



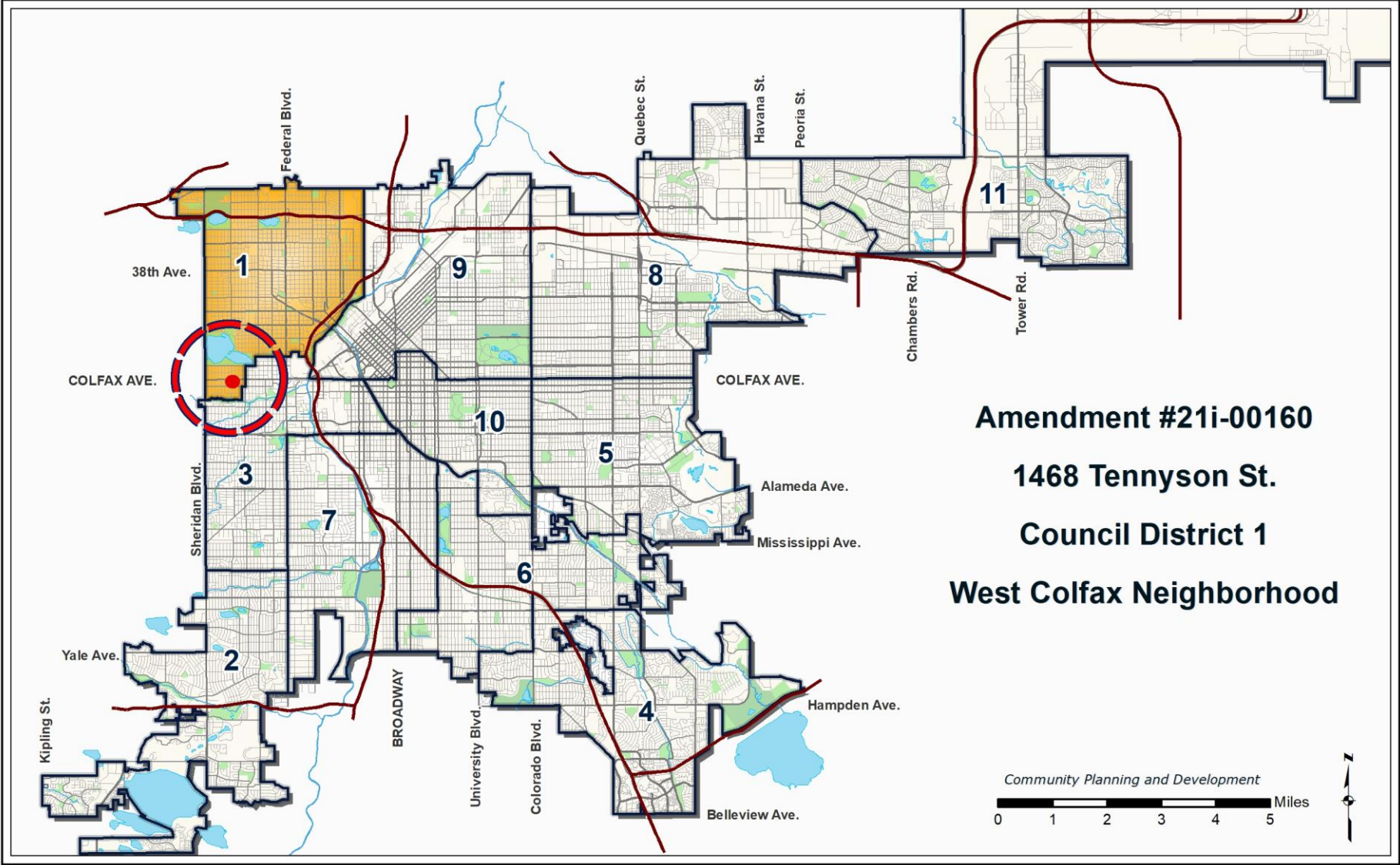
1468 N. Tennyson Street

2021I-00160

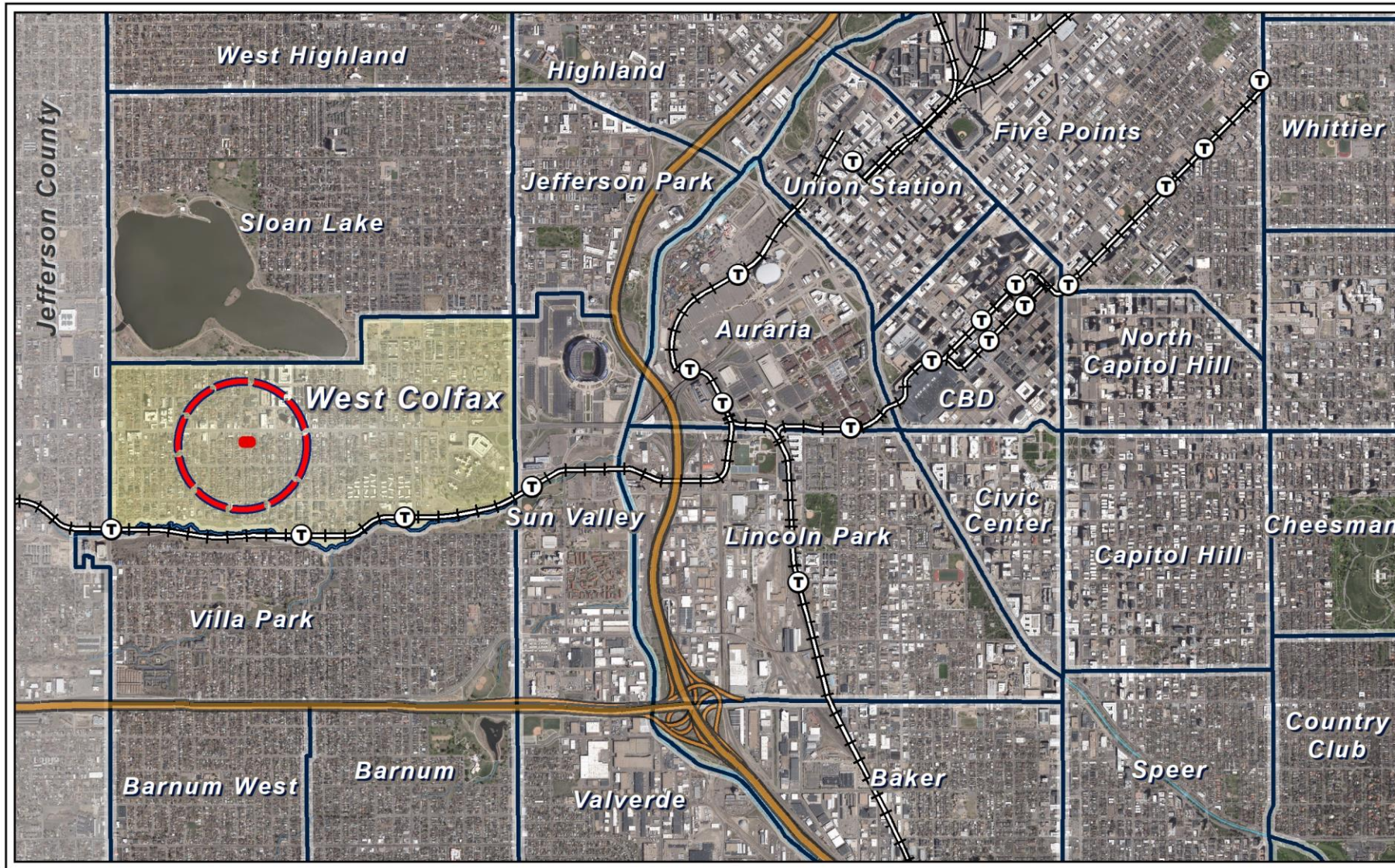
