



1544 S. Emerson Street

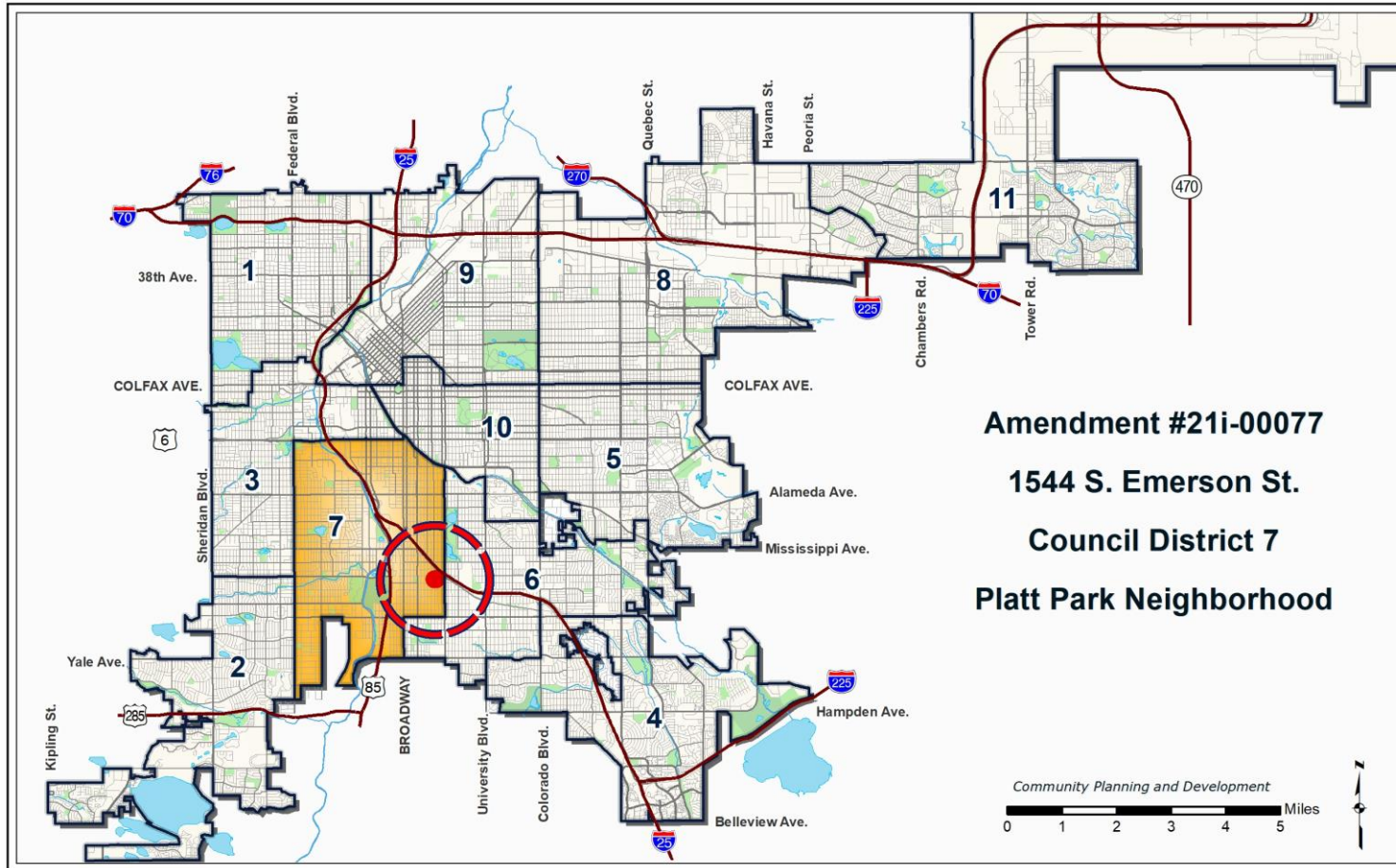
2021I-00077

Request: U-SU-B to U-SU-A1

