3096 S Roslyn Street

2023i-00219

Request: S-SU-D to S-SU-D1

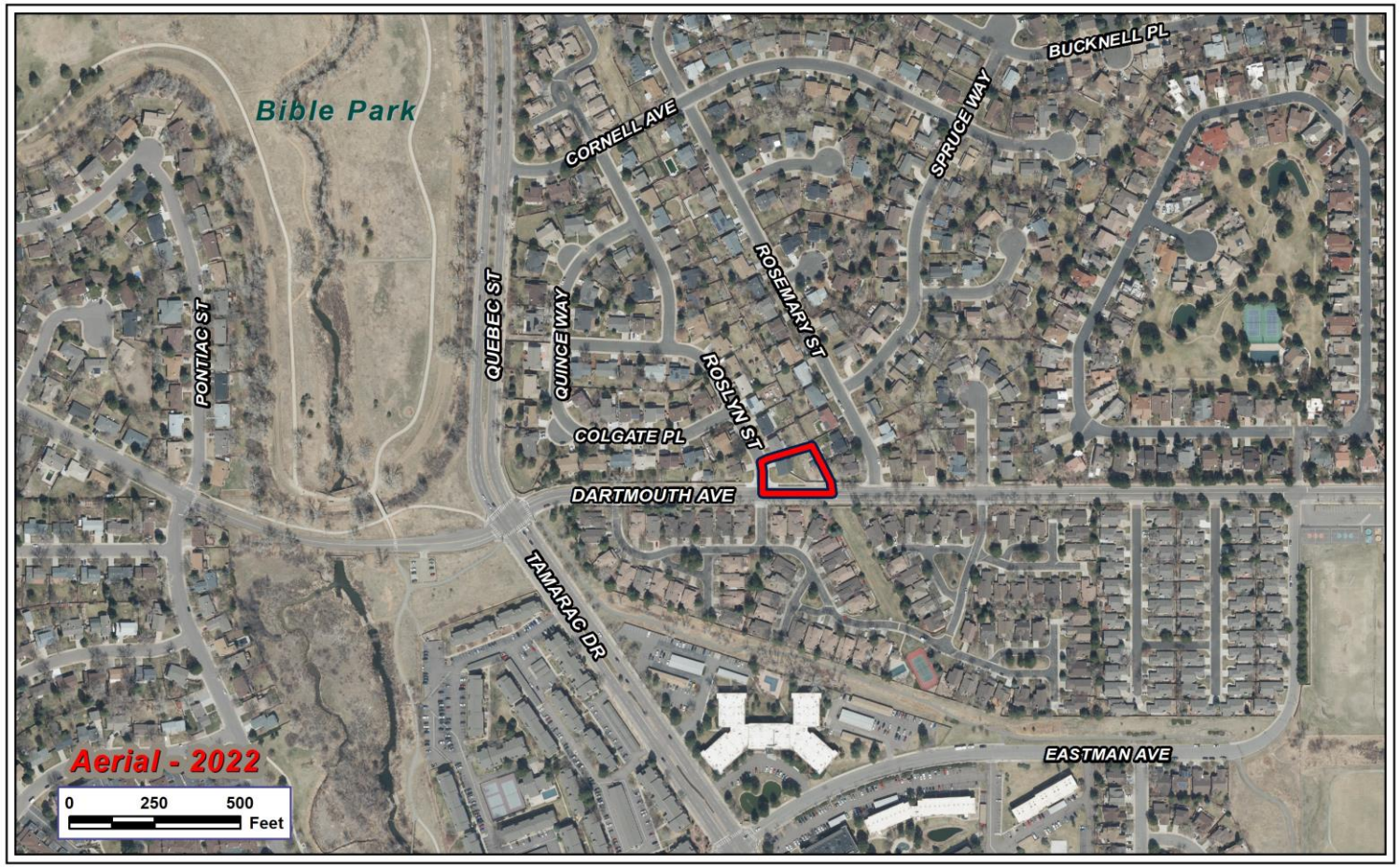
City Council Public Hearing: May 6, 2024

Presenter: William Prince

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

Request: S-SU-D1



Location

- Single-unit residential property
- 13,858 sq feet or .32 acres

Proposal

- Rezoning from S-SU-D to S-SU-D1 to allow for ADU
- Allows Suburban House and Accessory Dwelling Unit
- Max Height for Suburban House, 30-35 ft – for ADU, 17-24 ft
- 6,000 sq ft minimum zone lot