Request: U-SU-C2 to U-SU-C1

Date: February 28, 2022

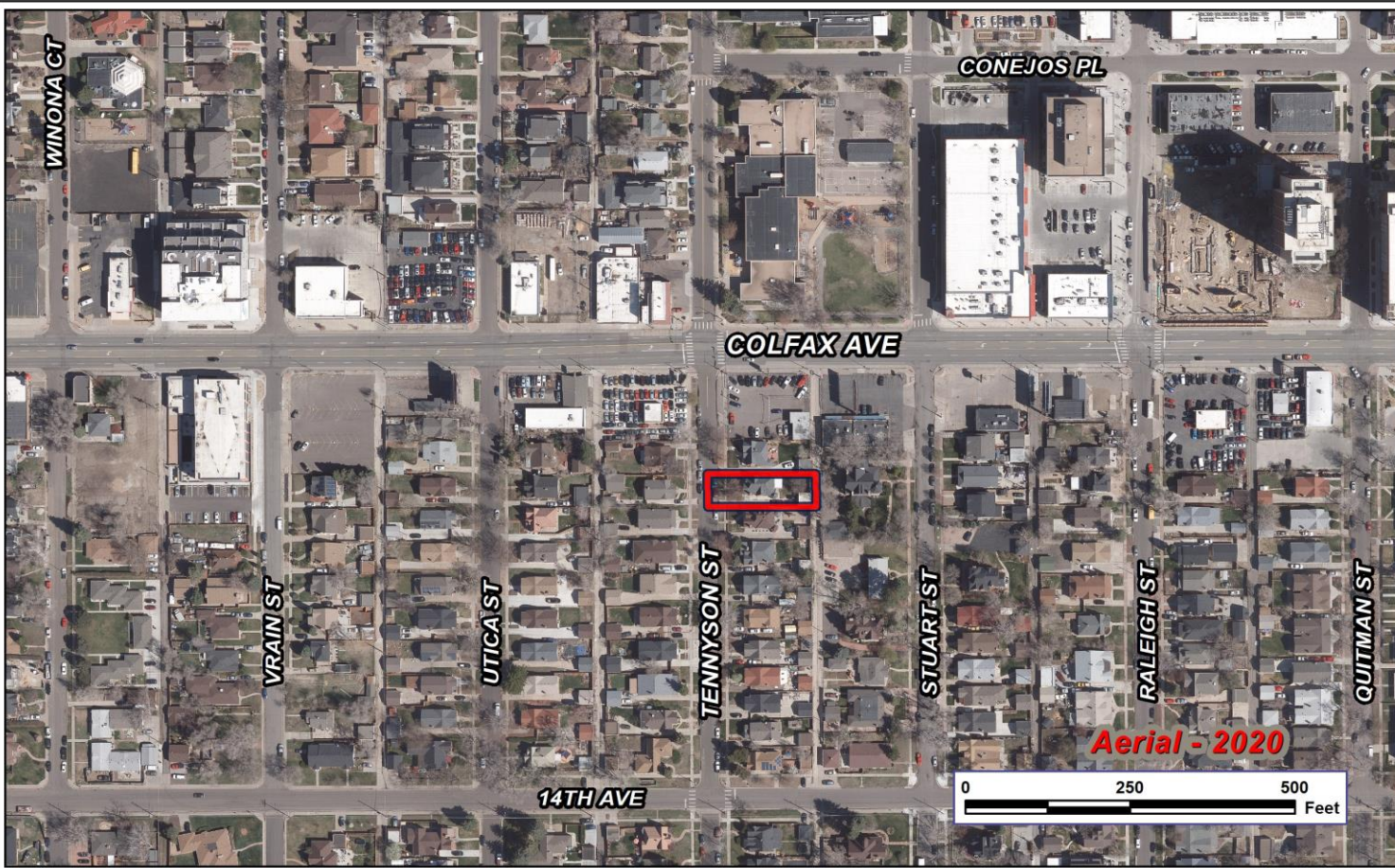
Council District 1 – Amanda Sandoval



West Colfax Statistical Neighborhood

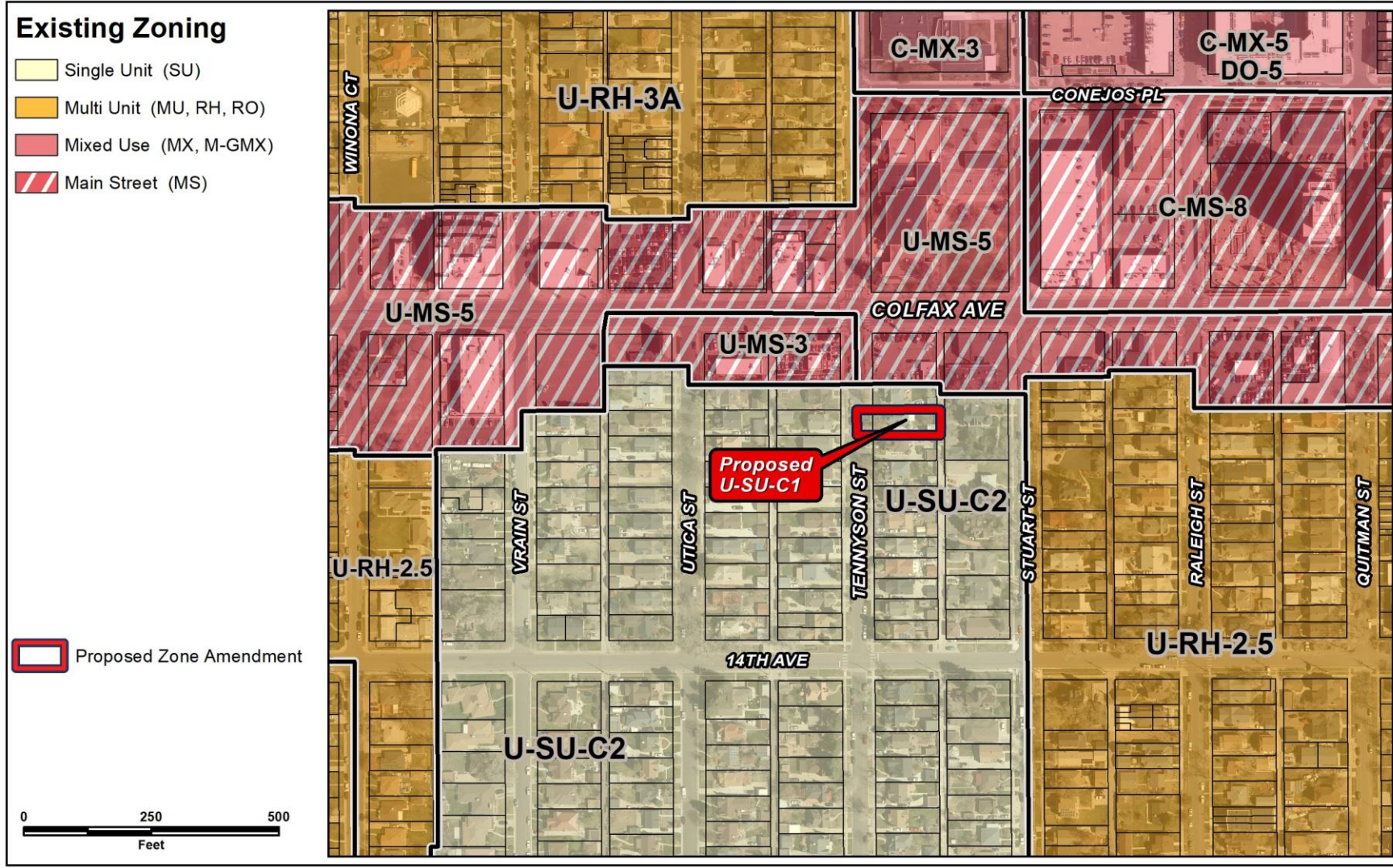


Proposed Request: U-SU-C1



