



4410 N Fillmore St.

2020I-00157

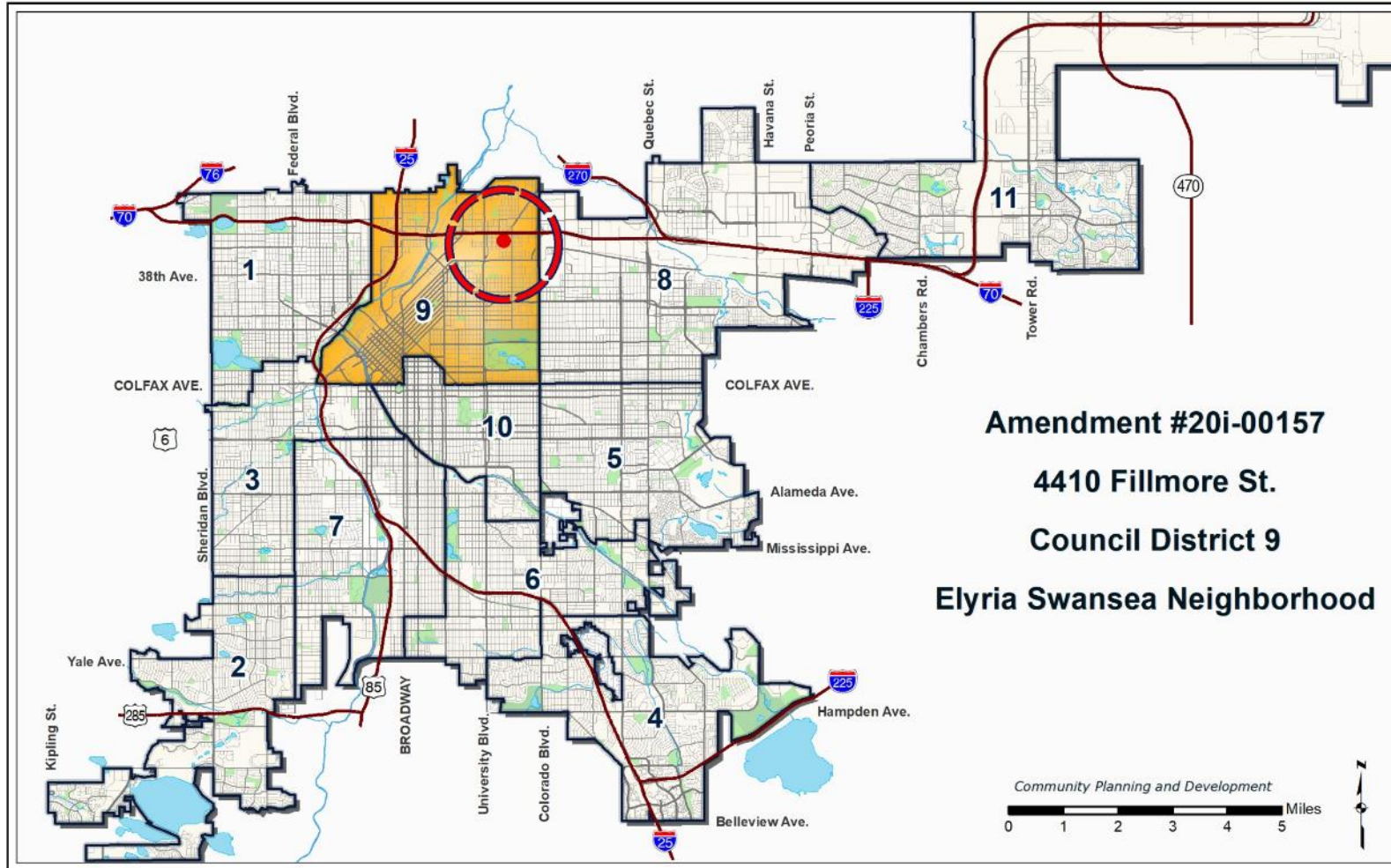
Request: E-SU-D to U-SU-C1

Denver City Council