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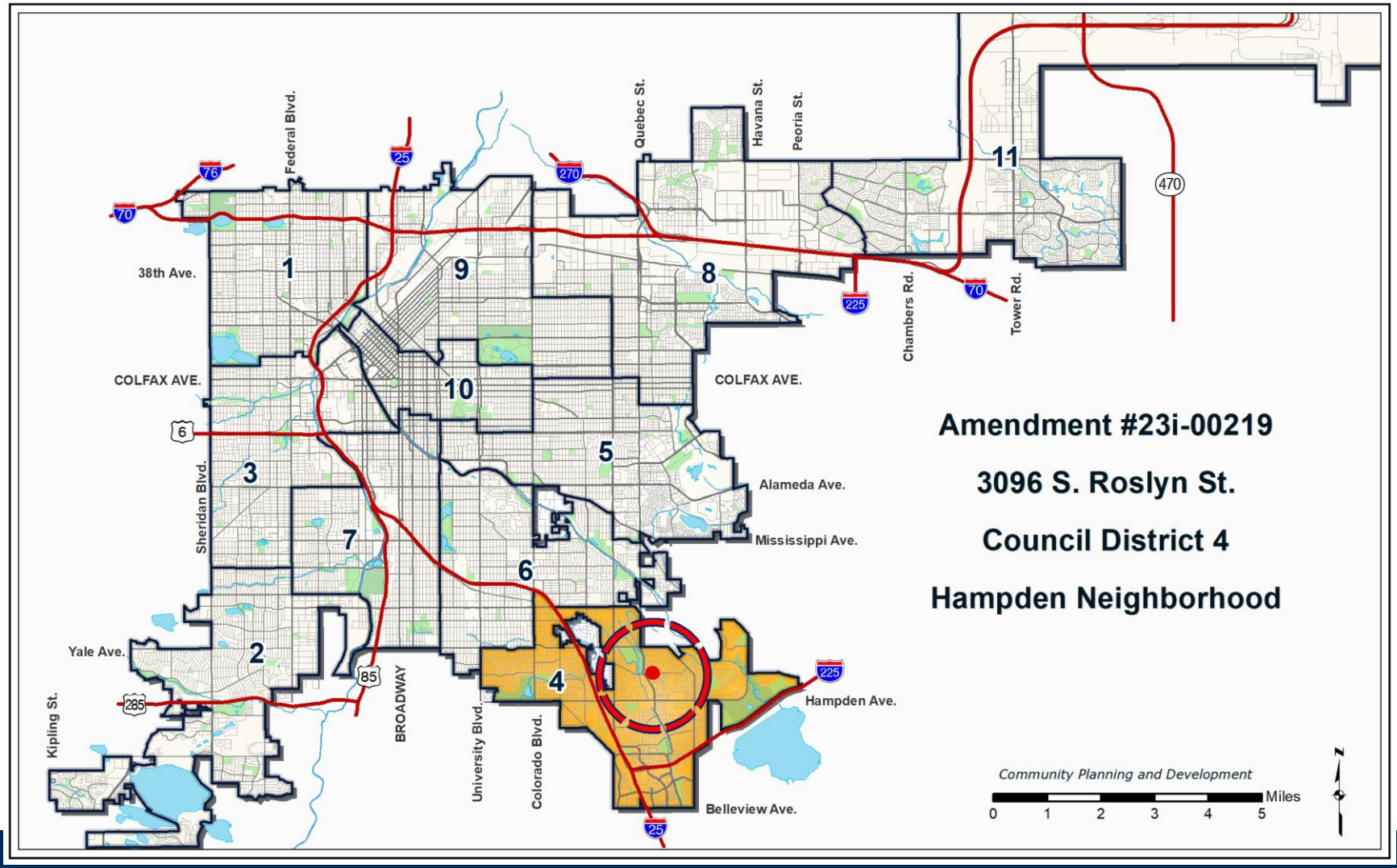
