



1170 North Holly Street

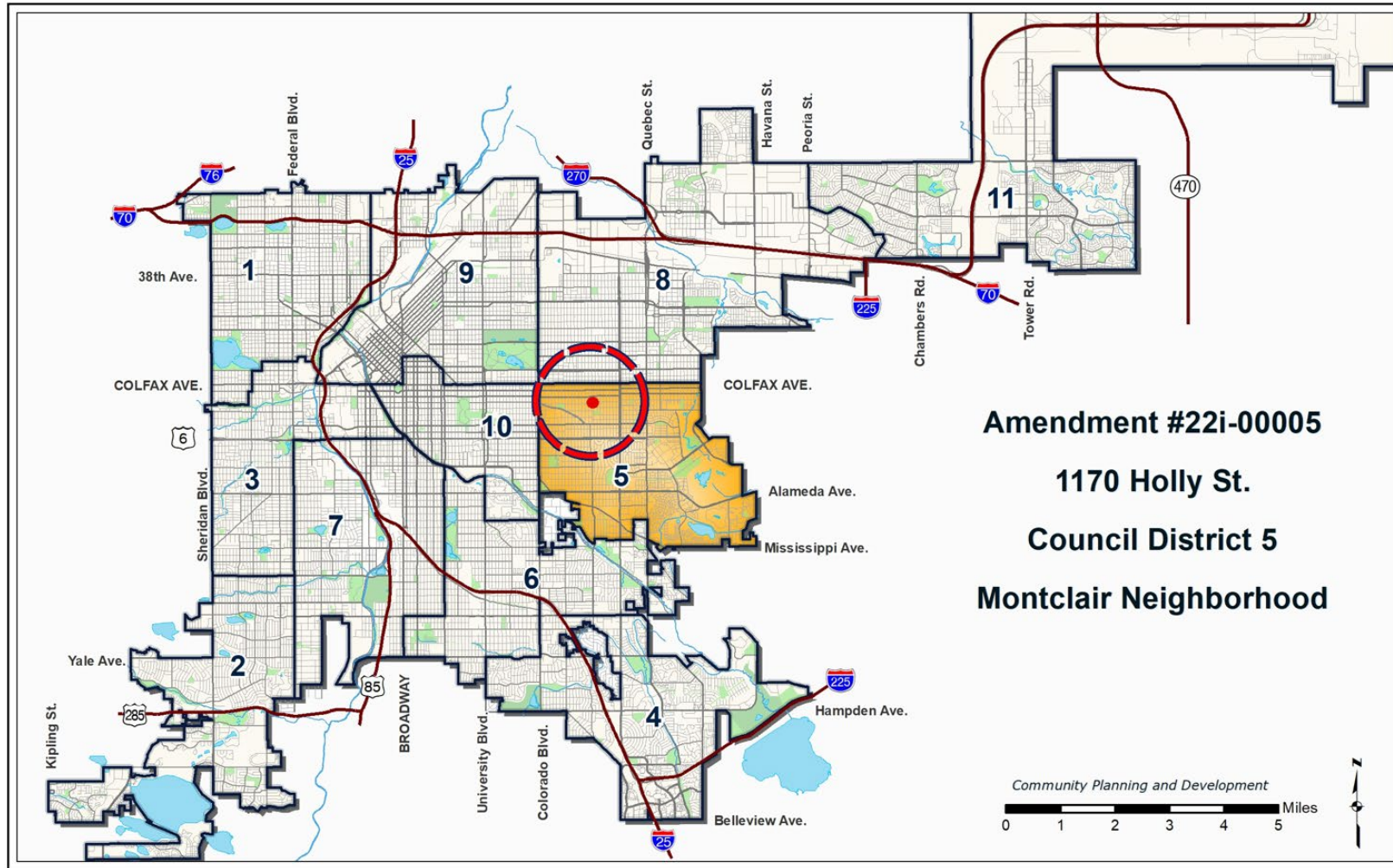
2022I-00005

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

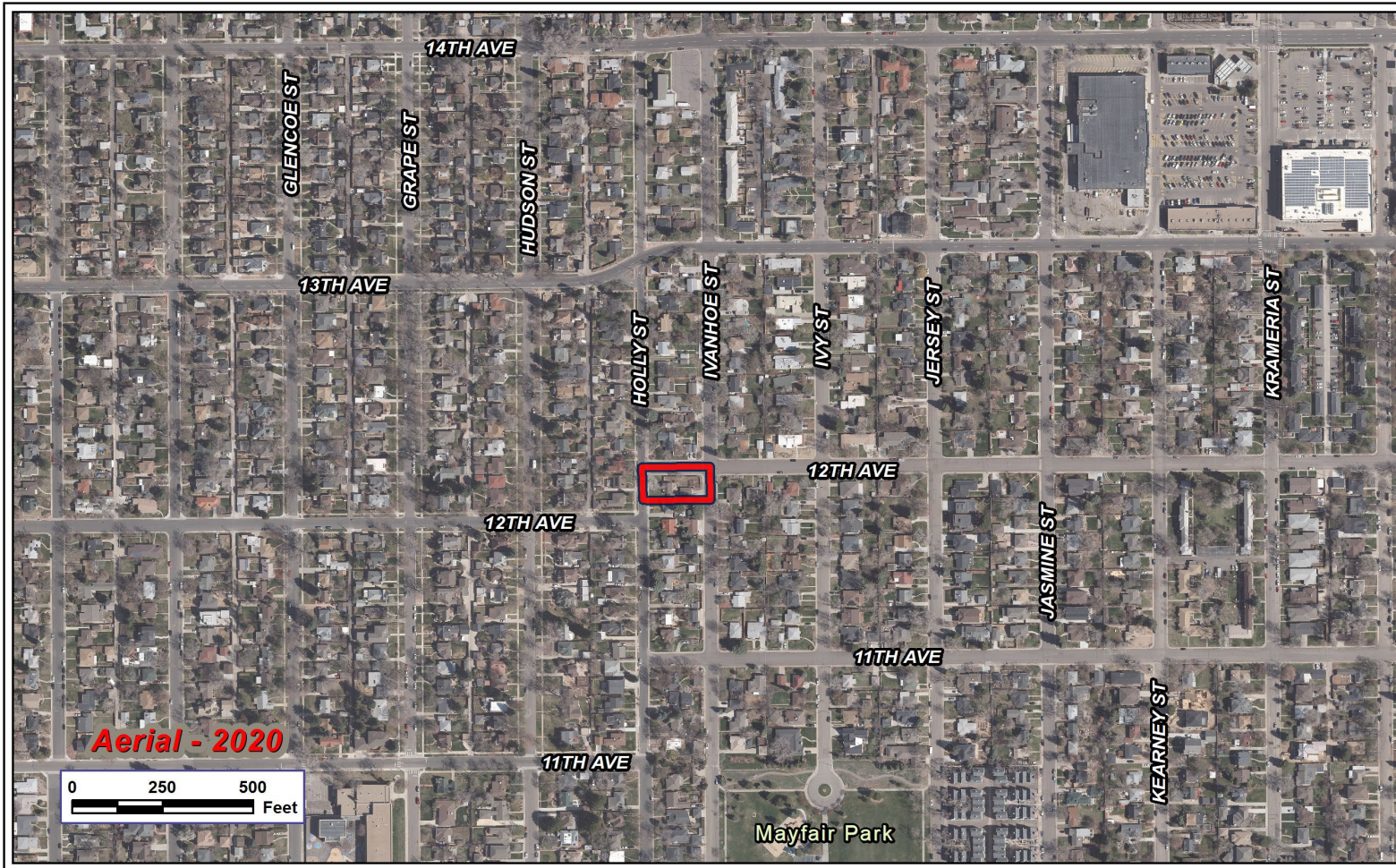
City Council Date: July 18, 2022

Presenter: Rob Haigh

Council District 5 – Councilmember Sawyer



Request: E-SU-D1x



Existing

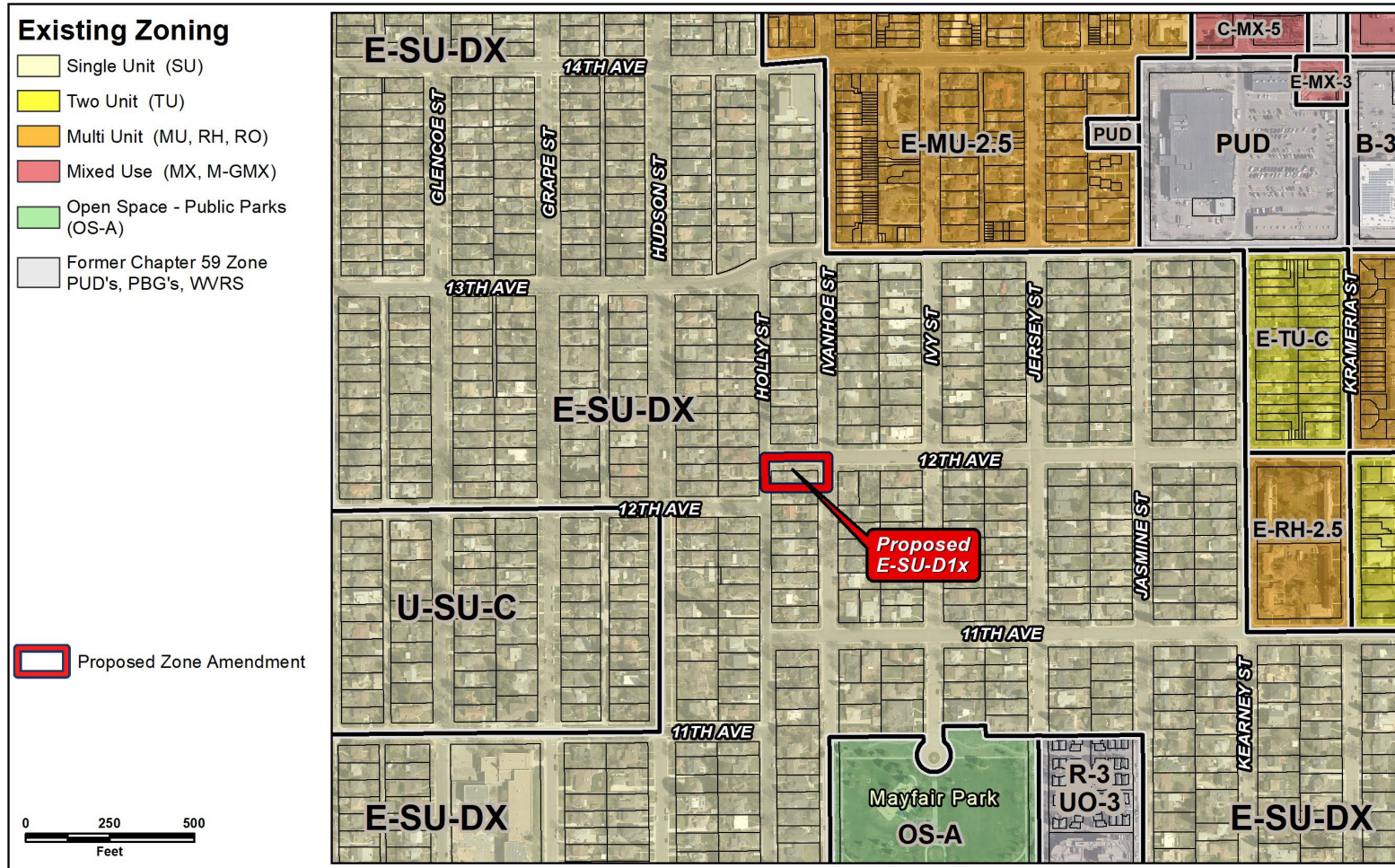
- Approx. 6,420 square feet
- Urban Edge – Single Unit – Dx
 - 6,000 sq. ft. minimum lot size
 - Urban House, Suburban House, and ADUs allowed
 - Max. building height 30-35 feet, 24 feet for ADU

Proposal

- Rezoning from E-SU-Dx to E-SU-D1x
- Urban Edge – Single Unit – D1x
 - 6,000 sq. ft. minimum lot size
 - Urban House, Suburban House, and ADUs allowed
 - Max. building height 30-35 feet, 24 feet for ADU

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

Existing Zoning



Current Zoning:

- E-SU-Dx

Surrounding Zoning:

- E-SU-Dx

Existing Land Use



Subject property: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential
- Two-Unit Residential
- Commercial/Retail
- Public/Quasi-public

Existing Context – Building Form/Scale



Process

- Informational Notice: 3/16/22
- Planning Board Notice Posted: 4/19/22
- Planning Board Public Hearing: 5/4/22
- LUTI Committee: 6/24/22
- City Council Public Hearing: 7/18/22
- Public Comment: None

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*
- *East 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 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).



