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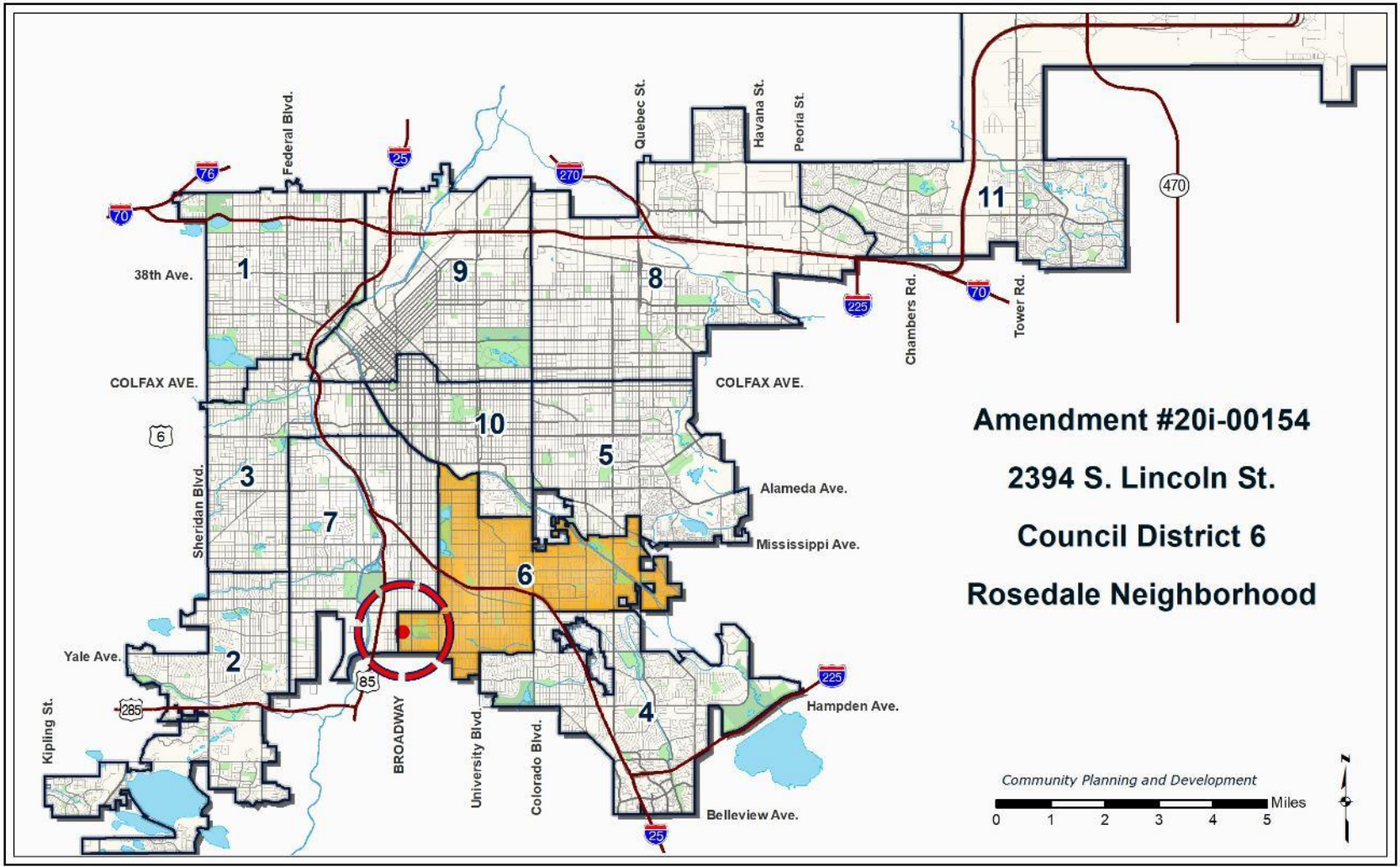
# 2394 S. Lincoln Street

