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# 79 S Albion Street

2023i-00006

Request: E-SU-D to E-SU-D1

City Council Public Hearing: 08.07.2023

Presenter: William Prince

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: E-SU-D1



## Location

- 6261 ft<sup>2</sup> or 0.14 acres
- Single-unit residential

## Proposal

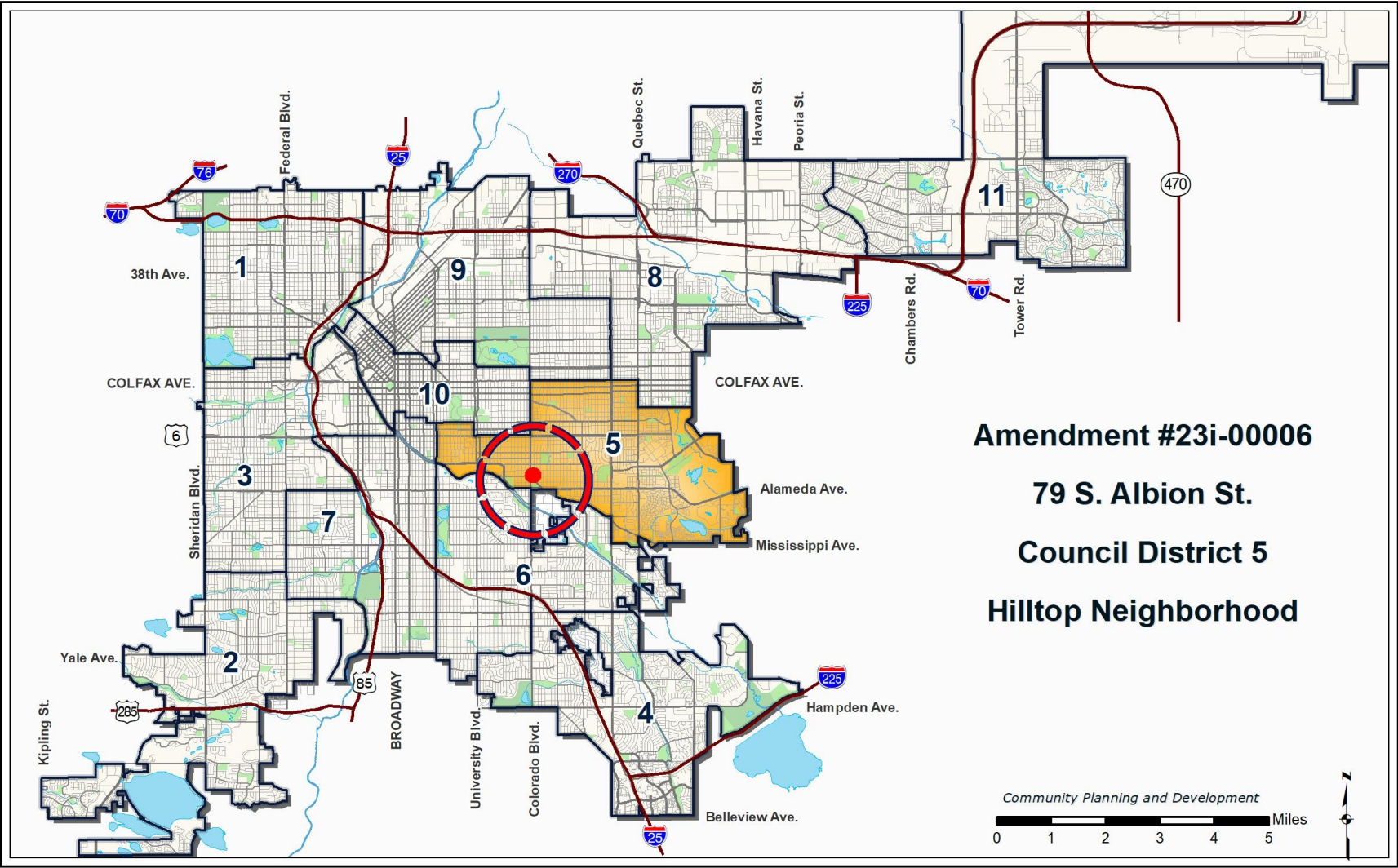
- Rezoning from E-SU-D to E-SU-D1
  - Allows Urban House and Detached Accessory Dwelling Unit building forms
- Max. building height 30-35 feet, 24 feet for ADU
- Min. lot size of 6,000 ft<sup>2</sup>

