



959 & 971 South Wolff Street

Request: E-SU-G to E-TU-C

LUTI Committee: July 30, 2024

Presenter: William Prince

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-G to E-TU-C



- Property:
 - Two single unit residential properties (one vacant from fire in 2022, one single unit)
 - 37,500 sq ft or .86 acres
- Rezone from E-SU-G to E-TU-C to develop with duplex option

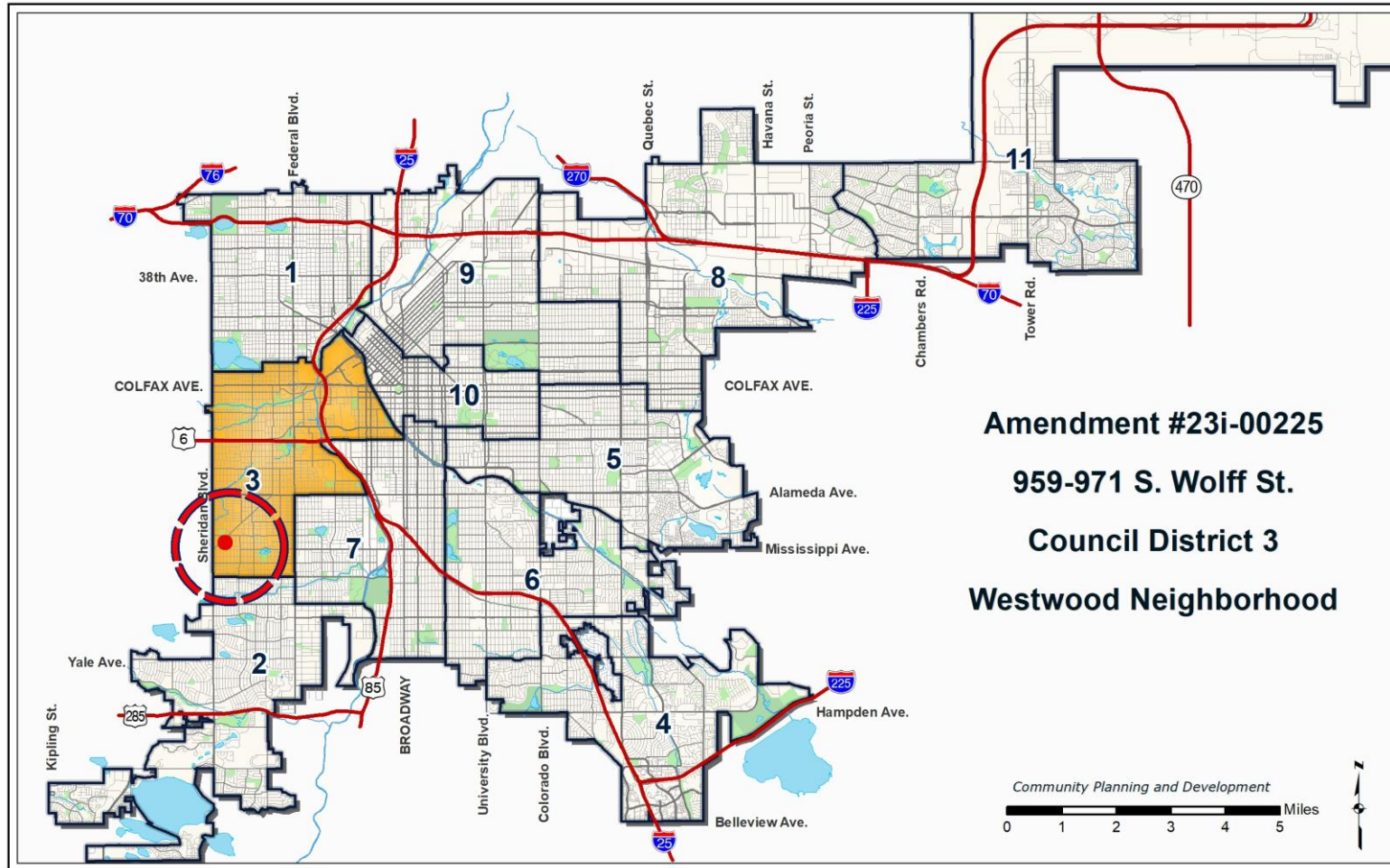
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

