



---

# 4583 N Yates Street

2023i-00102

Request: U-SU-C1 to U-SU-A1

LUTI Committee: 09.26.2023

Presenter: William Prince

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: U-SU-A1



## Location

- Single-unit residential property
- 8,770 sq feet

## Proposal

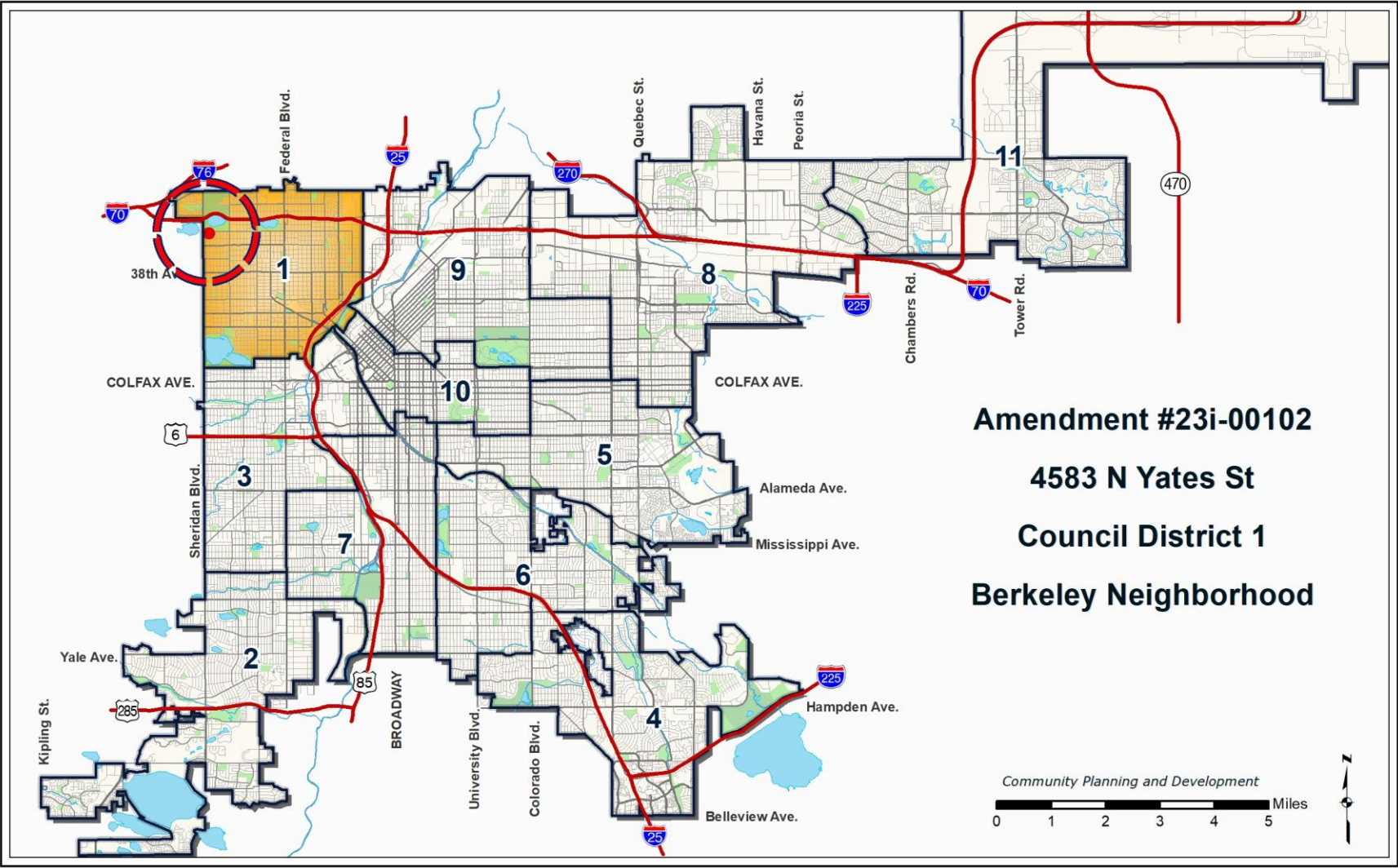
- Rezoning from U-SU-C1 to U-SU-A1, to allow lot split
  - Allows Urban House and Detached Accessory Dwelling Unit building forms
- Max building height 30 feet, ADU is 24 feet
- Minimum lot size is 3,000ft<sup>2</sup>