# Presentation Agenda

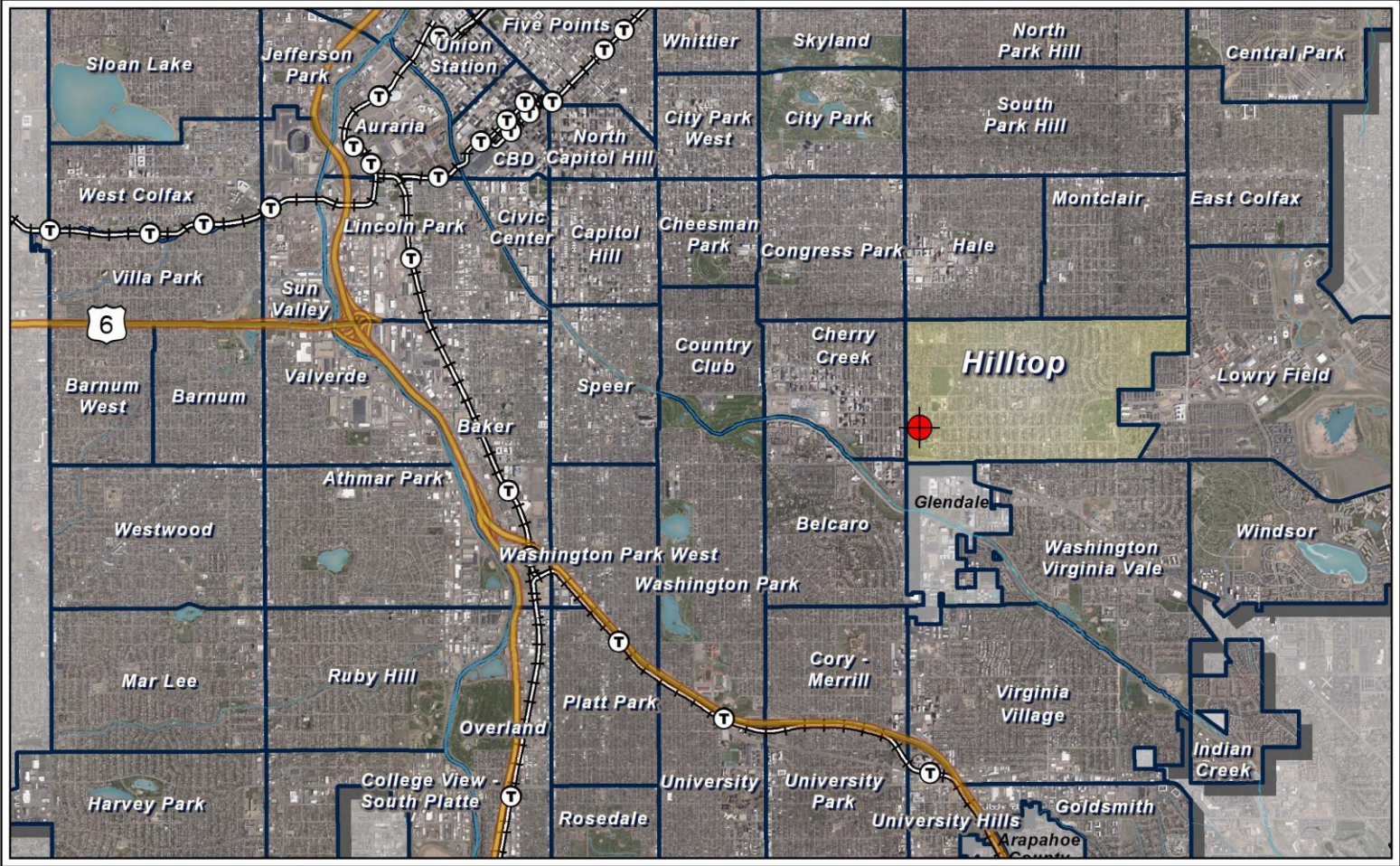
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