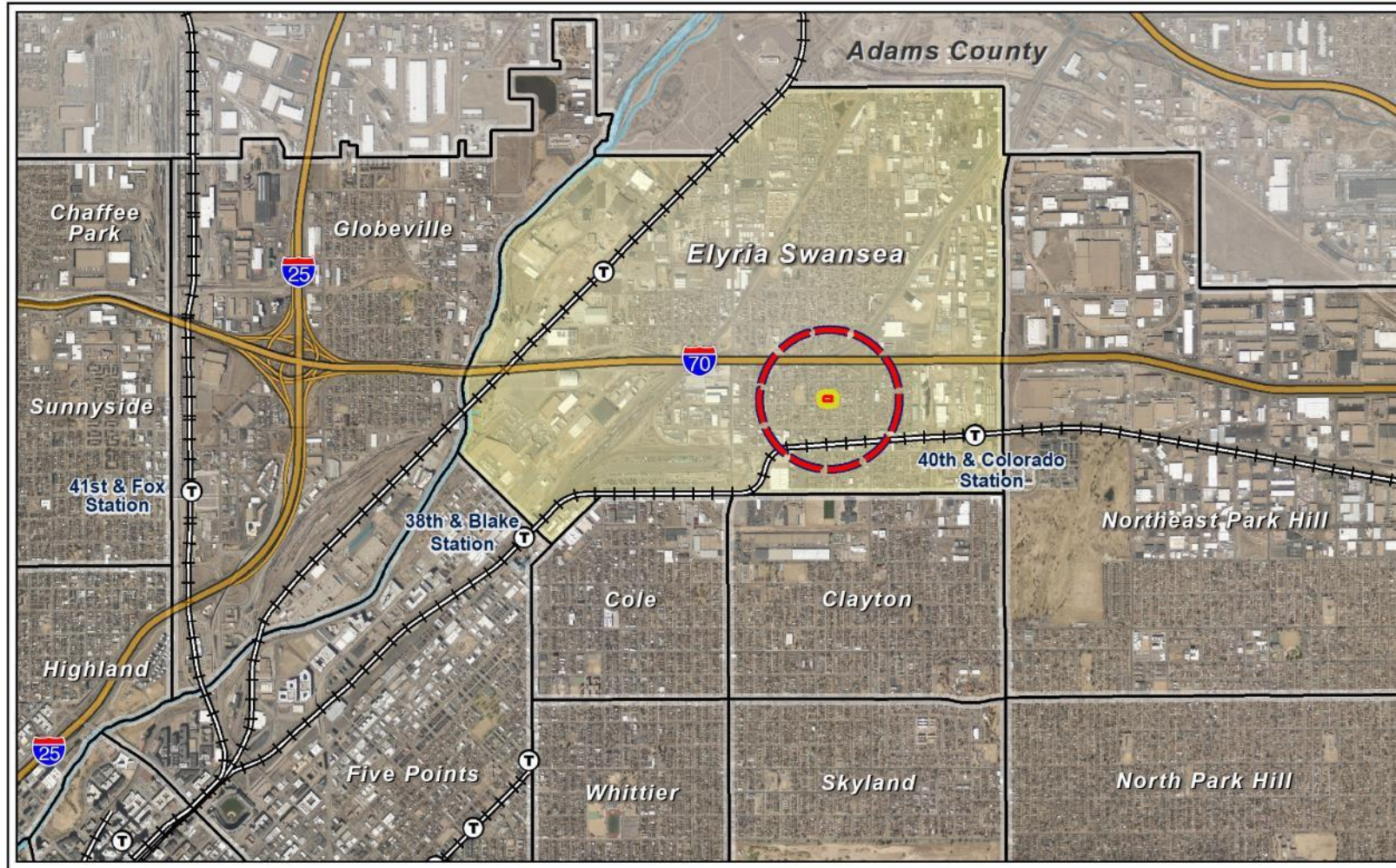
April 5, 2021

Presenter: Brandon Shaver

Council District 9 (Candi CdeBaca)



