



# 2670 N Niagara Street

Request: E-SU-DX to E-SU-D1X

Application Date: 12/04/2023

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

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Next Steps



# Request: from E-SU-DX to E-SU-D1X



- Property:
  - 7,500 sf
  - Single unit residence with detached garage
- Rezone from E-SU-DX to E-SU-D1X
- Applicant would like to rezone to build an ADU above existing garage.

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

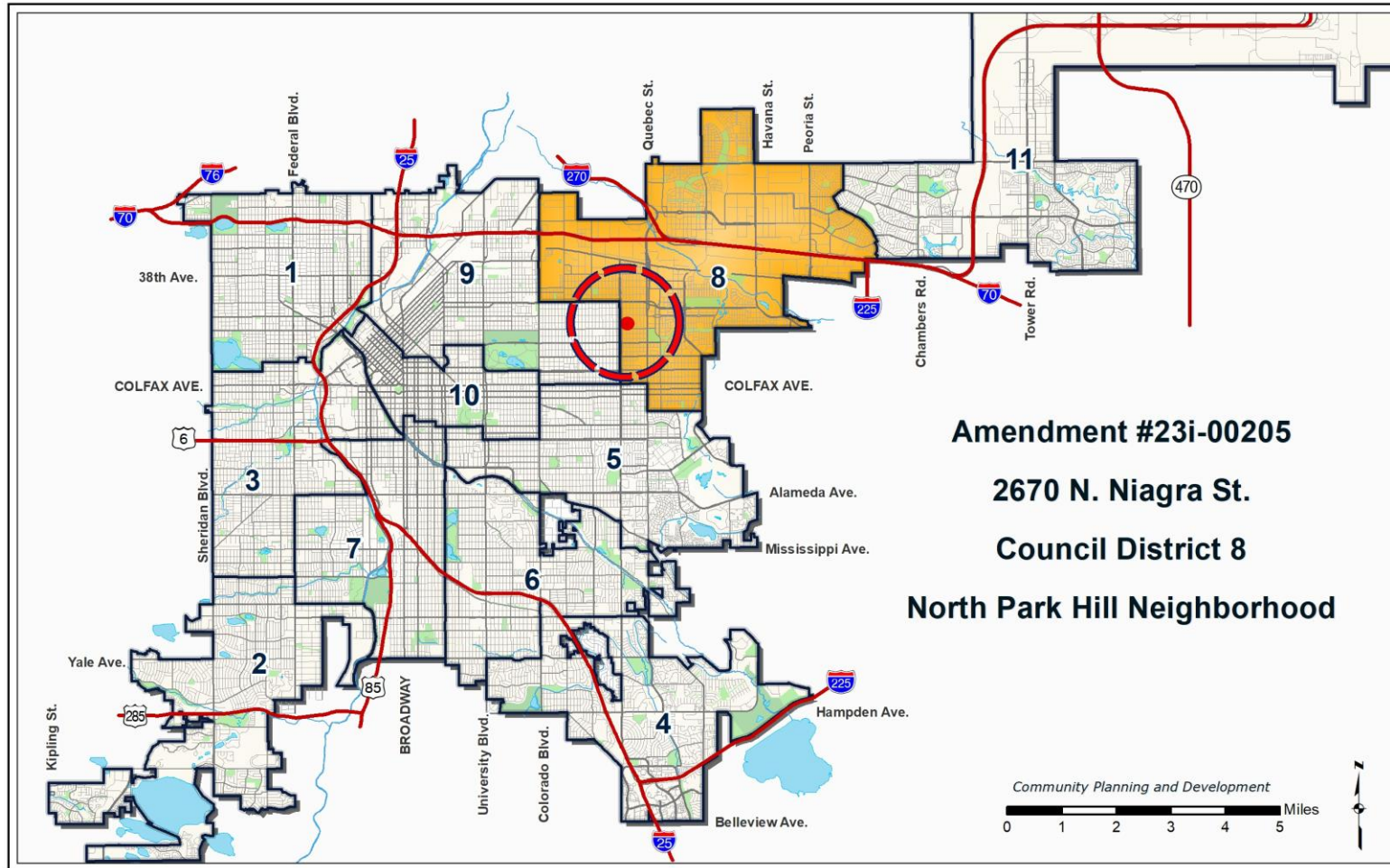


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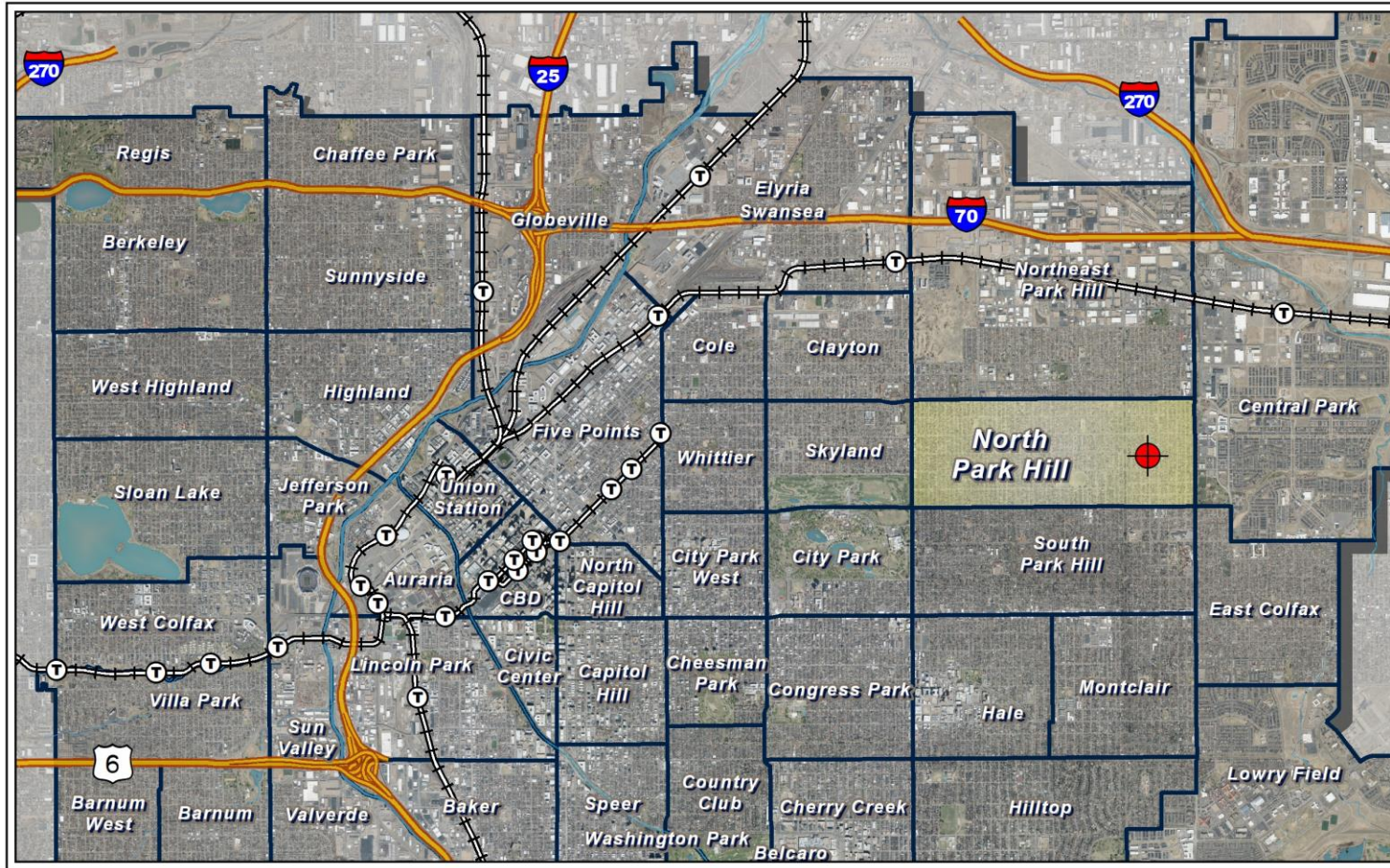


