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# 3360 North Albion Street.

2022I-00185

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

City Council: July 24, 2023

Presenter: Fran Peñafiel

# Agenda

- What is a rezoning ?
- Request
- Location and Context
- Process
- Review Criteria



# Rezoning (Zoning Map Amendments)

Rezoning is the process of changing the zone district of a property on the zoning map.

Rezoning changes the rules for development and land use. Rezoning does not approve a specific project.

The Denver Zoning Code provides review criteria that must be met to approve a rezoning.



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# Request to Rezone from E-SU-Dx to E-SU-D1x



## Location

- 6,250 sf
- Single-unit residential

## Proposal

Rezoning from E-SU-Dx to E-SU-D1x

- Allows 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 sf

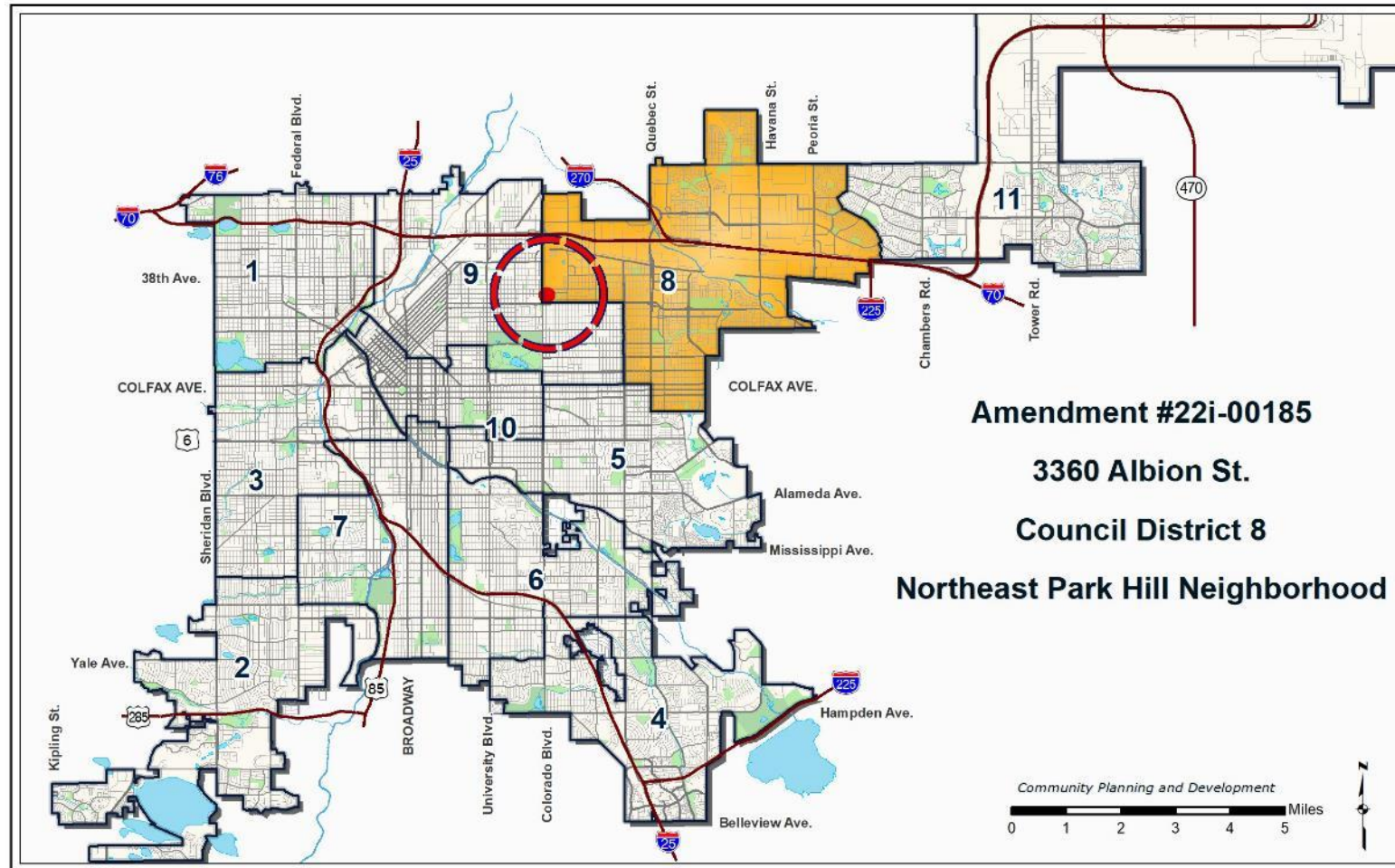
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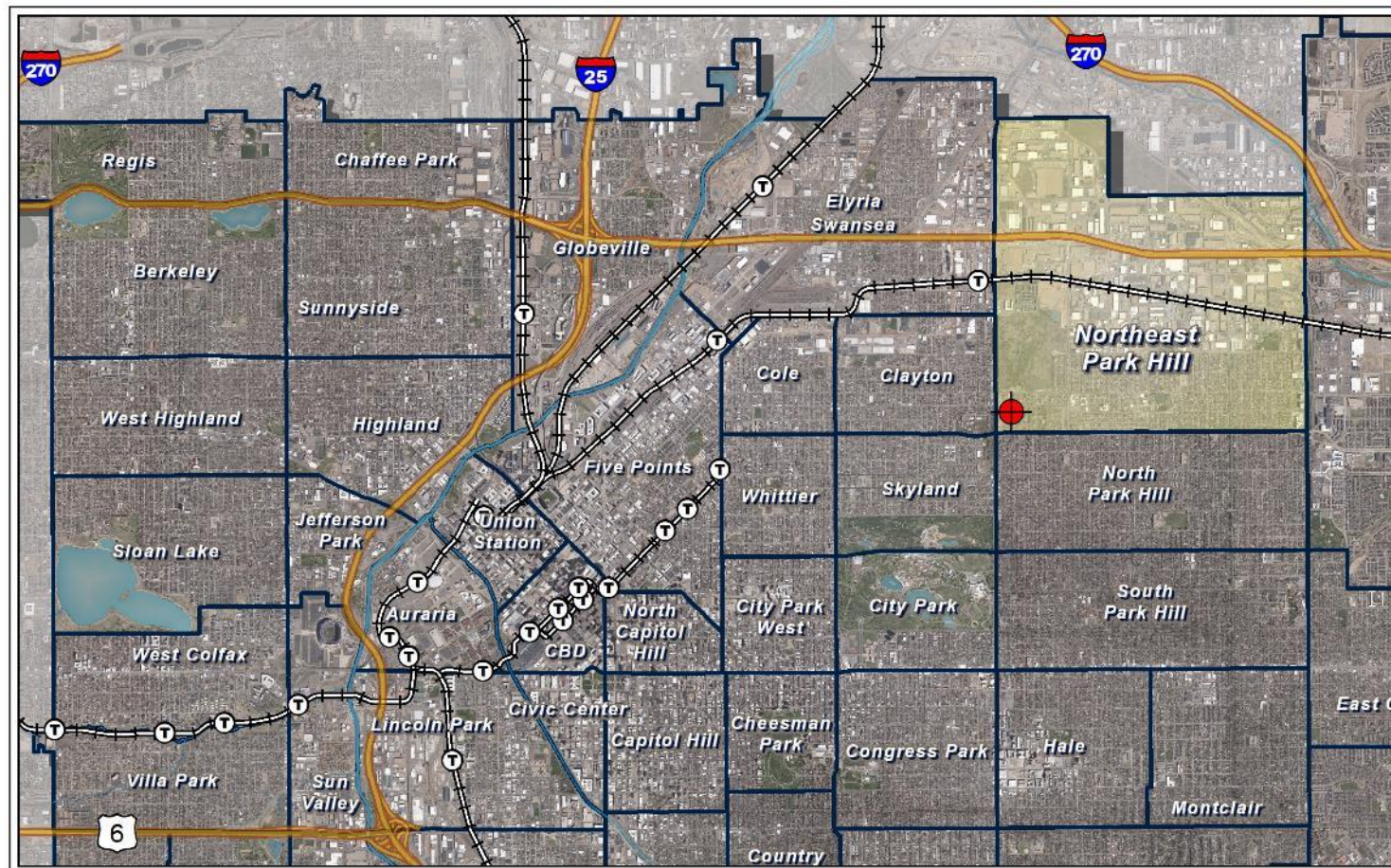


