

2501, 2515, 2531 N Ogden Street

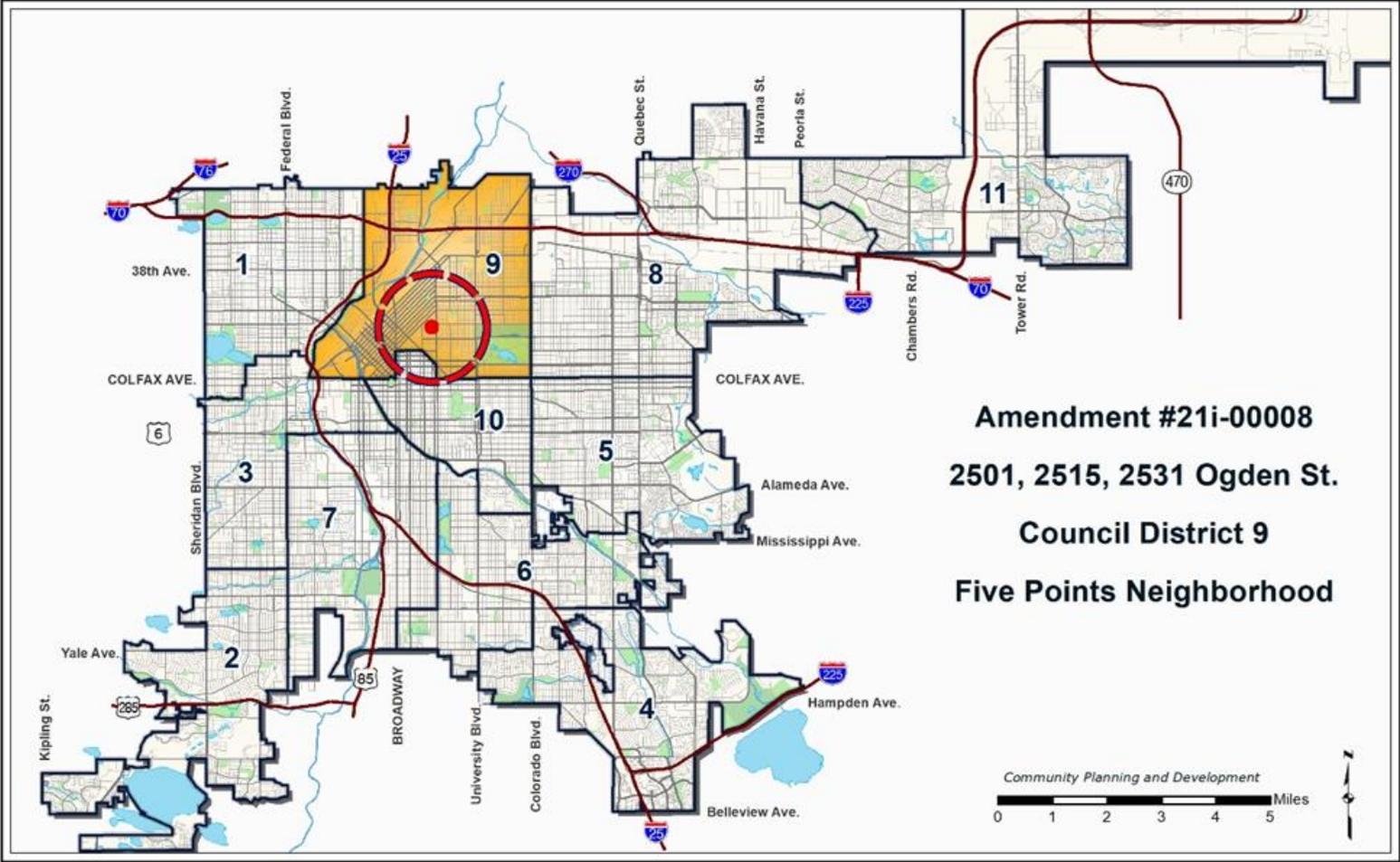
Request: From PUD 25 to U-SU-A1, UO-3

Denver City Council

