



Legislation Details (With Text)

File #: 18-0306 **Version:** 1

Type: Bill **Status:** Passed

File created: 3/19/2018 **In control:** Land Use, Transportation & Infrastructure Committee

On agenda: 5/7/2018 **Final action:** 5/7/2018

Title: AS AMENDED a bill for an ordinance relating to the Denver Zoning Code, to modify certain building form standards in response to slot home construction.
Approves Text Amendment #3 to the Denver Zoning Code to create a new Town House building form with revisions to other related building forms to address "slot home" development through new or revised zoning standards for side-by-side residential development. Amended 4-16-18 to make reference to a corrected version of the text amendment filed with the clerk. The previously filed text amendment incorrectly stated in five locations that certain dwelling units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the primary street zone lot line. The language in these five sections should have stated that the dwelling units shall be oriented to the Side Street Zone Lot Line. The Committee approved filing this bill at its meeting on 3-27-18.

Sponsors:

Indexes: Zach Rothmier

Code sections:

Attachments: 1. BR18 0306 CPD DZC_Text_Amd-3_SlotHomes Executive Summary, 2. BR18 0306 CPD DZC_Text_Amd-3_SlotHomes Report, 3. BR18 0306 CPD DZC_Text_Amd-3_SlotHomes Request, 4. BR18 0306 CPD DZC_Text_Amd-3_SlotHomes Slot_homes_text_amendment_Planning_Board_Review_Draftreduced, 5. LUTI Presentation-AdoptionPhase, 6. LUTI_StafReport_Packet, 7. Final_18-0306_FiledBill_Zoning Text_Amend_slot.homes_040518_ACH.pdf, 8. 18-0306_Complete_Redline_TextAmendment3_SlotHomes_040318.pdf, 9. 18-0306_Complete_Clean_TextAmendment3_SlotHomes_040318 (1).pdf, 10. 18-0306 Filed Bill_Zoning Text_Amend_slot.homes_040518_ACH..pdf, 11. 18-0306_AmendmentSlot_Homes_Susman.pdf, 12. 18-0306_Amended4-16-18BillToBeSigned.pdf, 13. 18-0306 Filed Bill_Amended 4-16-18, 14. Final_18-0306_Complete_Redline_TextAmendment3_SlotHomes_041018.pdf, 15. Final_18-0306_Complete_Clean_TextAmendment3_SlotHomes_041018.pdf, 16. Fwd_WWPNA Letter of Support for Slot Home Text Amendment 5-3-18, 17. CityCouncil-Presentation-AdoptionPhase, 18. CompleteStaffReportPacket_Compresed, 19. Fwd_WWPNA Letter of Support for Slot Home Text Amendment 5-3-18, 20. 18-0306 As Amended - signed, 21. 18-0306 File for an ordinance relating to Denver Zoning code

Date	Ver.	Action By	Action	Result
5/8/2018	1	Council President	signed	
5/8/2018	1	Mayor	signed	
5/7/2018	1	City Council	placed upon final consideration and do pass as amended	Pass
4/16/2018	1	City Council	took out of order	Pass
4/16/2018	1	City Council	amended	Pass
4/9/2018	1	City Council	ordered published with a future required public hearing	
3/27/2018	1	Land Use, Transportation & Infrastructure Committee	approved for filing	

Other/Miscellaneous Request Template (Appointments; ROW; Code Changes; Zoning Action, etc.)

Date Submitted: 3 20 18

Requesting Agency: CPD
Division:

Subject Matter Expert Name:

Contact person with knowledge of proposed ordinance/resolution	
Name:	Analiese Hock
Email:	Analiese.Hock@denvergov.org

Item Title & Description:

(Do not delete the following instructions)

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

AS AMENDED a bill for an ordinance relating to the Denver Zoning Code, to modify certain building form standards in response to slot home construction.

Approves Text Amendment #3 to the Denver Zoning Code to create a new Town House building form with revisions to other related building forms to address "slot home" development through new or revised zoning standards for side-by-side residential development. Amended 4-16-18 to make reference to a corrected version of the text amendment filed with the clerk. The previously filed text amendment incorrectly stated in five locations that certain dwelling units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the primary street zone lot line. The language in these five sections should have stated that the dwelling units shall be oriented to the Side Street Zone Lot Line. The Committee approved filing this bill at its meeting on 3-27-18.

Affected Council District(s) or citywide?

Citywide

Executive Summary with Rationale and Impact:

Detailed description of the item and why we are doing it. This can be a separate attachment.

This proposed text amendment implements the strategies described in the Slot Home Strategy Report, which was created through a robust public process including task force guidance and public input. Ultimately, the standards proposed are intended to create development zoning standards for side-by-side multi-family infill development that engages the public realm, considers neighborhood character, addresses human scale, and minimizes negative effects on pedestrians and neighboring properties.

Staff Report, Redline Review Draft, and Strategy Report Summary are attached.

Address/Location (if applicable):

Legal Description (if applicable):

Denver Revised Municipal Code (D.R.M.C.) Citation (if applicable):

Draft Bill Attached?