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# Berkeley, Sunnyside, and Sloan's Lake Rezoning

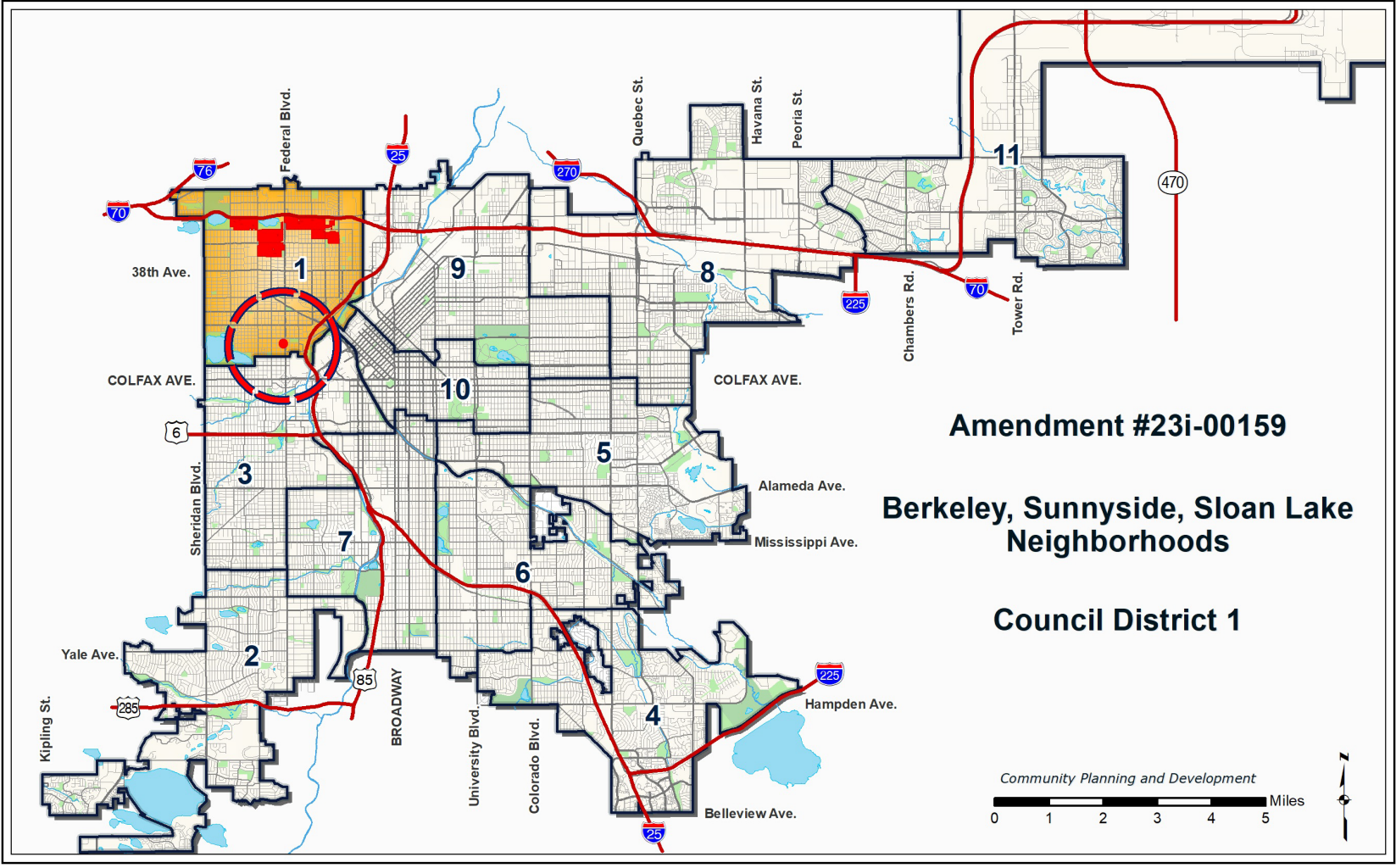
Map Amendment #2023I-00159: from U-SU-C to U-SU-C1

Date: 04/30/2024

# Purpose of Map Amendment

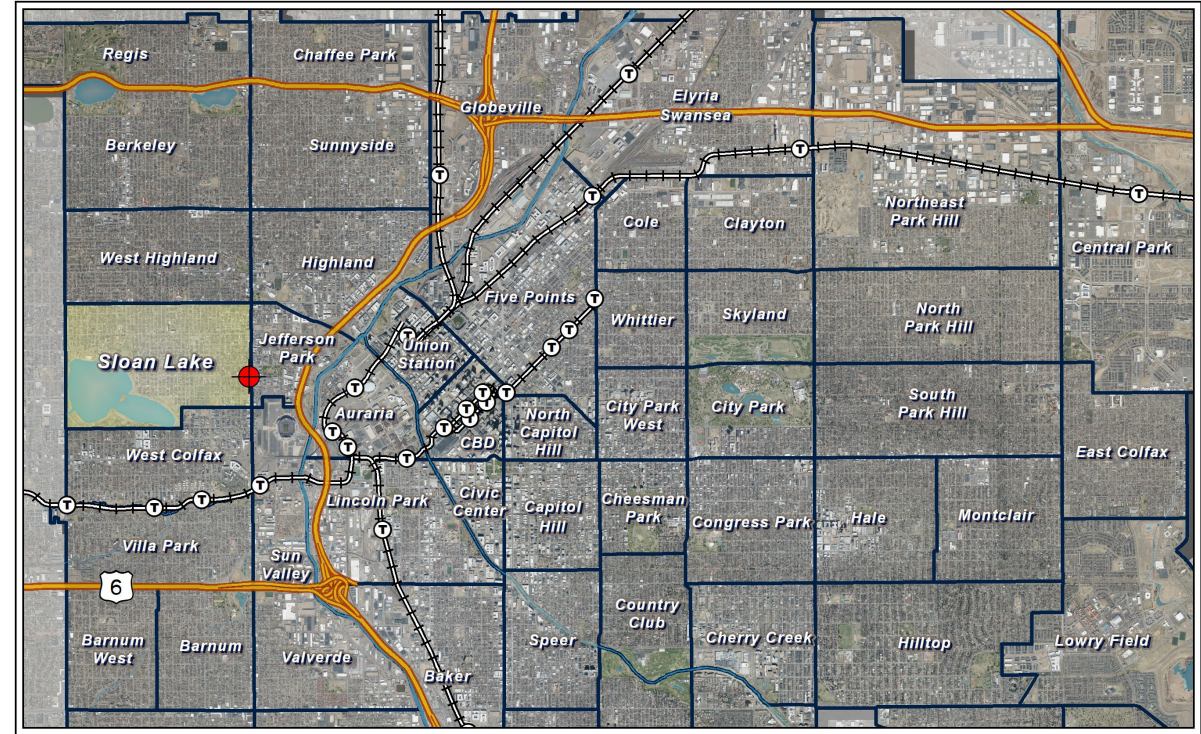
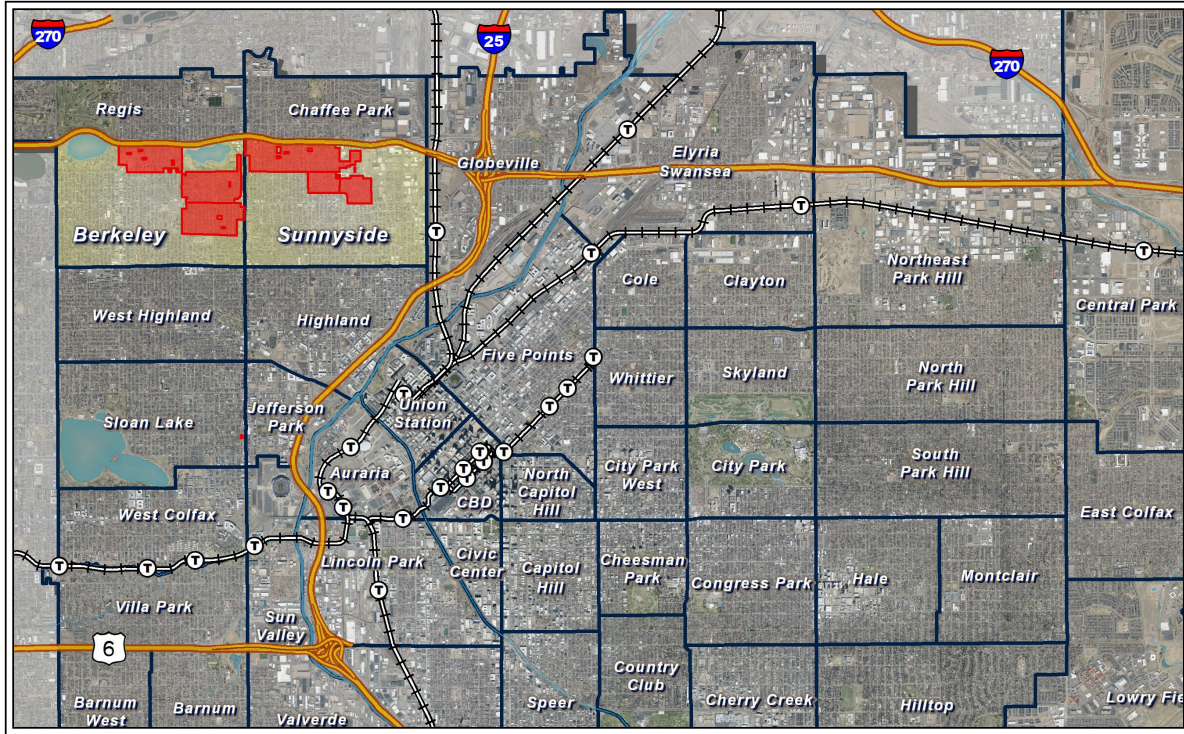
- Sponsored by Council Member Amanda Sandoval
- Map Amendment: Rezone all properties with single-unit residential zoning in portions of Berkeley, Sunnyside, and one property in Sloan's Lake
- Portions of these neighborhoods already allow for ADUs

