



3645-3685, 3701, 3739-3815

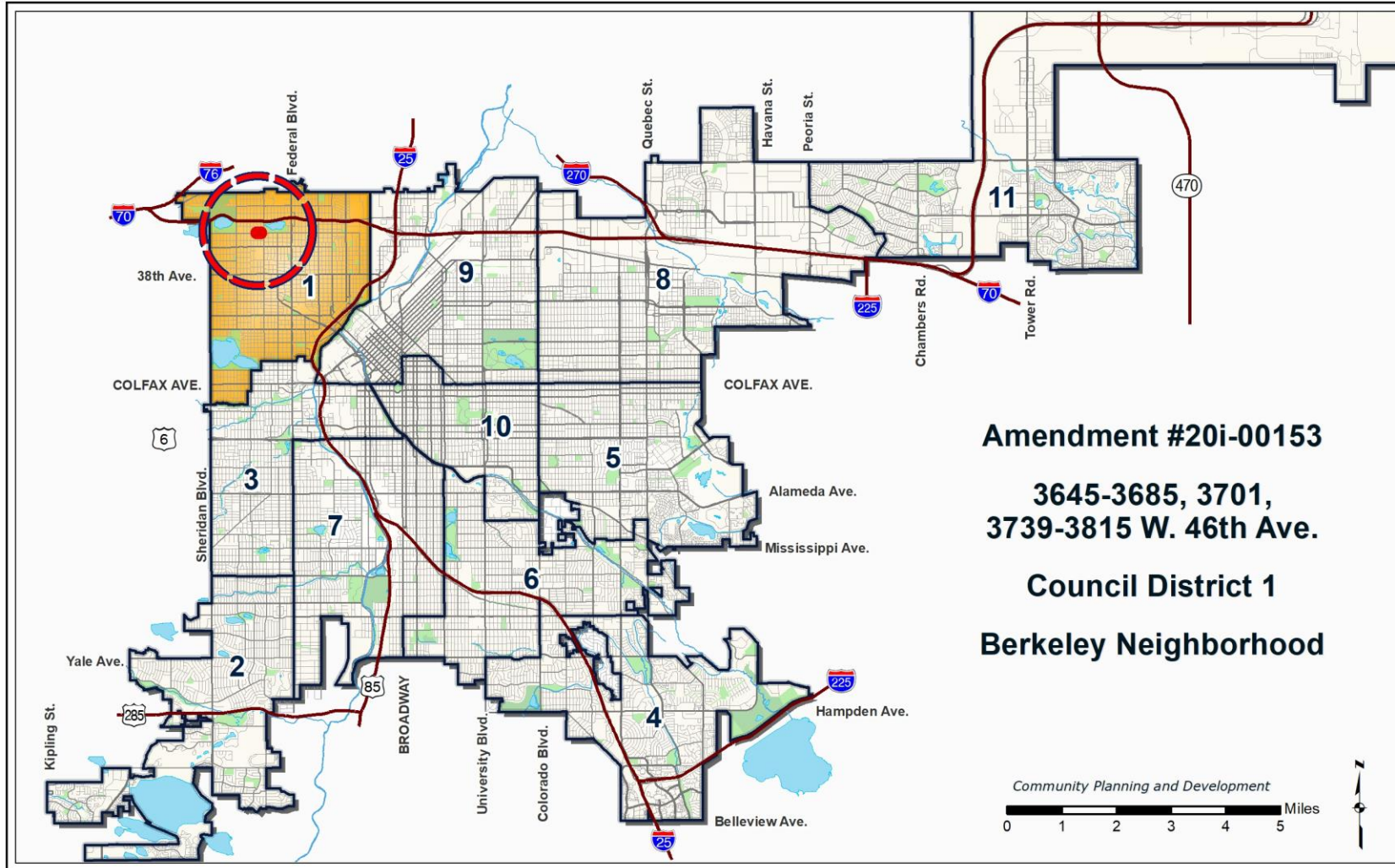
W. 46th Ave.