Request: U-SU-B1 to U-TU-B

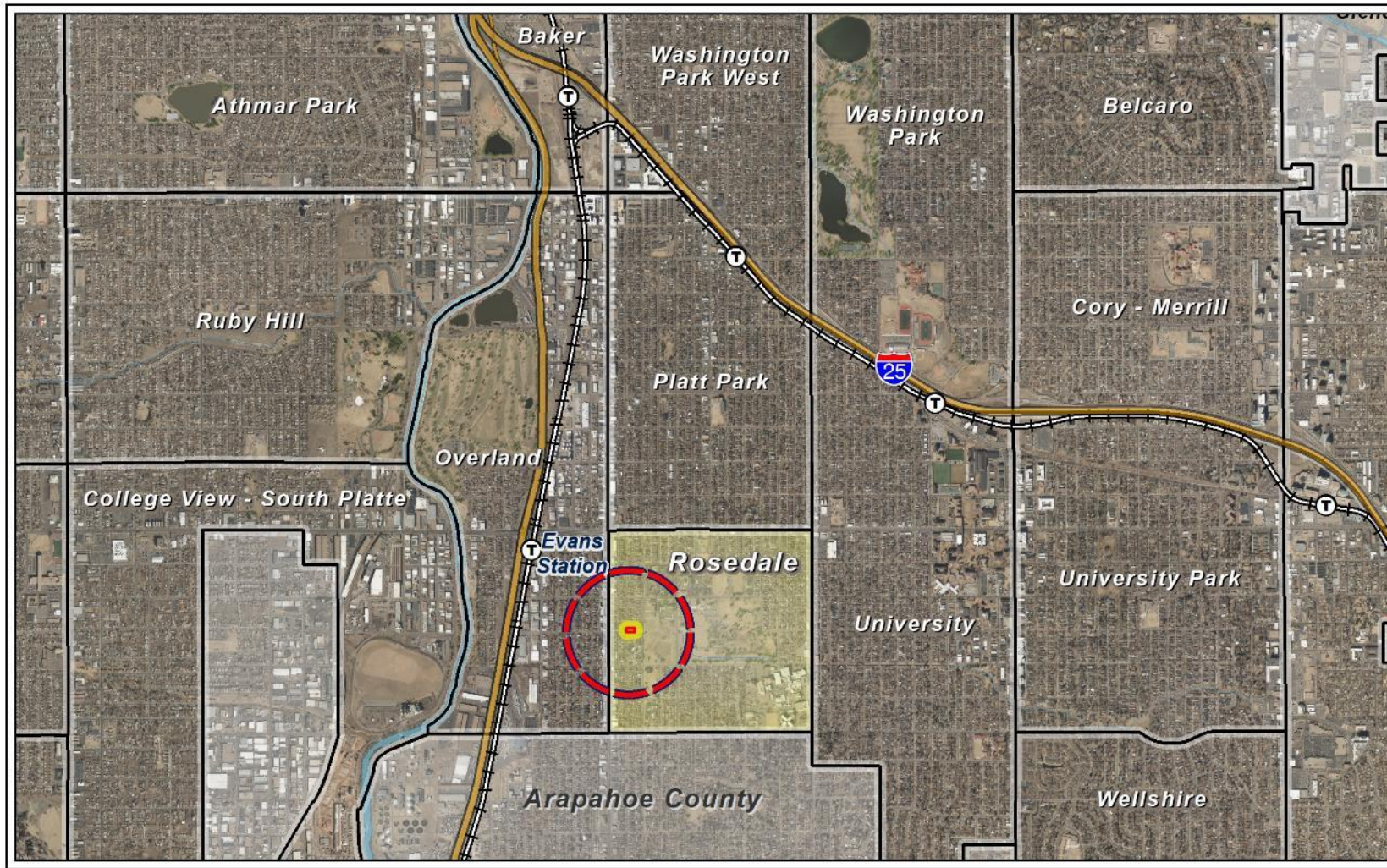
LUTI Meeting: : 04/20/2021

Case #: 2020I-00154

# Council District 6: Paul Kashmann



# Rosedale Neighborhood



# Request: U-SU-B1 to U-TU-B



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