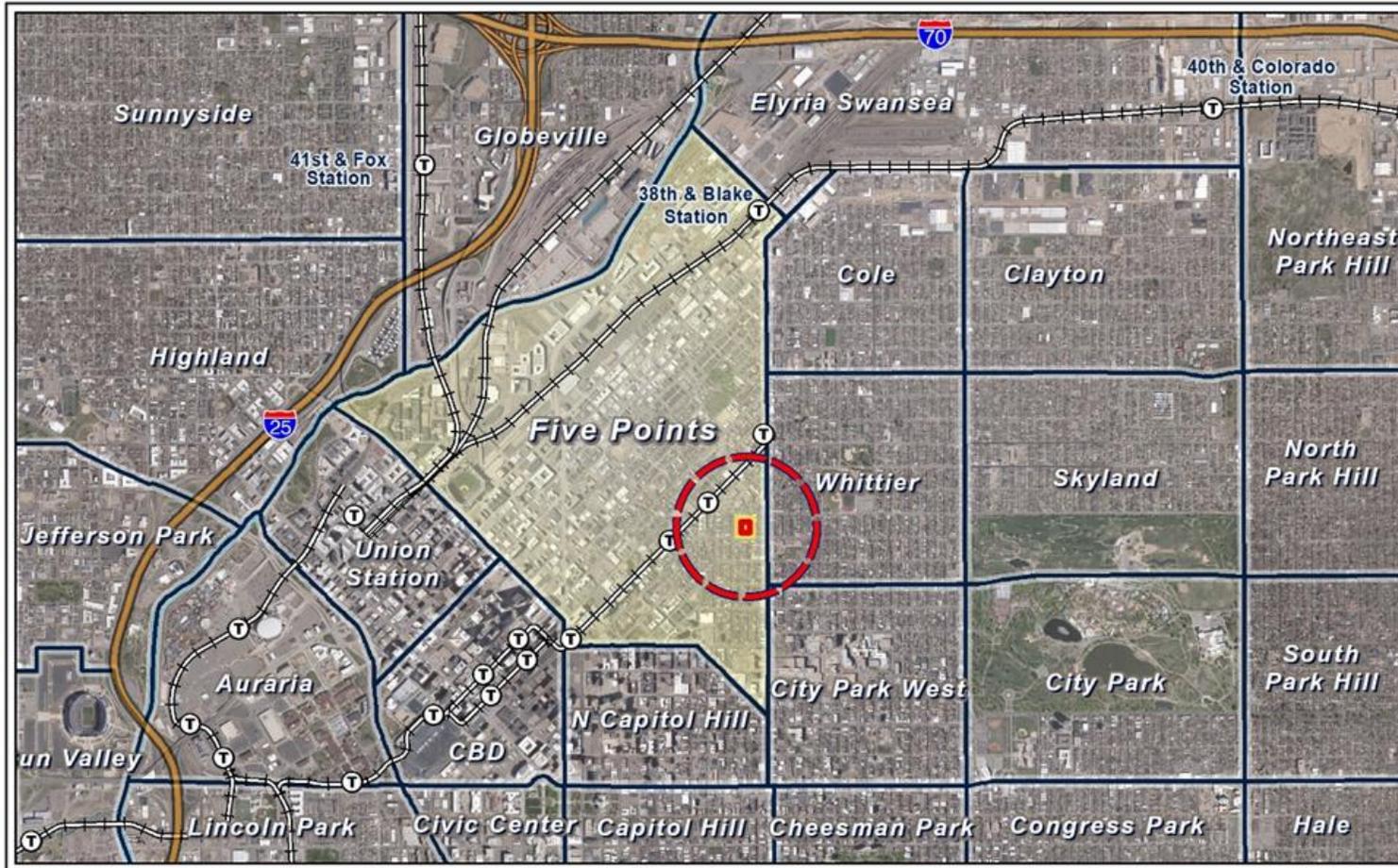
11/1/21

#2021I_00008

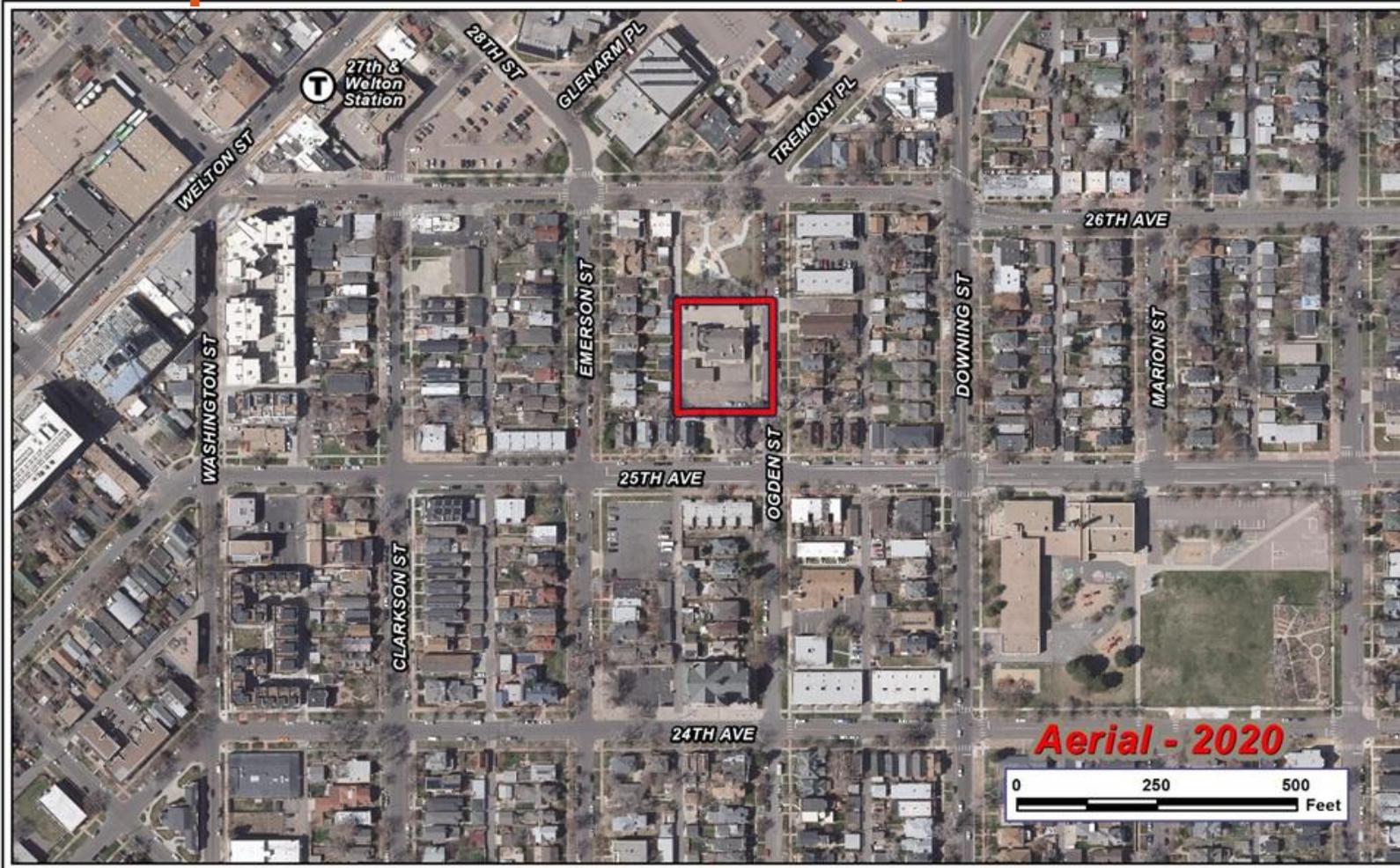
Council District 9 – Councilmember CdeBaca