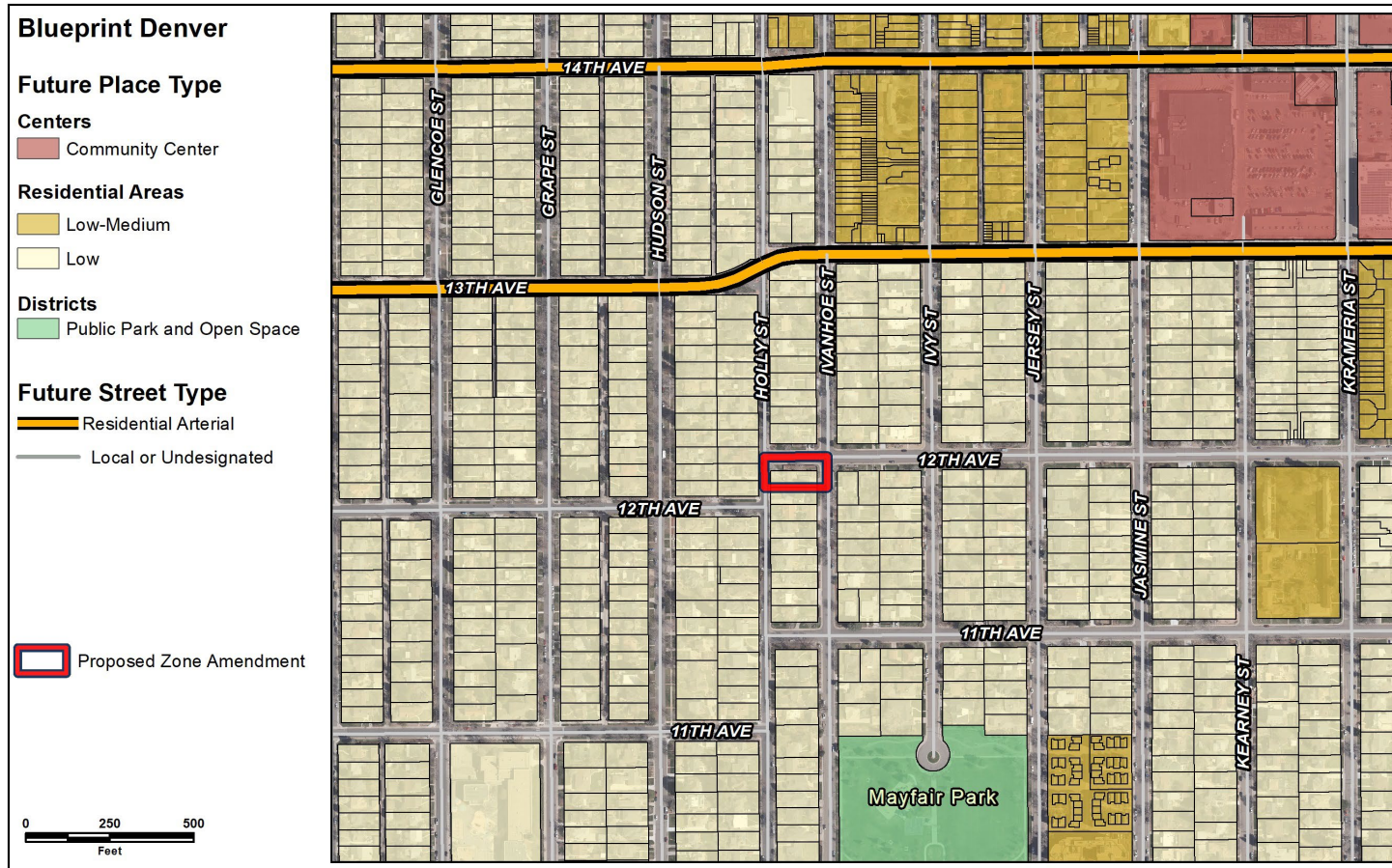
Consistency with Adopted Plans: Blueprint Denver 2019



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

- Holly Street: Undesignated Local
- Ivanhoe Street: Undesignated Local
- Holly Street: Undesignated Local

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: 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.

Consistency with Adopted Plans: East Area Plan(2020)

The *East Area Plan* supports ADU's via three key policies:

- **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)
- **MC.L1.B:** “Integrate accessory dwelling units and missing middle housing in appropriate locations.” (p. 201).
- **MC.E3.A:** “Integrate missing middle housing and accessory dwelling units in appropriate locations.” (p. 204).

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides an additional housing unit that is compatibly integrated into the surrounding neighborhood

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

- Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
 - a) Changed or changing conditions in a particular area, or in the city generally; or,
 - b) **A City adopted plan; or,**
 - c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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)
- East 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

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