# Council District 1: Sandoval



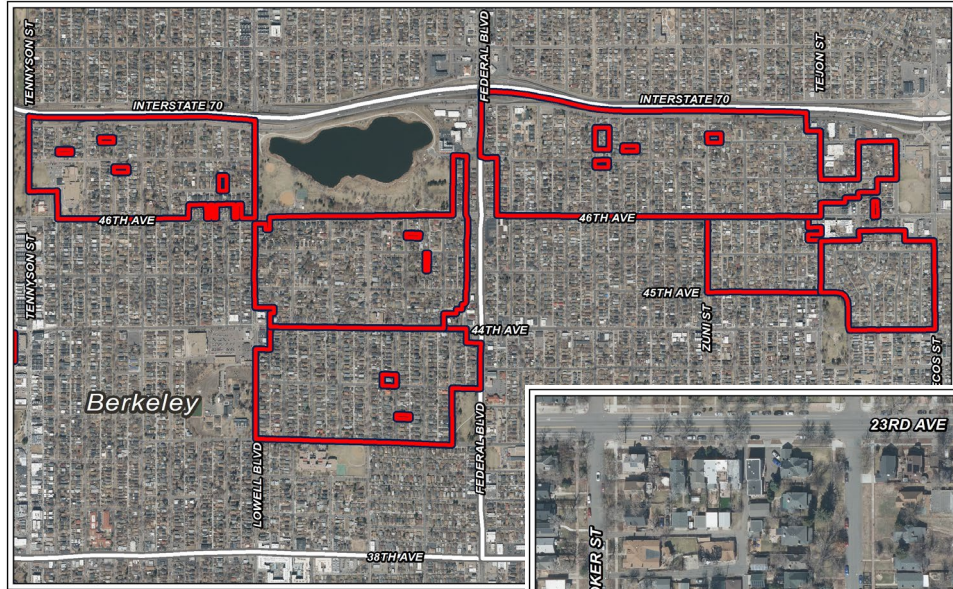


# Berkeley, Sunnyside, and Sloan's Lake Neighborhoods





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



- Nearly 1,700 parcels
- Approximately 462 acres
- Urban Neighborhood Context – Single-Unit Residential Use – allowing accessory dwelling units
- Requesting rezoning to facilitate accessory dwelling units

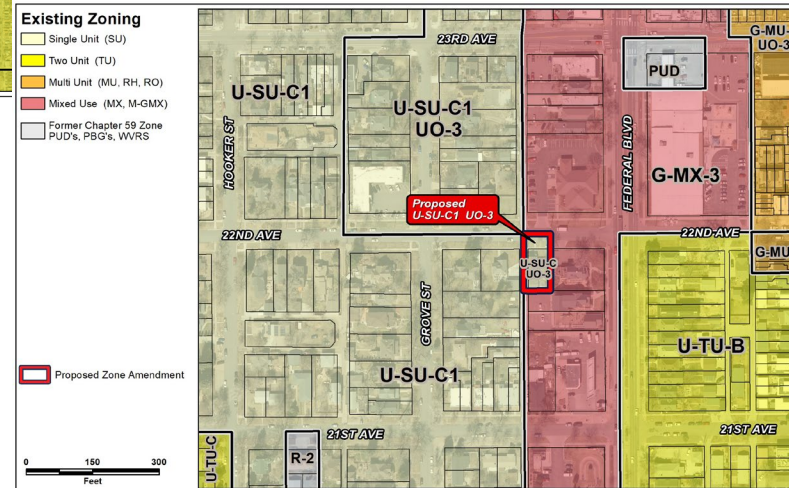
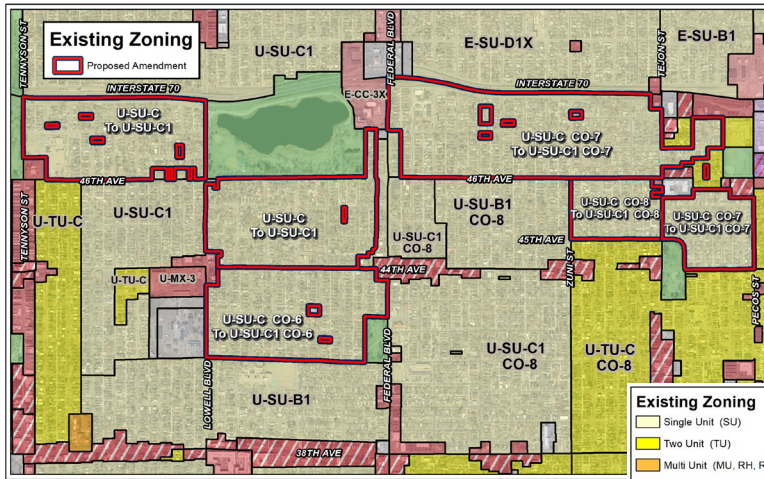
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Existing Context Overview