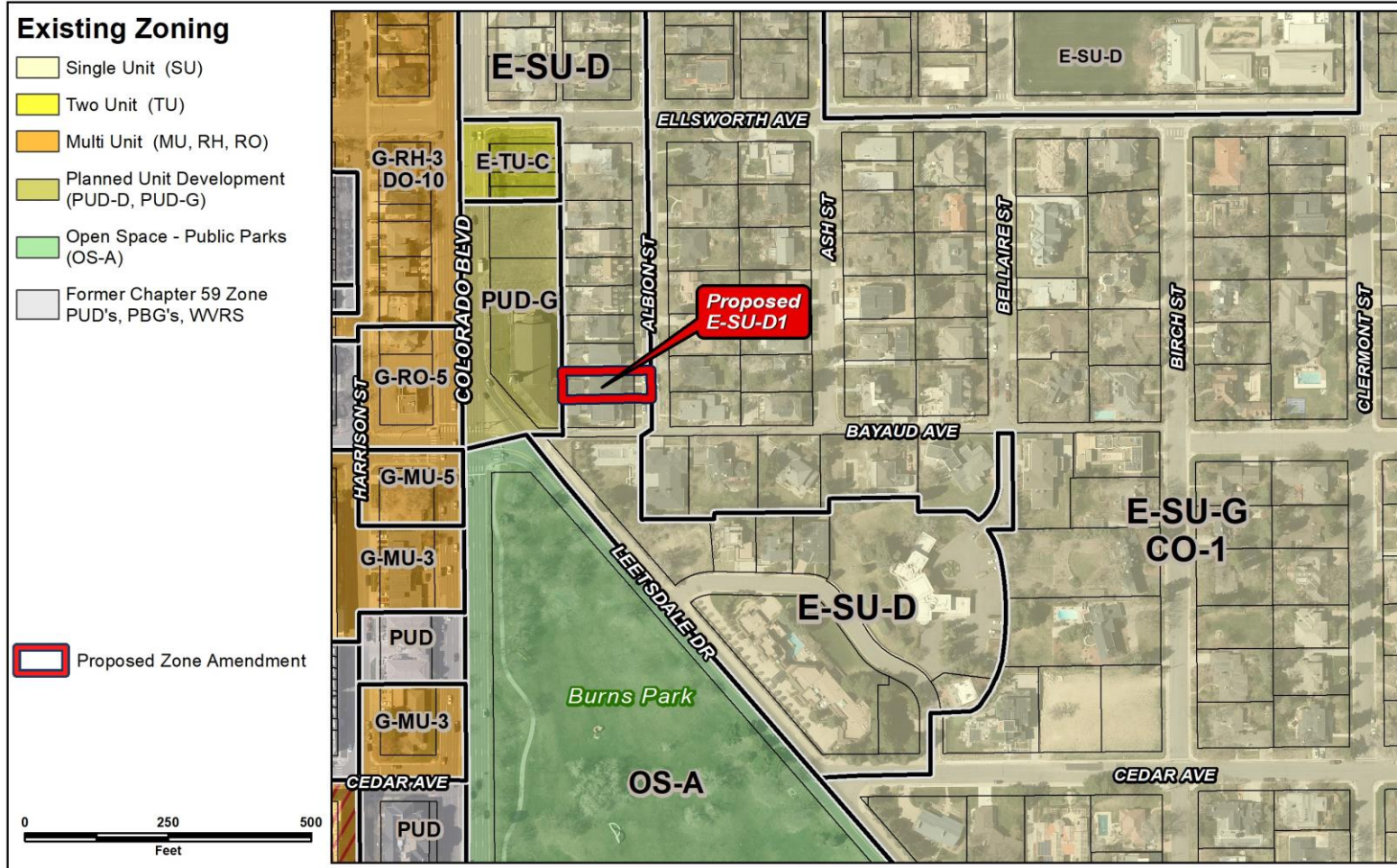
# Council District 5: Councilmember Sawyer