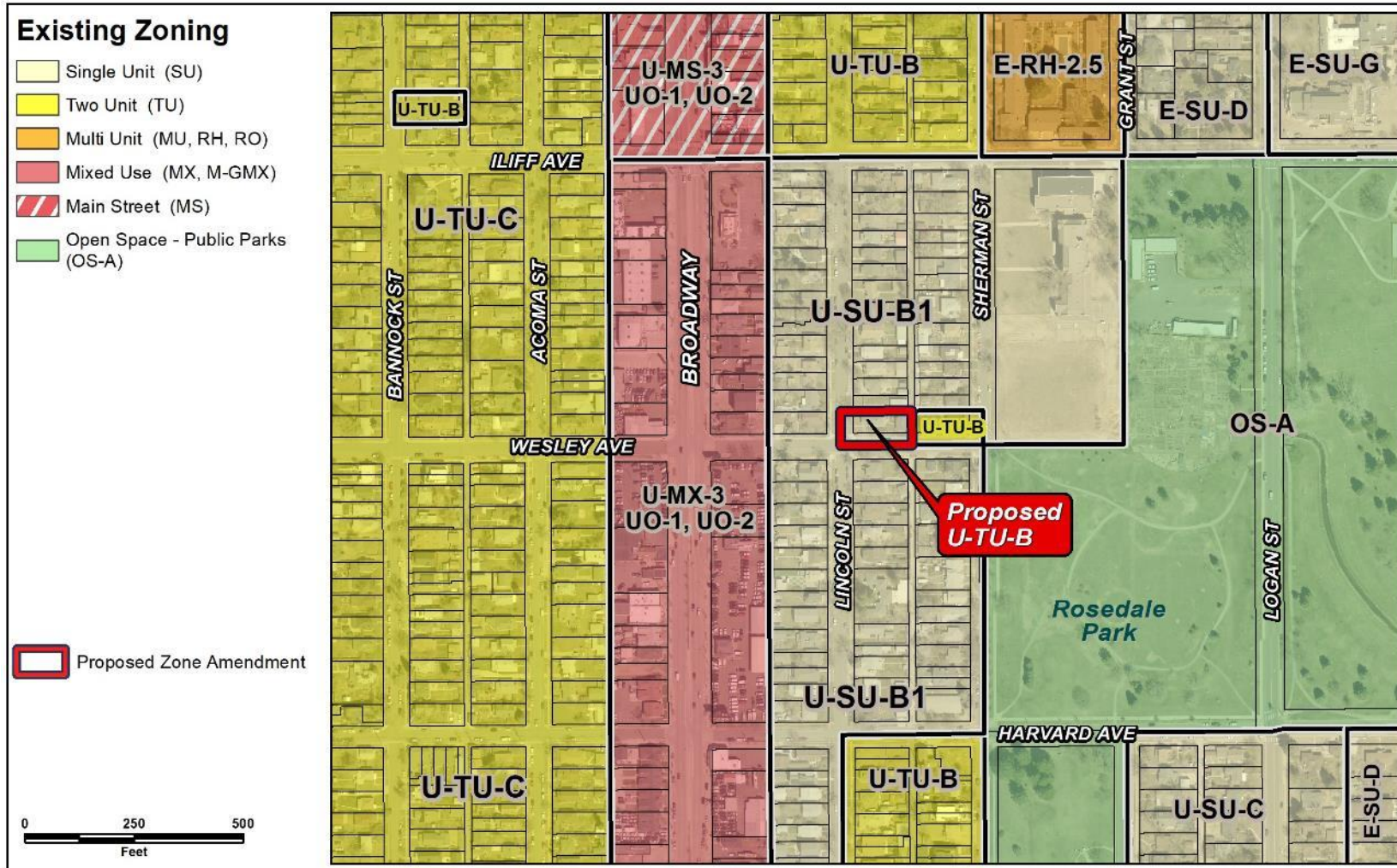
## Subject Property

- Single-unit house
- Zone lot: 6,250 SF

## Proposal

- Rezone to U-TU-B:
  - Urban House (3,000 SF)
  - Duplex (4,500 SF)
  - Tandem House (4,500 SF)
  - Detached ADU

