



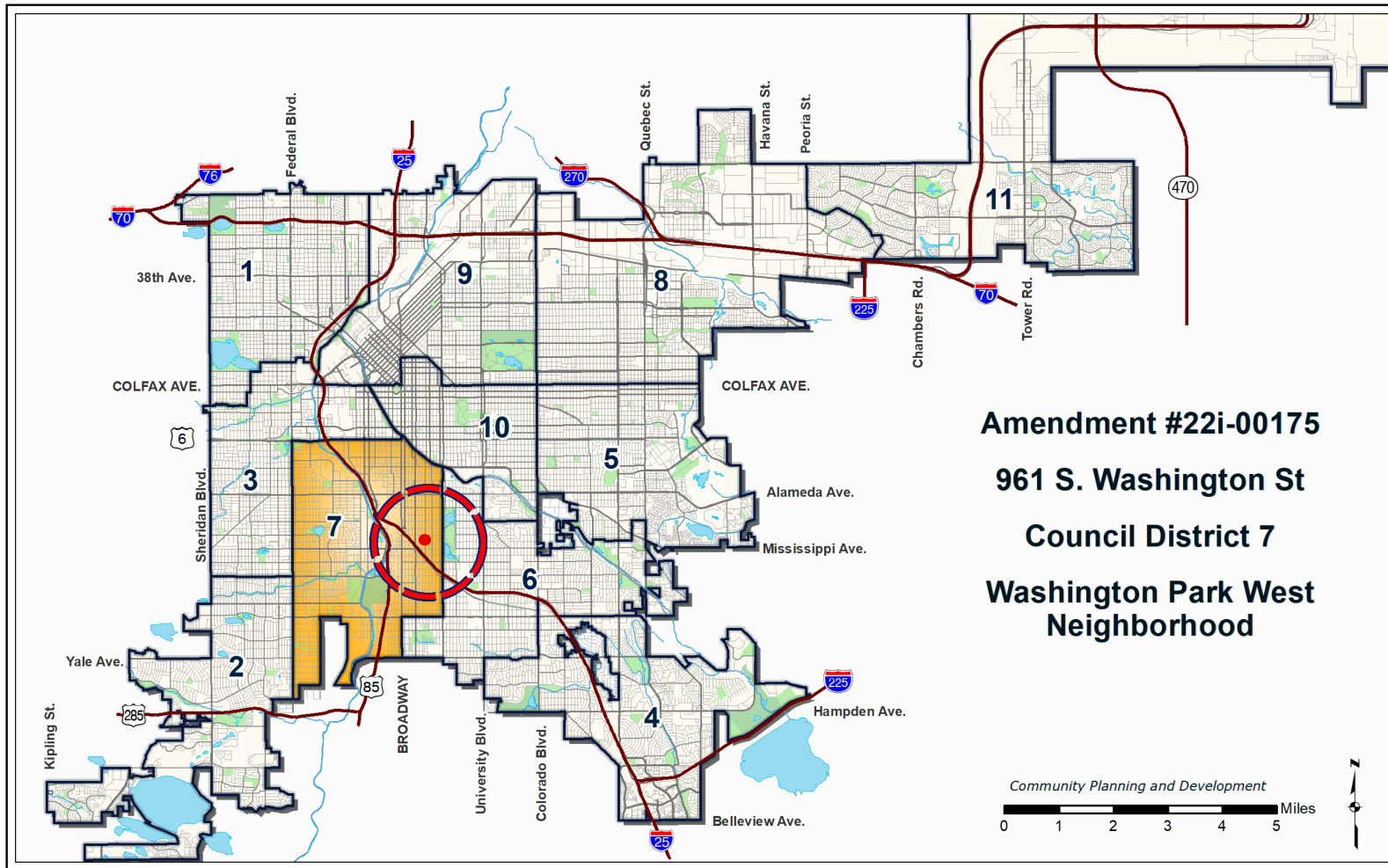
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# 961 South Washington Street

