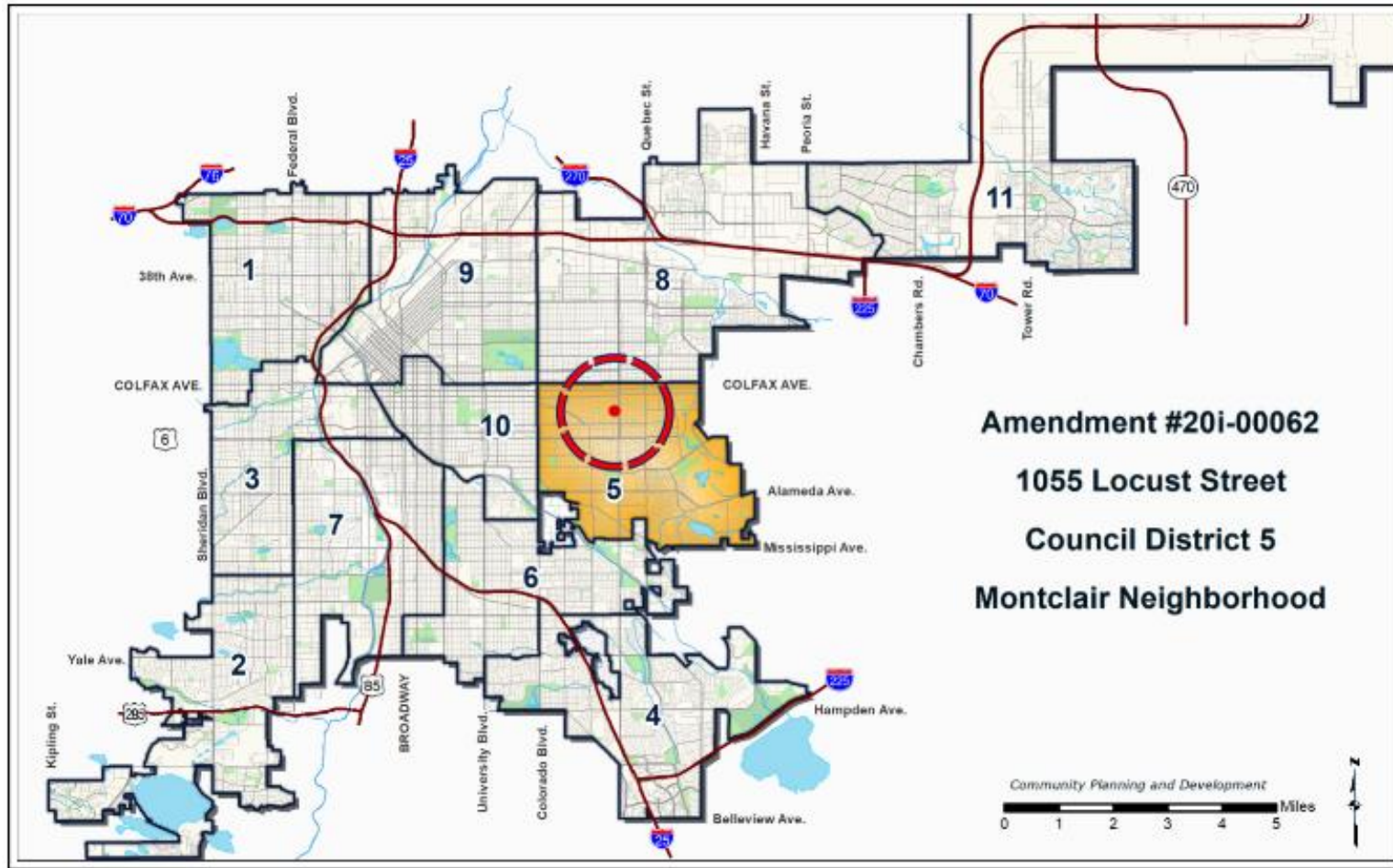




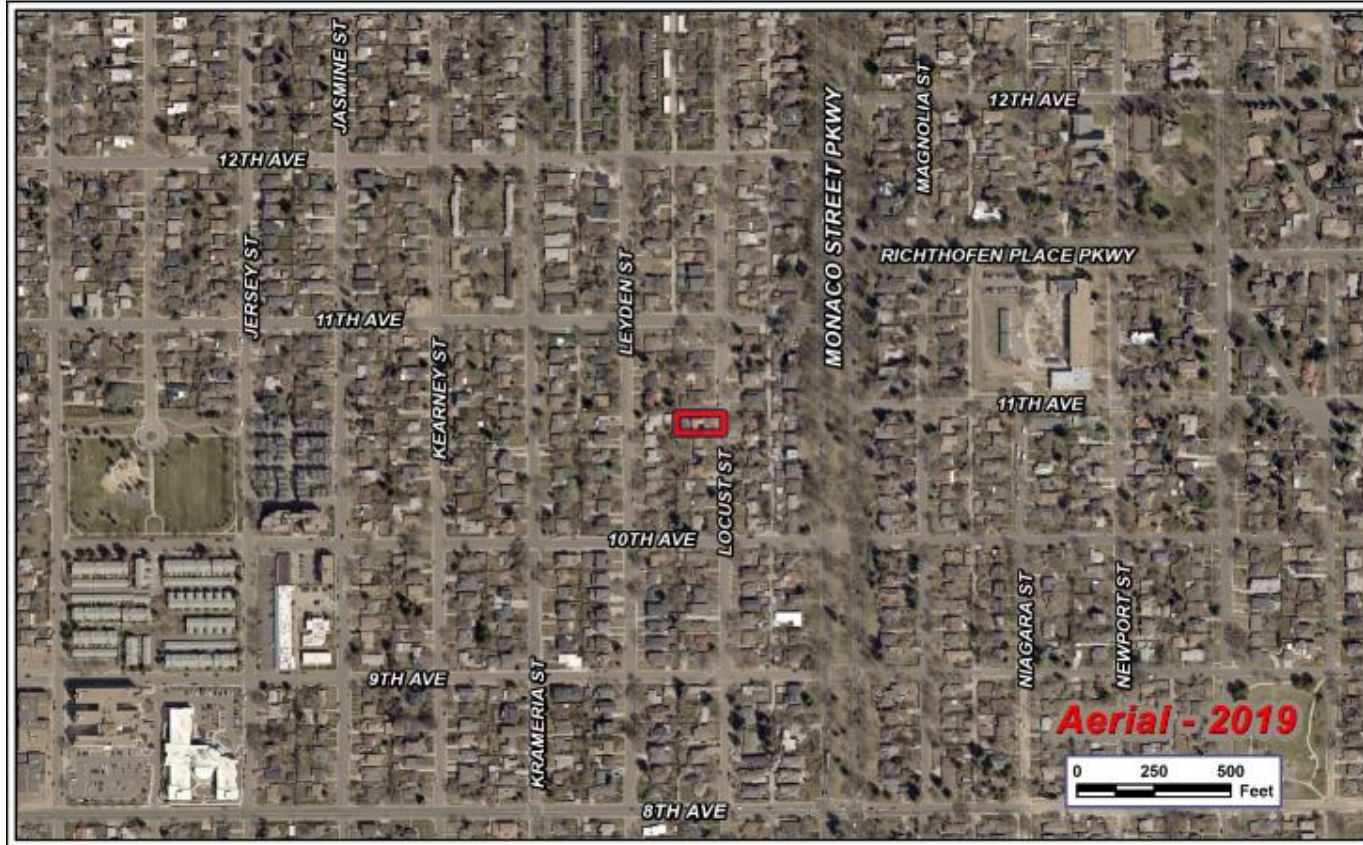
1055 N. Locust Street

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

Council District 5 (Amanda Sawyer)

