# 1901 S Clarkson Street

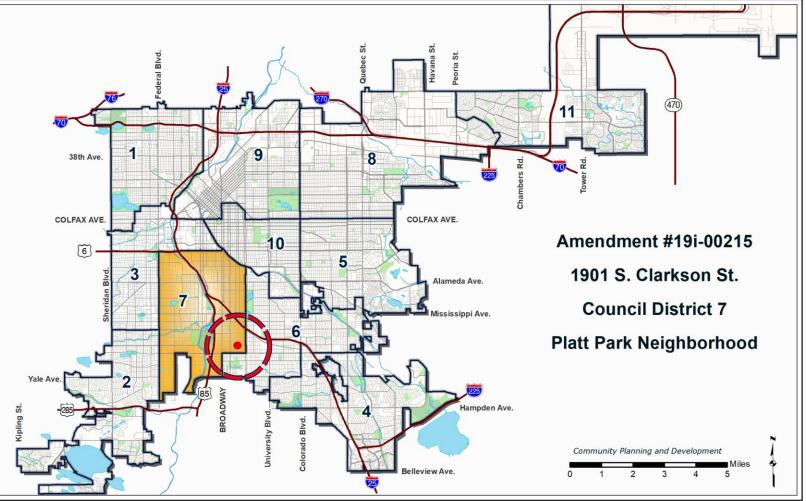
### 2019I-00215 Request: U-SU-C1 to U-SU-B1

Date: 8/10/2020



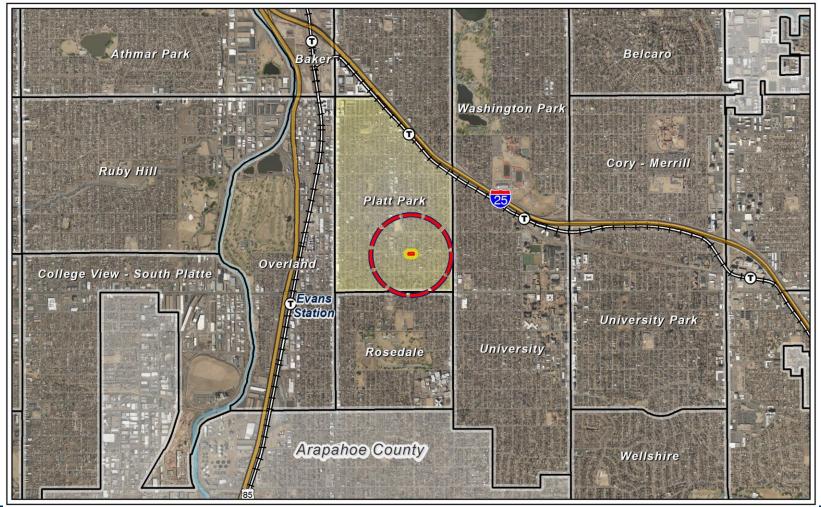
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## Council District 7





## Platt Park Neighborhood





#### CONNECT WITH US 311 | POCKETGOV | DENVERGOV.ORG | DENVER 8 TV

## Request: U-SU-B1



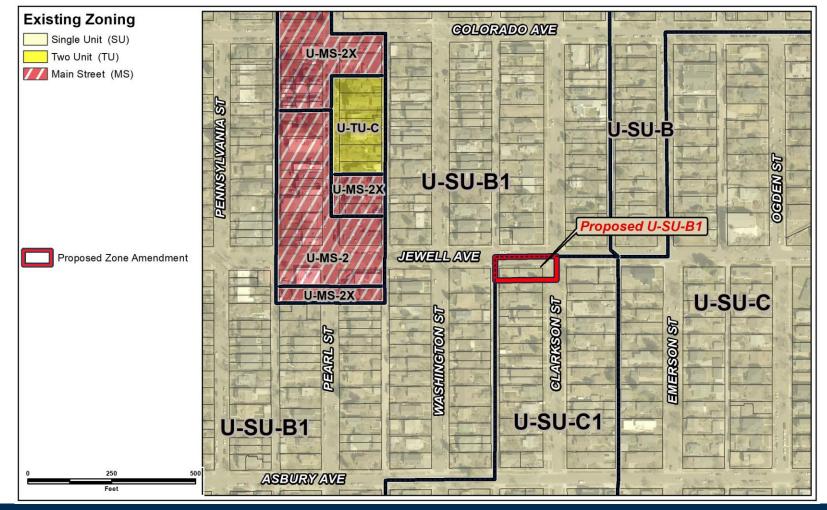
- Location
  - Approx. 4,690 square feet or
    - 0.11 acres
  - Single-unit residential

