1645 N Grape Street

2023i-00086

Request: U-SU-C to U-SU-C1

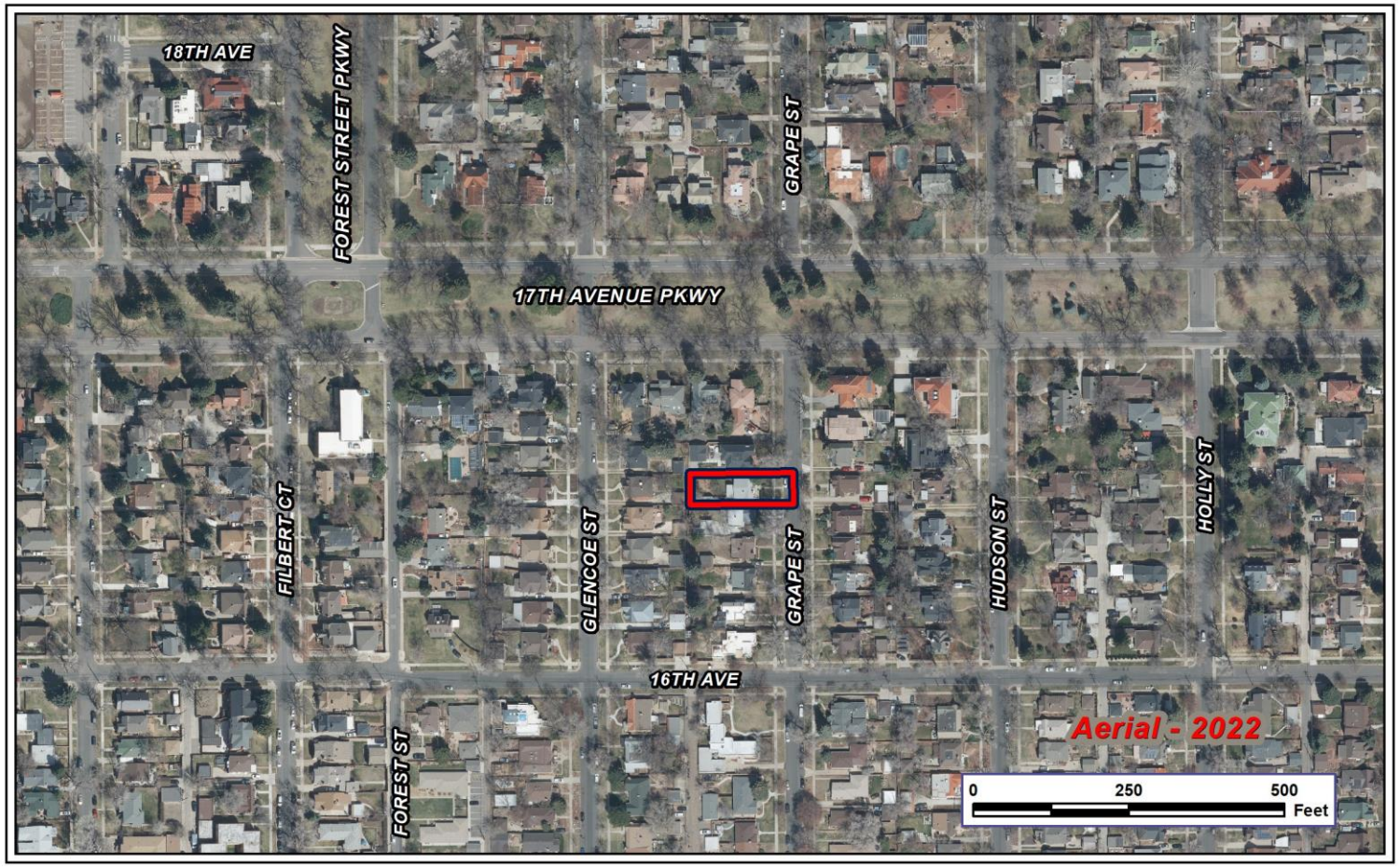
City Council Public Hearing: 01.08.2024

Presenter: William Prince

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

Request: U-SU-C1



Location

- Single-unit residential property
- 6,500 sq feet

Proposal

- Rezoning from U-SU-C to U-SU-C1 to allow for ADU
- Allows Urban House and Accessory Dwelling Unit
- Max Height for Urban House, 30-35 ft – for ADU, 24 ft
- 5,500 sq ft minimum zone lot