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

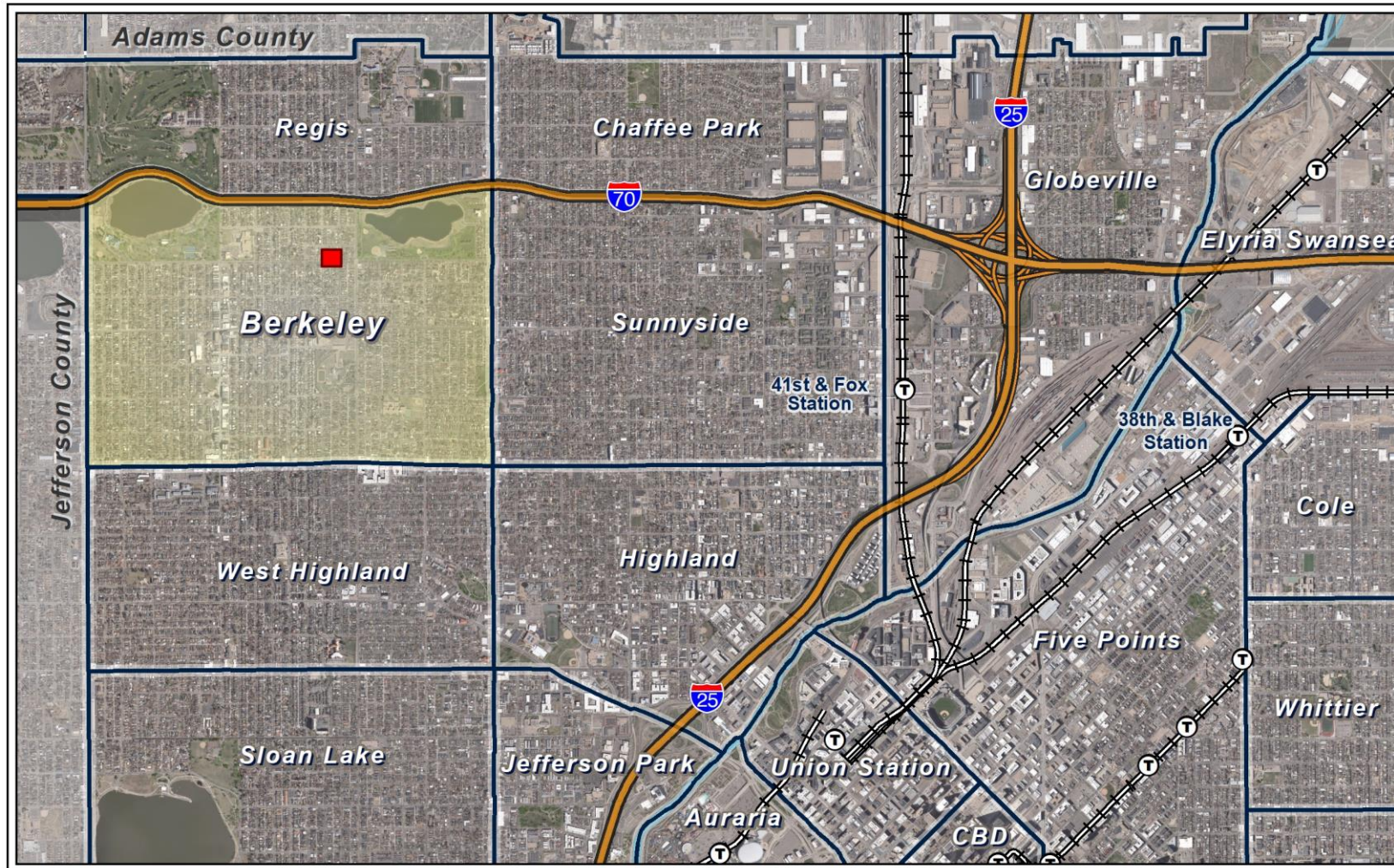
LUTI: 8/3/2021

Case #: 2020i00153

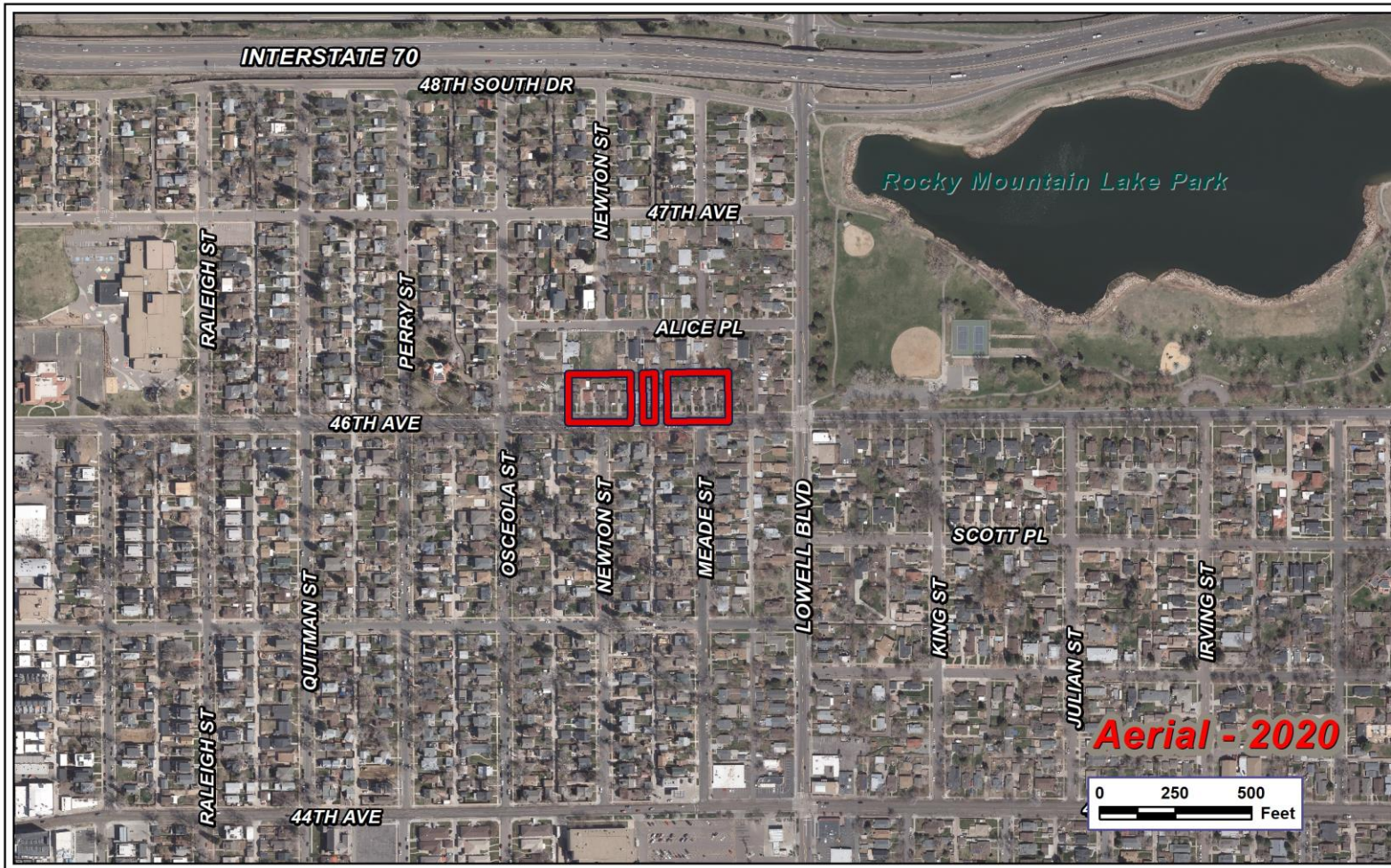
# Council District 1: Amanda Sandoval



