



DENVER
THE MILE HIGH CITY

Krisana Park Conservation Overlay (CO-5)

Text Amendment #10

Map Amendment #2016I-00081

From: S-SU-D

To: S-SU-D, CO-5

Purpose of Text Amendment

- Conserve the Eichler style of the California contemporary homes built by H.B. Wolff in Krisana Park in the 1950s



Purpose of Text Amendment

- Maintain distinctive features of this style, including:
 - Low pitched roof lines
 - Low profile, single-story building heights
 - Compatible additions



Proposal and Redline Draft Details in Packet

Krisana Park Conservation Overlay District Proposal

History

In the mid-1950's, H. B. Wolff planned and developed Krisana Park, one of the first subdivisions in the city of Denver. It was a coordinated system of builder, designer and landscape architecture. This created one of a handful of unique "mid-century" subdivisions in Denver including Arapaho Acres, Arapaho Hills, Lynwood, and Harvey Park.

In California, in 1942, Joseph Eichler, a wholesale grocer, and his wife, rented a Frank Lloyd Wright house. He was so taken with the modern architecture, that he changed careers and went on to build over 10,000 homes in the San Francisco bay area. Eichler's well-designed contemporary homes were affordable to a large segment of the economic spectrum. Frank Lloyd Wright was the force behind contemporary houses in the mid-1930's. These small affordable houses, constructed from natural materials, built low to the ground, included open floor plans with a free flow of interior space and broad sheltering roof overhangs.



They also featured a significant spatial and visual interplay of indoor and outdoor spaces. Wolff was influenced by these contemporary home design pioneers. (From Wolff Sales brochure and *A Field Guide to American Houses*, McAlester, 1984.)

Krisana Park, a planned Wolff development of single-story homes has remained under the radar for several decades. It has maintained its value and style in both up and down real estate markets and has managed to remain scrape-free. Its popularity has grown consistently as Denverites appreciate the Eichler-like open floor plans, privacy and close knit neighborhood feel.

In 2009, Krisana Park won a Mayor's DESIGN AWARD, which noted how the neighborhood "exemplifies the vitality and hipness that is reshaping Denver". Today's Krisana Park residents are interested in maintaining the architectural integrity of their neighborhood, preserving the Eichler sensibility of the design. Unfortunately, current zoning allows modifications to these homes that alter the original intended design and characteristics that make up these mid-century masterpieces.



2. Zone Lot Standards

- a. **Zone Lot Size**
The minimum zone lot size shall be 5,500 square feet.
- b. **Zone Lot Width**
The minimum zone lot width shall be 50 feet.

F. Accessory Building Form Standards Applicable to Detached Accessory Dwelling Unit Building Form Only

1. **Side Interior Setbacks**
 - a. The minimum side interior setback shall be 0 (zero) feet.
 - b. Side interior setbacks less than 5 feet may be subject to more restrictive building and fire code review.

9.4.3.10 Krisana Park Conservation Overlay (CO-5)

A. Creation
There is hereby created a Conservation Overlay District designated as the Krisana Park Conservation Overlay District.

B. Intent
The intent of the Krisana Park Conservation Overlay District is to apply additional building form standards that are consistent with the established character of the Krisana Park neighborhood, while allowing some flexibility consistent with the overall character. The established character of the neighborhood includes single-story or split-level single family houses with low-pitched roof-line profiles and a strong horizontal emphasis, without rooftop decks. Additions are intended to be compatible in scale and proportion with original buildings.



C. Applicability
This Krisana Park Conservation Overlay District shall apply only to those areas designated as CO-5 on the Official Zone Map.

D. Rule of Measurement for Two Base Planes

1. **Front Base Plane**
The Front Base Plane shall be the base for measuring height in the front 50% of the Zone Lot Depth.
2. **Rear Base Plane**
The Rear Base Plane shall be the base for measuring height in the rear 50% of the Zone Lot Depth.

E. Primary Building Form Standards Applicable to Suburban House Building Form

1. **Height in Stories**
The maximum height in stories shall be 1.5 stories.