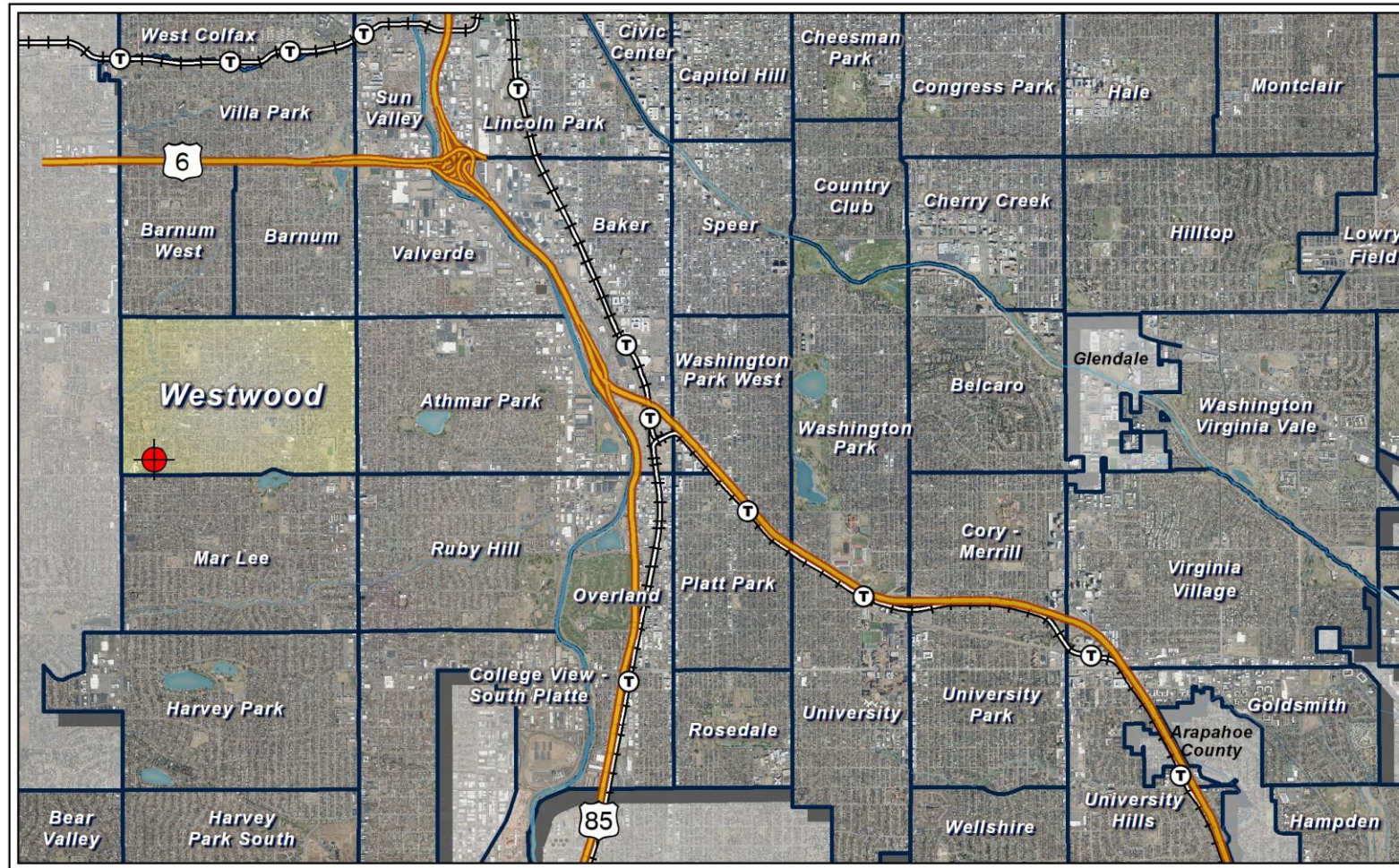
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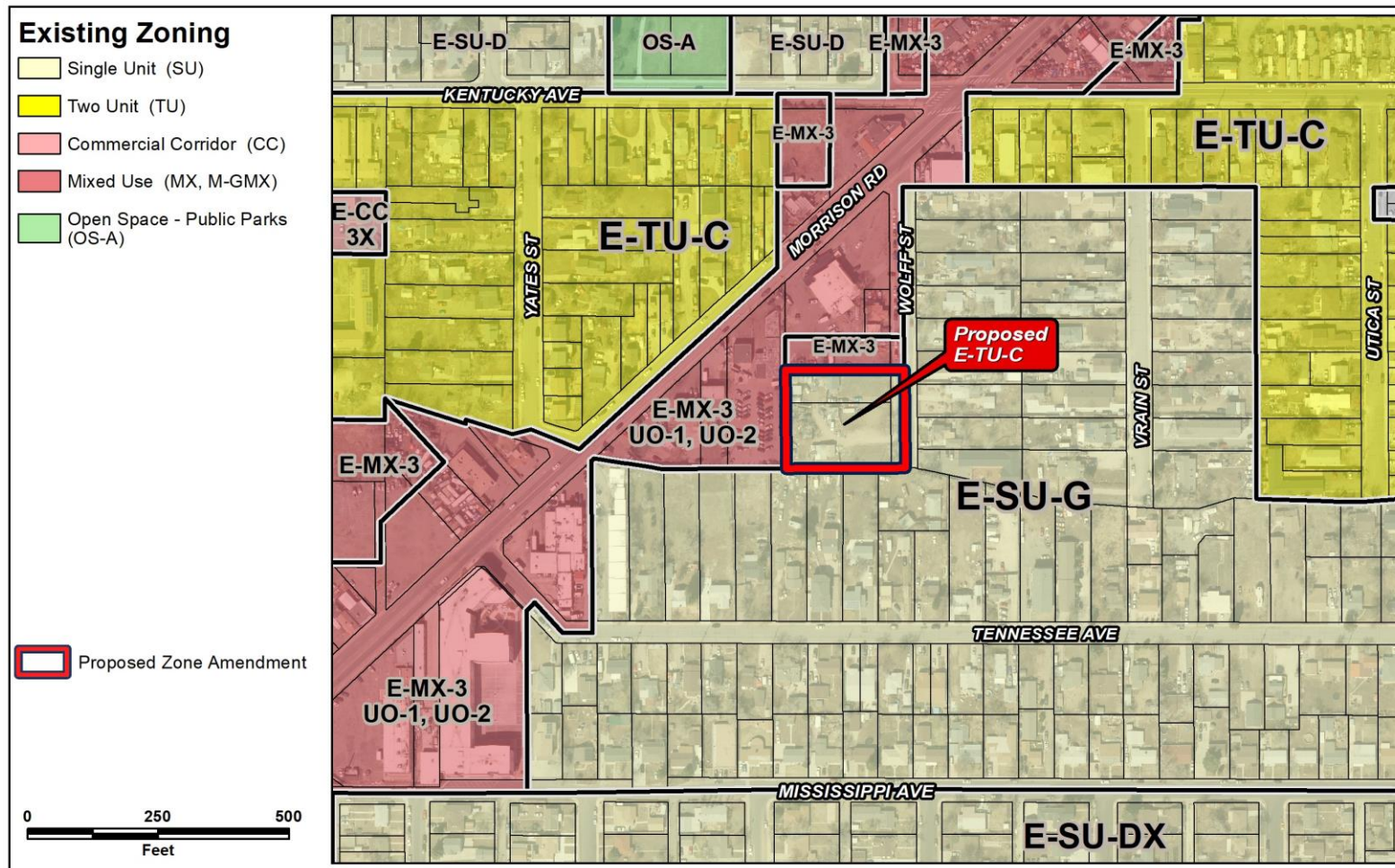
Council District 3 – Councilmember Torres