# Berkeley Neighborhood



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



## Subject Properties

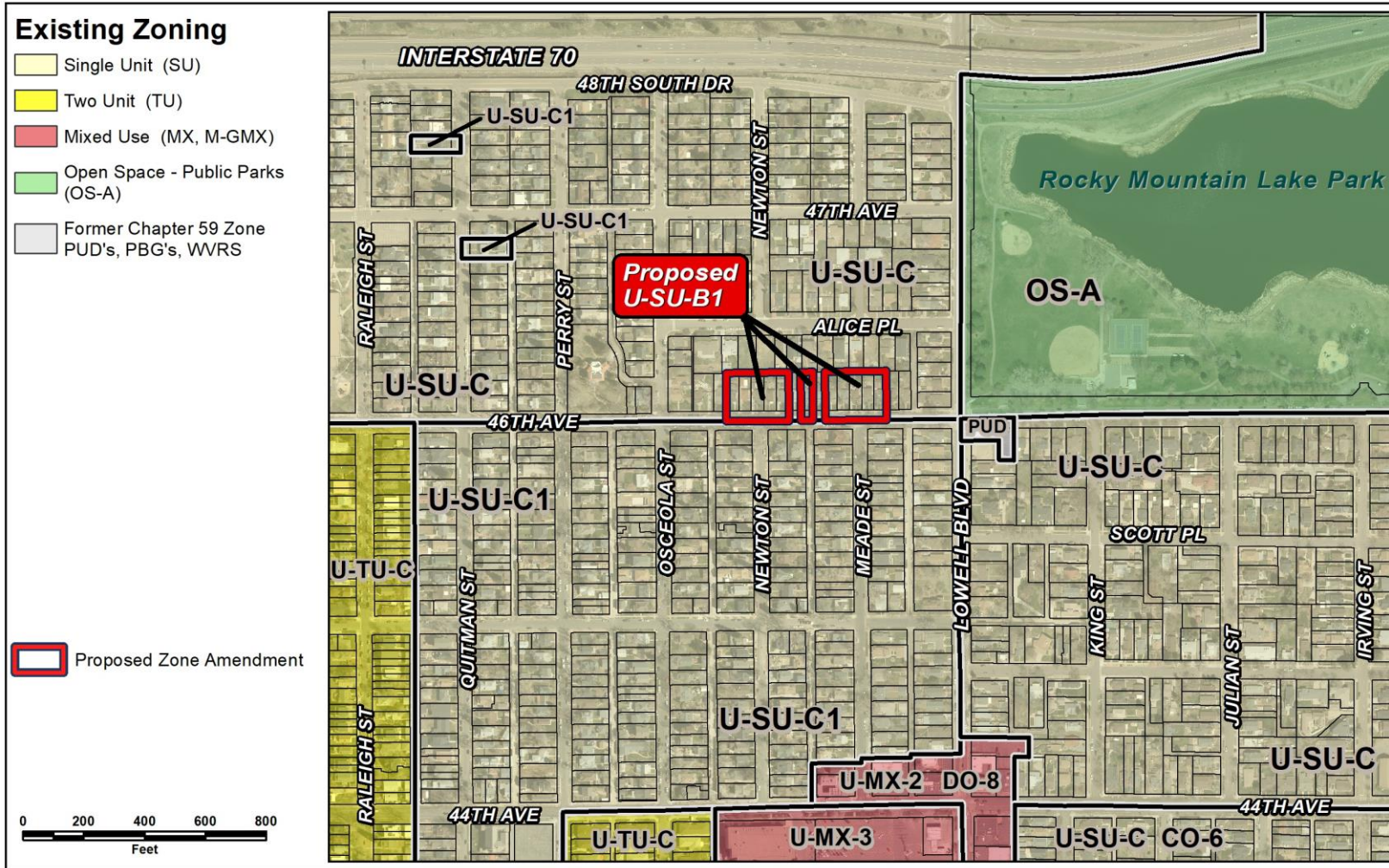
- 11 Single-unit Lots
- 5,080 SF each / 55,880 SF total

