

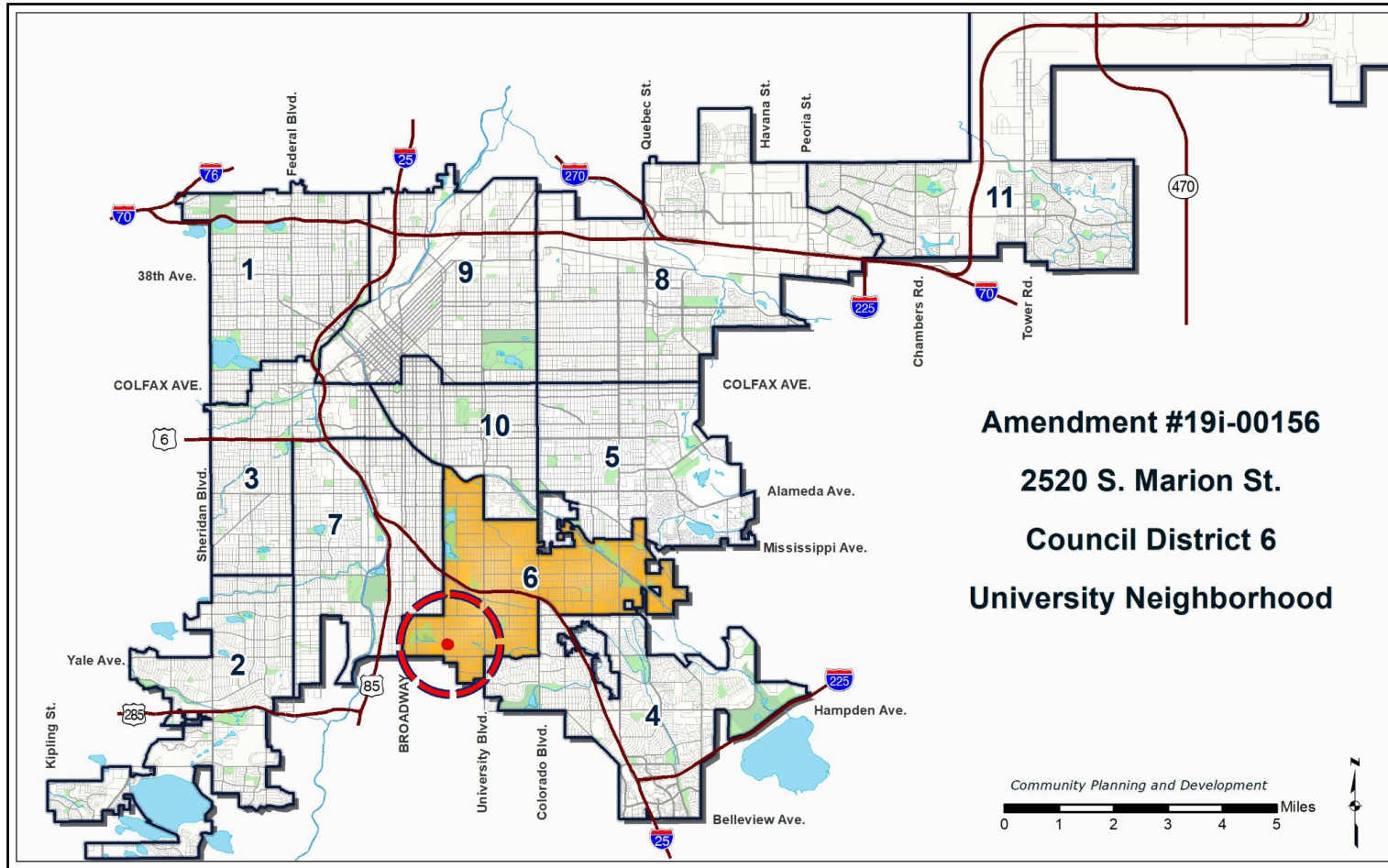


2520 S. Marion Street