Rezoning Request: U-SU-B to U-SU-B1

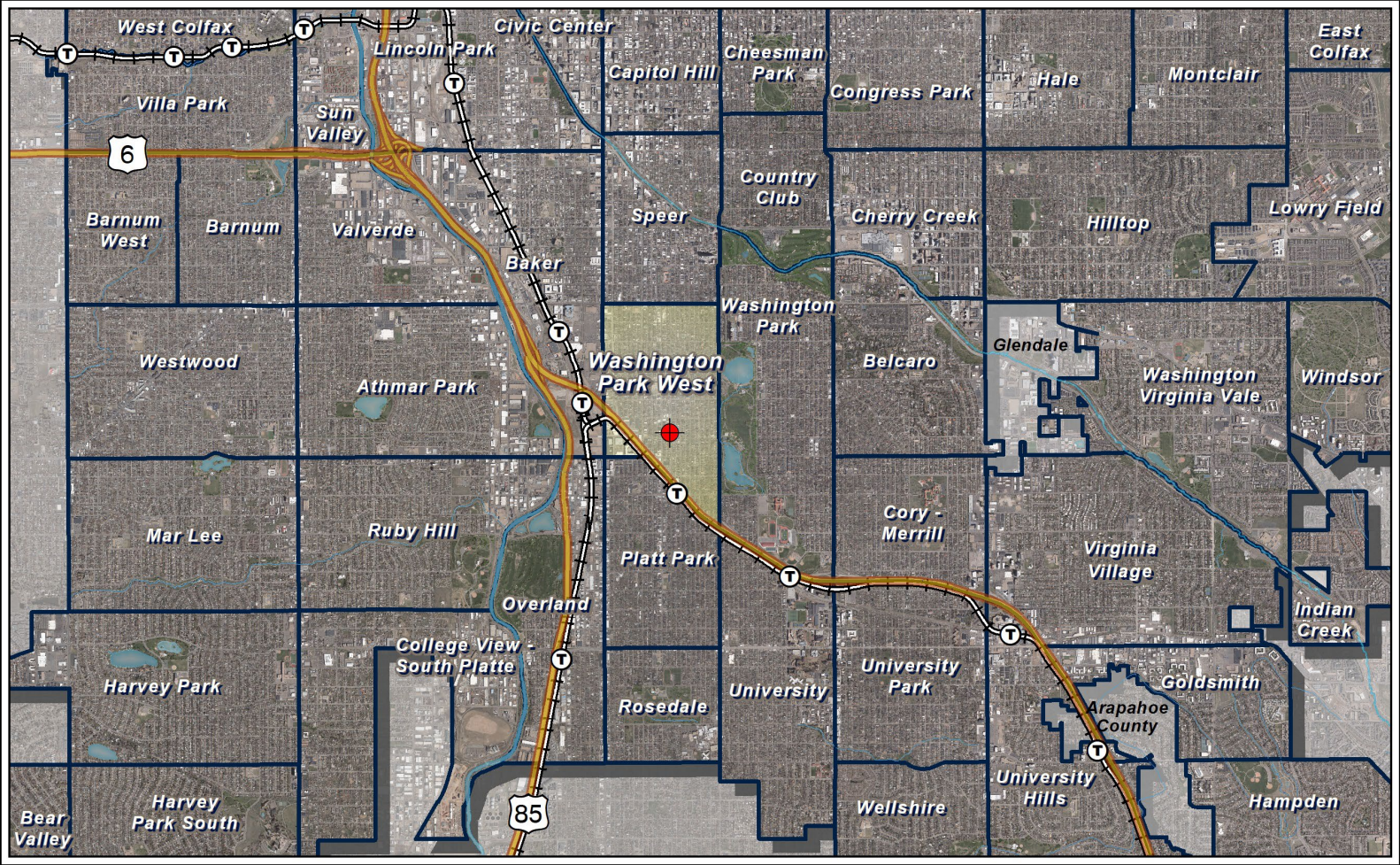
LUTI Committee Meeting Date: January 4, 2022