# Council District 8



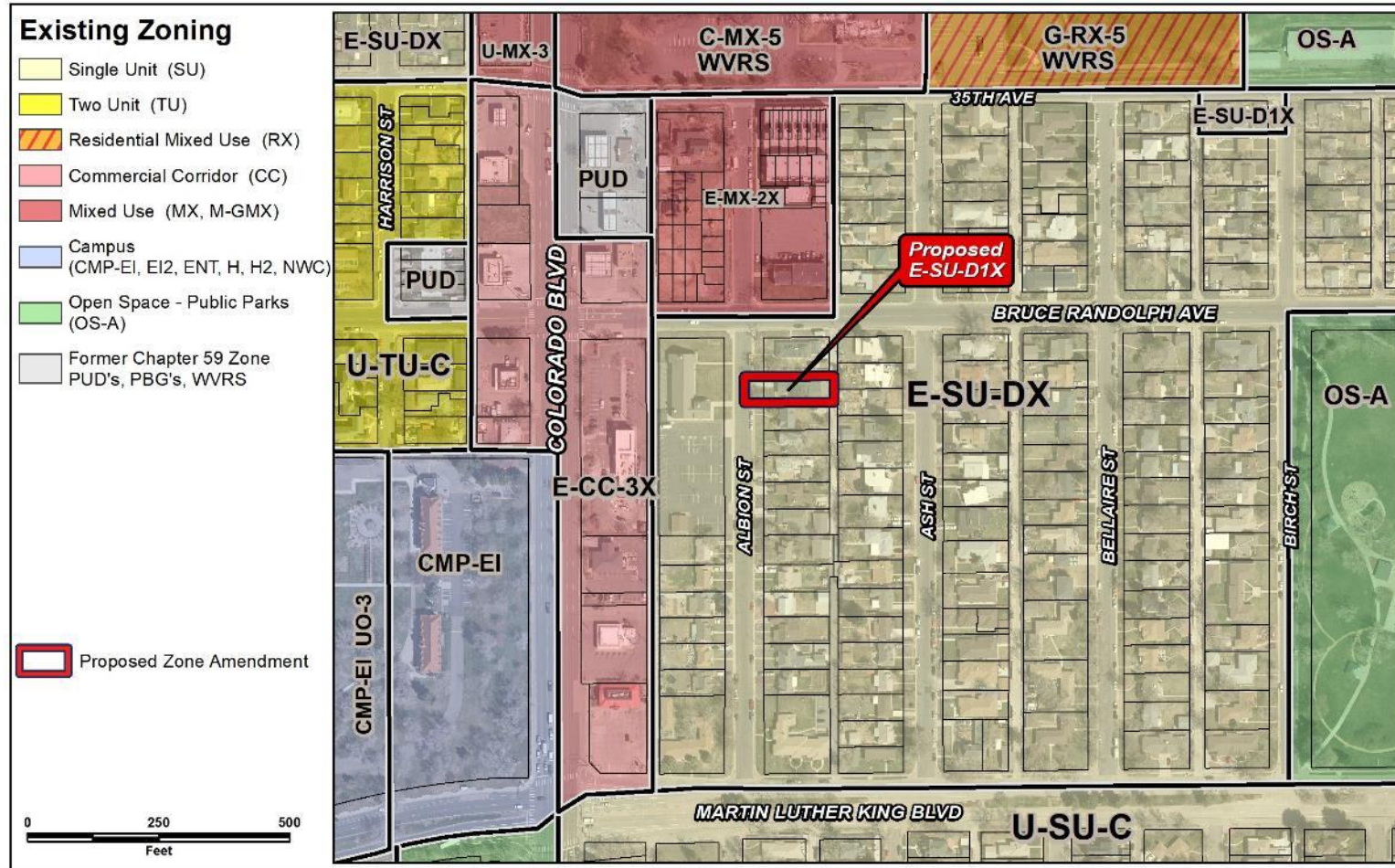


# Northeast Park Hill Neighborhood





# Existing Zoning

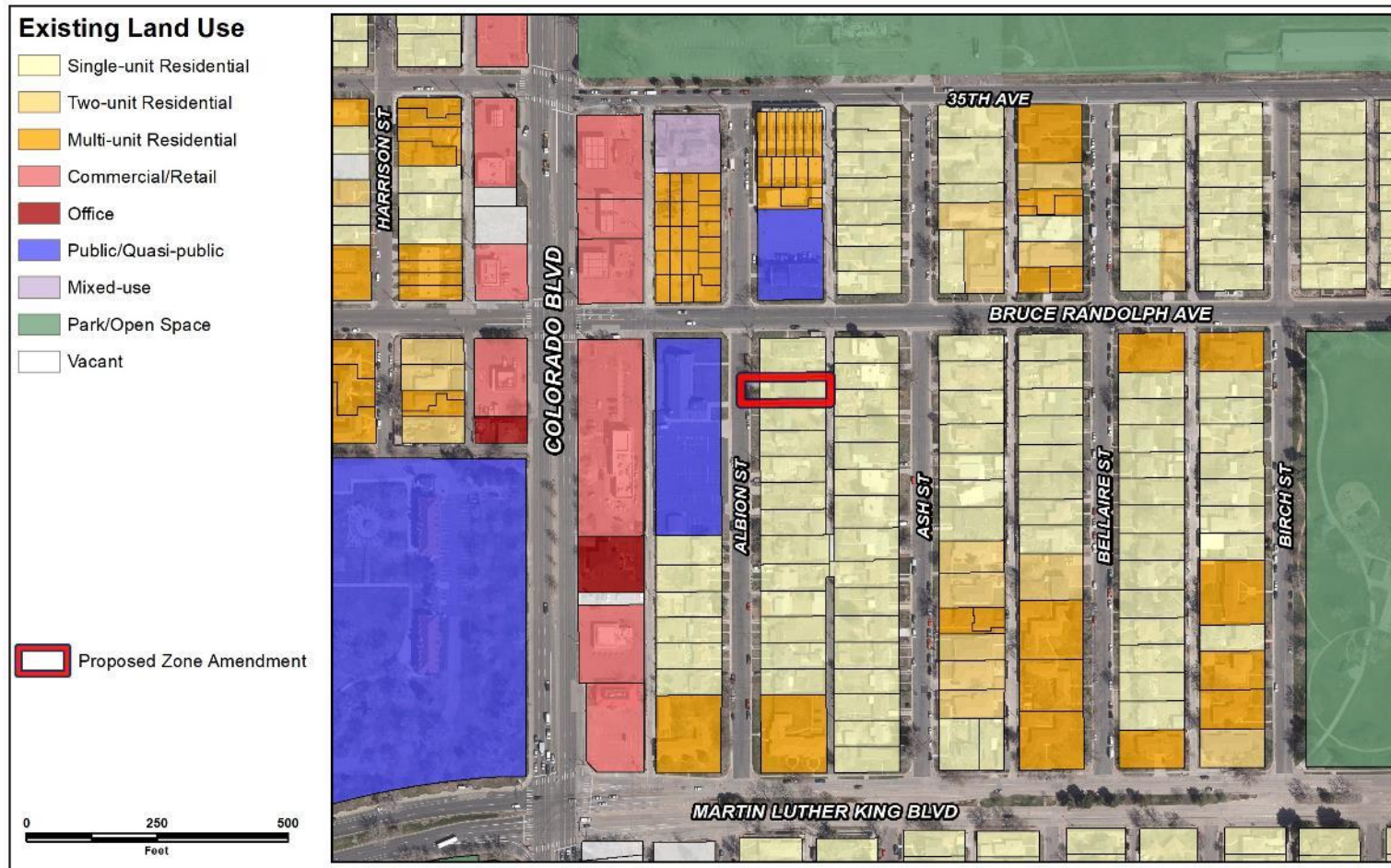


Current Zoning: E-SU-Dx

Surrounding Zoning:

- E-SU-Dx
- E-MX-2x
- E-CC-3x

# Existing Land Use



**Land Use:** Single-Unit Residential

## Surrounding Land Uses:

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



# Existing Building Form/Scale

Subject Property





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Submit Pre-Application  
Review Request

Attend Pre-Application  
Meeting

Recommended Public  
Outreach

Submit Application

City/Agency Review

Planning Board Public  
Hearing

LUTI, Mayor Council, and  
1<sup>st</sup> Reading

City Council Public Hearing



## Rezoning Process

# Process

- Informational Notice: 12/28/2022
- Planning Board Notice: 2/28/23 (missed)  
4/4/2023
- Planning Board Public Hearing: 4/19/23
- LUTI Committee: 5/9/23
- City Council Public Hearing: 7/24/23
- Public Comment
  - One letter of support



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# 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

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Park Hill Neighborhood Plan*

## 2. Uniformity of District Regulations

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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).