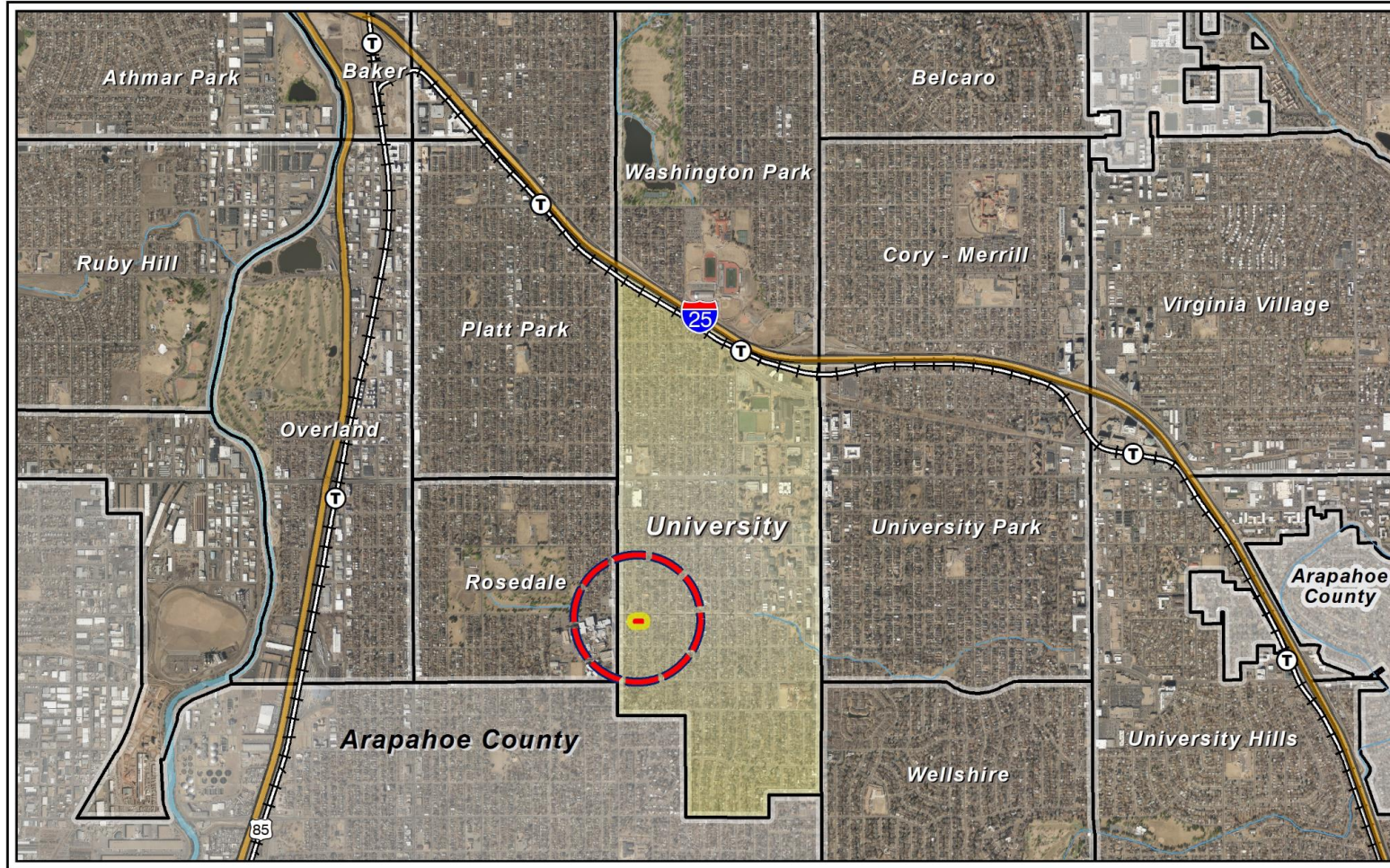
Pre-Application Request: E-SU-Dx to E-SU-D1x

