



DENVER
THE MILE HIGH CITY

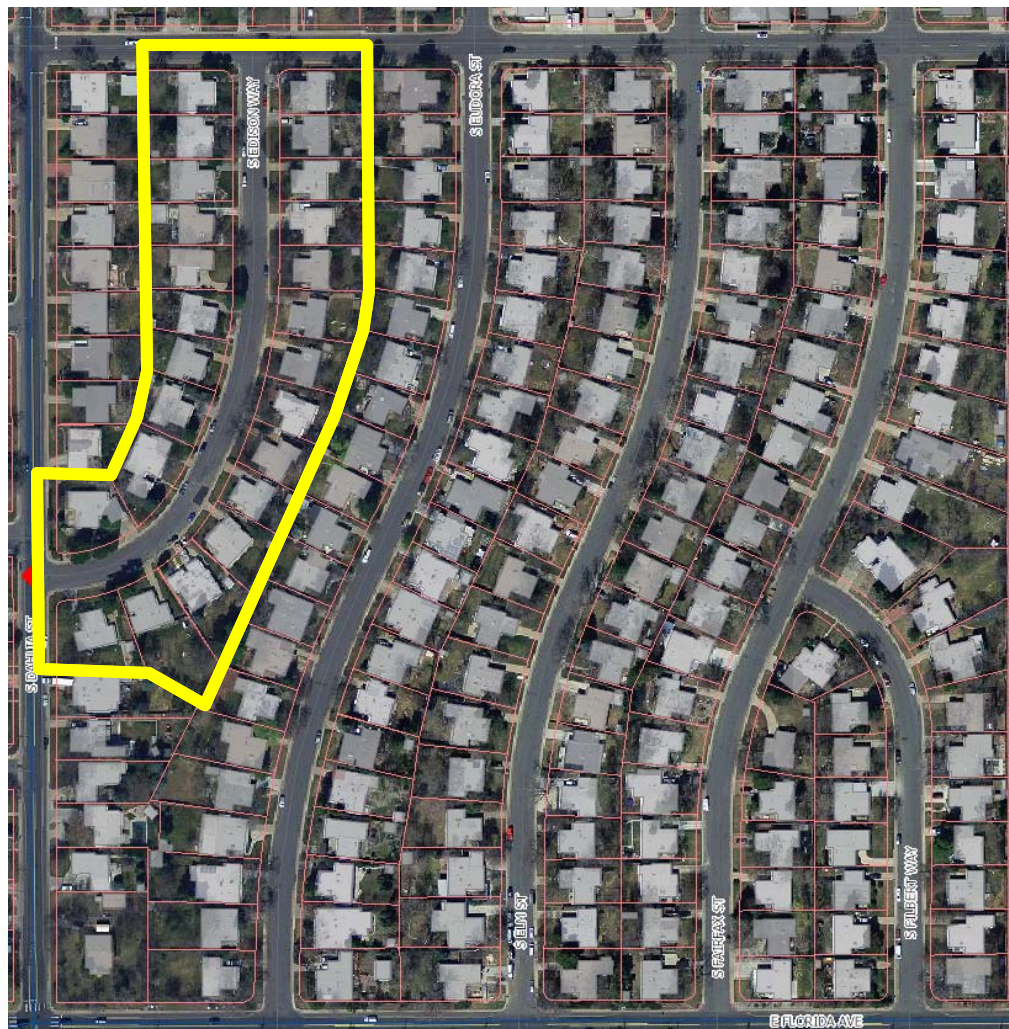
Krisana Park – S Edison Way

Conservation Overlay

(Proposed)

