3216 N High Street

Application Request: PUD to U-SU-A1

Application Date: 06/12/2023

Presented by: Matthew Bossler,
Senior City Planner – Urban Design

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

Request: rezone from **PUD 595** to **U-SU-A1**

- Property:
  - 15,800 sq. ft.
  - Demolition of structure was completed in 2021
- **Requesting rezoning so they can build 5 single family lots with ADUs**

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

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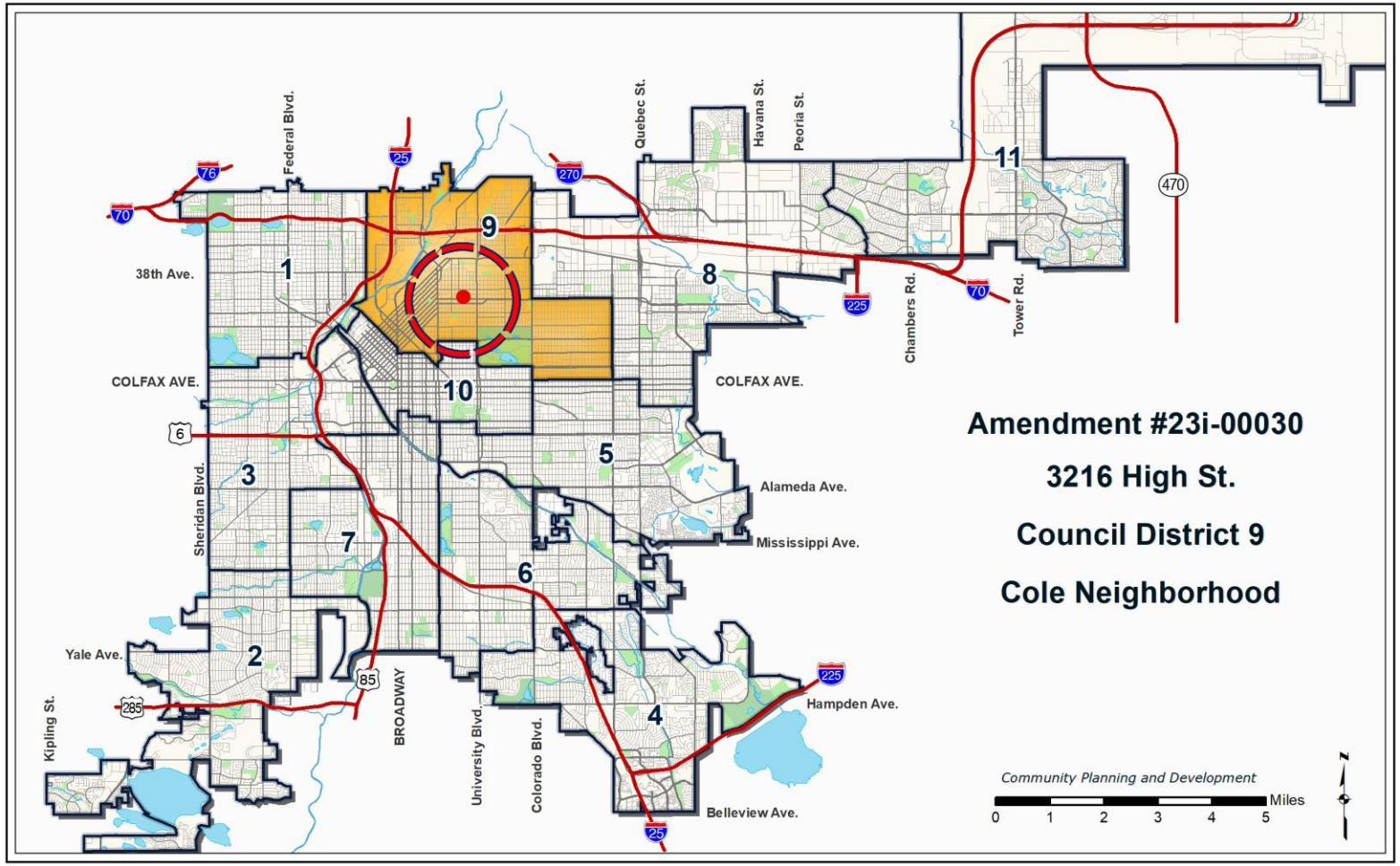
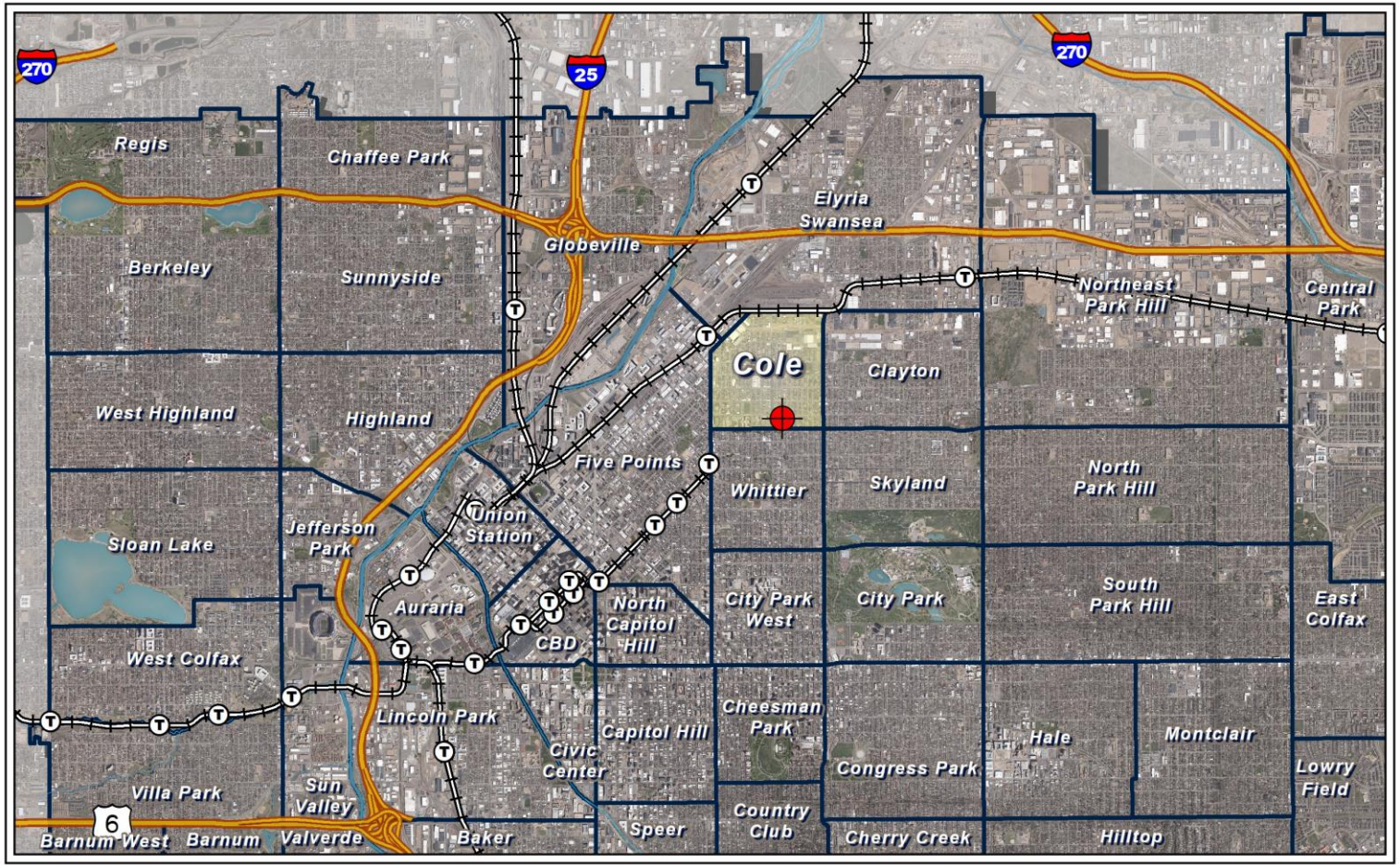
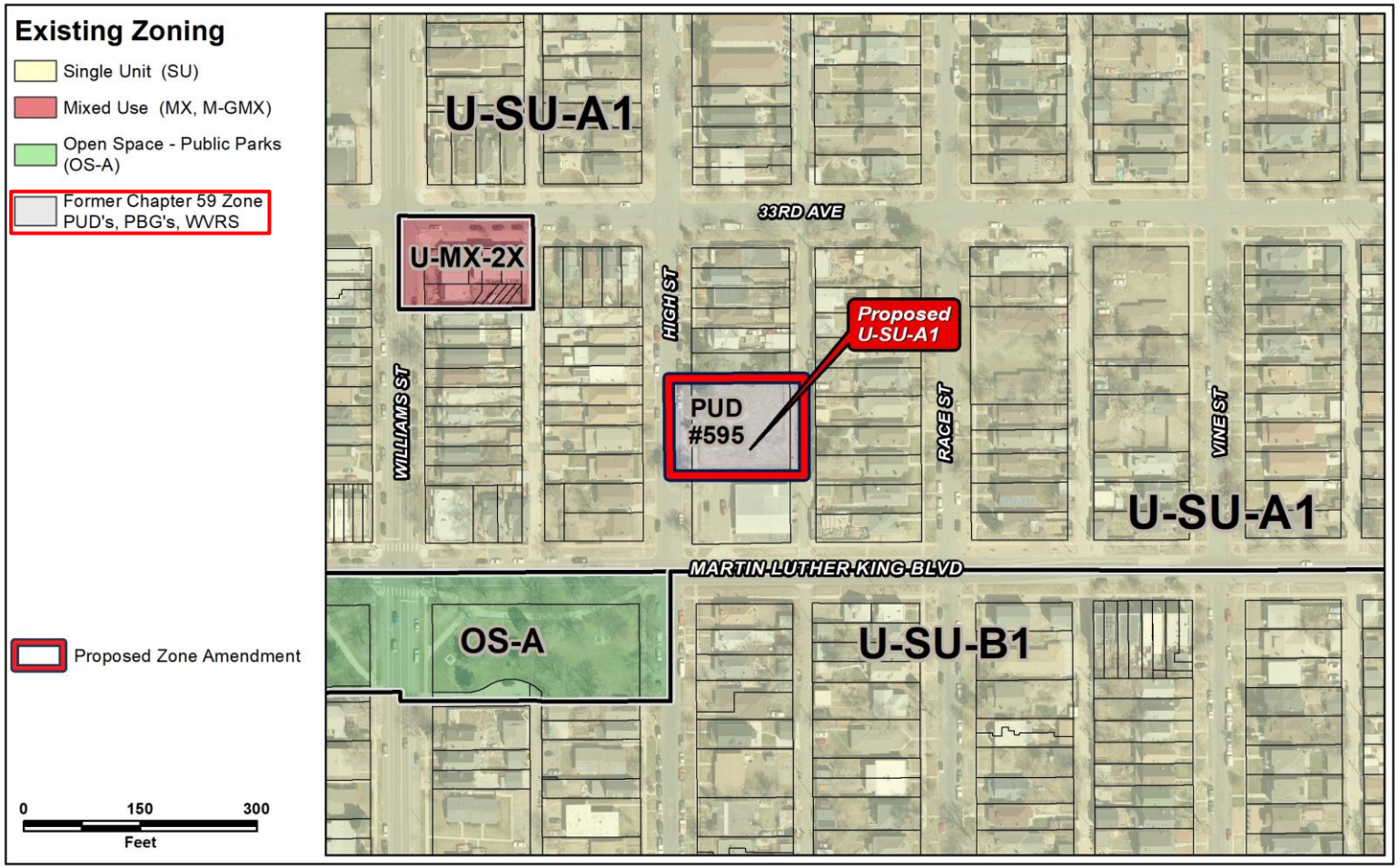
Council District 9 – Councilmember Watson