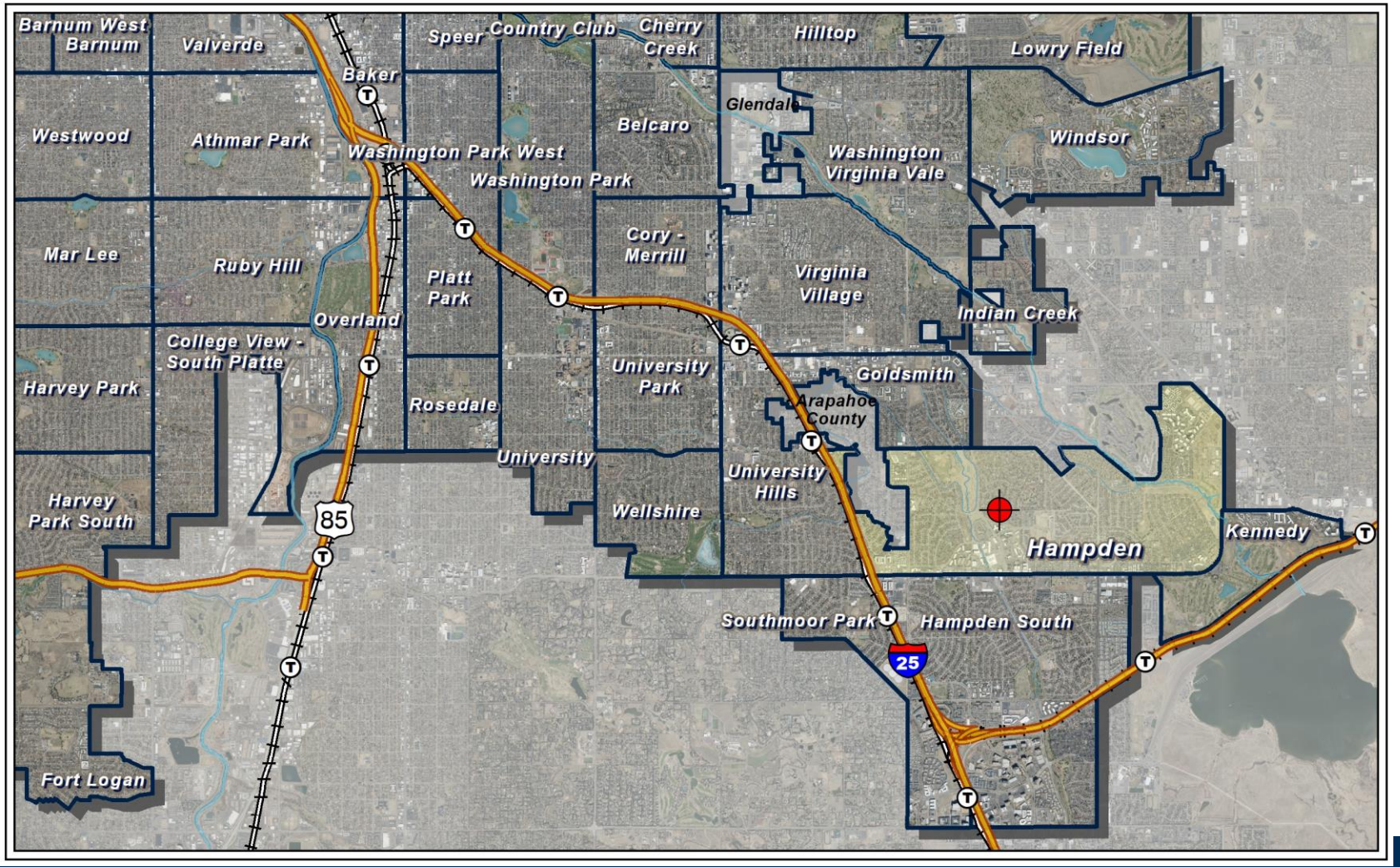