# City Council District: 7





# Statistical Neighborhood: Washington Park





# Request: U-SU-B to U-SU-B1



## Subject Property

- Single-unit dwellings
- 6,250 SF

## Proposal

- Allow an Accessory Dwelling Unit
- ADU Max. Building Height: 24 feet
- Min. Lot Size: 4,500 SF



# Existing Zoning

## Existing

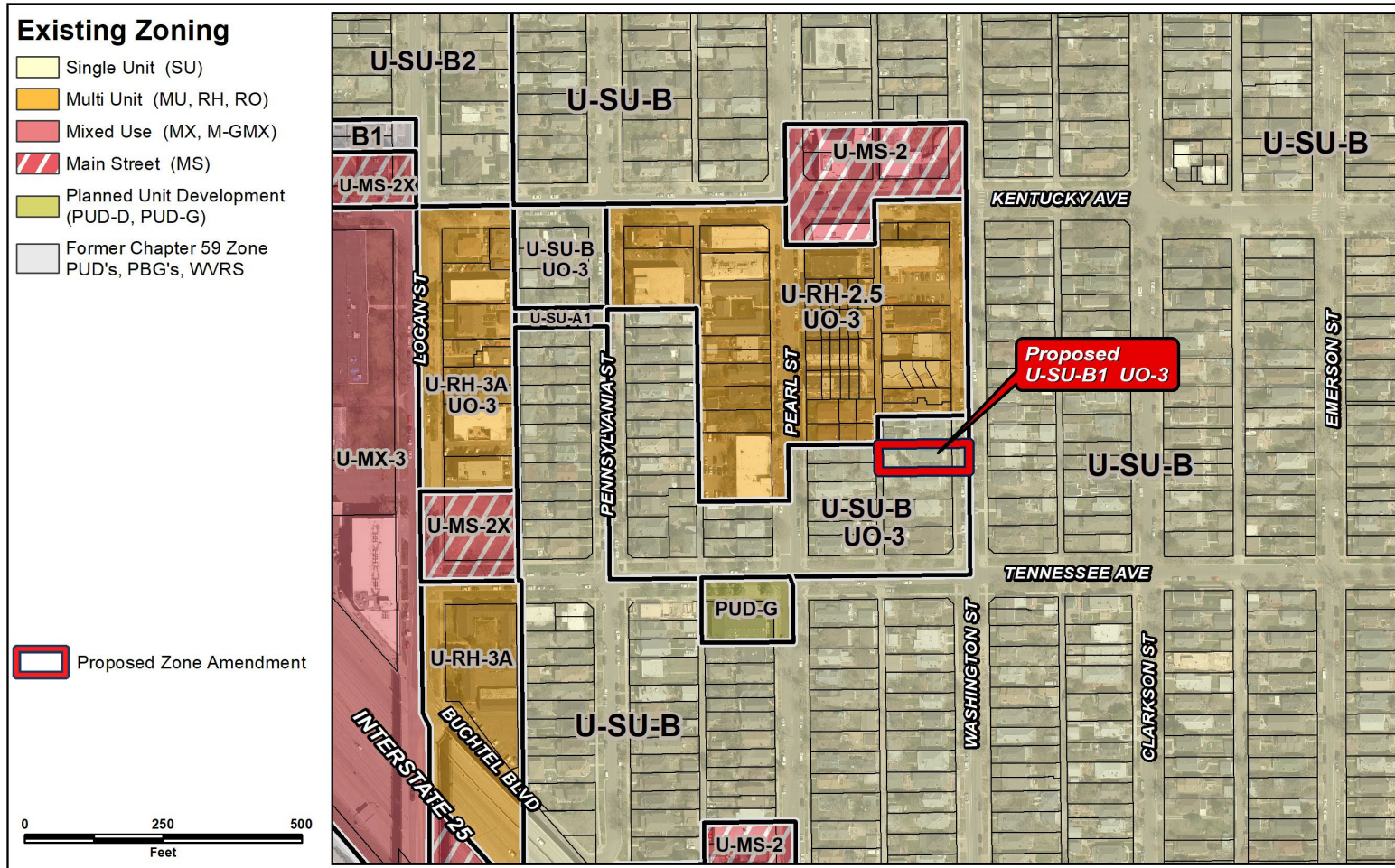
- Urbn – Single Unit – B
- UO-3 Historic Structure Use Overlay

