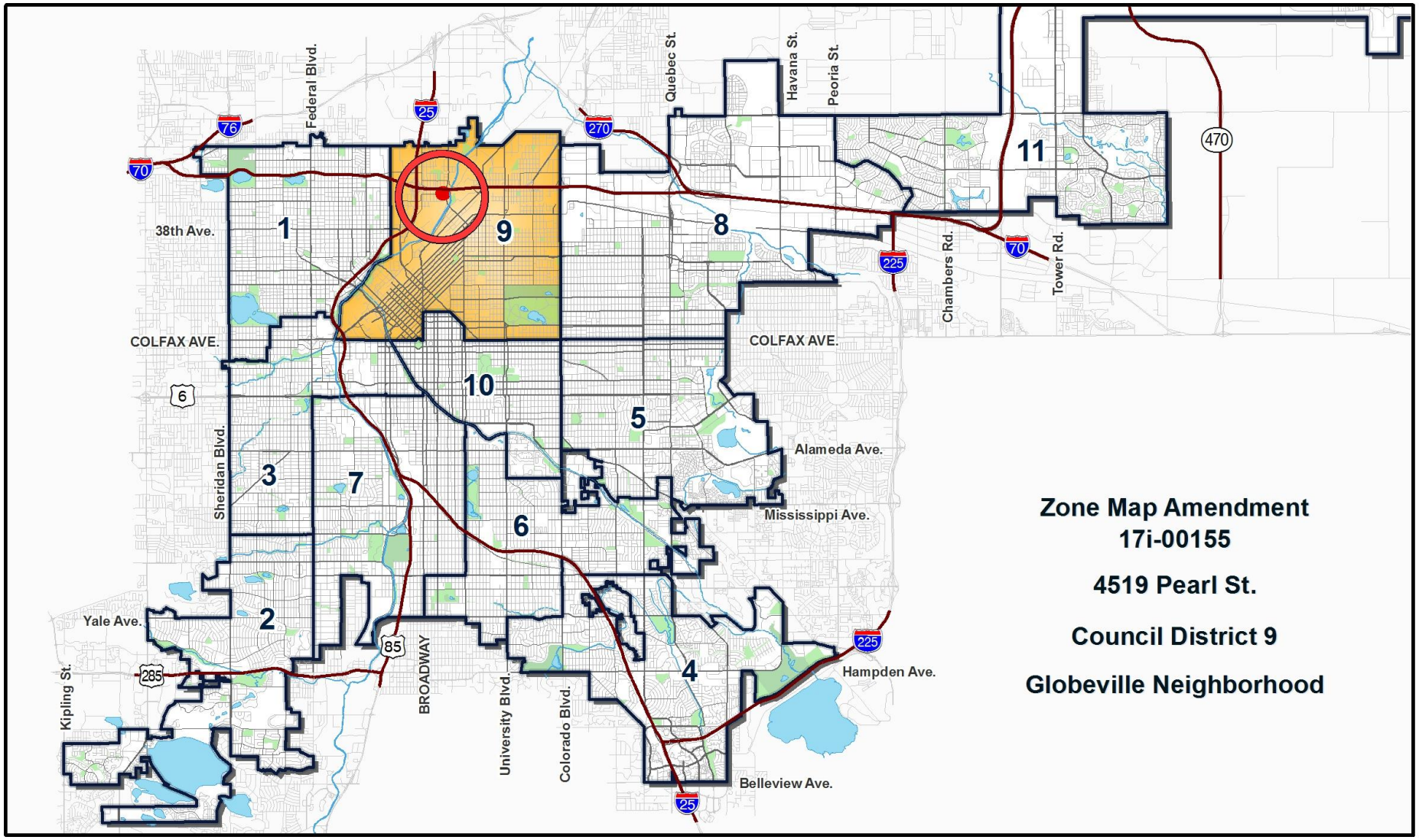
