



100 North Oneida Street

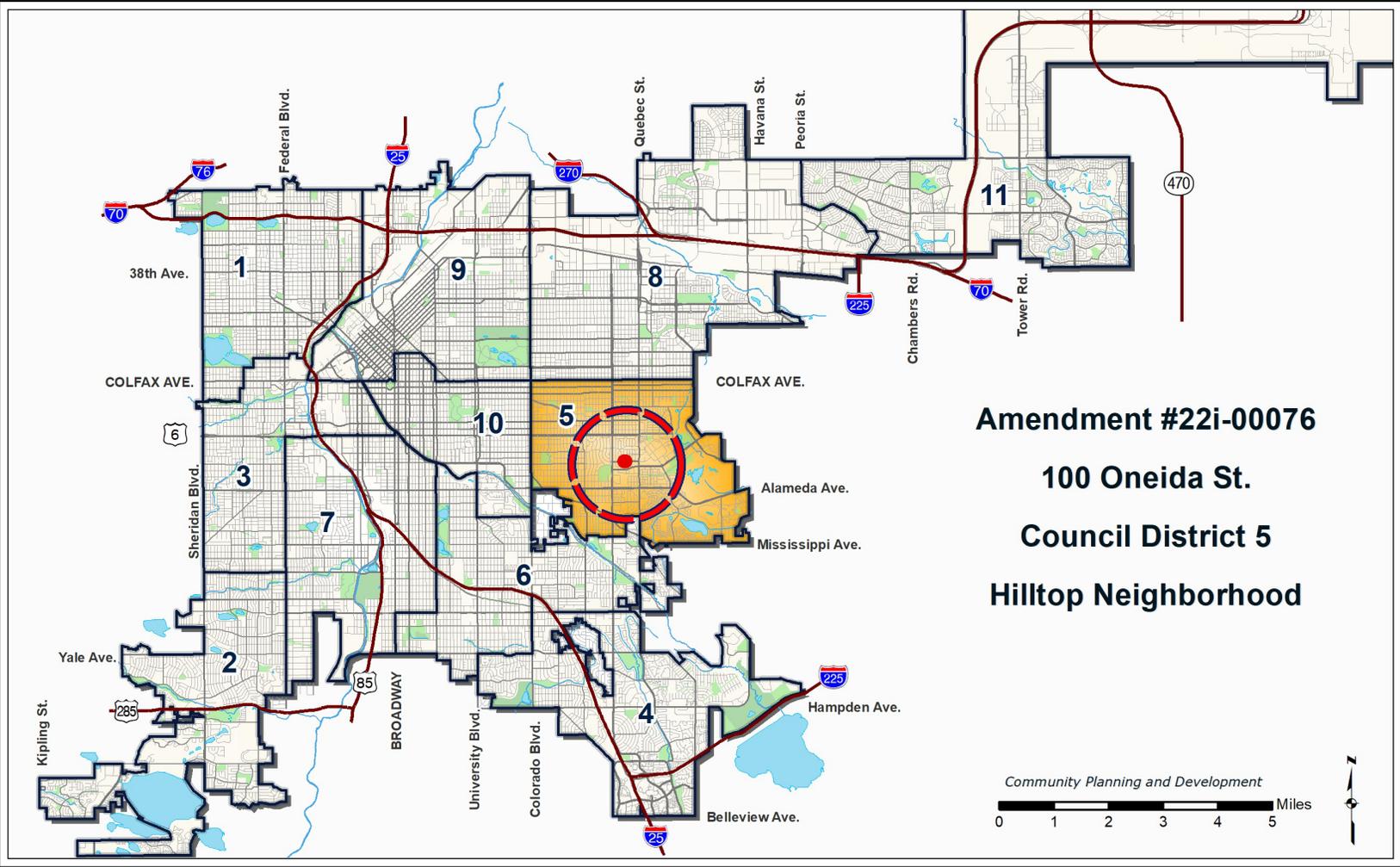
Denver City Council

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