# Statistical Neighborhood: Hilltop



# Existing Zoning: E-SU-D

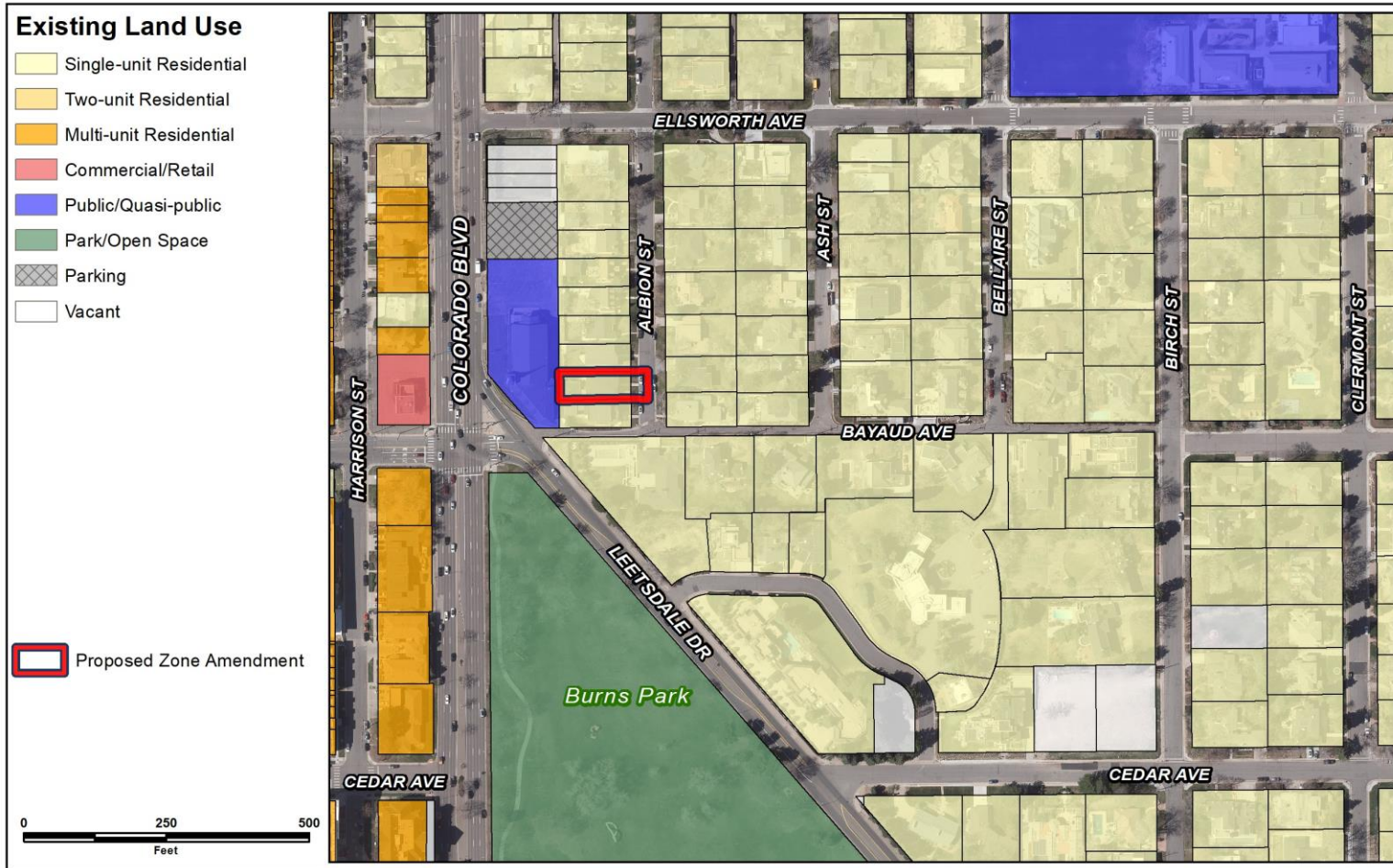


Current Zoning: E-SU-D

Surrounding Zoning:

- E-SU-D
- E-SU-G, CO-1
- OS-A
- PUD-G
- G-MU-3
- G-MU-5

# Existing Context: Land Use



## Land Use:

Single-Unit Residential

## Surrounding Land Uses:

- Single-Unit Residential
- Public/Quasi Public
- Park/Open Space
- Parking/Vacant
- Multi-Residential