Statistical Neighborhood – Westwood



Existing Zoning: E-SU-G



Proximity to:

- E-SU-G
- E-MX-3, UO-1 and UO-2
- E-TU-C
- E-SU-Dx

Proposed Zoning: E-TU-C

SECTION 4.2.2 RESIDENTIAL DISTRICTS (E-SU-A, -A1, -B, -B1, -D, -DX, -D1, -D1x, -G, -G1, E-TU-B, -C, E-RH-2.5, E-MU-2.5)

4.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
 - B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi unit building forms that typically address the street in the same manner as an urban house building form.
 - C. These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts.
 - D. The regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.
- L. Two Unit C (E-TU-C)**
E-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet and accessory dwelling units. Allowed building forms are the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

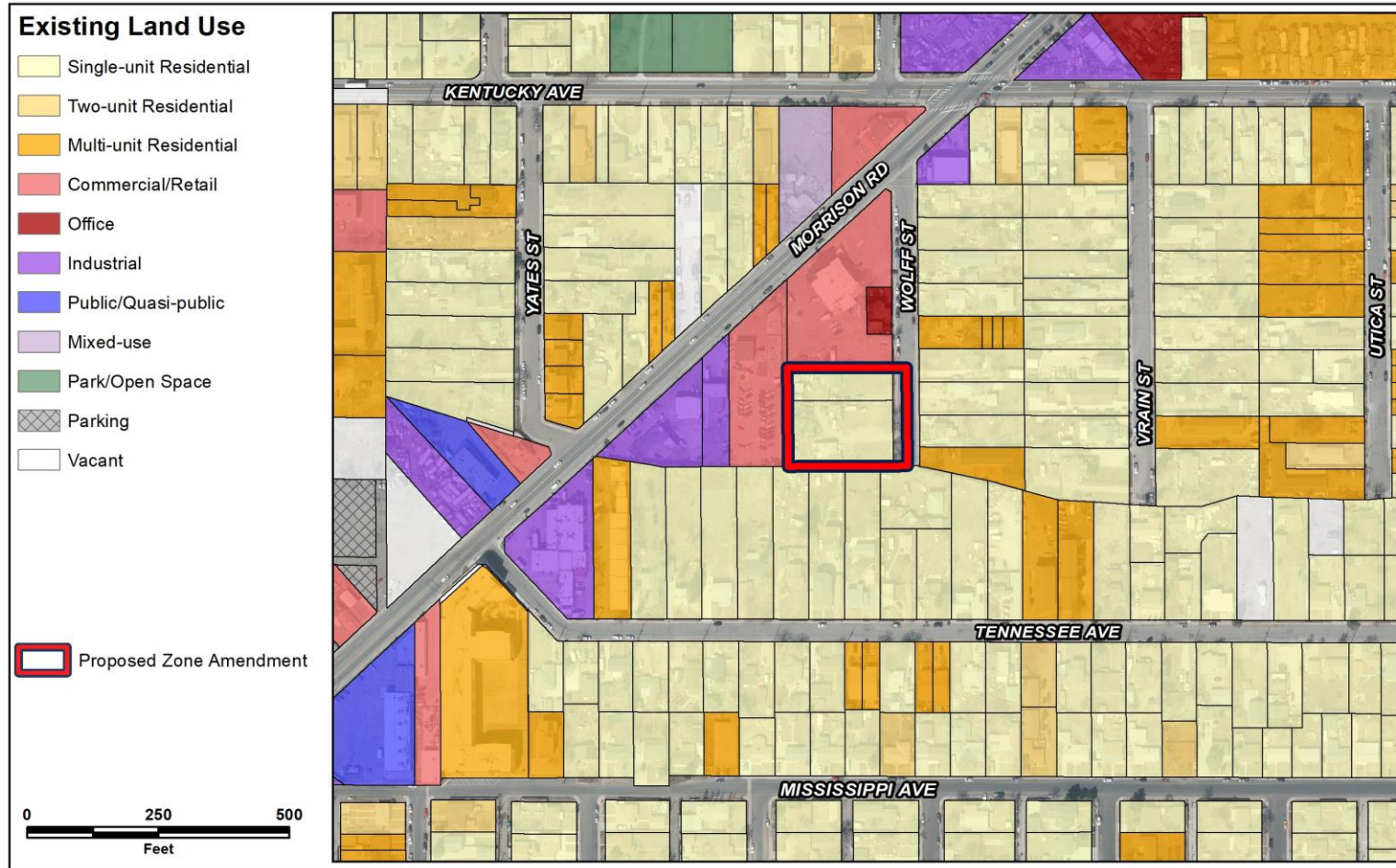
Urban Edge (E-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	E-SU-A, -B, -D		■		●								
	E-SU-A1, -B1, -D1		■		●								
	E-SU-Dx , -G	■	■		●								
	E-SU-D1x, -G1	■	■		●								
Two Unit (TU)	E-TU-B, -C		■	■	■								
Row House (RH)	E-RH-2.5	■	■	■	■	■							
Multi Unit (MU)	E-MU-2.5	■	■	■	■		■	■	■				
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	E-RX-3, -5							■					■
Commercial Corridor (CC)	E-CC-3, -3x									□	□	■	
Mixed Use (MX)	E-MX-2x							■				■	■
	E-MX-2, -2A, 3, 3A							■		□	□	■	■
Main Street (MS)	E-MS-2x							■					■
	E-MS-2, -3, -5							■		□	□		

