



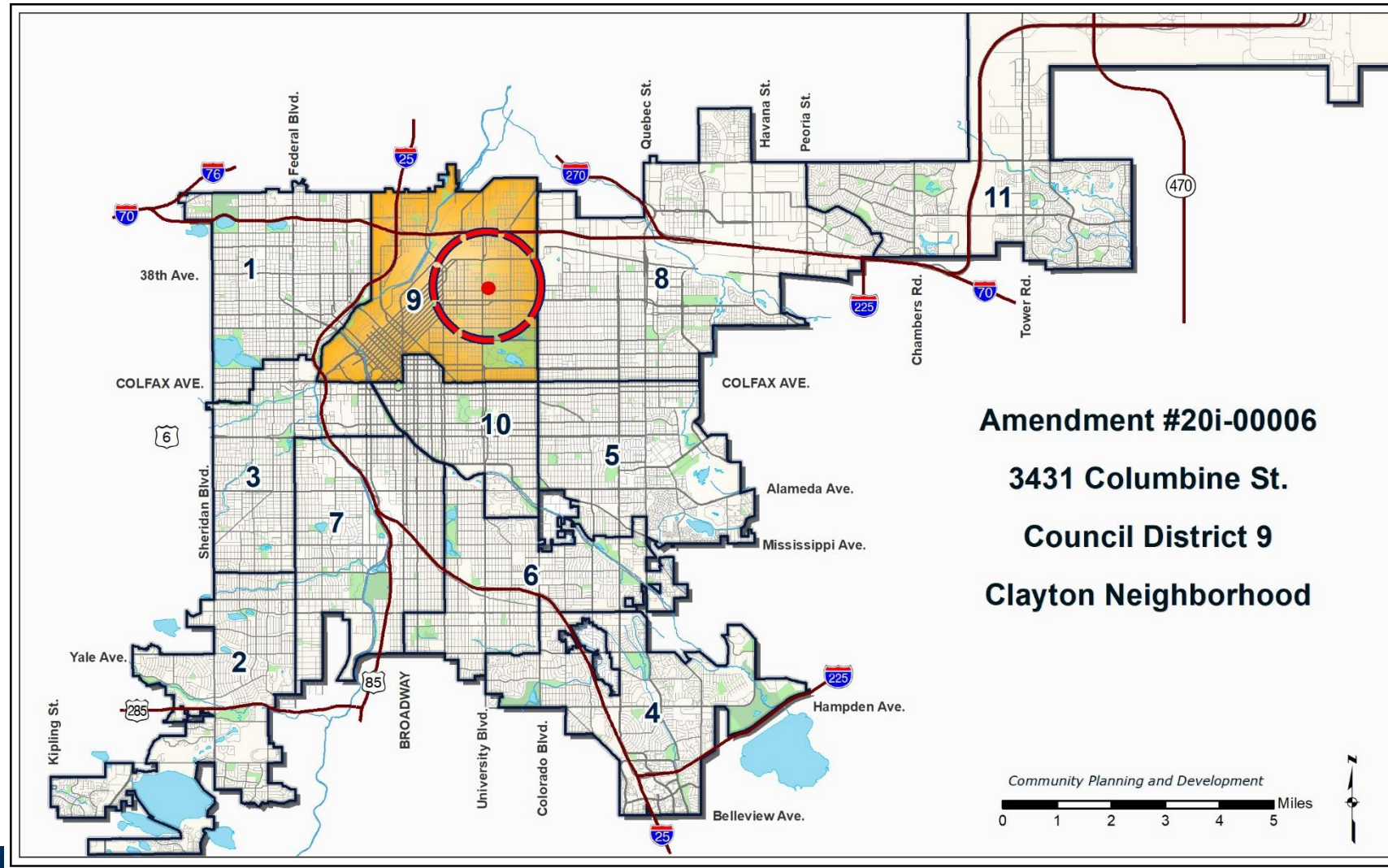
3431 N Columbine St

Request: From U-SU-B1 to U-SU-A1

Date: 03/23/2021

2020I-00006

Council District 9 – Councilmember CdeBaca



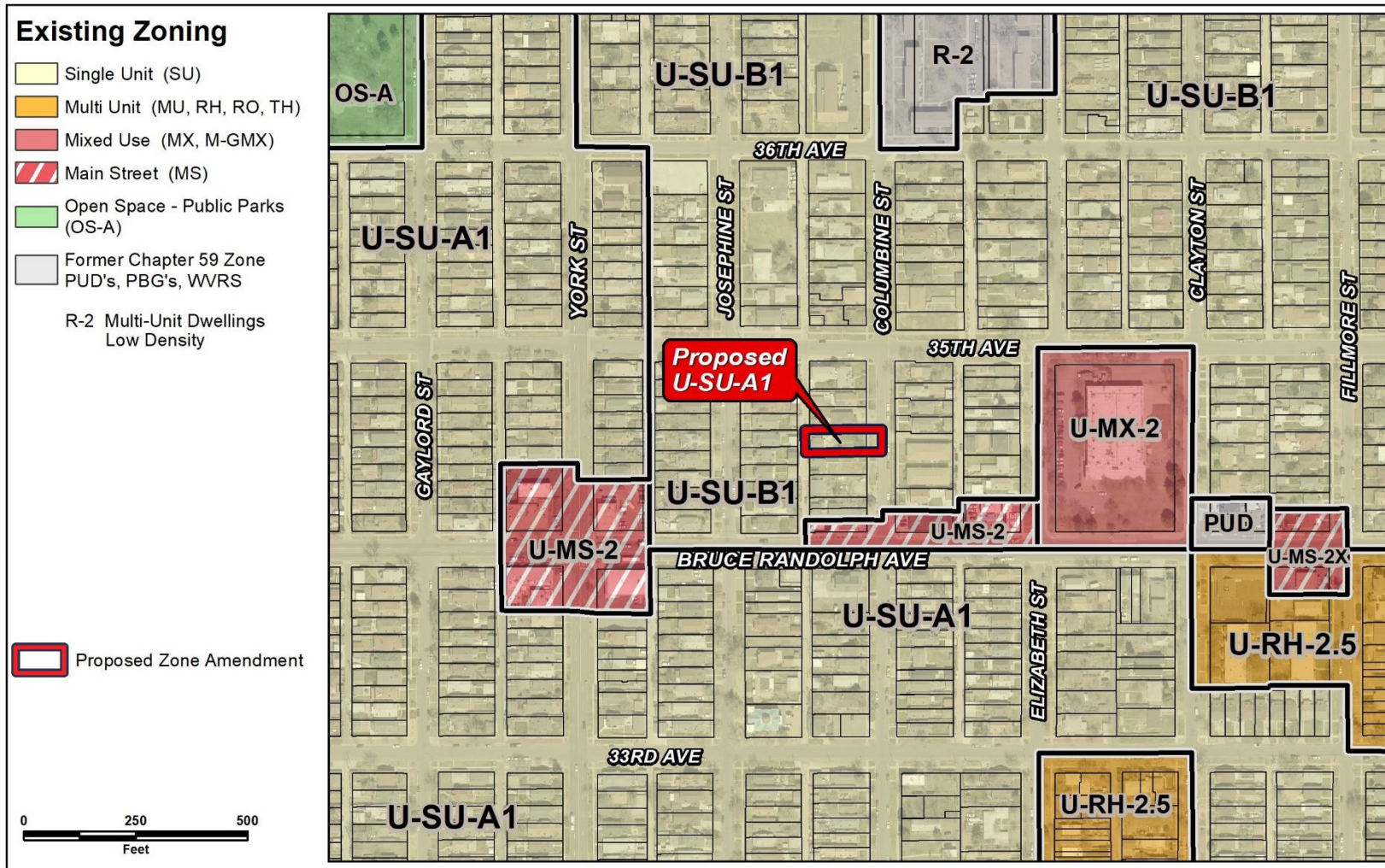
Request: U-SU-A1



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

- Zone Lot Size: 6,250 sq. ft.
- Zone Lot Width: 50ft.
- Urban Neighborhood Context – Single Unit– A1 (3,000 sq. ft. min zone lot) **U-SU-A1** allows for an urban house with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25-foot-wide lots.
- Urban House building form and detached accessory dwelling unit (ADU) is allowed
- Proposal: Requesting this rezoning to facilitate redevelopment of the site into two separate zone lots