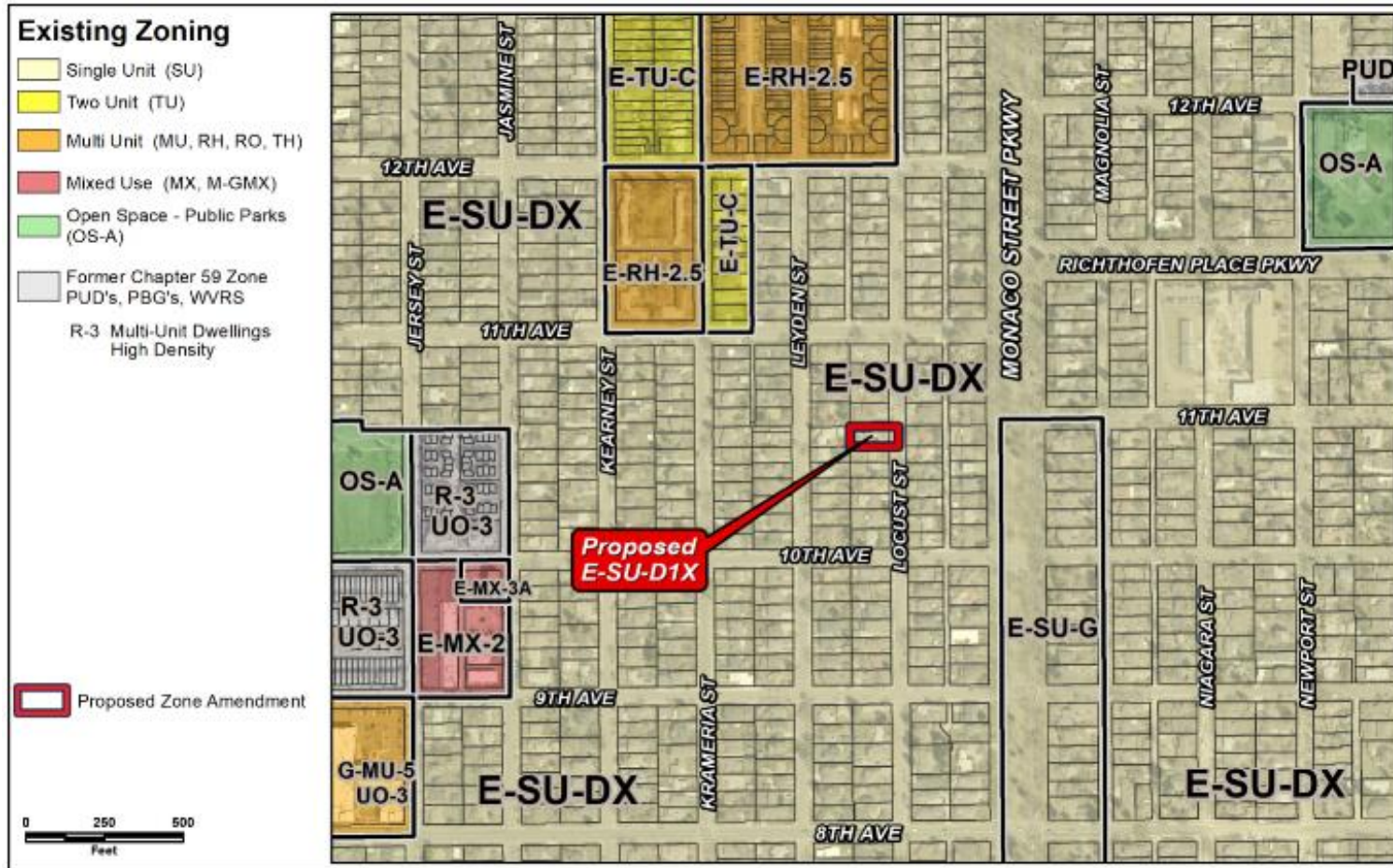


Request: E-SU-D1x



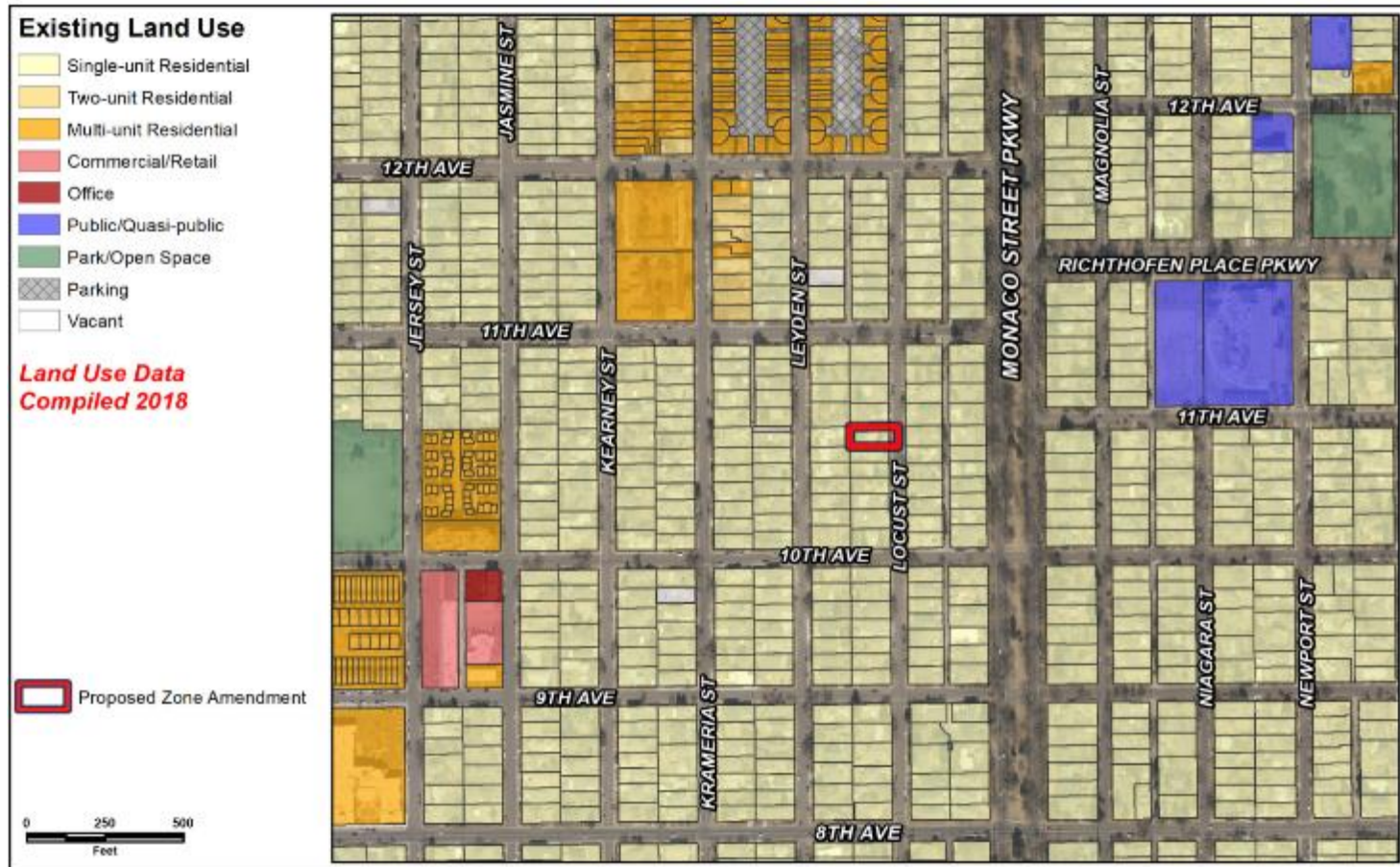
- Location
 - Approx. 8,220 square feet or 0.19 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-Dx to E-SU-D1x
 - Allows the suburban house, urban house and detached accessory dwelling unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 6,000 ft²

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

g Form/S



Subject Property



Vacant
**Land Use Data
Compiled 2018**



Process

- Informational Notice: 07/28/2020
- Planning Board Notice: 09/22/2020
- Planning Board Public Hearing: 10/7/2020
- LUTI Committee: 10/27/20
- City Council Public Hearing (tentative): 12/7/20

- Public Comment
 - As of present, two comments of opposition and one comment in support have been received

 - Primary concerns related to the Group Living text amendment which does not have any direct relation to this application. No residential care or group living uses are proposed on this site

 - Notification – Outside of the required 200 foot requirement

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)*
- *East Area Plan (2020) (Recently Approved)*