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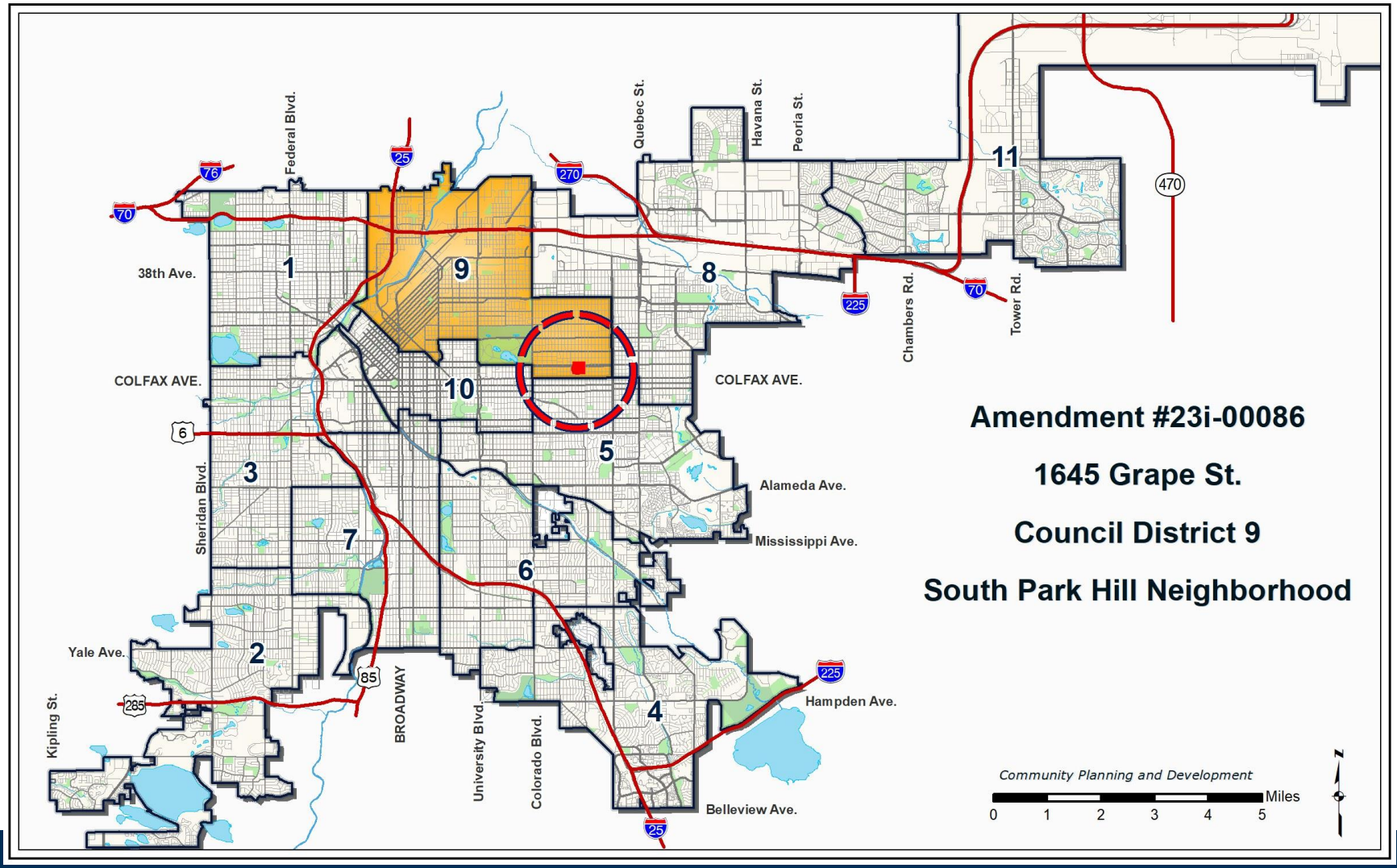