City Council: November 2, 2020

Council District 6



University Neighborhood

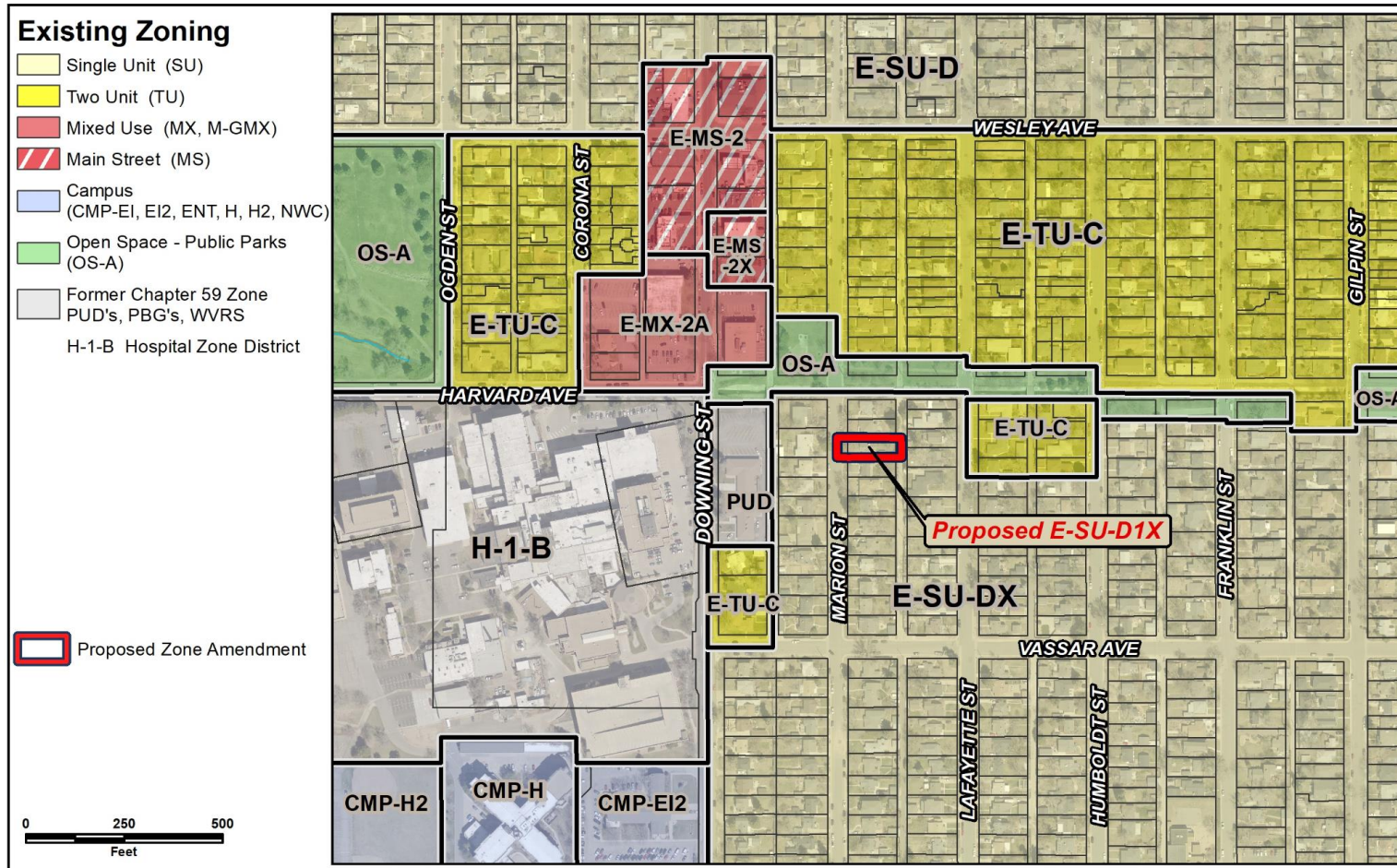


Request: E-SU-D1x



- Location
 - Approx. 6,250 square feet or 0.14 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-Dx to E-SU-D1x
 - Allows the suburban house, urban house and detached accessory dwelling unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 6,000 ft²