Elyria Swansea Statistical Neighborhood

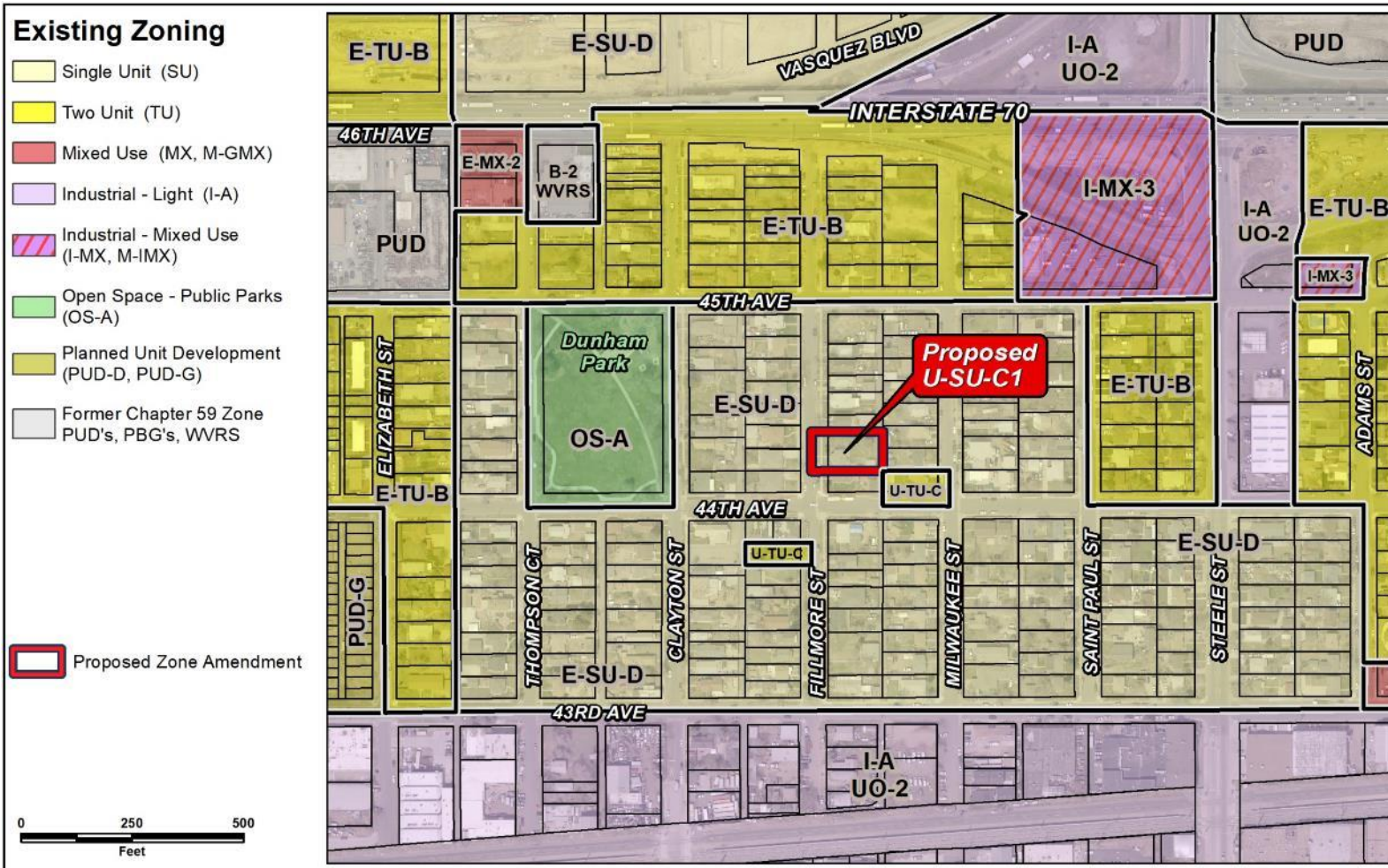


Request: U-SU-C1



- Location
 - Approx. 10,900 square feet or 0.25 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-D to U-SU-C1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 5,500ft²