# Existing Zoning: U-SU-B1



## Existing Zoning

- U-SU-B1

## Surrounding Zoning

- U-SU-B1
- U-SU-C
- U-TU-B
- U-TU-C
- U-MX-3
- U-MS-3
- OS-A

# Existing Land Use



## Existing Land Use

- Single-unit Residential

## Surrounding Land Use

- Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space

# Existing Context – Use/Building Form/Scale



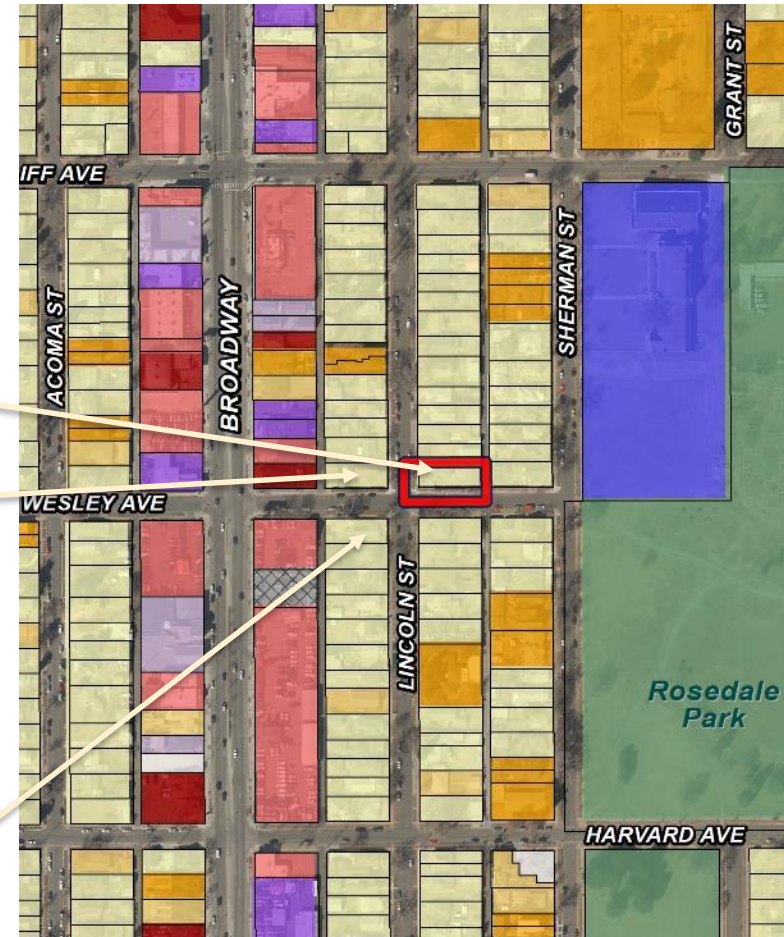
Subject Property



Property to the West



Property to the Southwest



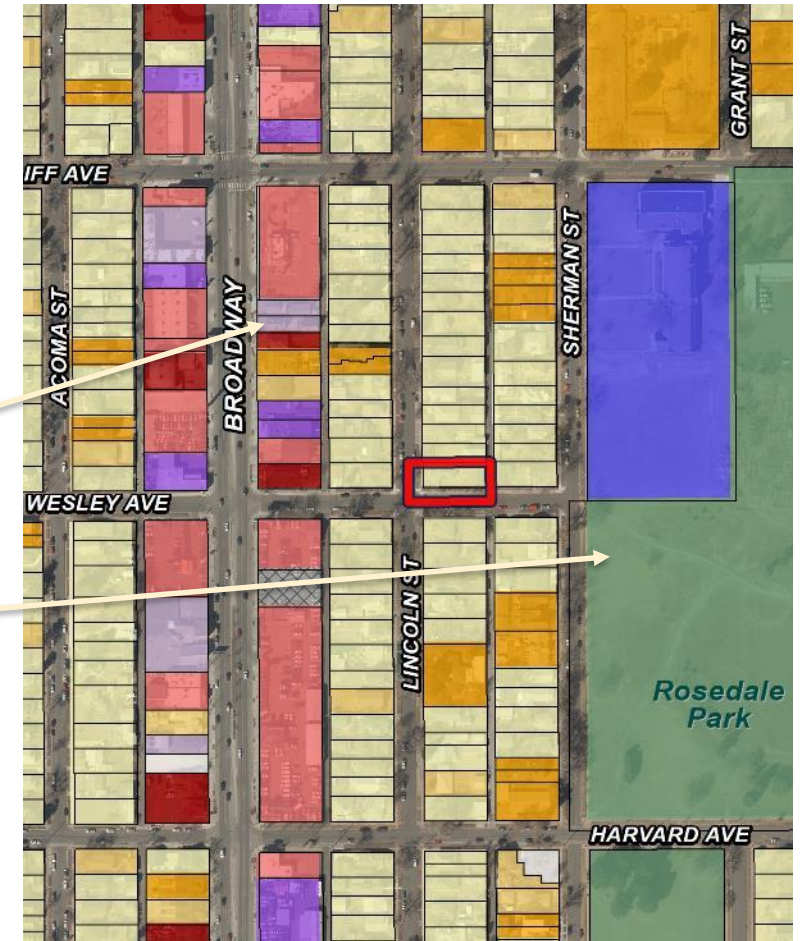
# Existing Context – Use/Building Form/Scale



