

1825 S. Marion St; 1900, 1931 & 1967 S.  
Humboldt St; 1906 & 2125 S. Williams St.

2023I-00004

Request: U-SU-C to U-SU-C1

City Council: October 16, 2023

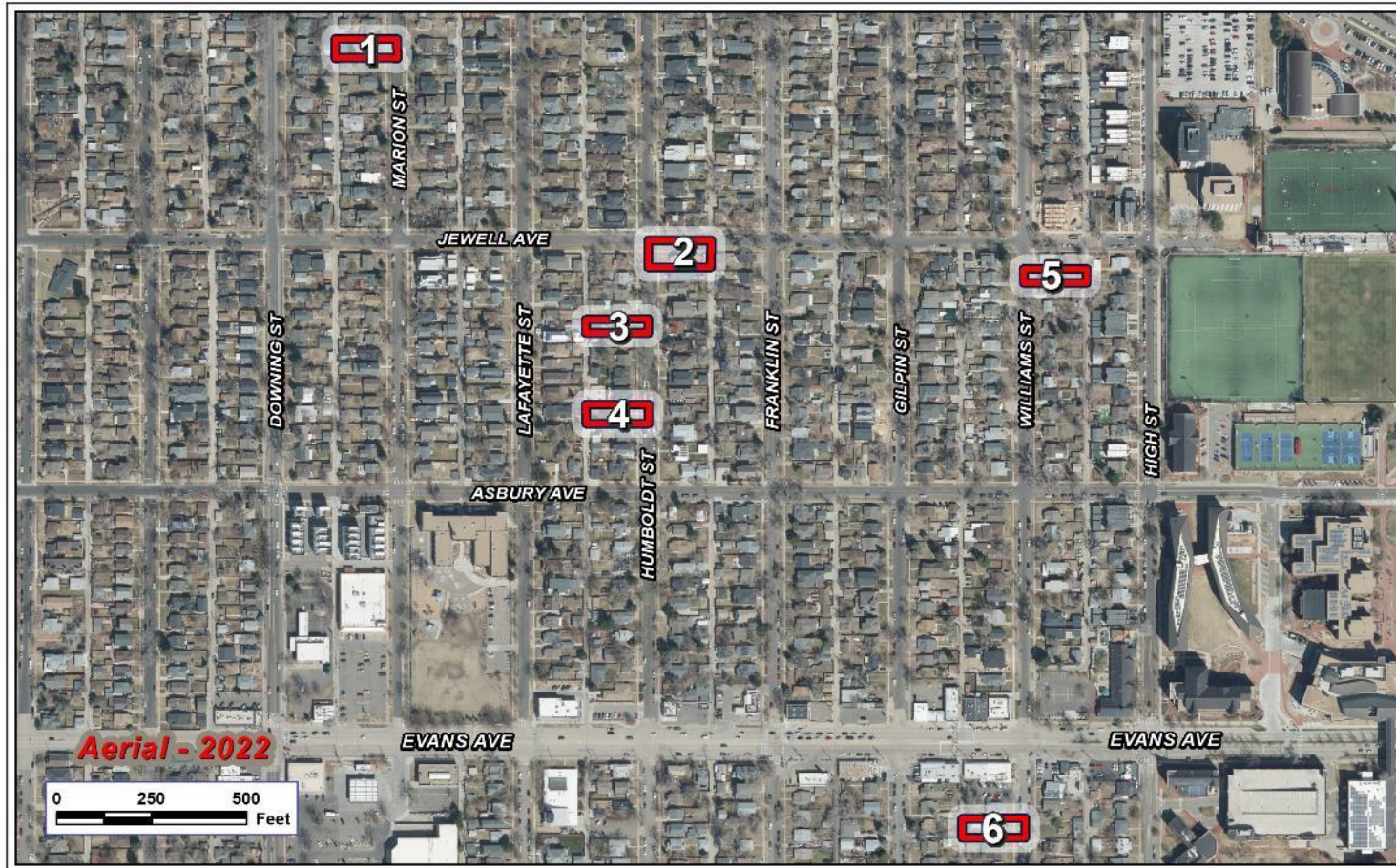
Presenter: Fran Peñafiel

# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request to Rezone from U-SU-C to U-SU-C1