- Zoning
- Land Use
- Building Form/Scale

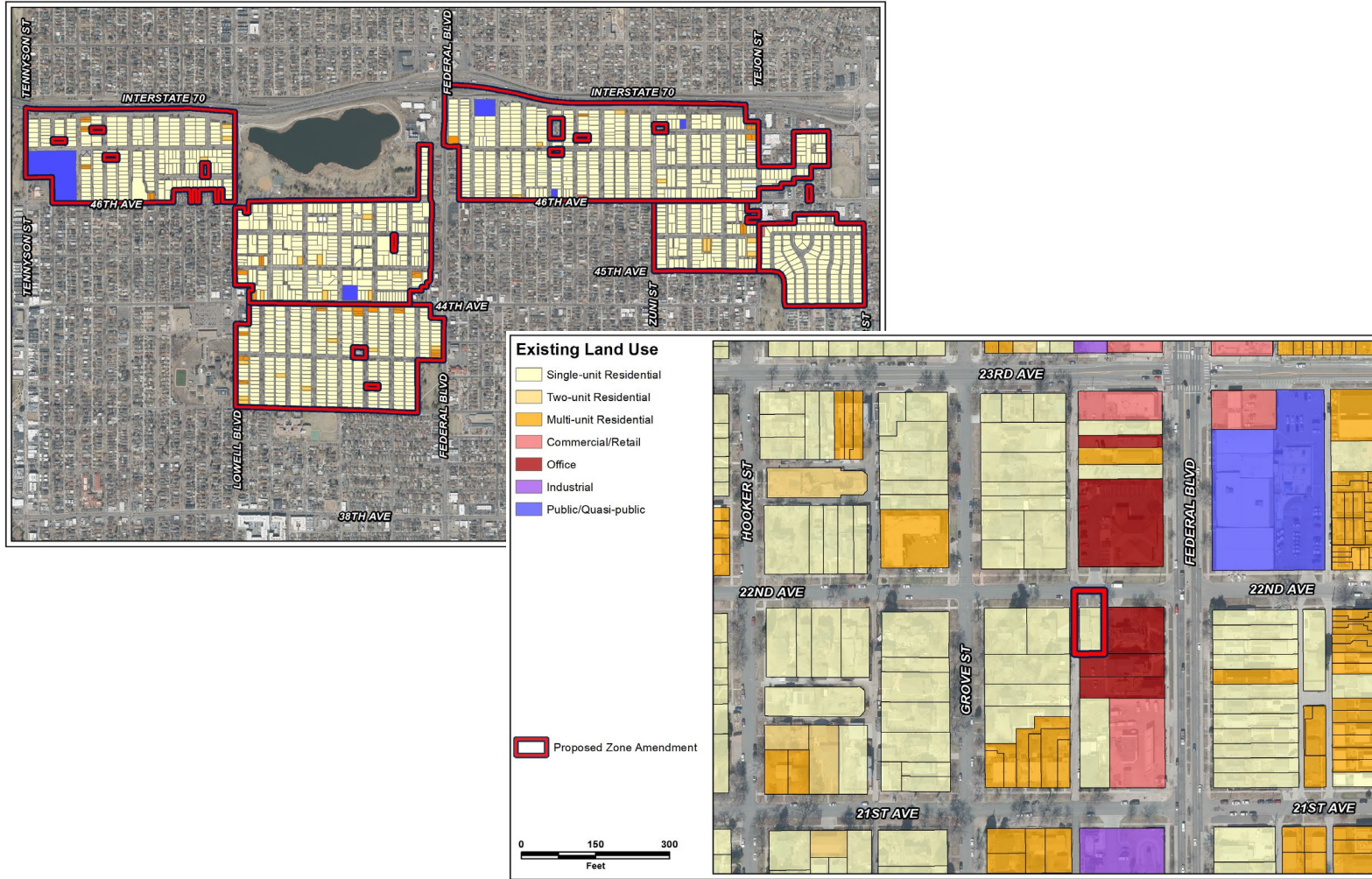


# Existing Zoning



- Current zoning: U-SU-C
- Overlays:
  - CO-6: Bungalow Conservation Overlay
  - CO-7: Sunnyside Conservation Overlay
  - CO-8: Sunnyside Conservation and Brick Overlay
  - UO-3: Historic Use Overlay

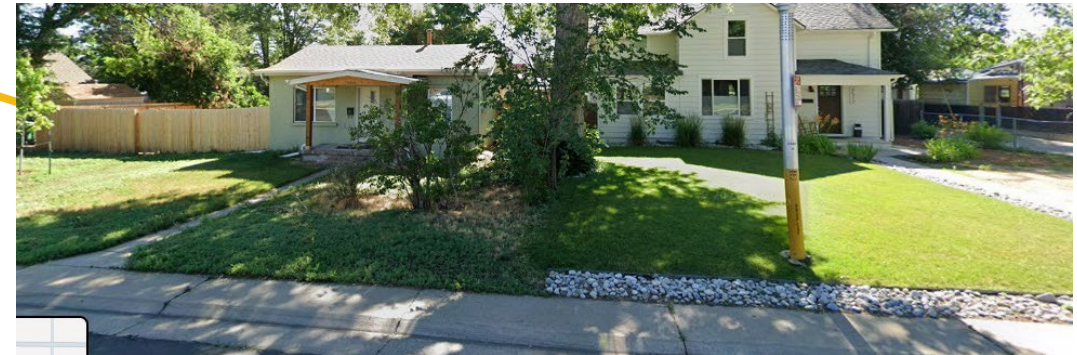
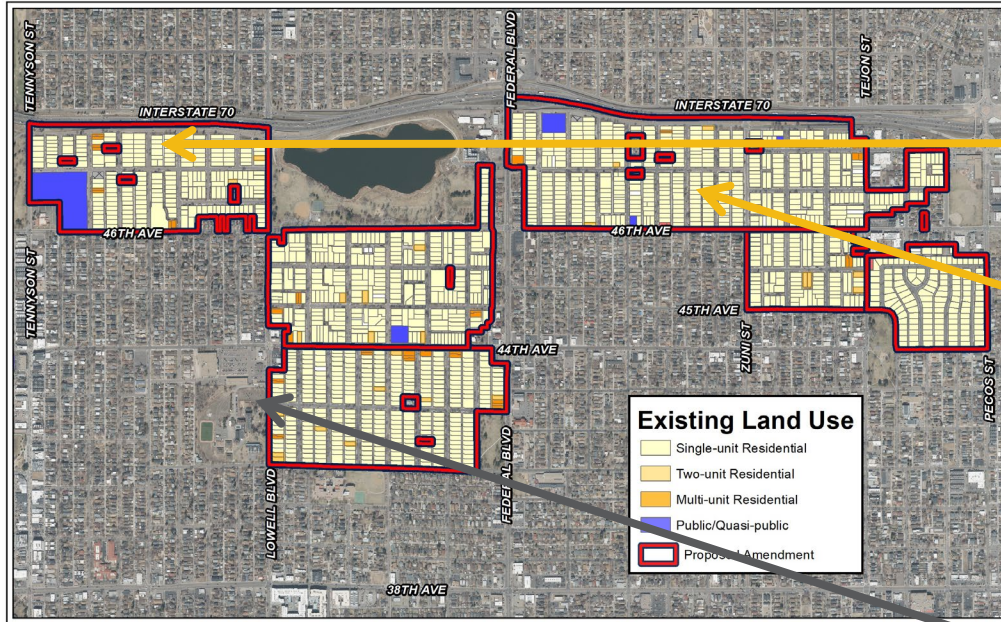
# Existing Land Use



- Single-unit residential, public/quasi public, handful of two- and multi-unit residential uses
- Adjacent to commercial, office, mixed use, public/quasi public, park/open space, single-unit residential, two-unit residential, multi-unit residential

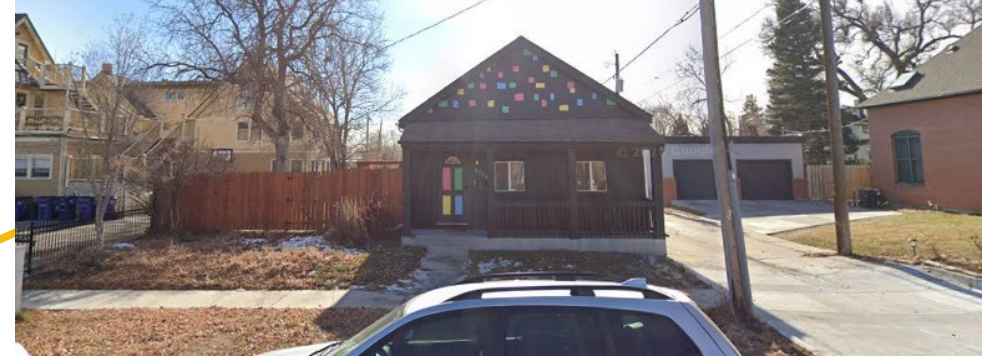
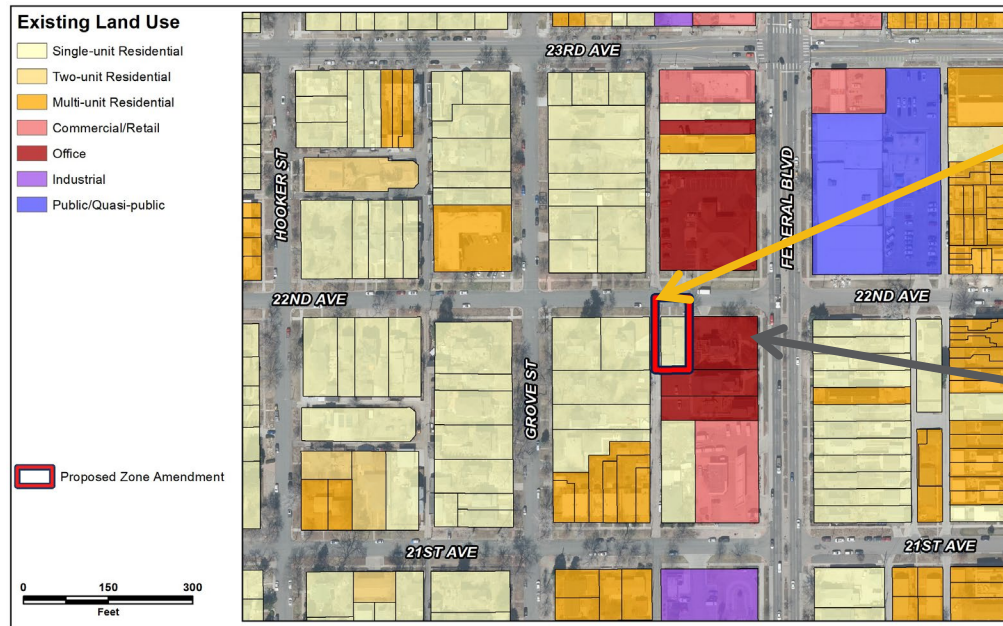