Five Points Neighborhood



Request: U-SU-A1, UO-3



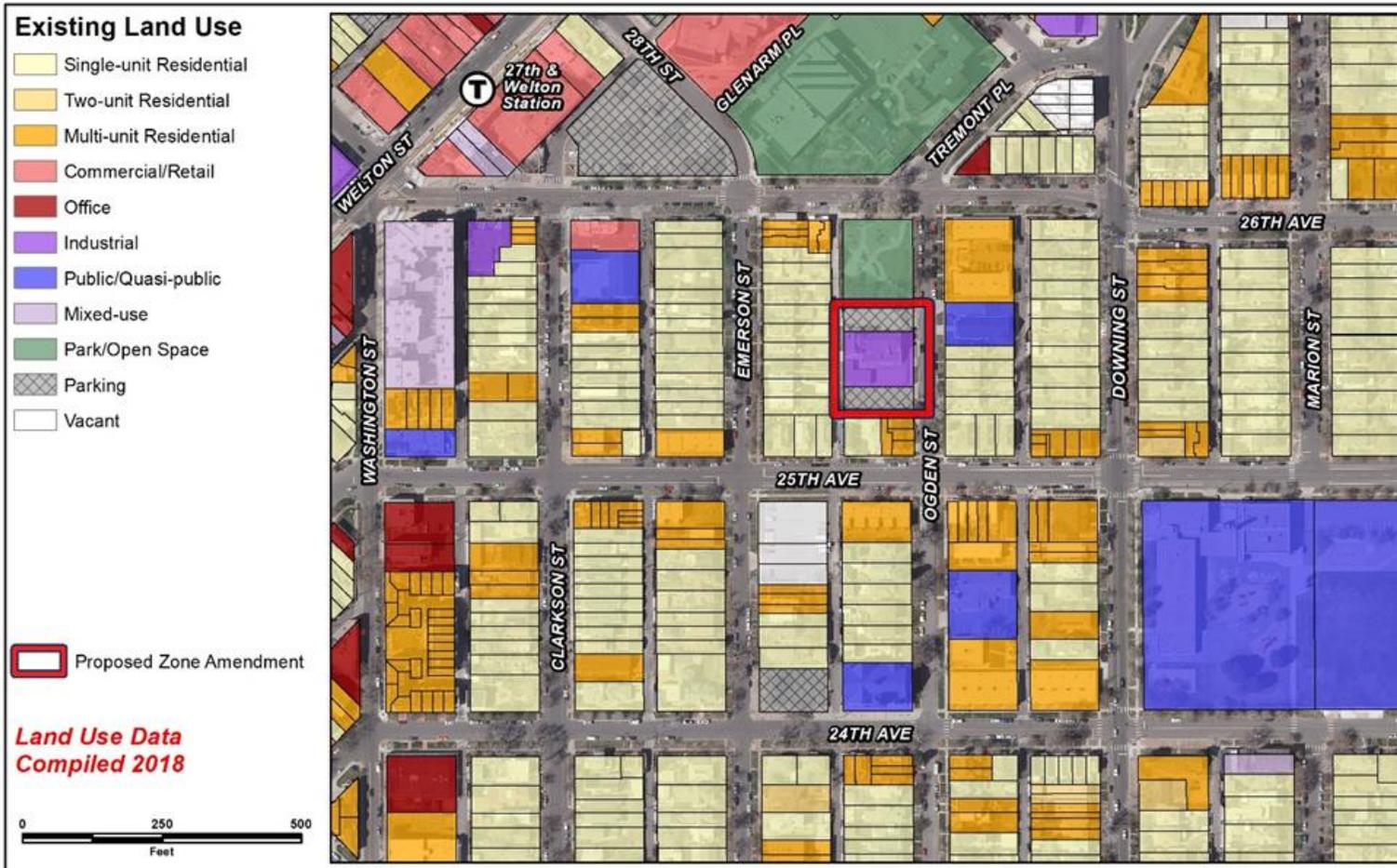
- Urbane Neighborhood Context – Single-Unit, with Use Overlay 3: Historic Structure Use Overlay.
- Allows urban houses and detached accessory dwelling units in the rear yard with a minimum zone lot area of 3,000 square feet.
- Subject property: 25,000 sf (.57 acres).
- Proposal: The applicant is requesting a rezoning from a Former Ch. 59 PUD to allow the development of 8 single-unit houses. The zone district would also allow one accessory dwelling unit to each single-unit house.

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

PUD 25

- Planned Unit Development – 25
- Based on the R-4 district from Former Ch. 59, which was Denver’s zoning code prior to adoption of the Denver Zoning Code in 2010.
- Allows only mortuary, viewing room and surface parking