## Location

- 32,560 sf or 0.74 acres
- Single-unit residential

## Proposal

### Rezoning from U-SU-C to U-SU-C1

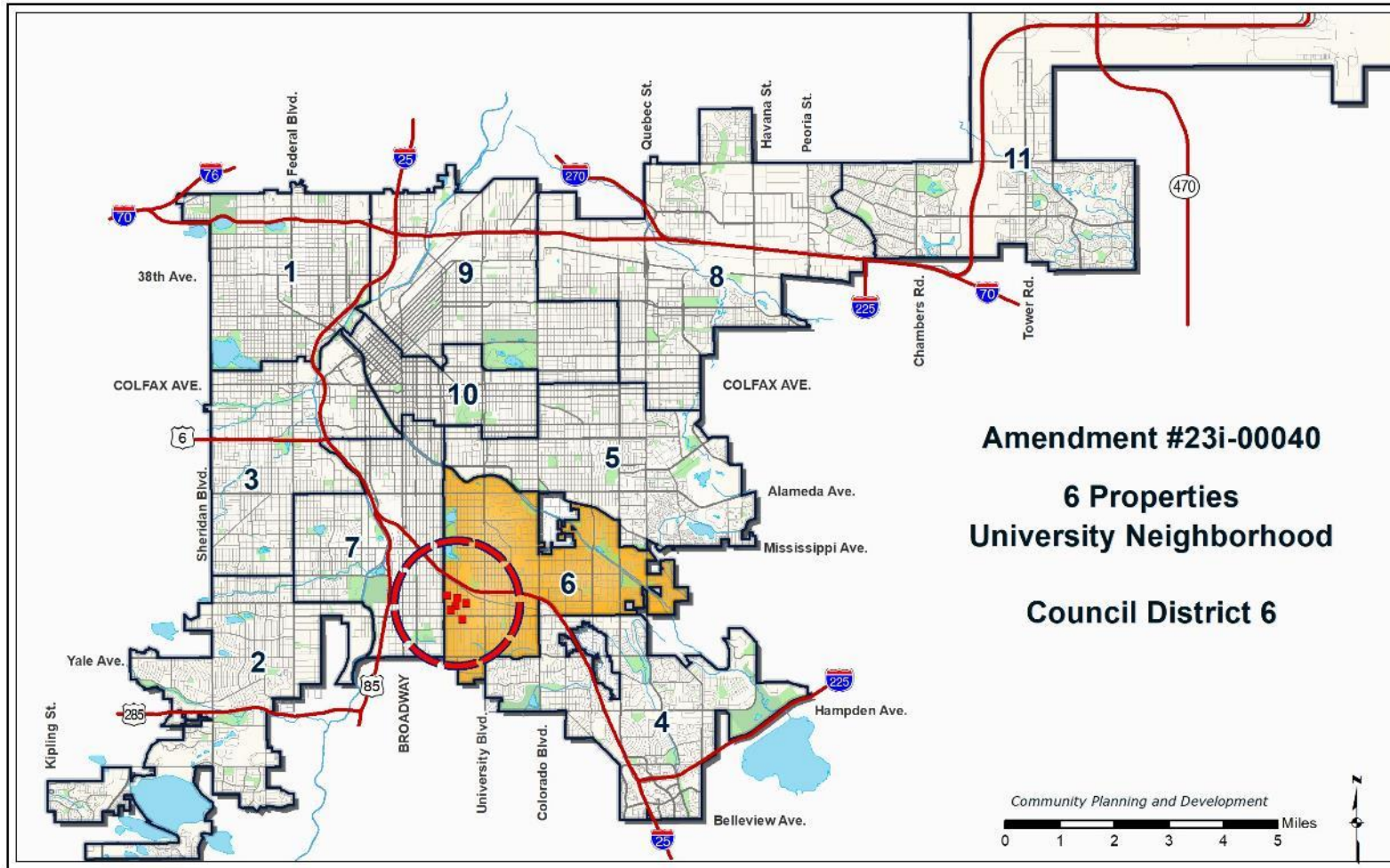
- Allows Urban House and Detached Accessory Dwelling Unit building forms
- Max. building height 30-35 feet, 24 feet for ADU