■ = Allowed □ = Allowed subject to geographic limitations

● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

*See Section 1.2.3.5 for exceptions

Existing Context: Land Use

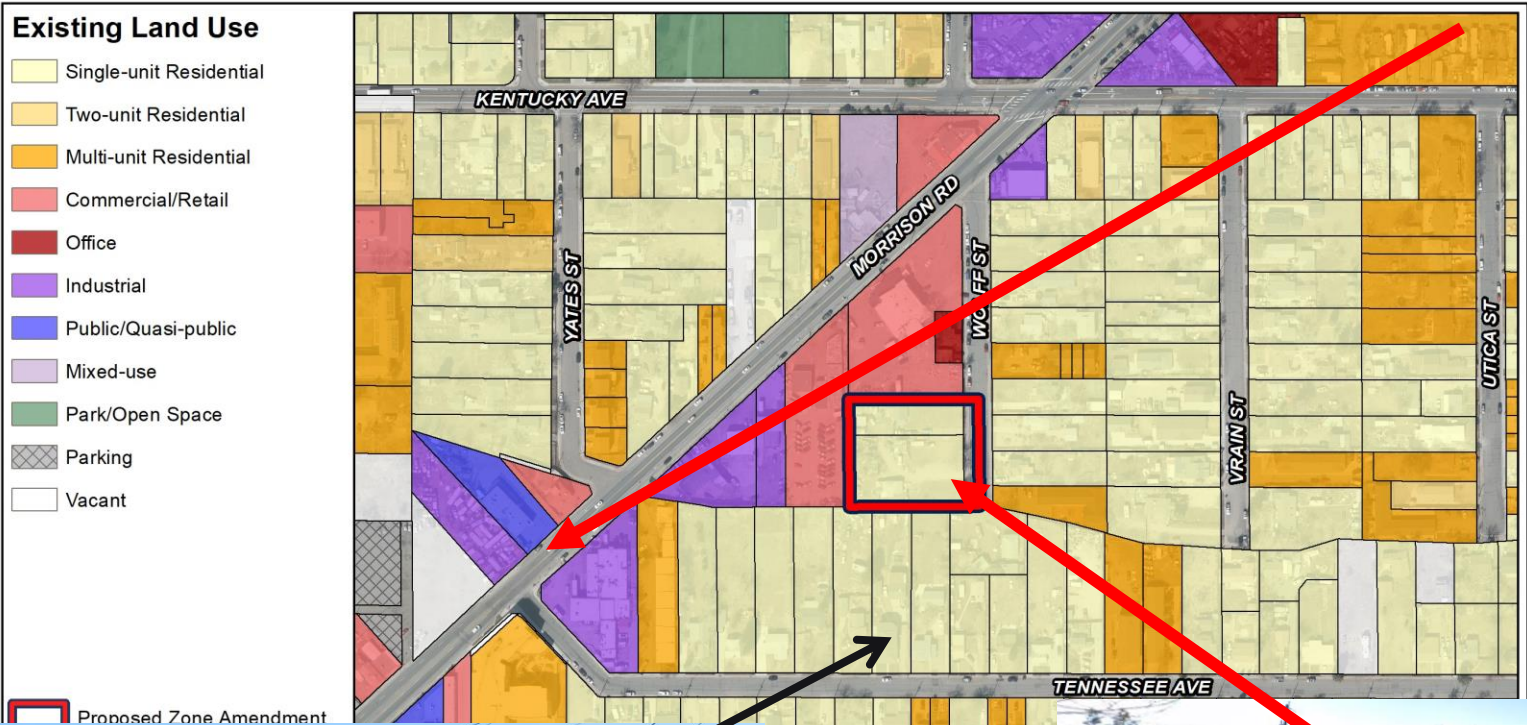


Single Unit Residential

Adjacent to:

- Single-Unit Residential
- Commercial/Retail
- Two-Unit Residential

Existing Context: Building Form/Scale



Subject Property

Agenda

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Process

- Informational Notice: 05.01.2024
- Planning Board Notice: 06.18.2024
- Planning Board Public Hearing: 07.03.2024 - approved
- **LUTI Committee: 07.30.2024**
- City Council Public Hearing: 09.09.2024, tentative

- Public Comment: None to date

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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*
- *Westwood Neighborhood Plan (2016)*

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 1, Strategy A – Increase development of housing units close to transit and mixed-use development (p.28).
- 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).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhood (p. 54).



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- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

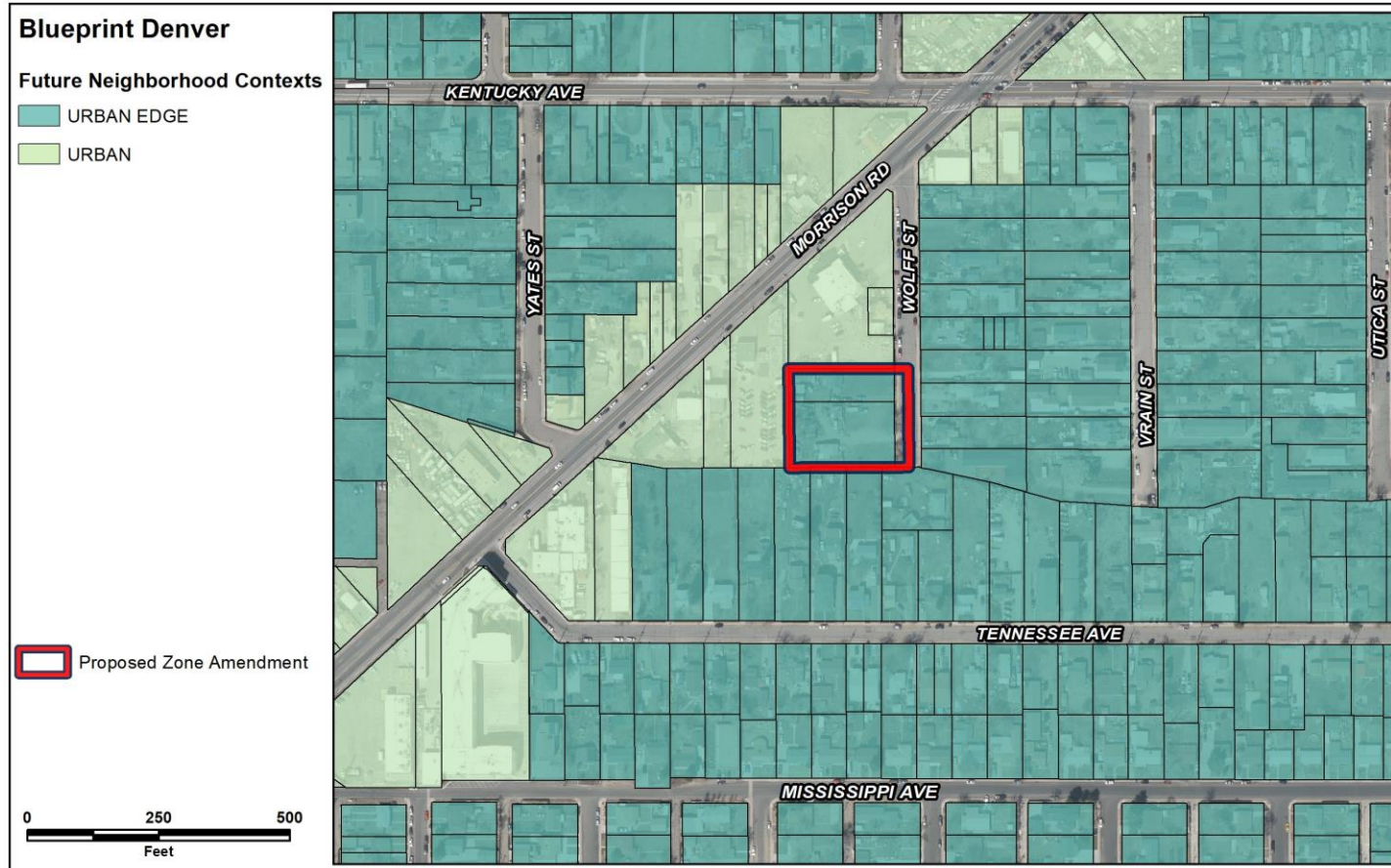