Existing Zoning



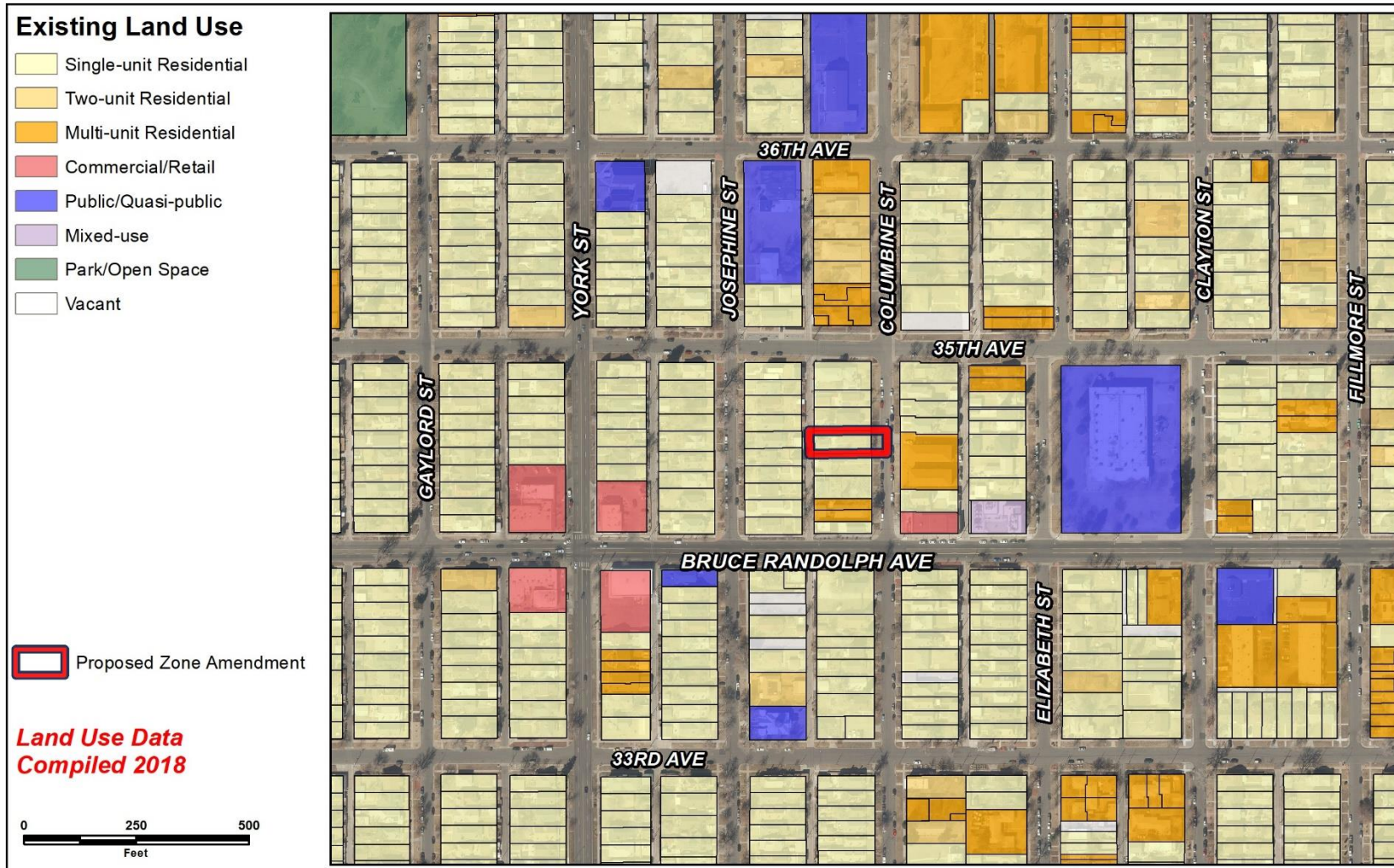
Existing Zoning:

- Urb - Single Unit - B1 (4,500 sq. ft. lot min)

Surrounding Zoning:

- U-MX-2x
- U-MS-2
- U-SU-A1

Existing Land Use



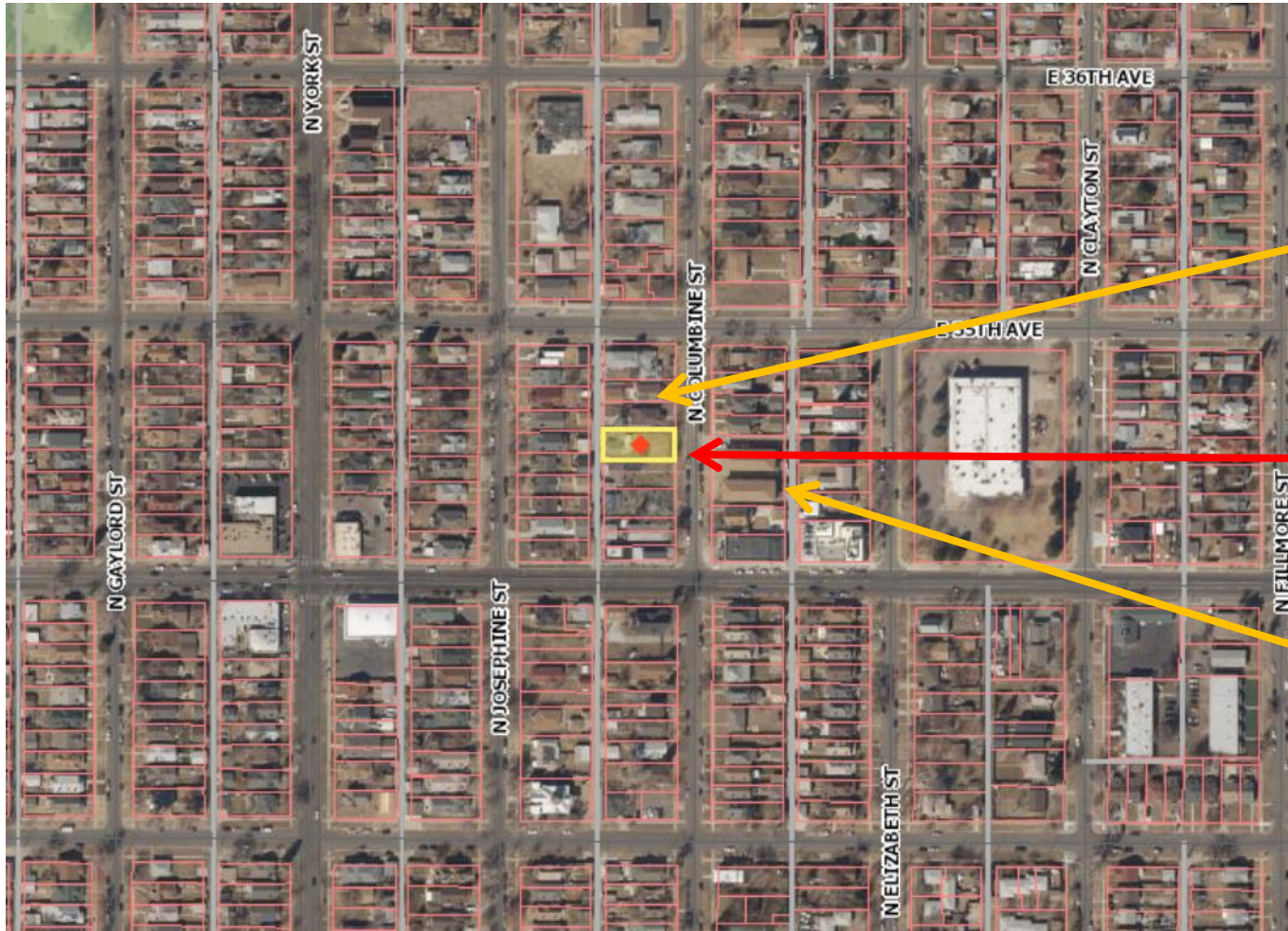
Existing Land Use:

- Single-unit Residential

Surrounding Uses:

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Public/Quasi-public

Existing Context – Building Form/Scale



Process

- Informational Notice: 10/29/2020
- Planning Board Notice Posted: 3/2/2021
- Planning Board Public Hearing: 3/17/2021
- LUTI Committee: 3/23/2021
- City Council Public Hearing (tentative): 5/3/2021

Public Outreach

- RNOs
 - 1 letter and 1 email in support from Clayton RNO
- 3 letters in support from Clayton neighbors
- 1 email sent outside the scope of rezoning

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 2019*
- *Bruce Randolph Avenue Plan 1986*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

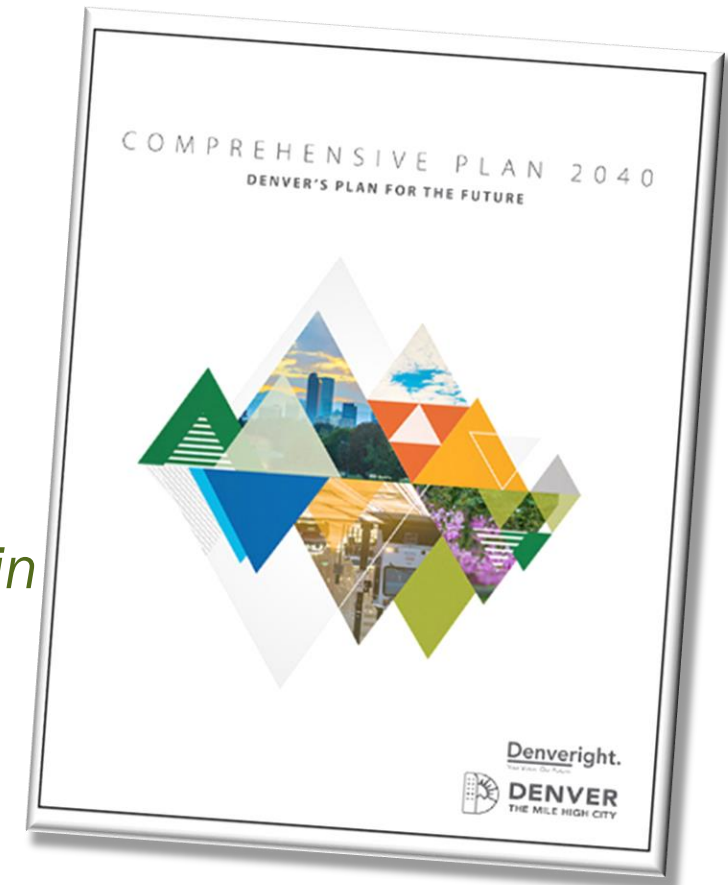
4. Justifying Circumstances

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

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- *Equitable, Affordable and Inclusive Goal 1 Strategy A – Increase development of housing units close to transit and mixed use developments (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)*
- *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 neighborhoods (p. 54).*



Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (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).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options (p. 28).