## Proposal

- Urbn – Single Unit – B1
- UO-3 Historic Structure Use Overlay
- ADUs are Permitted

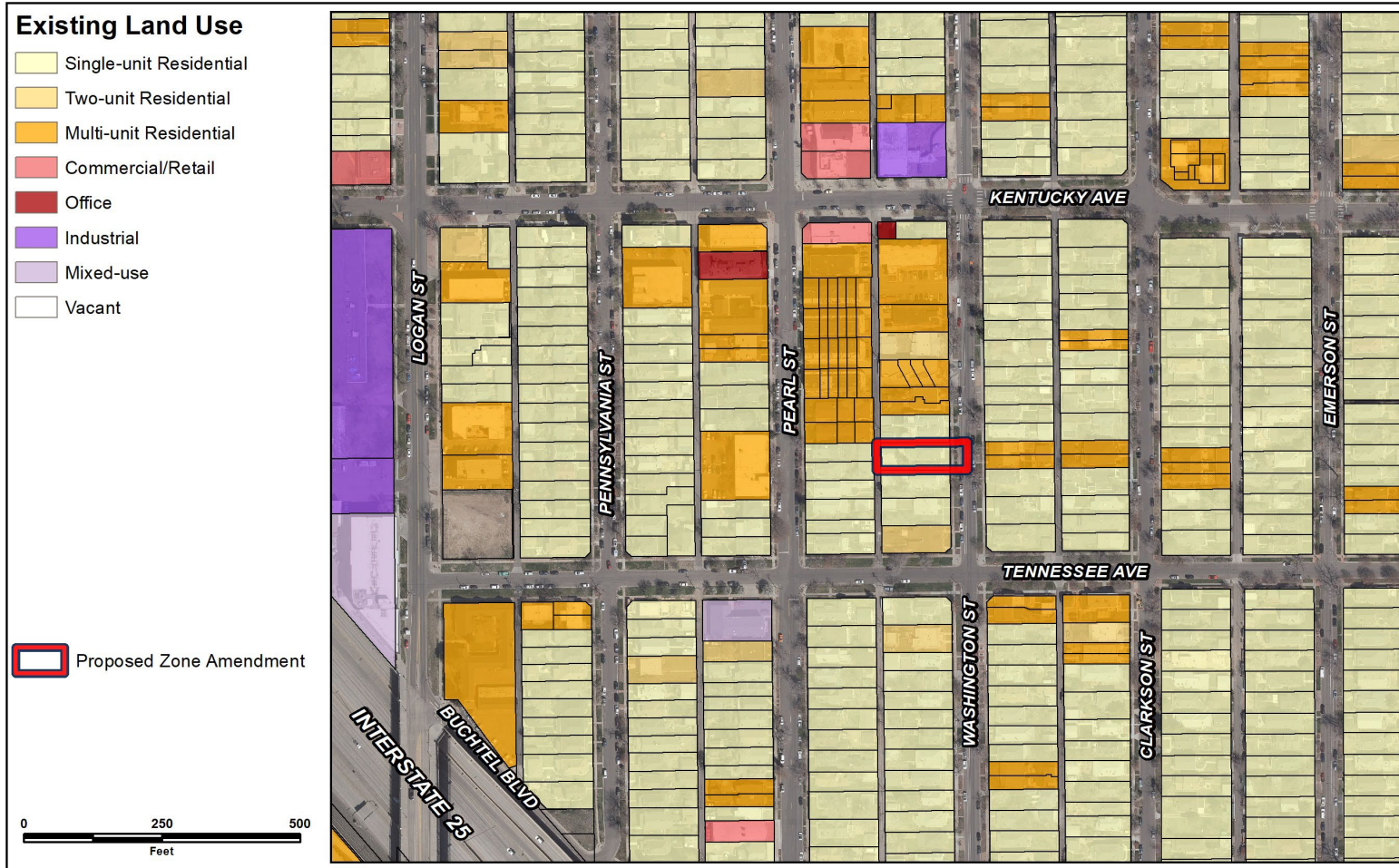
## Surrounding Zoning:

- U-SU-B, UO-3
- U-RH-2.5, 3A
- U-MS-2, 2x





# Existing Land Use



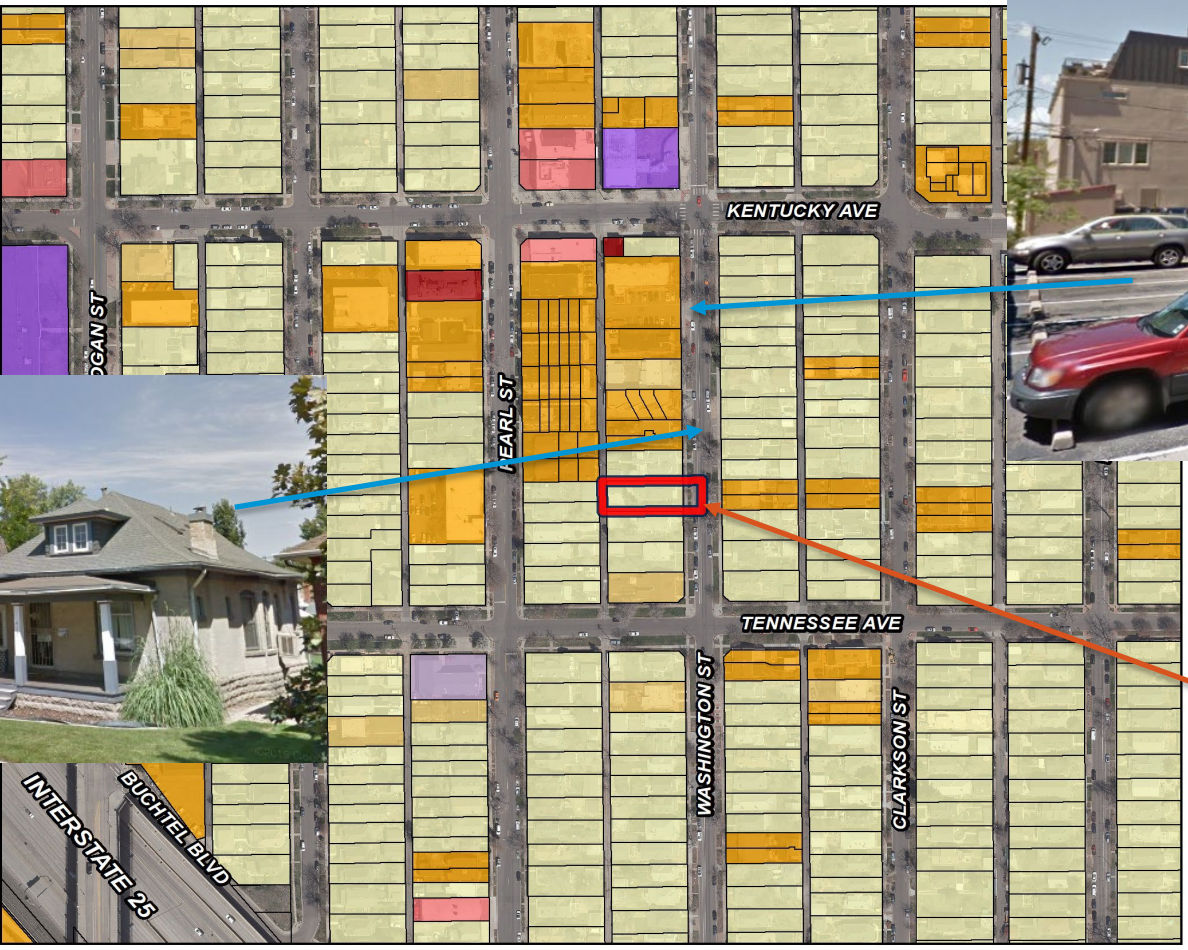
- Current Land Use:
  - Single Unit Residential
- Surrounding Land Use:
  - Single-Unit Residential
  - Two-Unit Residential
  - Multi-Unit Residential