## Climate

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



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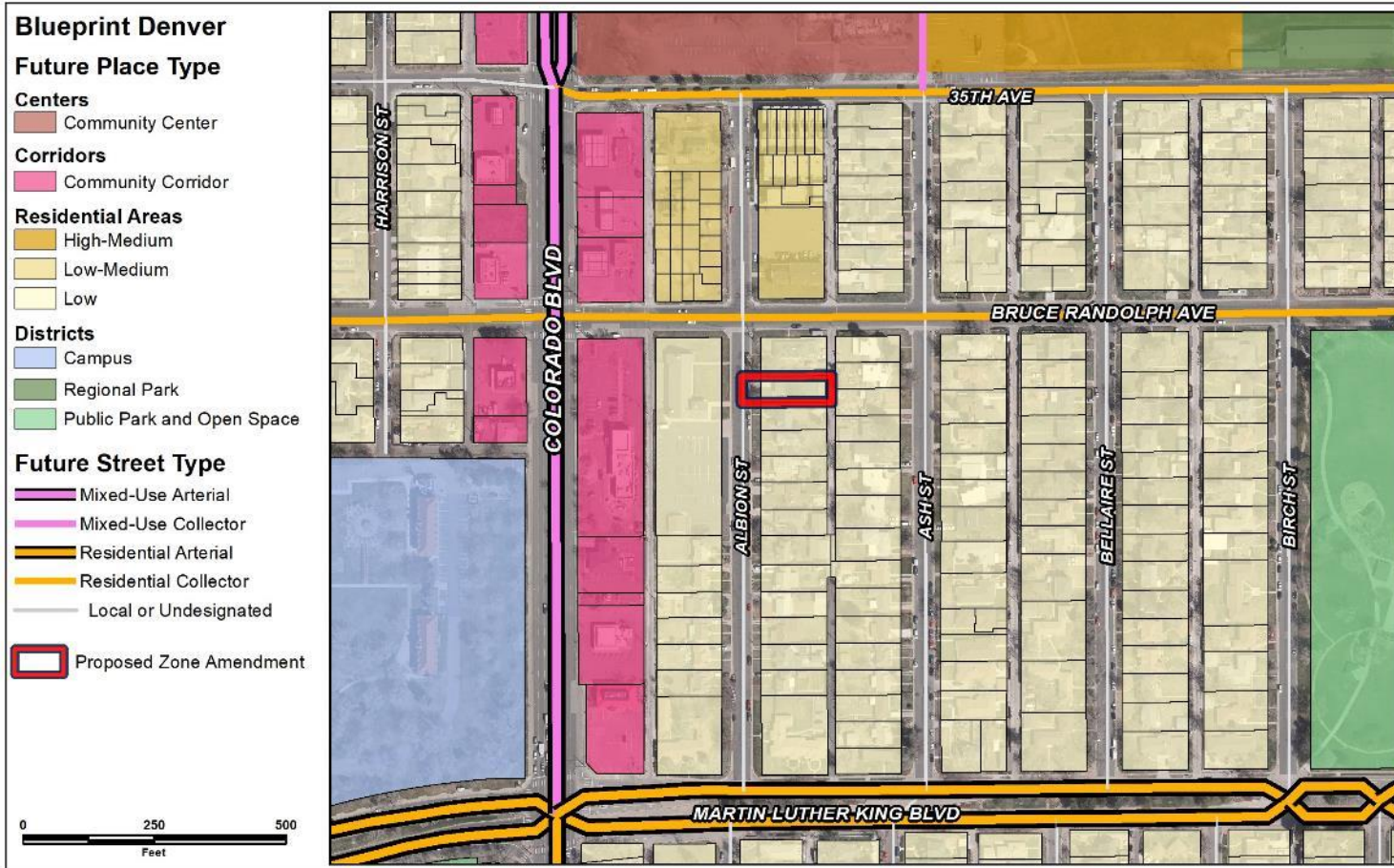
# Blueprint Denver 2019