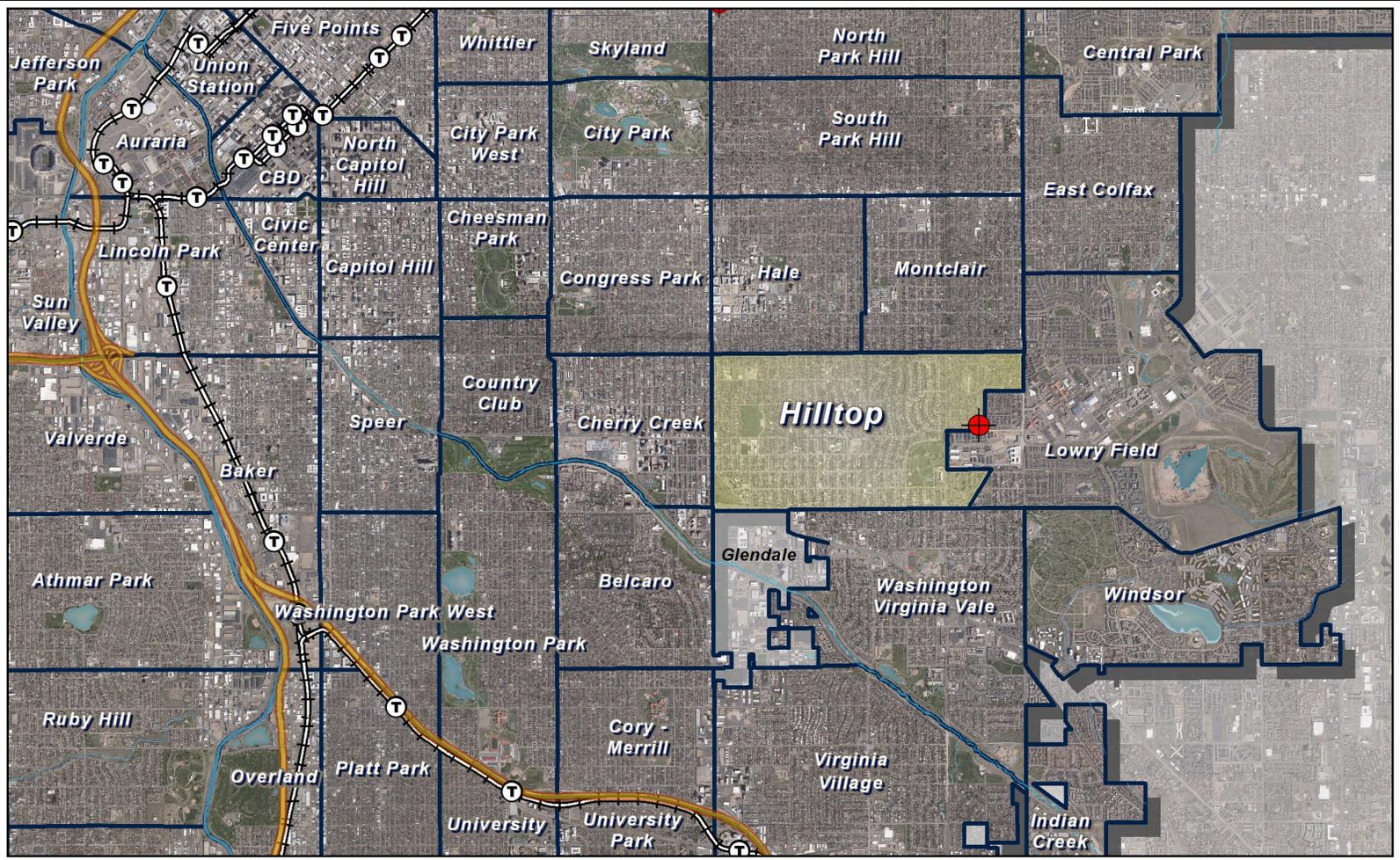
Date: 10/24/2022

2022I-00076

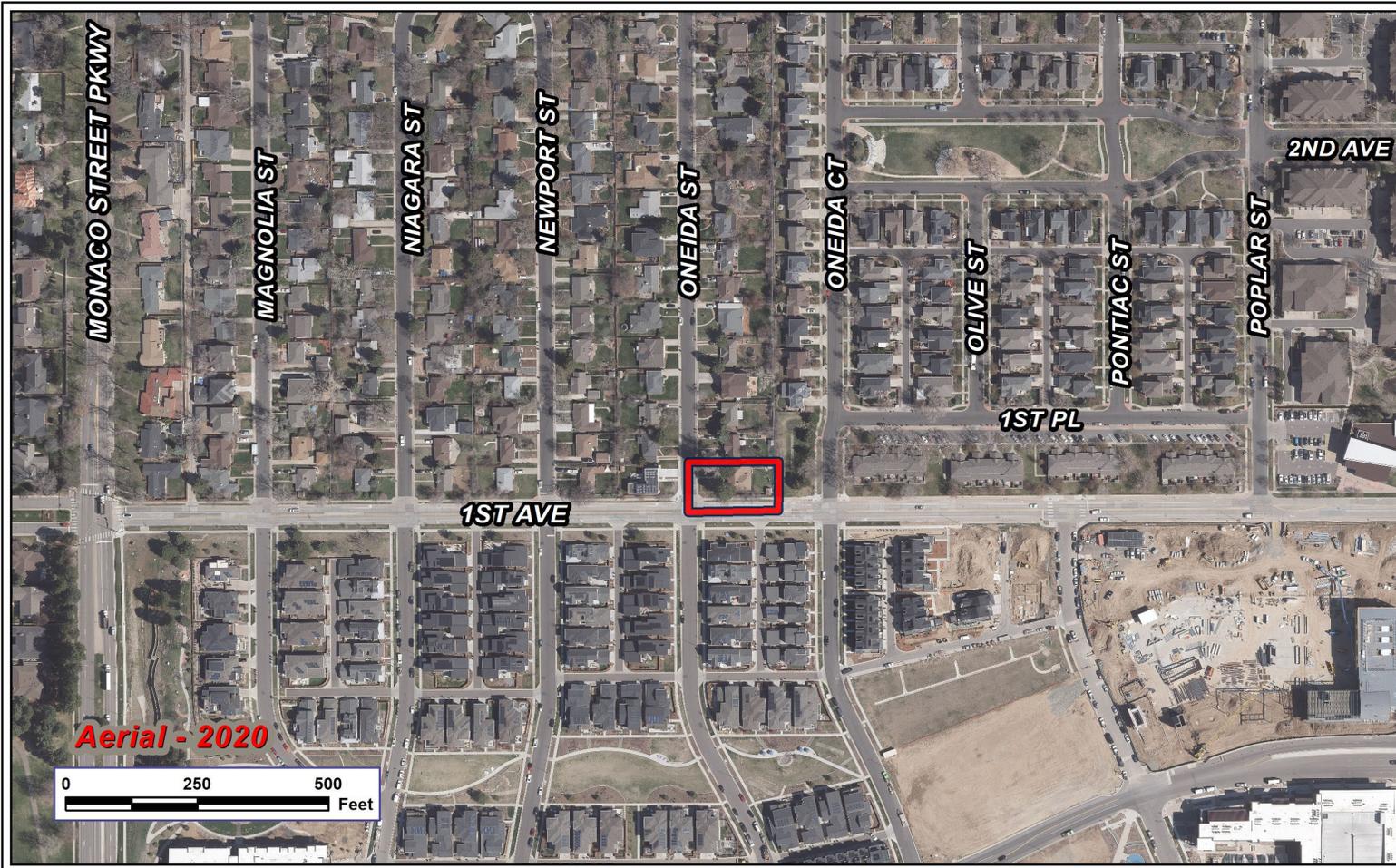
Council District 5 – Councilmember Sawyer