# Existing Context – Built Form/Scale






# Existing Context – Built Form/Scale





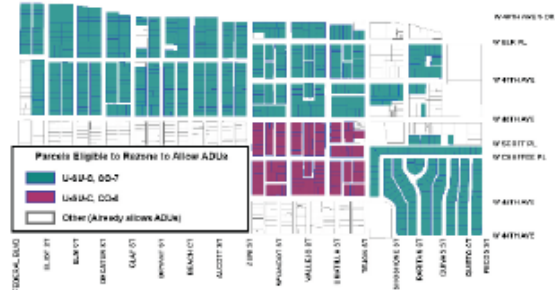
# Public Outreach

- Property owner mailers and fliers: 10/13/23 and 11/4/23
- Town halls: 11/11/23 (virtual) and 11/15/23 (in-person)
- Online survey: 10/13/2023 to 2/5/24



### Accessory Dwelling Units (ADUs) in the Sunnyside Neighborhood?

Accessory Dwelling Units (ADUs) are also known as granny flats, in-law units, casitas, or carriage houses. Over the past few years, many Sunnyside homeowners have expressed interest in building ADUs – however, they need to apply one-by-one to be allowed to build them. Councilwoman Amanda Sandoval is proposing to lead a zoning or ballot of the community to allow ADUs throughout the area on the map below. This would save owners time and money.



**Parcela Eligible to Request to Allow ADUs**

- U-4B-C, CO-7
- U-4B-C, CO-8
- Other (Already allows ADUs)


**Learn More at a Virtual Town Hall**

Join Councilwoman Amanda Sandoval and Community Planning and Development staff to learn about the possible rezoning. Spanish translation available. Register at [bit.ly/NWDenverADUs](https://bit.ly/NWDenverADUs)

**Saturday, November 11th**  
10:00 AM (Virtual)

**Wednesday, November 15th**  
6:00 PM (In-person)


**We need to hear from YOU!**  
Do you support allowing ADUs in this part of the Sunnyside neighborhood?  
[bit.ly/NWDenverADUs](https://bit.ly/NWDenverADUs) or call 720-337-7704  
Survey available in English and Spanish.



SCAN ME

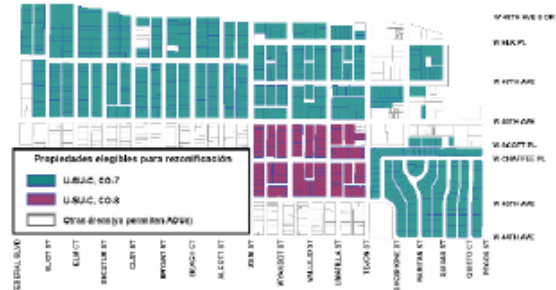
For questions, email [district@denvergov.org](mailto:district@denvergov.org) or call 720-337-7704

**COUNCILWOMAN AMANDA P. SANDOVAL**



### ¿Unidades de Vivienda Accesorias (ADUs) en el vecindario de Sunnyside?

Las ADU son segundas unidades más pequeñas ubicadas en una propiedad de una sola unidad. A veces se les conoce como unidades de sœurs, casitas o casas de alquilados. En los últimos años, muchos residentes del vecindario de Sunnyside han expresado interés en construir una ADU, pero necesitan una reconfiguración para hacerlo. La concejala Sandoval propone llevar una reconfiguración en todo el vecindario para que los propietarios individuales ya no tengan que pasar por el proceso uno por uno.



**Propiedades elegibles para reconfiguración**

- U-4B-C, CO-7
- U-4B-C, CO-8
- Otras áreas (ya permiten ADUs)


**Asista a una reunión virtual con la concejala**

Regístrese en [bit.ly/NWDenverADUs](https://bit.ly/NWDenverADUs). Las reuniones se presentarán en inglés. Si desea servicios de traducción al español, comuníquese con nosotros lo antes posible. Llame al 720-337-7701 o envíe un correo electrónico a [district@denvergov.org](mailto:district@denvergov.org)

**Sábado 11 de noviembre**  
10:00 am (Virtual)

**Miércoles 15 de noviembre**  
6:00 pm (en persona)

**¡Necesitamos saber de USTED!**  
¿Apoya permitir las ADUs en estas partes del vecindario de Sunnyside?  
Responda esta encuesta y compártala con sus vecinos:  
[bit.ly/NWDenverADUs](https://bit.ly/NWDenverADUs) o llame al 720-337-7701  
Encuesta disponible en inglés y español.



¡Escanéame!

Consultas: [district@denvergov.org](mailto:district@denvergov.org) o llame al 720-337-7701

**COUNCILWOMAN AMANDA P. SANDOVAL**

# Process

- Informational Notice: 3/8/2024
- Planning Board Notice Posted: 4/2/2024
- Planning Board Public Hearing: 4/17/2024
  - Unanimously recommended approval
- LUTI Committee: 4/30/2024
- City Council Public Hearing (tentative): 6/3/2024



# Public Comment

- RNOs: letter of support Berkeley Regis United Neighbors (BRUN)
- Members of the public
  - Detailed survey response comments, majority in support, included with application
  - Staff has received 40 letters in support and 7 comments in opposition
  - One question about how this might impact existing overlays

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

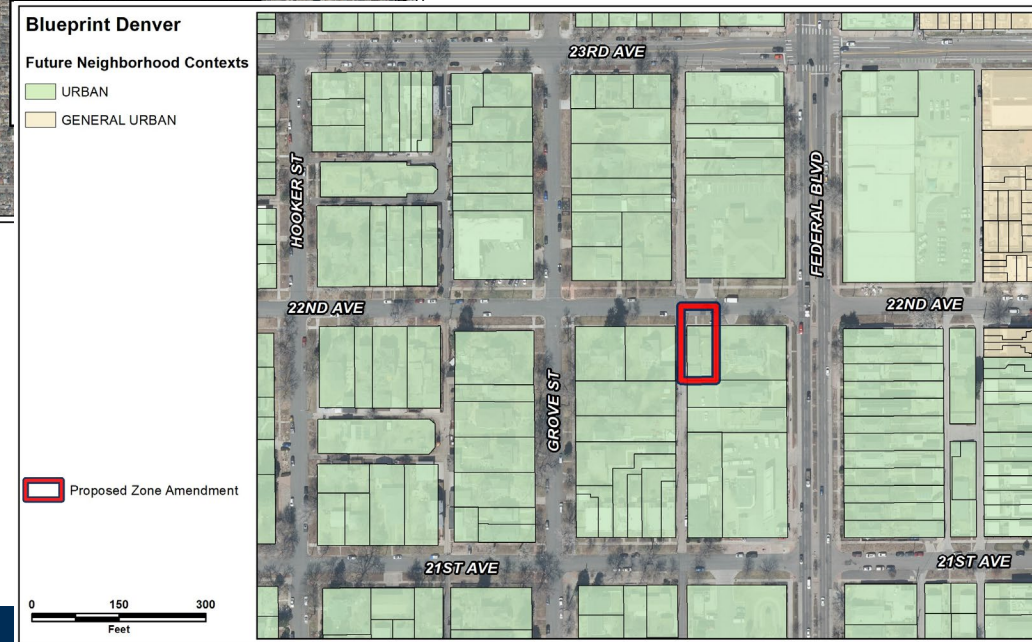
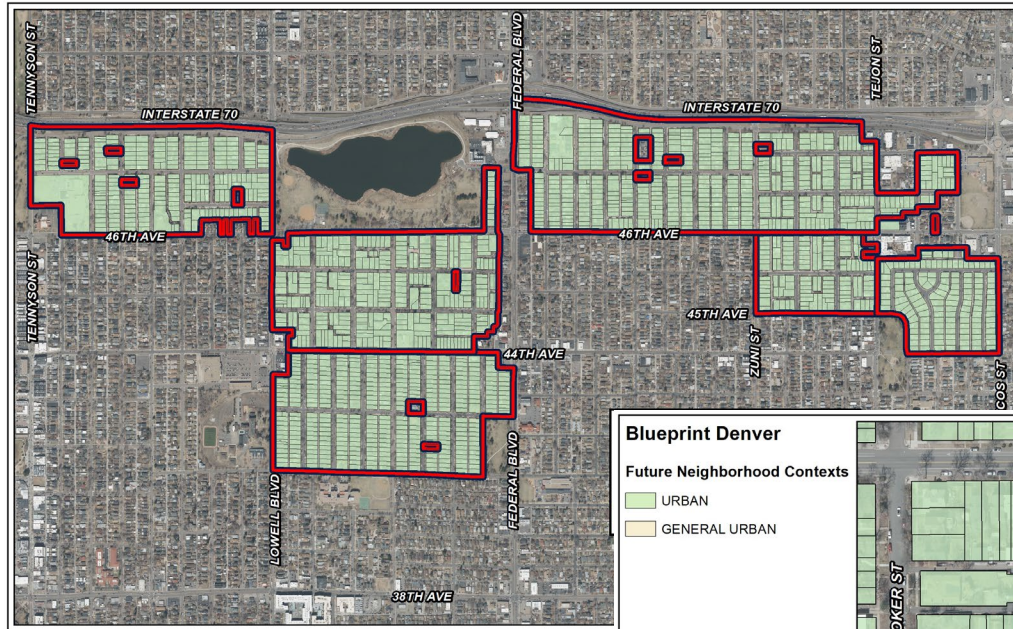
- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *HOST: Five Year Strategic Plan*
- *Near Northwest Area Plan*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare



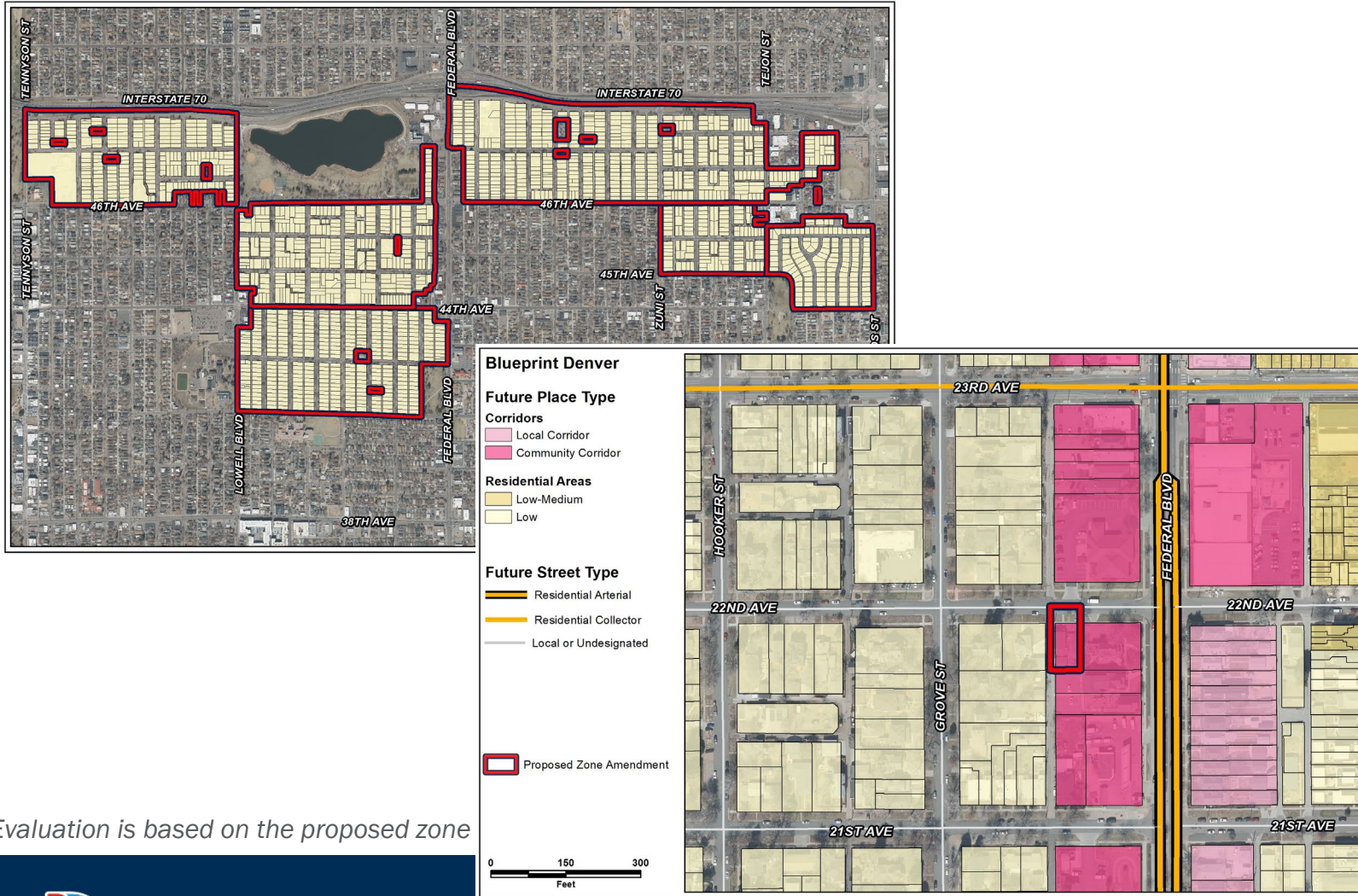
# Consistency with Adopted Plans: Blueprint Denver



- Urban
  - Residential areas generally are single-unit and two-unit uses, with small multi-unit residential and mixed-use areas embedded throughout



# Consistency with Adopted Plans: Blueprint Denver

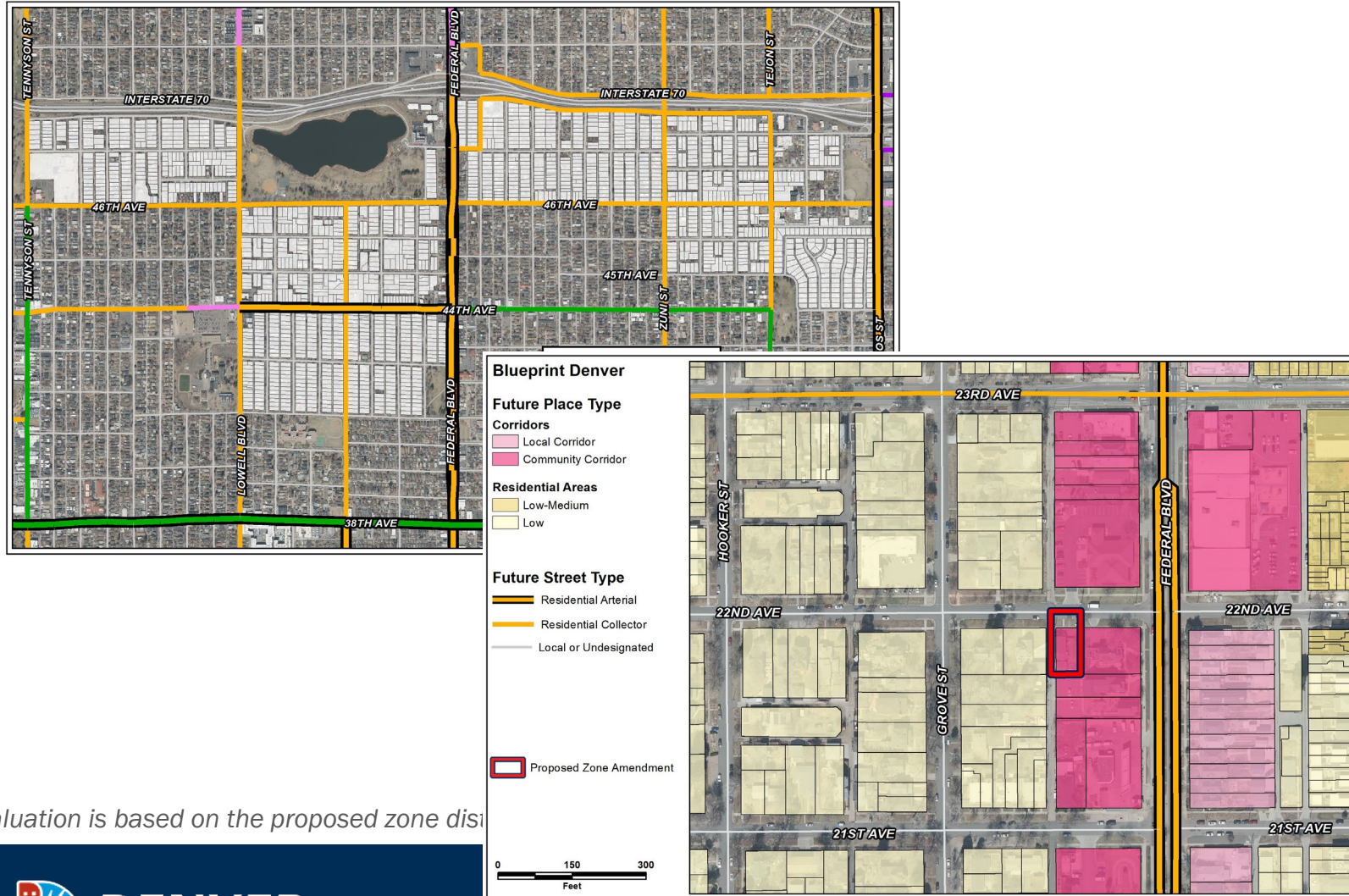


- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- **Community Corridor**
  - Provides mix of office, commercial, and residential uses
  - Accessory dwelling units are appropriate

ffic impacts of a specific development proposal.