# Presentation Agenda

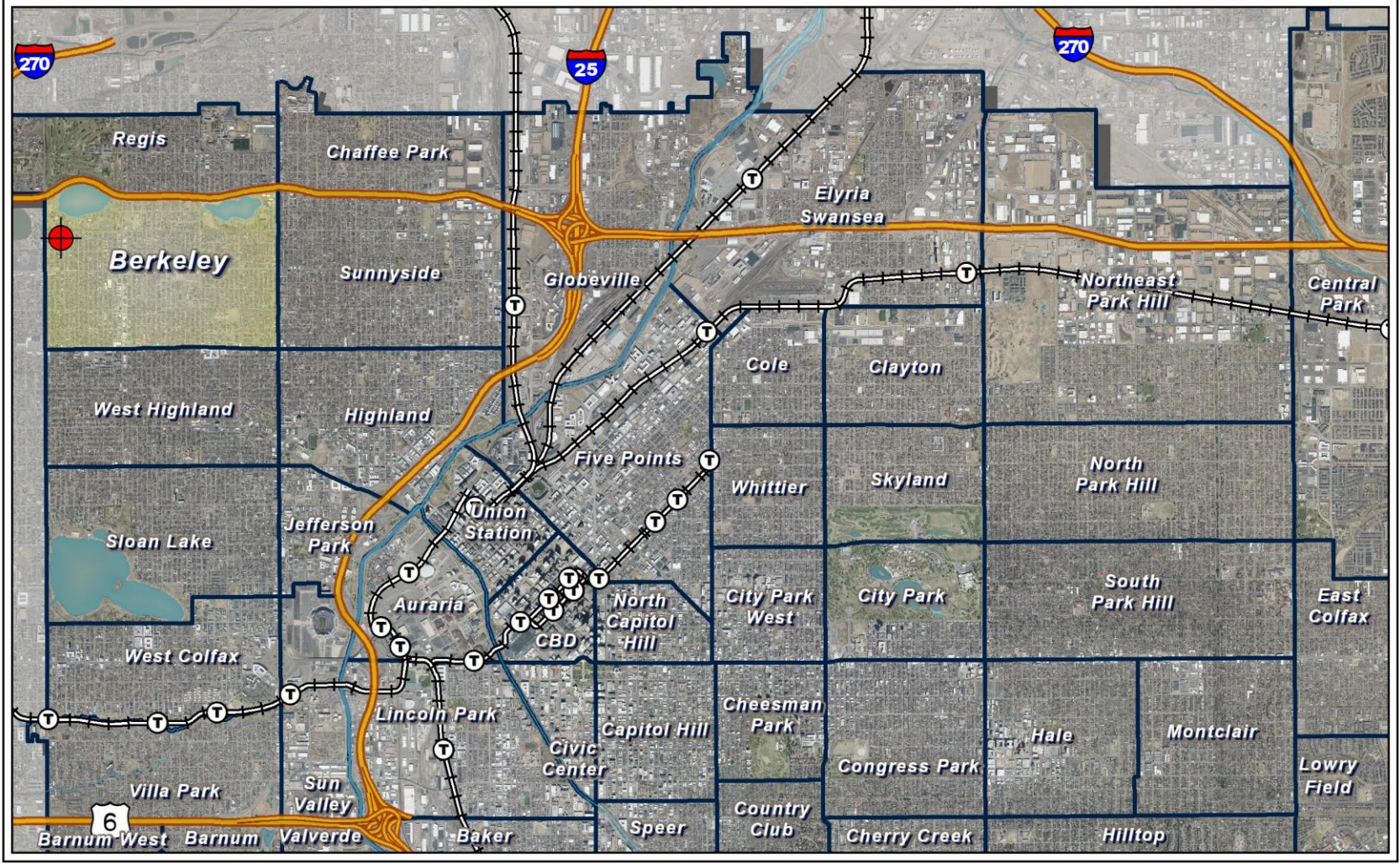
- Request
- Location and Context
- Process
- Review Criteria



