Krisana Park – S Edison Way

Conservation Overlay

(Proposed)

Preapp 03/04/15
Request

- 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
– 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
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 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

SUBURBAN HOUSE

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Stories (max)</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>B</td>
<td>Height (max)</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
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<tr>
<td></td>
<td>Building height increase (max)</td>
<td>1' for every 5' increase in lot width over 50' up to a maximum height of 35'</td>
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<table>
<thead>
<tr>
<th>SITING</th>
<th>ZONE LOT</th>
<th>Zone Lot Side (min)</th>
<th>3,000 ft²</th>
<th>6,000 ft²</th>
<th>8,500 ft²</th>
<th>12,000 ft²</th>
<th>6,000 ft²</th>
<th>6,000 ft²</th>
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<tbody>
<tr>
<td>C</td>
<td>Zone Lot Width (min)</td>
<td>25'</td>
<td>50'</td>
<td>62.5'</td>
<td>62.5'</td>
<td>50'</td>
<td>50'</td>
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</table>

<table>
<thead>
<tr>
<th>SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH</th>
<th>All S-SU, TH, MU Districts</th>
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</thead>
<tbody>
<tr>
<td>D</td>
<td>Primary Street setback required</td>
</tr>
<tr>
<td>E</td>
<td>Primary Street, where block sensitive setback does not apply (min)</td>
</tr>
<tr>
<td>F</td>
<td>Side Street (min)</td>
</tr>
<tr>
<td>G</td>
<td>Rear, alley, no alley (min)</td>
</tr>
<tr>
<td></td>
<td>Building Coverage per Zone Lot, including all accessory structures (max)</td>
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</table>

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<thead>
<tr>
<th>PARKING BY ZONE LOT WIDTH</th>
<th>All S-SU, TH, MU Districts</th>
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<tbody>
<tr>
<td>H</td>
<td>---------------------------</td>
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<tr>
<td>I</td>
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<td>J</td>
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<thead>
<tr>
<th>USES</th>
<th>All S-SU, TH, MU Districts</th>
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<tbody>
<tr>
<td></td>
<td>Primary Uses shall be limited to Single Unit Dwelling and allowable Group Living and Nonresidential uses. See Chapter 3.4 Uses and Parking</td>
</tr>
</tbody>
</table>

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

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Not to Scale: Illustration Only.
An overview of a typical rezoning process.

**Timeframe**

1) Pre-Application Review
2) Informal public outreach (RNO, Council Member)
3) Submit a Complete Application
4) City and agency review
5) Planning Board public hearing scheduled
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

**4-6 Months**

*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)
## Notice to RNOs and affected councilmembers

<table>
<thead>
<tr>
<th>Event</th>
<th>Email Notice (by city)</th>
<th>Posted Signs (by applicant)</th>
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<tbody>
<tr>
<td>Receipt of Completed Application</td>
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<tr>
<td>Planning Board public hearing</td>
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<td>✓</td>
</tr>
<tr>
<td>Neighborhoods &amp; Planning City Council Committee</td>
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<tr>
<td>City Council public hearing</td>
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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