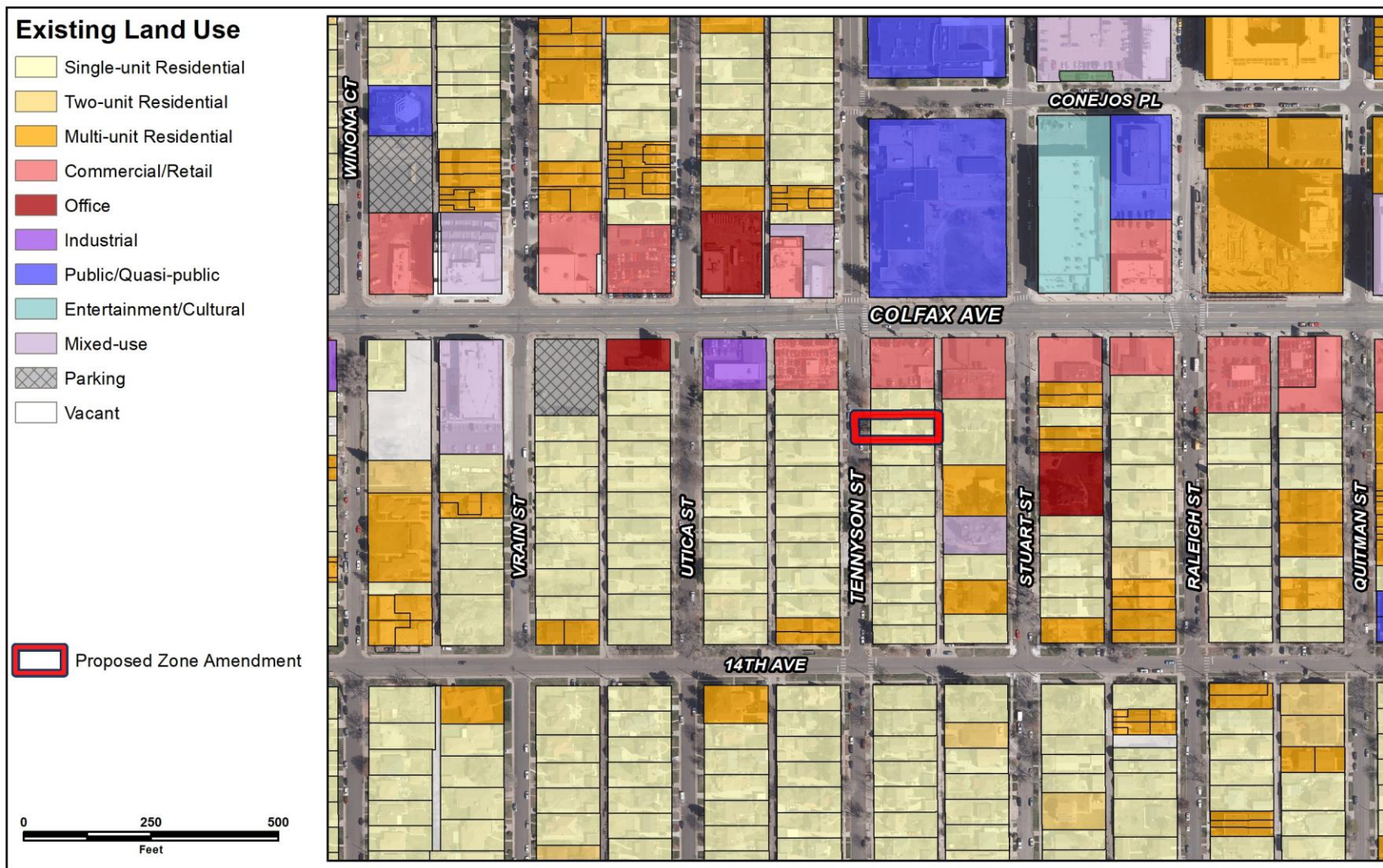
- Location
 - Approx. 6,250 square feet or 0.12 acres
 - Single-unit residential
- Proposal
 - Rezoning from U-SU-C2 to U-SU-C1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 5,500ft²

