



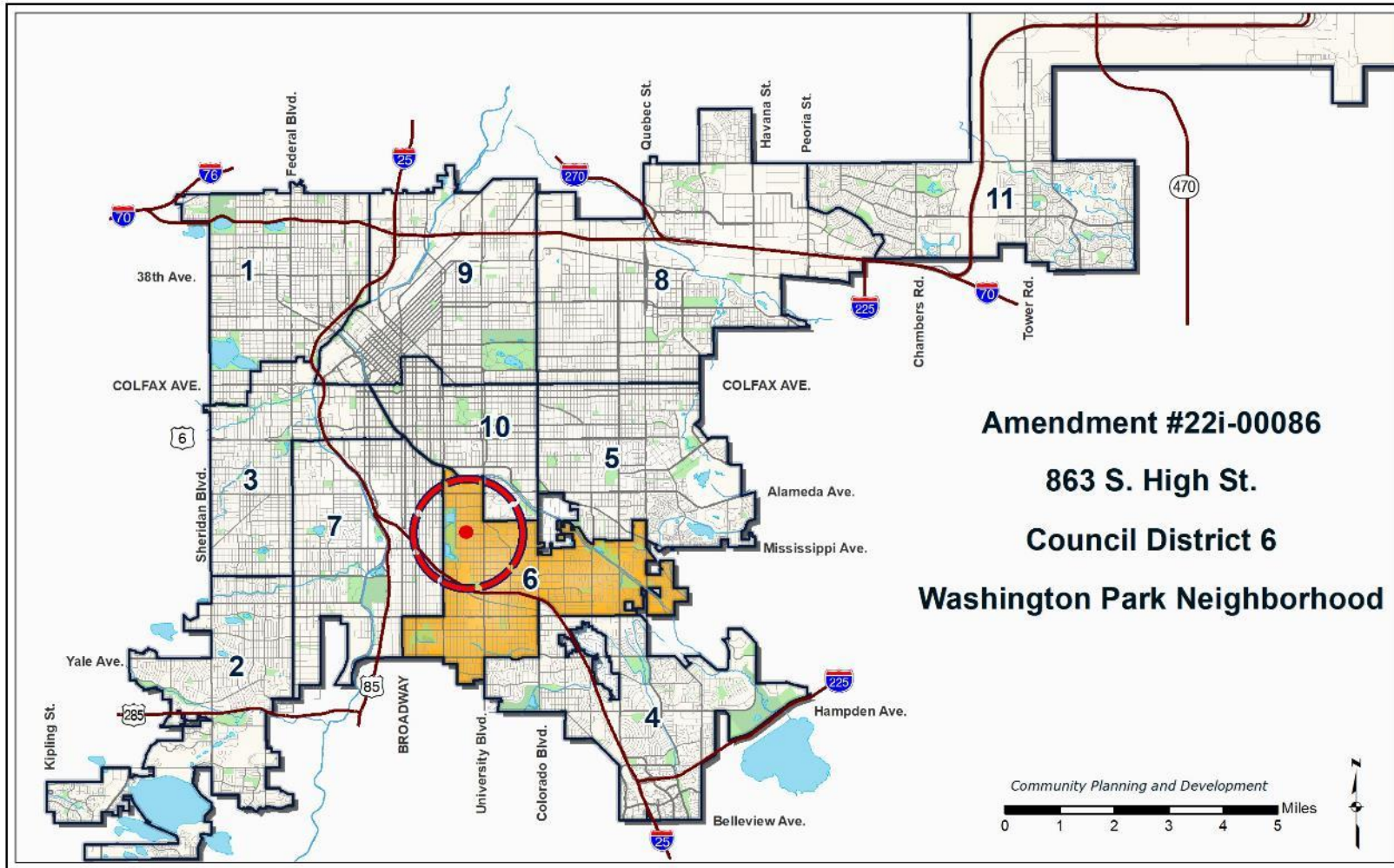
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# 863 South High Street