Existing Land Use



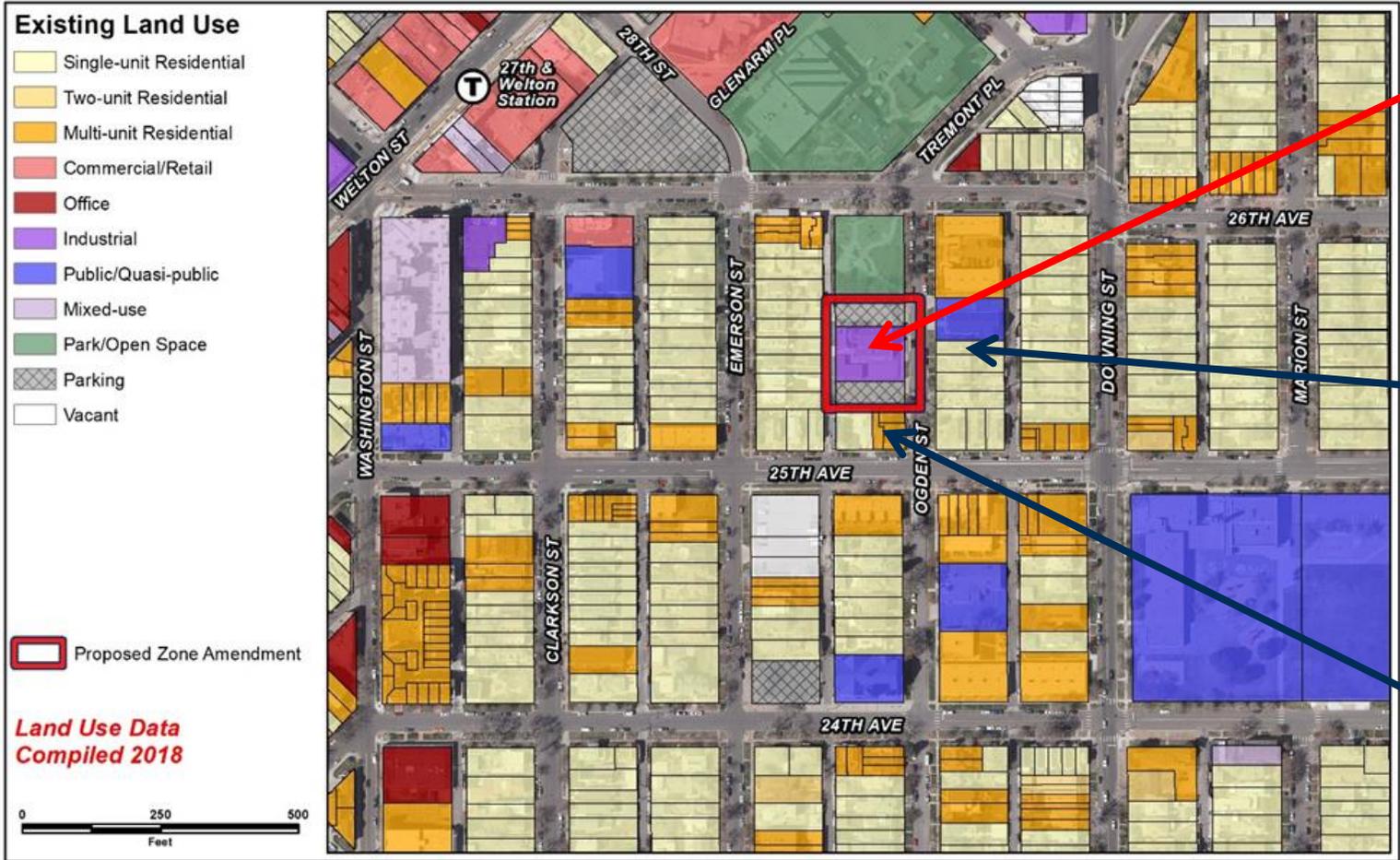
Current land use

- Mortuary
- Surface Parking

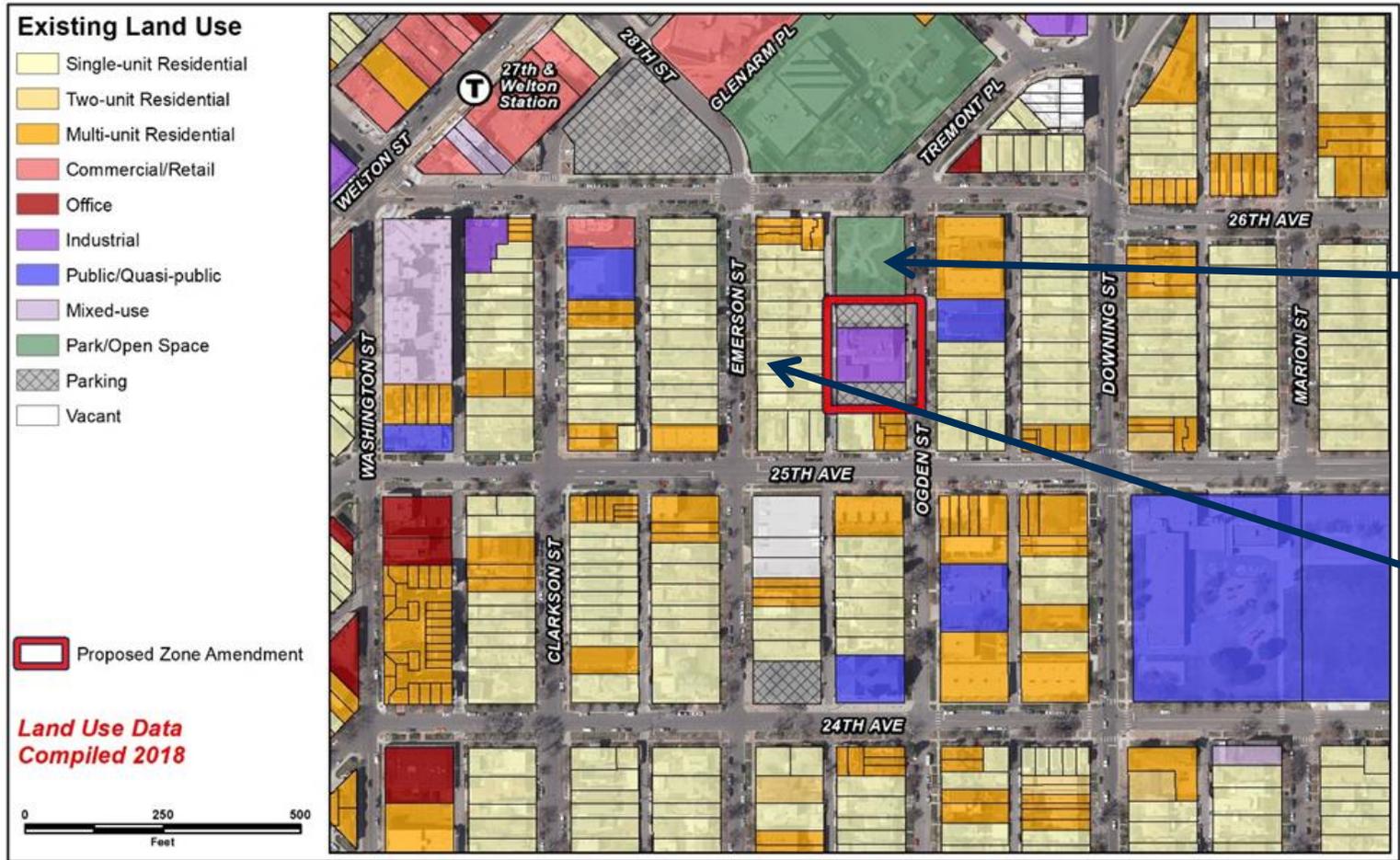
Surrounding land use

- Park with playground
- Single-unit houses
- Town houses
- Church

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Process

- Informational Notice: 7/13/21
- Planning Board Notice Posted: 8/17/21
- Planning Board Public Hearing: 9/1/21