# Consistency with Adopted Plans: Blueprint Denver

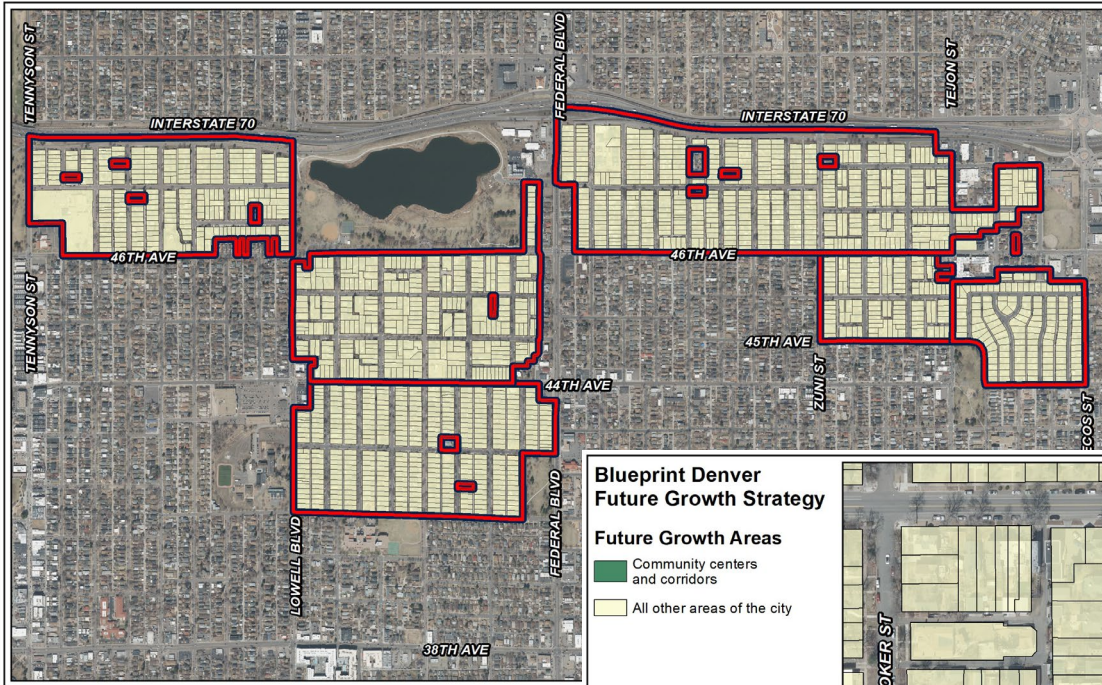


- **Future Street Type:**
  - Residential: primary residential uses
  - Local: mostly characterized by residential uses

impacts of a specific development proposal.



# Consistency with Plans: Blueprint Denver 2019

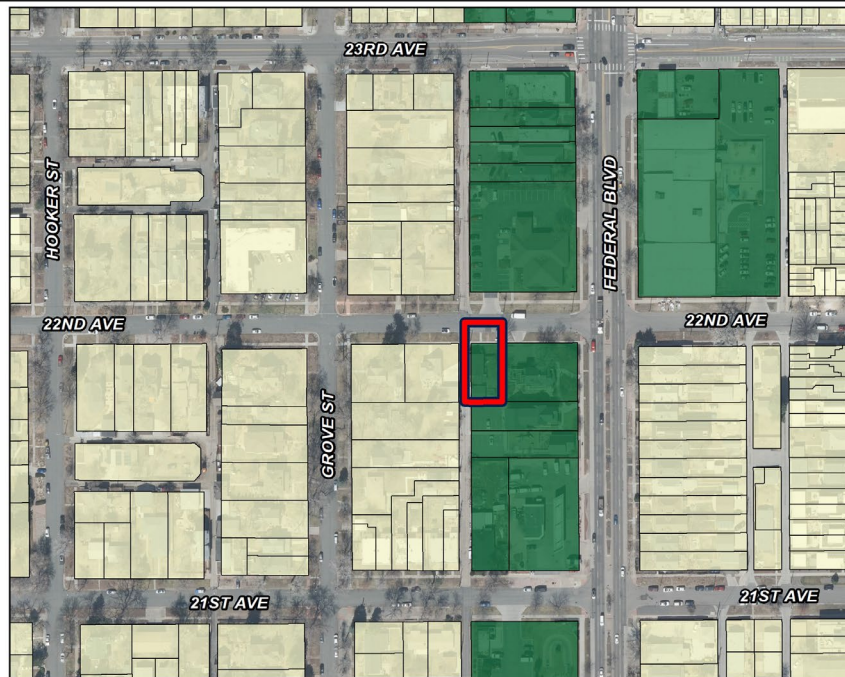
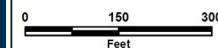


Blueprint Denver  
Future Growth Strategy

Future Growth Areas

- Community centers and corridors
- All other areas of the city

Proposed Zone Amendment



- **Growth Areas Strategy:** All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040
- Community Centers and Corridors**
  - 20% jobs by 2040
  - 25% housing by 2040

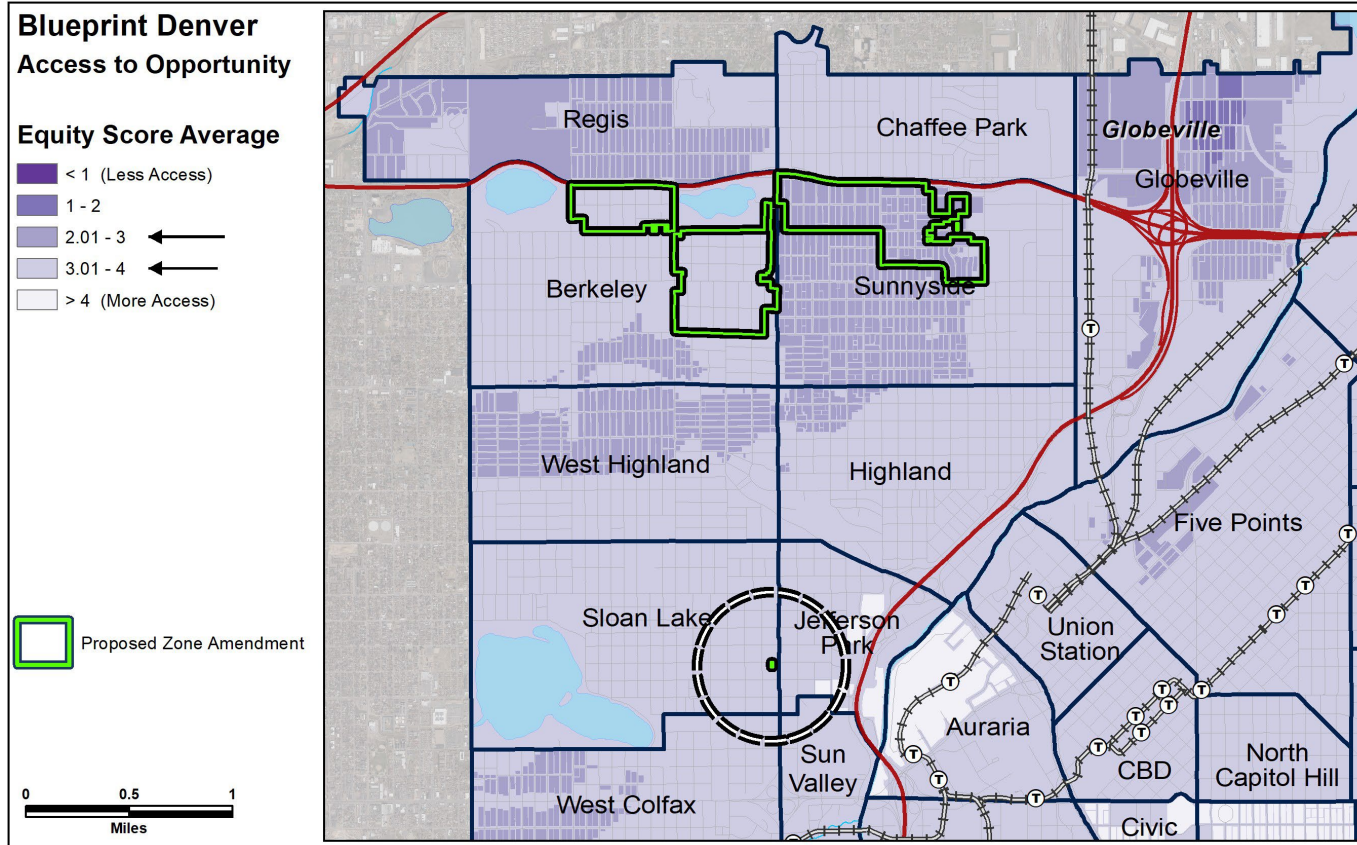
# Consistency with Adopted Plans: Blueprint Denver

## Additional Policies

- Land Use & Built Form, Housing, Policy 4: “Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.”
- Land Use & Built Form, General, Policy 11: “Implement plan recommendations through city-led legislative rezonings and text amendments.”