Existing Zoning



- Current Zoning: E-SU-Dx
- Surrounding Zoning: E-SU-Dx
E-TU-C
OS-A

Existing Land Use



Land Use: Single-Unit Residential

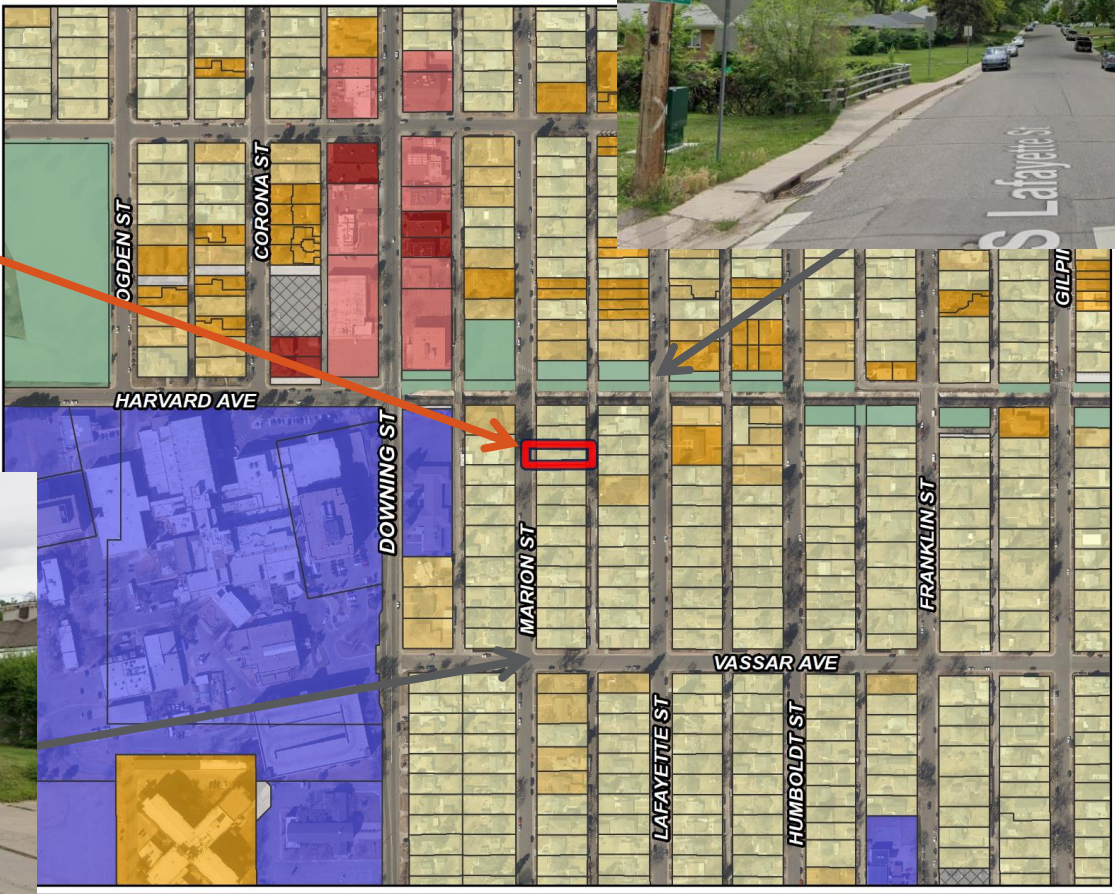
Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential
- Public/quasi public

Existing Building Form/Scale



Land Use
Residential
Residential
Residential
Retail
Semi-public
Space



Process

- Informational Notice: 06/29/2020
- Planning Board Notice: 08/31/2020
- Planning Board Public Hearing: 09/16/2020
- LUTI Committee: 09/22/20
- City Council Public Hearing: 11/02/20
- Public Comment
 - As of present, only 1 comment have been received from an RNO

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 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Housing an Inclusive Denver (2018)*

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 2040

Strong

- **Strong and Authentic Neighborhoods: Goal 1, Strategy B.:** Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