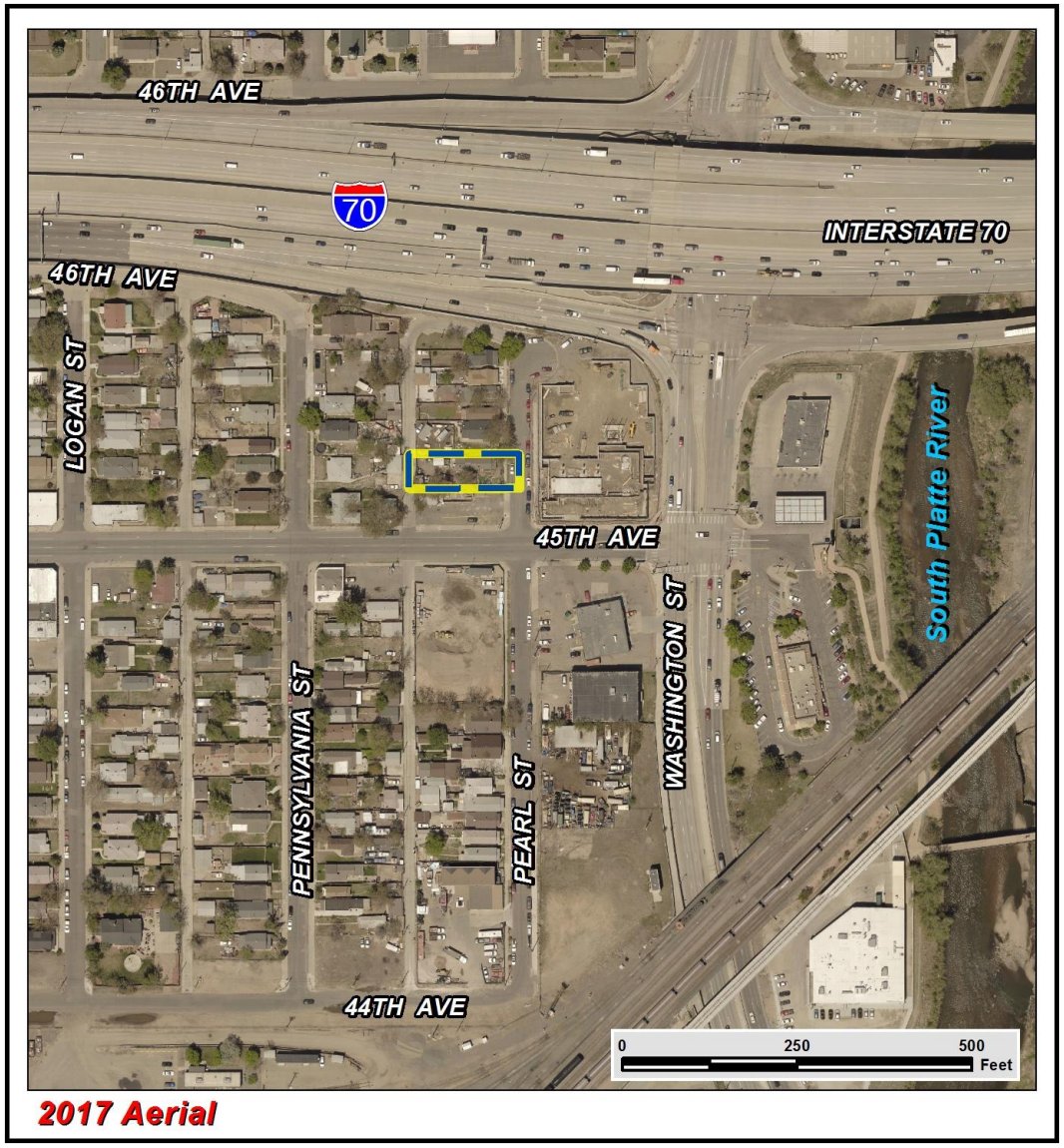
Official Map Amendment