Properties along Broadway



Rosedale Park





# Process

- Informational Notice: 1/11/2021
- Planning Board Notice: 3/22/2021
- Planning Board Public Hearing: 4/7/2021
- LUTI Committee: 4/20/21
- City Council Public Hearing: 6/14/21 (tentative)
- Public Comment: 0 comments

# 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*
- *Evans Station Area Plan*

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

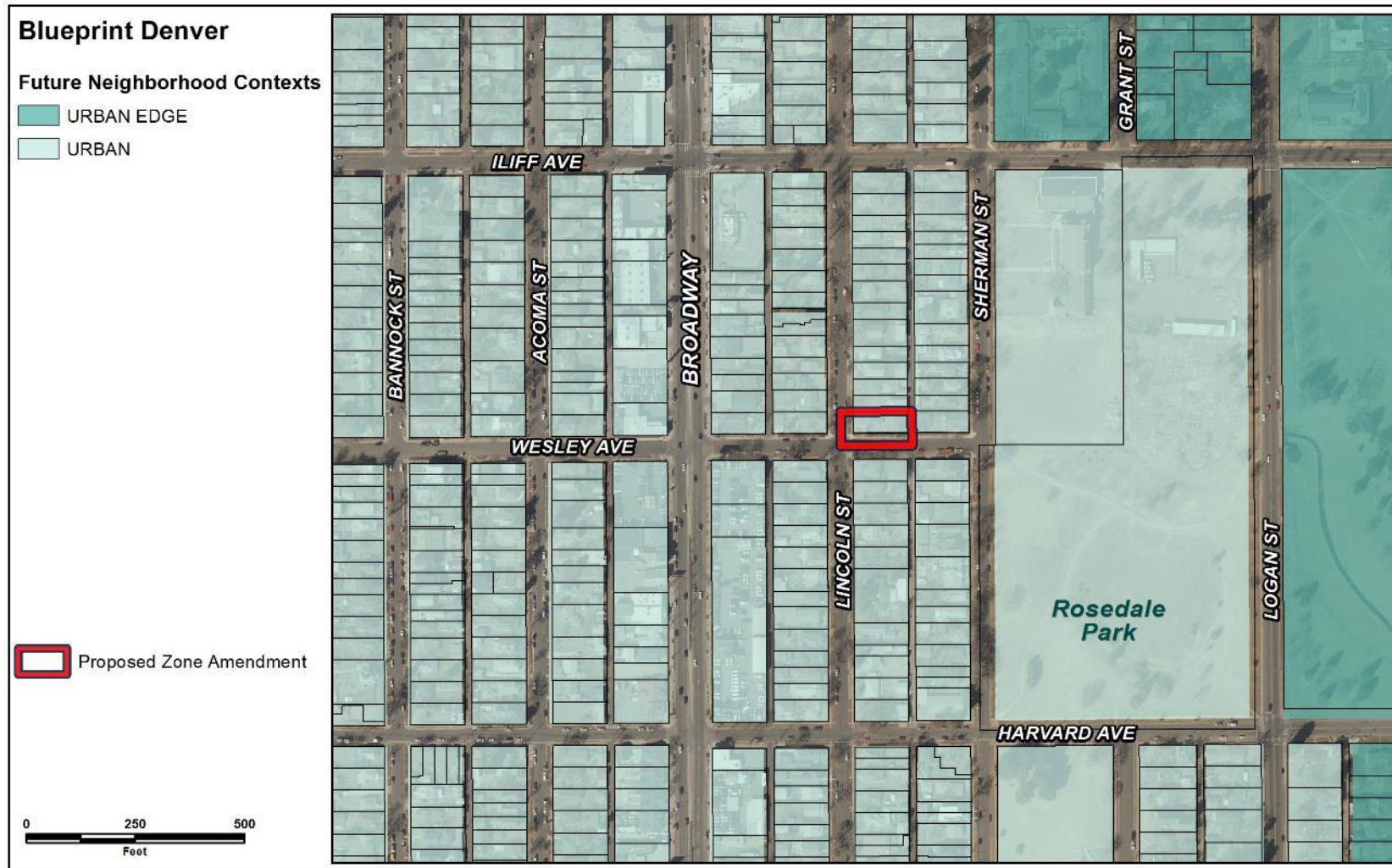
## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Consistency with Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments.
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families.
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population.
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place.
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors.