Statistical Neighborhood – Cole



Existing Context: Zoning – PUD #595



- Based on **R-2 District (Ch. 59)**
- Proximity to:
  - **U-SU-A1**
  - U-SU-B1
  - OS-A
  - U-MX-2X

Existing Context: Land Use – Vacant

Adjacent to:

- Single-Unit Residential
- Public/Quasi-public

Existing Context: Building Form/Scale

Existing Context: Building Form/Scale

Agenda

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Applicant Outreach (before application)

- Parties contacted:
  - Council District 9
  - Impacted RNOs
  - Surrounding neighbors
- Response from one neighbor supporting ADUs in neighborhood

Rezoning Process

- Informational Notice: 6/26/23
- Planning Board Notive: 8/22/23
- Planning Board Public Hearing: 9/20/23
  - Voted unanimously to approve (on consent)
- LUTI Committee: 10/10/23
- **City Council Public Hearing: 12/4/23**

Public Comments

- None received to date

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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*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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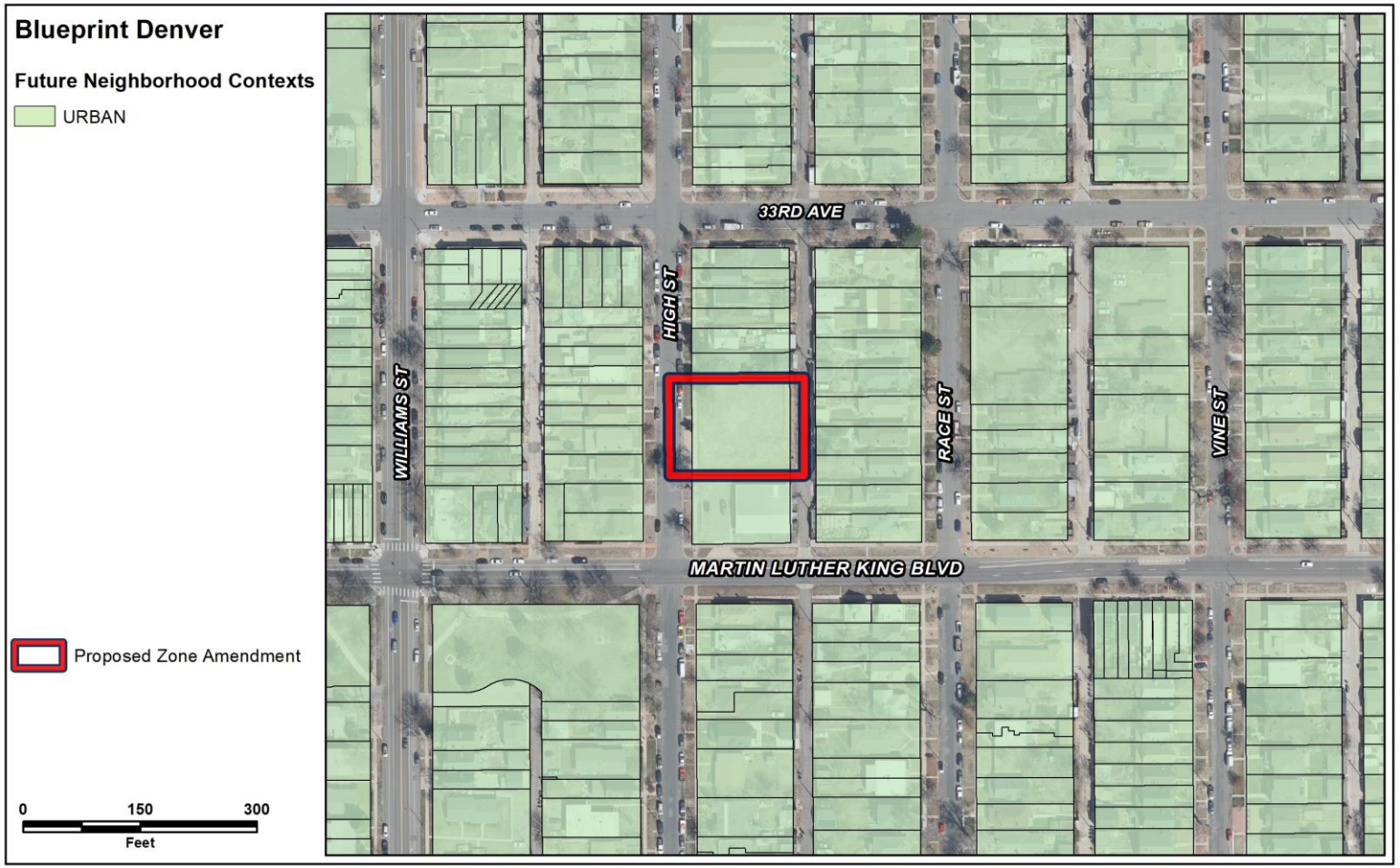
Comprehensive Plan 2040