# Agenda

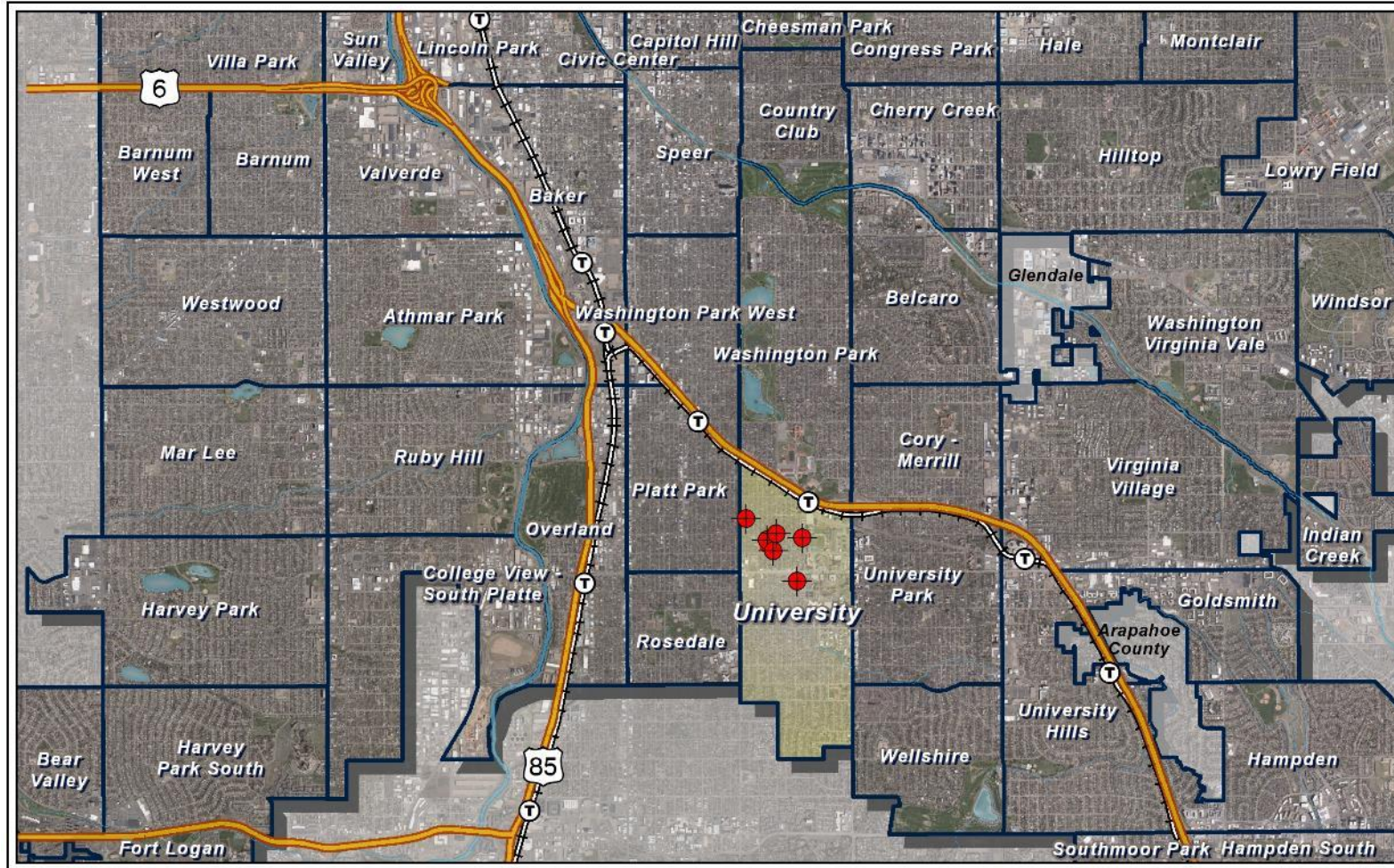
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