## Proposal

- U-SU-B1
  - 4,500 SF Lot
  - Urban House
    - 30-35'
  - ADU
    - 24'

Reminder: Approval of a rezoning is not approval of a proposed specific development project

# Existing Zoning: S-SU-D



## Existing Zoning

- U-SU-C

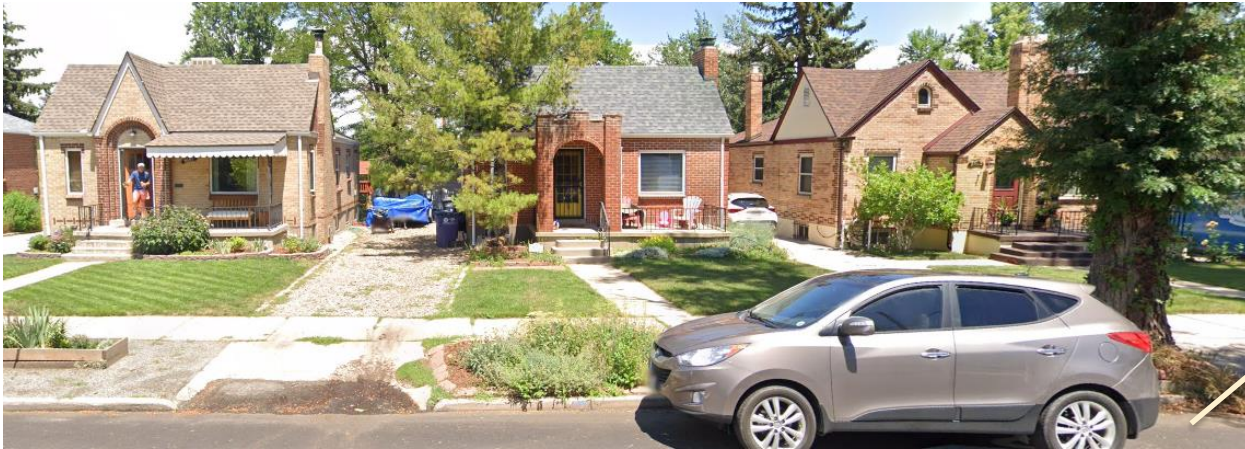
## Surrounding Zoning

- U-SU-C
- U-SU-C1
- OS-A

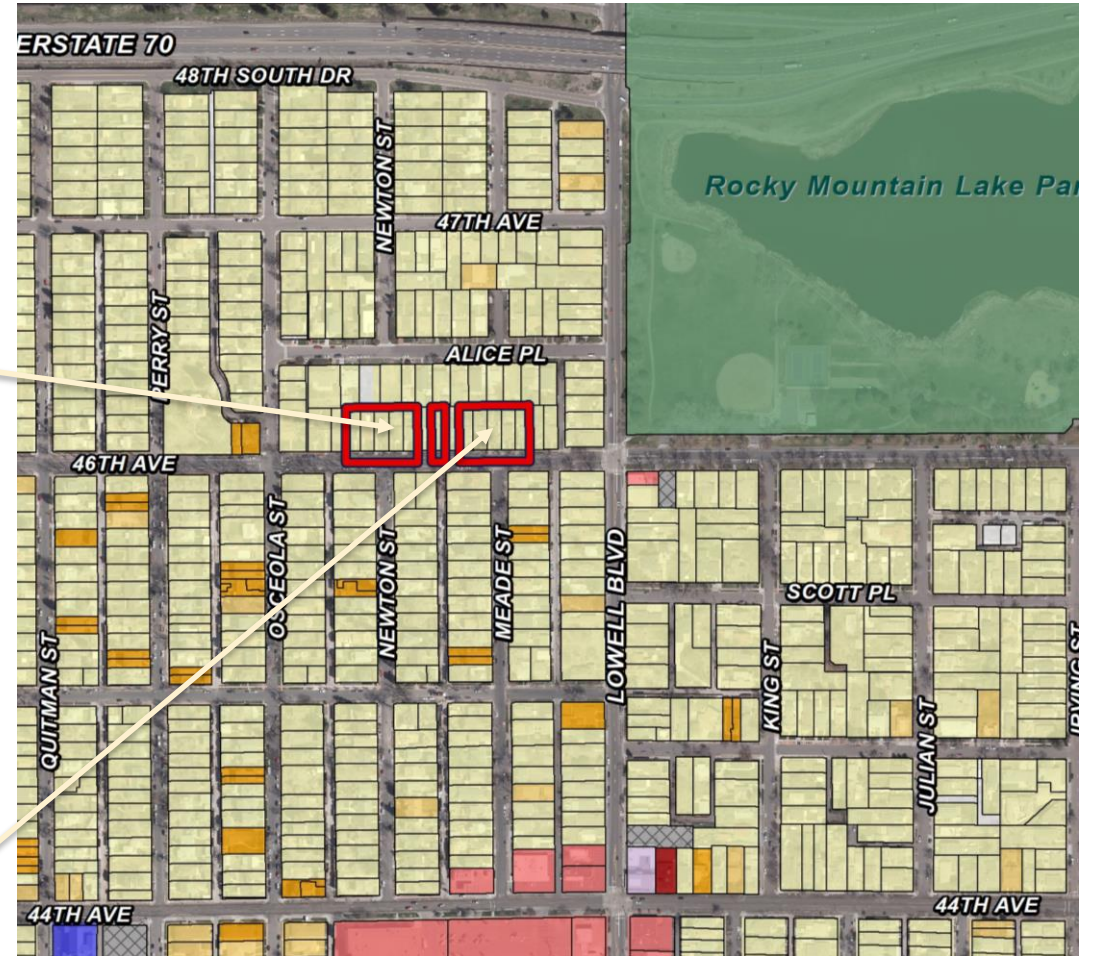
# Existing Context – Use/Building Form/Scale



3801, 3745 and 3739 W. 46<sup>th</sup> Ave



3685, 3675 and 3665 W. 46<sup>th</sup> Ave



# Process

- Informational Notice: 4/28/2021
- Planning Board Notice: 7/6/2021
- Planning Board Public Hearing: 7/21/2021
- LUTI Committee: 8/3/21
- City Council Public Hearing: 9/20/21 (tentative)
- Public Comment:
  - 1 RNO letter with 5 individuals in support, 7 opposed
  - 3 letters from the public, opposed

# 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
  - *Comprehensive Plan 2040*
  - *Blueprint Denver*
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).