Review Criteria: Consistency with Adopted Plans

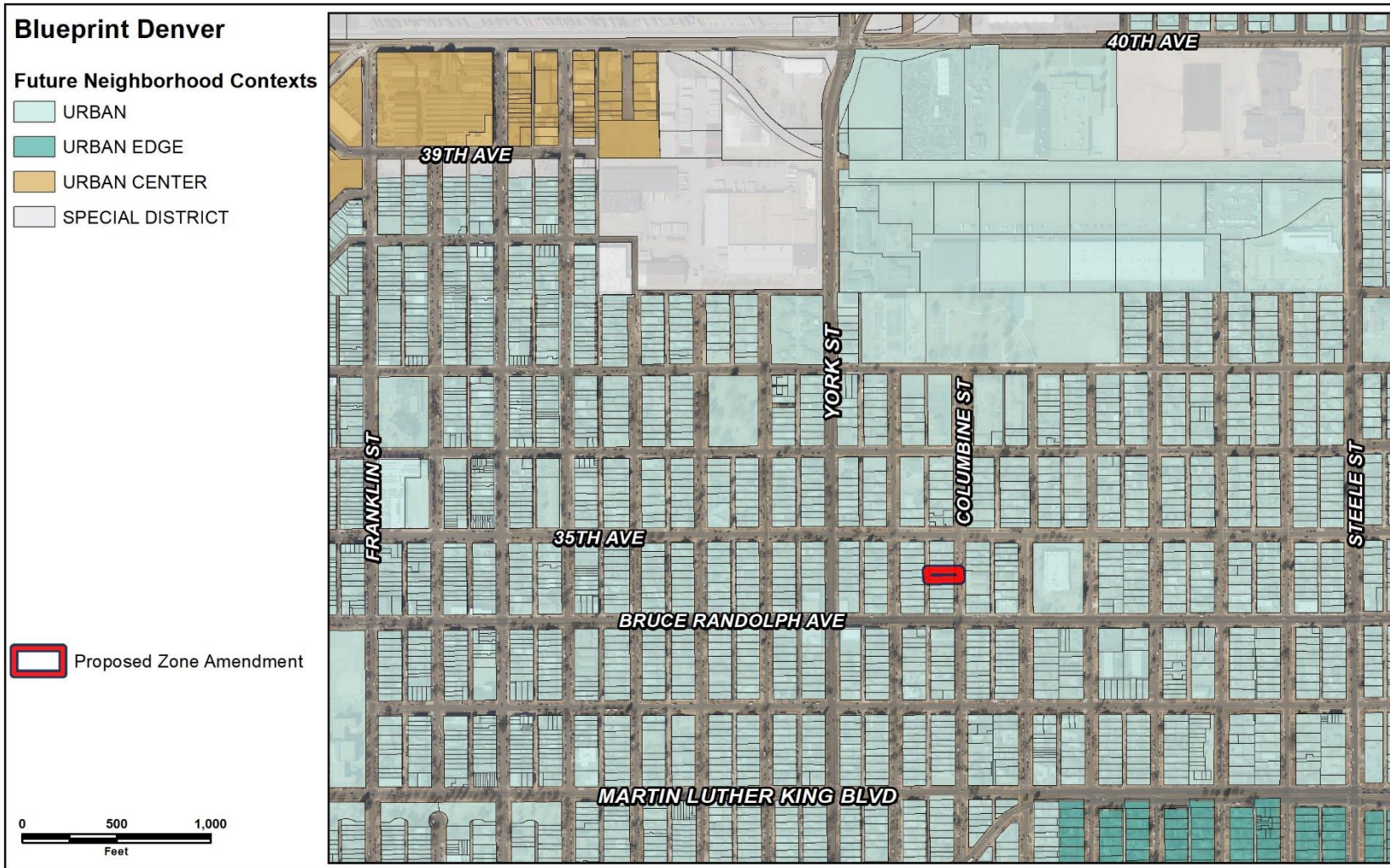
Climate

Comprehensive Plan 2040

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