 - Recommendation of approval
- LUTI Committee: 9/14/21
 - Moved forward to City Council
- City Council Public Hearing: 11/1/21

Public Outreach

- RNOs
 - Old San Rafael Neighborhood Organization
 - Heart of 5 Points Neighborhood Organization
- Outreach to direct neighbors
- Written comments in support from Old San Rafael Neighborhood Organization and one neighbor

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

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *Northeast Downtown Neighborhood Plan (2011)*

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

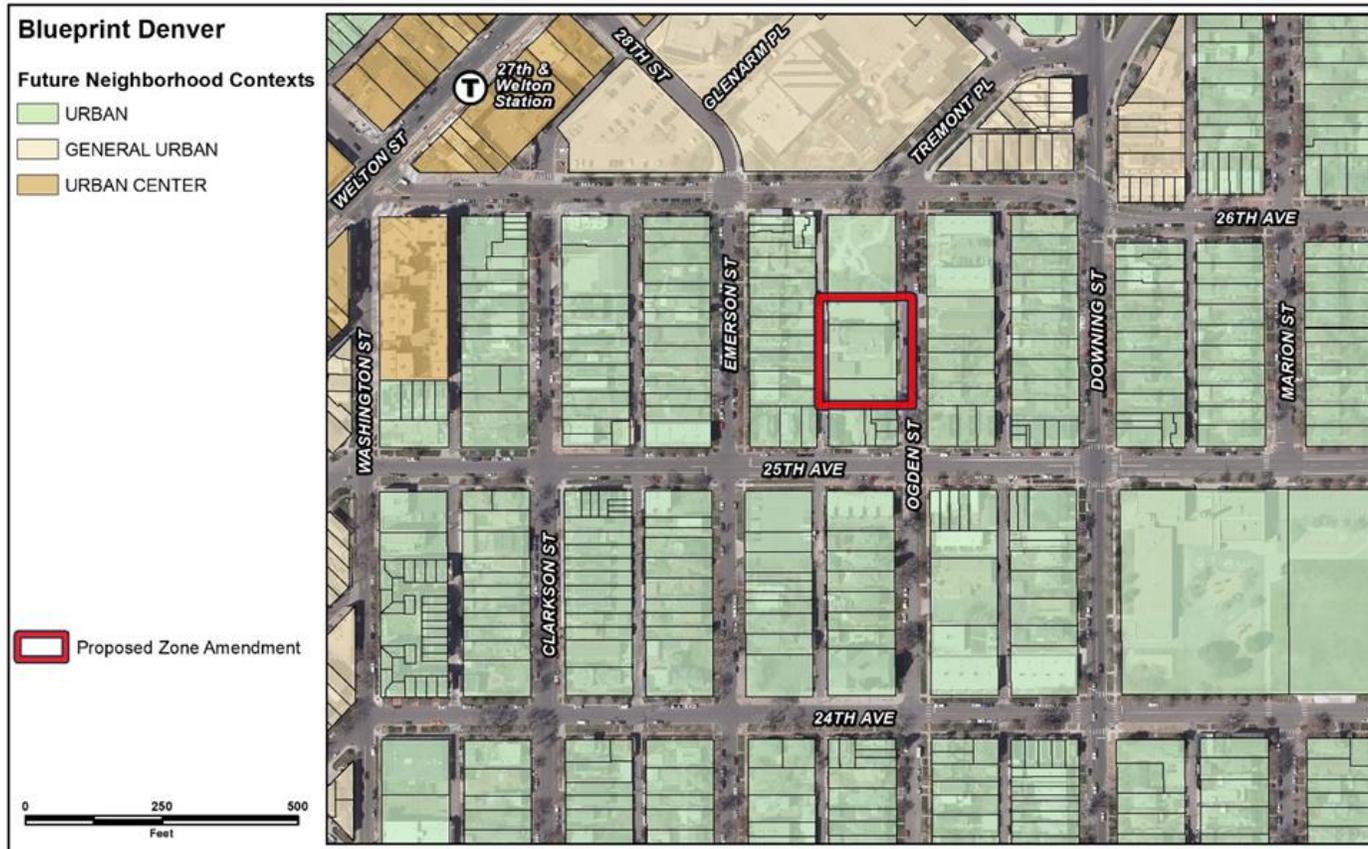
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1 Strategy A
- Strong and Authentic Neighborhoods Goal 1, Strategies A, B, D
- Strong and Authentic Neighborhoods, Goal 4, Strategy A
- Environmentally Resilient Goal 8, Strategy A