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

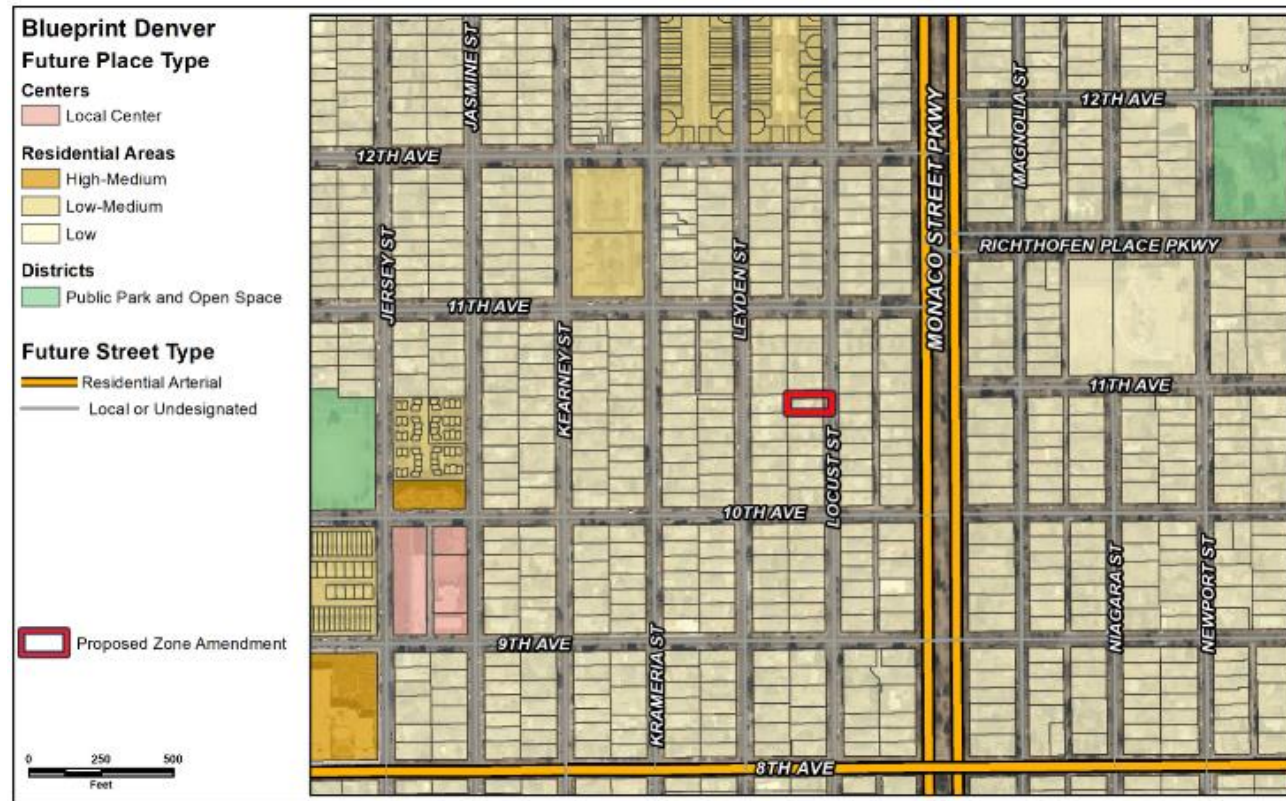
Consistency with Adopted Plans: Blueprint Denver 2019



- **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 2019



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

Consistency with Adopted Plans: 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.

Land Use and Built Form – Housing Policy 5: Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.” (p. 84).

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.”
- The proposed map amendment to E-SU-D1x is consistent with these *Housing an Inclusive Denver* recommendations because **it will expand the availability and allow the development of an accessory dwelling unit at this location.**

Consistency with Adopted Plans: East Area Plan

- Policy L6: “Ensure East Area neighborhoods are inclusive places by **thoughtfully integrating** compatibly-designed missing middle housing and **accessory dwelling units (ADUs)** in appropriate locations.” (p. 39).
- Strategy L6.D says to “implement adopted citywide policies in Blueprint Denver to diversify housing choice through **expansion of ADUs throughout all residential areas** while also addressing context-sensitive ADU design and removing barriers to ADU construction” (p. 39).
- Within the Montclair Neighborhood section of the plan, Strategy MC-L1.B says to “**integrate accessory dwelling units** and missing middle housing in appropriate locations” (p.201).

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