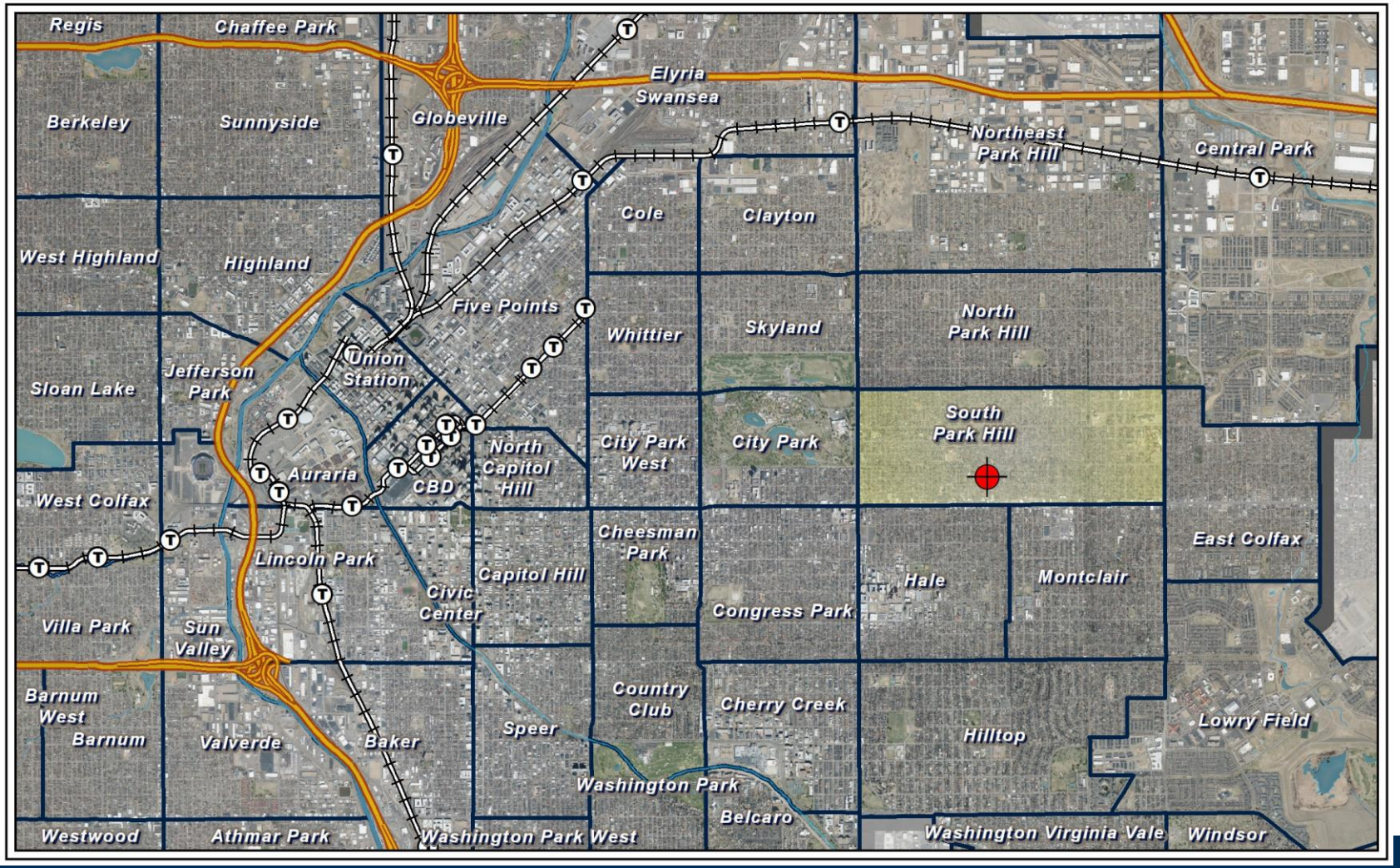
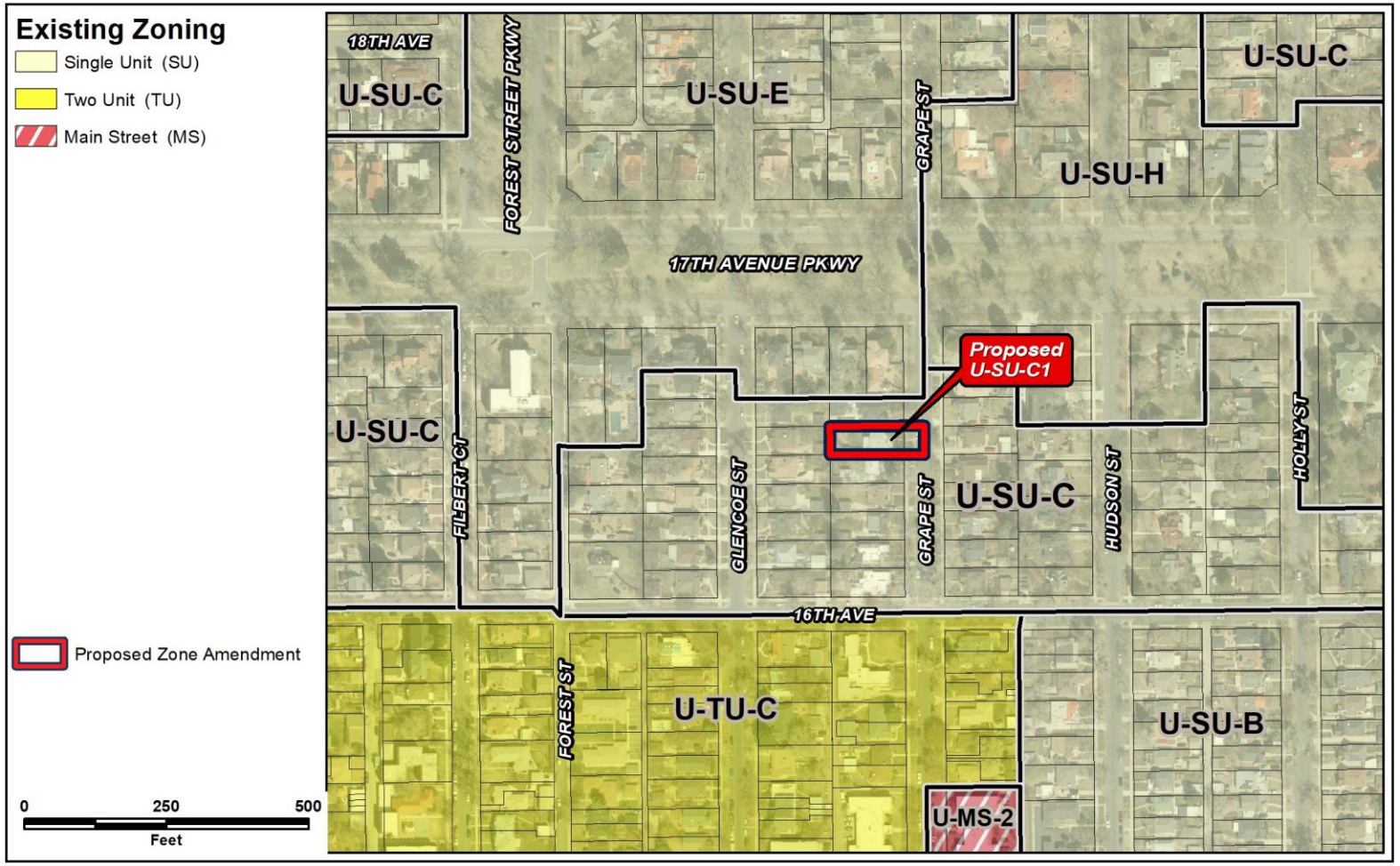
Council District 9: Councilmember Watson