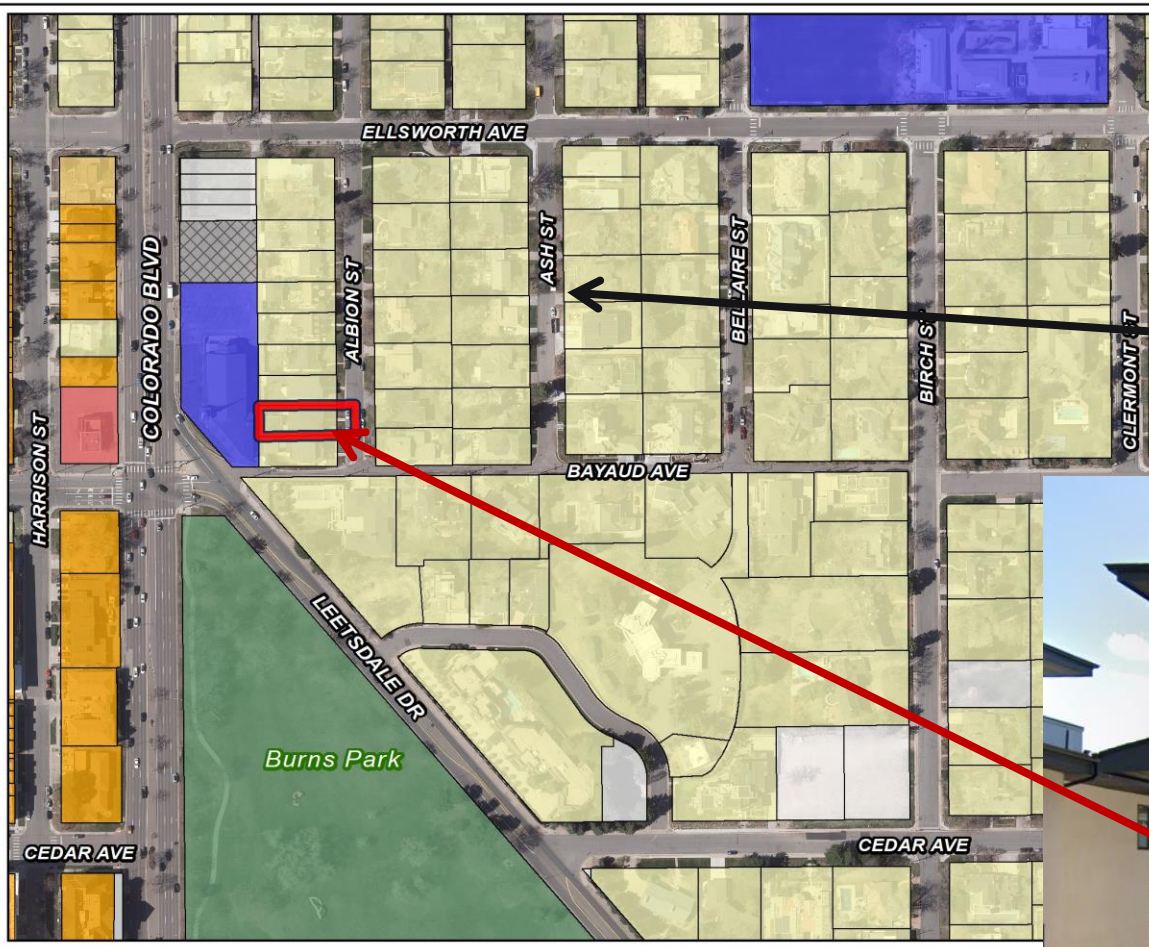
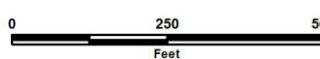


# Existing Context: Building Form/Scale

**Existing Land Use**

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Public/Quasi-public
- Park/Open Space
- Parking
- Vacant

Proposed Zone Amendment



# Agenda

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# Process

- Informational Notice: 02/08/2023
- Planning Board Notice: 05/03/2023
- Planning Board Public Hearing: 05/17/2023
- LUTI Committee: 06/20/2023
- **City Council Public Hearing: 08/07/2023**
  