2. Uniformity of District Regulations

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4. Justifying Circumstances

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

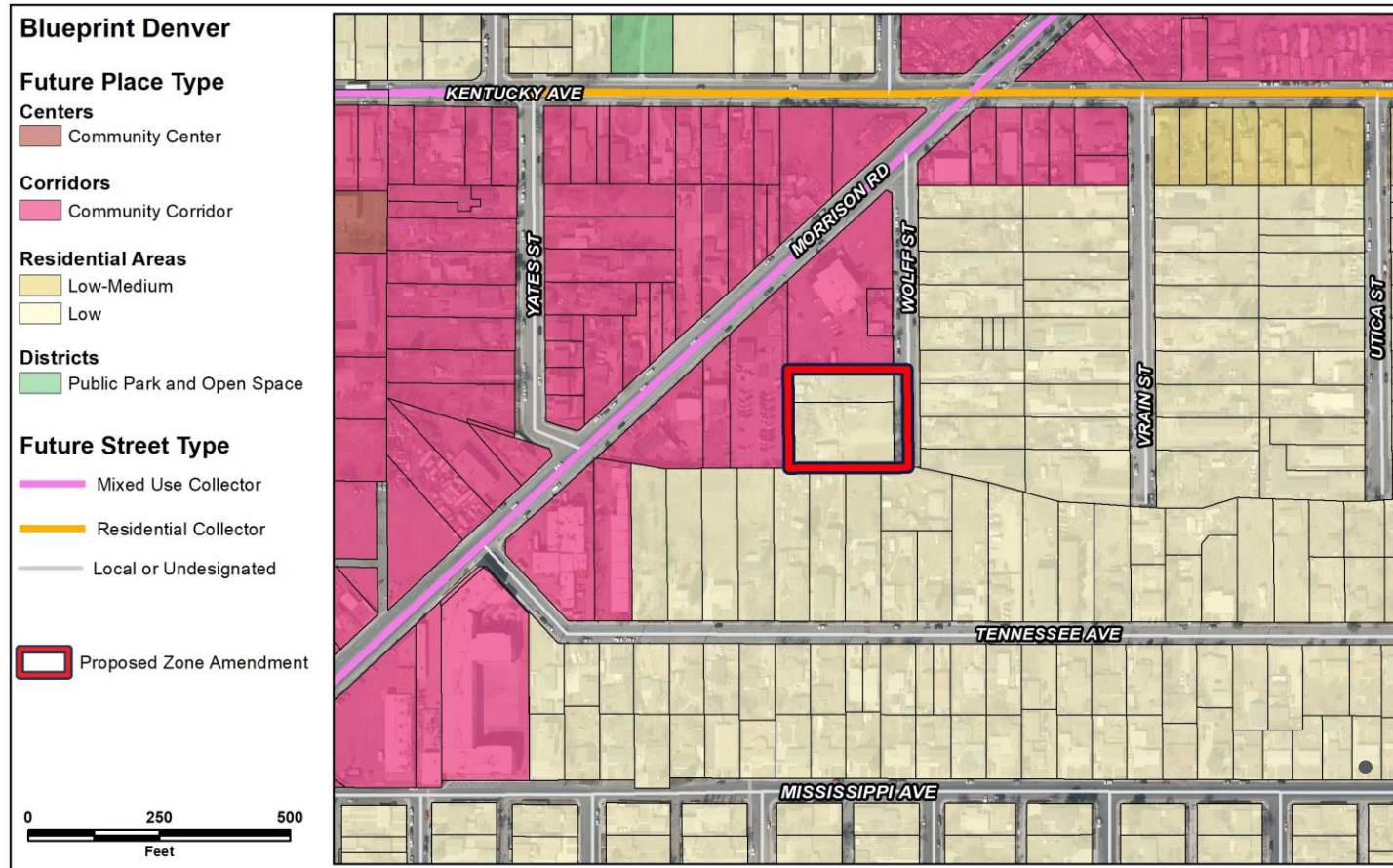
Blueprint Denver 2019



Urban Edge (E) Neighborhood Context:

- The urban edge context areas are predominately residential and tend to act as a transition between urban and suburban areas. Homes in this context are typically **low-scale single- and two-unit residential** with some small scale multi-unit residential. Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development.
- The urban edge context offers good walkability with short, predictable blocks. Many existing commercial developments in urban edge were established with the rise of the automobile and, as a result, are designed around single-occupancy vehicles. As these areas redevelop, they will be adapted to be more pedestrian-friendly, with buildings oriented to the public realm instead of parking lots.

