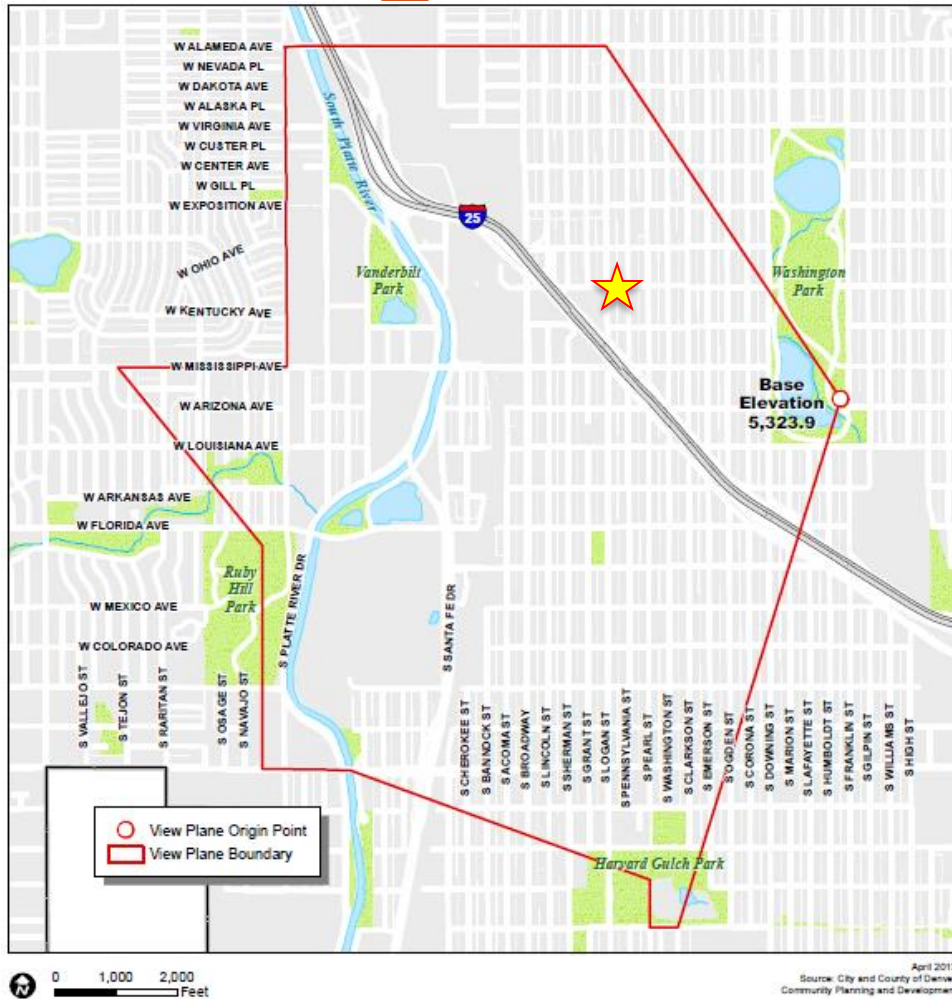
Existing Building Form/Scale



Existing Building Form/Scale



Existing Context – View Plane



Maximum Allowable Building Height ≈ 89 ft

Article IV. Restrictions On Structures Within Areas Necessary to Preserve Mountain Views

Sec. 10-61.5 – Washington Park

- No part of any structure within the area on the attached map indicated by shading or crosshatching that is within nine thousand (9,000) feet horizontally from the reference point shall exceed an elevation of five thousand three hundred twenty-three and nine-tenths (5,323.9) feet above mean sea level plus one (1) foot for each one hundred (100) feet that said part of a structure is horizontally distant from the reference point.

Process

- Informational Notice: 10/26/2020
- Planning Board Notice: 12/01/2020
- Planning Board Public Hearing: 12/16/2020
- LUTI Committee: 01/05/20 (tentative)
- City Council Public Hearing: 02/15/20 (tentative)
- Public Comment
 - 4 letters of support 2 letter of opposition from the public

Short Term Rental

- "The Denver Zoning Code and associated licensing regulations allow the resident of the primary dwelling unit to conduct a short-term rental either in the primary dwelling unit or in a legally-permitted accessory dwelling unit. The resident must live on the property"

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *West Washington Park Neighborhood Plan 1992*

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

Consistency with Adopted Plans: Comprehensive Plan 2040

Equity

- 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).