Application #2017I-00155
Rezoning 4519 Pearl St. from E-SU-B to U-SU-B1



4519 Pearl St.

E-SU-B to U-SU-B1



2017 Aerial

- **Location:**
  - Pearl St. north of 45th Ave.
  - Approx. 6,250 SF (0.14 acres)
  - Currently Single Unit Residential

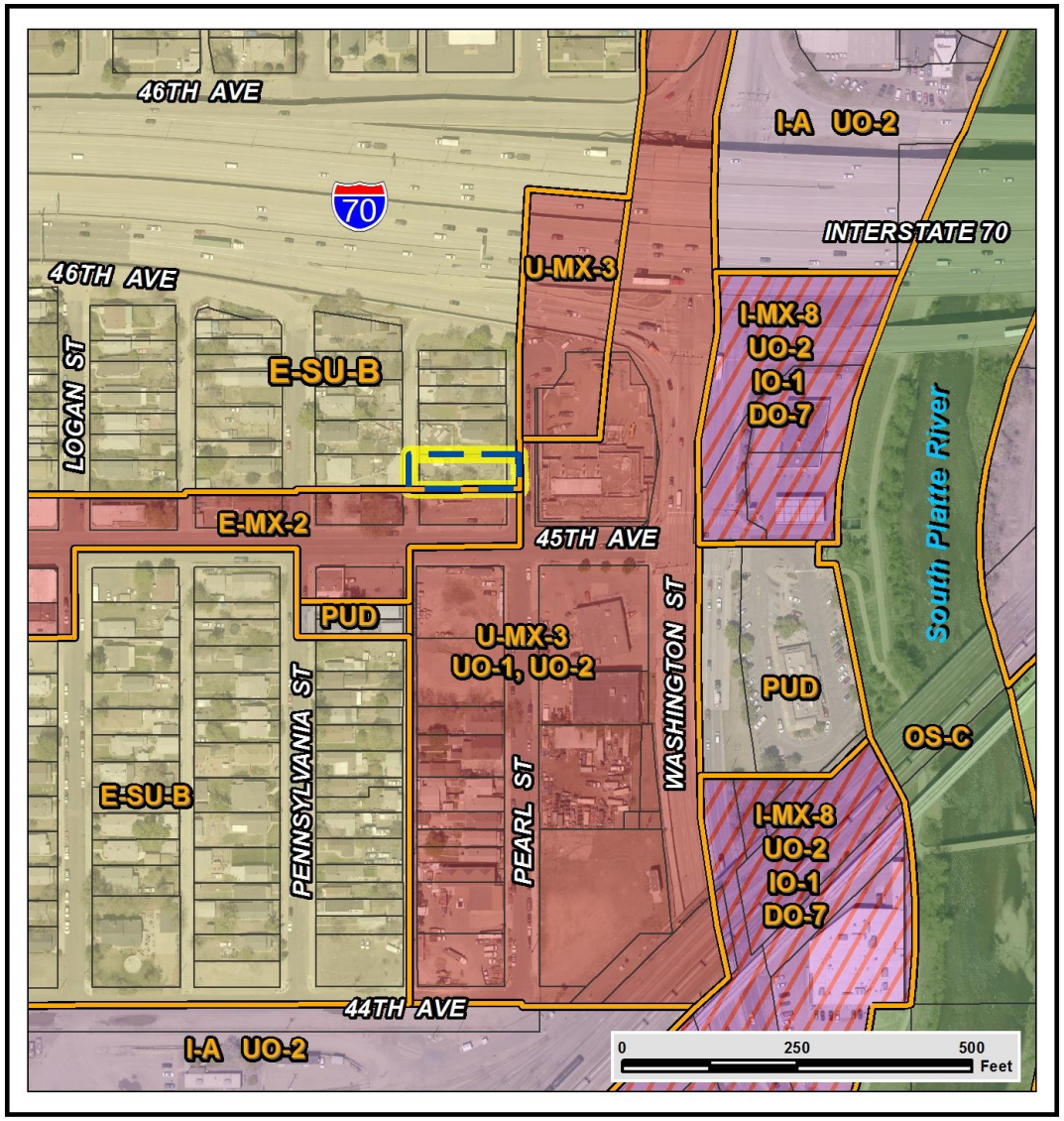
- **Proposal:**
  - Rezone from E-SU-B to U-SU-B1 to allow for addition of ADU

Request: Urban – Single Unit – B1

- Single unit district allowing urban houses and detached accessory dwelling units;
- Minimum zone lot area of 4,500 square feet;
- Blocks typically have a pattern of 37.5 foot wide lots;
- Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.