# Existing Context – Use/Building Form/Scale

### Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Mixed-use
- Vacant



# Process

- Informational Notice: 11.03.2022
- Planning Board Notice: 12.19.2022
- Planning Board Public Hearing: 1.04.2023
- LUTI Committee: 1.24.2023 (tentative)
- City Council Public Hearing: 3.06.2023 (tentative)
- Public Comment
  - None



# 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 (1991)*

### 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



- 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).

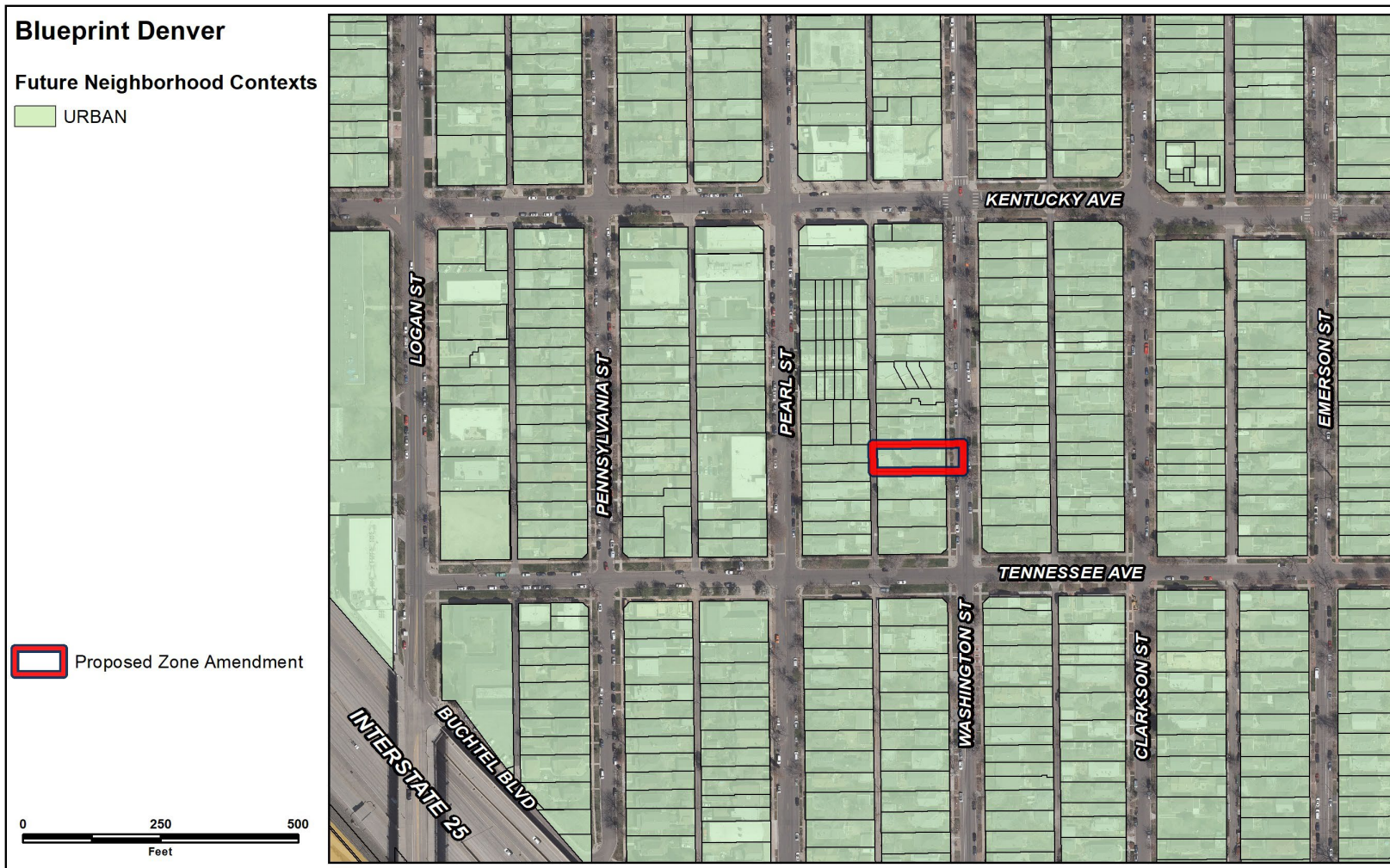


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



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

# Consistency with Adopted Plans: Blueprint Denver

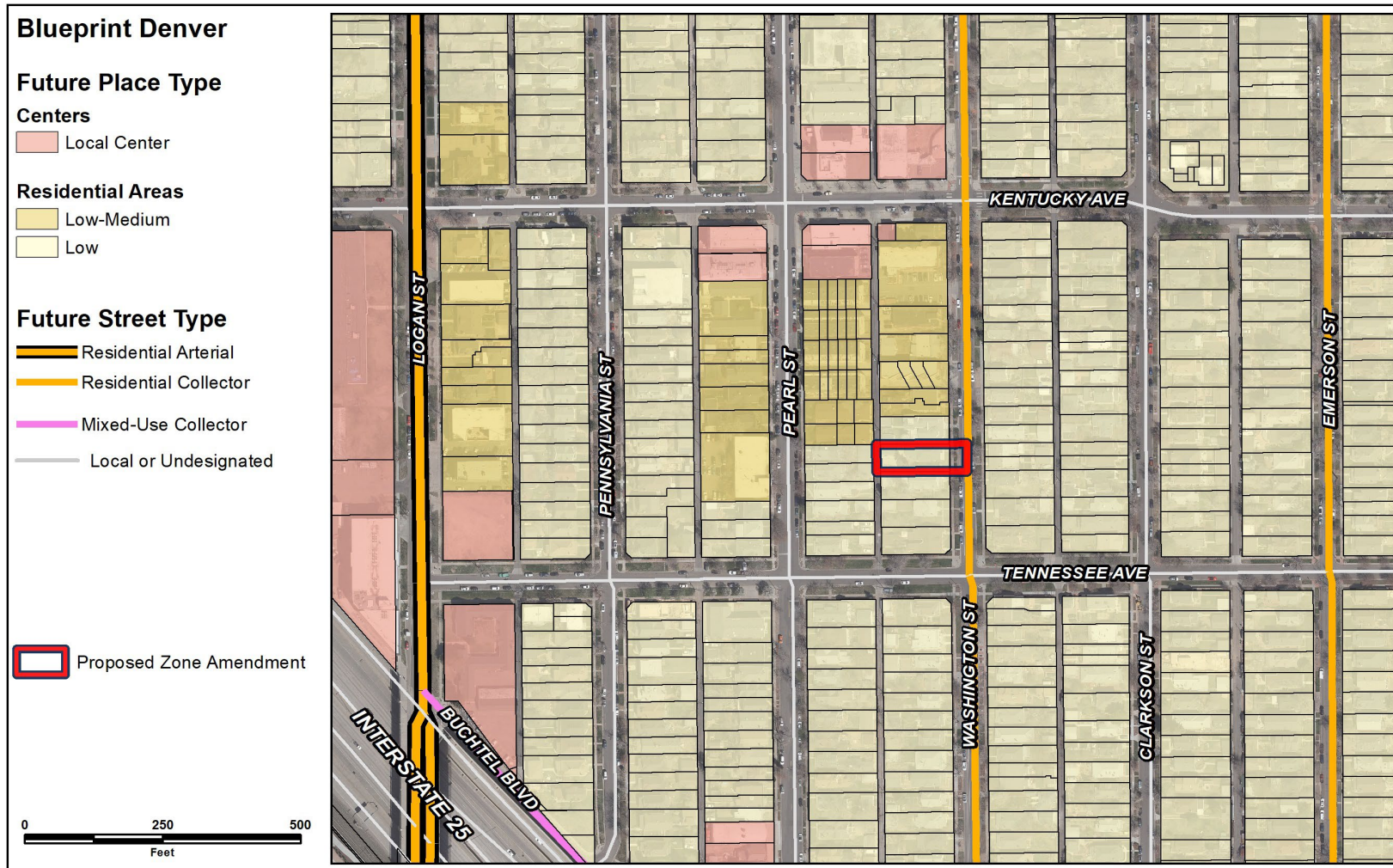