Statistical Neighborhood: South Park Hill



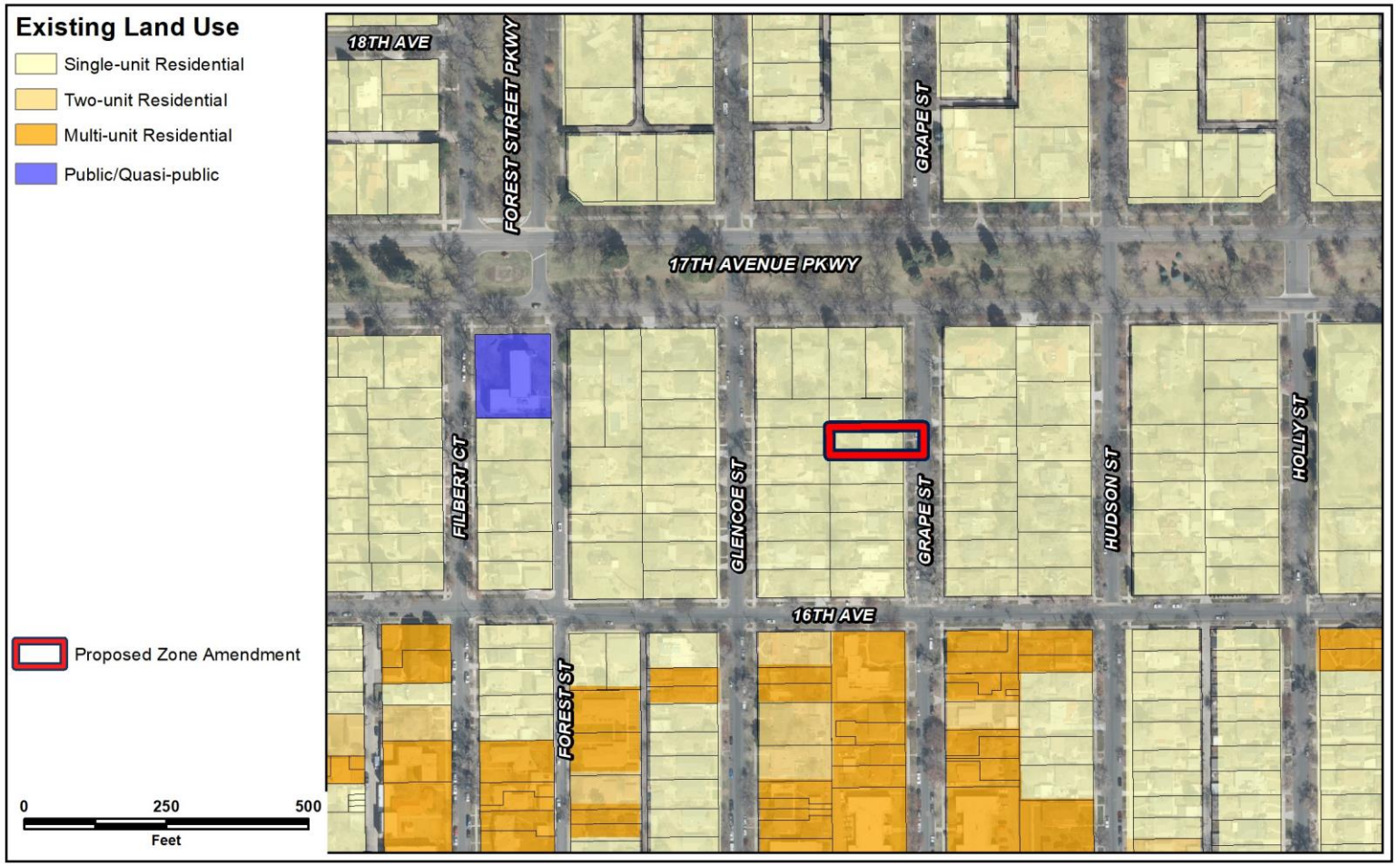
Existing Zoning: U-SU-C



Surrounding Zoning:

- U-SU-C
- U-SU-E
- U-SU-H
- U-TU-C
- U-SU-B

Existing Context: Land Use



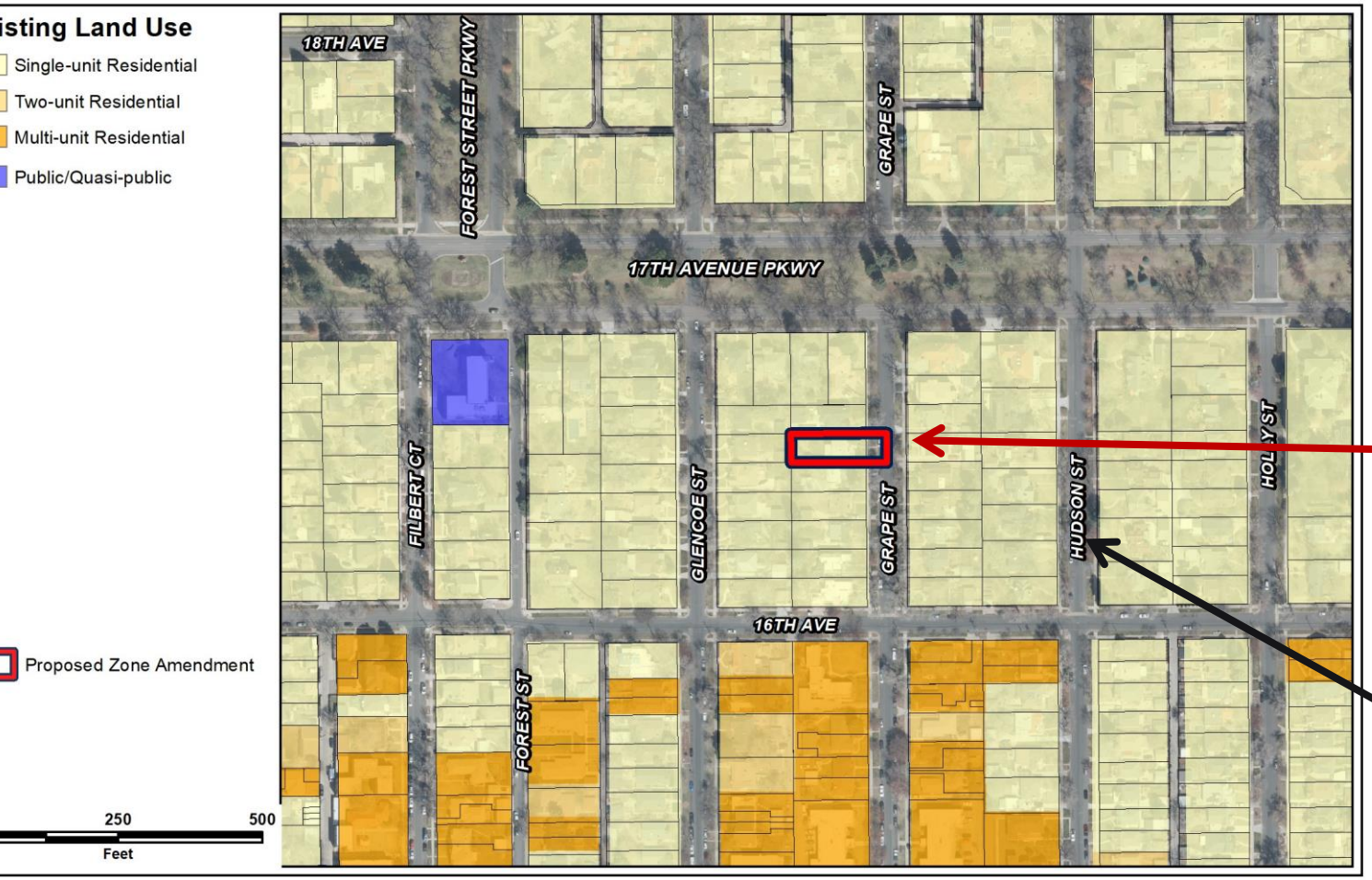
Land Use:

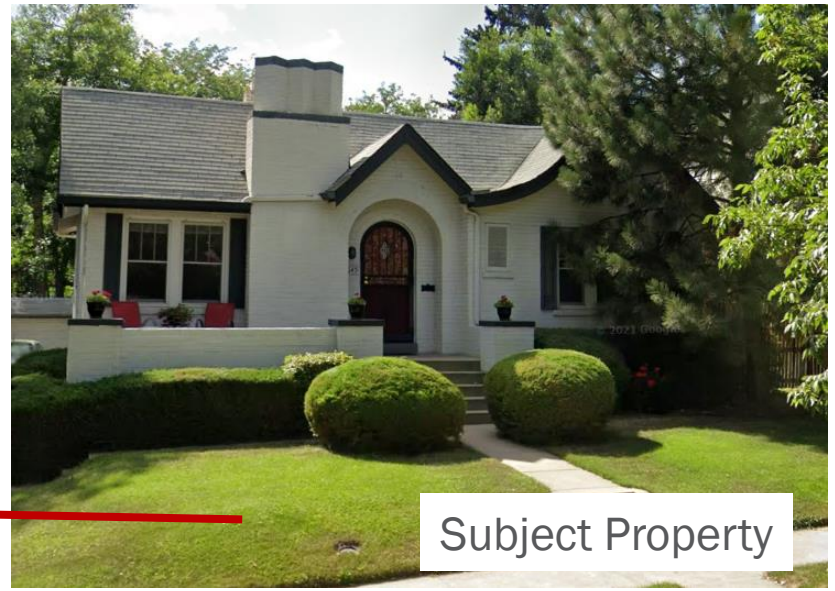
- Single-Unit Residential

Surrounding Land Uses:

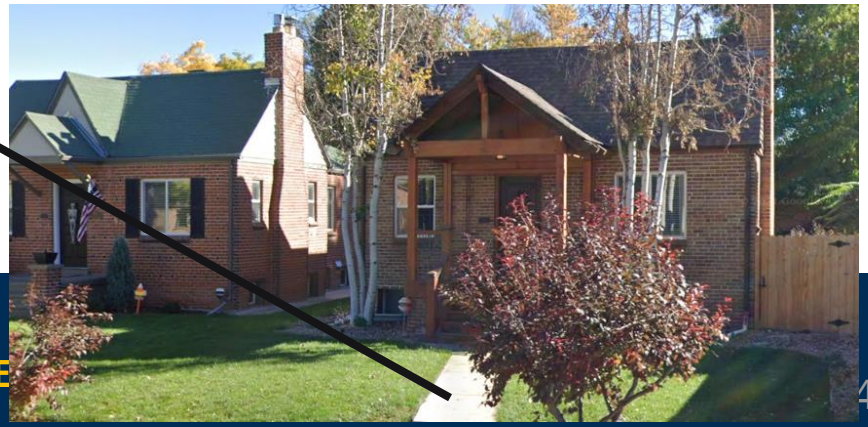
- Single-Unit Residential
- Multi-Unit Residential
- Two-Unit Residential
- Public/Quasi-Public

Existing Context: Building Form/Scale





Subject Property



Agenda

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Process

- Informational Notice: 09/01/2023
- Planning Board Notice: 10/17/2023
- Planning Board Public Hearing: 11/01/2023, approved
- LUTI Committee: 11/14/2023
- **City Council Public Hearing: 01/08/2023**

- Public Comment: 1 in support, no RNO comments

Presentation Agenda

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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*
   - *East Area Plan*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
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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).