- Public Comment: None to date

# Presentation Agenda

- Request
- Location and Context
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- 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

# 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

# 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).



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

## 2. Uniformity of District Regulations

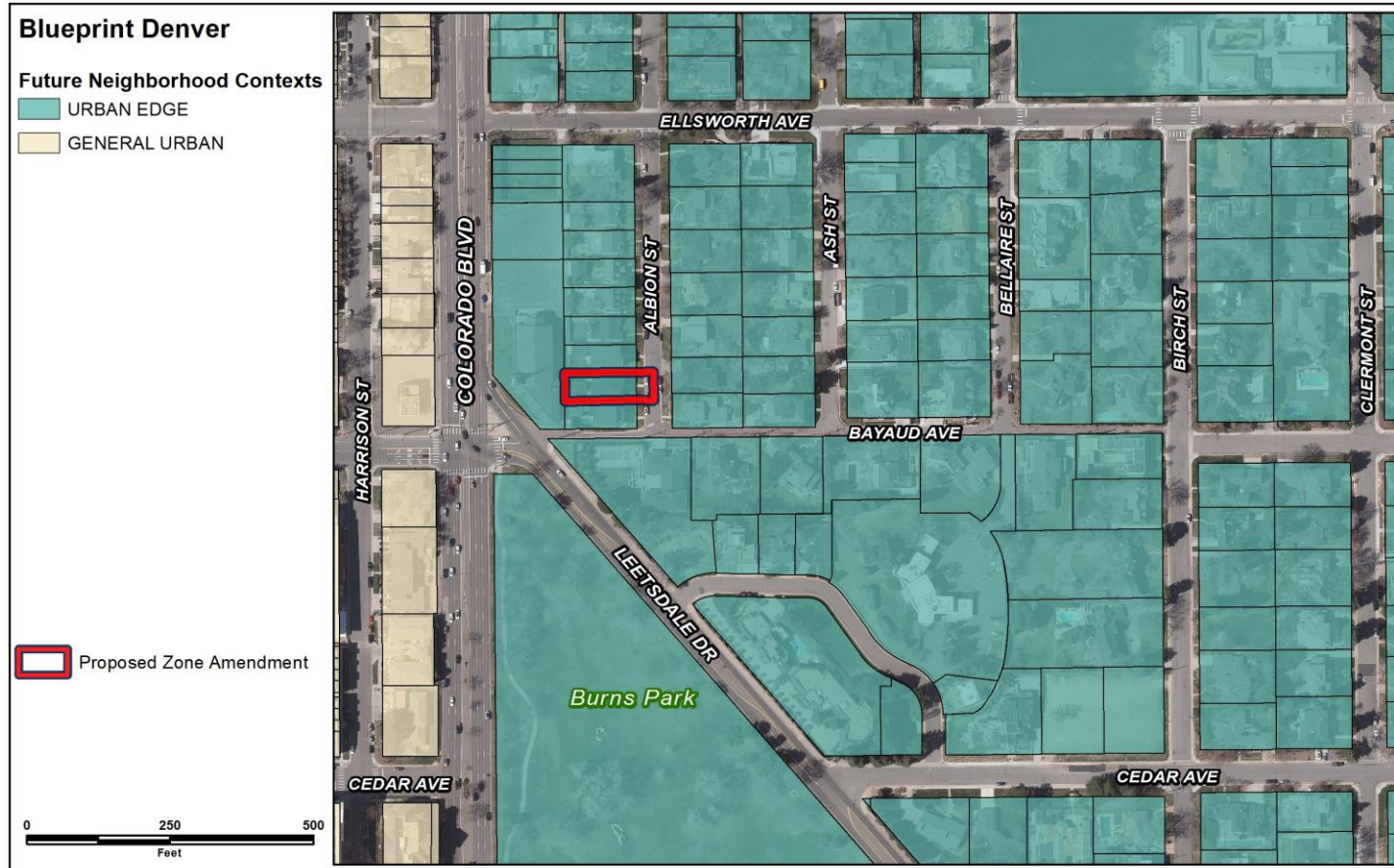
## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