## Urban Future Neighborhood Context

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas



# Consistency with Adopted Plans: Blueprint Denver



## Residential Low Future Place Type

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

## Future Street Type

- Residential Collector

# Consistency with Adopted Plans: Blueprint Denver

Land Use & Built Form, Housing 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.



## *WEST WASHINGTON PARK* NEIGHBORHOOD PLAN



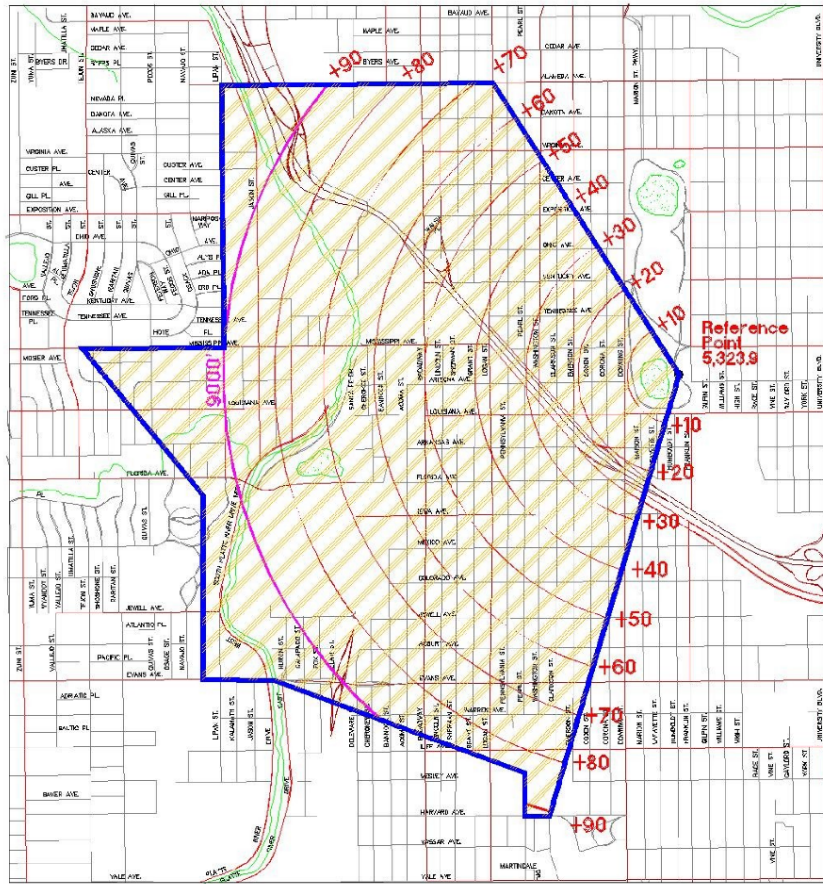
PLANNING AND COMMUNITY DEVELOPMENT OFFICE  
CITY AND COUNTY OF DENVER  
*FALL 1991*

# Consistency with adopted plans

**RLU-4:** Maintain and Improve existing residential uses and all historic and architecturally significant structures. New infill housing should be compatible with historic buildings and character.

**RLU-5:** 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.

## WASHINGTON PARK VIEW PLANE



MAY 2004

Development Engineering Services  
City and County of Denver

# Consistency with Washington Park View Plane

Height Restriction: 79 Feet

This view plane height restriction exceeds the proposed zone district maximum height.



# 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

# 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
  - A city adopted plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# 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

# 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