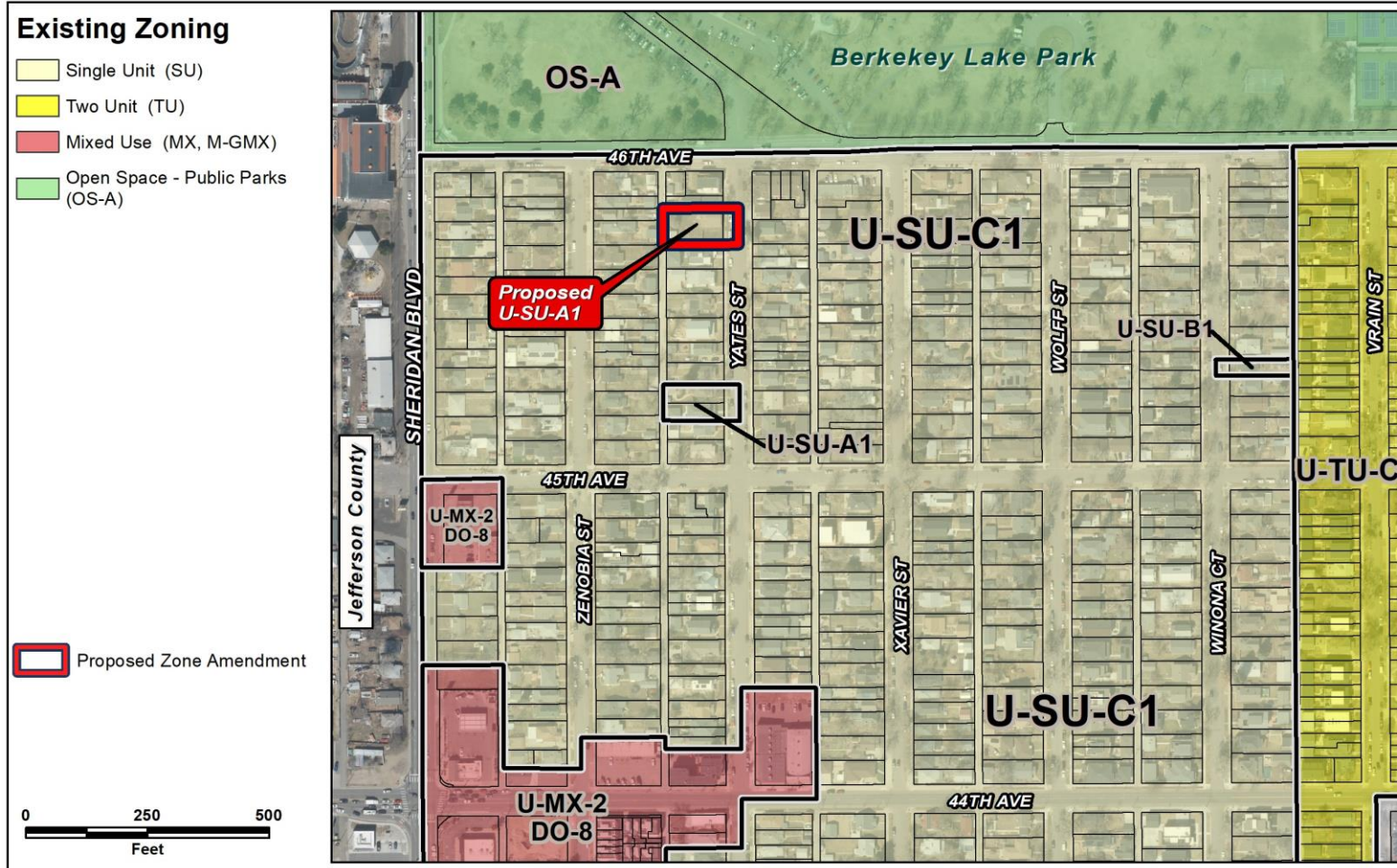
# Council District 1: Councilmember Sandavol