March 4, 2015	Pre-application meeting
2015-2016	Discussions
March 15, 2016	Neighborhood meeting with CPD and Council District 6
March-April 2016	Conservation overlay area expanded to all of Krisana Park
April 7, 2016	Neighborhood meeting with CPD and Council District 6
June 16, 2016	Councilmember Paul Kashmann formally initiated the amendments
June-July 2016	CPD drafting
July 19, 2016	Resident meeting with CPD and Council District 6
July 23, 2016	Inter-Neighborhood Cooperation Zoning and Planning Committee
August 19, 2016	Public Review Draft released; notice to all RNOs and Councilmembers
September 2, 2016	Email notice for the Planning Board public hearing to all Councilmembers and RNOs; Letters from Councilmember to all owners
September 21, 2016	Planning Board public hearing

September 2, 2016	Email notice for the LUTI meeting to all Councilmembers and RNOs
October 11, 2016	City Council Land Use, Transportation & Infrastructure Committee Meeting
October 18, 2016	Mayor/Council
October 24, 2016	City Council First Reading
October 28, 2016	Additional notices to all RNOs and City Councilmembers Additional sign postings before Public Hearing
November 21, 2016	City Council Public Hearing

TEXT AMENDMENT

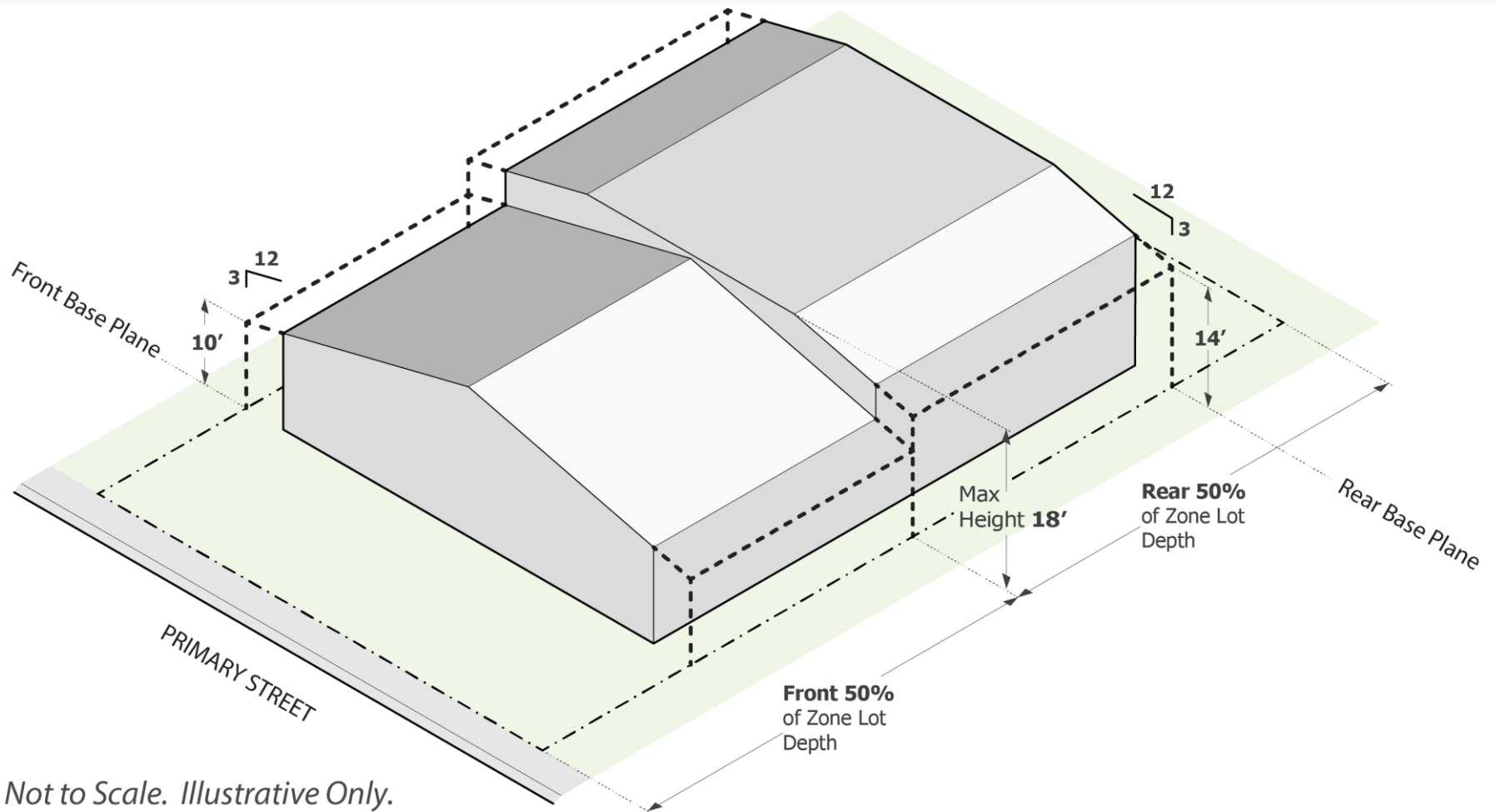
Creating CO-5



Summary of Text Amendment

Summary of Denver Zoning Code Text Amendment Located in Division 9.4.3.4 – Conservation Overlay Districts Established	
Existing S-SU-D zone district	Proposed New Conservation Overlay Text
2.5 stories maximum building height	1.5 stories maximum building height
30' maximum building height, can be increased up to 35' on wider zone lots	18' maximum building height regardless of zone lot width
Bulk plane height starts at 10' at the zone lot line at a slope of 1:1	Two bulk planes are established: <ul style="list-style-type: none"> • In the rear 50% of the zone lot, bulk plane height is increased to 14' at the side zone lot line • In the front 50% of the zone lot, bulk plane height starts at 10' at the side zone lot line • In both the front and rear, bulk plane slope is reduced to 3:12
20' Rear setback	15' Rear setback
Rooftop and/or second story decks are allowed in the front 65% of the zone lot	Rooftop and/or second story decks are prohibited
Base planes are set for the front 65% of the zone lot and the rear 35% of the zone lot in the rules of measurement	Base planes are set for the front 50% of the zone lot and the rear 50% of the zone lot in order to align with the revised bulk planes above