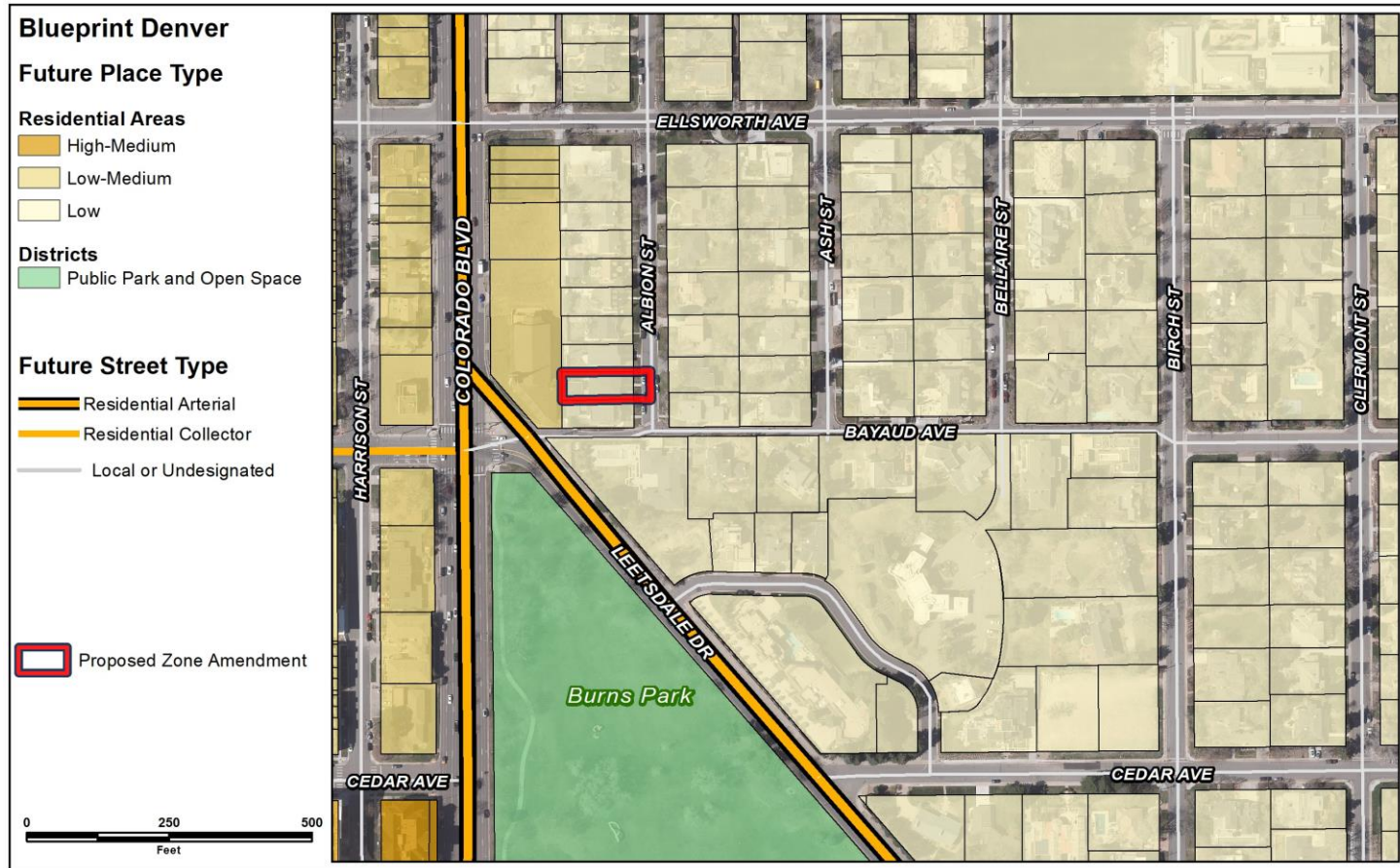


# Blueprint Denver 2019



- **Urban Edge (E) Neighborhood Context**
  - Typically low-scale single- and two-unit residential with some small-scale multi-unit residential
  - Block patterns are generally regular with a mix of alley access.
  - Transition between urban and suburban areas