# Statistical Neighborhood: Berkeley



# Existing Zoning: U-SU-C1

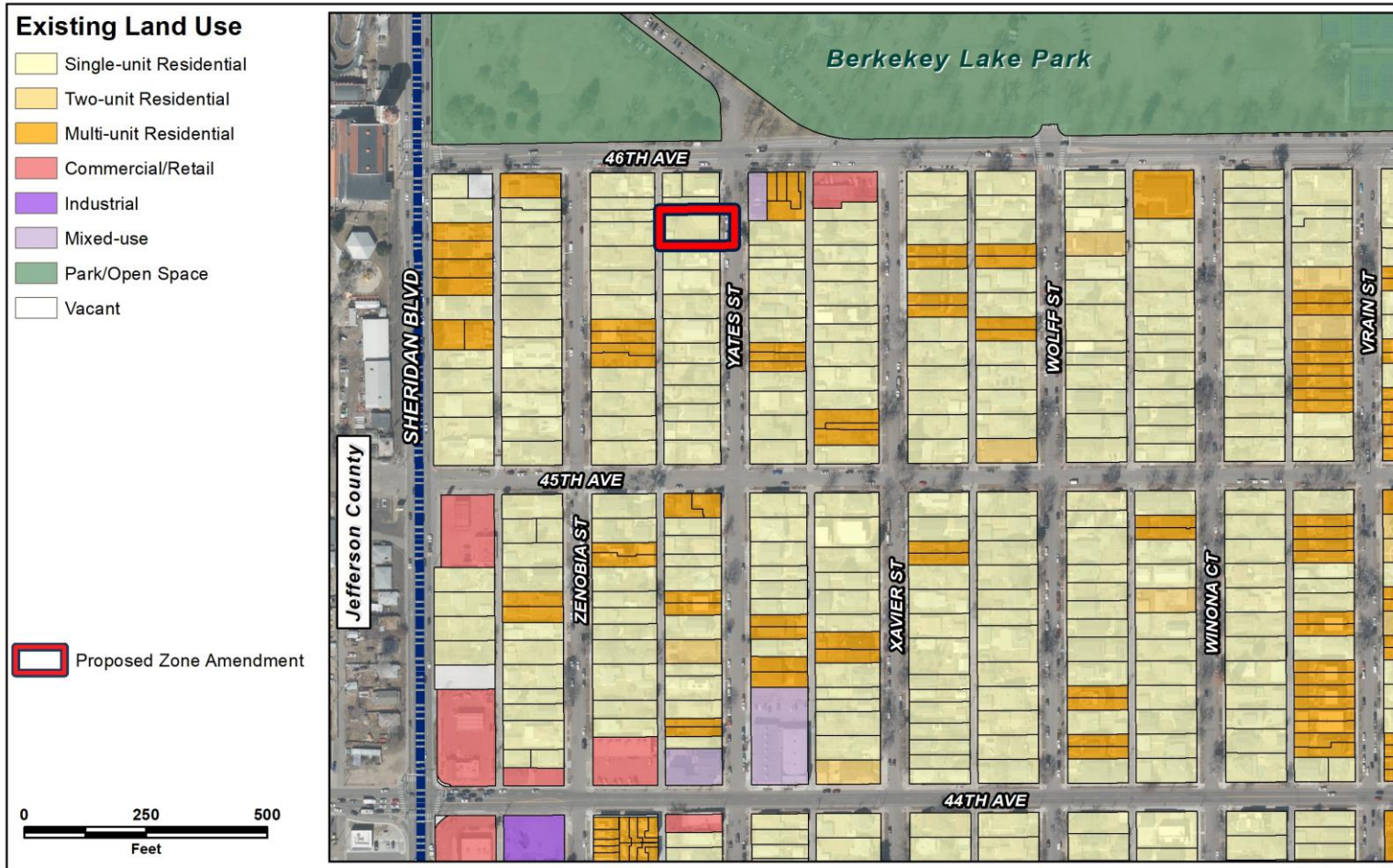


Current Zoning: U-SU-C1

Surrounding Zoning:

- U-SU-C1
- OS-A
- U-SU-A1
- U-MX-2, DO-8
- U-TU-C

# Existing Context: Land Use



## Land Use:

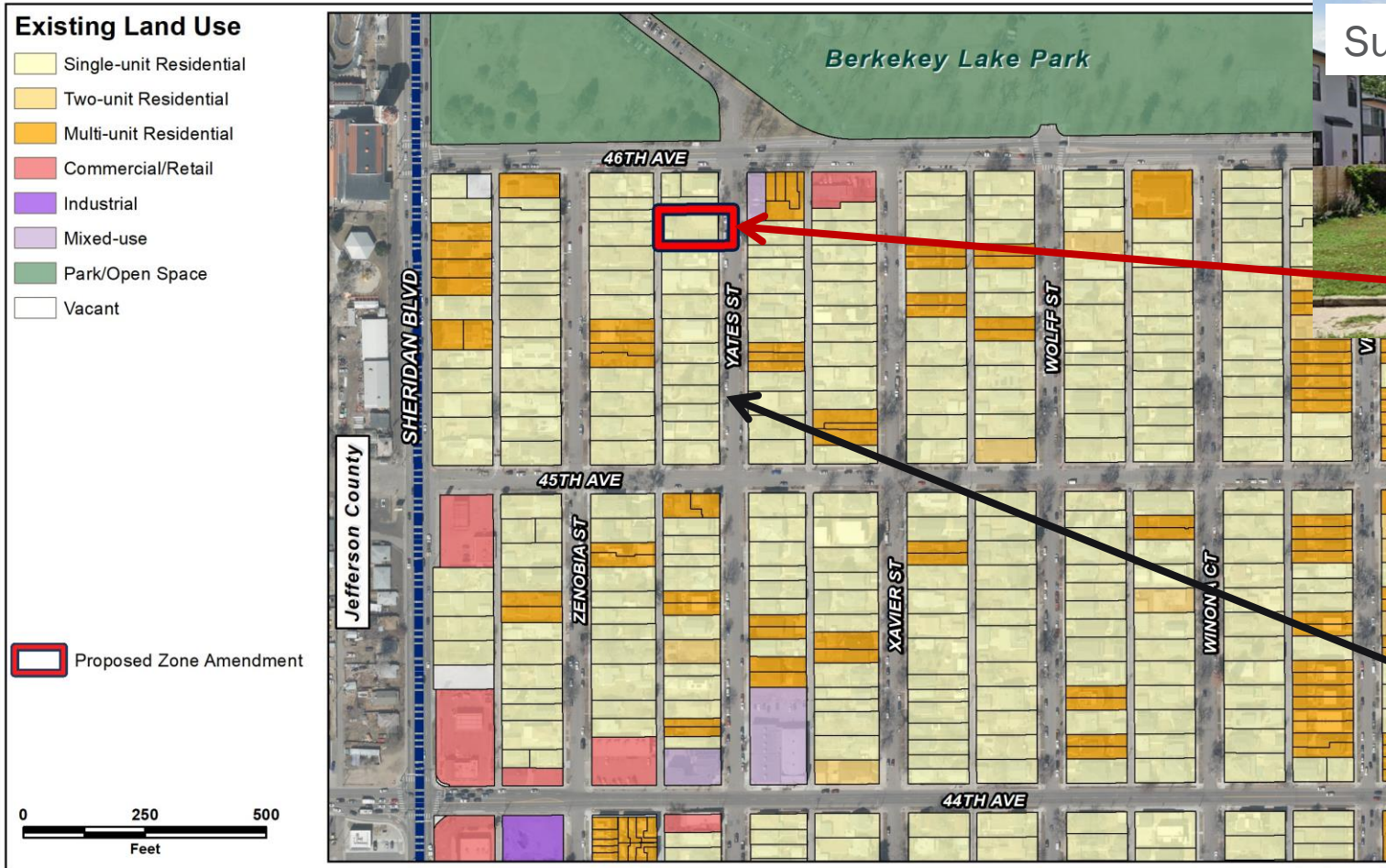
- Single-Unit Residential

## Surrounding Land Uses:

- Single-Unit Residential
- Park/Open Space
- Multi-Unit Residential
- Commercial Retail



# Existing Context: Building Form/Scale



# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Process

- Informational Notice: 07/14/2023
- Planning Board Notice: 08/23/2023
- Planning Board Public Hearing: 09/06/2023, approved
- **LUTI Committee: 09/26/2023**
- City Council Public Hearing: 11/06/2023
  
- Public Comment: 5 public comments of opposition

# Presentation Agenda

- Request
- Location and Context
- Process
- 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

# 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

# Comprehensive Plan 2040

## Equity

Equitable, Affordable, and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments. (p. 28)

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).