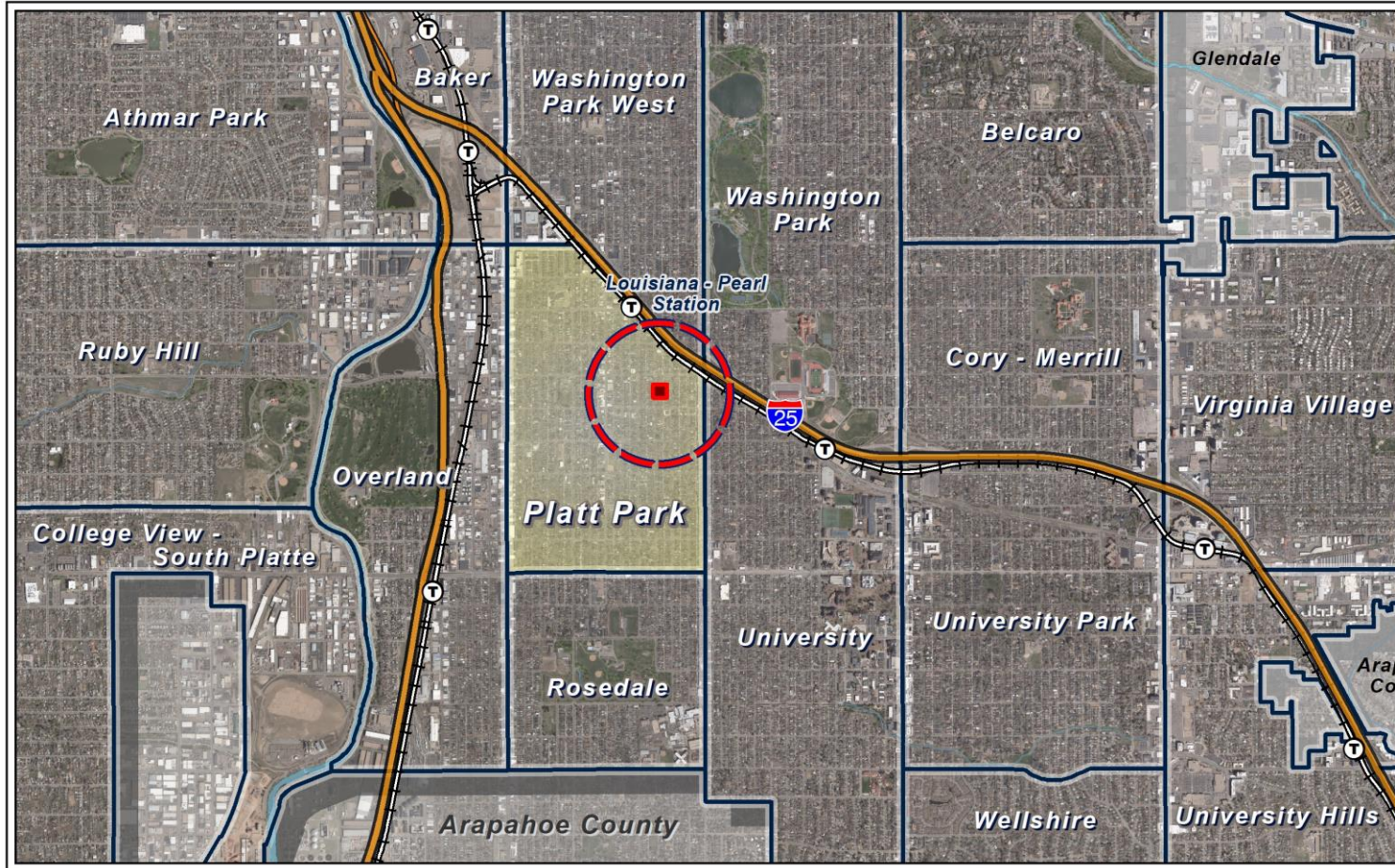
City Council: September 20, 2021

Presenter: Fran Penafiel

Council District 7 (Jolon Clark)