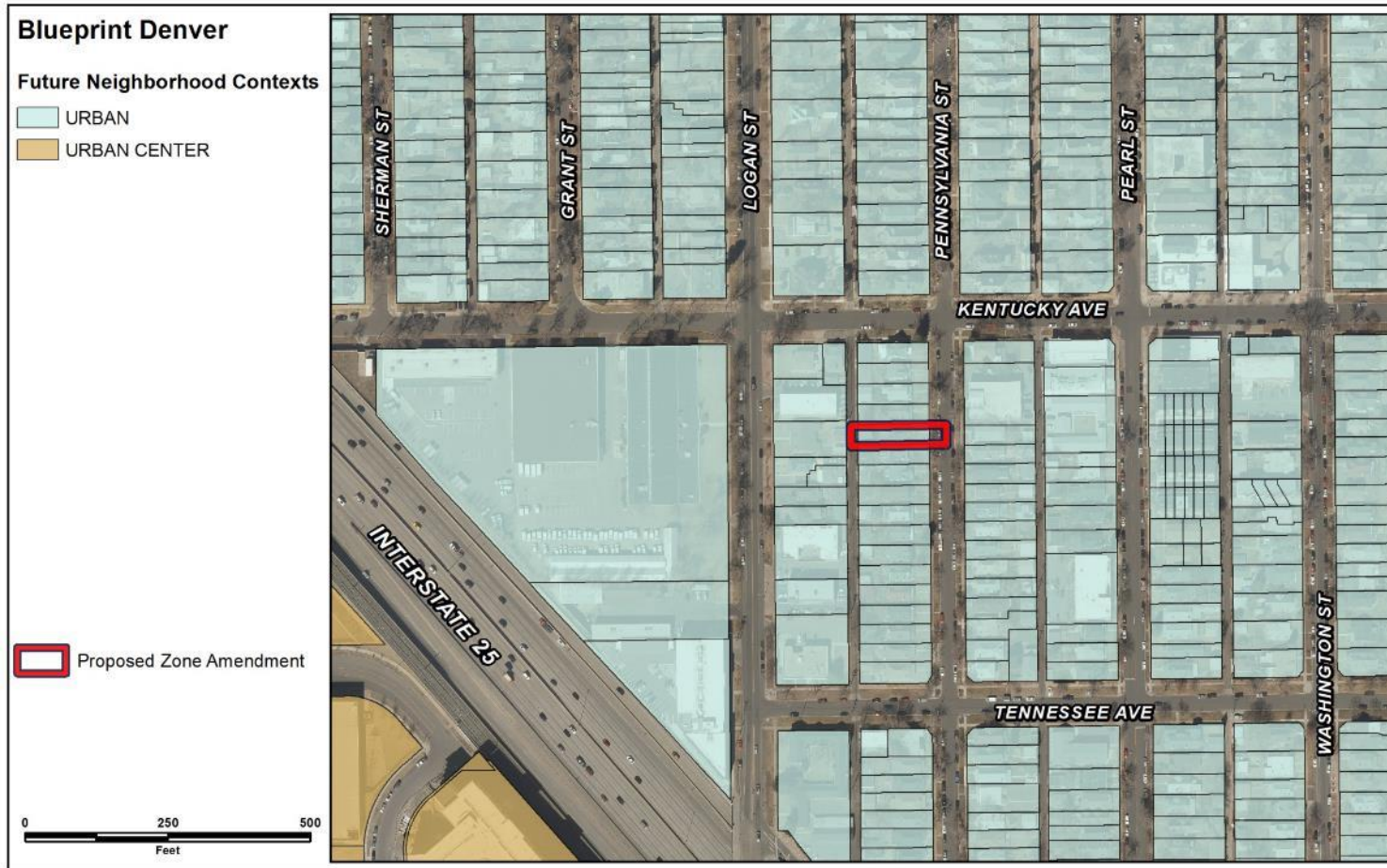


Climate

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

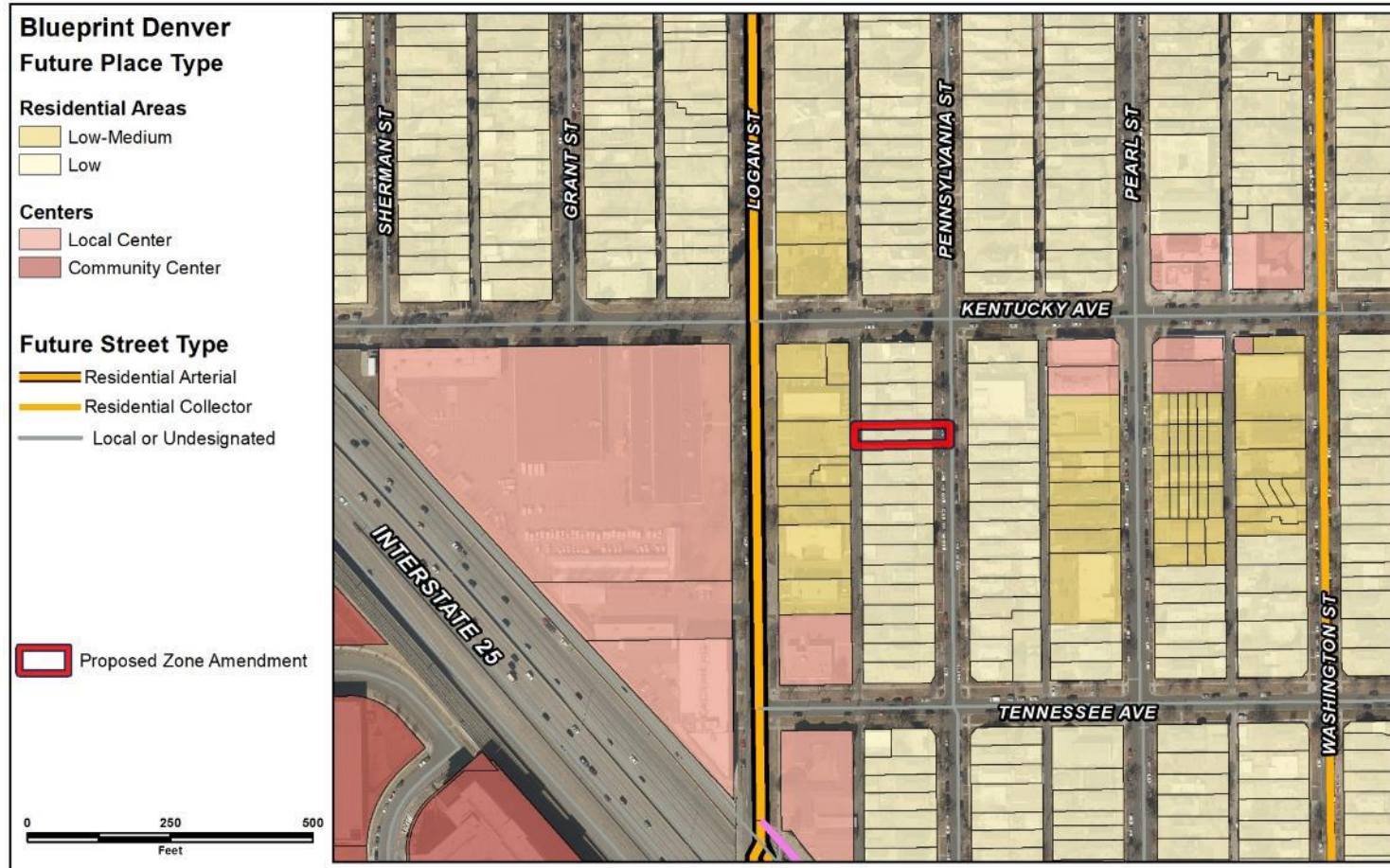


Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban (U-) Neighborhood 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.
 - High degree of walkability, bikeability, and good access to transit with less reliance on cars.

Consistency with Adopted Plans: Blueprint Denver 2019



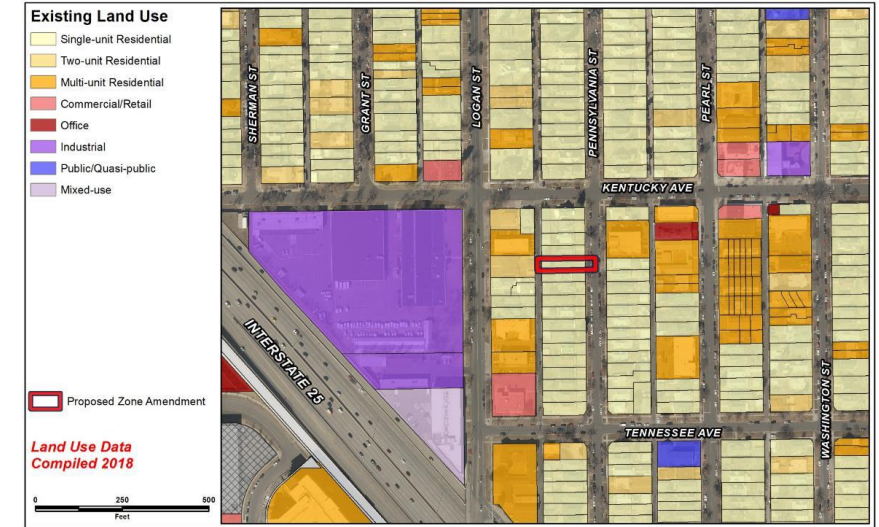
Low Residential

- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate

Future Street Type

- Pennsylvania Street:
Undesignated Local

Consistency with Adopted Plans: Blueprint Denver 2019



Low Residential Place Type

- “It is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request” (p. 231).

Consistency with Adopted Plans: Blueprint Denver

Policy 4: Diversity housing choice through the expansion of accessory dwelling units throughout all residential areas.

Strategy E: A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezoning to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impact to the surrounding residential area.

Consistency with Adopted Plans:

West Washington Park Neighborhood Plan (1991)

Recommendation #4:

“Include compatible setbacks, significant buffering, and landscaping in site plans for new moderate density residential development to ensure compatibility with adjacent low-density residential uses” (p.18).

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides an additional housing unit that is compatibly integrated into the surrounding neighborhood

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

- 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 change may include:
 - a) Changed or changing conditions in a particular area, or in the city generally; or,
 - b) **A City adopted plan; or,**
 - c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan (2002)
- 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

- Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses
- Residential Districts are intended to
 - Promote and protect residential neighborhoods within the character of the Urban Neighborhood context
 - The building form standards, design standards, and uses work together to promote desirable residential areas
- U-SU-A1 is a single-unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A and allow a detached accessory dwelling unit in the rear yard.

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