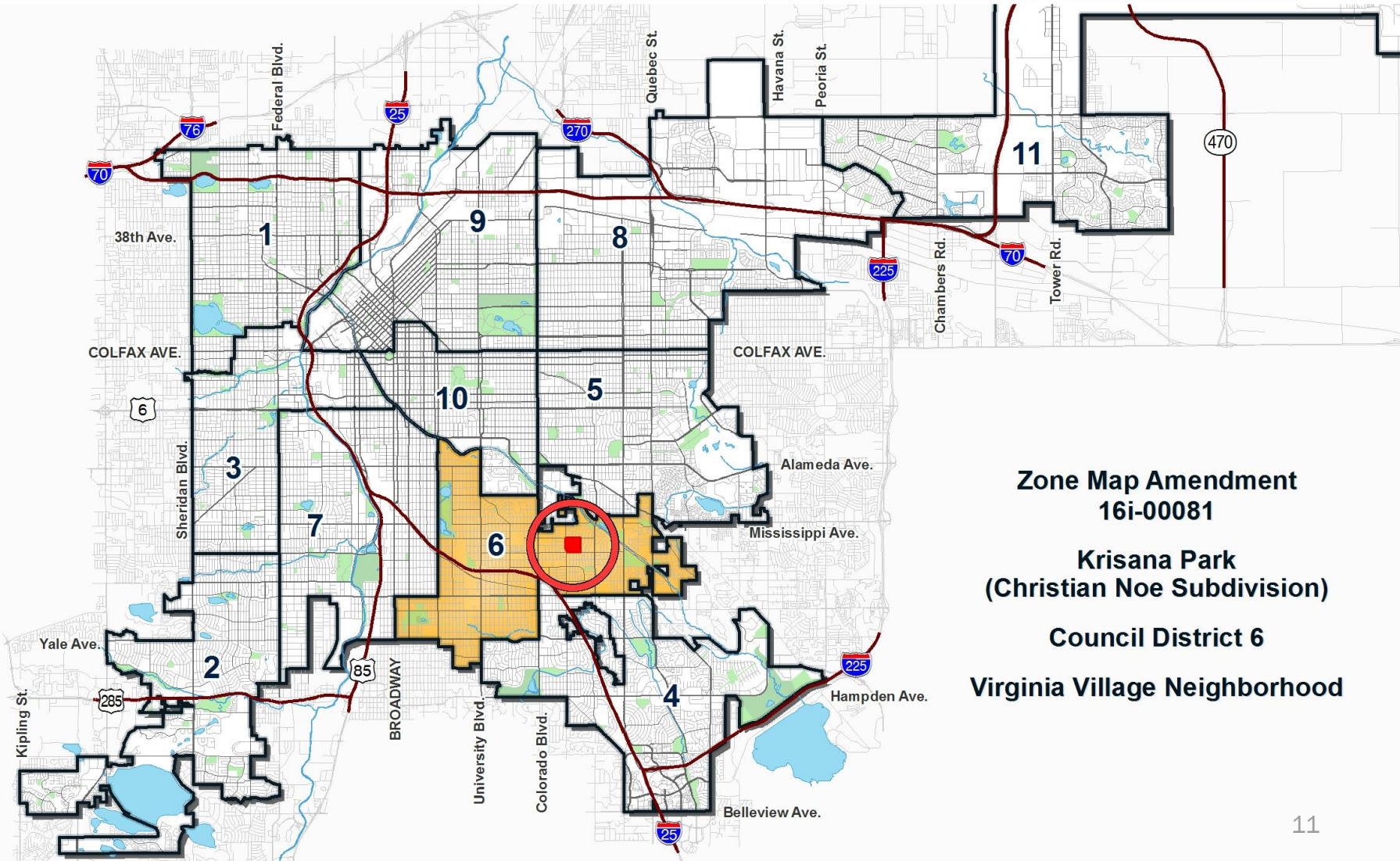
Illustrative Massing Diagram



Not to Scale. Illustrative Only.