Platt Park Neighborhood



Request: U-SU-A1



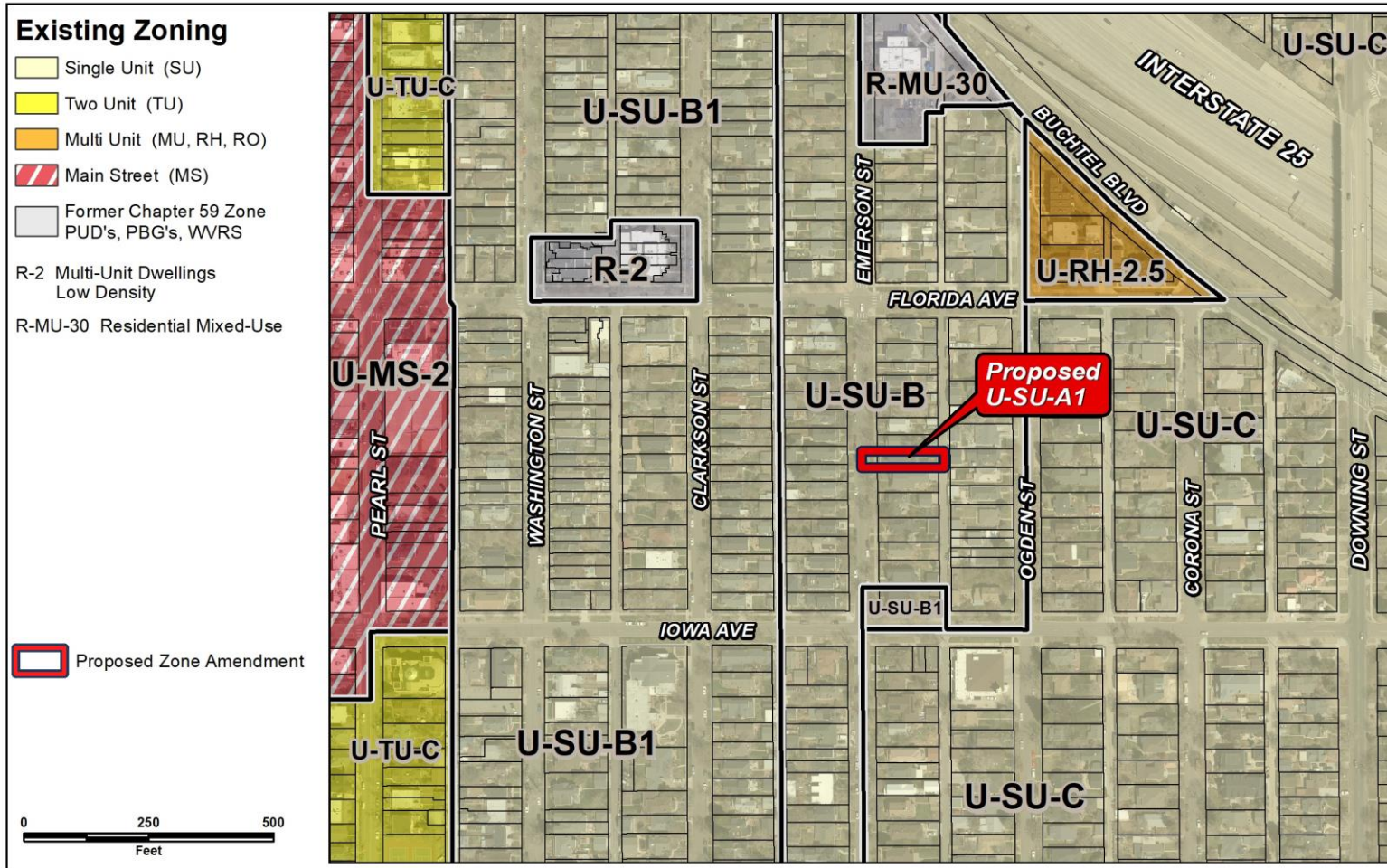
- Location

- Approx. 4,160 square feet or 0.1 acres
- Single-unit residential

Proposal

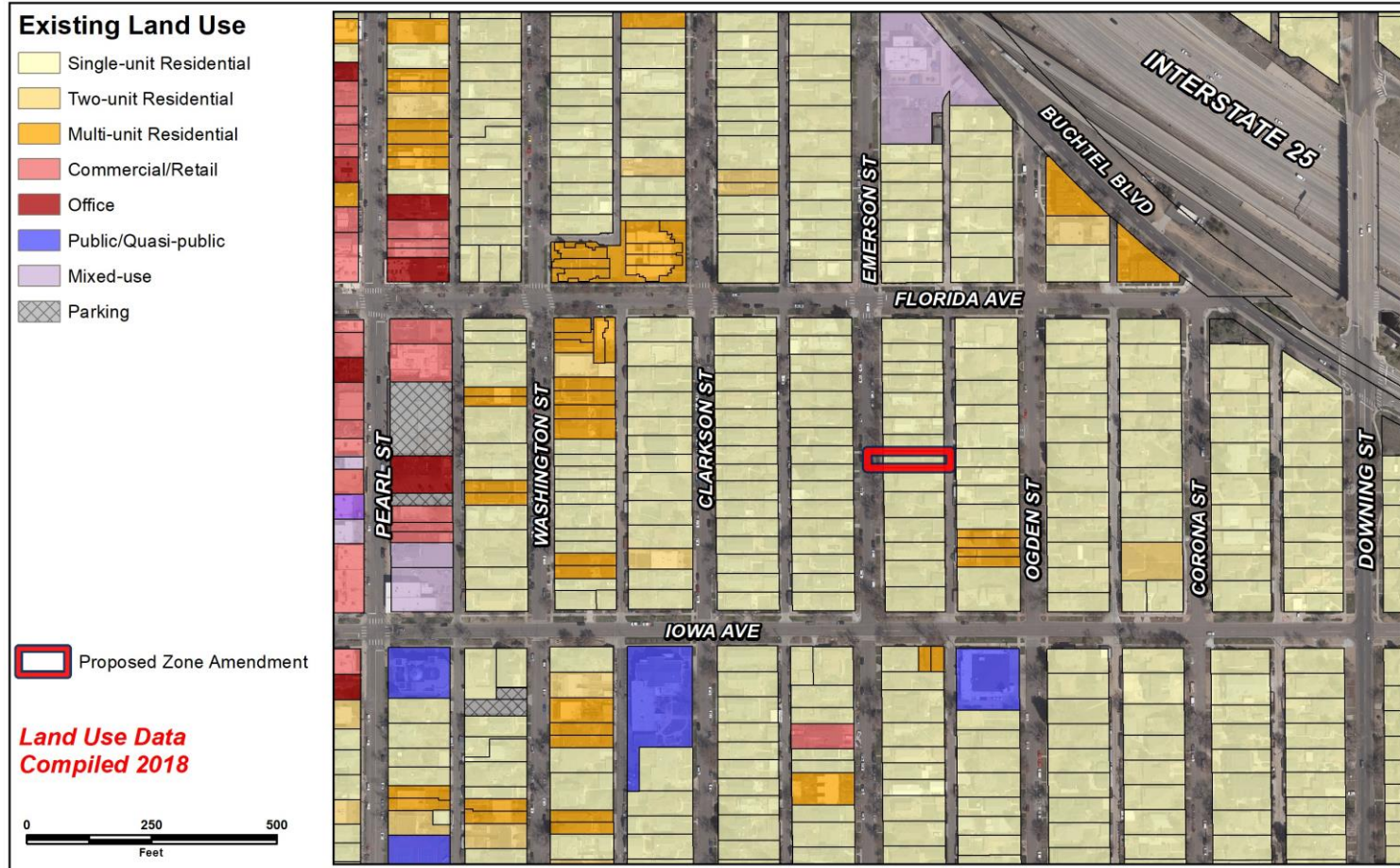
- Rezoning from U-SU-B to U-SU-A1
 - Allows Urban House and Detached Accessory Dwelling Unit building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Min. lot size of 3,000 ft²

