

SLOT HOME MORATORIUM

DENVER CITY COUNCIL

LAND USE, TRANSPORTATION AND INFRASTRUCTURE COMMITTEE

FEBRUARY 2018

PURPOSE

Generally speaking, the purpose is to place a moratorium on the approval of site development plans (SDPs) for side-by-side attached dwelling unit projects, commonly known as “slot homes”, whose formal SDP applications have not received an Accela log number on or before 4:30 P.M. Mountain Daylight Time, March 14, 2018.

Formal SDP applications eligible for approval once the moratorium is in effect, have until 4:30 P.M. Mountain Standard Time, November 10, 2018 to be approved using the existing form standards.

EXPIRATION

This moratorium shall expire upon adoption of the Slot Home Text Amendment, or June 4, 2018, whichever event occurs earlier.

WHAT?

A multitude of forms in a variety of zoning code contexts are used to create the type of projects characterized as slot homes, including:

- Row House form
- Town House form
- Apartment form
- General form
- Shopfront form

SUMMARY OF ZONE DISTRICTS & BUILDING FORMS

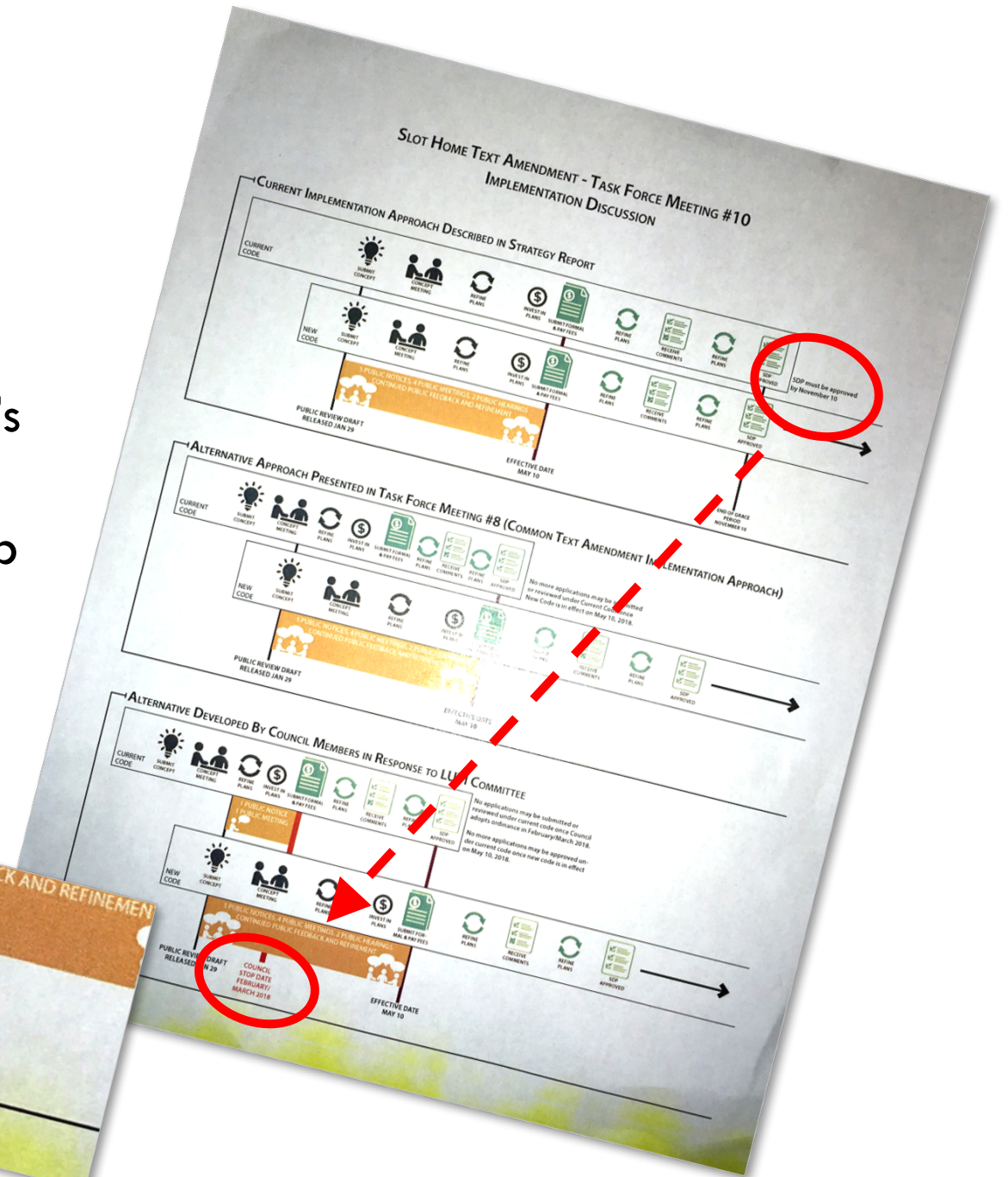
The table below provides a summary of zone district and building form combinations under which slot homes may be built. The development standards (maximum height, minimum setbacks, etc.). This table does not include Downtown (D-) or special zone districts. As illustrated in the table, slot homes are never possible in Single Unit (SU), Two Unit (TU) districts or using the Suburban House, Urban House, Tandem House or Drive Thru building forms. Development standards that apply to specific zone district and building form combinations are summarized in the table on page 22.