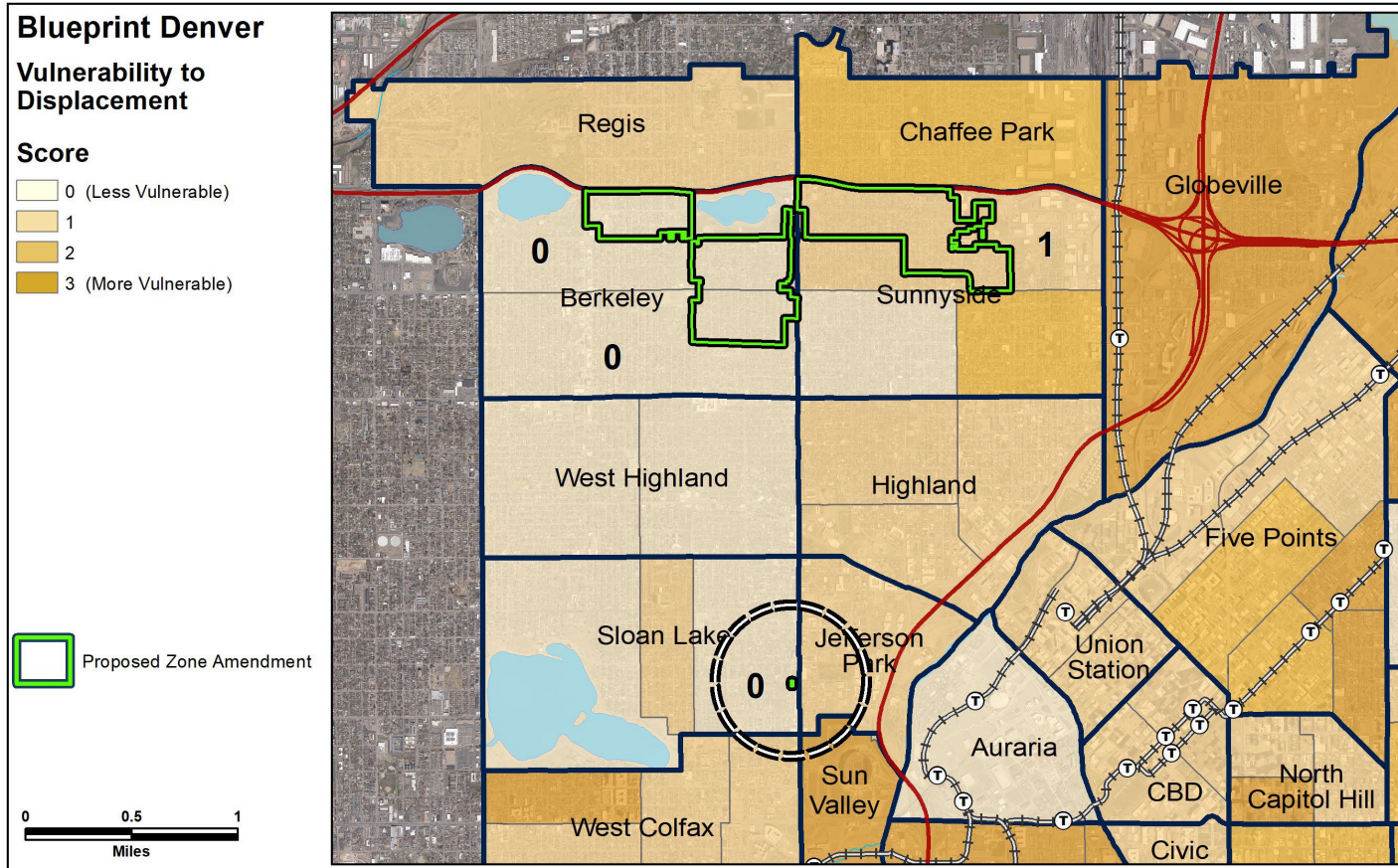
# Consistency with Adopted Plans: Blueprint Denver



## Access to Opportunity

- Greater access
  - Low grocery stores and transit
  - More equitable in social determinants to health and access to parks and healthcare
- Proposed rezoning will increase housing in area with access parks and healthcare

# Consistency with Adopted Plans: Blueprint Denver

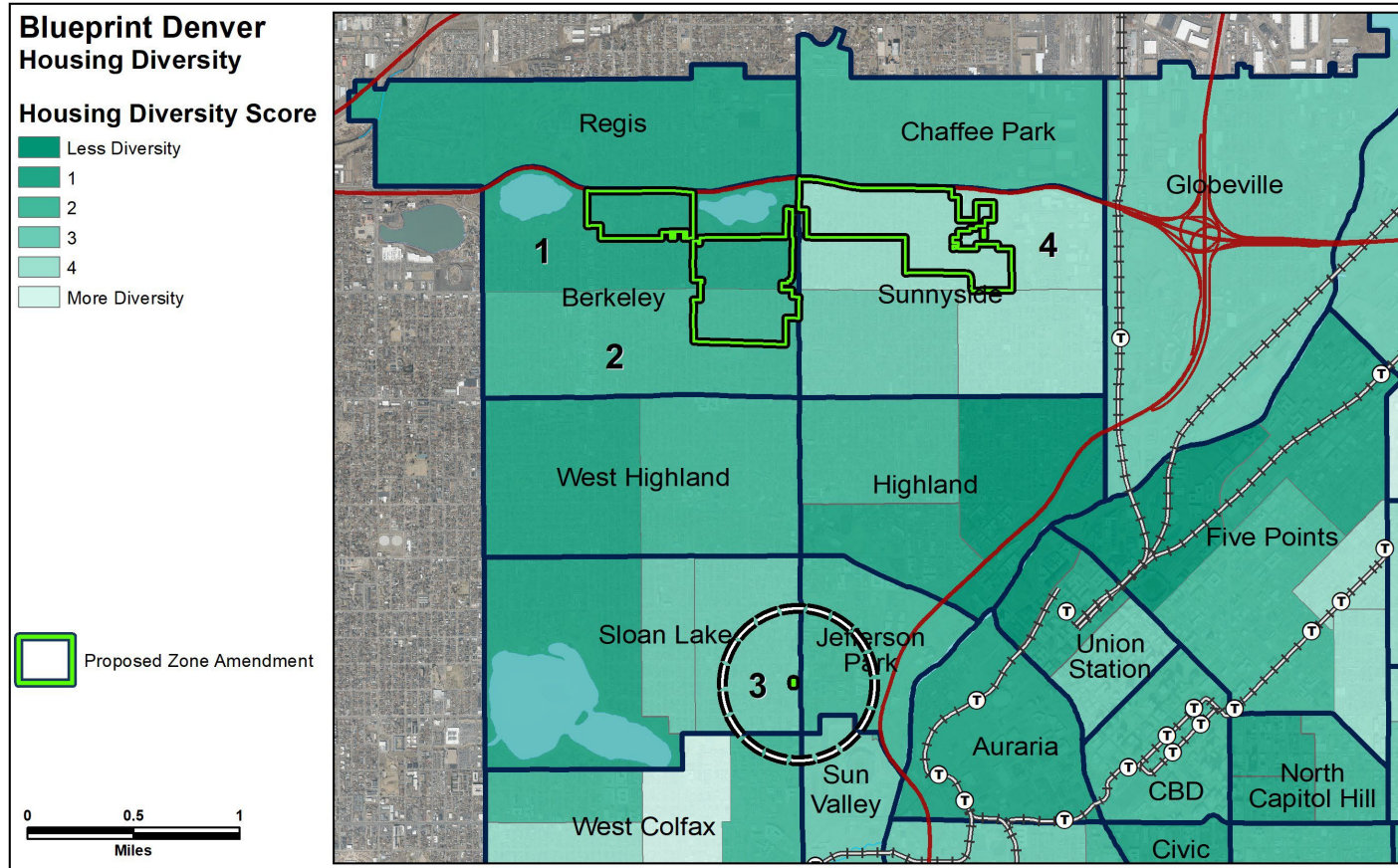


## Vulnerability to Involuntary Displacement

- Less Vulnerable:
  - Sunnyside is vulnerable in educational attainment
  - Berkeley and Sloan's Lake are not vulnerable on any of the metrics
- Allows more housing units in a stable area and may prevent this area from becoming vulnerable in the future