MAP AMENDMENT

Mapping CO-5



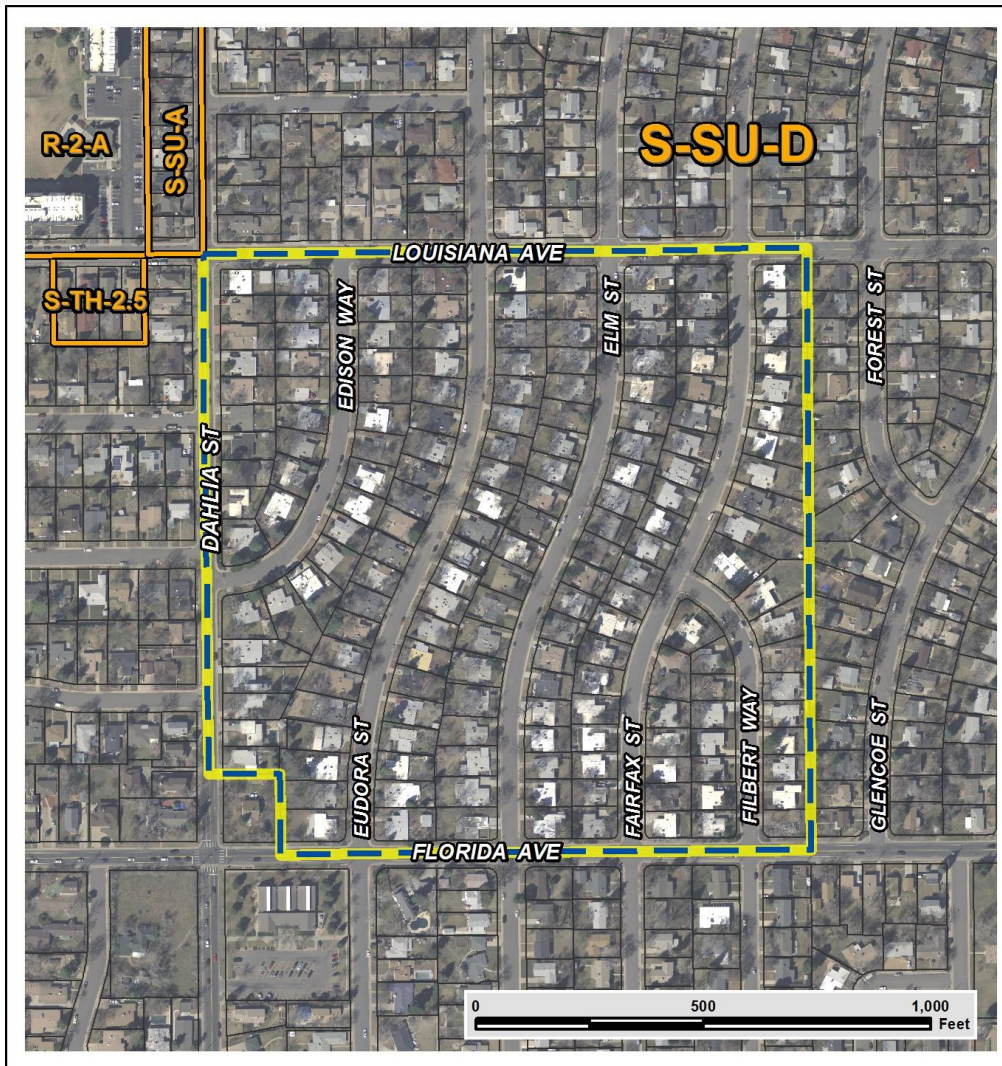
**Zone Map Amendment
16i-00081**

**Krisana Park
(Christian Noe Subdivision)**

Council District 6

Virginia Village Neighborhood

Proposed area to be Rezoned



- 176 single-unit residences
- Existing zoning: S-SU-D
- Proposed zoning: S-SU-D CO-5

Denver Zoning Code (DZC) Review Criteria

DZC Review Criteria:

1. Section 9.4.3.2.C – Conservation Overlays
2. Consistency with Adopted Plans
3. Uniformity of District Regulations
4. Further Public Health, Safety and Welfare

DZC Conservation Overlay Review Criteria:

- Section 9.4.3.2.C establishes review criteria for approval of a Conservation Overlay District.
 - Shall meet **one or more** of the following criteria:
 - The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material; and/or
 - The district contains distinctive site planning and natural features, such as lot platting, building lot coverage, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens.

DZC Conservation Overlay Review Criteria:

- The proposed text amendment is consistent with Section 9.4.3.2.C.:
 - The proposed Krisana Park Conservation Overlay, CO-5, creates **size, scale and mass** standards to be more consistent with the existing character and distinct building features by allowing reduced height, bulk, and roof slope than the standards of the underlying zone district.
 - Reduced rear **setbacks** are also created by the proposed CO-5 to encourage development to be consistent with the character of the district.

DZC Review Criteria for Non-Legislative Map Amendments:

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

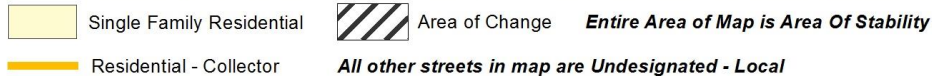
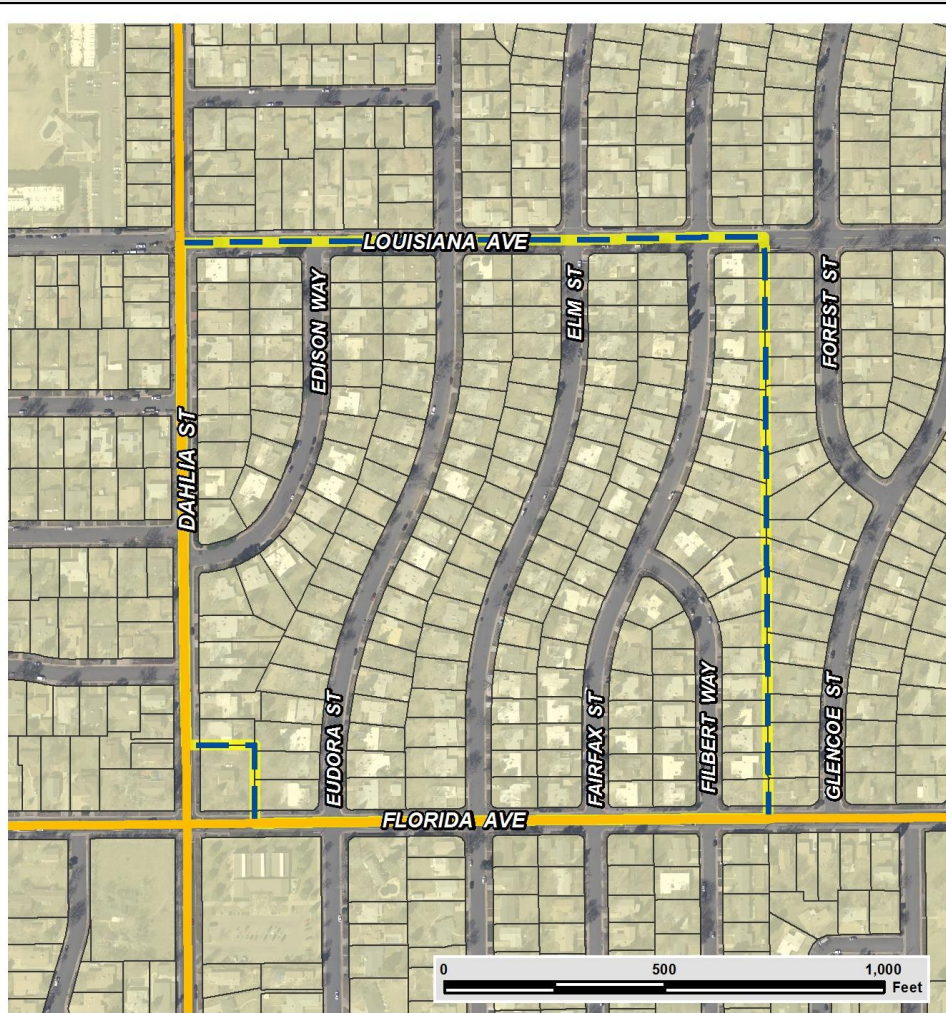
Comprehensive Plan 2000

- Altering zoning standards to better recognize the existing character of the neighborhood is consistent with many Comprehensive Plan 2000 goals, including:
 - “Encourage quality infill development that is **consistent with the character of the surrounding neighborhood.**” (pg. 60)
 - “Identify community design and development issues, and target specific concerns with appropriate controls and incentives.” (pg. 98)
 - “Ensure that the Zoning Code reinforces quality urban design.” (pg. 99)

Blueprint Denver (2002)

- Revising zoning standards to better recognize the existing character of the neighborhood is consistent with Blueprint Denver.
- Blueprint Denver recognizes the need for Overlay Zone Districts:
“This type of zoning can apply to areas where there are similar objectives but where the base zoning varies or where additional standards are needed to reinforce a certain character.” (pg. 125)

Blueprint Denver Plan Map



Land Use Concept:

- Single Family Residential
 - “...The employment base is significantly smaller than the housing base... Single-family homes are the predominant residential type.” (pg. 42)
- Area of Stability
 - “Identify and maintain the character of an area while accommodating some new development and redevelopment.” (pg. 120)

All streets are undesignated or residential.

CPD recommends approval based on finding that criteria have been met

1. Section 9.4.3.2.C – Conservation Overlays
2. Consistency with Adopted Plans
3. Uniformity of District Regulations
4. Further Public Health, Safety and Welfare