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - *Comprehensive Plan 2040*
   - *Blueprint Denver (2019)*
2. Uniformity of District Regulations
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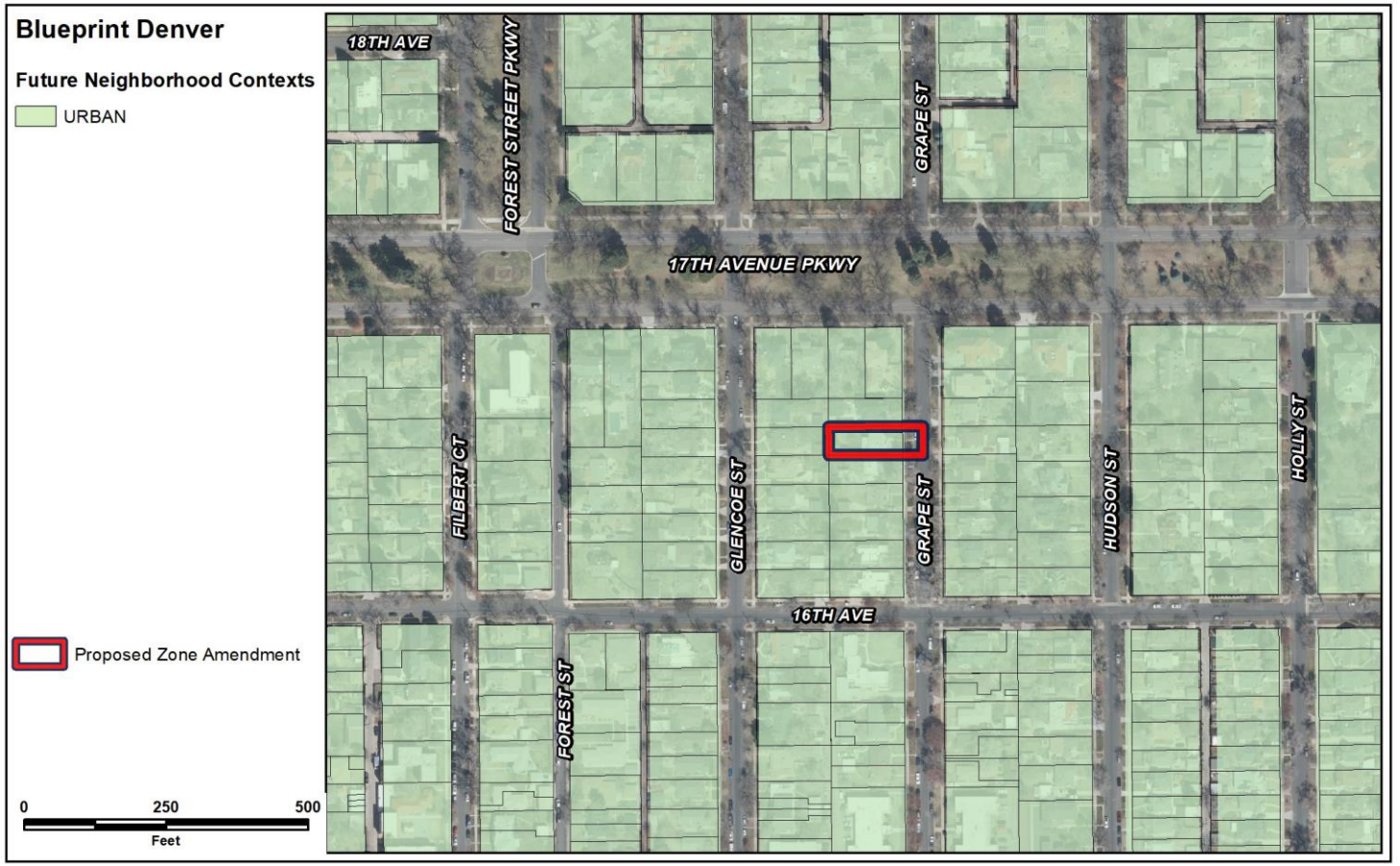
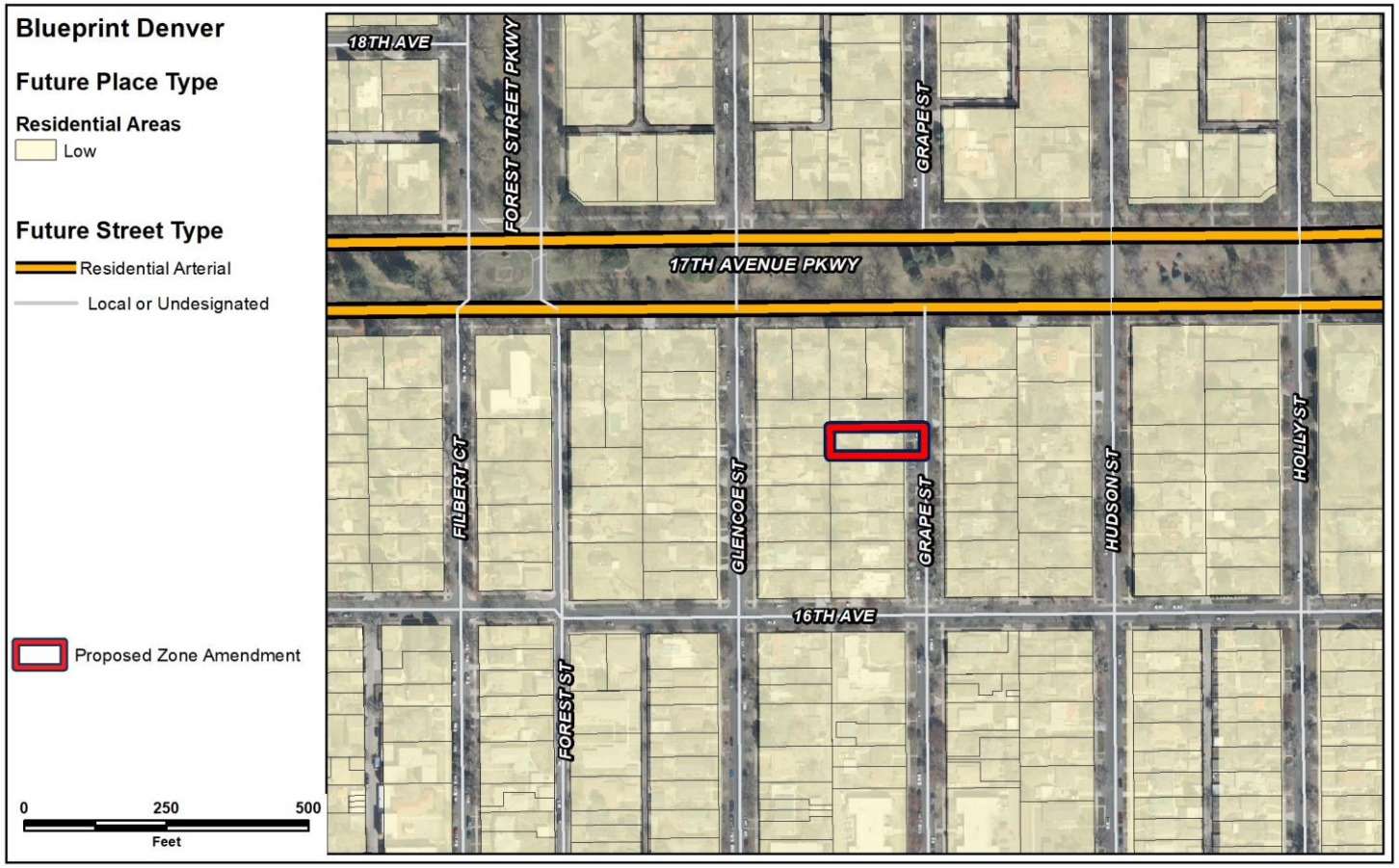
Blueprint Denver 2019