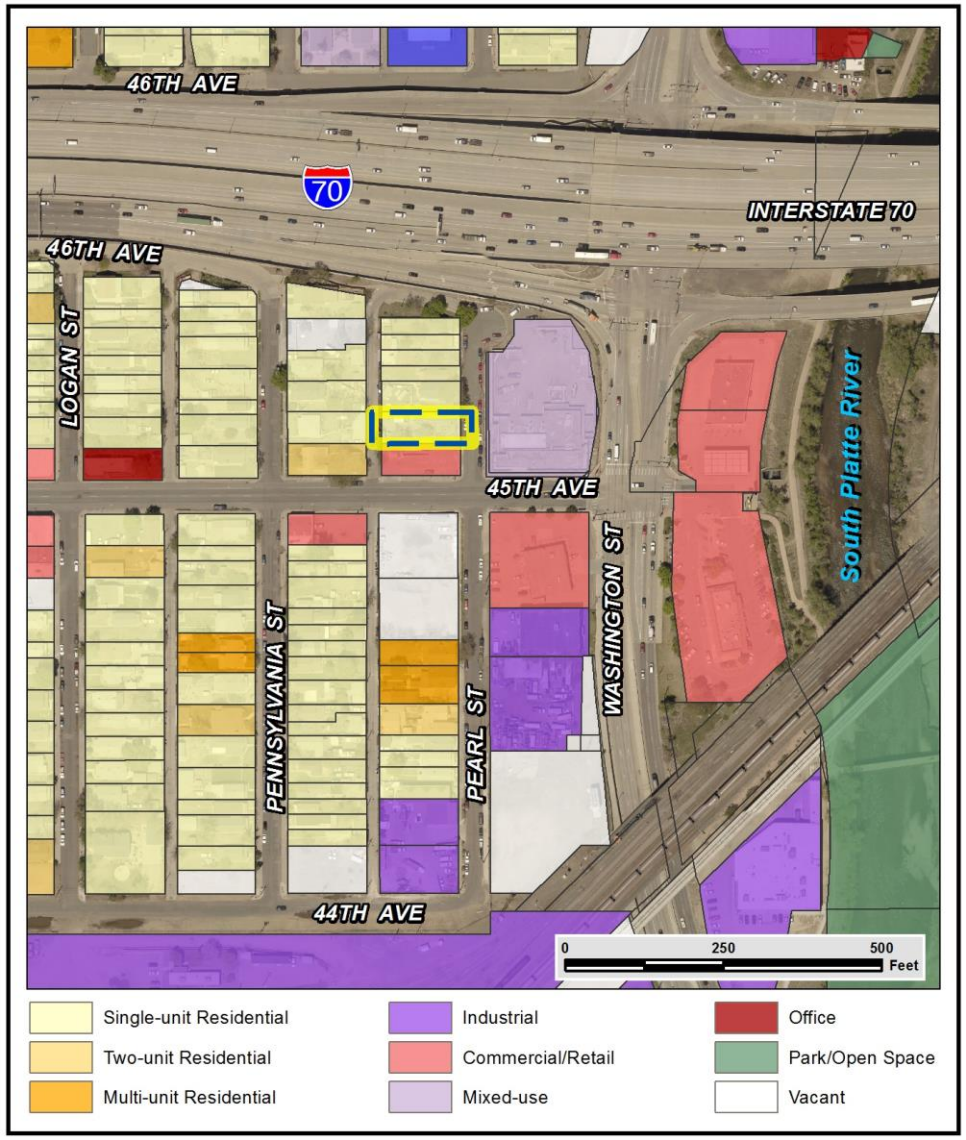
Existing Context

Zoning
Land Use
Building Form/Scale



Existing Zoning: E-SU-B

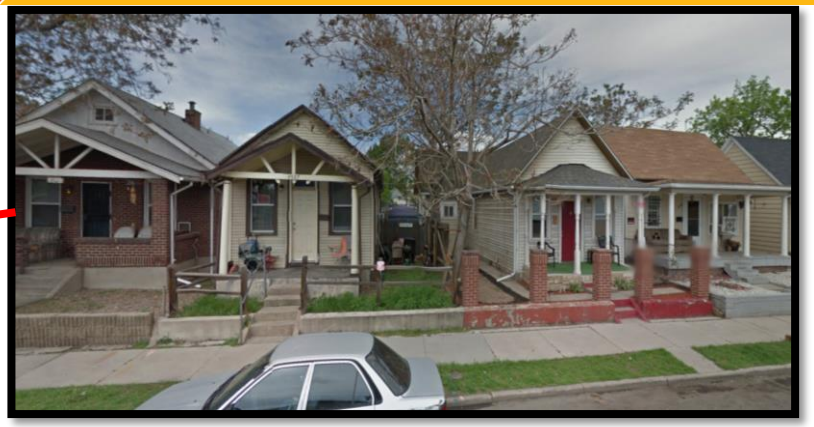
- Surrounding Properties:
  - North & West: E-SU-B
  - South: E-MX-2
  - East: U-MX-3 UO-1, UO-2

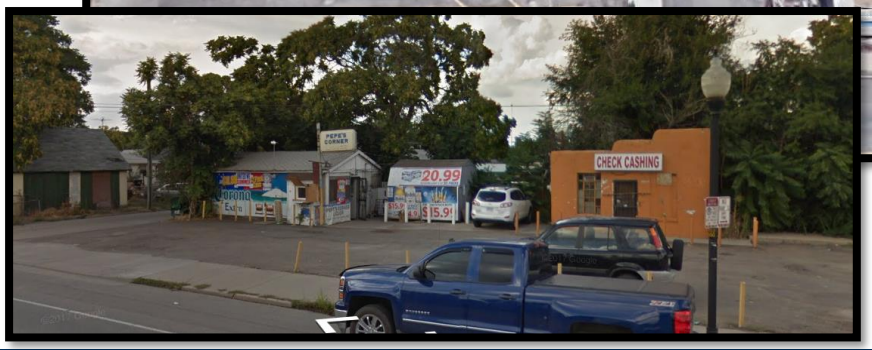


Existing Context: Land Use (2016)

- **Subject Site:** Single-unit residential
- **North & West:** Single Unit (3,000 – 6,000 SF Lots)
- **South & East:** Commercial, vehicle uses on 45th and Pearl
- Some duplexes and multi-unit