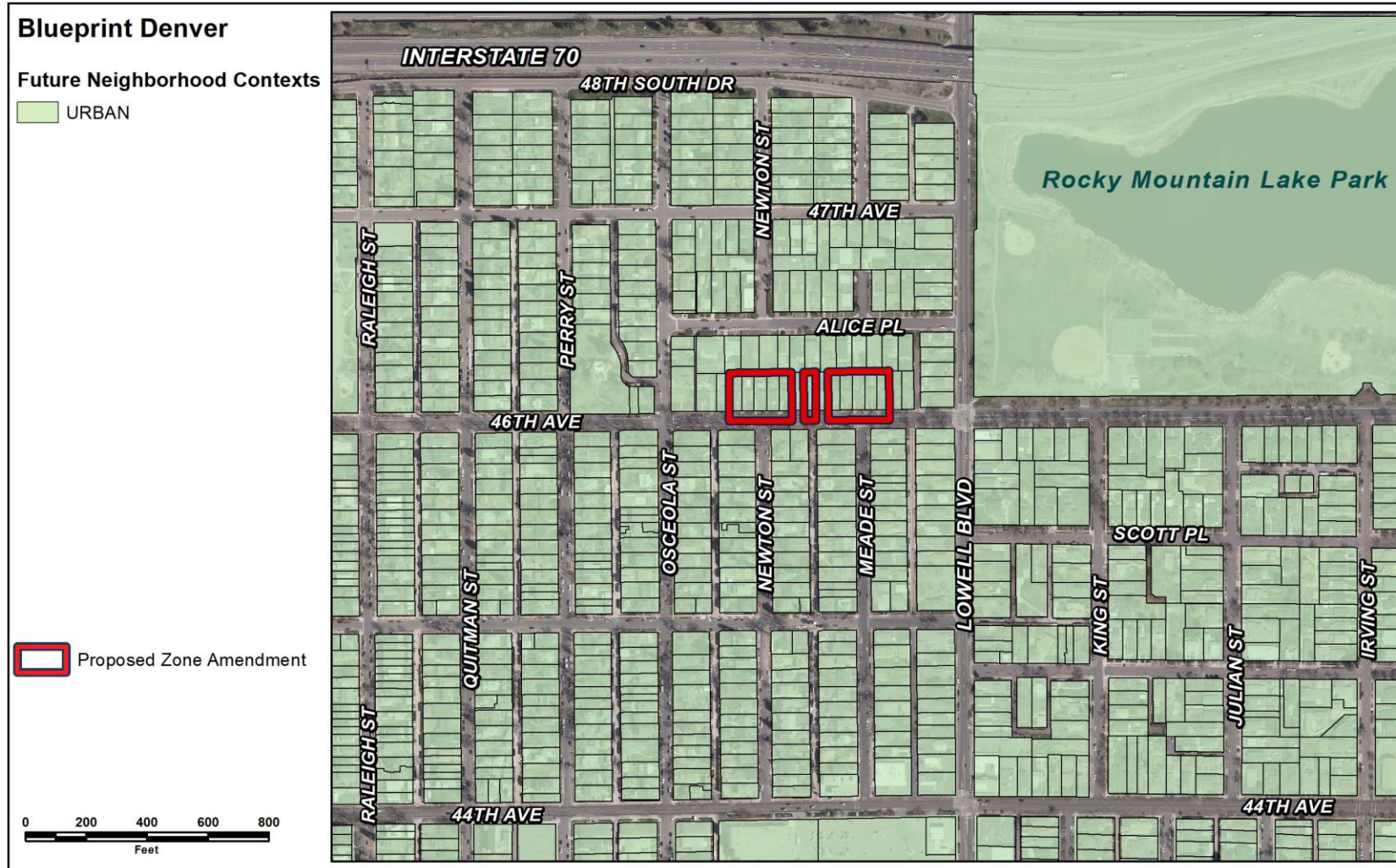


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