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (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

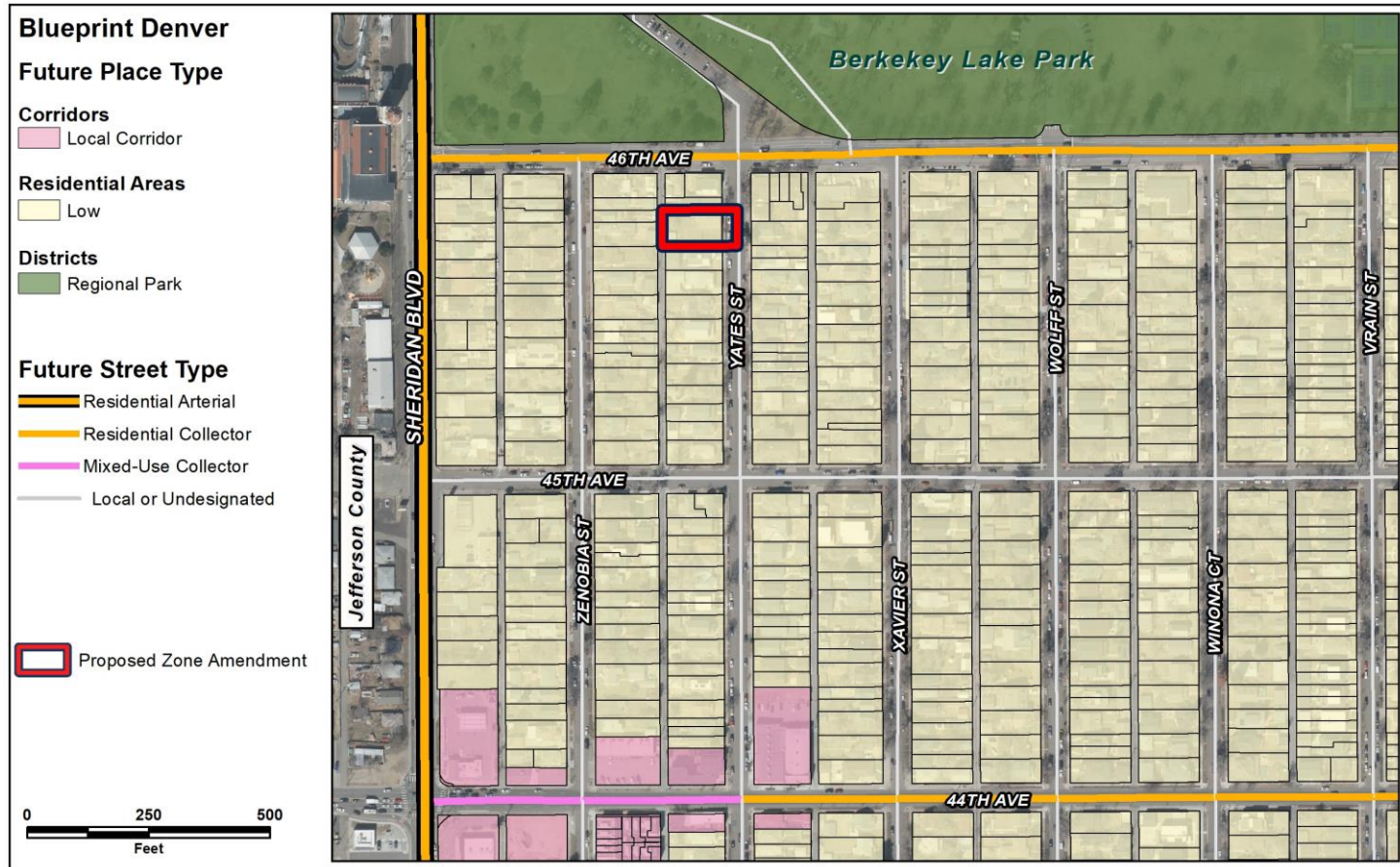


# Blueprint Denver 2019



- **Urban (U-) Neighborhood Context**
  - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
  - Block patterns are generally regular with a mix of alley access.
  - High degree of walkability, bikeability, and good access to transit with less reliance on cars.