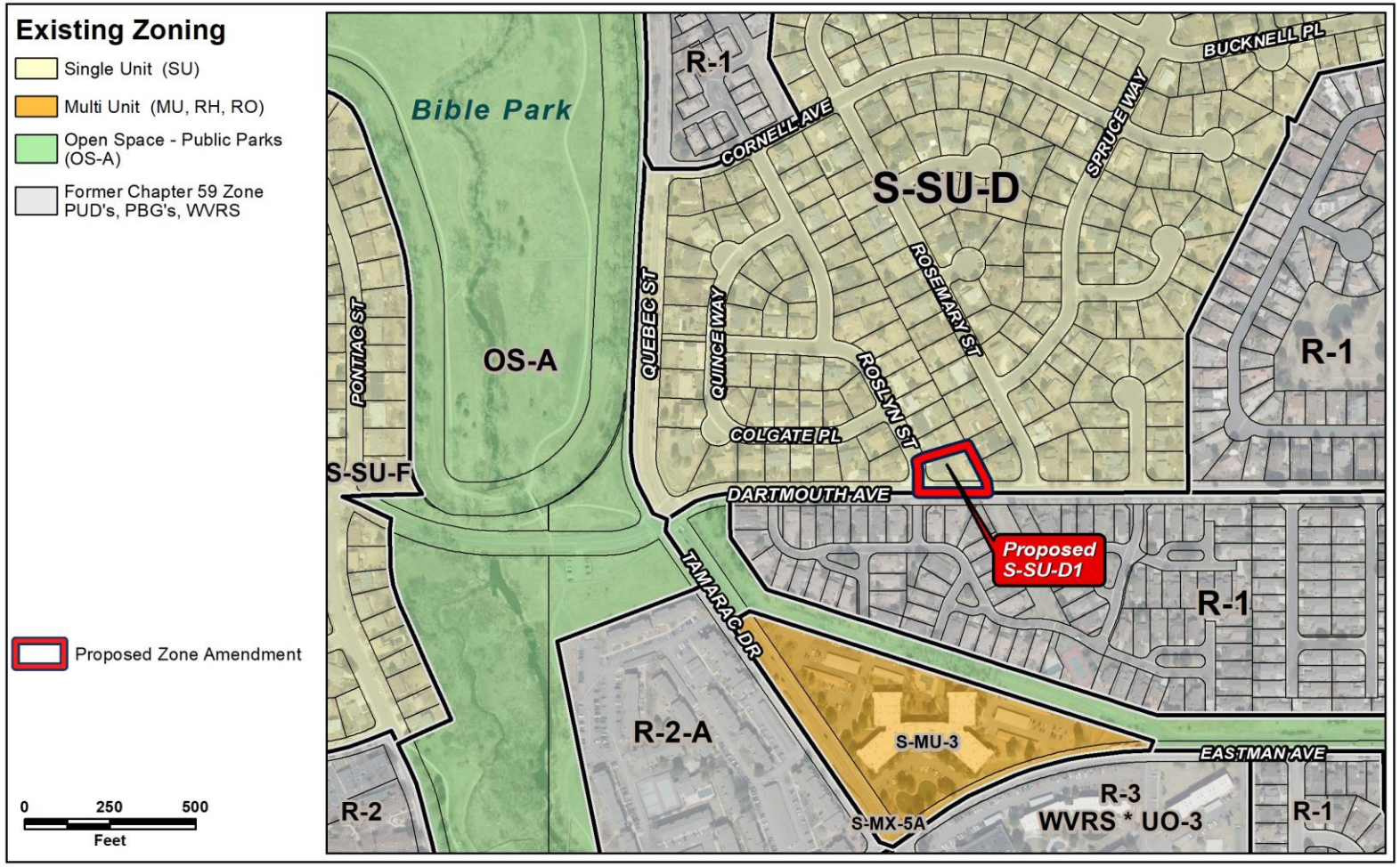
Council District 4: Councilmember Romero Campbell