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

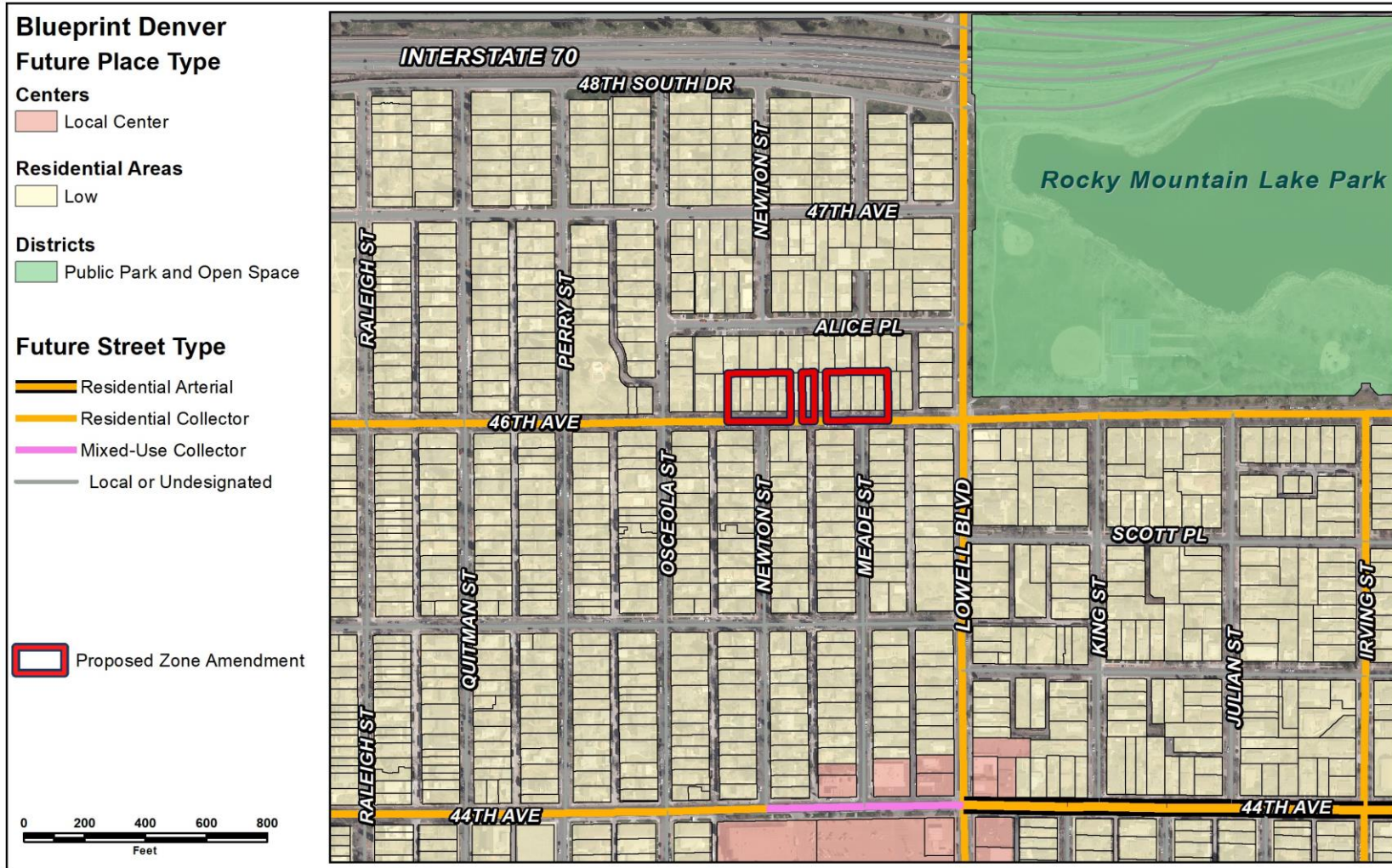
# Consistency with Adopted Plans: Blueprint Denver