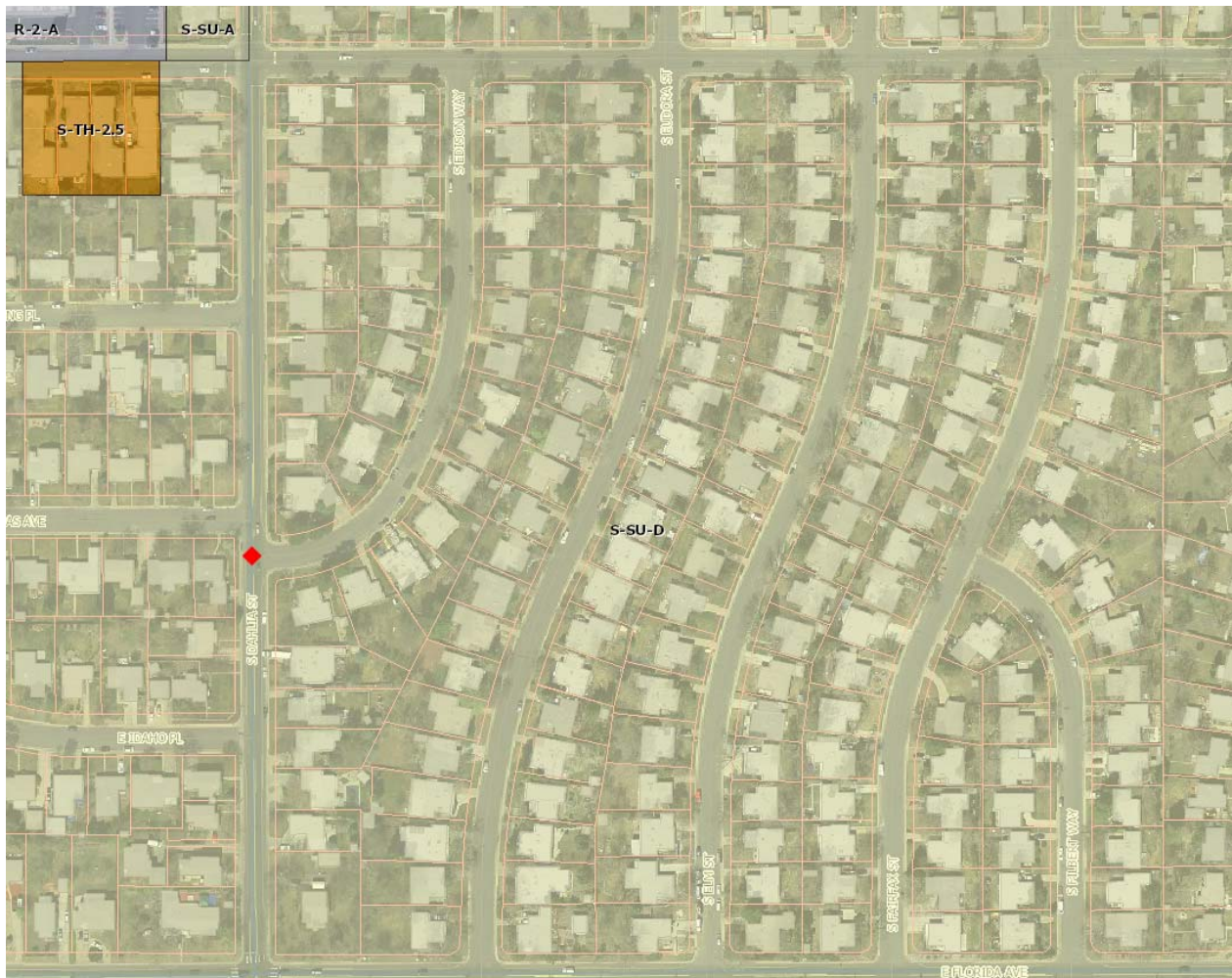
Preapp 03/04/15

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



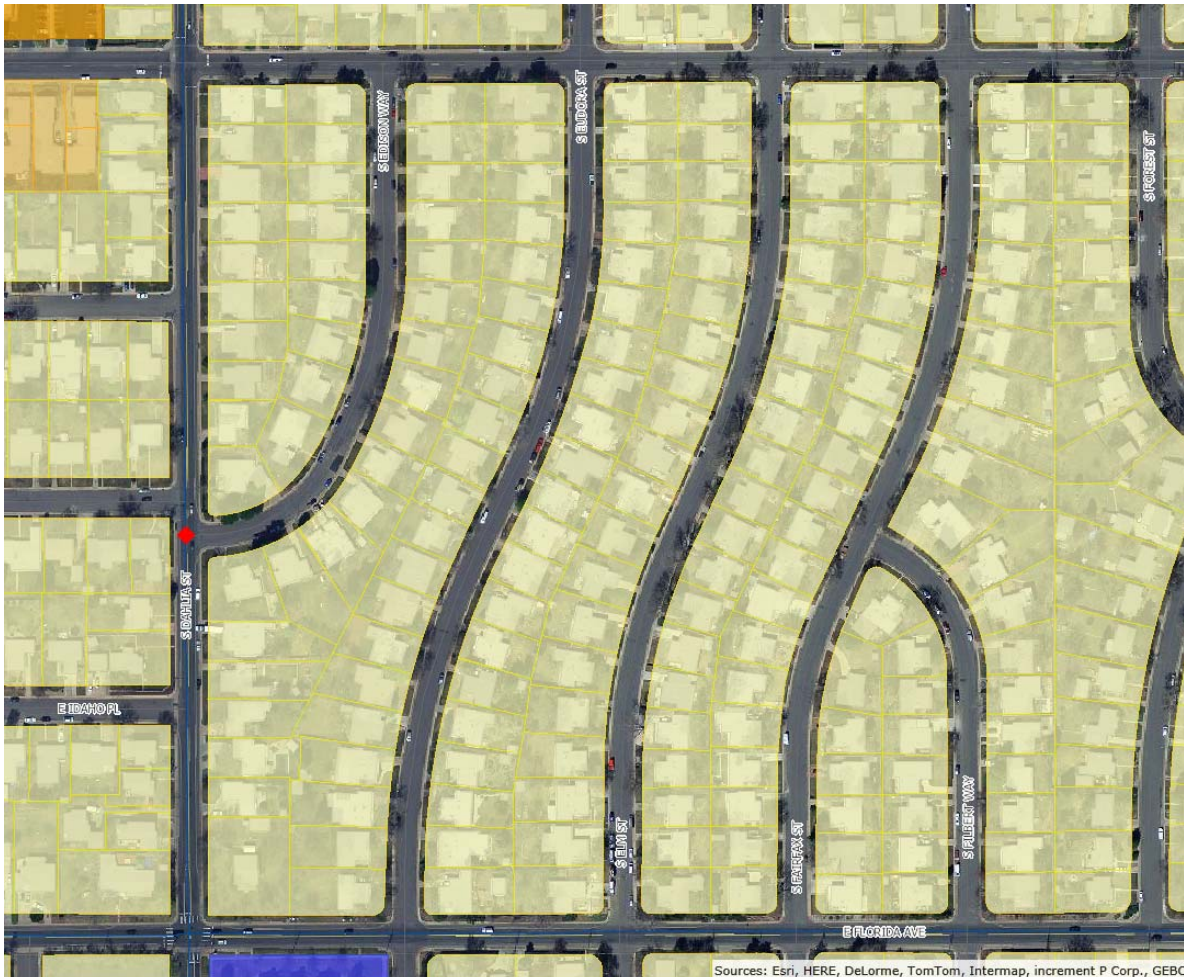
- Private property -
Both sides of S.
Edison Way:
 - 4.25 acres
 - 24 Single Unit
Dwellings

Existing Context – Zoning



- Existing Zoning: S-SU-D

Existing Context – Land Use



- Existing Use:
 - Single unit dwellings
- Surrounding Use:
 - Primarily Single unit dwellings



Map Amendment Submittal Requirements

- Proposed Map Boundaries
 - Rational and Regular Boundaries
- Minimum Area Required for Rezoning
 - 2 acres and at least two facing block faces
- Minimum % Owner Requirements for Submittal
 - 100% of all Owners = Applicants, or
 - At least 1 owner as applicant, plus submittal of petition with signatures of the owner or owners of 51 percent or more of the total area of the zone lots subject to the application for amendment.
- Application Fee
 - \$1,000 for 1st acre, plus \$500 for each additional acre



Map Amendment Application Requirements