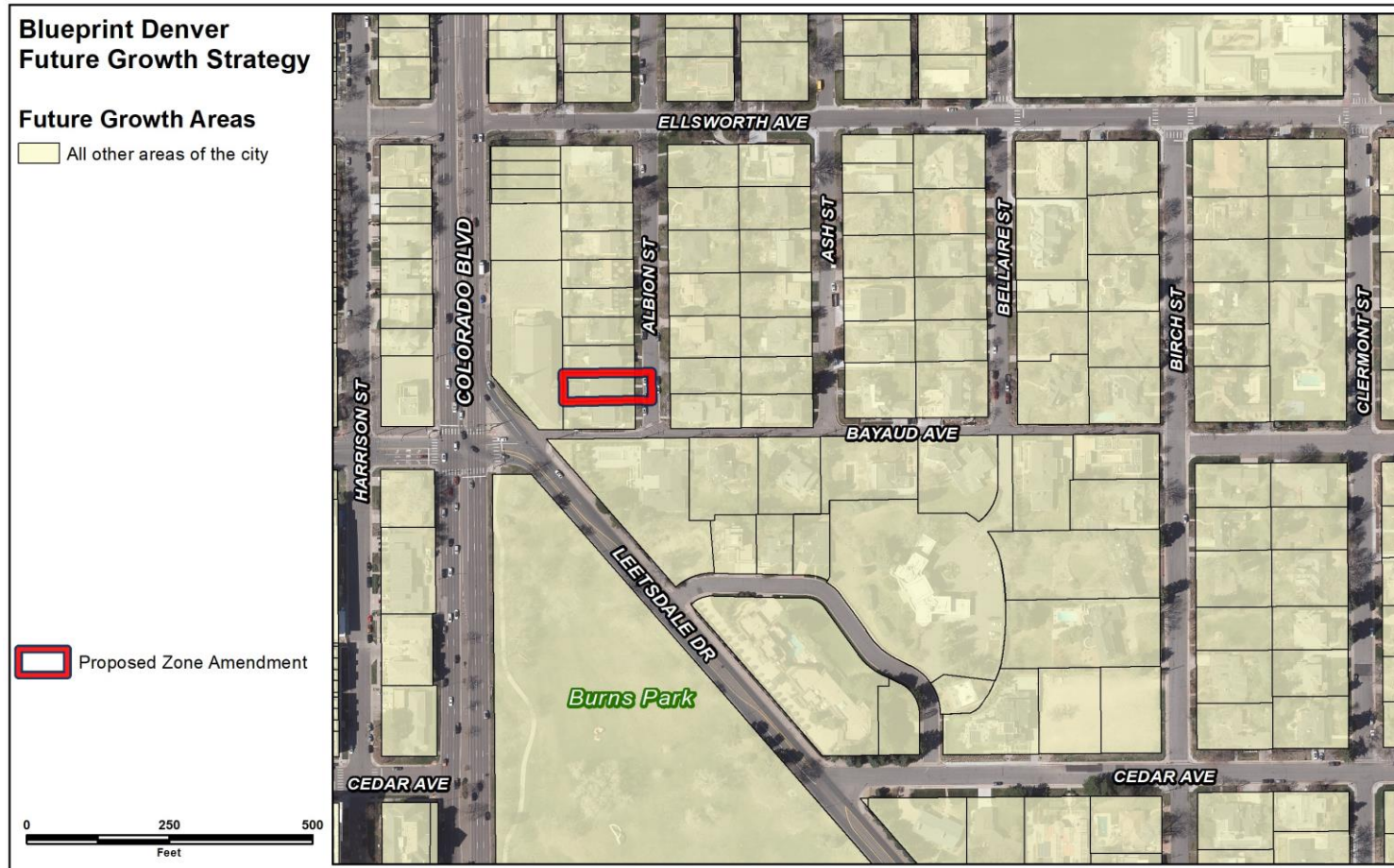
# Blueprint Denver 2019



- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- **Future Street Type**
  - Albion, Local
  - Colorado and Leetsdale, Residential Arterial

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

# Blueprint Denver 2019



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

# Blueprint Denver 2019

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

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

# 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

# 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
  - Urban Edge 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
  - E-SU-D1 is a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet

# 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