#### Proposal

- Rezoning from U-SU-C1 to U-SU-B1
  - Allows Urban House and Detached Accessory
    - Dwelling Unit building forms
  - Max. building height 30-35
    feet, 24 feet for ADU
  - Min. lot size of 4,500ft<sup>2</sup>



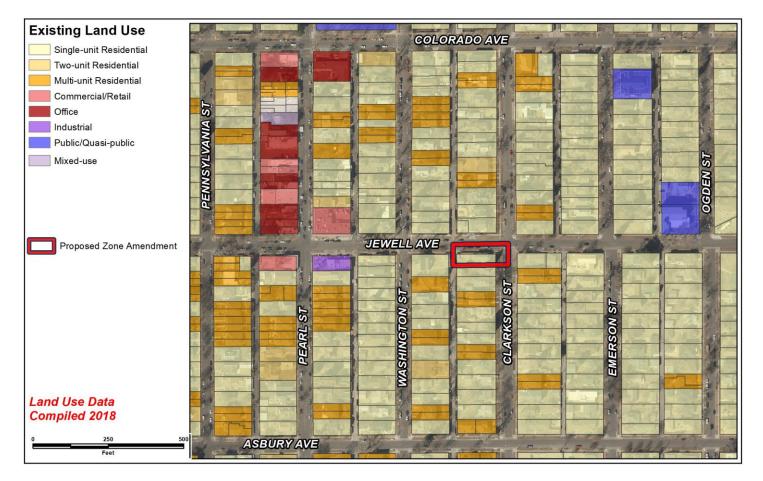
## **Existing Zoning**



- Current Zoning: U-SU-C1
- Surrounding Zoning:
  - U-SU-C1
  - U-SU-B1
  - U-SU-B
  - U-SU-C



## **Existing Land Use**



**Land Use:** Single-Unit Residential

### Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential

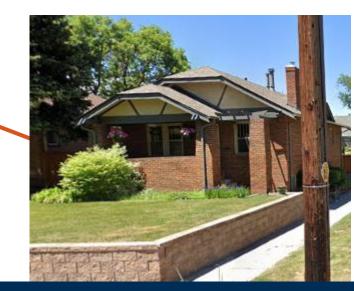


## **Existing Building Form/Scale**









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## Process

- Informational Notice: 4/3/2020
- Planning Board Notice: 5/19/2020
- Planning Board Public Hearing: 6/3/2020
- LUTI Committee: 6/23/2020
- City Council Public Hearing: 8/10/2020
- Public Comment
  - five emails from neighbors in opposition
  - Comment from 3PA in opposition



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: A Land Use and Transportation Plan (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



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# Consistency with Adopted Plans: 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).

• Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).





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#### Urban (U-) Neighborhood Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
- Block patterns are generally regular with a mix of alley access.
- High degree of walkability, bikeability, and good access to transit with less reliance on cars.





