4855 N Fenton Street

2022I-00251 Request: E-SU-Dx to E-SU-D1x

CC Hearing: 6/20/2023 Presenter: Chelsea Bennouna



Agenda

- Request
- Location and Context
- Process
- Review Criteria





Request to Rezone from E-SU-DX to E-SU-D1X



- Location
 - 6,210 sq ft or .14 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-DX to E-SU-D1X
 - Allows Urban House,
 Suburban House, and
 Detached Accessory
 Dwelling Unit building forms
 - Min. lot size of 6,000 sf



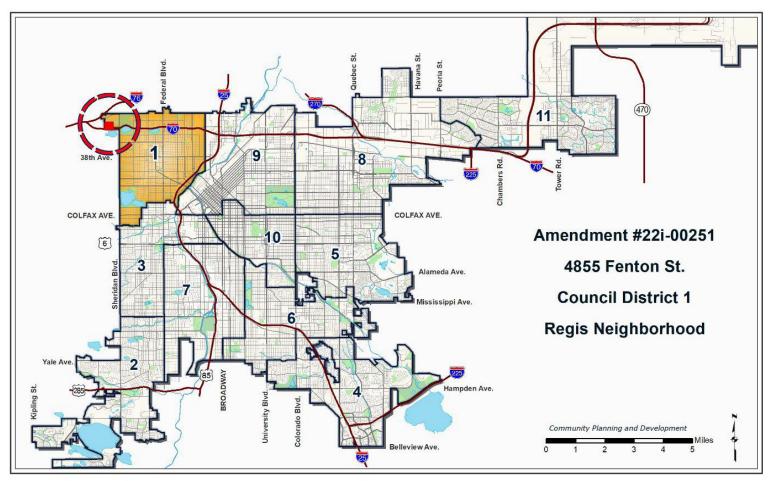
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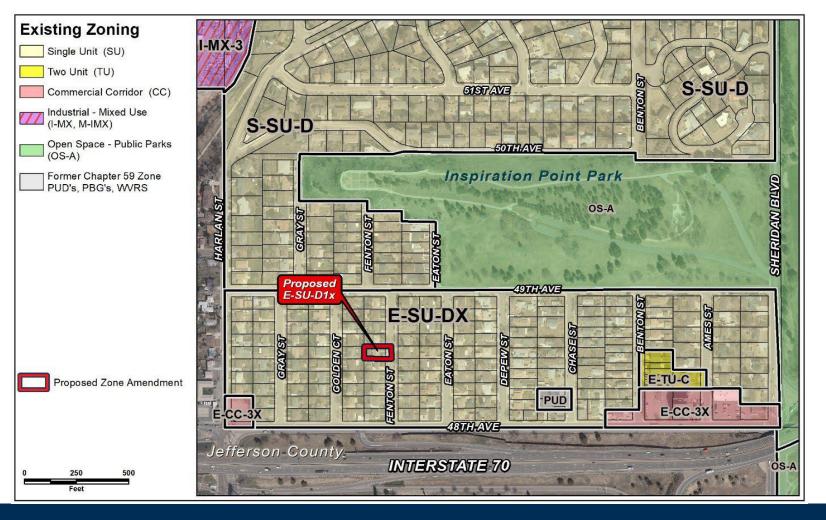
Council District 1 (Amanda Sandoval)





Existing Zoning

THE MILE HIGH CITY



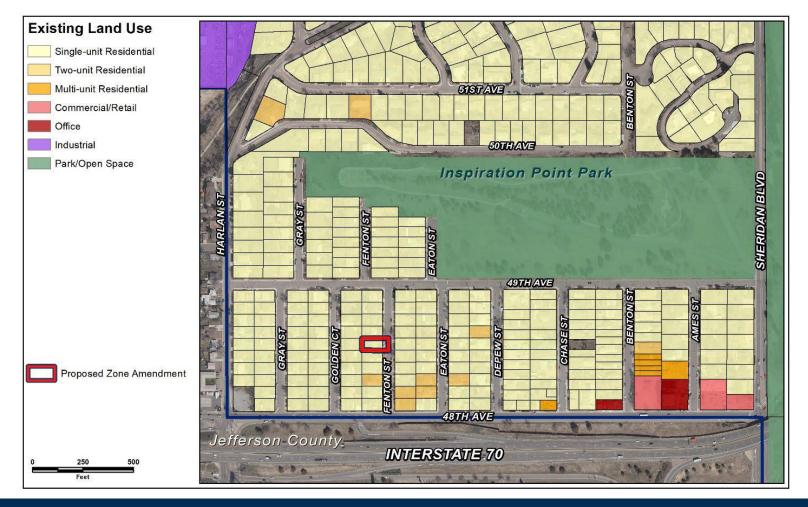
Current Zoning: E-SU-DX

Surrounding Zoning:

- E-TU-C
- E-CC-3X
- S-SU-D



Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Two Unit Residential
- Multi Unit Residential
- Commercial/Retail
- Office
- Open Space



Existing Building Form/Scale





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Process

- Informational Notice: 1/31/2023
- Planning Board Notice: 3/21/2023
- Planning Board Public Hearing: 4/5/23
- LUTI Committee: 4/25/23
- City Council Public Hearing: 6/20/23
- Public Comment
 - o none



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- 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



1.Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
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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).

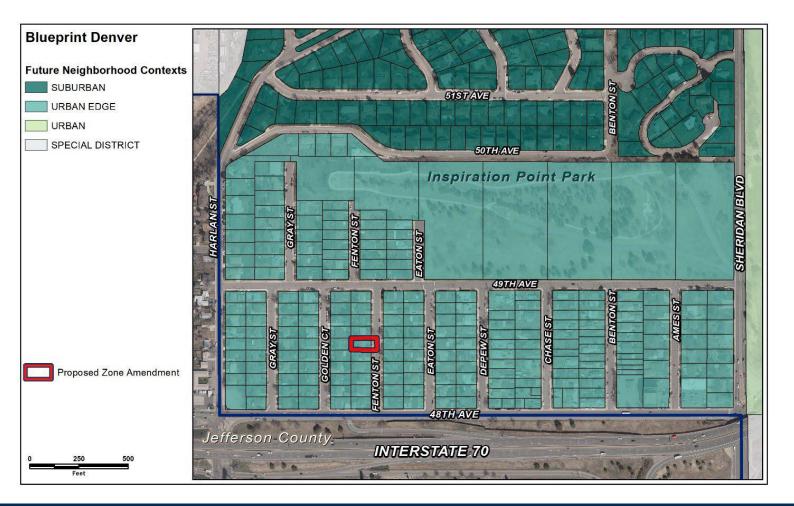


• Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).





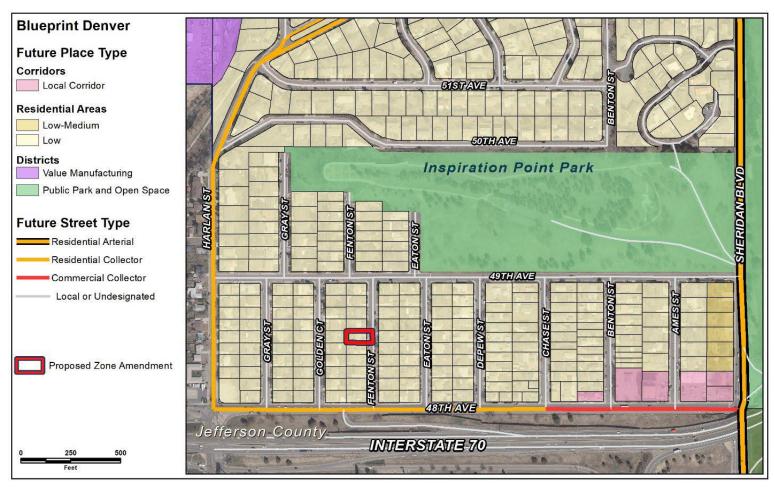




Urban Edge Future Neighborhood Context

 "predominately residential and tends to act as a transition between urban and suburban areas" with "good walkability with short, predictable blocks"





Low Residential

- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate

Future Street Type

Fenton Street: Local or Undesignated





- Growth Areas Strategy: All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040



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.



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CPD Recommendation

<u>CPD Staff recommends **approval**</u>, based on finding that all review criteria have been met:

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