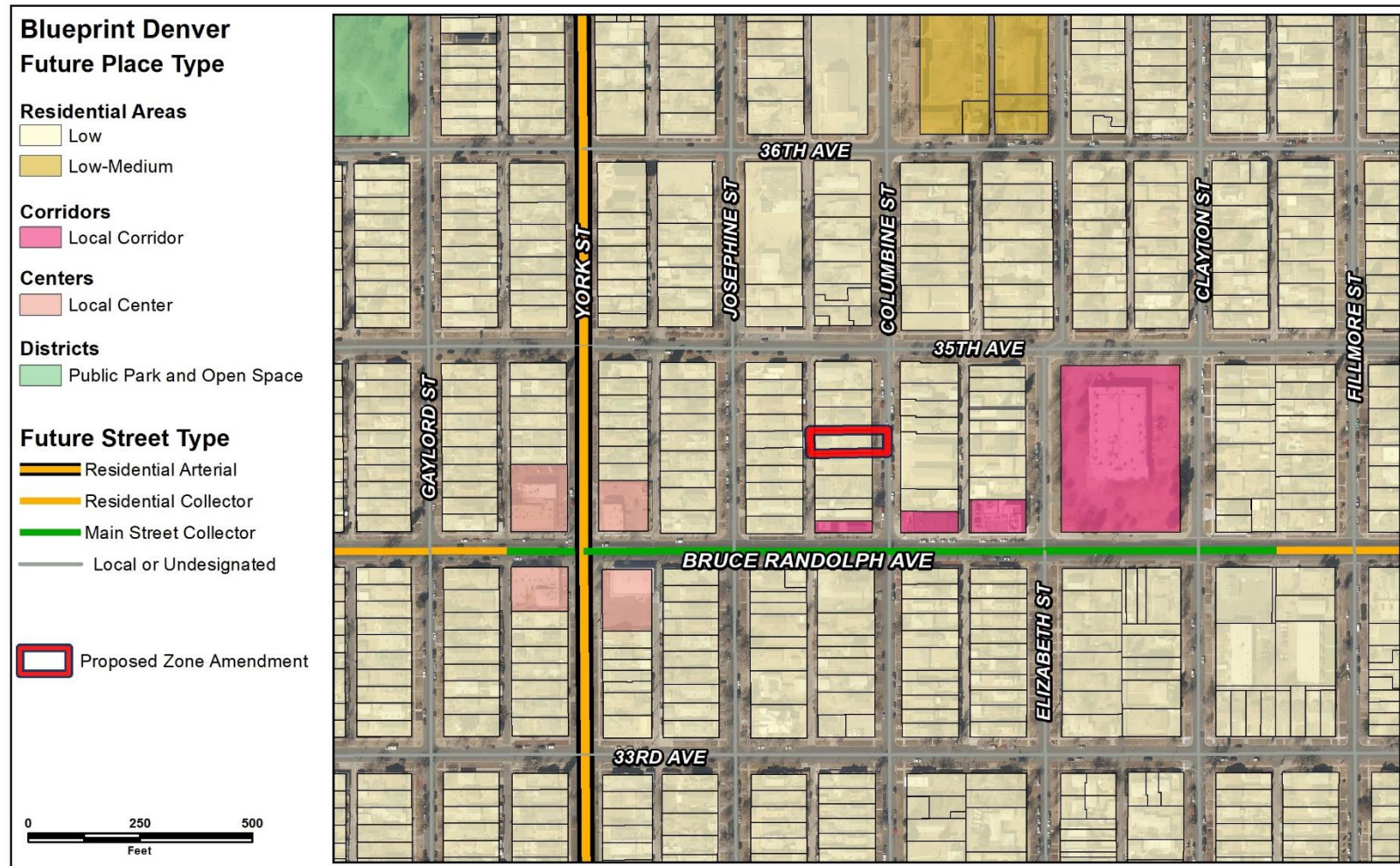
Consistency with Adopted Plans: Blueprint Denver



Urban 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. Buildings are lower scale and closer to the street.