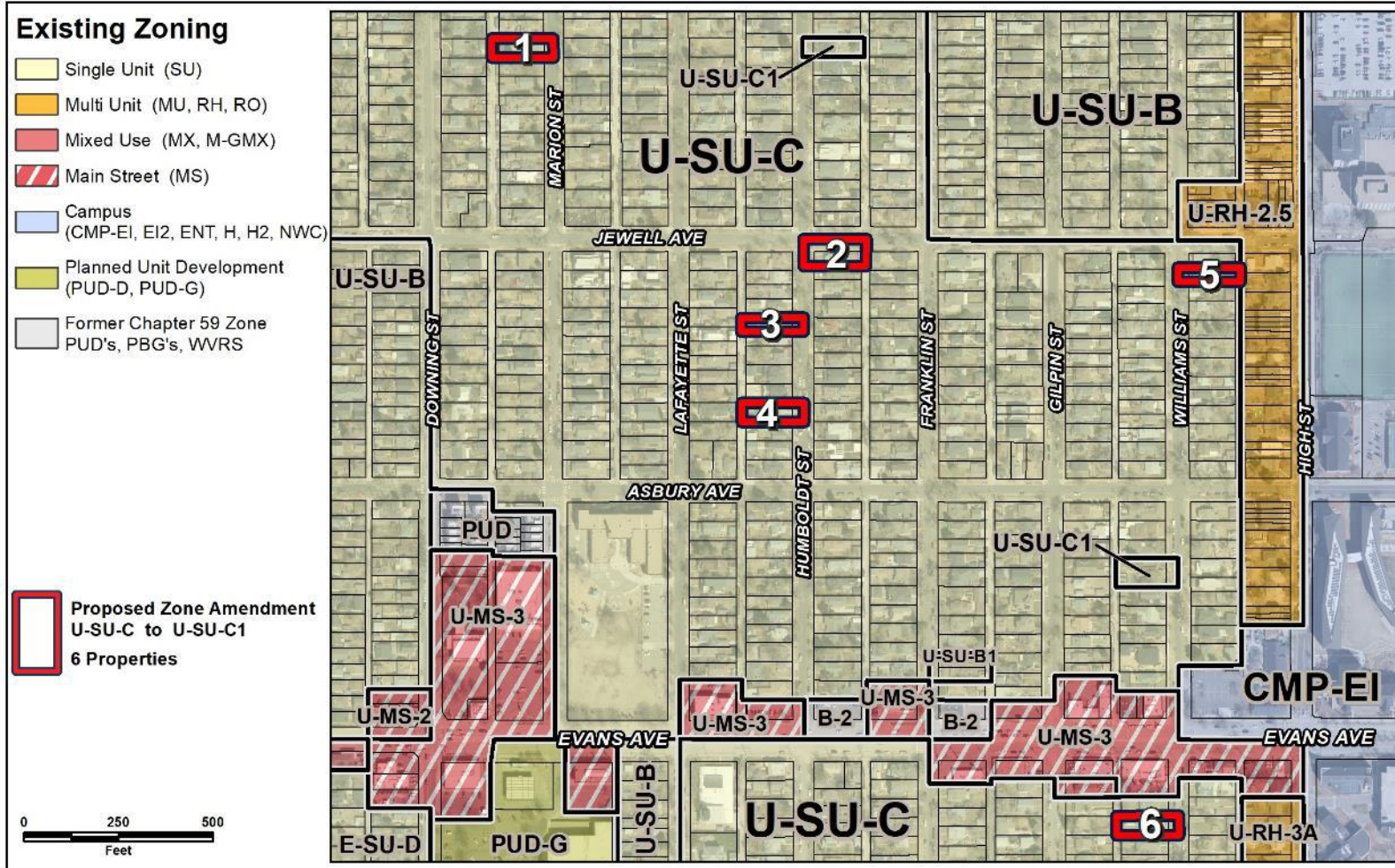
# Council District 6