Statistical Neighborhood: Hampden



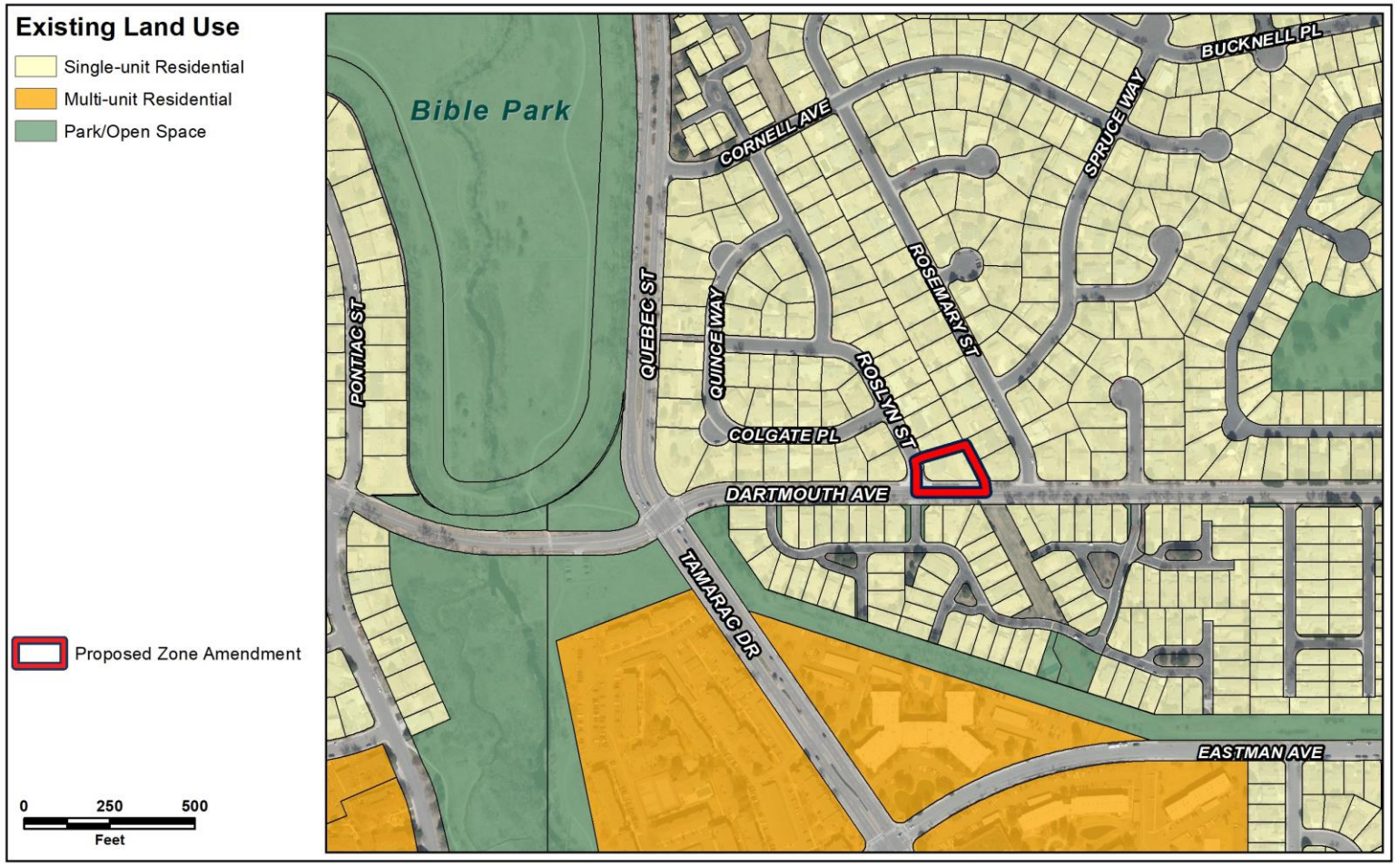
Existing Zoning: S-SU-D



Surrounding Zoning:

- S-SU-D
- R-1
- OS-A
- S-MU-3

Existing Context: Land Use



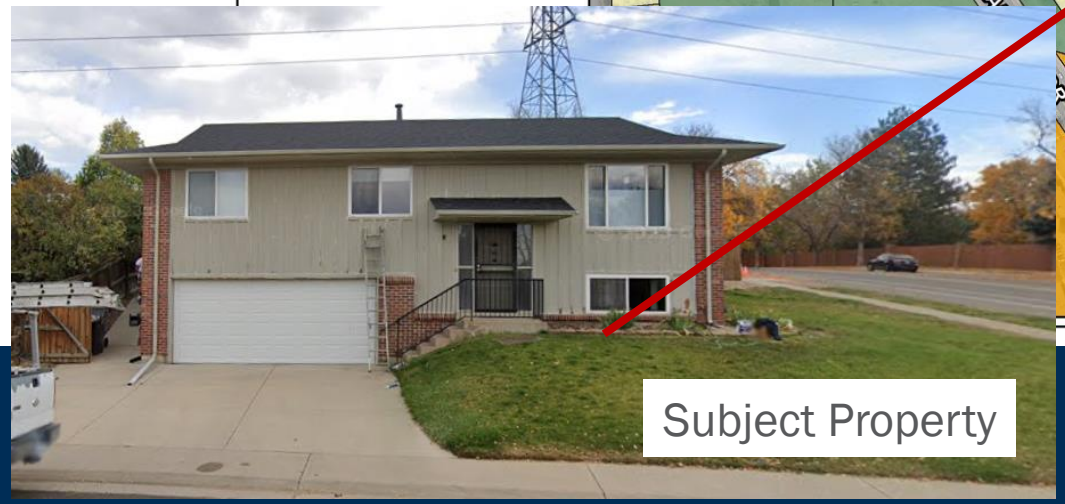
Land Use:

- Single-Unit Residential

Surrounding Land Uses:

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

Existing Context: Building Form/Scale



Agenda

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Process

- Informational Notice: 01.03.2024
- Planning Board Notice: 02.06.2024
- Planning Board Public Hearing: 02.21.2024, approved
- LUTI Committee: 03.19.2024
- **City Council Public Hearing: 05.06.2024**

- Public Comment: 2 comment letters in support, 5 comment letters in opposition (2 from same individual), and no RNO comments

Presentation Agenda

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- 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
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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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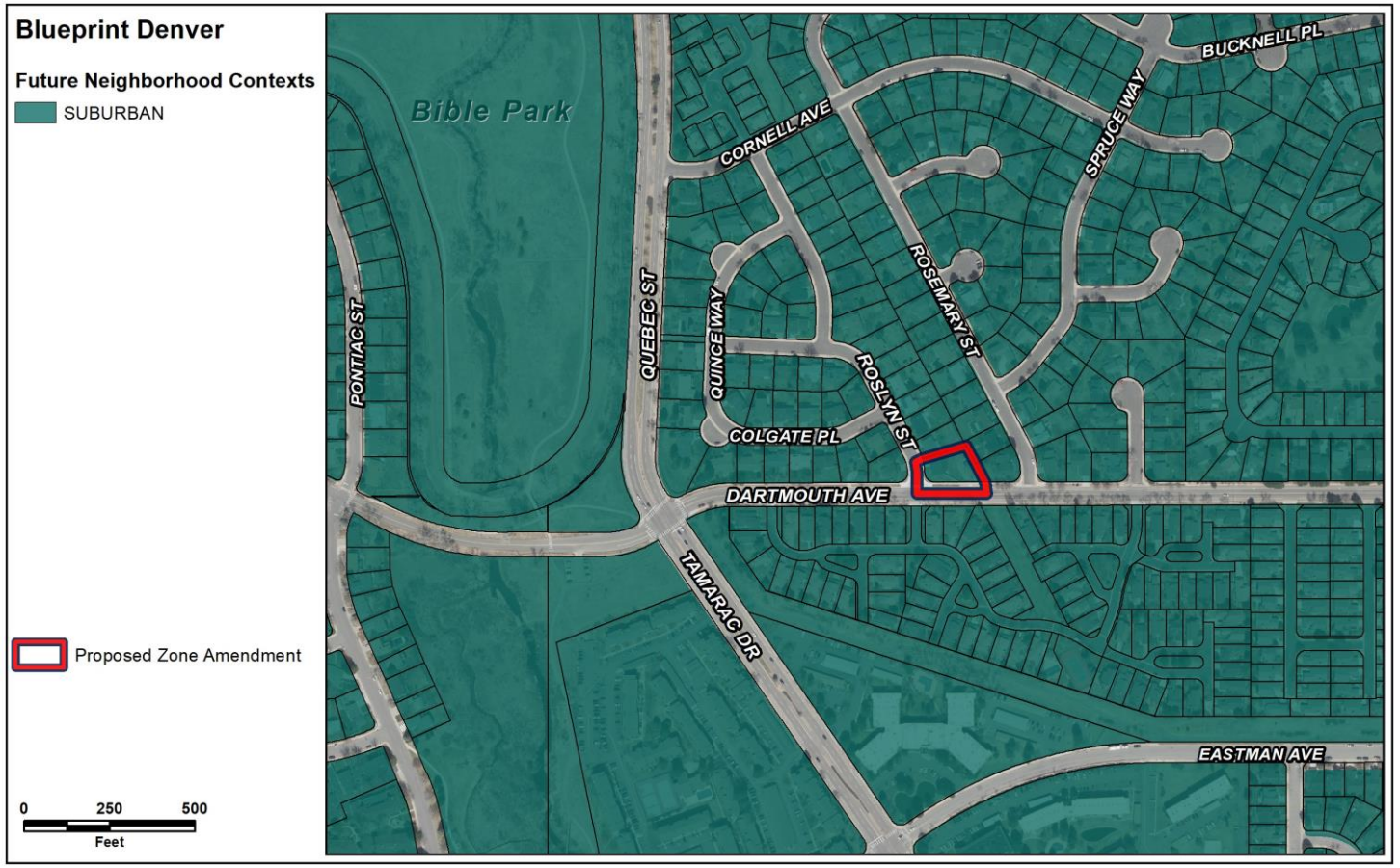
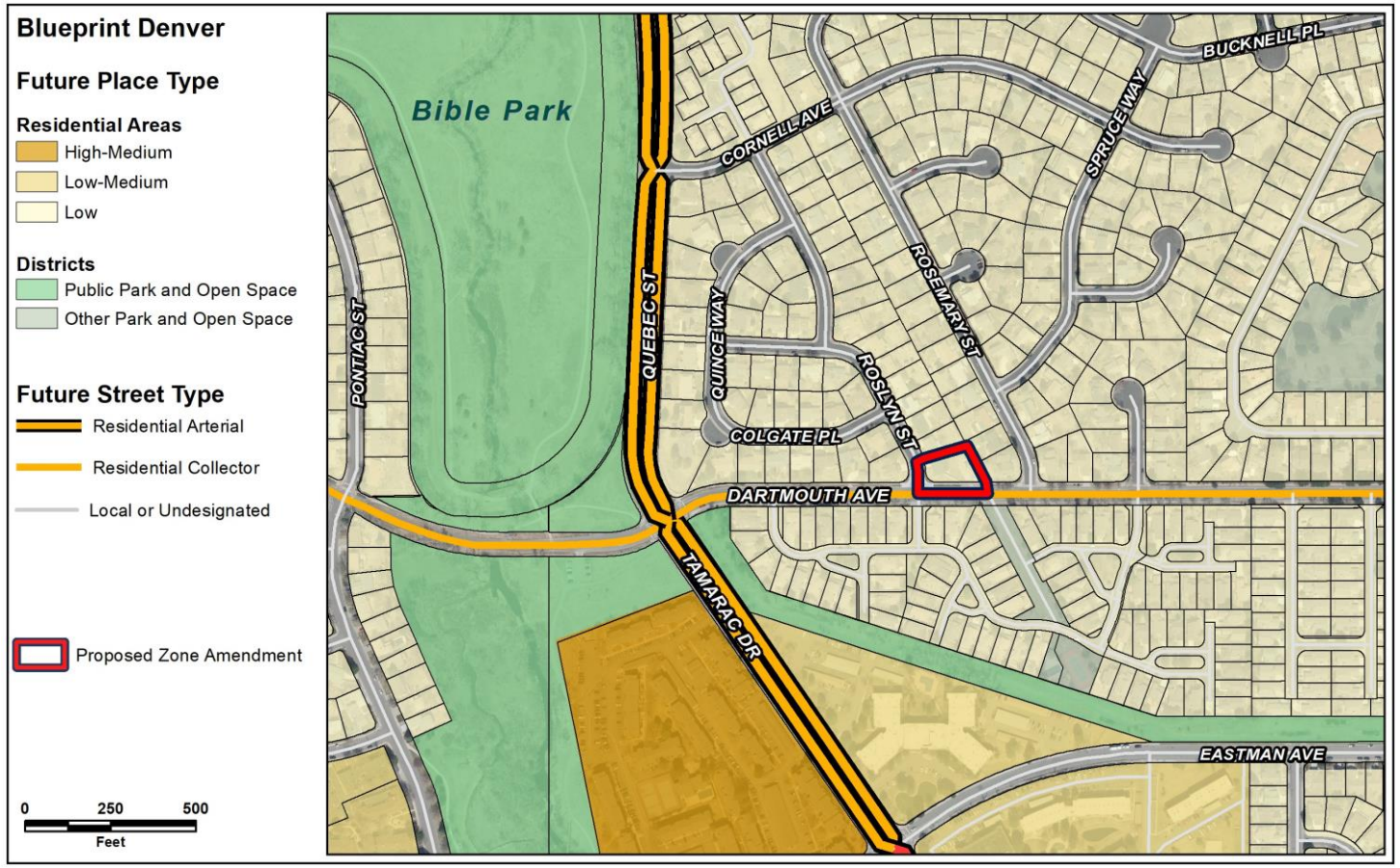
Blueprint Denver 2019



Suburban (S-) Neighborhood Context:

- Range of uses from single-unit and multi-unit residential to commercial corridors and centers. Block patterns are generally irregular with curvilinear streets. Alleys are not commonly found. Buildings are typically set back from the street and range in scale.
-