# Consistency with Adopted Plans: Blueprint Denver

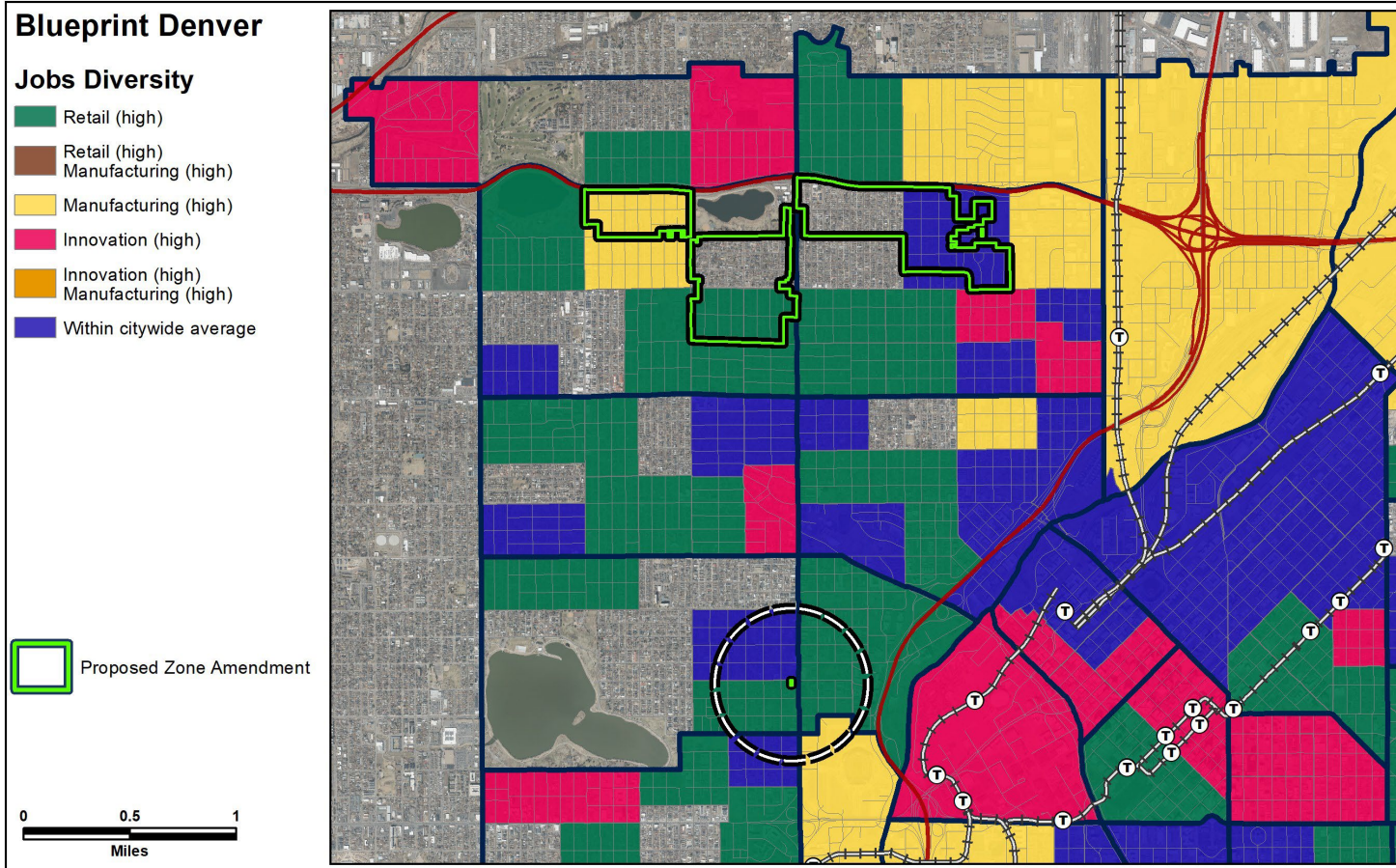


## Housing Diversity

- Below Average Diversity (Berkeley)
  - Missing middle
  - Housing costs
  - Affordable units
  - Mix of rented and owned homes
- Greater than Average Diversity (Sloan's Lake & Sunnyside)
  - Missing middle (Sunnyside)
  - Housing costs (Sloan's Lake)
  - Affordable units (Sloan's Lake)
- New housing type, typically smaller and lower-cost, could increase rented homes in Berkeley



# Consistency with Adopted Plans: Blueprint Denver



## Jobs Diversity

- More retail (Berkeley and Sloan's Lake)
- More manufacturing (Berkeley)
- Similar to the city mix (Sunnyside)
- Limited impact on jobs diversity

# Consistency with Plans: HOST Five Year Strategic Plan

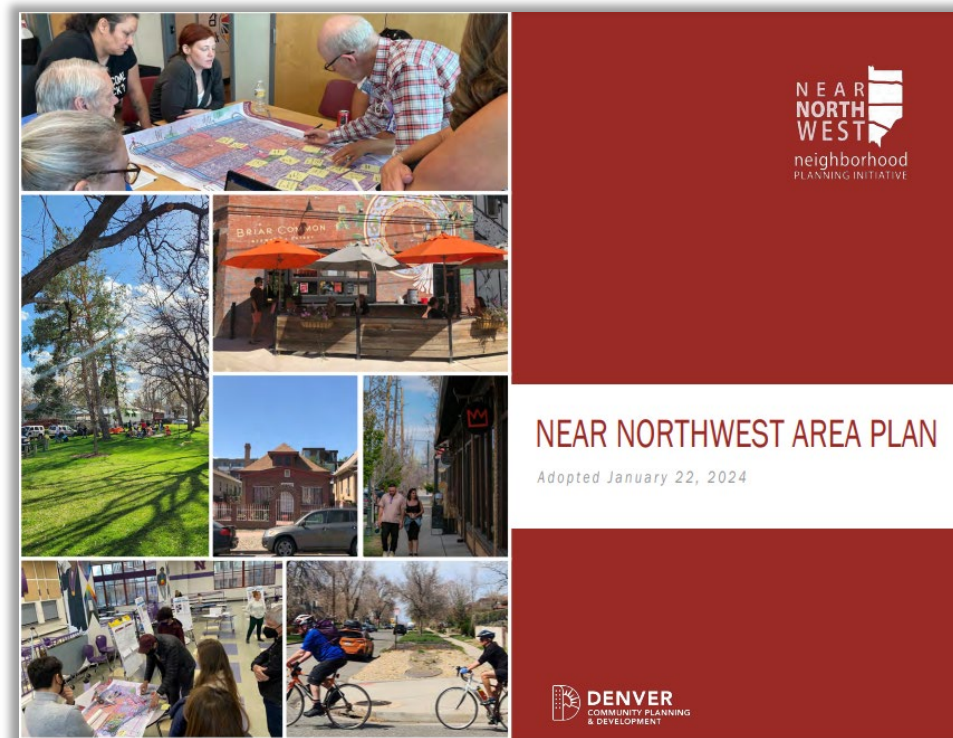
## Goal 4: Advance Citywide and Regional Approaches, including Policy and Legislative Approaches

Strategy: “Support efforts to advance key land use strategies to advance affordable housing outlined in Blueprint Denver. These include: Diversify housing choice through the expansion of accessory dwelling units and remove barriers to construction.”

# Consistency with Plans: Near Northwest Area Plan

## Land Use and Built Form Recommendation 10

- Strategy H: “Support a large-scale rezoning to allow for ADUs where not currently allowed, especially in Sunnyside”





# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

# CPD Recommendation

1. Staff recommends that Planning Board recommend **approval** of map amendment proposal #2023I-00159, rezoning from U-SU-C, U-SU-C CO-6, U-SU-C CO-7, U-SU-C CO-8, and U-SU-C UO-3 to U-SU-C1, U-SU-C1 CO-6, U-SU-C1 CO-7, U-SU-C1 CO-8, and U-SU-C1 UO-3 , finding that the applicable review criteria have been met.