- 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.

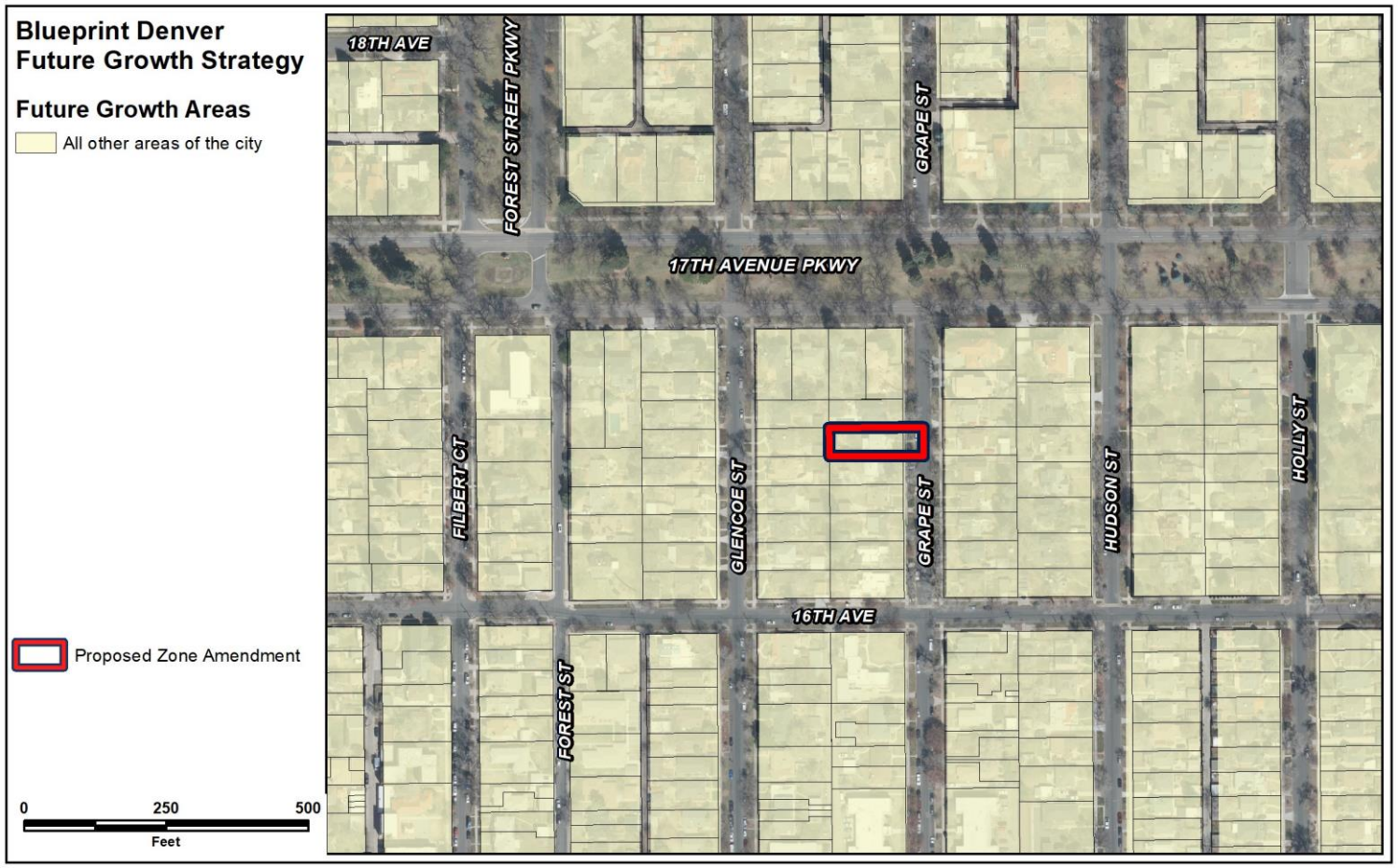
Blueprint Denver 2019



- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- **Future Street Type**
  - 17th Avenue Parkway, 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



- Growth Areas Strategy:

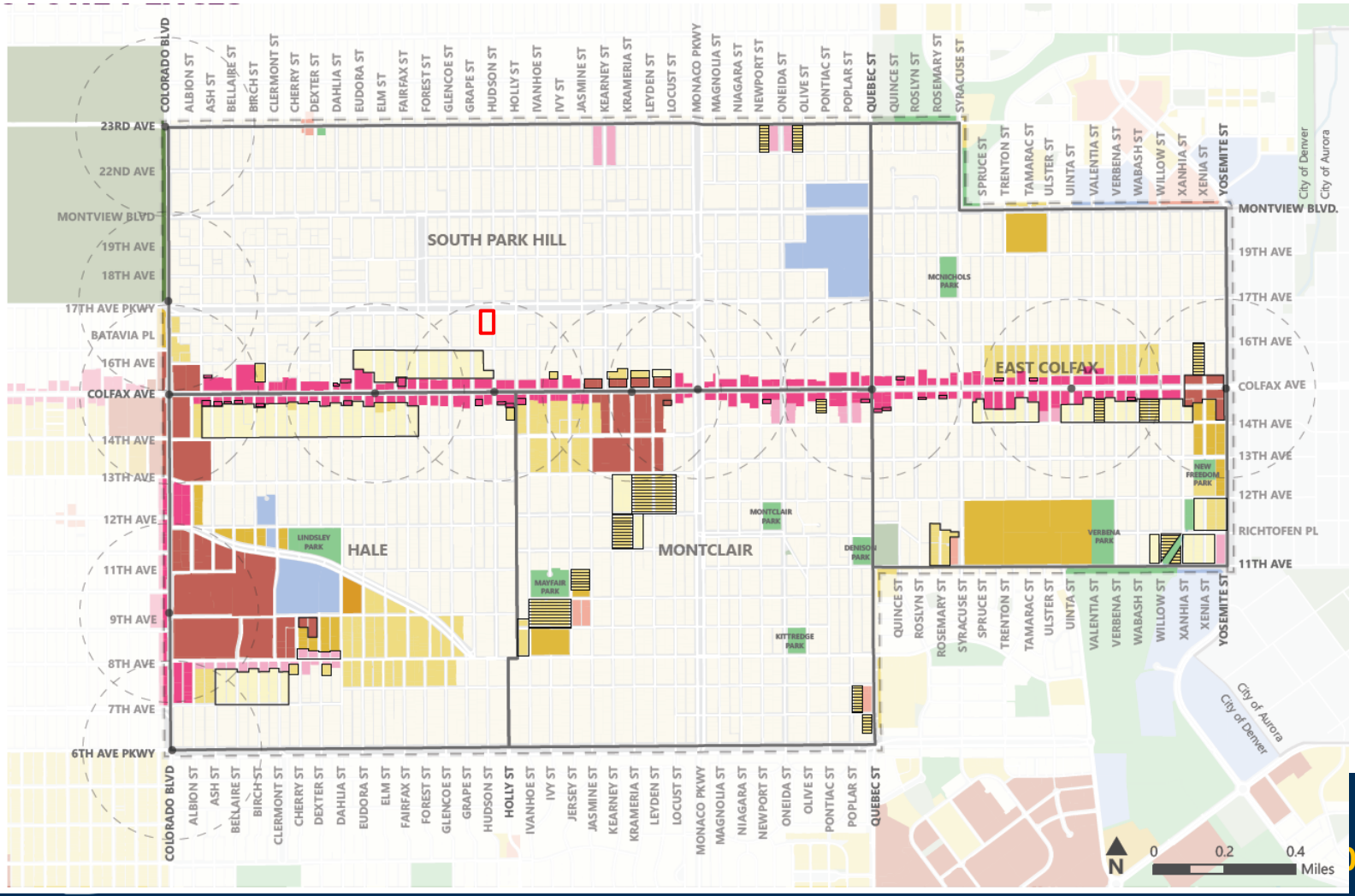
  All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040

Blueprint Denver 2019

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.

East Area Plan (2020)



Land Use Policy 6: Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly-design missing middle housing and accessory dwelling units (ADUs) in appropriate locations. (p. 39)

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-C1* zone district is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet and detached accessory dwelling units. Blocks typically have a pattern of 50 -foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard.

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