Blueprint Denver 2019



• Low Residential

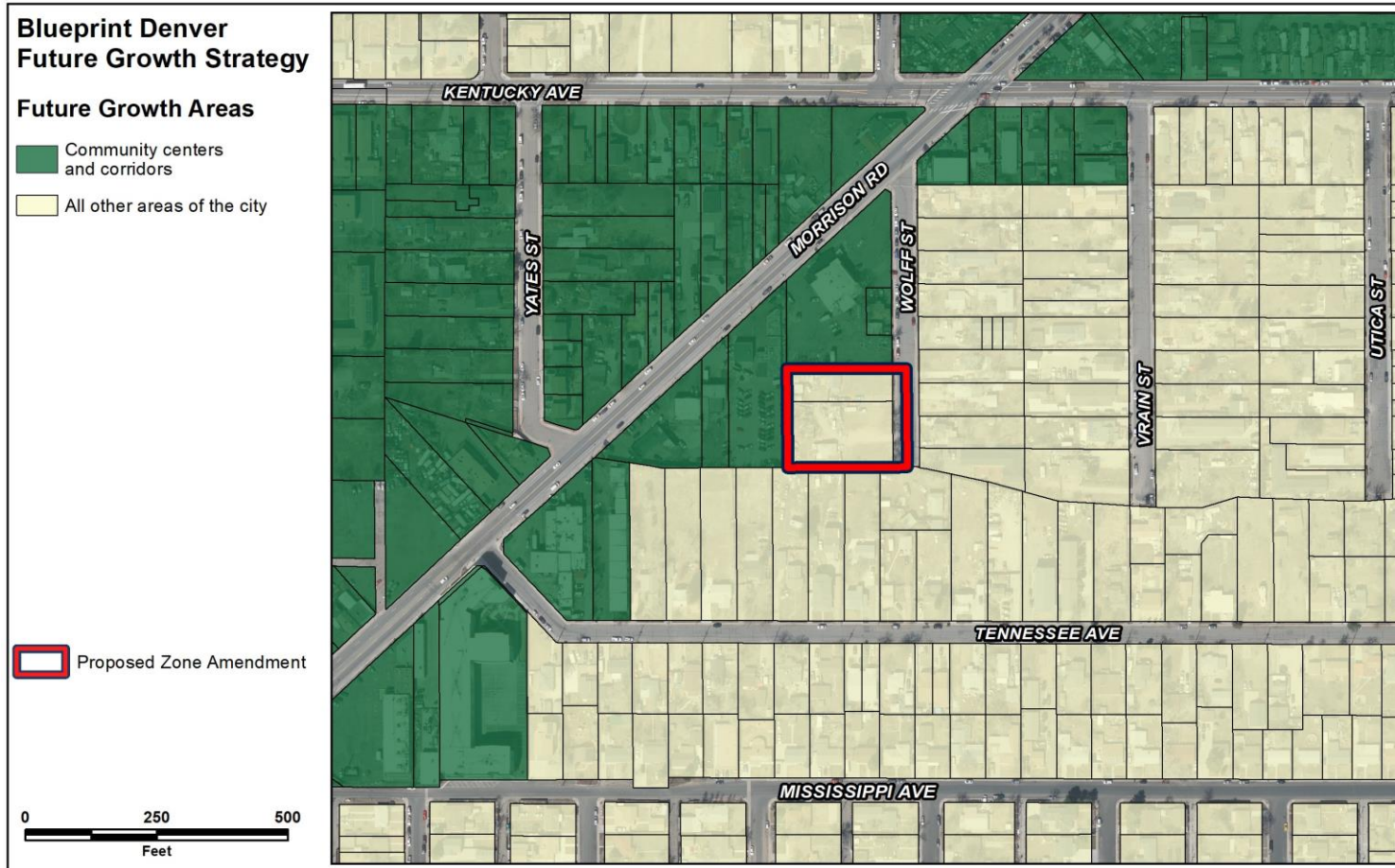
- Predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.
- Additional guidance is provided for “Low Residential” when a “request is made to change the zoning to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns. A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input (p. 215).