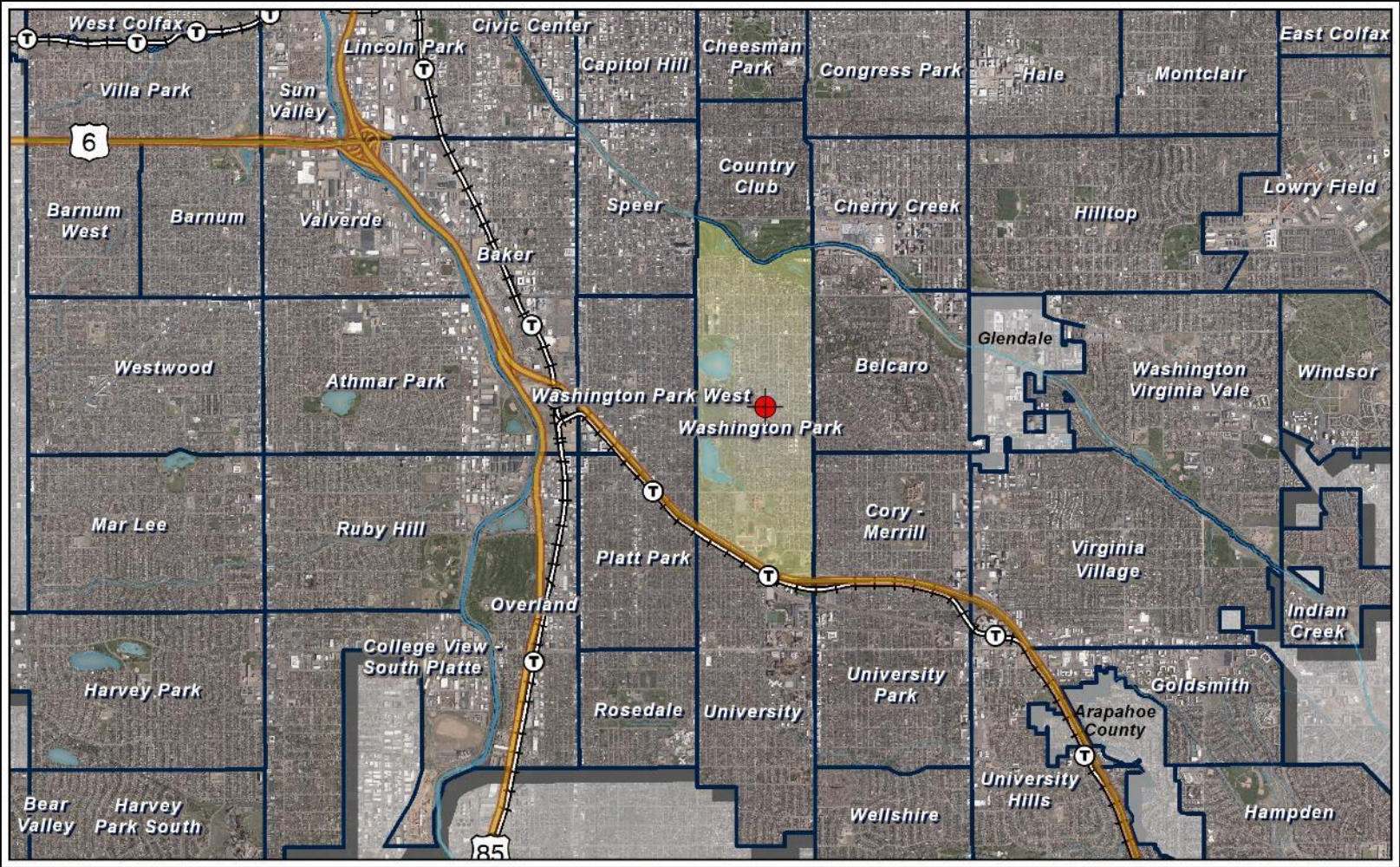
Rezoning Request: U-SU-C to U-SU-B1

City Council: December 5, 2022

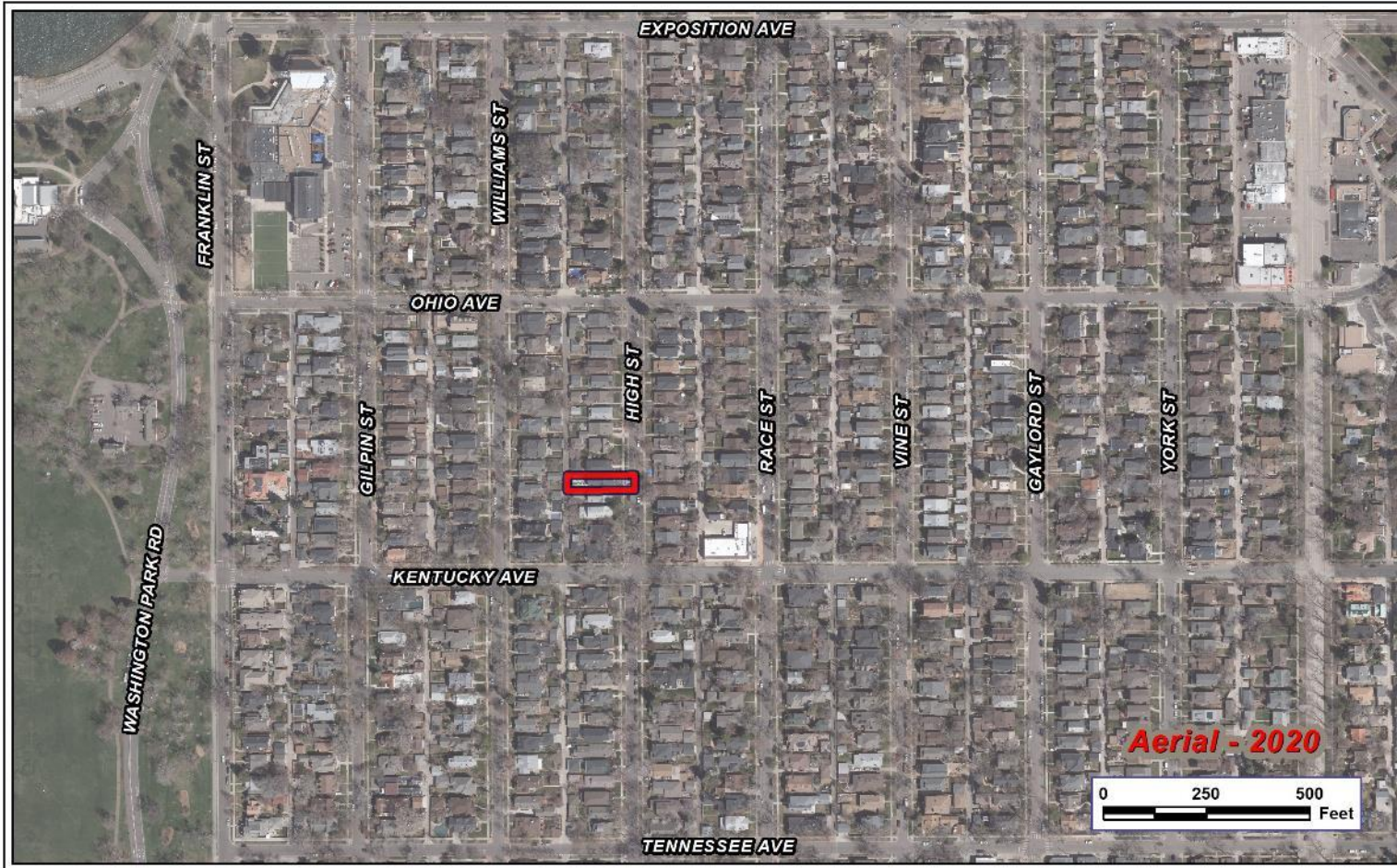
# City Council District: 6



# Statistical Neighborhood: Washington Park

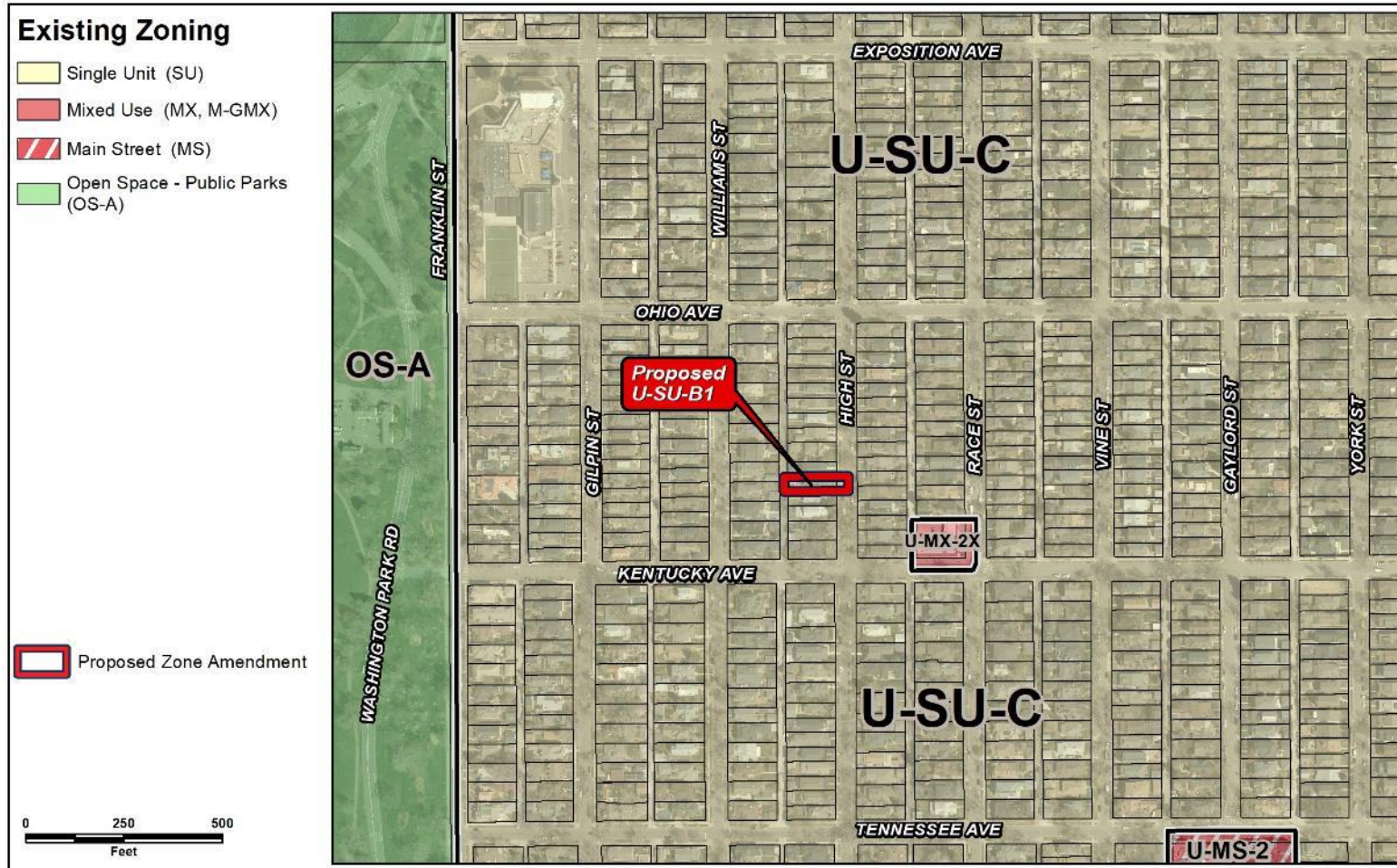


# Request: U-SU-C to U-SU-B1



- **Subject Property**
  - Single-unit dwellings
  - 4,690 SF
- **Proposal**
  - Allow an Accessory Dwelling Unit
  - ADU Max. Building Height: 24 feet
  - Min. Lot Size: 4,500 SF

# Existing Zoning



- Current Zoning:
  - U-SU-C
- Surrounding Zoning:
  - U-SU-C
  - U-MX-2x
  - OS-A

# Existing Land Use



- Current Land Use:
  - Single Unit Residential
- Surrounding Land Use:
  - Single Unit Residential
  - Commercial/Retail
  - Park/Open Space
  - Public/Quasi-public

# Existing Context – Use/Building Form/Scale



# Process

- Informational Notice: 08.02.2022
- Planning Board Notice: 09.20.2022
- Planning Board Public Hearing: 10.05.2022
- LUTI Committee: 10.18.2022
- City Council Public Hearing: 12.05.2022
- Public Comment
  - One letter of opposition from RNO, one comment letter from neighbor