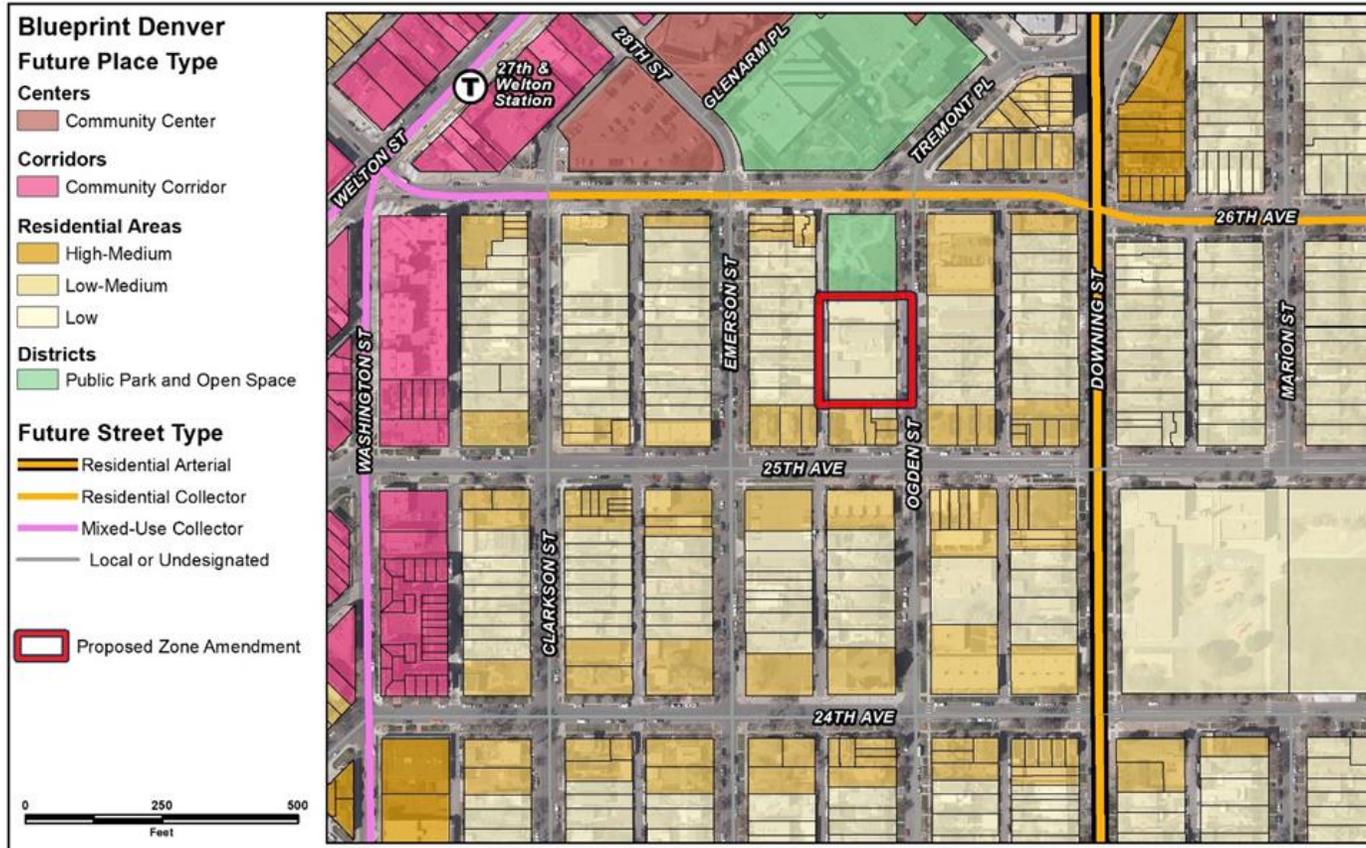
Consistency with Adopted Plans: Blueprint Denver



- **Urban Context**

- Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas.
- Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale.