Statistical Neighborhood – Hilltop



Request: E-SU-D1x



Existing

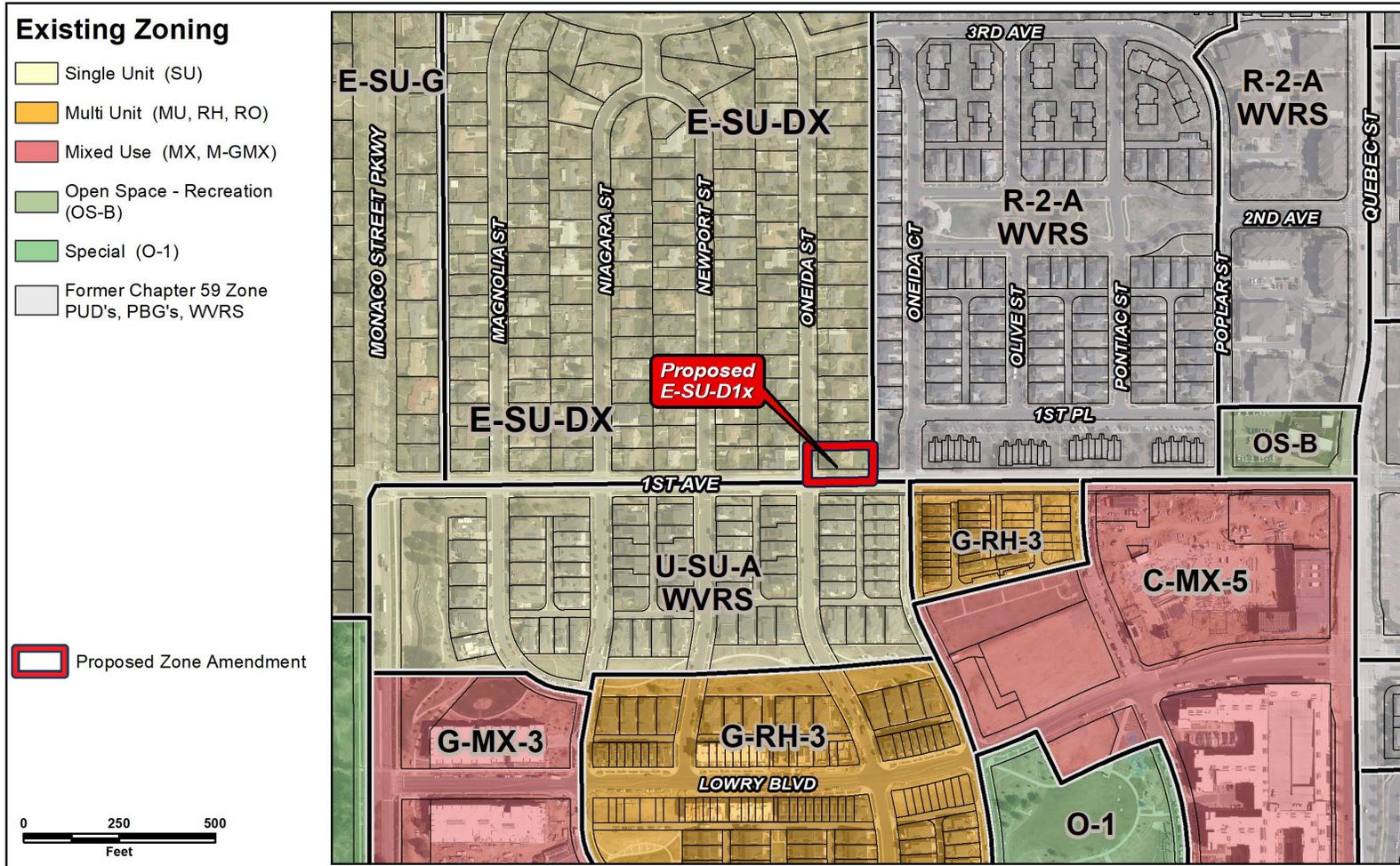
- Approx. 8,520 square feet
- Urban Edge – Single Unit – Dx
 - 6,000 sq. ft. minimum lot size
 - Urban House, Suburban House
 - Max. building height 30-35 feet,