Existing Zoning



- Current Zoning: U-SU-B
- Surrounding Zoning: U-SU-B

Existing Land Use

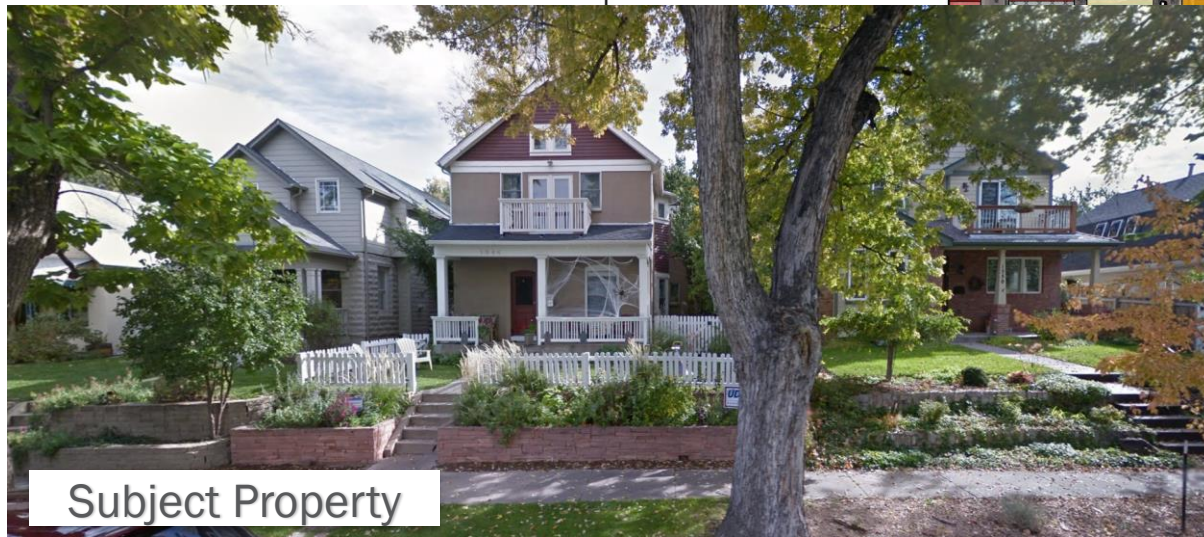


Land Use: Single-Unit Residential

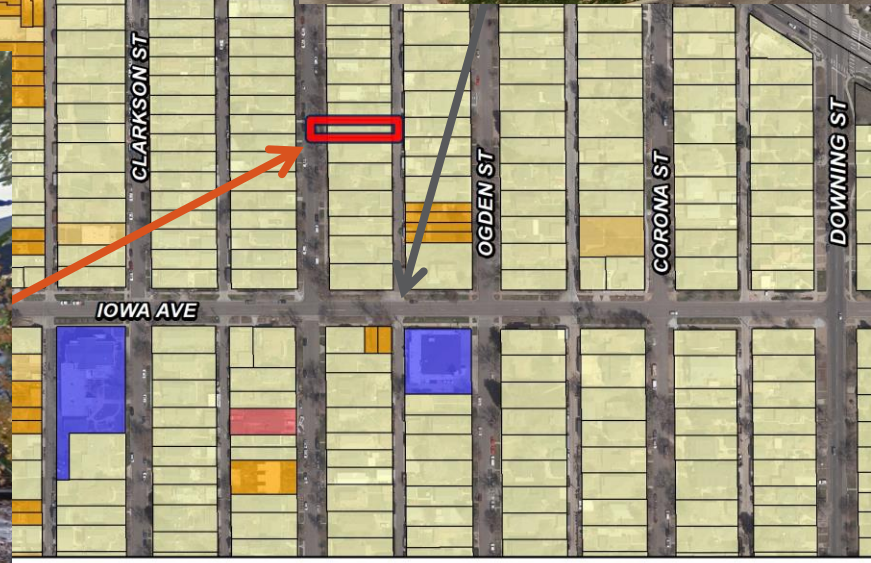
Surrounding Land Uses:

- Single-Unit Residential
- Multi-Unit Residential

Existing Building Form/Scale



Subject Property



Process

- Informational Notice: 05/18/2021
- Planning Board Notice: 07/06/2021
- Planning Board Public Hearing: 07/21/2021
- LUTI Committee: 07/27/21
- City Council Public Hearing: 09/20/21
- Public Comment
 - None

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)*

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

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).

