

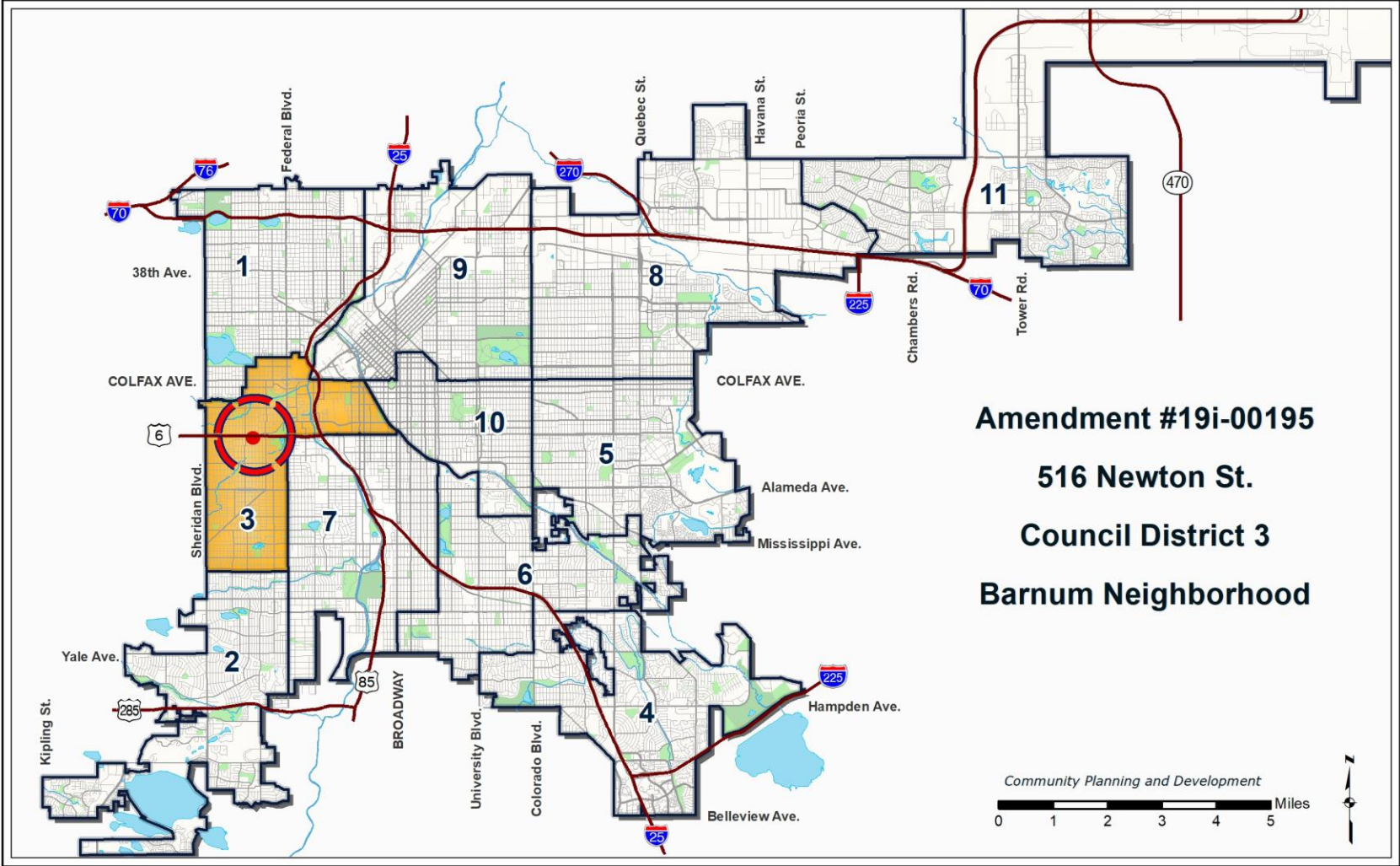


516 Newton St

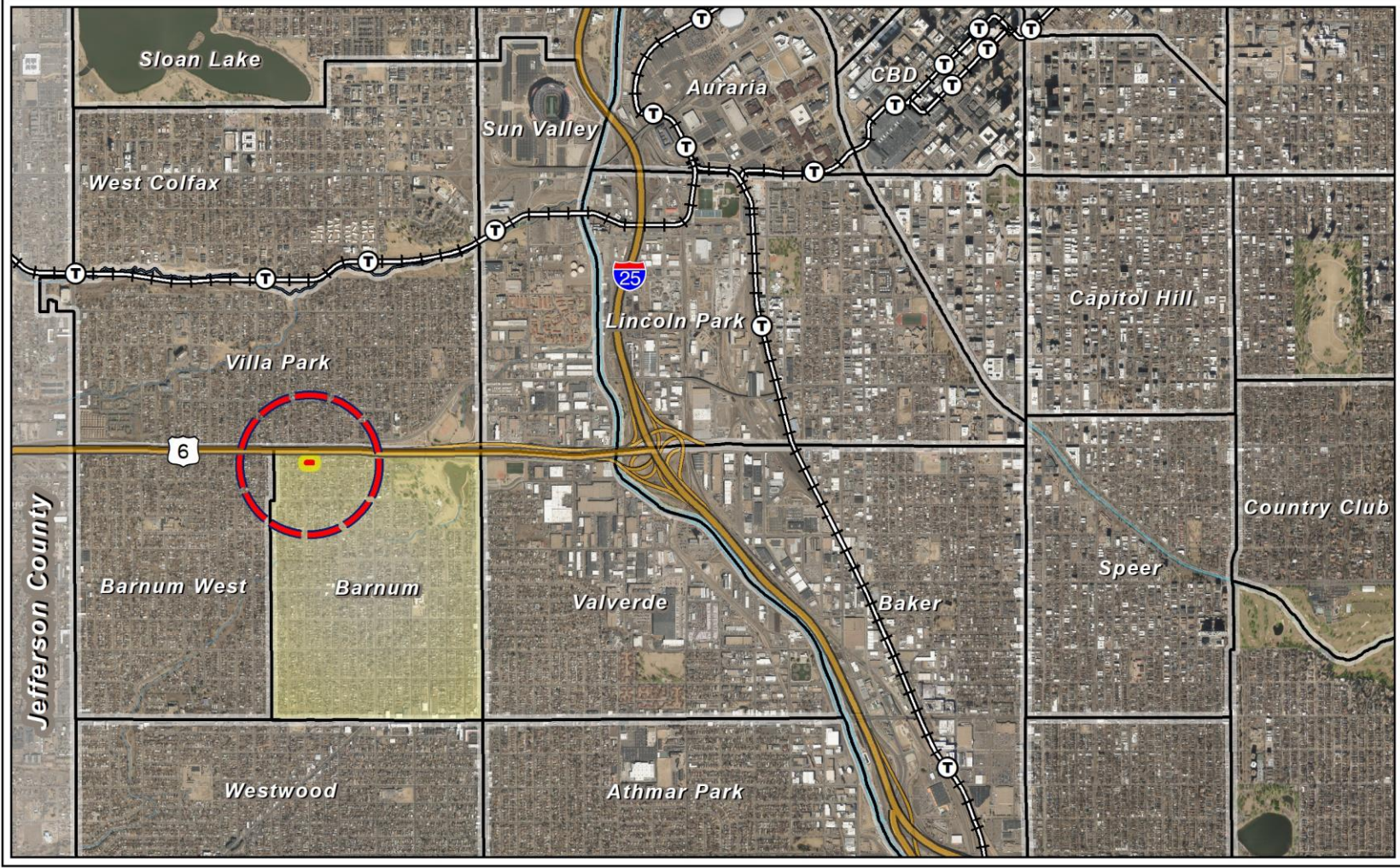
Rezoning Request: E-SU-Dx to E-SU-D1x

Date: 06/16/2020

City Council District: 3



Statistical Neighborhood: Barnum

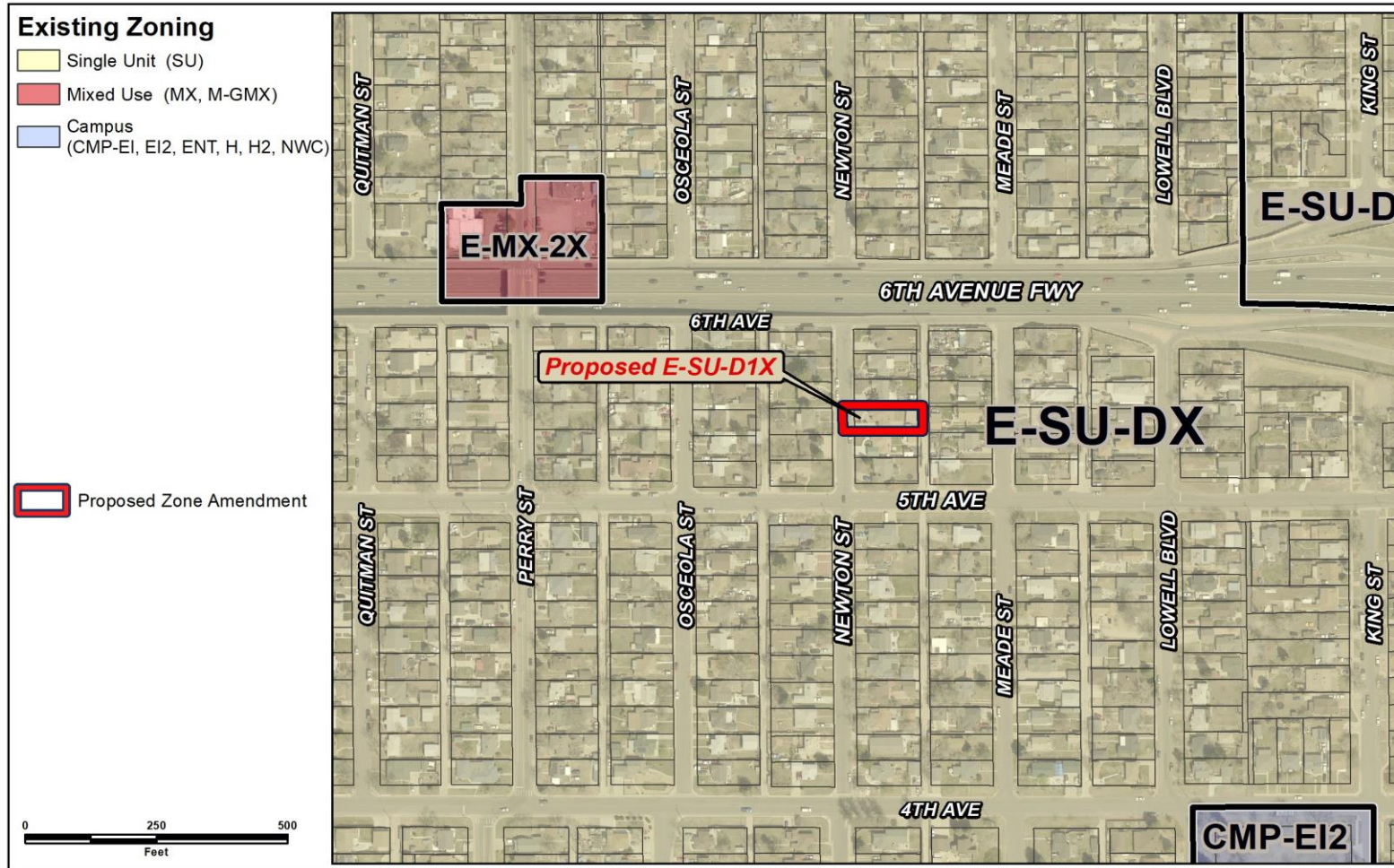


Request: E-SU-Dx to E-SU-D1x



- **Subject Property**
 - Single-unit dwelling
 - Approx. 6,020 square feet or 0.14 acres
- **Proposal**
 - Allow an Accessory Dwelling Unit
 - Min. Lot Size: 6,000 SF
 - ADU Max. Building Height: 24 feet

Existing Zoning



- Current Zoning:
 - E-SU-Dx
- Surrounding Zoning:
 - E-SU-Dx

Existing Land Use



Land Use:

- Single-unit Residential

Surrounding Land Uses:

- Single-unit Residential

Existing Context – Building Form/Scale



Subject Property



Northern Property



Southern Property



Western Property

Source of All Photos: Google Maps

Process

- Informational Notice: 3/25/2020
- Planning Board Notice: 5/18/2020
- Planning Board Public Hearing: 6/3/2020
- LUTI Committee: 6/16/20
- City Council Public Hearing: 7/27/20 (tentative)
- Public Comment
 - Two comments in opposition 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)*
- *Housing an Inclusive Denver (2018)*
- *Barnum / West Barnum Neighborhood Plan (1986)*

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 1, Strategy A – Increase development of units close to transit and mixed-use developments (p. 28).
- 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).
- Equitable, Affordable and Inclusive: Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).