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

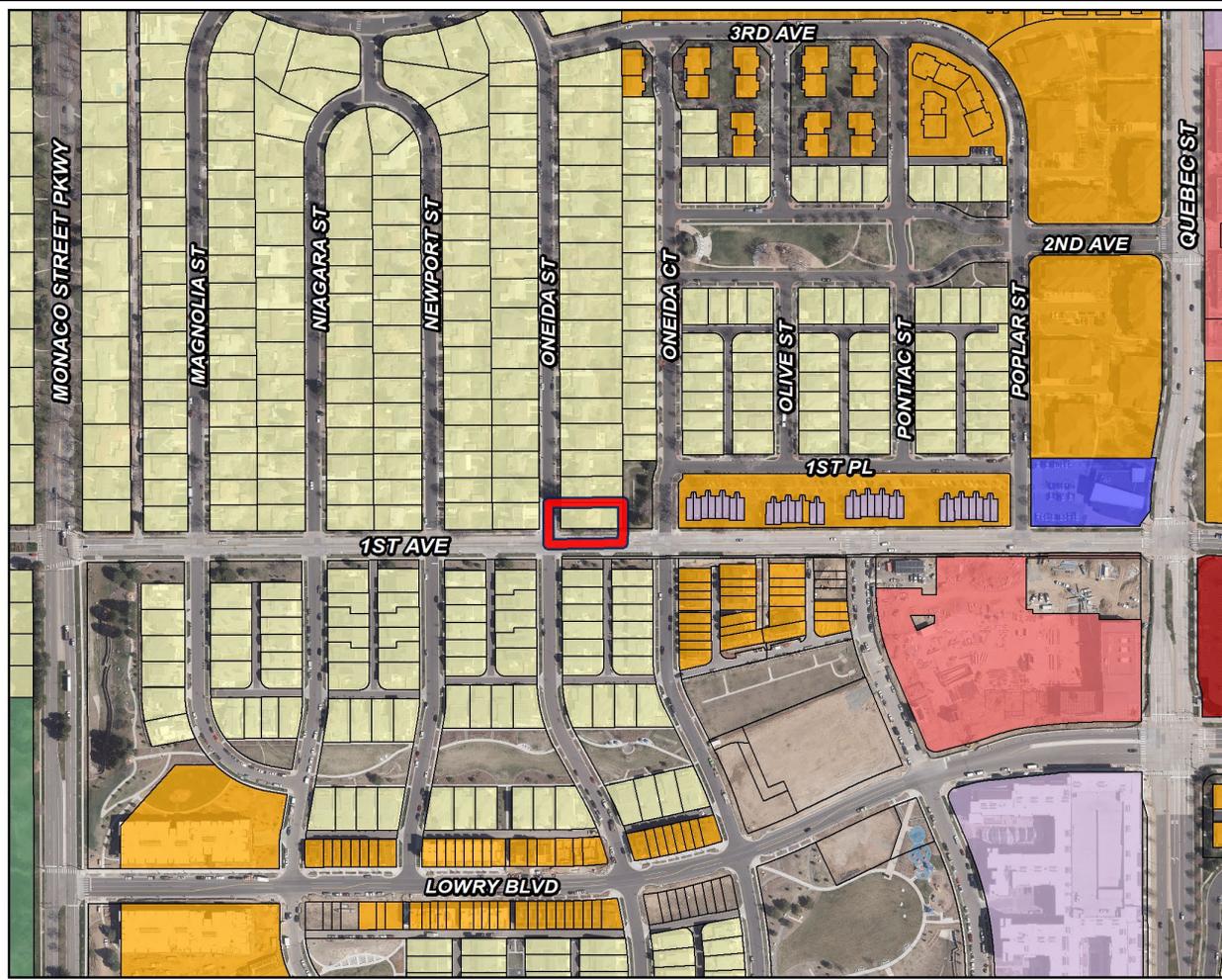
Surrounding Zoning:

- E-SU-Dx
- U-SU-A Wvrs
- R-2-A Wvrs

Existing Land Use

Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Public/Quasi-public
- Mixed-use