Existing Zoning



- Current Zoning: E-SU-D
- Surrounding Zoning:
 - E-SU-D
 - U-TU-C

Existing Land Use

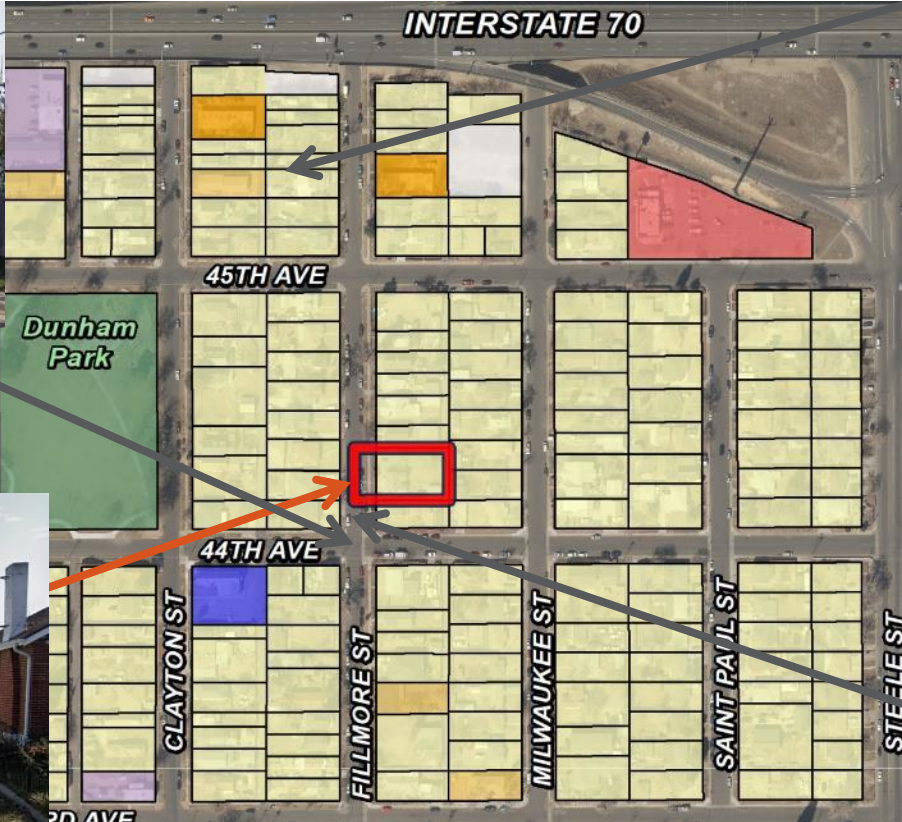


Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential
- Public/Quasi-public

Existing Building Form/Scale



Process

- Informational Notice: 11/16/2020
- Planning Board Notice: 1/31/2021
- Planning Board Public Hearing: 2/17/2021
 - Voted 10-0 in favor
- LUTI Committee: 2/23/21
- City Council Public Hearing: 4/5/21
- RNO & Public Comment
 - No letters have been received

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)*
- *Elyria & Swansea Neighborhoods Plan (2015)*

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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).