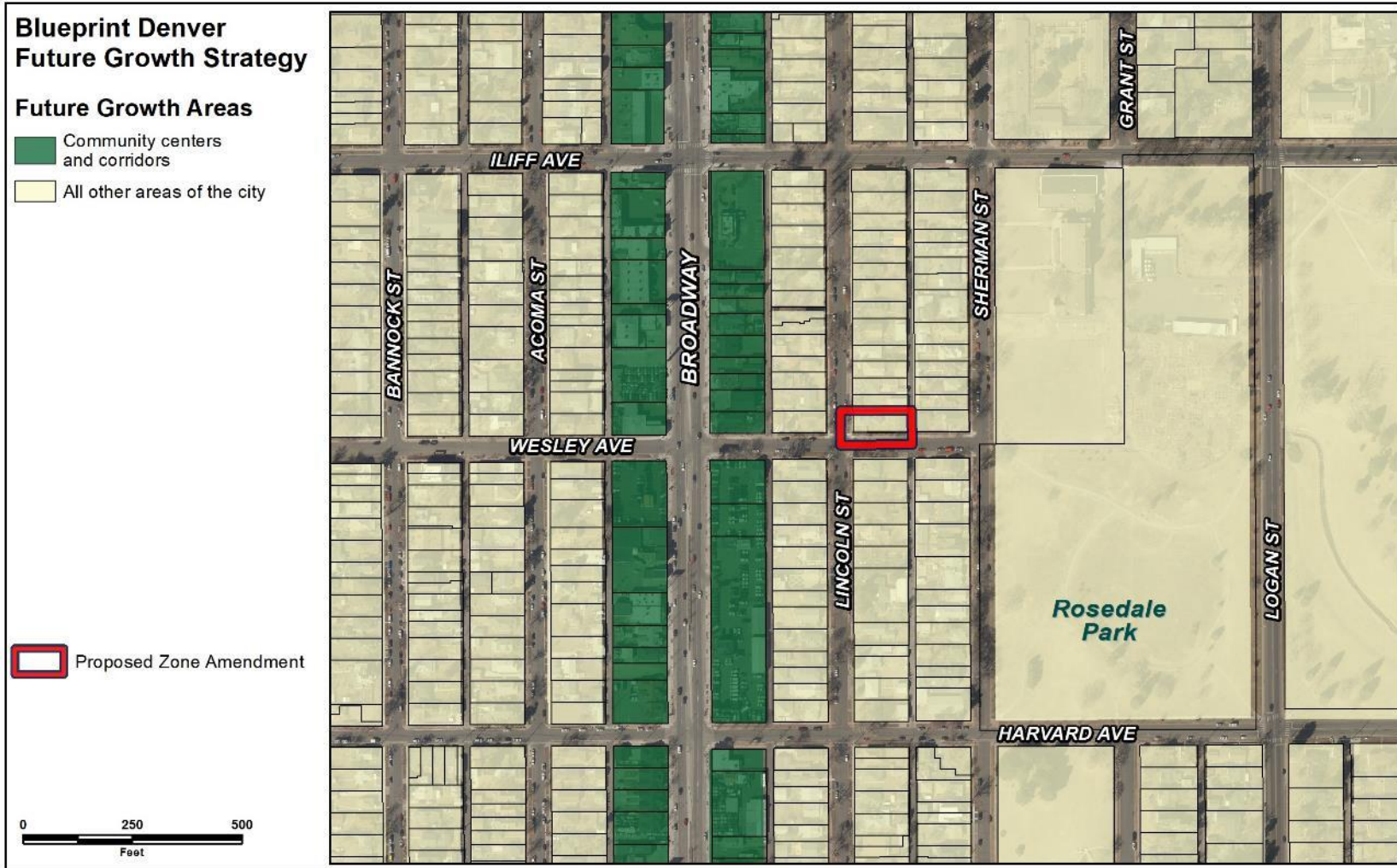
# Consistency with Plans: Blueprint Denver