An application to rezone to a Conservation Overlay District shall include, in addition to other rezoning submittal requirements, the following information:

- A statement of purpose and an explanation of how the Zone District criteria stated in Section 9.4.3.2 are met.
- An ordinance and map indicating the boundaries of all lots in the proposed Conservation Overlay District and the underlying Zone Districts contained within the proposed overlay Zone District.
- A Conservation Overlay District map and such other textual and graphic material as may be necessary to indicate and govern building forms and features, site development requirements, circulation, off-street parking and modifications to underlying Zone District development and design standards.



Text Amendment Application Requirements

Text Amendment can only be initiated by:

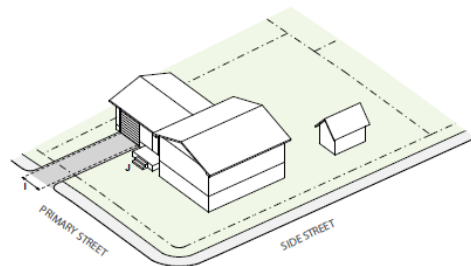
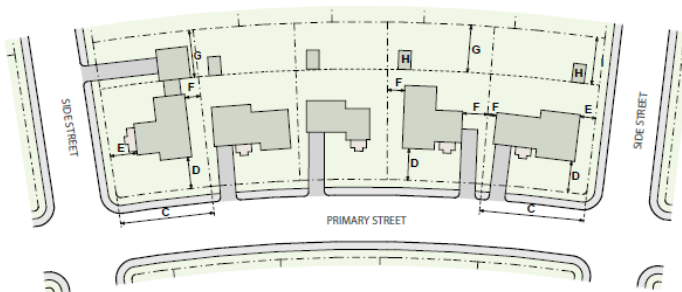
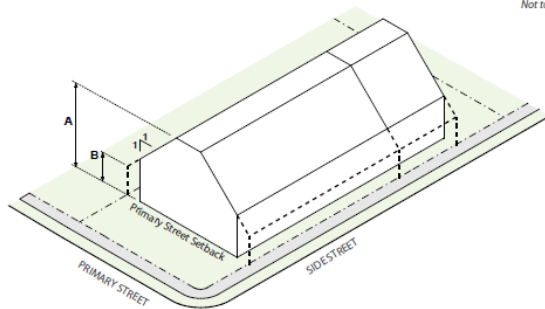
1. City Council or a City Councilmember, or
2. CPD or another city agency