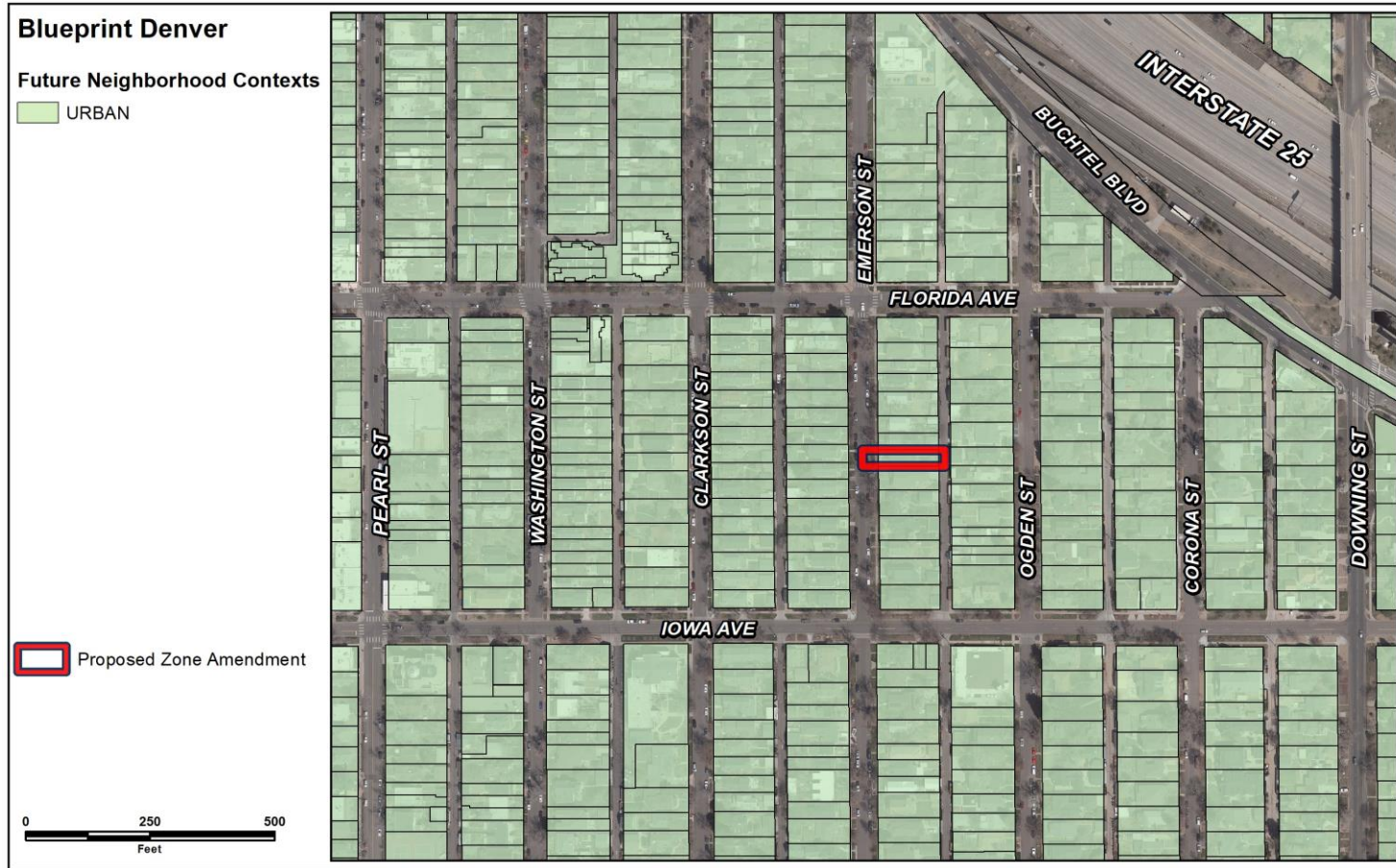


Climate

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

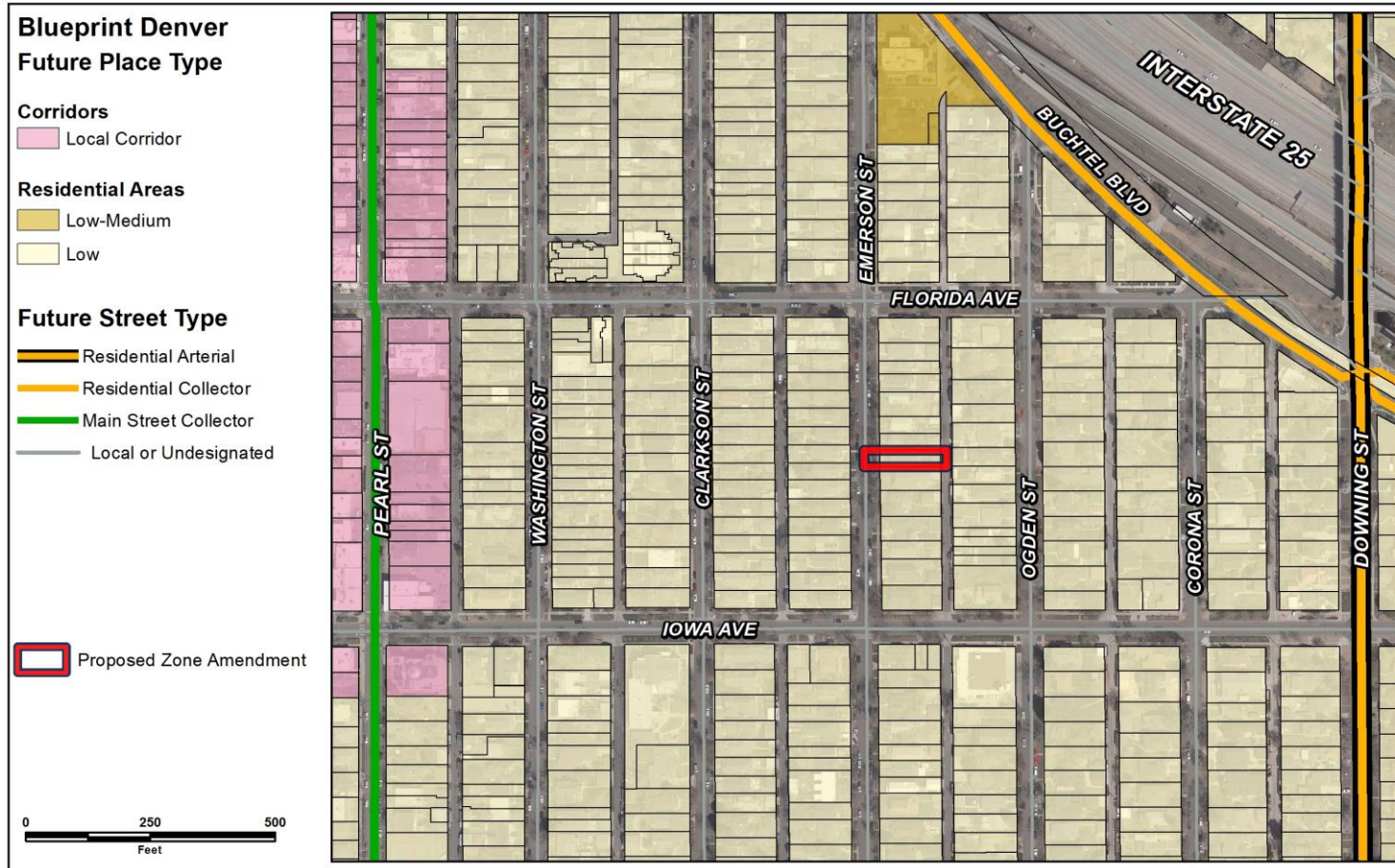


Consistency with Adopted Plans: Blueprint Denver 2019



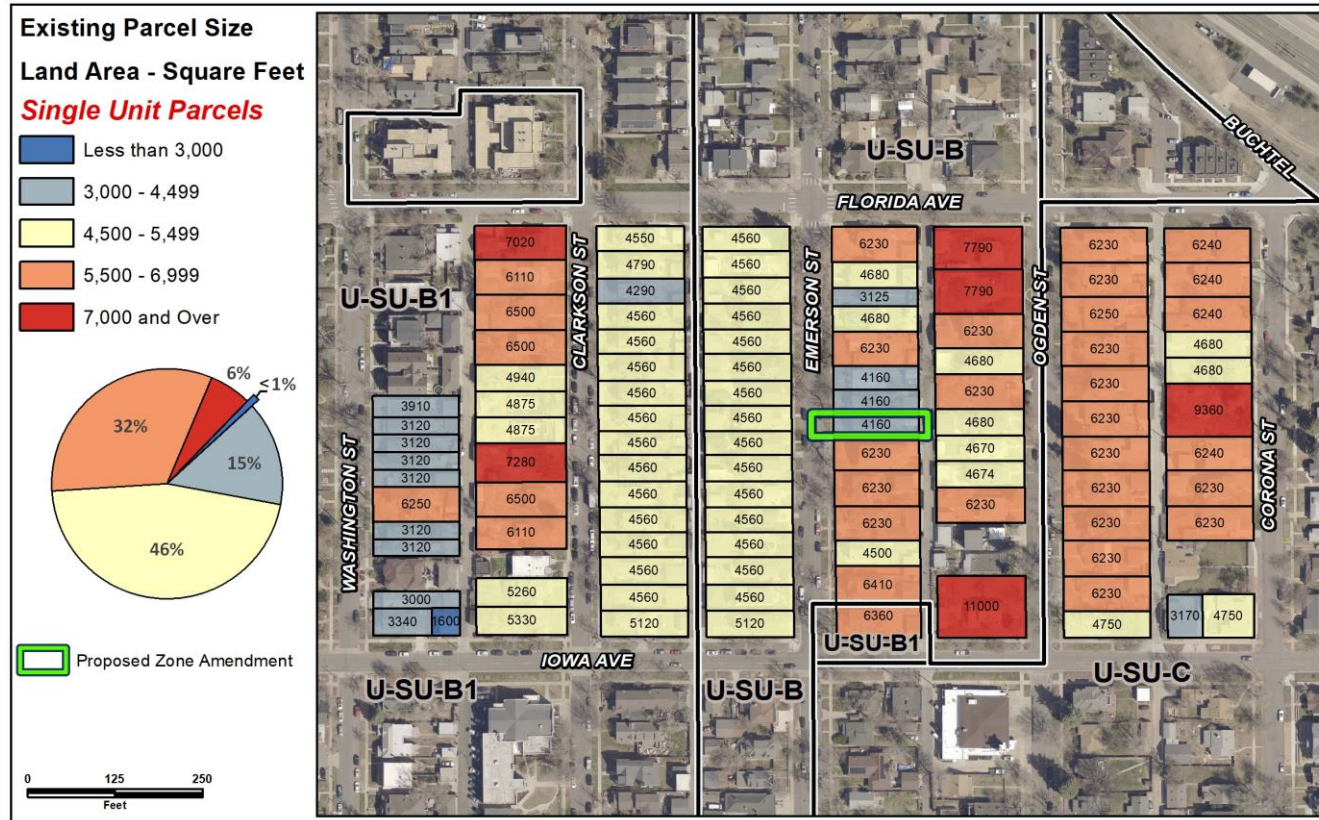
- **Urban (U-) Neighborhood Context**
 - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
 - Block patterns are generally regular with a mix of alley access.
 - High degree of walkability, bikeability, and good access to transit with less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