# 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)*

### 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

- Local or Undesignated

# Consistency with Adopted Plans: Blueprint Denver

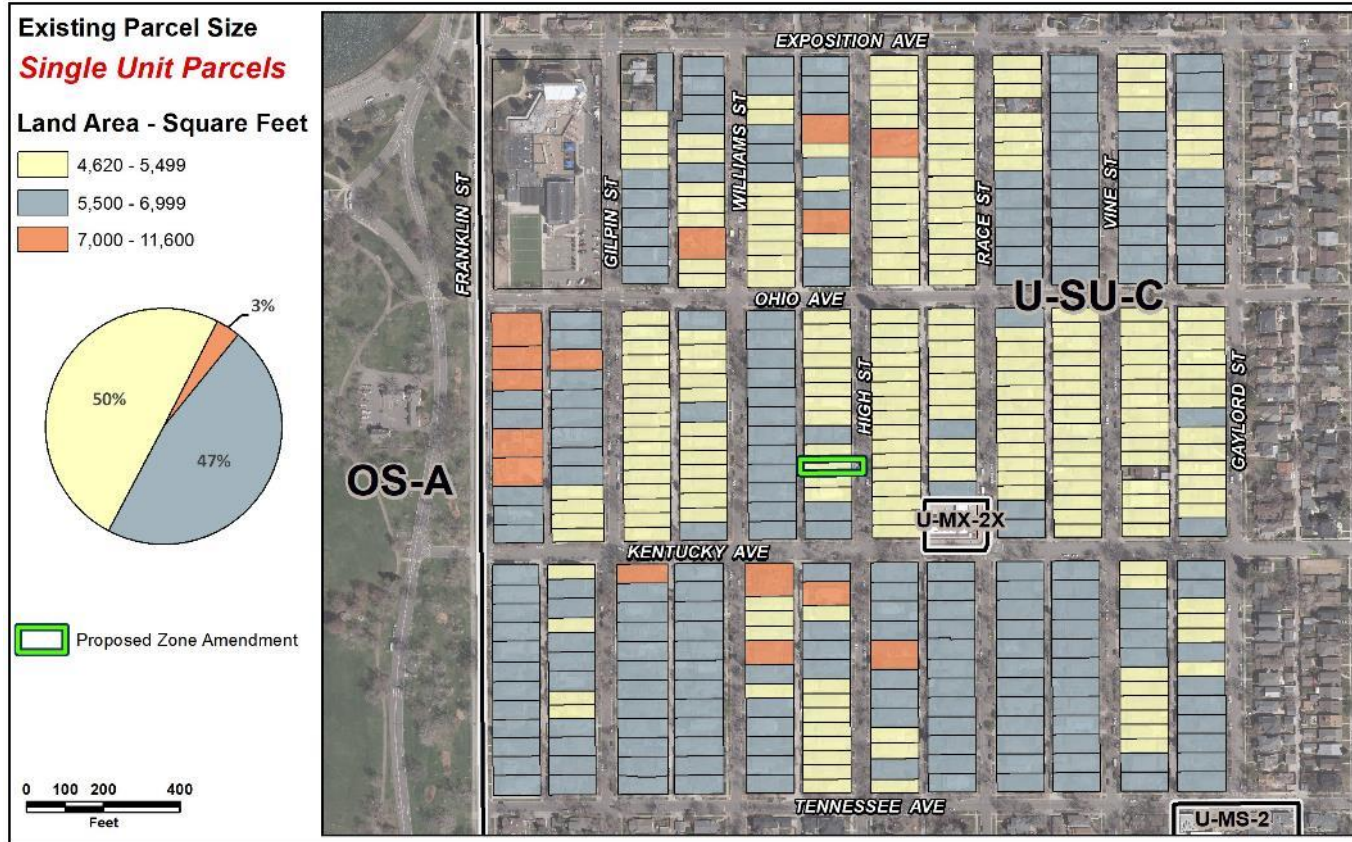


## All Other Areas of the City

- 10% of new employment
- 20% of new housing

*Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

# 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

Land Use and 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.



# 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