• Future Street Type

- Wolff, Local

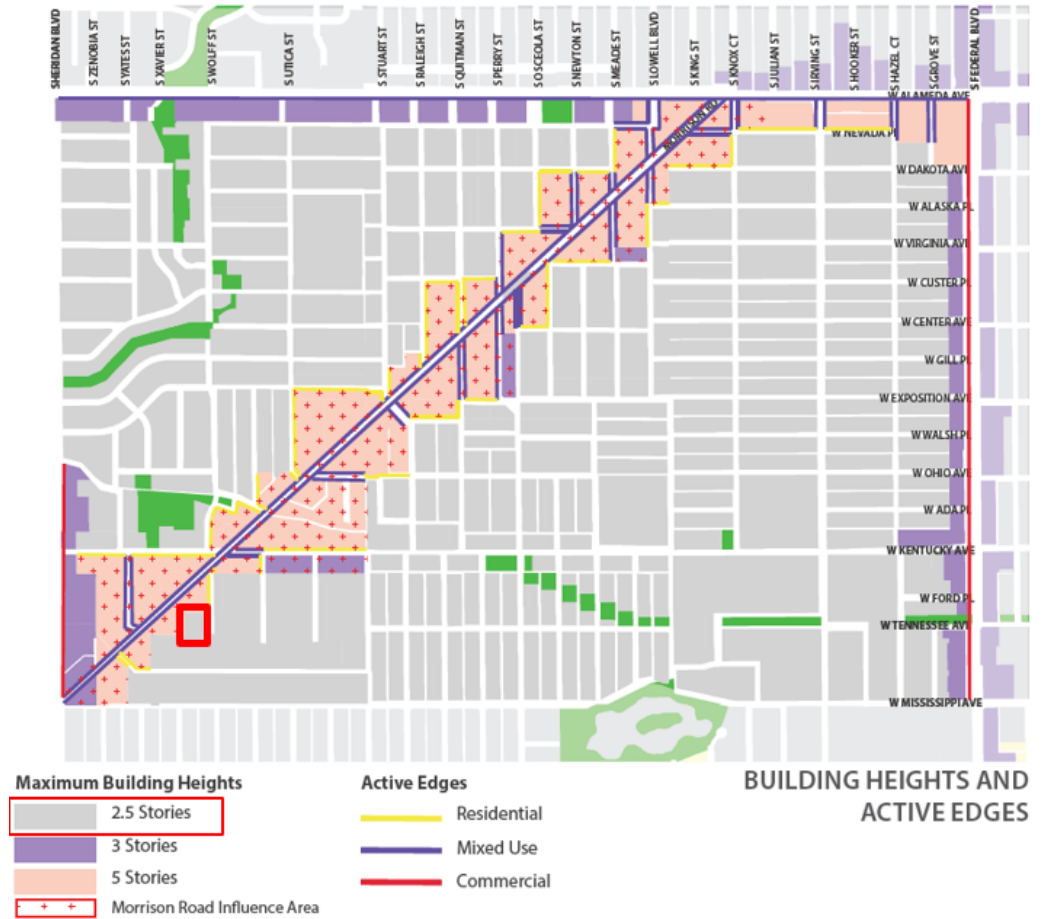
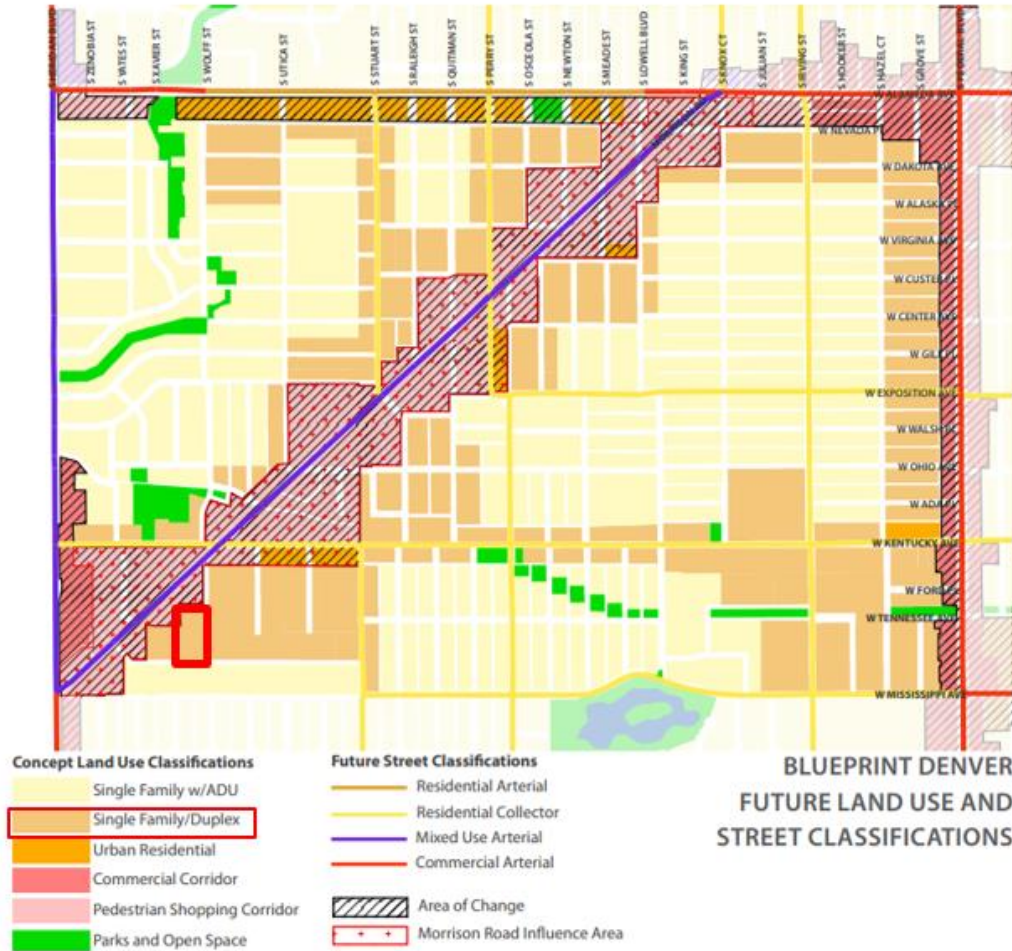
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



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

Westwood Neighborhood Plan (2016)



Denver Zoning Code Review Criteria

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Denver Zoning Code Review Criteria

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- 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
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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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas.
 - Residential Districts are intended to
 - Promote and protect residential neighborhoods within the character of Urban Edge Neighborhood context
 - The building form standards, design standards, and uses work together to promote desirable residential areas
 - The **E-TU-C** zone district is a two-unit district allowing urban house, duplex and tandem housing building forms and accessory dwelling units on a minimum zone lot of 5,500 square feet.

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