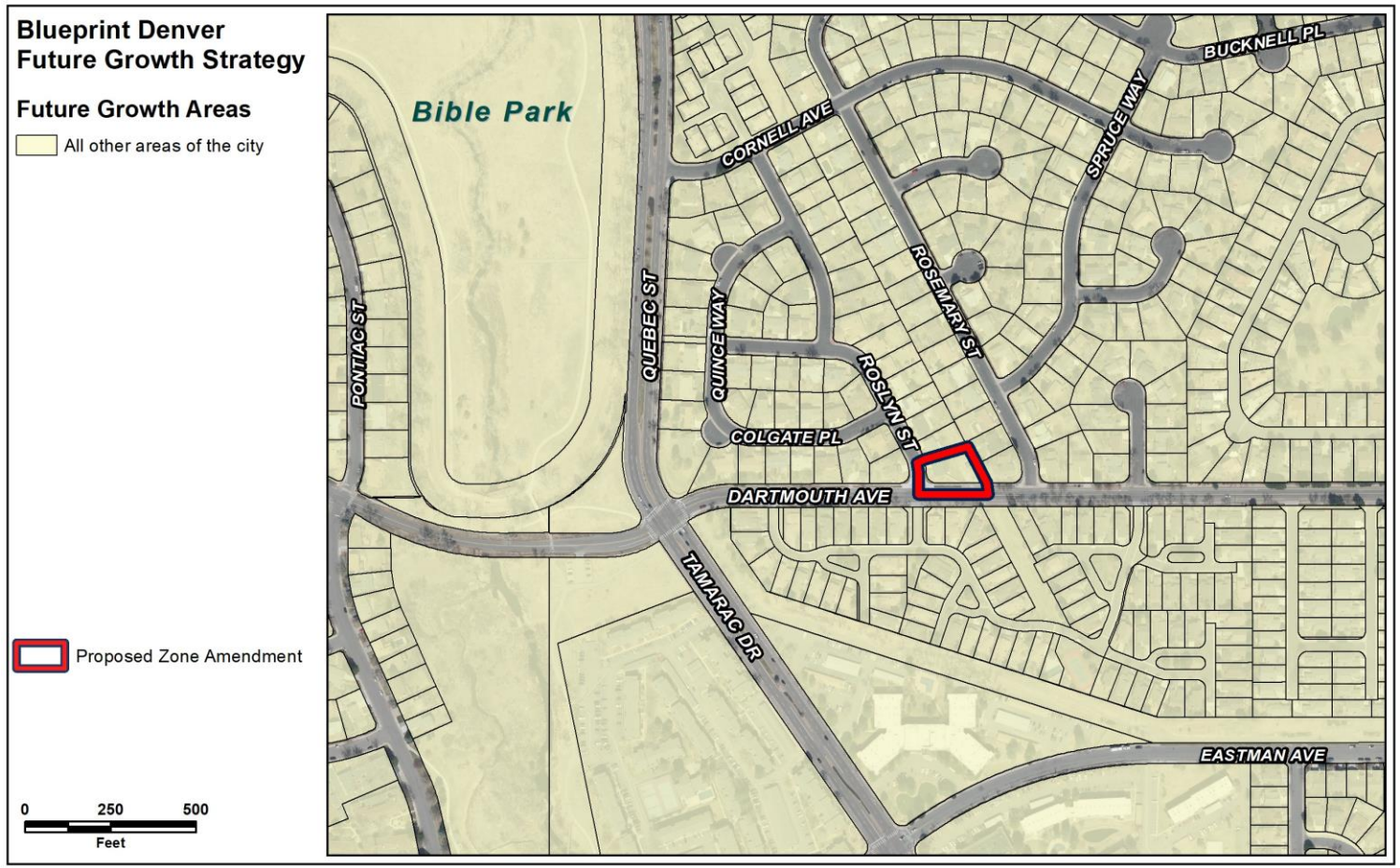
Blueprint Denver 2019



- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate
- **Future Street Type**
  - Roslyn, Local
  - Dartmouth, Residential Collector

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.

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

- Suburban Neighborhood Context is primarily characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks.
- Residential Districts are intended to
  - Promote and protect residential neighborhoods within the character of the Suburban Neighborhood context
  - The building form standards, design standards, and uses work together to promote desirable residential areas
- *S-SU-D1* zone district is a single unit district allowing suburban houses with a minimum zone lot area of 6,000 square feet and detached accessory dwelling units. Setbacks and lot coverage standards accommodate front and side yards similar to S-SU-D 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