## Future Neighborhood Context: Urban

- 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 Plans: Blueprint Denver

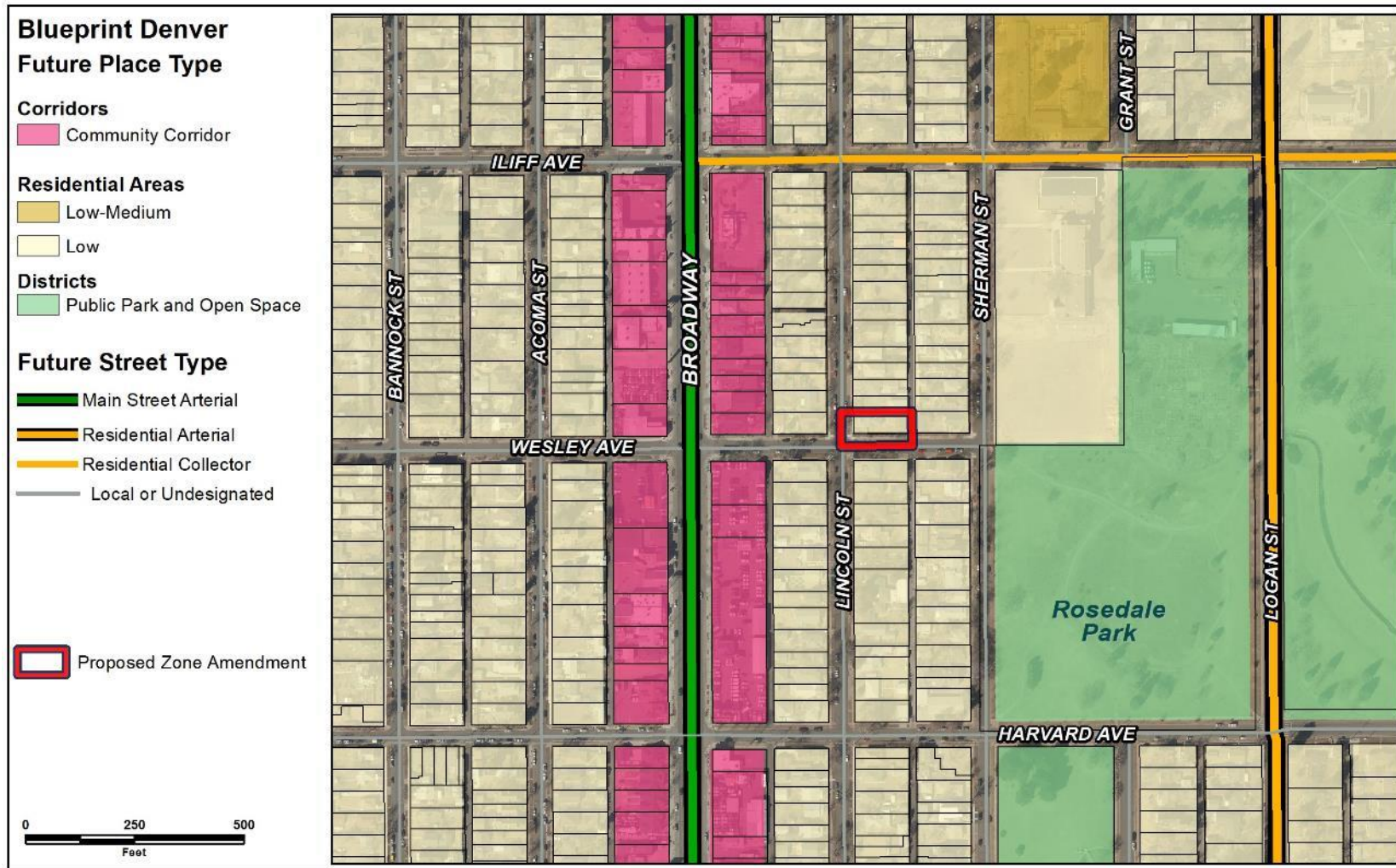


## Future Growth Area: All other areas of the city

- 10% of new jobs
- 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 Plans: Blueprint Denver



## Future Place Type: Residential Low

- Mostly single- and two-unit uses
- ADUs are appropriate

## Future Street Type: Local

- Lincoln and Wesley

# Consistency with Plans: Blueprint Denver

## Applying Residential “Low” Guidance to Proposed Rezoning

This section provides guidance for evaluating potential rezoning, or map amendment requests, in low residential areas. Although the description of the low residential places includes both single-unit and two-unit uses, two-unit uses are not appropriate in all low areas.