Existing Zoning



- Current Zoning: U-SU-C2
- Surrounding Zoning:
- U-SU-C2
- U-MS-5
- U-MS-3
- U-RH-2.5

Existing Land Use



Land Use:
Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Commercial/Retail
- Public/Quasi Public

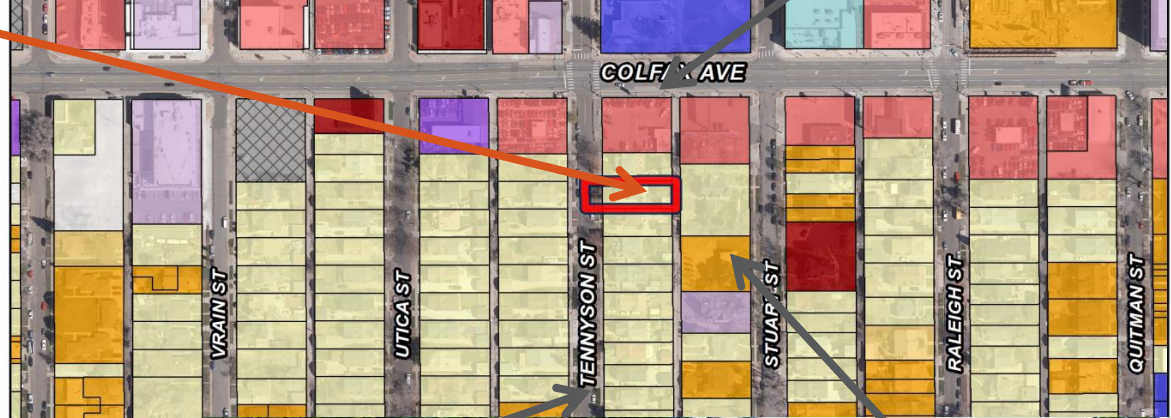
Existing Building Form/Scale



Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Entertainment/Cultural
- Mixed-use
- Parking
- Vacant

Proposed Zone Amendment



500



Process

- Informational Notice: 08/12/2021
- Planning Board Notice: 12/21/2021
- Planning Board Public Hearing: 1/05/2022
- LUTI Committee: 1/18/22
- City Council Public Hearing: 2/28/22
- Public Comment
 - None

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 Colfax Plan (2006)*

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 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).