Consistency with Adopted Plans: Blueprint Denver 2019



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

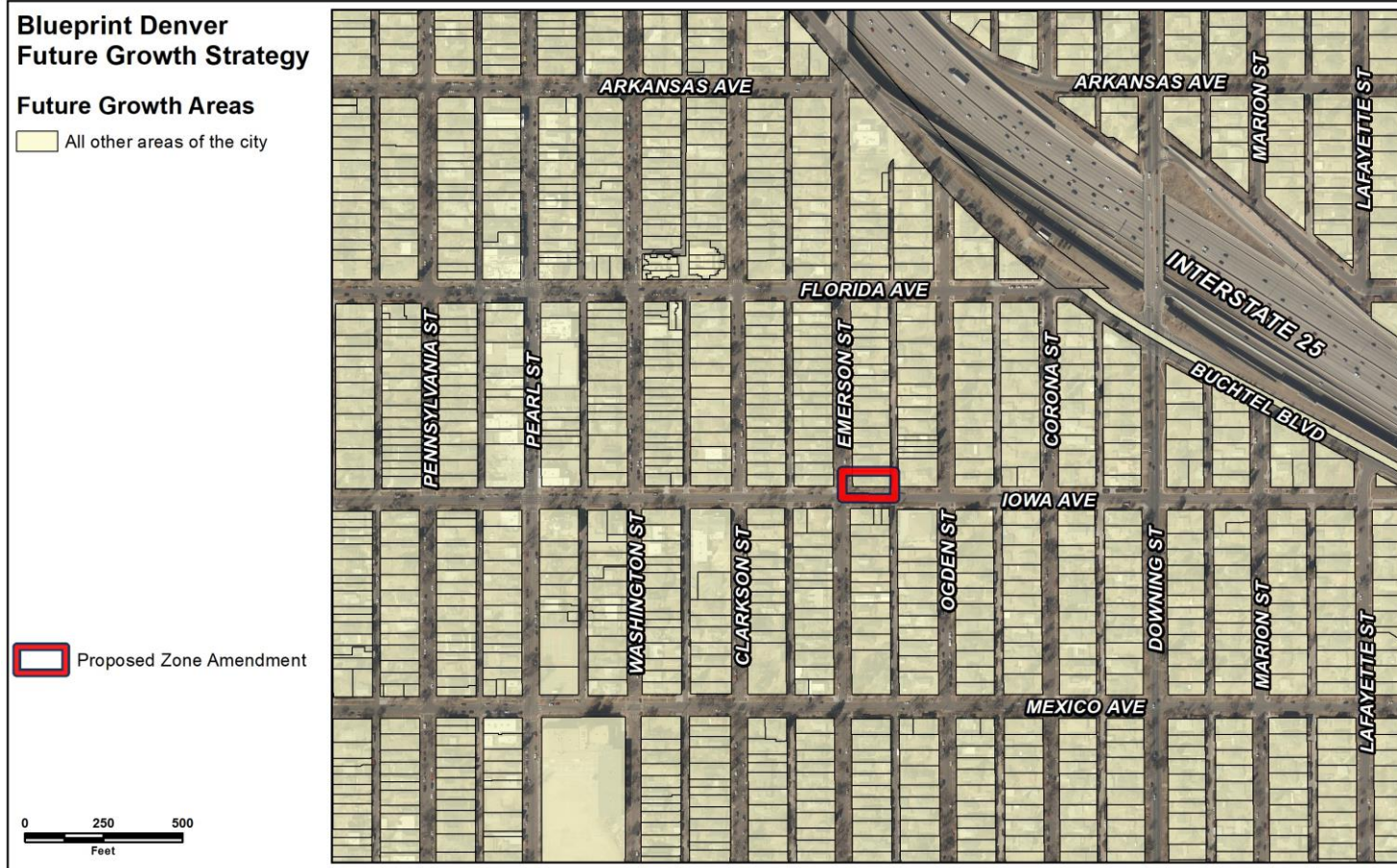
Consistency with Adopted Plans: Blueprint Denver 2019



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).

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.

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

- 5. 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

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

- 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-A1 is a single-unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A and allow a detached accessory dwelling unit in the rear yard.

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