Strong and Authentic Neighborhoods

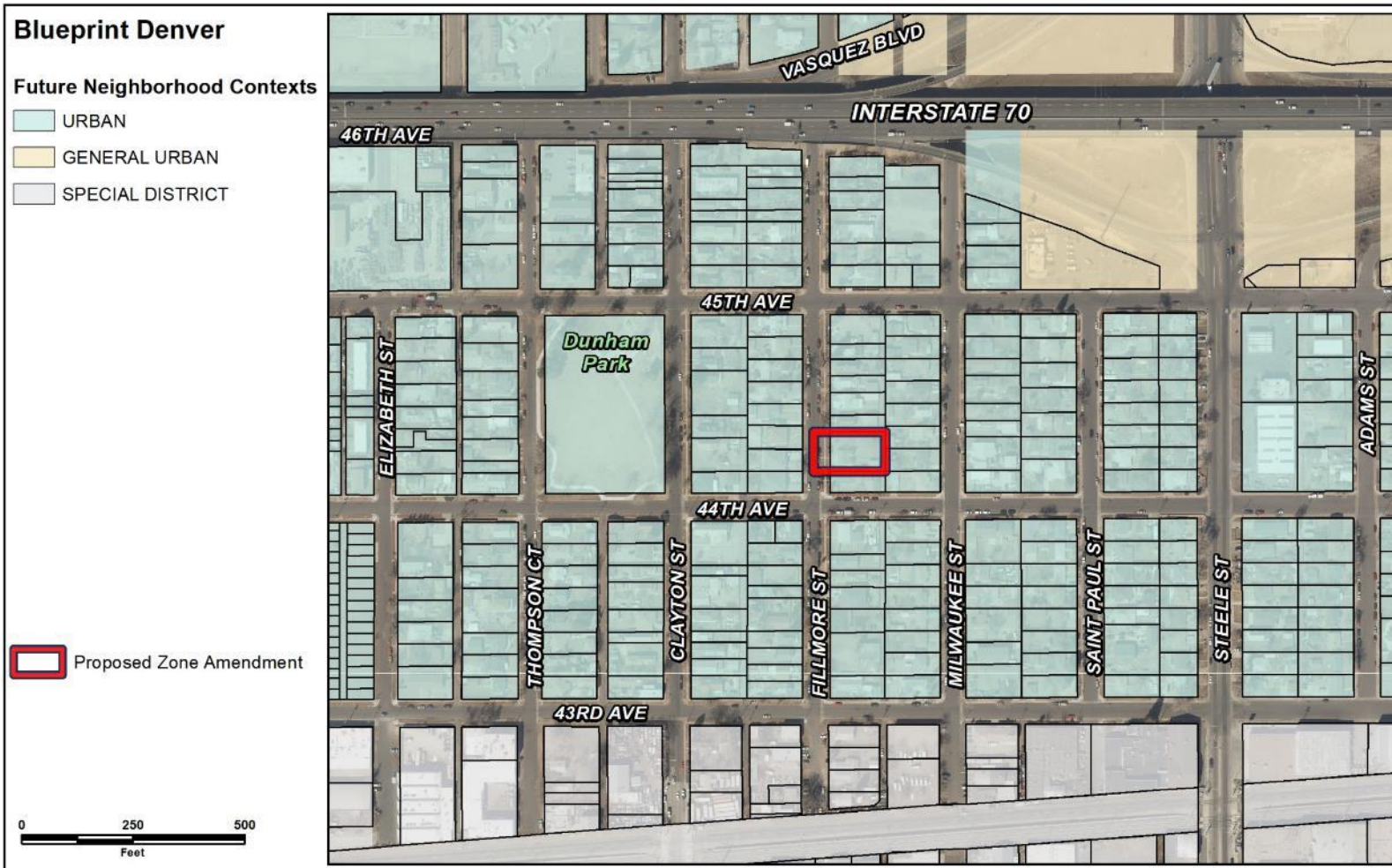
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).