Current Suburban House Building Form Standards

3.3.3.4 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.



SUBURBAN HOUSE

HEIGHT	S-SU-Fx					S-MU-3, -5, -8, -12, -20
	S-SU-A	S-SU-D	S-SU-F1	S-SU-lx	S-SU-lx	
A Stories (max)	2.5	2.5	2.5	3	2.5	3
A Feet (max)	30'	30'	30'	30'	30'	32'
Feet, allowable height increase (max)	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
B Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	na
B Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

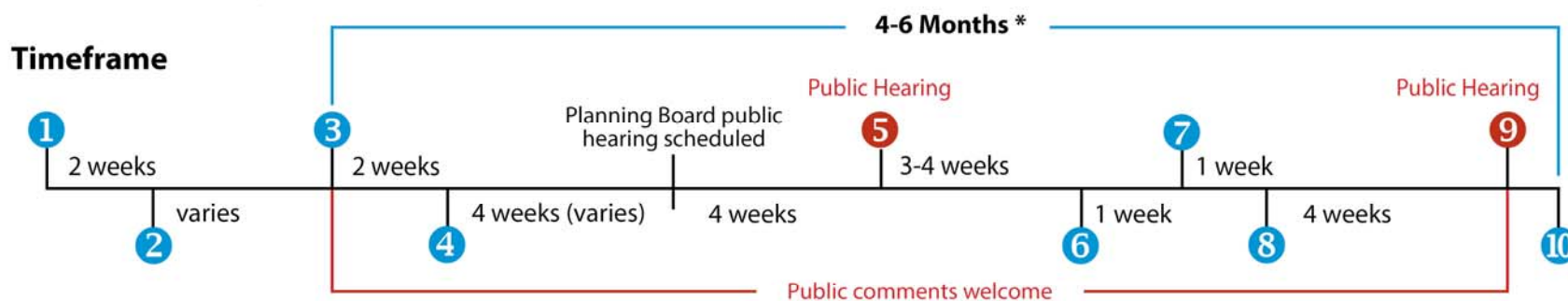
SITING	S-SU-Fx					S-MU-3, -5, -8, -12, -20
	S-SU-A	S-SU-D	S-SU-F1	S-SU-lx	S-SU-lx	
ZONE LOT						
Zone Lot Size (min)	3,000 ft ²	6,000 ft ²	8,500 ft ²	12,000 ft ²	6,000 ft ²	6,000 ft ²
C Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH	All S-SU, -TH, -MU Districts		
	25' or Less	26' to 61'	62' or Greater
D Primary Street, block sensitive setback required	na	yes	yes
D Primary Street, where block sensitive setback does not apply (min)	15'	20'	20'
E Side Street (min)	3'	5'	5'
F Side Interior (min)	3'	5'	7.5'
G Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'
Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%
PARKING BY ZONE LOT WIDTH			
Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%
Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 3.3.7.6)		
H DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4		

DESIGN ELEMENTS	S-SU-Fx					S-MU-3, -5, -8, -12, -20
	S-SU-A	S-SU-D	S-SU-F1	S-SU-lx	S-SU-lx	
BUILDING CONFIGURATION						
Rooftop and/or Second Story Decks	See Section 3.3.5.1					
Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.					
I Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater					
GROUND STORY ACTIVATION						
J Pedestrian Access, Primary Street	Entry Feature					
USES	All S-SU, -TH, -MU Districts					
	Primary Uses shall be limited to Single Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 3.4 Uses and Parking.					

See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

An overview of a typical rezoning process.



*This is a typical timeframe estimate. Unique circumstances and/or rezoning complexity will adjust the timeframe.