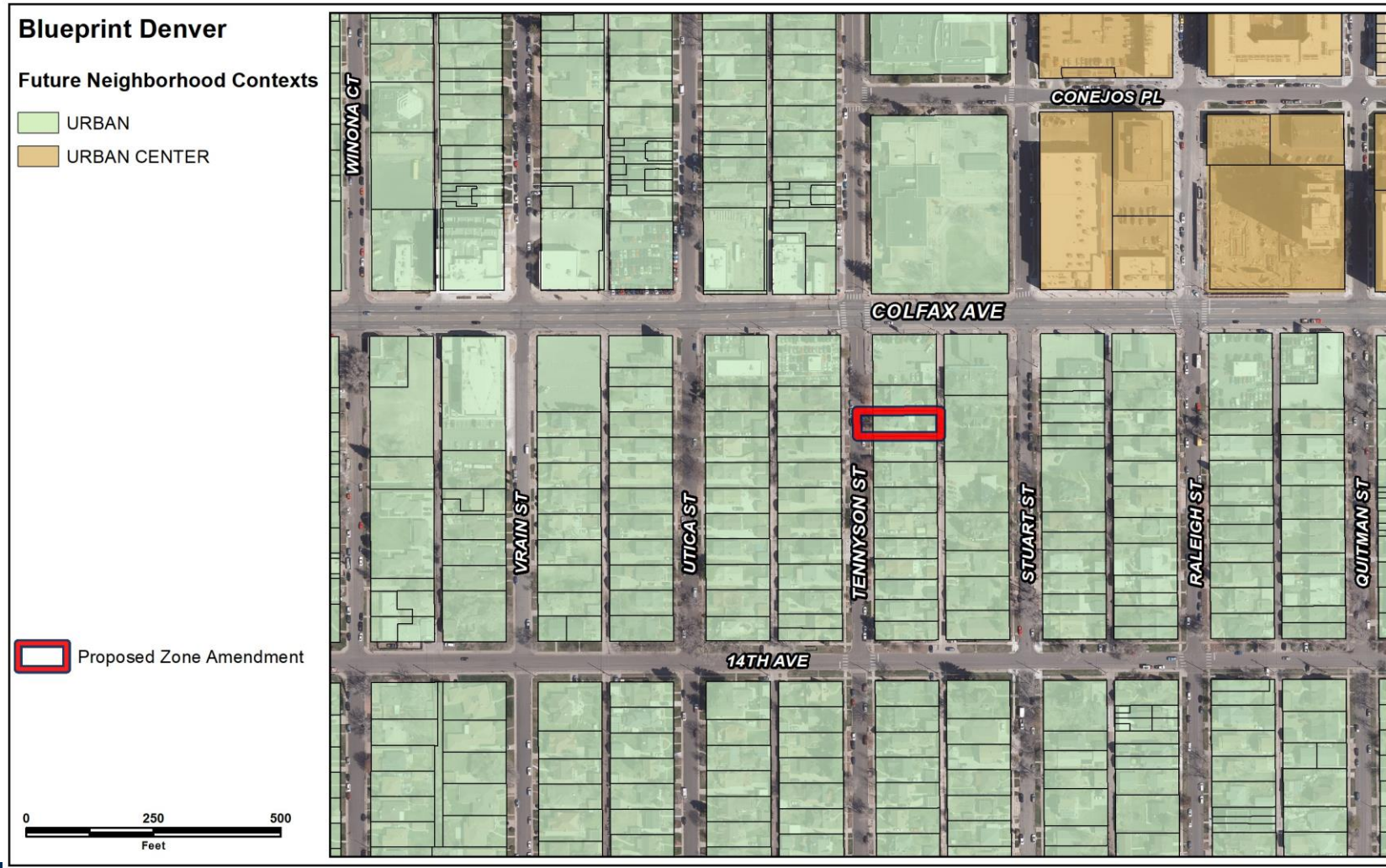


Climate

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



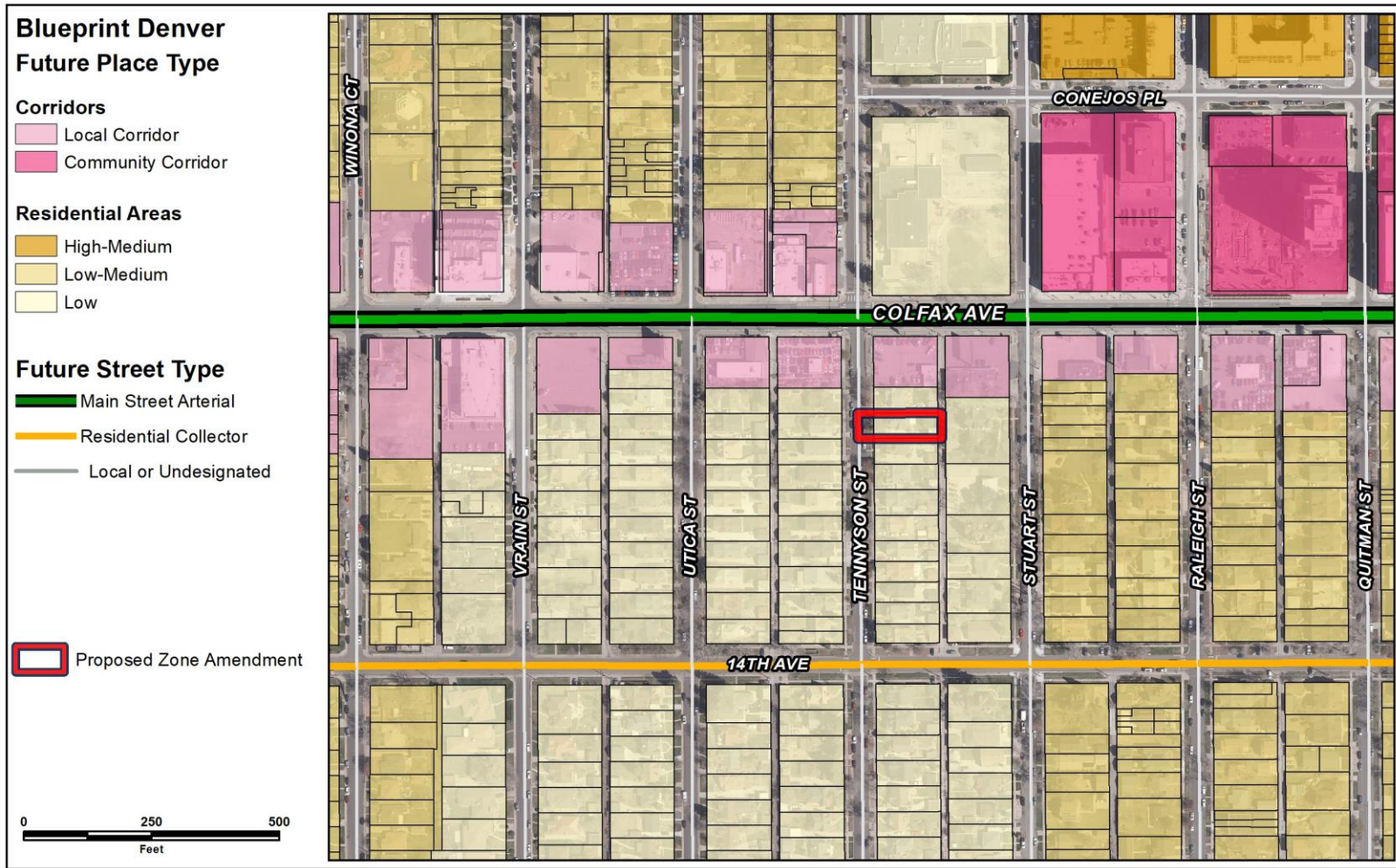
Consistency with Adopted Plans: Blueprint Denver 2019



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 2019



- **Residential - Low**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - Tennyson Street: Local

Consistency with Adopted Plans: Blueprint Denver

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 Colfax Neighborhood Plan (2006)

URBAN NEIGHBORHOOD DISTRICTS: GOALS

Goal 2: Density. Promote discreet increases in residential densities within established residential districts.

URBAN NEIGHBORHOOD DISTRICTS: RECOMMENDATIONS

Recommendation 1: Urban Neighborhood Stability

Support the efforts of the Zoning Code Task Force to update residential zone districts and ensure the provision of appropriate design and development standards for additions, infill and redevelopment in established urban neighborhood areas.

Recommendation 3: Urban Neighborhood Building Types

Establish a vocabulary of urban neighborhood building types. Promote the construction of these buildings within appropriate locations in urban neighborhood districts. Include a range of building types that permit discreet increases in residential densities such as carriage houses, multiplexes, small apartments, townhouses or rowhouses.

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

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

Review Criteria

Denver Zoning Code Review Criteria

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

- U-SU-C2 allows tandem house, duplex, and detached accessory dwelling unit building form on corner lots that are on collector or arterial streets. However, this property is not on one of those corners, so they can't do any of those building forms (they could only currently do an attached ADU).
- By going to U-SU-C1, they will be allowed to construct the detached accessory dwelling unit building form.

CPD Recommendation

CPD recommends City Council **approve** application 2021I-00160, 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