Consistency with Adopted Plans: Comprehensive Plan 2040

Strong

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

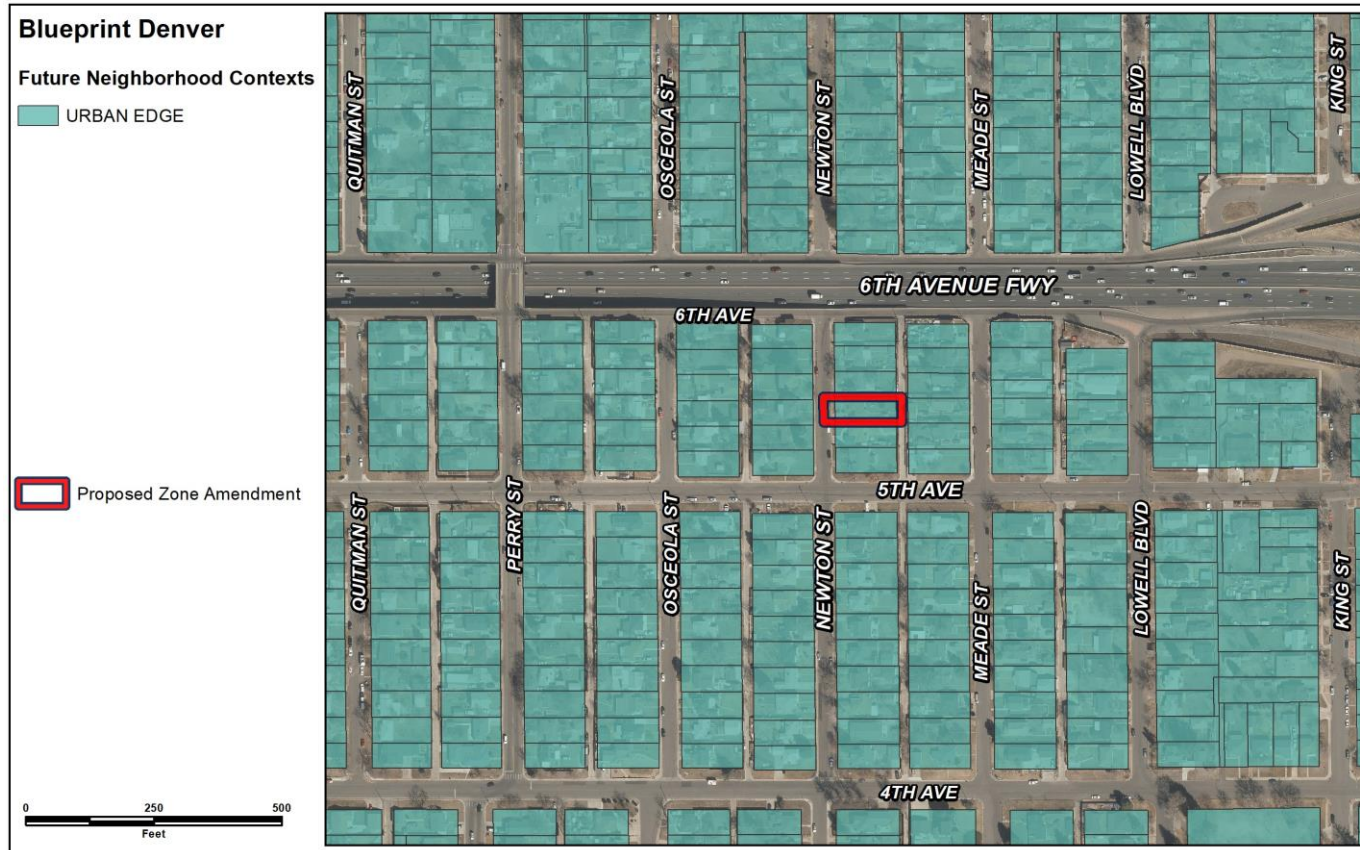


Climate

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

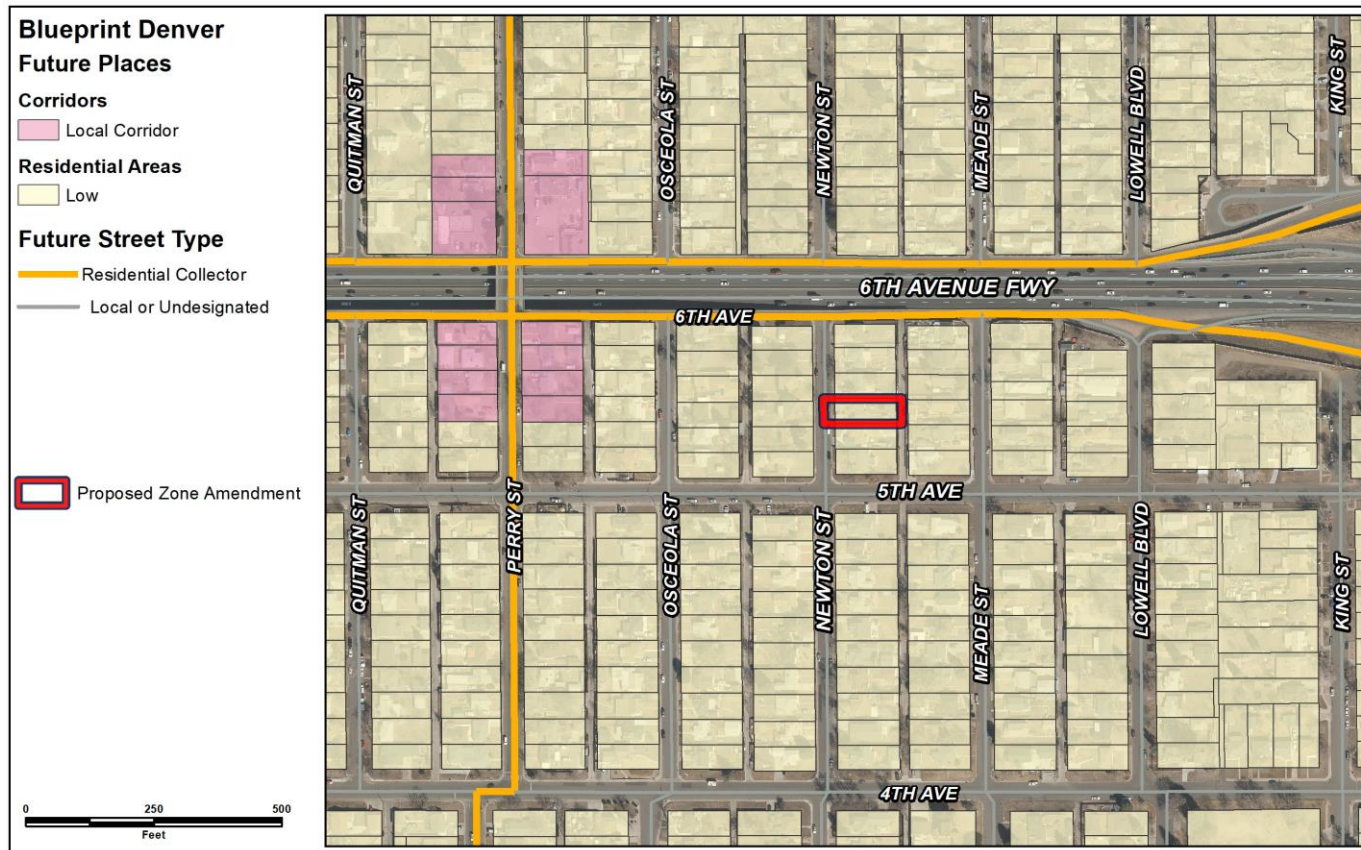


Consistency with Adopted Plans: Blueprint Denver



- **Urban Edge**
 - Predominately residential
 - Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
 - Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver



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

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

Policy 4: Diversify 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: Housing an Inclusive Denver

- **Legislative and Regulatory Priorities, Recommendation 2:** “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”
- **Attainable Homeownership, Recommendation 1:** “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners.”

Consistency with Adopted Plans: Barnum / Barnum West Neighborhood Plan (1986)

BARNUM/BARNUM WEST NEIGHBORHOOD PLAN



DENVER PLANNING AND COMMUNITY DEVELOPMENT
DECEMBER 1986

- Four Applicable Goals
 - 1) Stabilize, or upgrade where necessary, the present housing stock
 - 2) Maintain the neighborhood's low density residential character
 - 3) Maintain or upgrade the quality of low density residential property
 - 4) Encourage the construction of new low density housing

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

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 city adopted plan
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
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