## Urban Future Neighborhood Context

- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small-scale multi-unit residential and commercial.
- Offers good walkability with short, predictable blocks.

# Consistency with Adopted Plans: Blueprint Denver



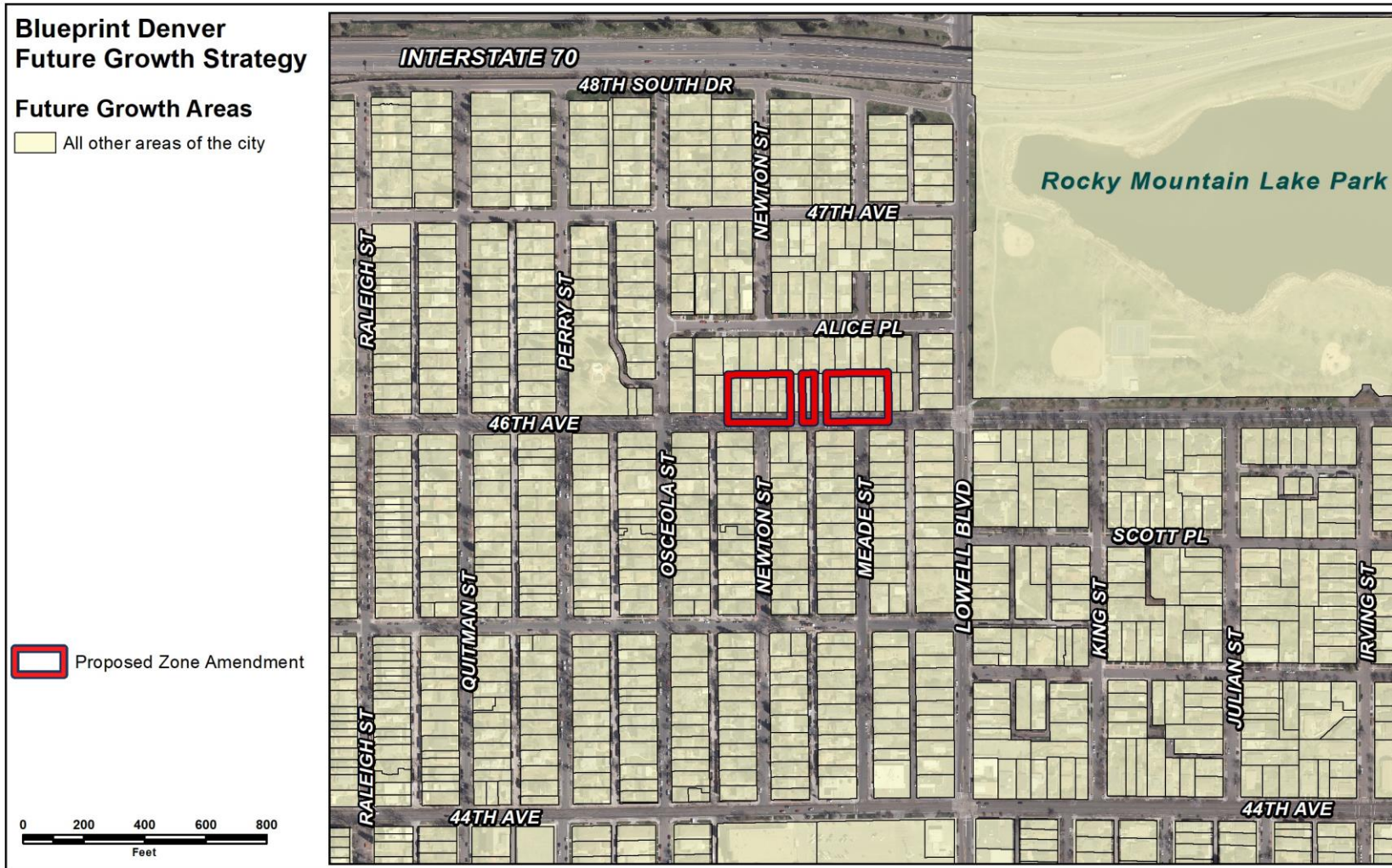
## Future Street Type

- Residential Collector

## Residential Low Future Place Type

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