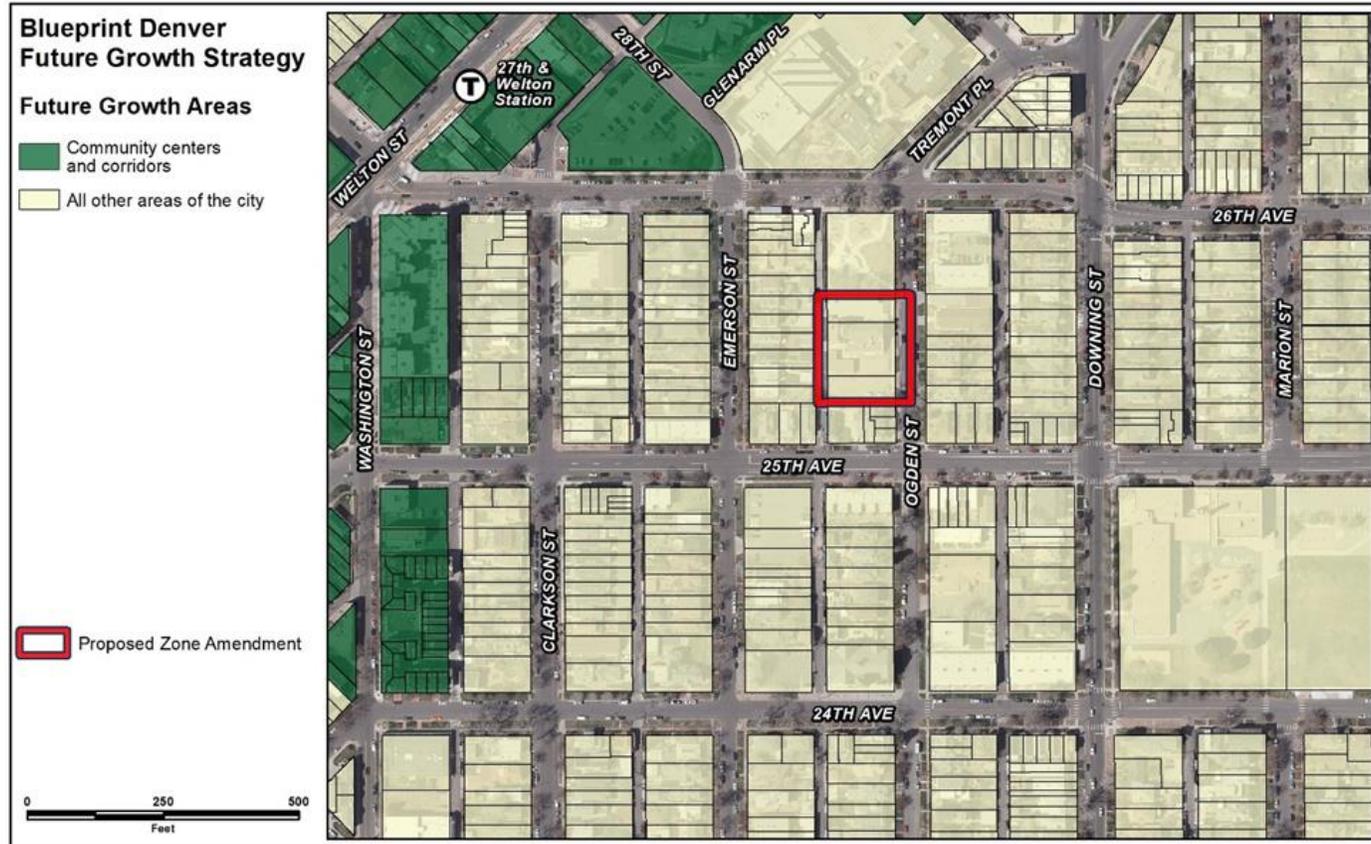
Consistency with Adopted Plans: Blueprint Denver



- **Future Place: Residential - Low**
 - Predominately single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Future Streets:**
 - Ogden: Local or Undesignated
 - Characterized by residential uses

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



- Growth Strategy: All other areas of the city
 - 20% of new housing growth by 2040
 - 10% of new employment growth by 2040

Consistency with Adopted Plans: Area Plan



Northeast Downtown Area Plan(2011)

- “Single-Family Residential”
- With accessory dwelling units at the rear of alley-accessed lots

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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
 - Changed or changing conditions in a particular area, or in the city generally
 - Former Ch. 59 zoning; new mixed use on Welton St.
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

Based on the criteria for review in the Denver Zoning Code, Staff recommends that City Council approve Application #2021I-0000.

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