Consistency with Adopted Plans: Blueprint Denver



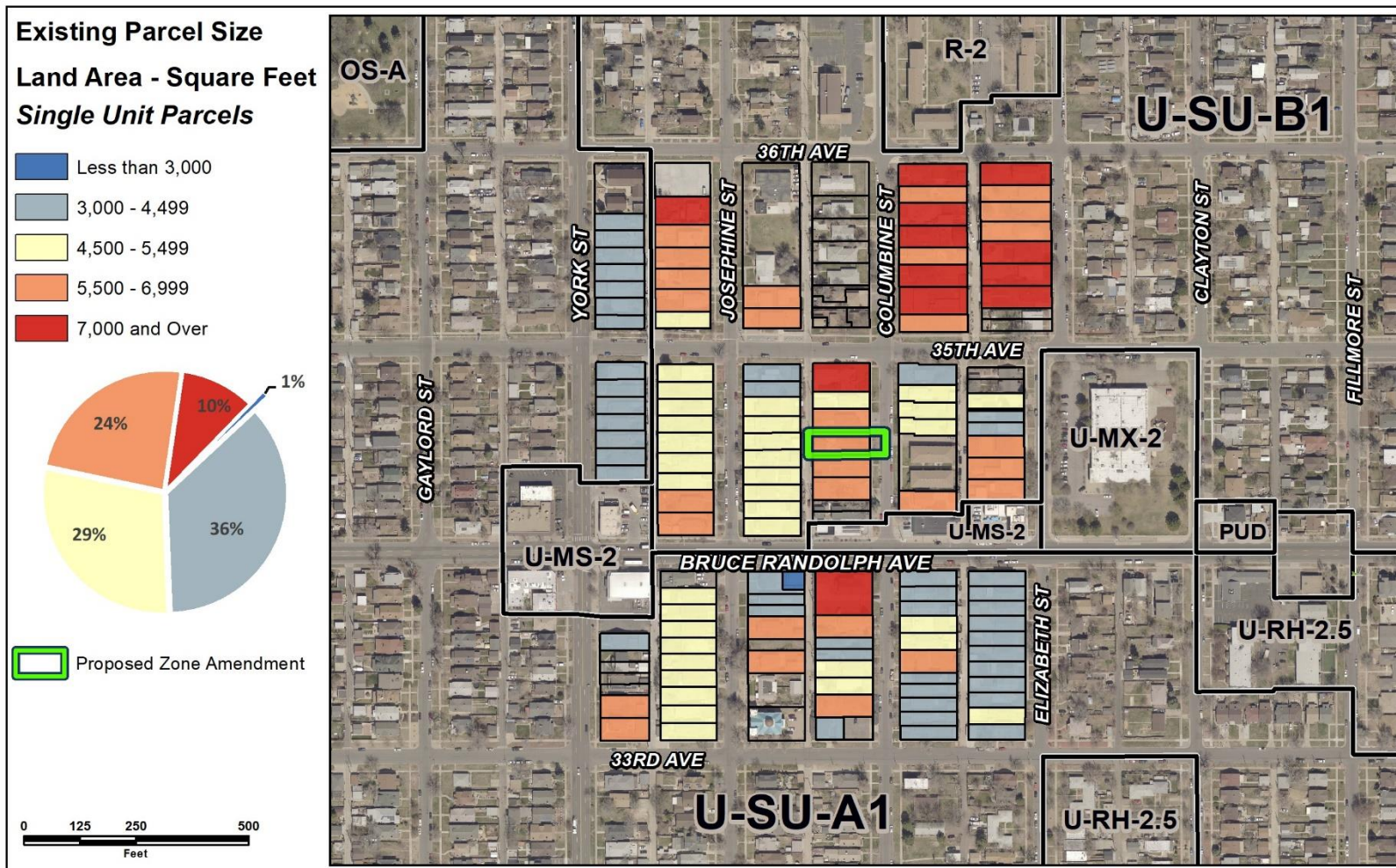
- **Residential Low**
 - Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Medium building coverage. Buildings are generally up to 2.5 stories in height
- **N Columbine Street: Undesignated 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.

Consistency with Adopted Plans: Blueprint Denver

Residential Low Future Places – Parcel Analysis

- “...established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request” (p. 231).
- 36% of surrounding parcels are between 3,000 to 4,500 sq.ft.



Review Criteria: Consistency with Adopted Plans

A REVITALIZATION PLAN

FOR :



- Bruce Randolph Avenue Plan (1986)
- *“As redevelopment and new development takes place, encourage design that is in character with existing land uses in terms of heights, scale, density, and open space.” (p. 26)*
- *“Infill housing should be diverse in terms of cost, styles, and scale of development.” (p. 39)*

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- 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

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) Changed or changing conditions in a particular area, or in the city generally;
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
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