# Consistency with Adopted Plans: Blueprint Denver

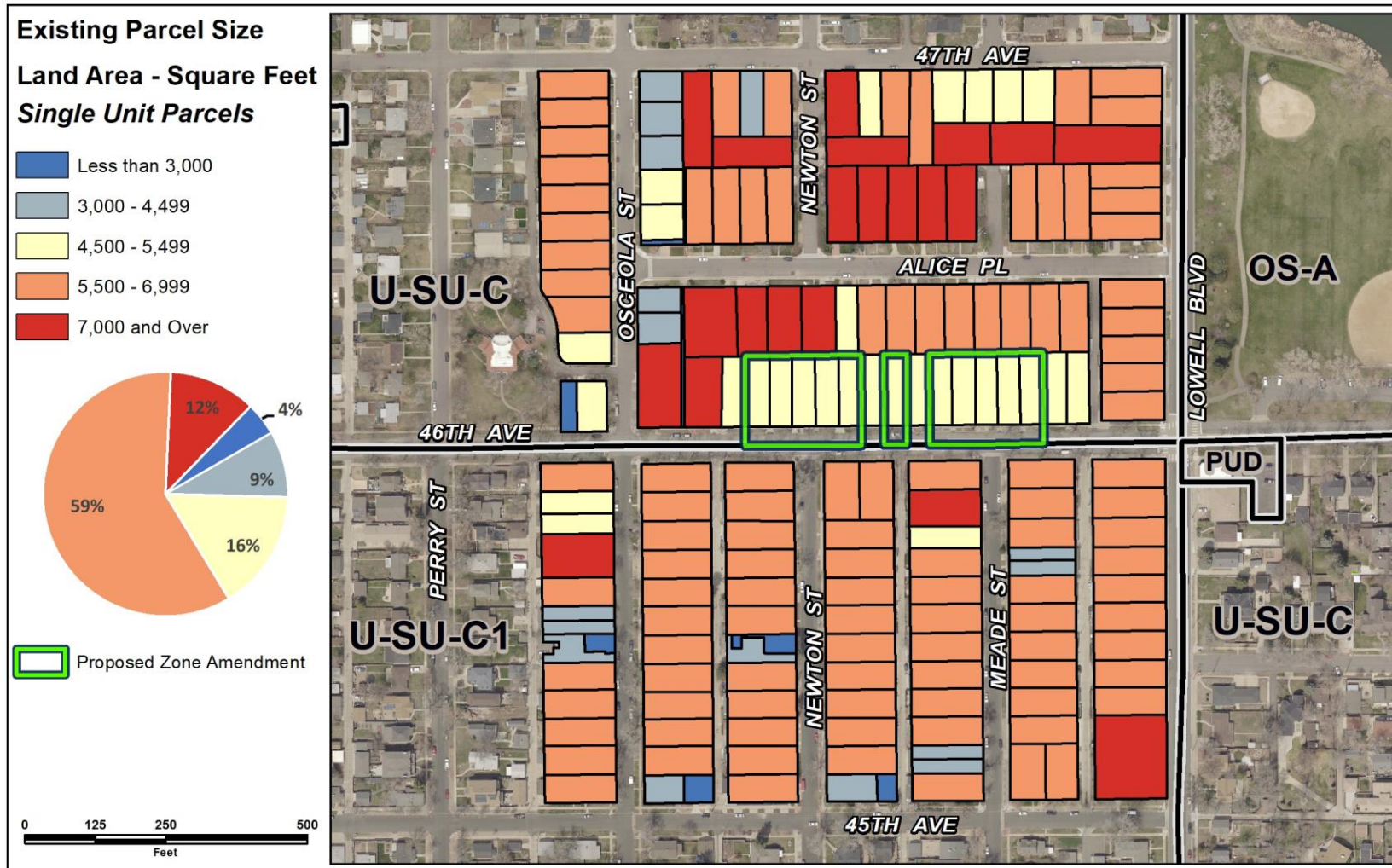


## All Other Areas of the City

- 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



## Parcel Analysis

- 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: Diversify 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
  - Changing conditions and a City adopted plan
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