Neighborhood Context/Zone District	Building Forms											
	Suburban House	Urban House	Duplex	Tandem House	Town House	Garden Court	Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Suburban Neighborhood Context (S-)												
Single Unit (SU)												
Town House (TH)												
Multi Unit (MU)												
Commercial Corridor (CC)												
Mixed Use (MX)												
Main Street (MS)												
Urban Edge Neighborhood Context (E-)												
Single Unit (SU)												
Two Unit (TU)												
Town House (TH)												
Multi Unit (MU)												
Commercial Corridor (CC)												
Residential Mixed Use (RX)												
Mixed Use (MX)												
Main Street (MS)												
Urban Neighborhood Context (U-)												
Single Unit (SU)												
Two Unit (TU)												
Row House (RH)												
Residential Mixed Use (RX)												
Mixed Use (MX)												
Main Street (MS)												
General Urban Neighborhood Context (G-)												
Row House (RH)												
Multi Unit (MU)												
Residential Office (RO)												
Residential Mixed Use (RX)												
Mixed Use (MX)												
Main Street (MS)												
Urban Center Neighborhood Context (C-)												
Residential Mixed Use (RX)												
Mixed Use (MX)												
Main Street (MS)												
Cherry Creek North (CCN)												

■ = Allows for slot home construction with limitations, or on some lots/streets (see below)
 * = Two units per building only ** = Corner lots only (note that Town House and Row House forms are allowed on interior lots but may only have slot home characteristics when located on a corner with driveway access visible from the side street) *** = Only in the U-RH-3A zone district on lots with arterial street frontage