Comprehensive Plan 2040

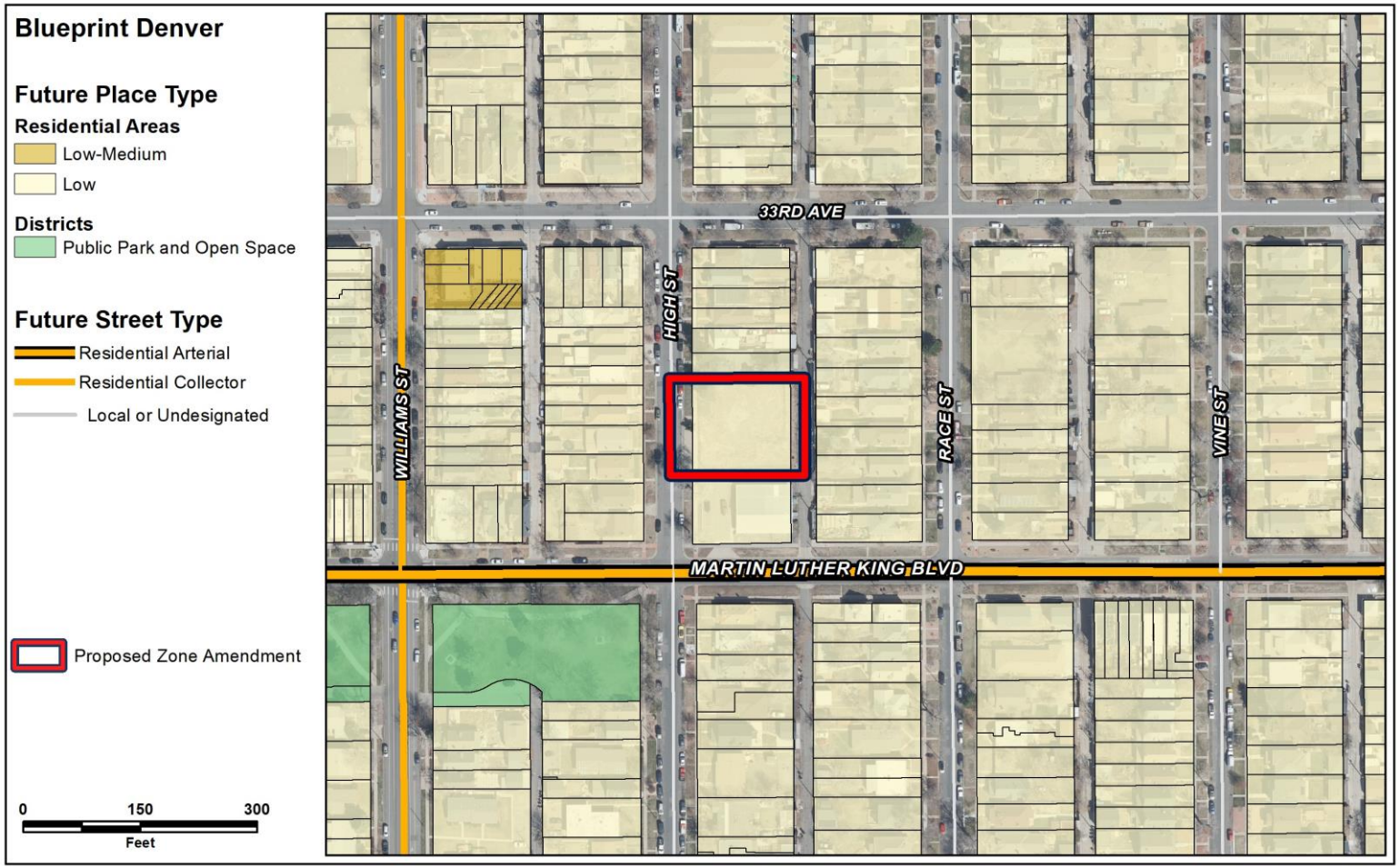
- *Equitable, Affordable and Inclusive Goal 1 Strategy A – **Increase development of housing units close to transit** and mixed-use developments*
- *Equitable, Affordable and Inclusive Goal 2 Strategy A – **Create a greater mix of housing options in every neighborhood** for all individuals and families*
- *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).

Blueprint Denver 2019



- Future Neighborhood Context - Urban
  - "...single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access."