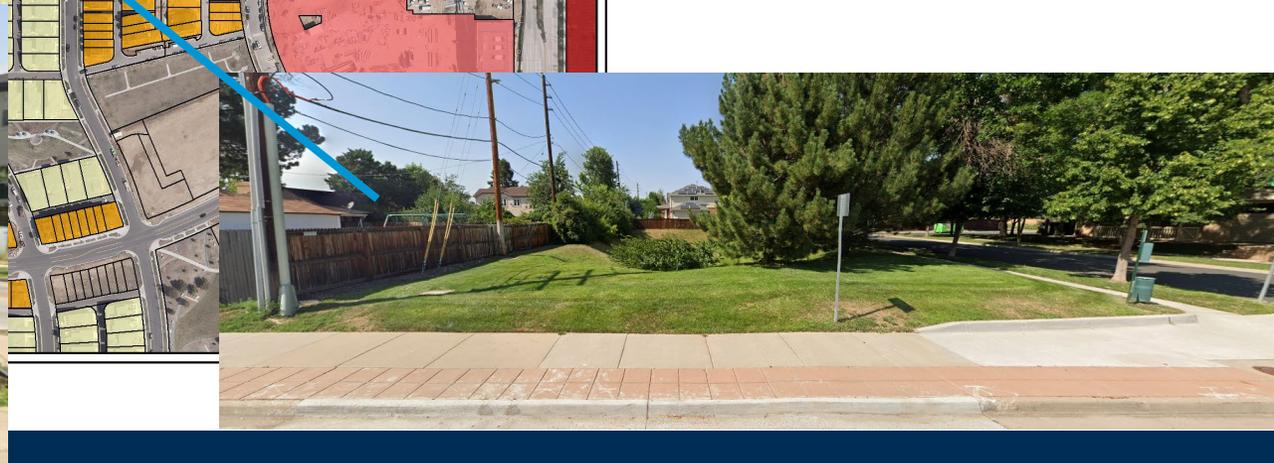
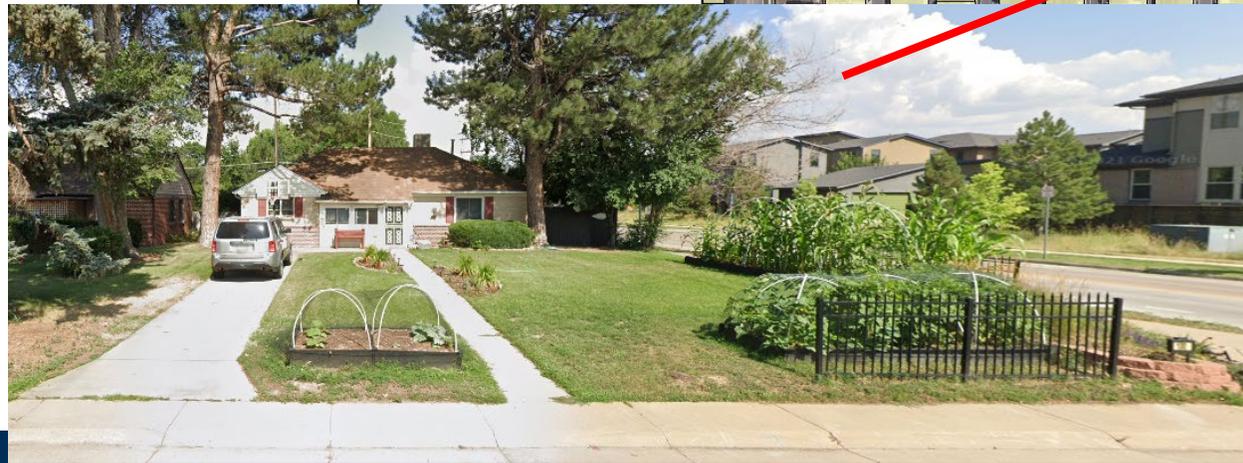
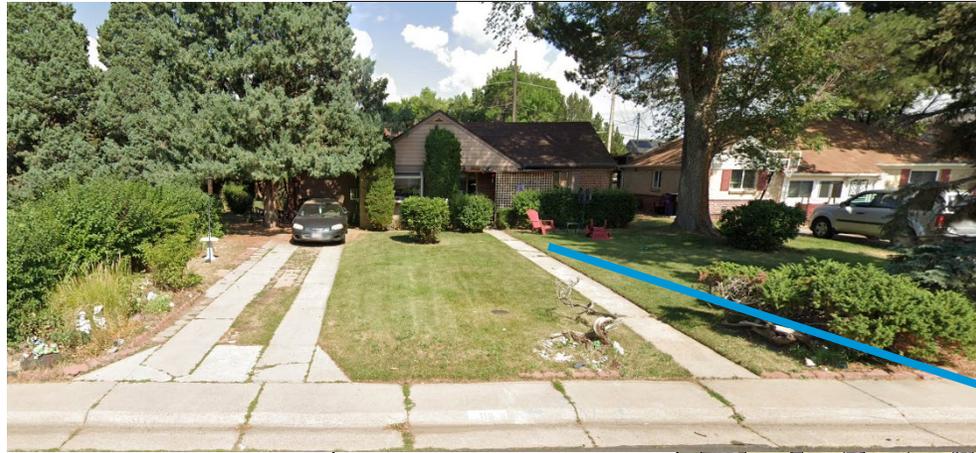