# University Neighborhood



# Existing Zoning

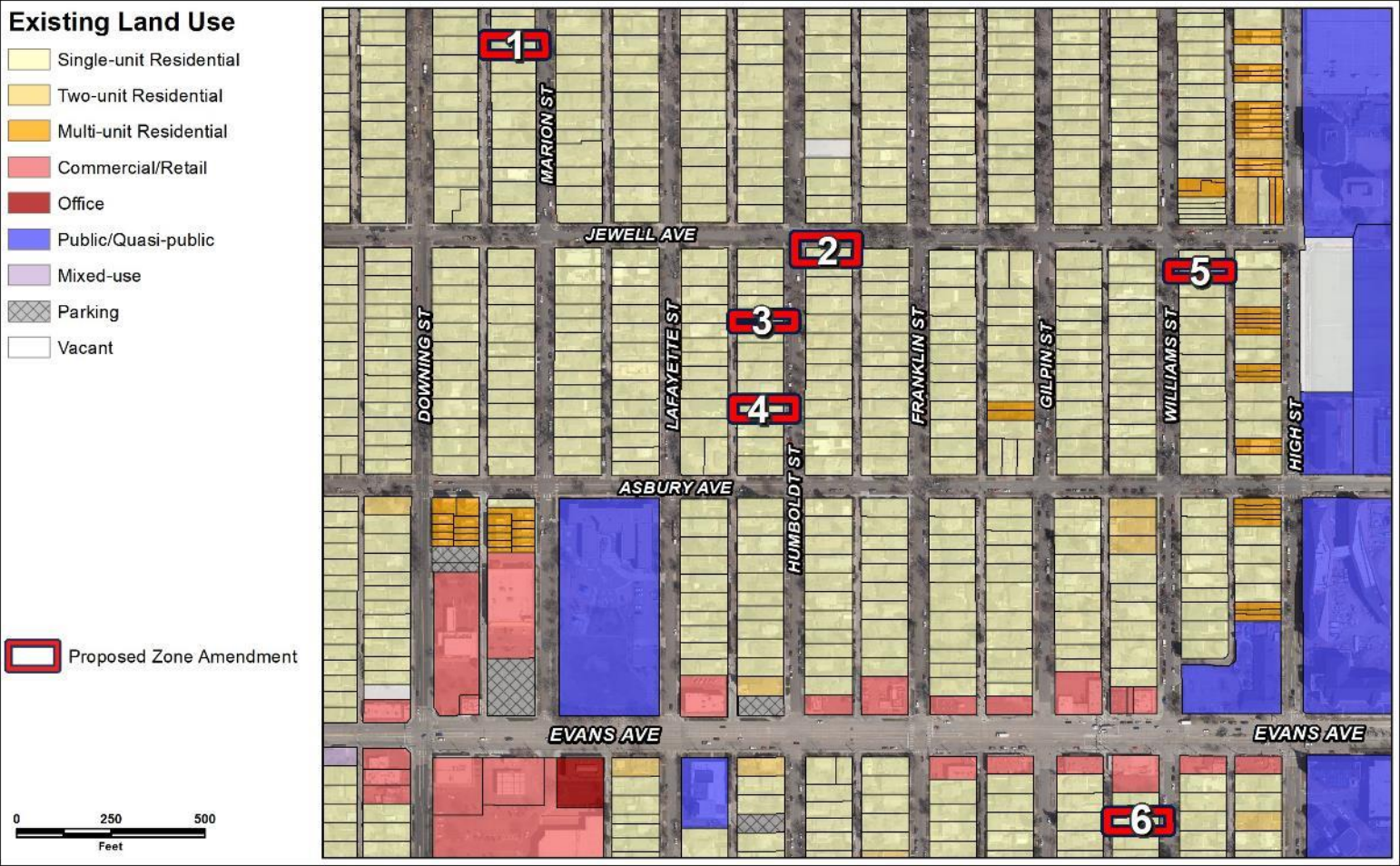


Current Zoning: U-SU-C

Surrounding Zoning:

- U-SU-C
- U-RH-2.5
- U-SU-B
- U-MS-3

# Existing Land Use



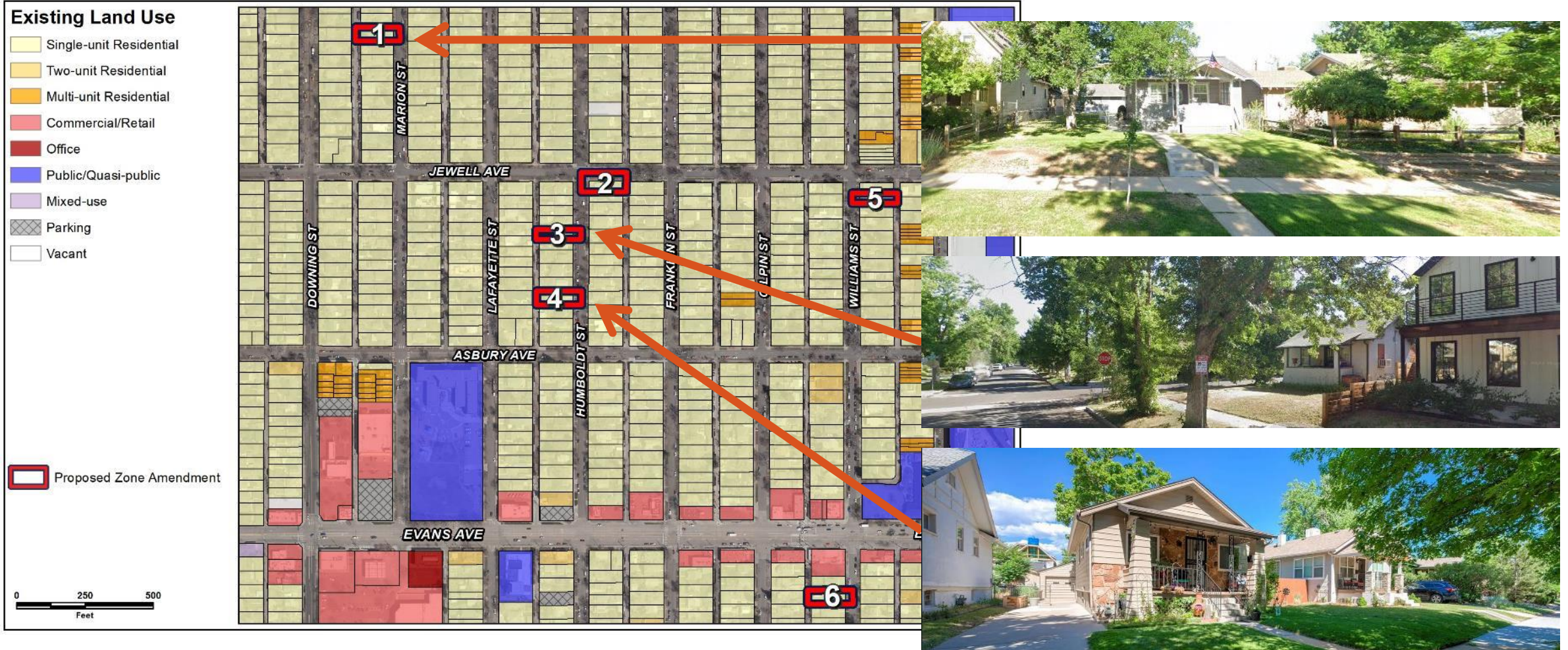
Land Use: Single-Unit Residential

## Surrounding Land Uses:

- Single-Unit Residential



# Existing Building Form/Scale



# Existing Building Form/Scale

Existing Land Use



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# Process

- Informational Notice: 06/15/2023
- Planning Board Notice: 08/01/2023
- Planning Board Public Hearing: **08/16/2023**
- LUTI Committee: **08/29/2023**
- City Council Public Hearing: **10/16/2023**
  
- Public Comment
  - Six letters of opposition and one letter of support

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# 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 (2019)*
2. Uniformity of District Regulations
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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).