Blueprint Denver 2019



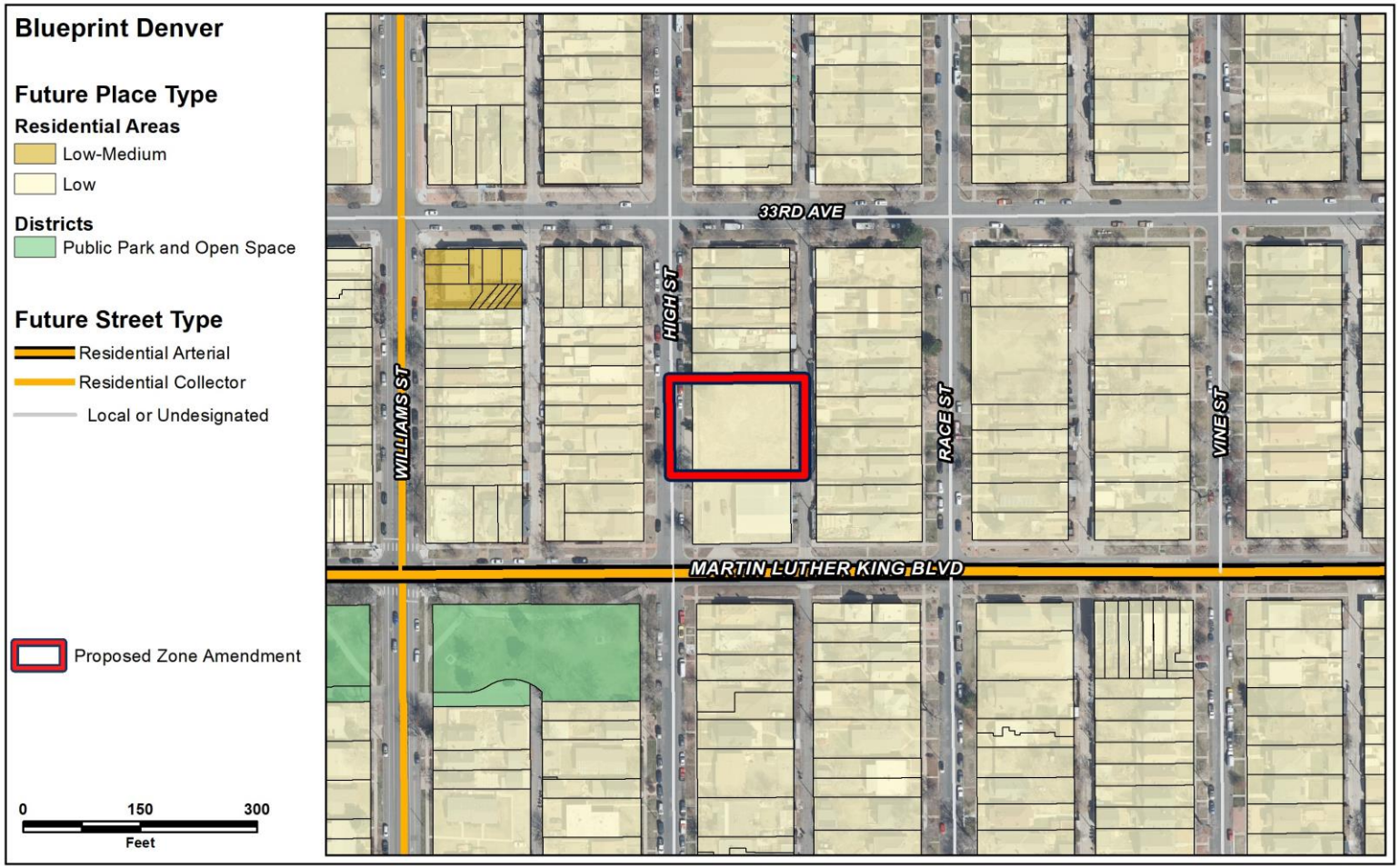
- **Future Places - Low Residential**

  "Predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible…. Low to medium buildings coverage. Building are generally up to 2.5 stories in height." (pg. 214)

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.