# Council District 8 – Councilmember Lewis





# Statistical Neighborhood – North Park Hill





# Existing Zoning: E-SU-DX



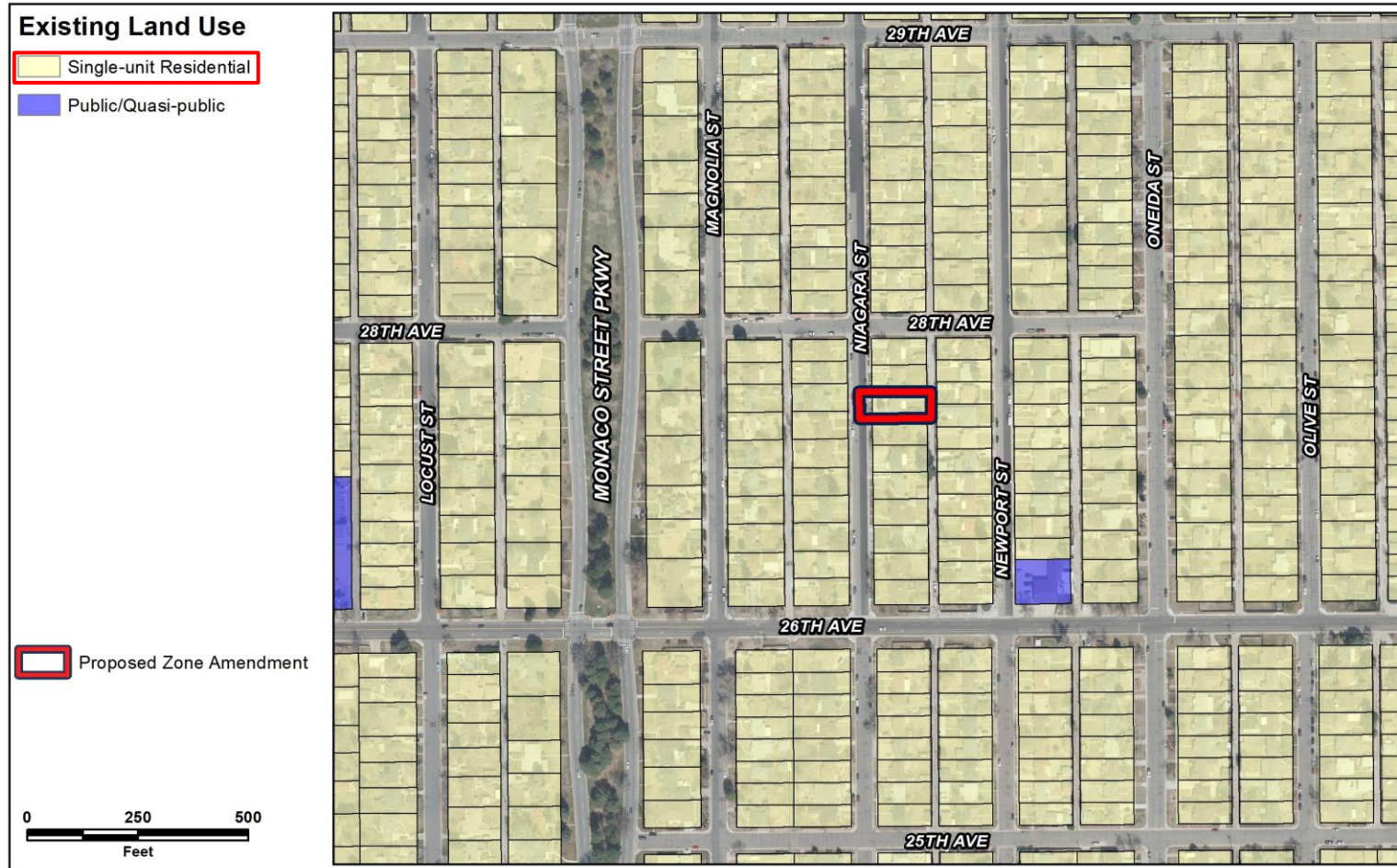
Adjacent to:

- E-SU-DX

In proximity to:

- E-SU-G

# Existing Land Use: Single Unit Residential



Adjacent to:

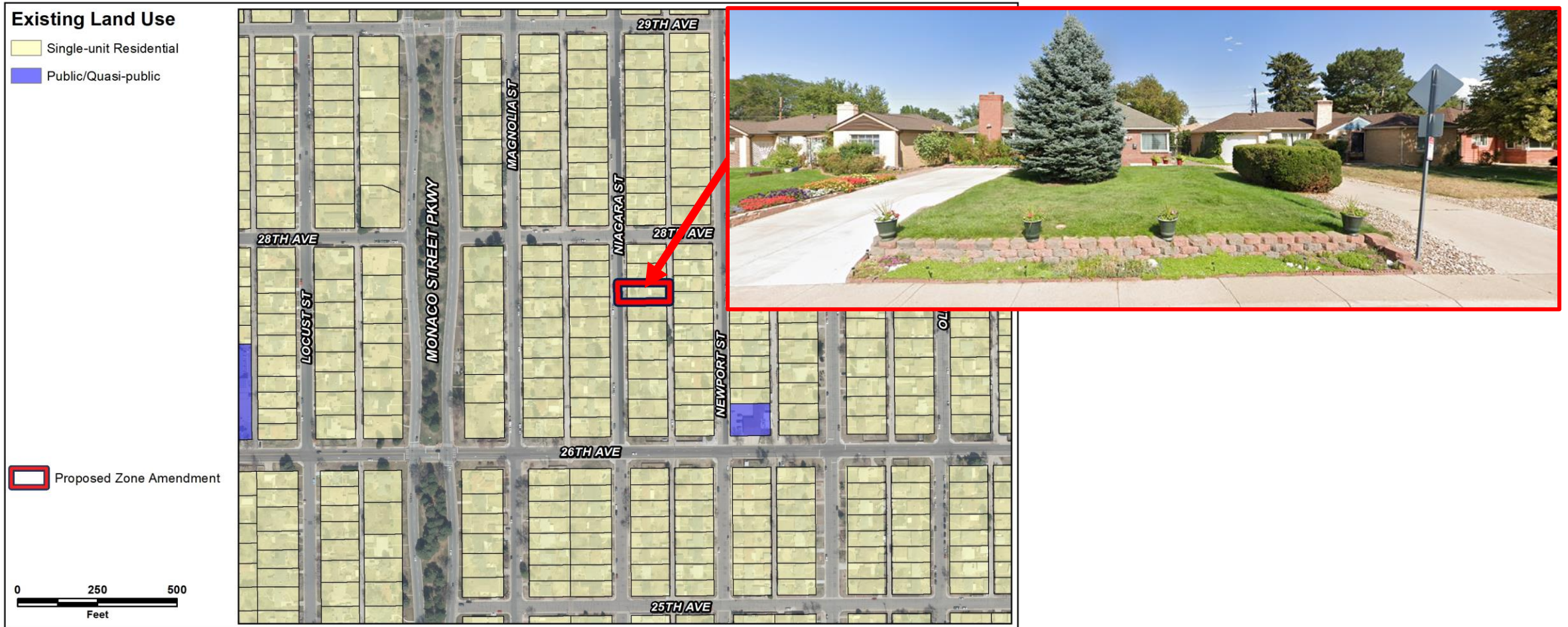
- Single-Unit Residential

In proximity to:

- Public/Quasi-Public



# Existing Building Form/Scale

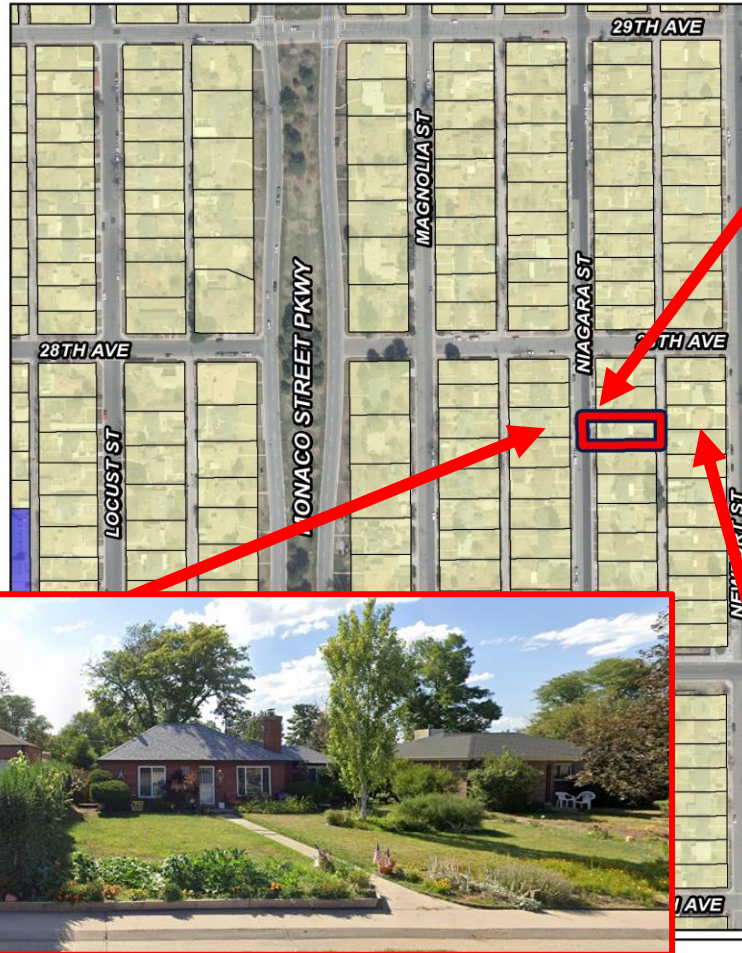




# Existing Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Public/Quasi-public





# Presentation Agenda

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# Process

- Informational Notice: 1/22/24
- Planning Board Notice: 3/05/24
- Planning Board Public Hearing: 3/20/24
- LUTI Committee: **4/2/24**
- City Council Public Hearing (tentative): 5/13/24



# Public Comments

- None received to date

# Presentation Agenda

- Request
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# Denver Zoning Code Map Amendment 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

*See DZC 12.4.10.7, 12.4.10.8*

# Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Park Hill Neighborhood Plan*

## 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



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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).*



# Review Criteria

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## 2. Uniformity of District Regulations

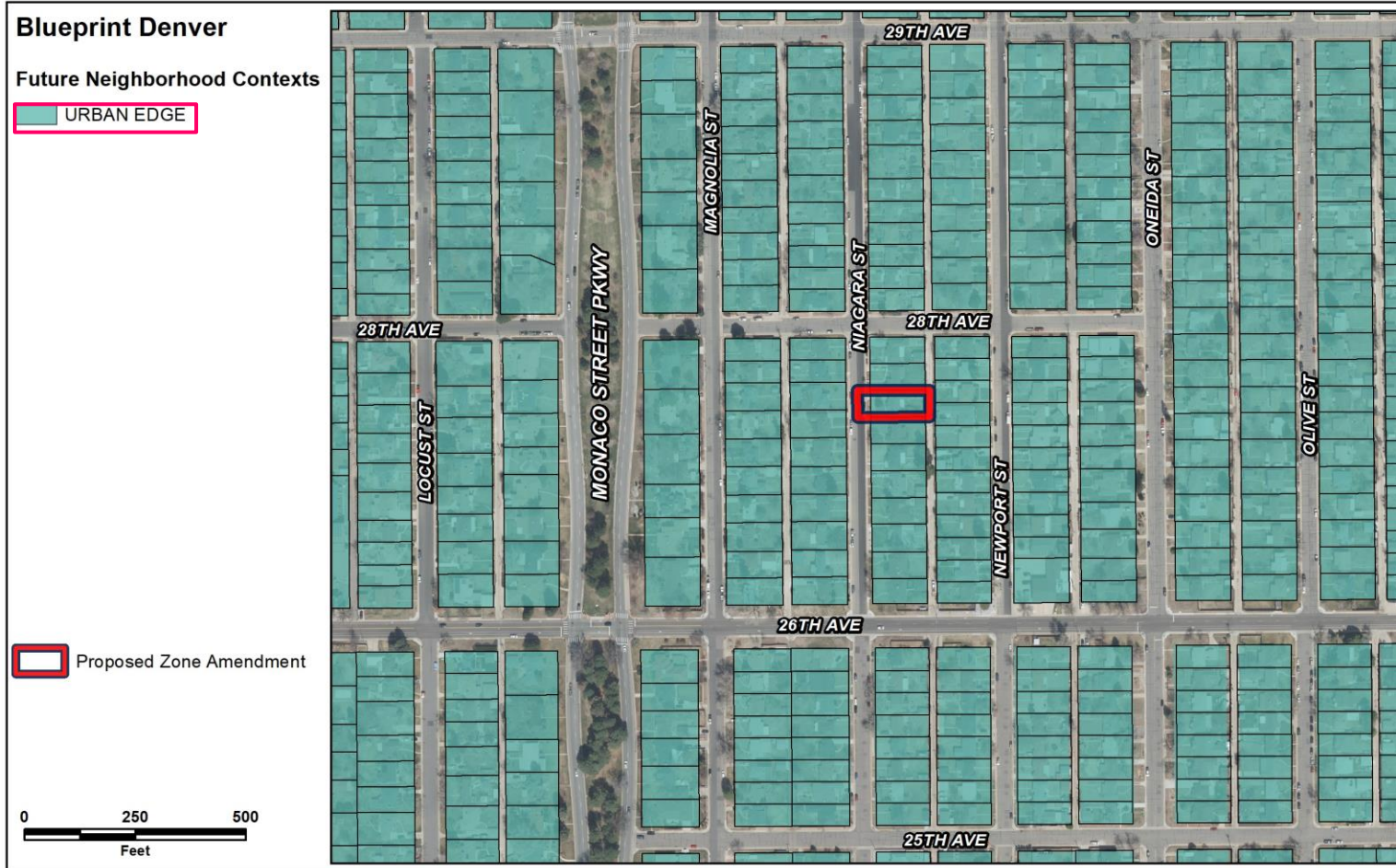
## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent



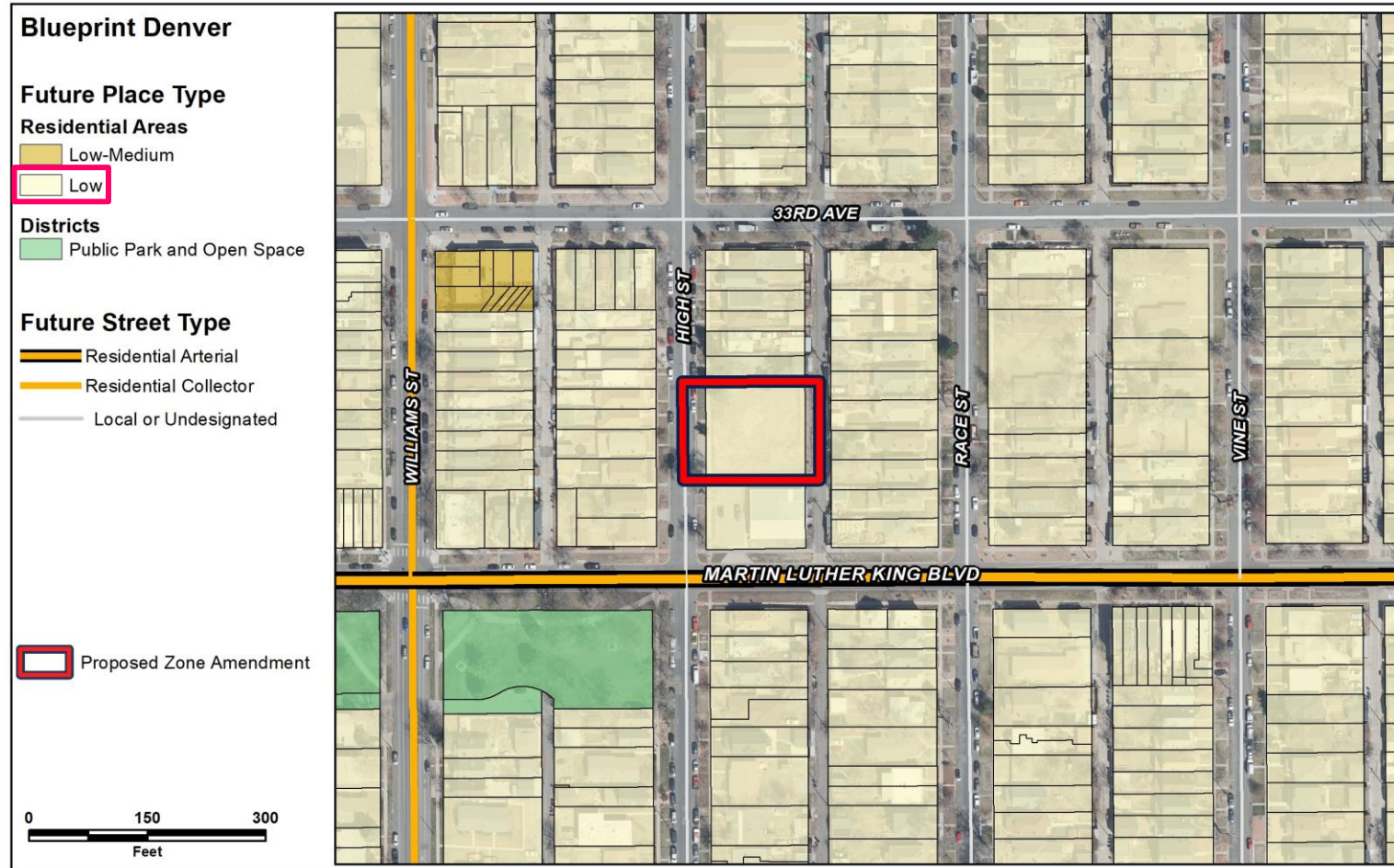
# Blueprint Future Neighborhood Context



## Urban Edge

Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access.