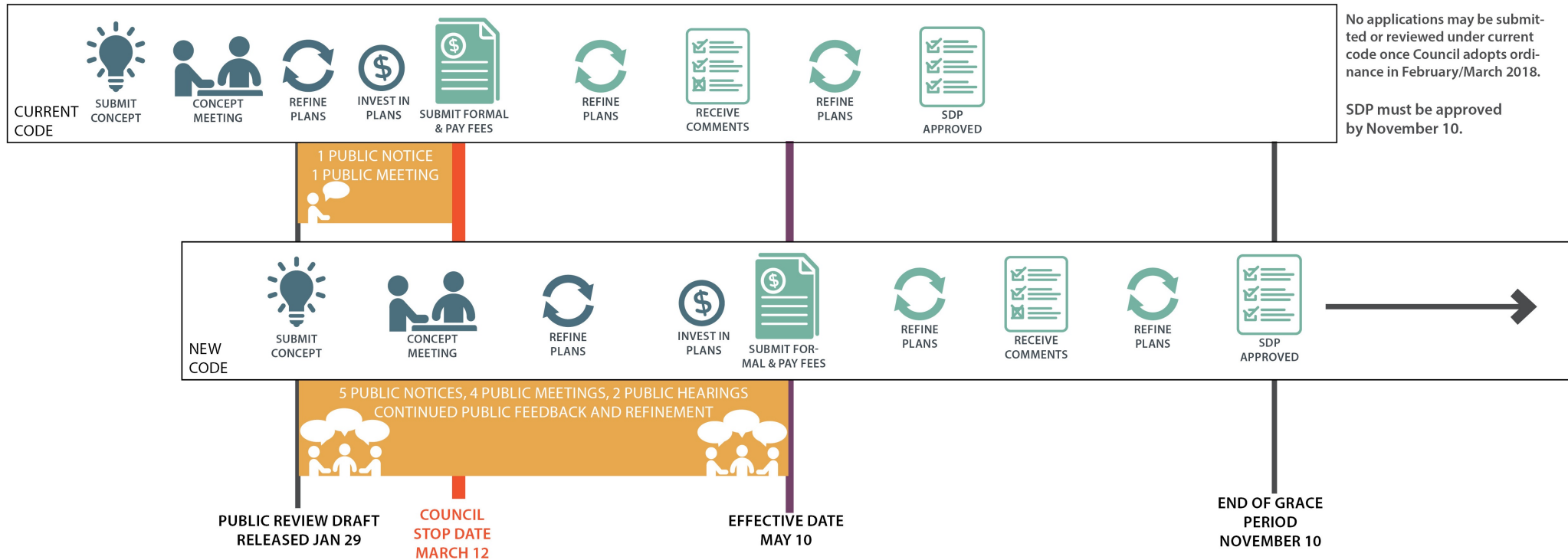
WHY?

The Slot Home Task Force reconsidered its Implementation approach, voting unanimously to recommend an earlier stop date for accepting formal SDP applications, but keeping its prior SDP approval deadline recommendation.



FINAL TASK FORCE RECOMMENDATION

TASK FORCE MEETING #10 RECOMMENDED APPROACH



SLOT HOME TEXT AMENDMENT TIMELINE

- Follows precedent used with 38th & Blake IO-1 and DO-7 overlays.
- Side-by-side Attached Unit projects may be submitted & reviewed using the proposed Urban Town Home Form prior to Council adoption.
- Concurrently, Slot Home Text Amendment will follow normal adoption steps:
 - 03/07 Planning Board*
 - 03/27 LUTI Committee*
 - 04/03 Mayor Council*
 - 05/07 City Council Public Hearing*
 - 05/10 DZC formally amended to include Urban Town Home Form*
 - 11/10 Last day for eligible projects to be approved or amended without using new Urban Town Home Form*

* Subject to change.

SLOT HOME TASK FORCE

Don Elliott	Denver Planning Board
Nathan Adams	Owner/Managing Broker of RedT Realty & Owner of Adams Development
Dave Berton	Owner of Real Architecture & Owner of Unreal Construction
Enrico Cacciorni	Berkeley-Regis United Neighbors & Owner of Red Lodge Development
Scott Chomiak	Real Estate Developer at Koelbel Homes
Anne Cox	Cherry Creek Neighborhood Representative
Jane Crisler	Board of Trustees, Historic Denver, Inc. & Partner at Form Works Design Group
Christine Franck	Founder/Former Director, Center for Advanced Research in Traditional Architecture
Sarah Kaplan	Designer at Kephart Architects
Maggie Miller	Curtis Park Neighbors Board Representative
Ty Mumford	Developer at Dawn Development
Heather Noyes	Berkeley-Regis United Neighbors Board & Owner of Studio CPG
Melissa Rummel	Slot Home Resident & Real Estate Developer at Nichols Partnership
Wayne New	Denver City Council
Rafael Espinoza	Denver City Council

QUESTIONS?

Thank you,
Councilman Wayne New
& Councilman Rafael Espinoza