1920 S King Street

2024i-00036

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

Land Use, Transportation, and Infrastructure Committee Meeting: 07.16.2024

Presenter: Jen Kim, Associate City Planner



Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria







Request: S-SU-D1



Location

- Single-unit residential property
- 6,650 sq feet or .14 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



Presentation Agenda

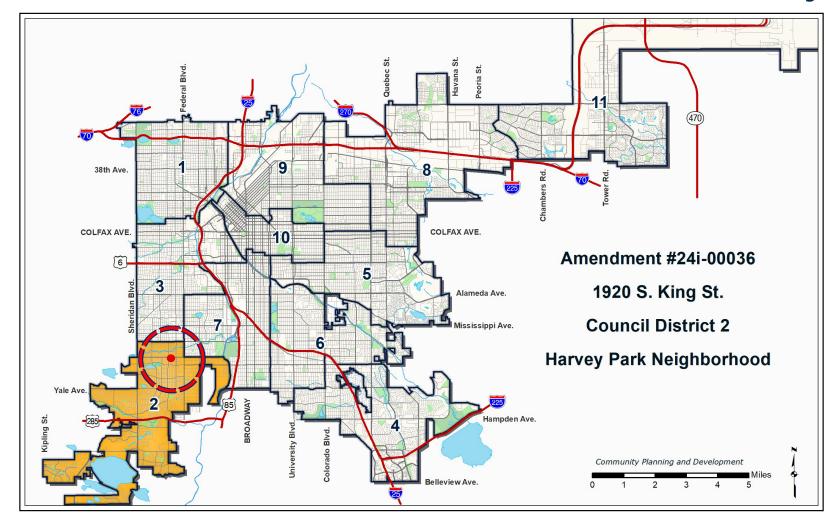
- Request
- Location and Context
- Process
- Review Criteria





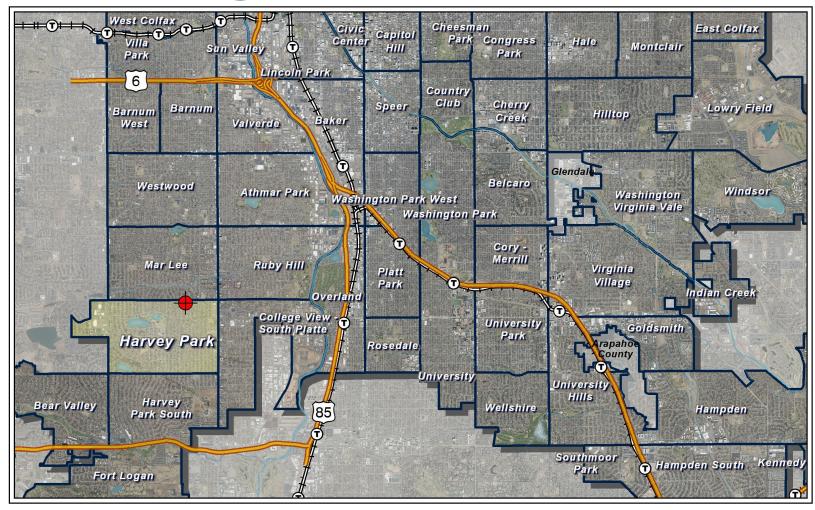


Council District 2: Councilmember Kevin Flynn





Statistical Neighborhood: Harvey Park





Existing Zoning: S-SU-D



Surrounding Zoning:

- S-SU-D
- OS-A



Existing Context: Land Use



Land Use:

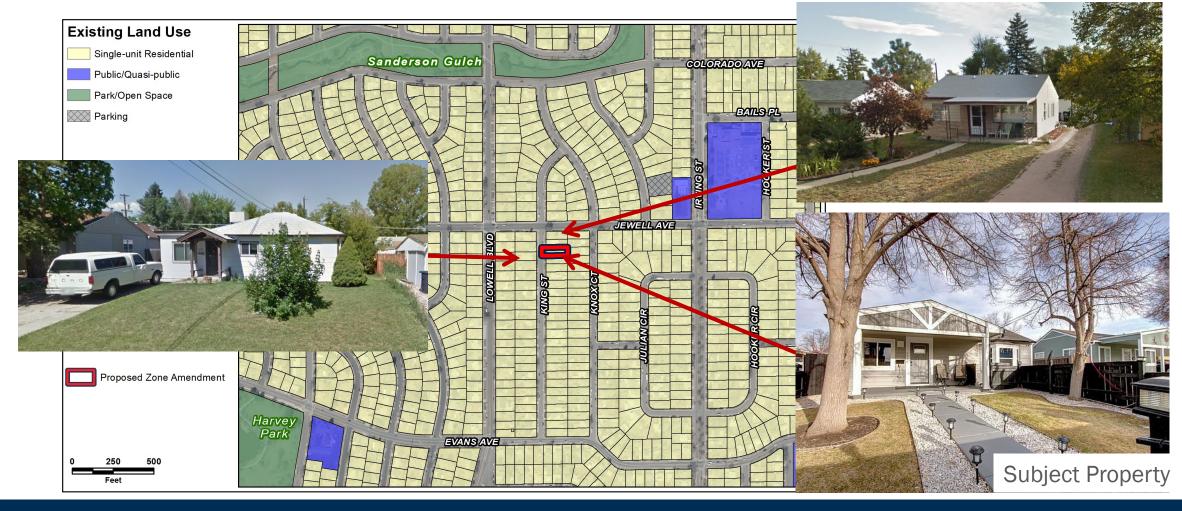
Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Park/Open Space
- Public/quasi public



Existing Context: Building Form/Scale





Agenda

- Request
- Location and Context
- Process
- Review Criteria





Process

- Informational Notice: 05.09.2024
- Planning Board Notice: 06.18.2024
- Planning Board Public Hearing: 07.03.2024
- LUTI Committee: 07.16.2024, tentative
- City Council Public Hearing: 08.25.2024, tentative

 Public Comment: 1 public comment letter in opposition, no RNO comments



Presentation Agenda

- Request
- Location and Context
- Process
- 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



- 1. Consistency with Adopted Plans
 - Comprehensive Plan 2040
 - Blueprint Denver
- 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



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).





1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- 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 (S-) Neighborhood Context:

Range of uses from singleunit 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.





Low Residential

- Predominantly single- and twounit uses
- Accessory dwelling units are appropriate

Future Street Type

- Jewell Ave, Residential Arterial
- King St, Local

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.





- Growth Areas Strategy:
 All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

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.



- 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



- 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:

- Changed or changing conditions in a particular area, or in the city generally; or,
- A City adopted plan; or,
- 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



- 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