Existing Context: Building Form/Scale





Process

- Pre-Application Review: October, 2017
- Informal public outreach by Applicant (RNOs, Council Member)
- Application submitted: 2/08/18
- Planning Board: 1/09/18
  - Voted unanimously to recommend approval
- Land Use, Transportation & Infrastructure Committee: 1/28/19
- City Council First Reading: 2/4/2019
- City Council Public Hearing: 3/18/2019

Public Comment:

- No comments received during review

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - Comprehensive Plan 2000
   - Blueprint Denver (2002)
   - Globeville Neighborhood Plan (2014)
   - 38th & Blake Station Area Height Amendments

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

Consistency with Adopted Plans: Comprehensive Plan 2000

- **Environmental Sustainability Strategy 2-F**

  Promoting infill development at sites where services and infrastructure are already in place

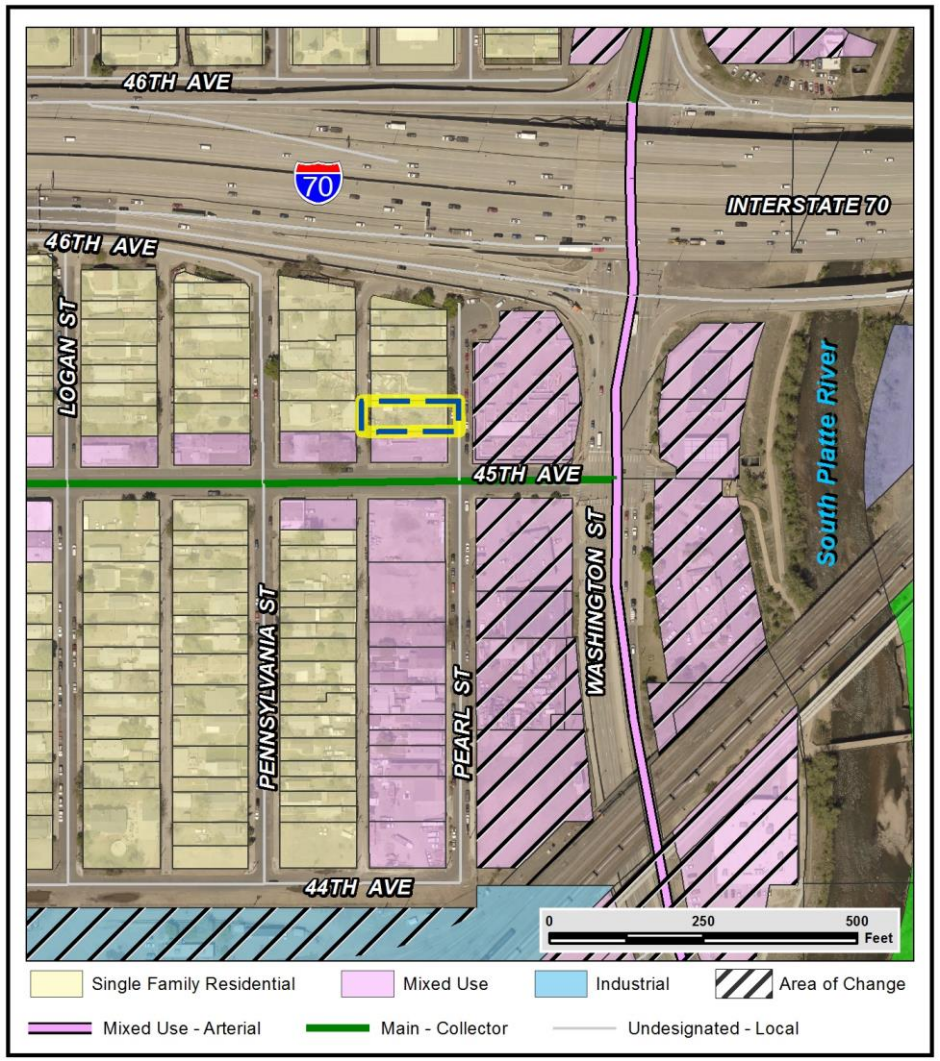
- **Land Use Strategy 3-B**

  Encourage quality infill development that is consistent with the character of the surrounding neighborhood;

- **Denver's Legacies Strategy 3-A**

  Identify areas in which increased density and new uses are desirable and can be accommodated

Consistency with Adopted Plans: Blueprint Denver (2002)



Single-Unit Residential

- Densities fewer than 10 units per acre
- employment base is significantly smaller than the housing base
- Single-family homes are the predominant residential type