Environmentally Resilient

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

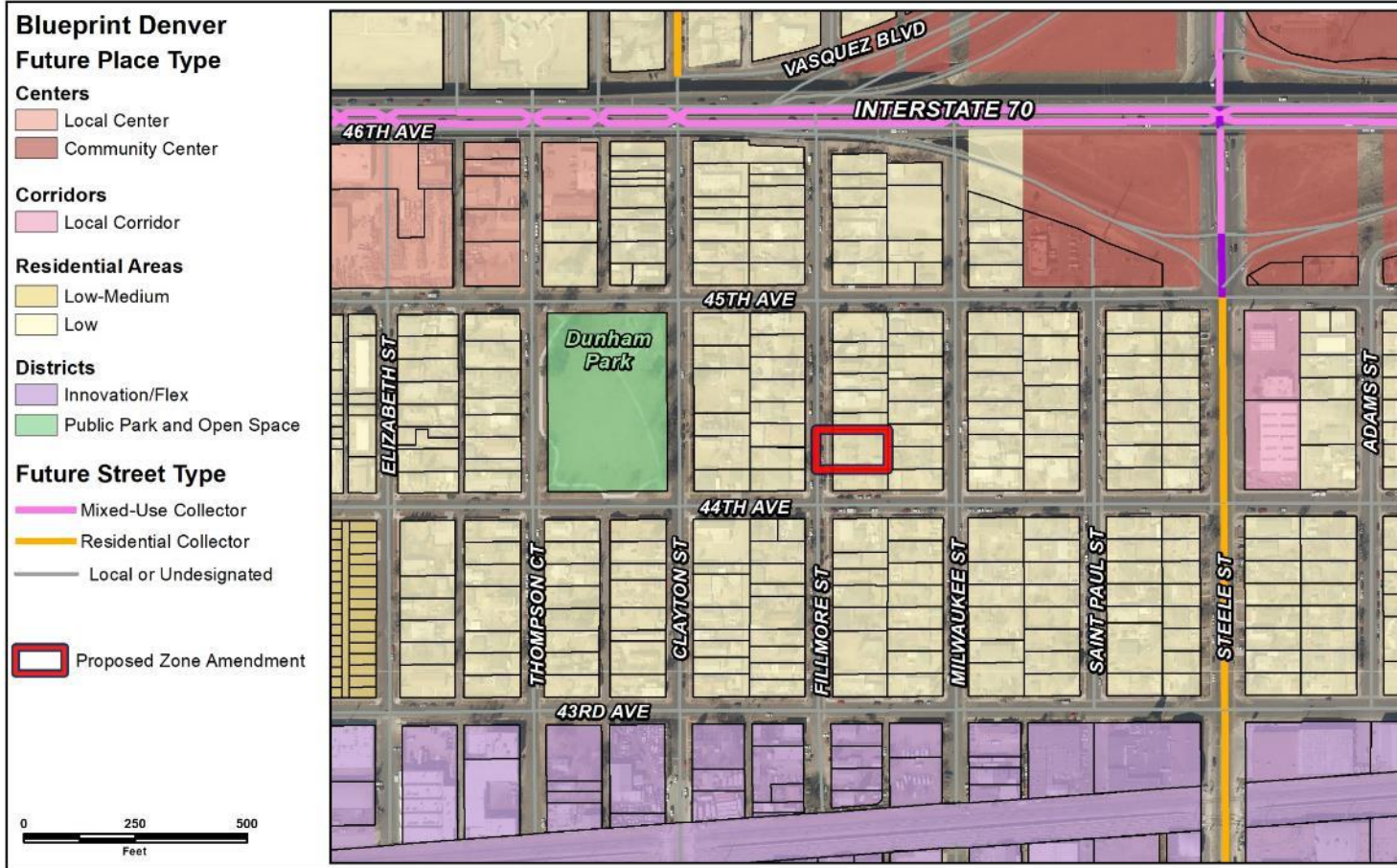


Consistency with Adopted Plans: Blueprint Denver



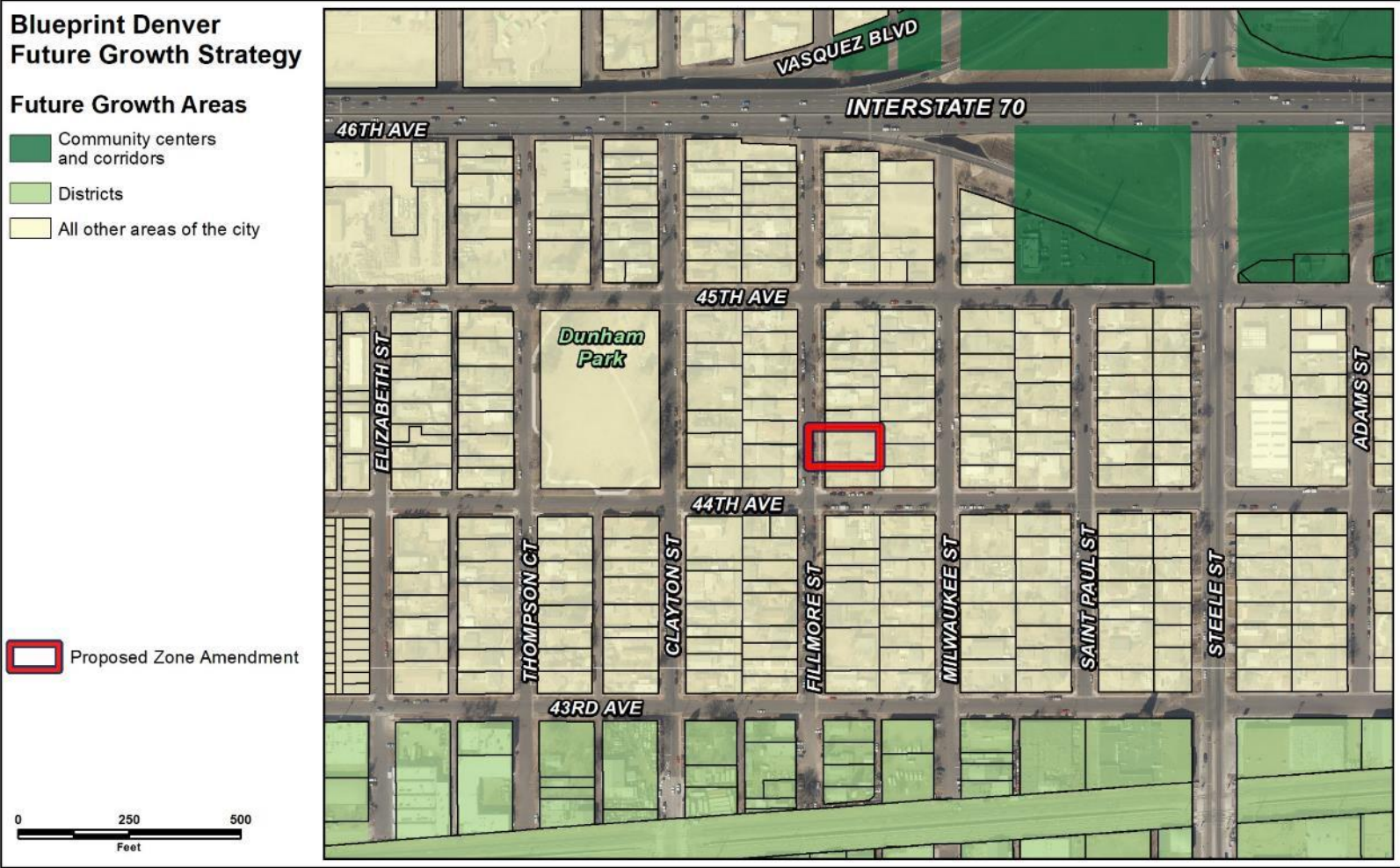
- **Urban (U-) Neighborhood Context**
 - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
 - Block patterns are generally regular with a mix of alley access.
 - High degree of walkability, bikeability, and good access to transit with less reliance on cars.