### Uses

When a rezoning request is made to change the zoning to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns. A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

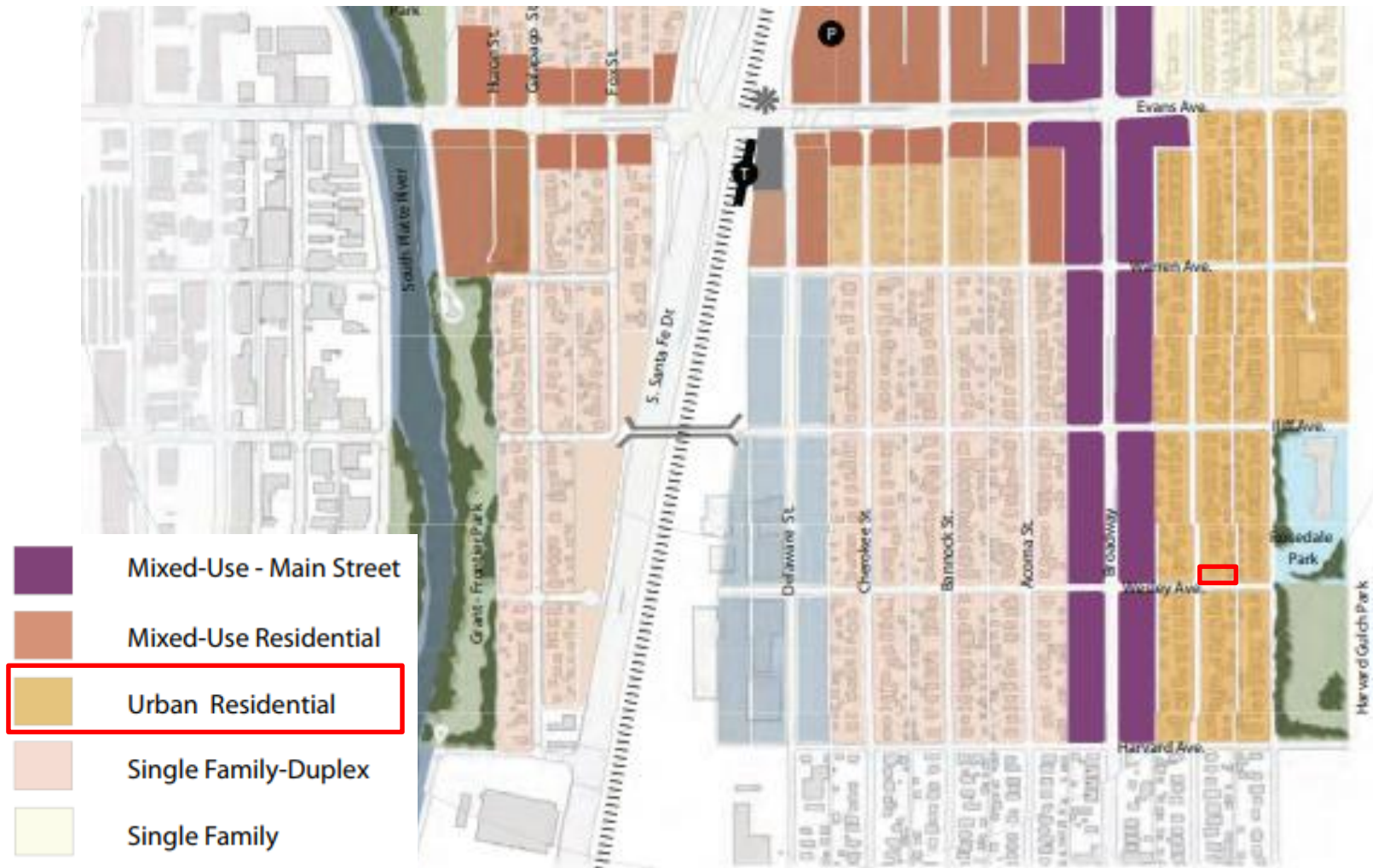
### Minimum Lot Size

In the Denver Zoning Code single-unit and two-unit zone districts are regulated based on minimum lot size. Different zone districts have different required minimums to build allowed building forms, such as the urban house or duplex forms. When a rezoning request is made to change the zoning to allow smaller lots for multiple properties in an area, the appropriateness of the request depends upon the existing character and applicable adopted neighborhood plan guidance. For applicant-driven requests that are individual sites or small assemblages, typically 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. A departure from the established lot pattern may be appropriate if the request includes a larger area, generally greater than one block, and the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

*“A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted **small area plan** or significant neighborhood input” (p. 231).*



# Consistency with Plans: Evans Station Area Plan



## Urban Residential

- Mix of low- and medium-density housing
- 4,500+ SF lots
- Medium lot coverage
- Moderate setbacks
- Detached sidewalk
- Parking from alley

# 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
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