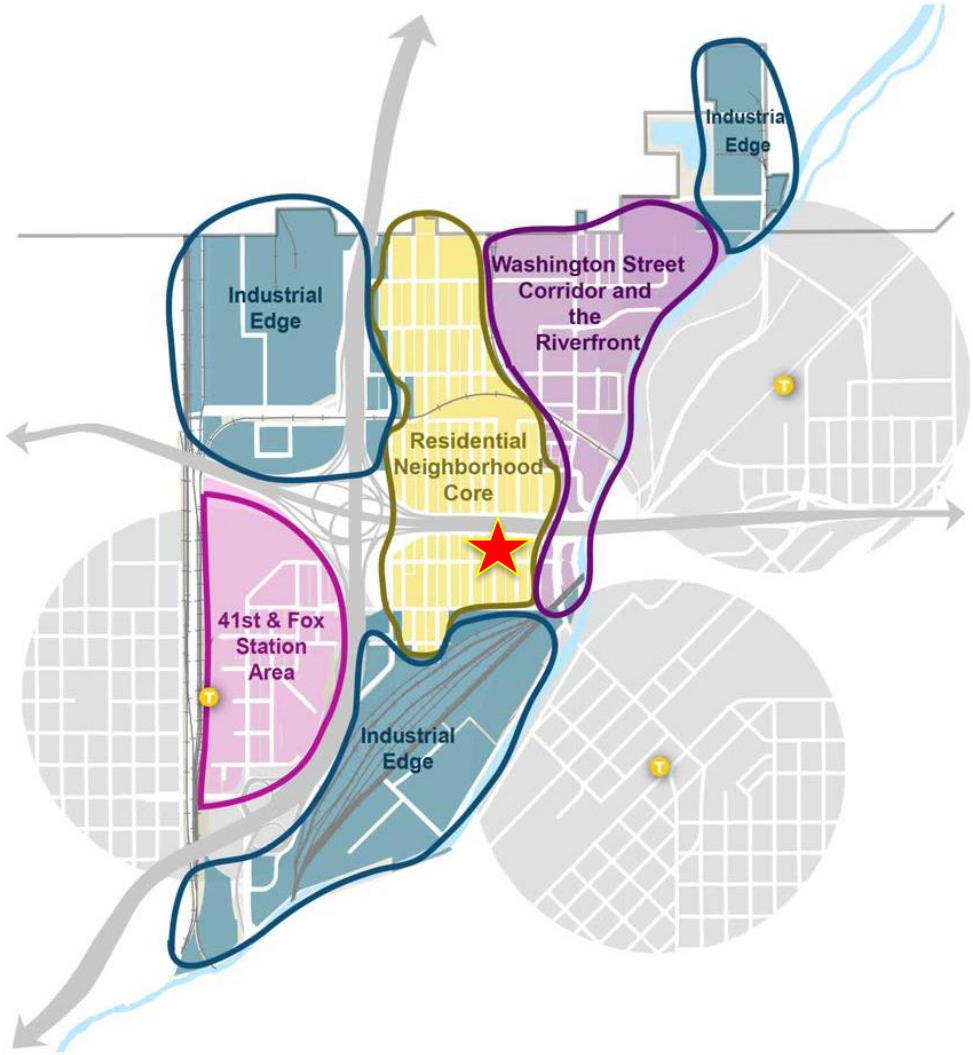
Area of Stability

- Maintain character while accommodating new development

Future Street Classifications:

- Pearl: Local Street; 45th: Collector

Consistency with Adopted Plans: Globeville Neighborhood Plan

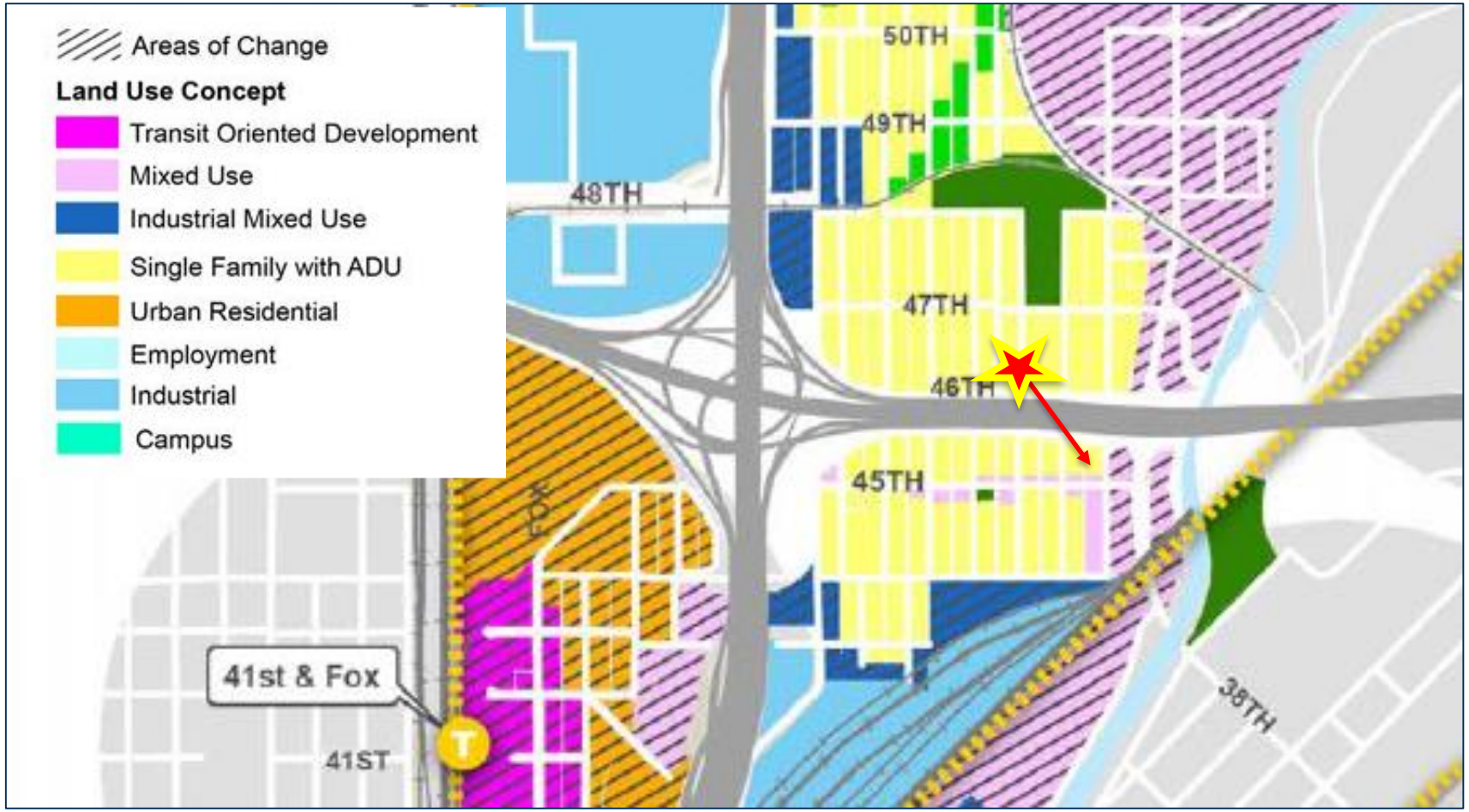


Globeville Neighborhood Plan Highlights area as Residential Neighborhood Core

- **VISION:** Maintain the single family residential character of the neighborhood core while improving internal circulation and enhancing 45th Avenue as a neighborhood-serving main street.

Consistency with Adopted Plans: Globeville Neighborhood Plan

Single Family with Accessory Dwelling Unit (ADU): Single family homes are the predominant residential type in these areas. An Accessory swelling unit is an additional residential unit that is located on the same lot as a single family home. Accessory dwelling units enable aging in place, multi-generational houses, and additional income through rentals and may be within the main house (e.g. basement apartment) or within a separate accessory structure.