# Blueprint Future Places



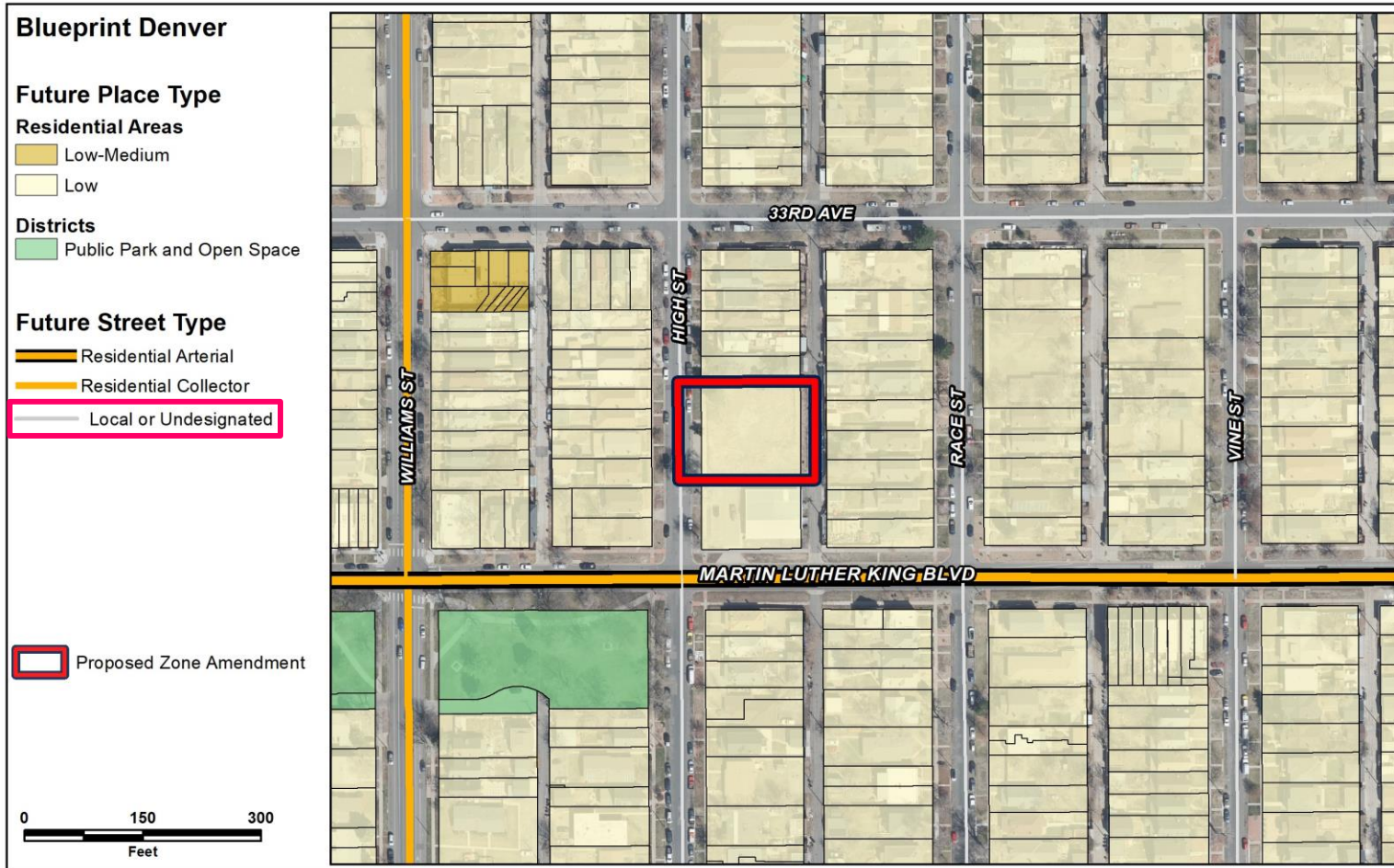
## Low Residential

Predominately single- and two-unit uses on smaller lots.

Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible (p. 230)



# Blueprint Future Streets



## Local or Undesignated

...most often characterized by residential uses. (p. 161)



# Blueprint Housing Policy

**Land Use & Built Form, Housing Policy 4: Diversify 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. (p. 84)

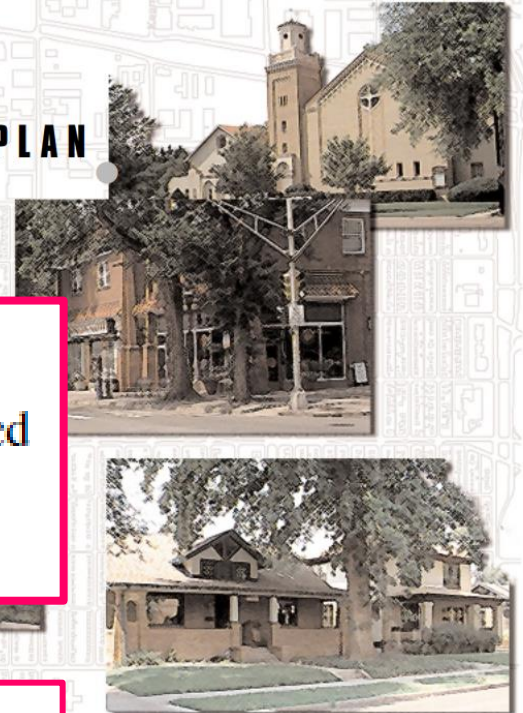
# Small Area Plan: Park Hill Neighborhood Plan

## PARK HILL NEIGHBORHOOD PLAN

### ► Goals

- 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.

- 3.17-3** 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.



# Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development Plan

## 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
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

# Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
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- Small Area Plans
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## 4. Justifying Circumstances

## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Consistency with Neighborhood Context, Purpose and Intent Statement

## DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION



- “Single-unit residential structures are typically the Urban House and Suburban House building form.” (DZC, Division 4.1).
- E-SU-D1X District “is a single unit district allowing suburban houses and urban houses with a minimum zone lot area of 6,000 square feet and accessory dwelling units. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.” (DZC 4.2.2.2.H).



# Consistency with Neighborhood Context, Purpose and Intent Statement

Urban Edge (E-) Neighborhood Context Zone Districts		Max Number of Detached Accessory Structures per Zone Lot	Building Forms			
			Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures
Single Unit (SU)	E-SU-A, -B, -D, -G	no max*		■	■	
	E-SU-A1, -B1, -D1, -G1	no max*	■	■	■	
	E-SU-Dx	no max*		■	■	
	E-SU-D1x	no max*	■	■	■	
Two Unit (TU)	E-TU-B, -C	no max*	■	■	■	
Row House (RH)	E-RH-2.5	no max*	■	■	■	
Multi Unit (MU)	E-MU-2.5	no max*	■	■	■	
Residential Mixed Use (RX)	E-RX-3, -5	no max*				■
Commercial Corridor (CC)	E-CC-3, -3x	no max				■
Mixed Use (MX)	E-MX-2x	no max				■
	E-MX-2, -2A, 3, 3A	no max				■
Main Street (MS)	E-MS-2x	no max				■
	E-MS-2, -3, -5	no max				■

■ = Allowed □ = Allowed subject to limitations \*One per dwelling unit for structures with vehicle access doors, See Section 1.2.3.5

Existing Zoning: **E-SU-DX** is a single unit district allowing suburban and urban houses with a minimum zone lot area of 6,000 sf. Setbacks and lot coverage standards accommodate front and side yards.

Proposed Zoning: **E-SU-D1X** Allows the same and detached accessory dwelling units 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