Type

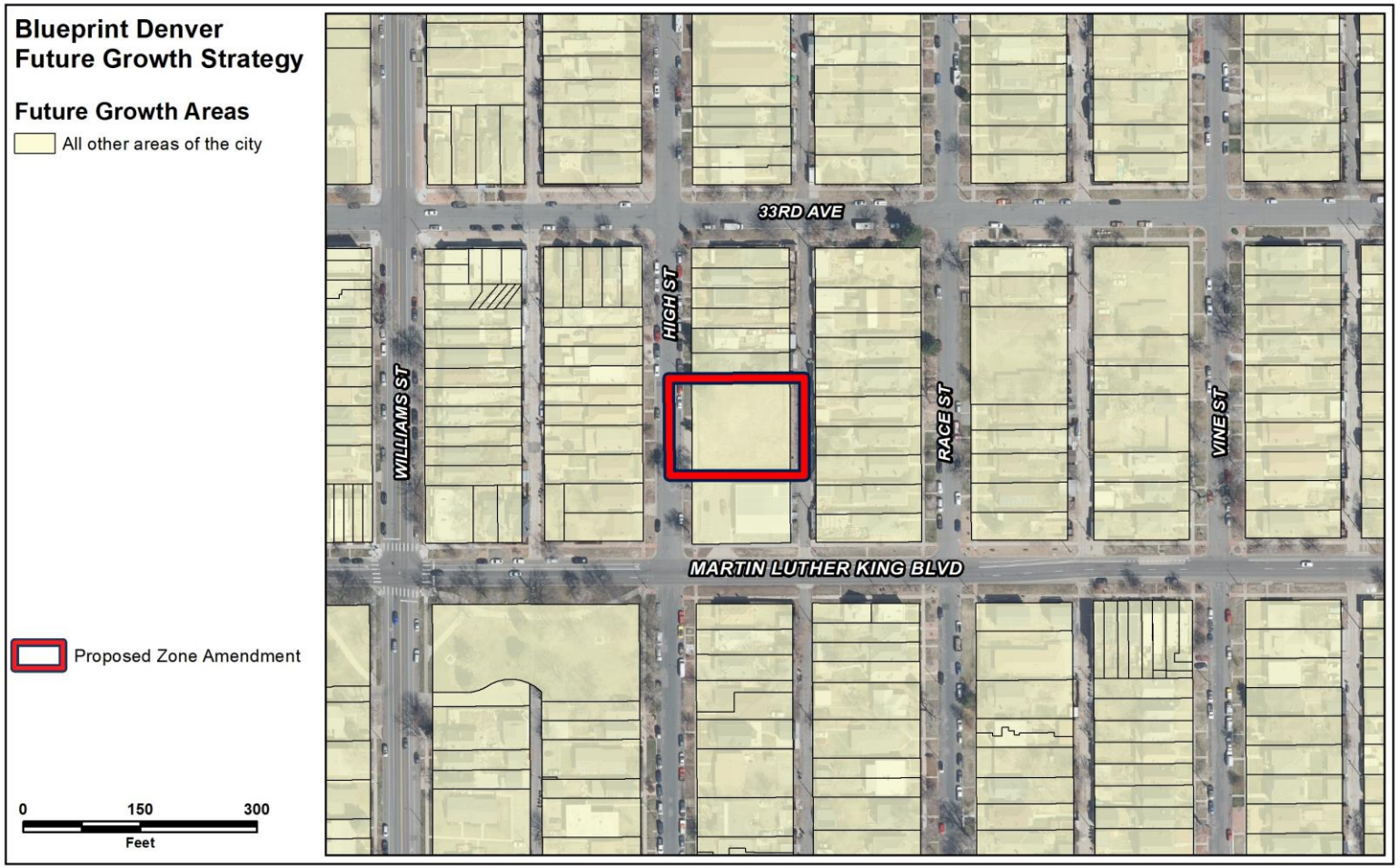
Blueprint Denver 2019



- Future Street Type - Local or Undesignated

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



- Growth Areas Strategy – All Other Areas of the City
  - "Other areas of the city are still expected to see some growth, however more limited."

Blueprint Denver 2019

- Housing Policy 4:
  - ADU expansion throughout all residential areas

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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
   - Blueprint Denver adoption
     - CPD finds this criteria is met, as BP specifically recommends diversifying housing choice through expansion of ADUs throughout all residential areas.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

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Consistency with Neighborhood Context, Purpose and Intent

DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION

- Includes "**compact single-unit homes**"
- in a "regular pattern of block shapes surrounded by an **orthogonal street grid**"
- "**…promotes and protects residential neighborhoods** within the character of the Urban Neighborhood context."
- U-SU-A1 District "allowing **urban houses** with a minimum zone lot area of 3,000 square feet and **detached accessory dwelling units.**"

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