Consistency with Adopted Plans: Globeville Neighborhood Plan

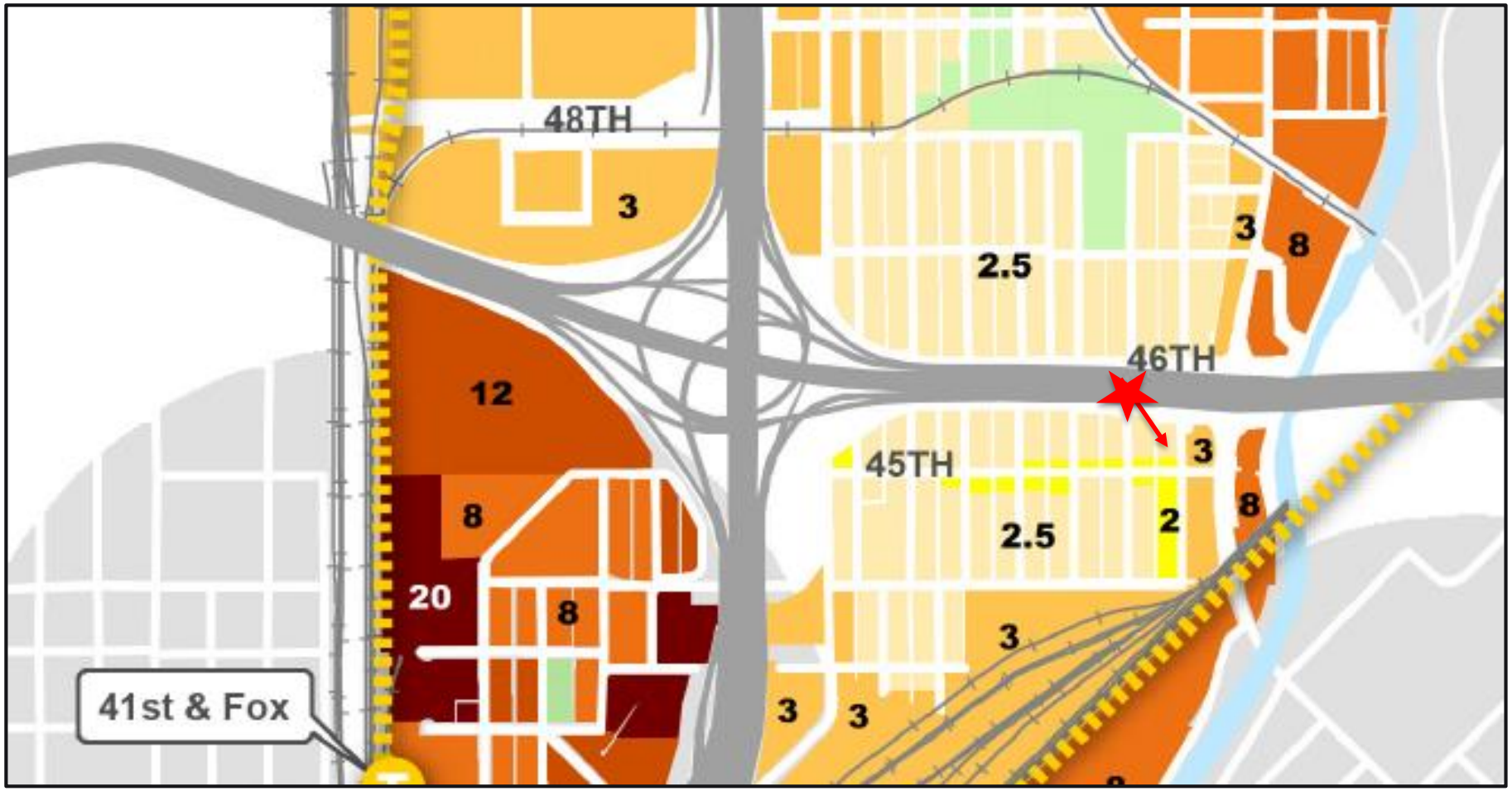
STRATEGIES UNIQUE TO THE RESIDENTIAL NEIGHBORHOOD CORE:

B1: Allow accessory dwelling units to allow aging in place, additional income through rentals, and to increase population density of neighborhood without altering character

E1. Update the Neighborhood Context. The Denver Zoning Code's Urban Neighborhood Context, as opposed to the currently-mapped Urban Edge Context, better reflects the use of alleys, limiting or prohibiting curb cuts for street access, and the continuation of detached sidewalks where possible.

E2. Tailor Minimum Zone Lot Sizes. In areas where the existing zoning requires a 4,500 square foot minimum zone lot size, a future zone district should maintain the 4,500 square foot zone lot minimum. In areas where the existing zoning requires a 6,000 square foot minimum zone lot size, a future zone district should have a 5,500 square foot zone lot minimum.

Consistency with Adopted Plans: Globeville Neighborhood Plan



Maximum Recommended Building Heights (Detail)

Review Criteria: Consistency with Adopted Plans

38th & Blake Height Amendments

Review Criteria

1. **Consistency with Adopted Plans**

   CPD finds the rezoning consistent with Comprehensive Plan 2000, Blueprint Denver, Globeville Neighborhood Plan and 38th & Blake Height Amendment.

2. **Uniformity of District Regulations**

   The proposed rezoning to U-SU-B1 will result in the uniform application of zone district building form, use and design regulations.

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

   Primarily through the implementation of the City's adopted plans and by adding to the diversity of the housing stock.

Review Criteria

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;

The Globeville Neighborhood Plan was adopted in 2014 and sets out a specific vision for the area that includes changing the neighborhood context from Edge to Urban and allowing ADUs; also significant development in Globeville and RiNO

Review Criteria #5- Consistency with Neighborhood Context, Zone District Purpose and Intent

Urban Neighborhood Context:

- Primarily characterized by single-unit and two-unit residential uses
- Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas
- Single- and two-unit residential uses are primarily located along local and residential arterial streets

U-SU Zone District Purpose:

- Single unit district allowing urban houses and detached ADUs
- Minimum zone lot area of 4,500 square feet
- Blocks typically have a pattern of 37.5 foot wide lots
- Setbacks & coverage standards similar to U-SU-B (and E-SU-B)

CPD Recommendation

CPD recommends approval of 2017I-00155, 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