Subject property: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential
- Commercial/Retail
- Office
- Public/Quasi-public
- Mixed-use

Existing Context – Building Form/Scale



Process

- Informational Notice: 6/24/22
- Planning Board Notice Posted: 8/2/22
- Planning Board Public Hearing: 8/17/22
- LUTI Committee: 8/30/22
- City Council Public Hearing: 10/24/22

Public Comment

- 8 Letters in Support
- 7 Letters in Opposition
 - Concerns include parking, privacy, short-term rentals, neighborhood character, and an increase of similar rezonings to allow ADUs
- Mayfair Park RNO
 - Submitted a position statement of opposition, citing a vote of their members (*16 in support, 20 opposed*)

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*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

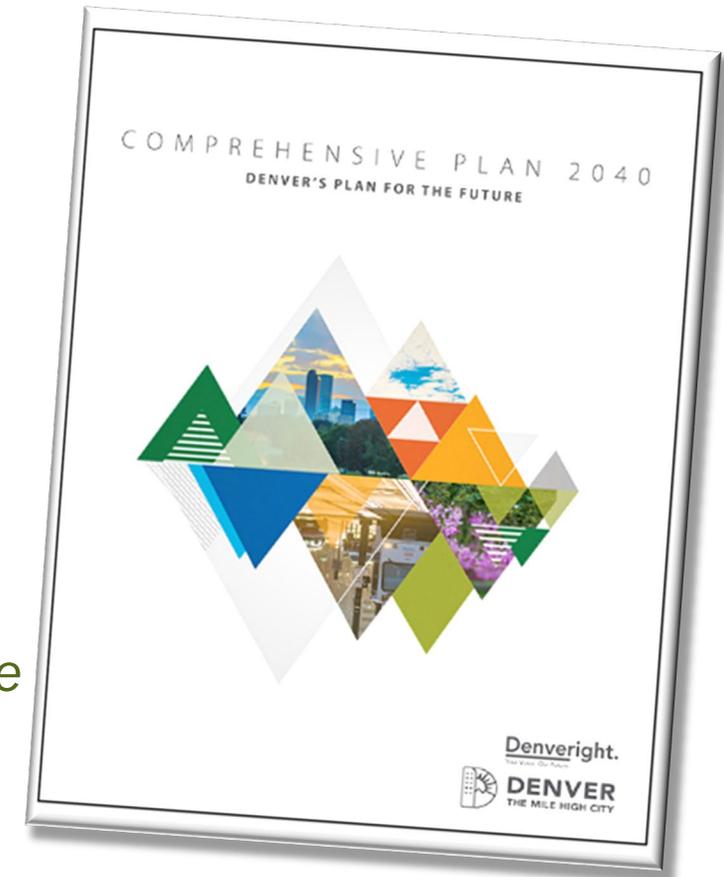
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