Climate

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

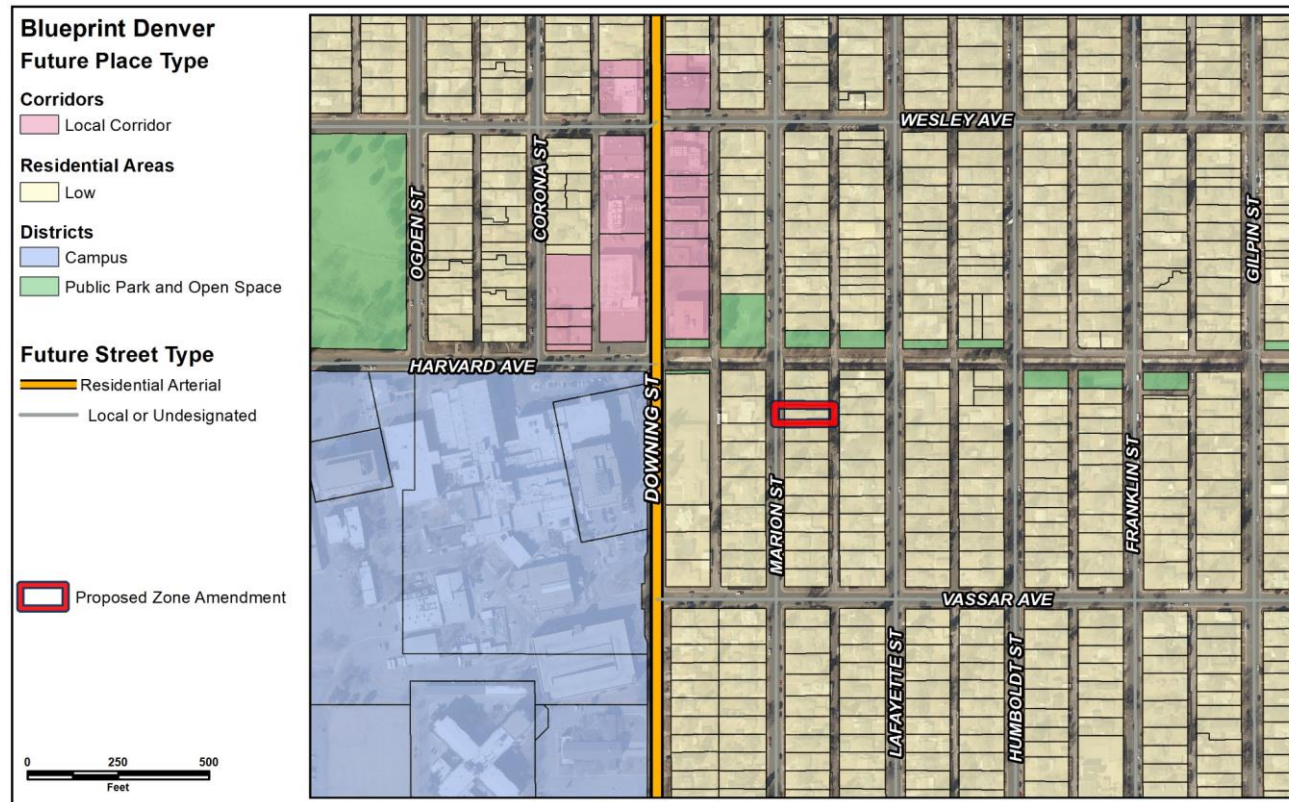


Consistency with Adopted Plans: Blueprint Denver 2019



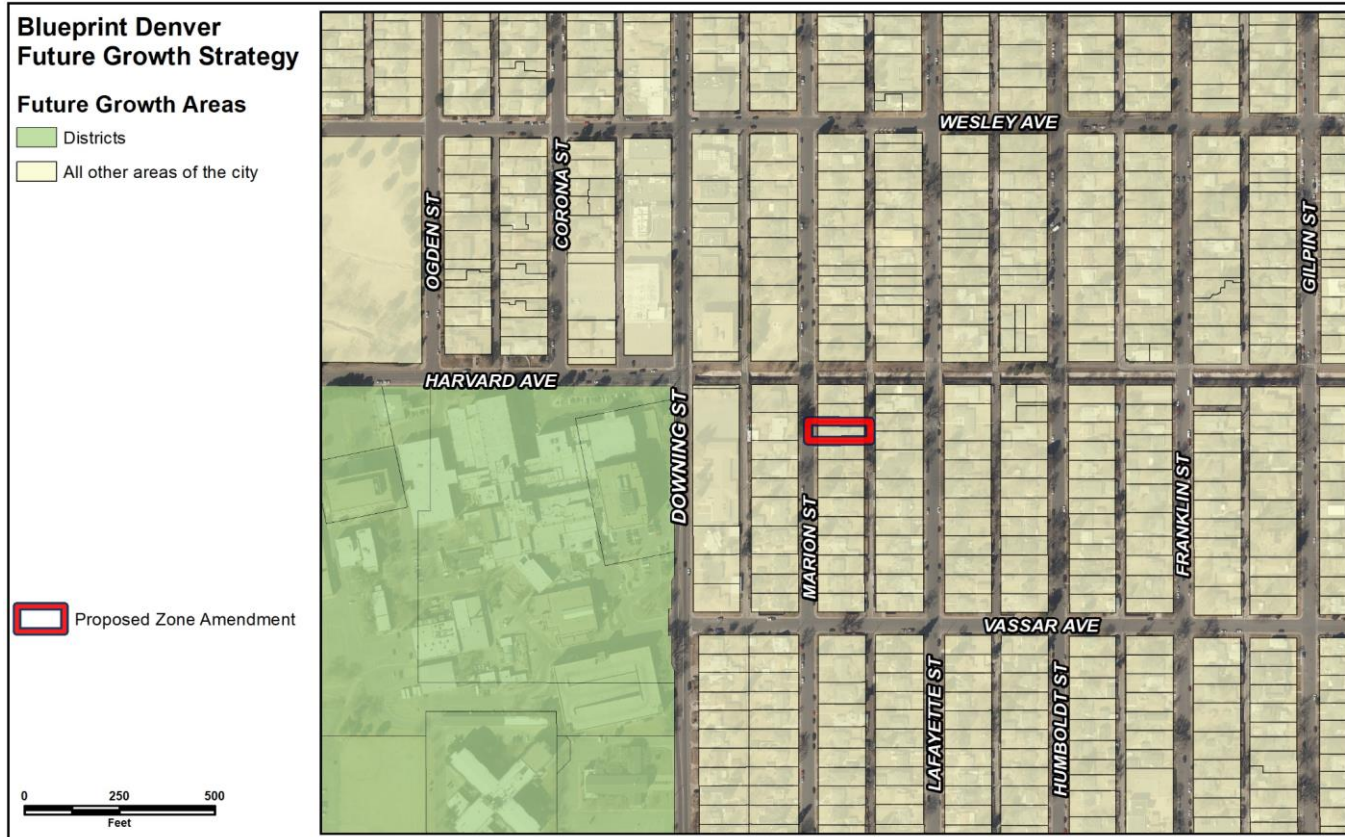
- **Urban Edge**
 - Predominately residential
 - Homes are typically low-scale single- and two-unit residential with some small scale multi-unit residential.
 - Offers good walkability with short, predictable blocks.

Consistency with Adopted Plans: Blueprint Denver 2019



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Street Type**
 - Marion Street: Local Street

Consistency with Adopted Plans: Blueprint Denver



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

Consistency with Adopted Plans: Blueprint Denver

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.

Land Use and Built Form – Housing Policy 5: Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.” (p. 84).

Consistency with Adopted Plans: Housing an Inclusive Denver

- **Legislative and Regulatory Priorities, Recommendation 2:** “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”
- The proposed map amendment to E-SU-D1x is consistent with these *Housing an Inclusive Denver* recommendations because **it will expand the availability and allow the development of an accessory dwelling unit** at this location.

Review Criteria

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

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
 - A city adopted plan
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: 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

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