RNOs:

- Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation; Virginia Village / Ellis Community Association

District Council Member:

- Charlie Brown (District 6)

- 1) Pre-Application Review
- 2) Informal public outreach (RNO, Council Member)
- 3) Submit a Complete Application
- 4) City and agency review
- 5) Planning Board
- 6) Neighborhoods and Planning Committee Meeting
- 7) Mayor-Council Meeting
- 8) City Council First Reading
- 9) City Council Public Hearing
- 10) Mayor Signature and Publication



Notice to RNOs and affected councilmembers

	Email Notice (by city)	Posted Signs (by applicant)
Receipt of Completed Application	<input checked="" type="checkbox"/>	
Planning Board public hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhoods & Planning City Council Committee	<input checked="" type="checkbox"/>	
City Council public hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Denver Zoning Code Review Criteria for Text Amendment

1. Consistency with Adopted Plans
2. Public Health, Safety and General Welfare
3. Uniformity of District Regulations and Restrictions

Denver Zoning Code Review Criteria for Map Amendment

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

Additional Review Criteria for Conservation Overlay

1. The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material; and/or
2. The district contains distinctive site planning and natural features, such as lot platting, building lot coverage, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan

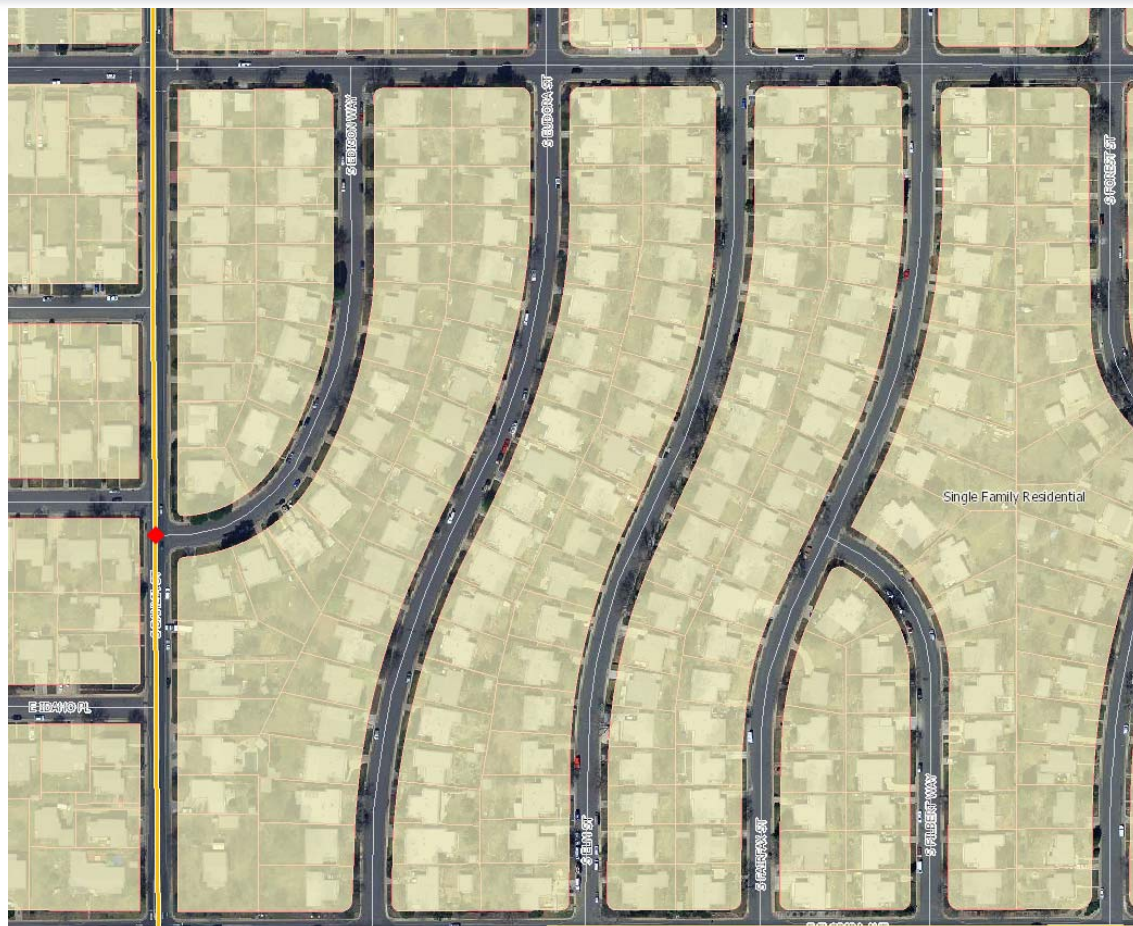
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Area of Stability
 - Single Family Residential
- Streets:
 - Dahlia & Florida are Residential Collectors

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 for Overlay District: “It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.”
5. Consistency with Neighborhood Context, Zone District Purpose and Intent