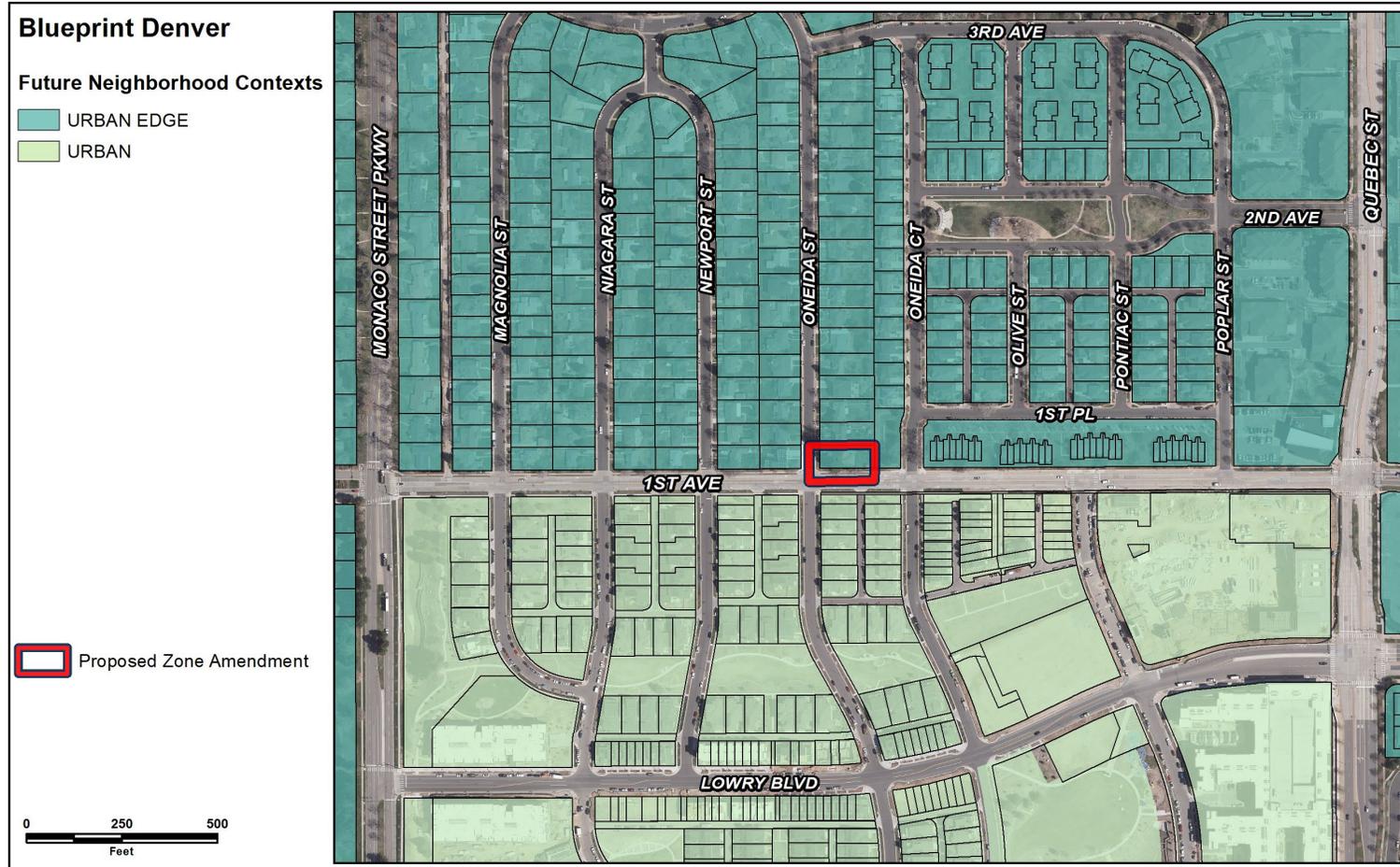
Comprehensive Plan 2040

Example:

- *Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed use developments*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families*
- *Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).*
- *Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*



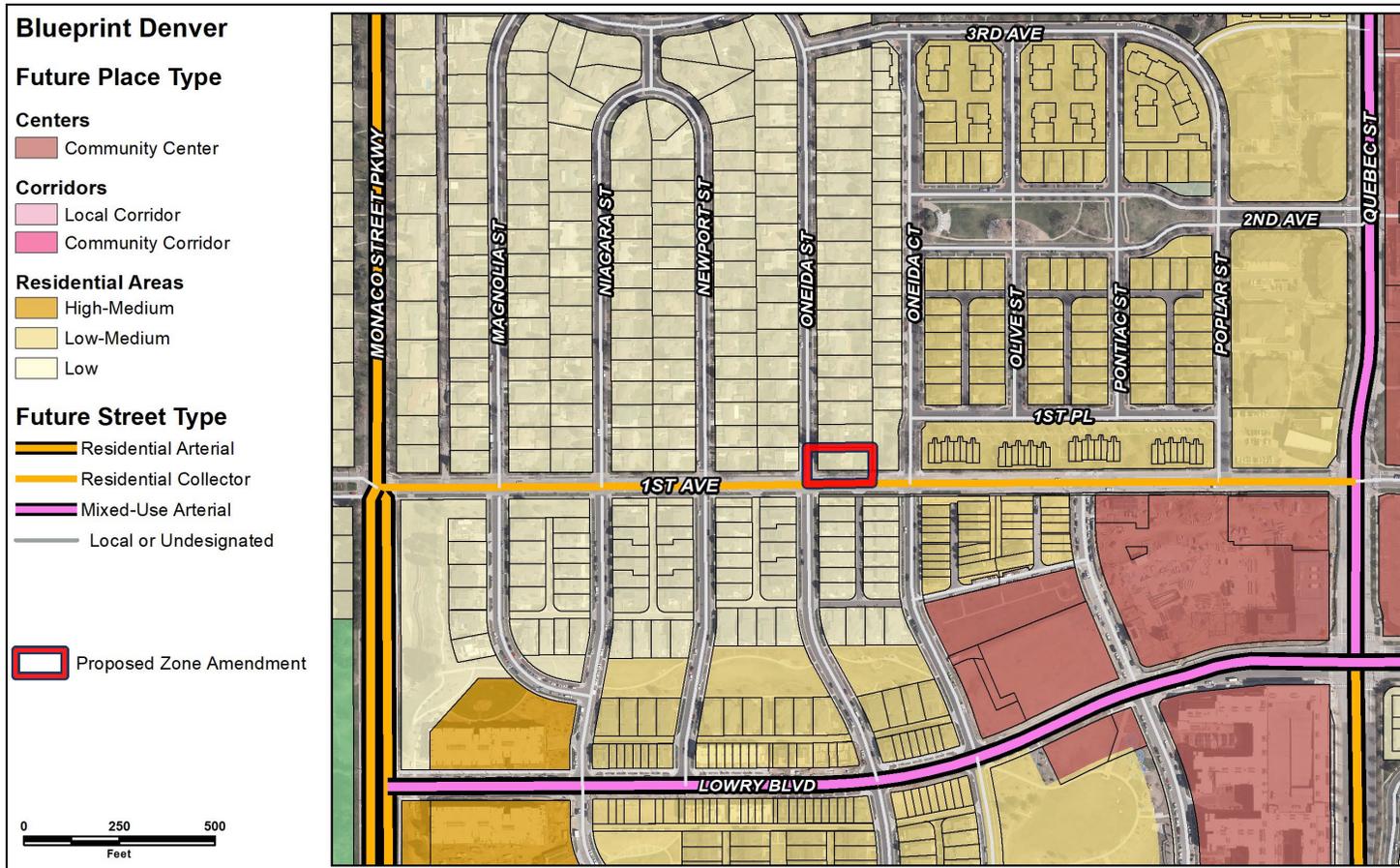
Consistency with Adopted Plans: Blueprint Denver 2019