#### Low Residential

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

#### **Future Street Type**

 S Clarkson Street and Jewel Avenue: Undesignated Local



Parcel Size	9370	6250 F 14	7000	6250	6250 6250	6250	6230 <b>6</b> 230	9790	4680
	3125	Ú-MS-2X	COLO	RADO AVE	Part Barriel	U-SU-	6230	10.720	4000
Land Area - Square Feet	6250 5620	6250	6250 6250	4870	5624 3740	4690	6240	6230	6240
0 - 2999	6250 5620	6250	6810 4160 4160	4870 3250 3250	3125	4690 6250	12470	4680	6240
3000 - 4499	6250 F 6250	6250	4690 4120 3116	8120	3125 4690	4690		4680 6230	6240
4500 - 5499	3125 0 4690	4511	3125 3134 3125 3125	4870	7810	4690 4690	6230	6230	6240
5500 - 6999	6250      2881        6250      2881        4690      2882        4690      6250        6250      6250        6250      6250        6250      6250        6250      6250        4690      2425	4871	3120 3125 3125 3125 4690	5850 3900	3120 4690	4690	6230	6230 F	6240
7000 - 9999	4690 6250	9375 <b>UTUO</b>	5750 4690 3125	U-SU	BI	4690 4690	6230	6230 6230	9360
10000+	4690 6250 6250	3125 3125 3125	6750 3125 6250	3182		6250	6230	6230 IS	6240
	6250 6250	3125 6250	6250 3120 6250	3316 6870	6250 6250	4690 4690	6230	9350 <b>B</b>	6240
	4690 3125 4690 3125	6250	3120      6250        6250      4687	5620	3121 3121	4690	6230		8862
Zone District	6250 3160	3106 10937	6250 <b>4687</b>	4636	6250	6250	6230	12400 F	6250
Proposed Zone Amendment		U-MS-2	JEWELL AVE				<u>U-S</u>		-
1	6250 2340 3130 3120	6250 1 6250	4690 4690 9370	4690	4775 2550 3656	9370	6250	6250	15600
	3130 3120 3130 3120 3218 6250	6250 U-MS-2X 6250	4690 6250	6250	3653	6250	6250 6250	6250	
	6250 3125 3125	6250 51125 6250 5125	4690 5000 4690 5940	3006 3244	7284	4870 4500	6250	6250	6250
	3125 3125 3125 3125	3125 3127	4690 4690 4690	6250 4690	7293			6250	6250
	6250 3125 3125	3125 3125 3125 3125 6250	4050 S 3125 5440 S 3125	6250 3006 3244 6250 4690 4690 3269 3239	7262	6250	6250 6250	6250	4690
	6250 6250 6250 6250	6250 6250 8000 6250	4690      4690        4490      4690        5540      4690        5500      3125        5500      6250        6250      7810        6250      5500	3239 6250	7240	6250 6250 6250 6250	6250	6250	4690 6250
	6250 6250	4500 5000	6250 6250	6250	3615 3615	6250	6250	3444 2806	6250
	3125 3125 6250	U-SU-B1	6250 4690 3136	6250	7218	6250	6250	6250	6250
	5500 3125 3125 4370 36632587	6250 7190	6250 3136 6250 6250	6250 3046 3454	7227	6250	8120	6250	6250
		SBURY AVE	0250	U-SU		0230	4370	J-SU-C	0.00000000
0 250 500	6250 3600 2650	6250 6250	3125 3125 6250	3770 2730	7490	9970	6250	6250	6250

### Low Residential Place Type

 "It is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request" (p. 231).



#### Low Residential Place Type

 "It is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request" (p. 231).







Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040



#### 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

- Changed or Changing Conditions:
  - Blueprint Denver (2019)
- 5. Consistency with Neighborhood Context, Zone District Purpose and Intent



#### Denver Zoning Code Review Criteria

- 1. Consistency with Adopted Plans
  - Comprehensive Plan 2000
  - Blueprint Denver: A Land Use and Transportation Plan (2002)
  - Small Area Plans
  - Others, as applicable: e.g., General Development Plan
- 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

- Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses
- Residential Districts are intended to
  - Promote and protect residential neighborhoods within the character of the Urban Neighborhood context
  - The building form standards, design standards, and uses work together to promote desirable residential areas
- U-SU-B1 is a single-unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B and allow a detached accessory dwelling unit in the rear yard.



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## **CPD** Recommendation

- <u>CPD recommends approval, based on finding all</u> <u>review criteria have been met</u>
- 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