Consistency with Adopted Plans: Blueprint Denver



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - E 44th Ave and N Fillmore St: Undesignated Local

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy: All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Land Use and Built Form, Policy 4: Diversity housing choice through the expansion of accessory dwelling units throughout all residential areas.

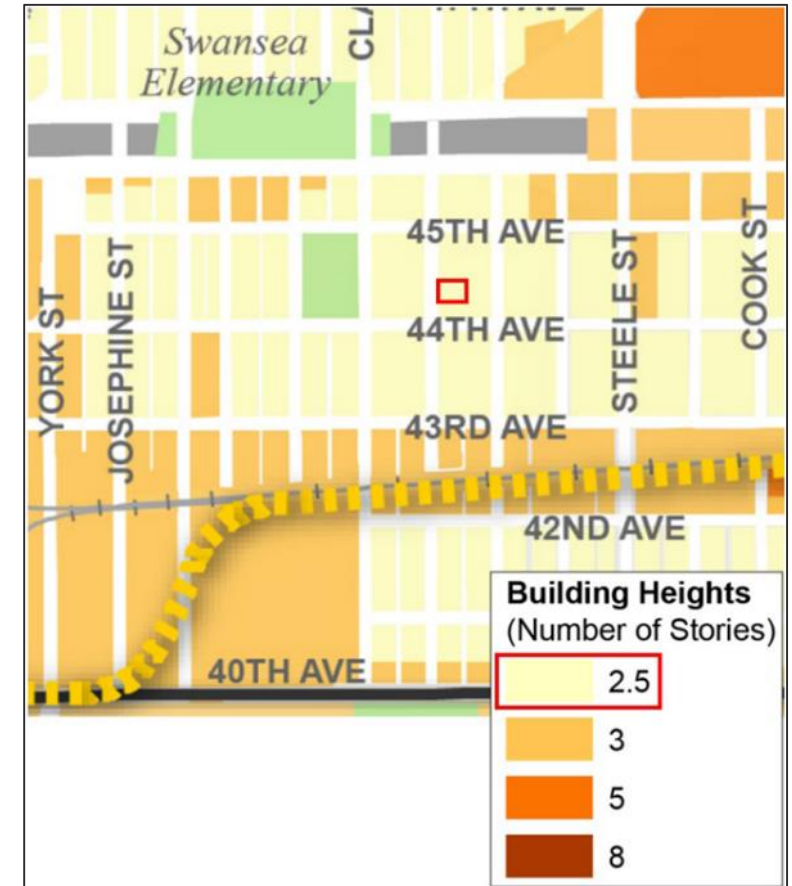
Strategy E: A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezoning to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area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

Consistency with Adopted Plans: Elyria and Swansea Neighborhoods Plan (2015)

Single Family Duplex residential areas are moderately dense areas that are primarily residential. There is a mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings (p. 26).



Future Concept Land Use Map



Maximum Building Heights Map

Consistency with Adopted Plans: Elyria and Swansea Neighborhoods Plan (2015)

Establish a Balance Land Use Strategy Recommendations, B.3 Increase Housing Choices:

Encourage investment in new housing to expand the total number of residences and to provide for a diversity of housing types to bring more people of all ages and income levels into the neighborhood (p. 29).

Improve Access to Housing, Jobs, Services & Education Recommendations, B.23 Increase Access to Housing:

Provide a broad range of housing types by allowing for moderate increases in density and household economic stabilization by allowing options that supplement an existing single family home, including accessory dwelling units, duplexes and tandem houses (p. 46).

Update the Neighborhood Context

as the Denver Zoning Code's Urban Neighborhood Context, as opposed to the currently mapped Urban Edge Context, better reflects the use of alley, limiting or prohibiting curb cuts for street access, and the continuation of detached sidewalks where possible (p 88).

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

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Denver Zoning Code Review Criteria

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2. Uniformity of District Regulations

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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-C1 is a single-unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C 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