## Urban Edge Future Neighborhood Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.

# Blueprint Denver 2019



## Low Residential

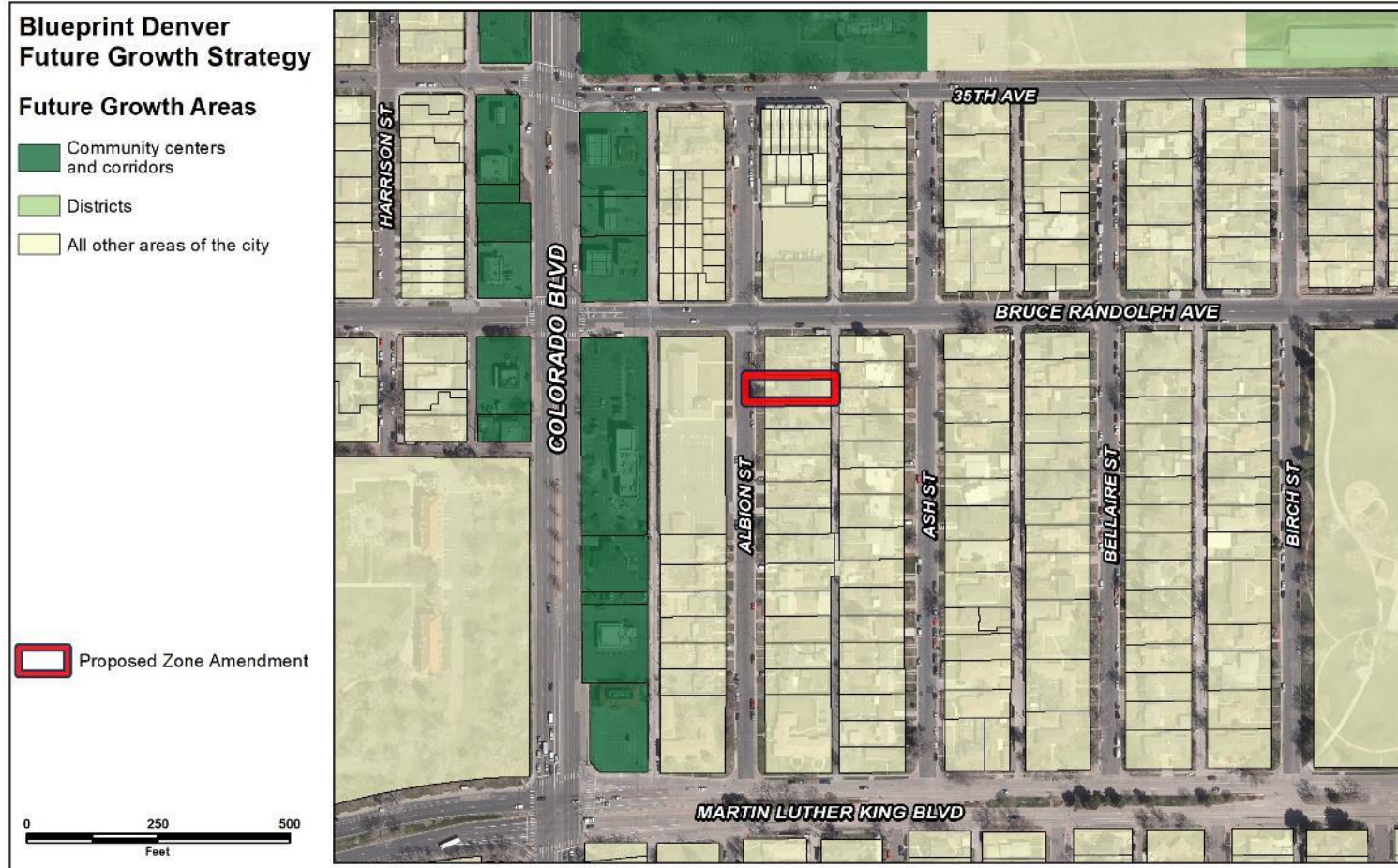
- Predominantly single- and two-unit uses
- Accessory dwelling units are appropriate

## Future Street Type

Albion Street: Local or Undesignated



# Blueprint Denver 2019



## Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

# 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.



# Park Hill Neighborhood Plan

- Land Use and Zoning Goal: “Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.” (p. 32).
- Land Use and Zoning Action Recommendation 3: “Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.” (p. 33).

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# CPD Recommendation

CPD recommends **approval**, based on finding all review criteria have been met

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