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



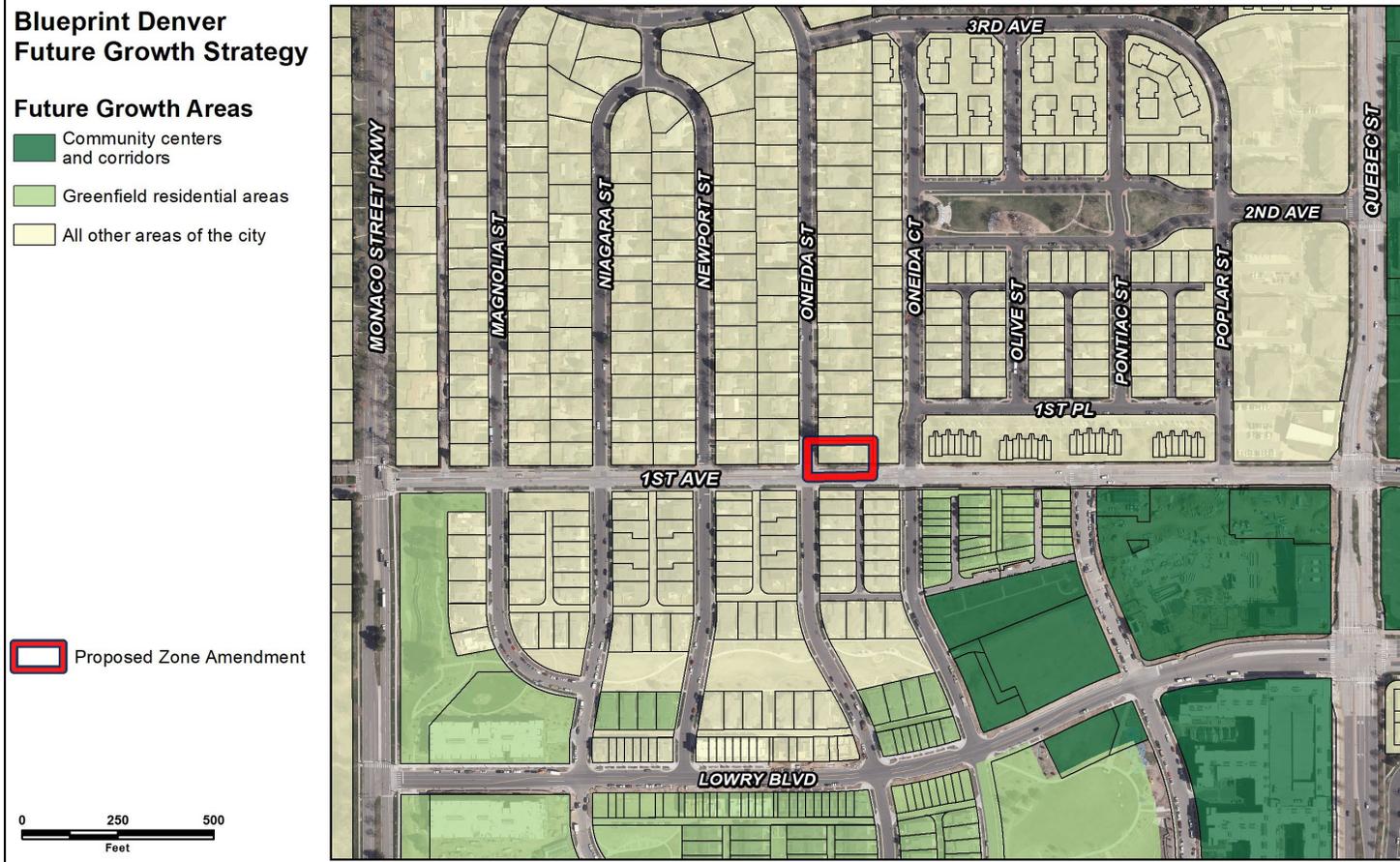
Low Residential

- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate and can be integrated where compatible.

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

Land Use & 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.

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)

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 statements

CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of Application #2022I-00076.