## Climate

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



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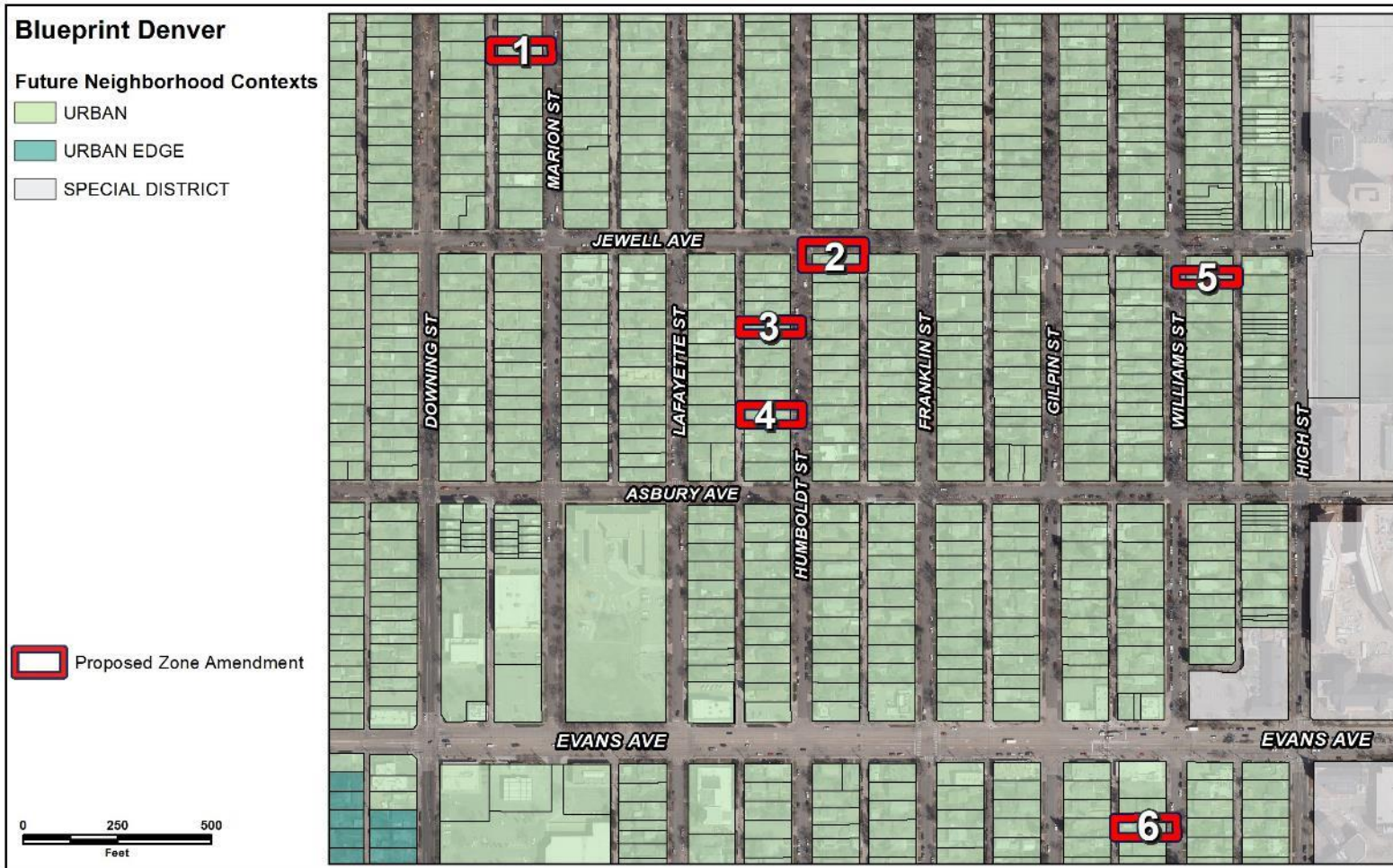
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# Blueprint Denver 2019



## Urban Future Neighborhood Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.

# Blueprint Denver 2019



## Low Residential

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

## Future Street Type

Marion, Humboldt and Williams Street:  
Local or Undesignated

# Blueprint Denver 2019



## Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

# Blueprint Denver

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.

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# CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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