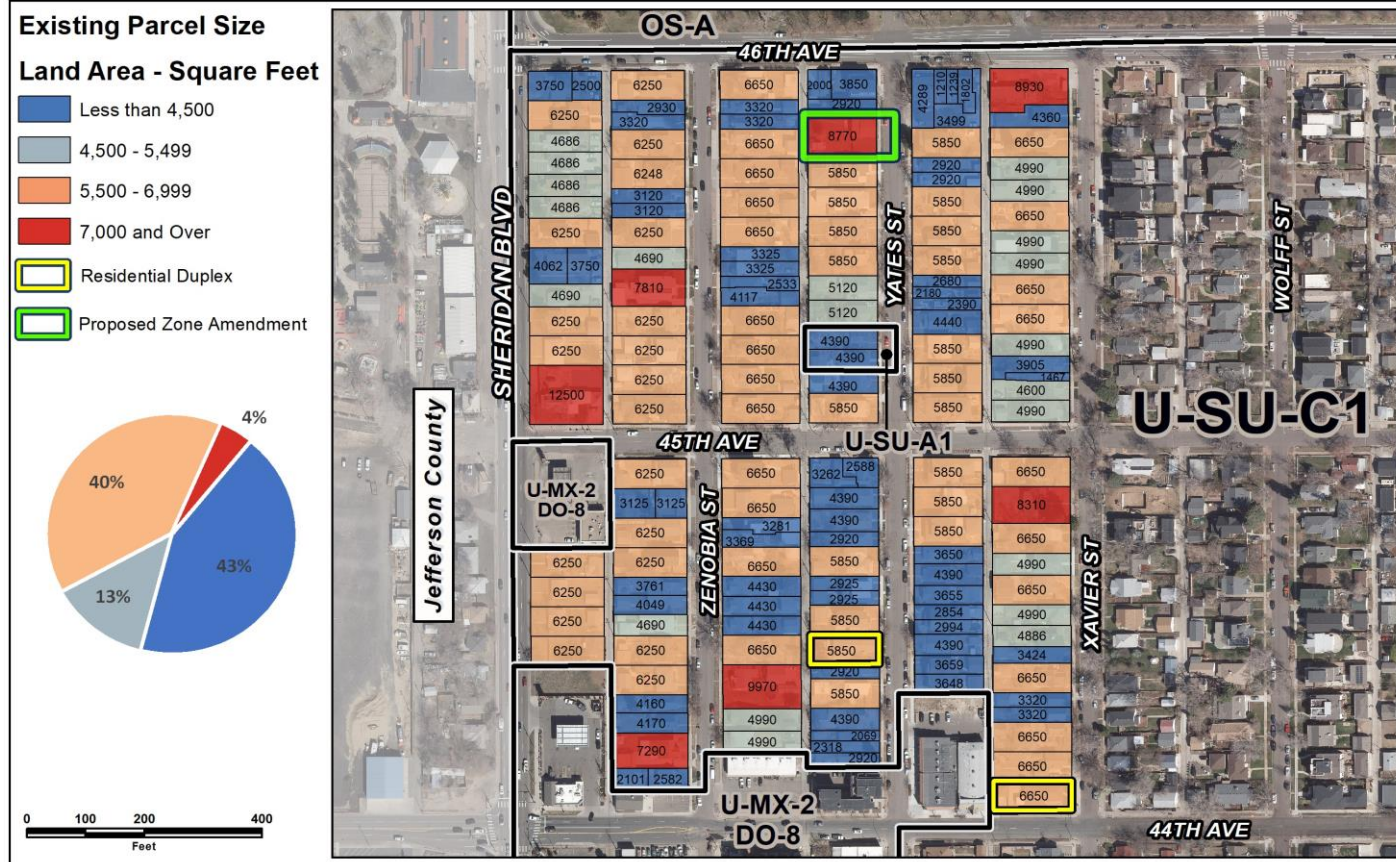
# Blueprint Denver 2019



- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- **Future Street Type**
  - Yates, Local
  - 46<sup>th</sup> and 44<sup>th</sup>, Residential Collector
  - Sheridan, Residential Arterial

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

# Blueprint Denver 2019



## Lot Size Guidance in Low Residential

“it is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request” (p. 231).

Currently 8,770 sq ft. When split to two 4,335 lots, it will be more consistent with 43% of surrounding lots that are less than 4,500 sq ft. (blue lots) and the nearby U-SU-A1 lots to the south.

# Blueprint Denver 2019



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

# 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

# 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

# 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
  - Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses
  - Residential Districts are intended to
    - Promote and protect residential neighborhoods within the character of the Urban Neighborhood context
    - The building form standards, design standards, and uses work together to promote desirable residential areas
  - U-SU-A1 is a single-unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A and allow a detached accessory dwelling unit in the rear yard.

# CPD Recommendation

CPD recommends to move forward to full City Council,  
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