



Winston Downs

Conservation Overlay

Pre-Application Request: For a Conservation Overlay

Date: 4/18/2019

Winston Downs Street View



Winston Downs Conservation Overlay

Agenda

- Conservation Overlay Issues/Objectives (applicant)
- Conservation Overlay Objectives (CPD)
- CCD Extended Team/Coordination (CPD)
- Rezoning Process (CPD)
- Process To-Date (applicant)
- Next Steps (CPD)

Winston Downs Conservation Overlay

Conservation Overlay Issues/Objectives – Applicant

- What are the top issues to be addressed?
- Can you provide a brief verbal summary of the overlay/process objectives?

The goals of this overlay will be to preserve the current single-story character and to ensure that new construction or renovations enhance that character in terms of massing and scale.

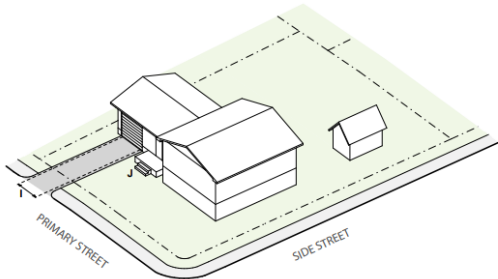
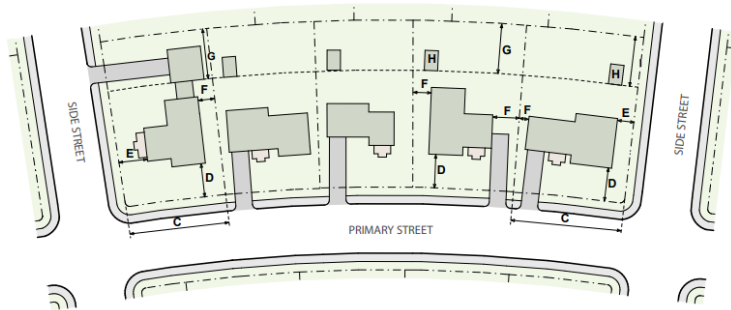
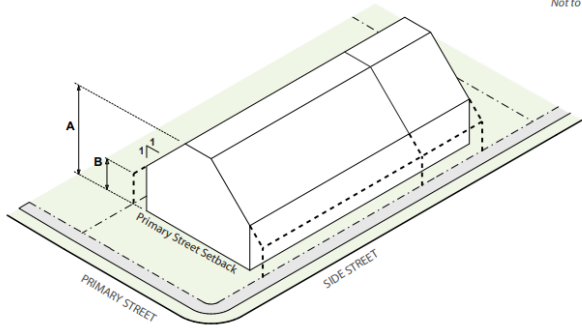
The sought-after overlay will discourage scrape-offs and replacement homes that are out-of-scale, will diminish sunlight for adjacent homes, may cause storm-water damage on adjacent homes, and diminish privacy. We may seek a new building form for Winston Downs—a cottage product of 1000-1200 square feet...

Winston Downs - Current Zoning

3.3.3.4 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.



SUBURBAN HOUSE

HEIGHT

	S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-RH-2.5	S-MU-3, -5, -8, -12, -20
A Stories (max)	2.5	2.5	2.5	3	2.5	3
A Feet (max)	30'	30'	30'	30'	30'	32'
Feet, permitted 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
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

SITING

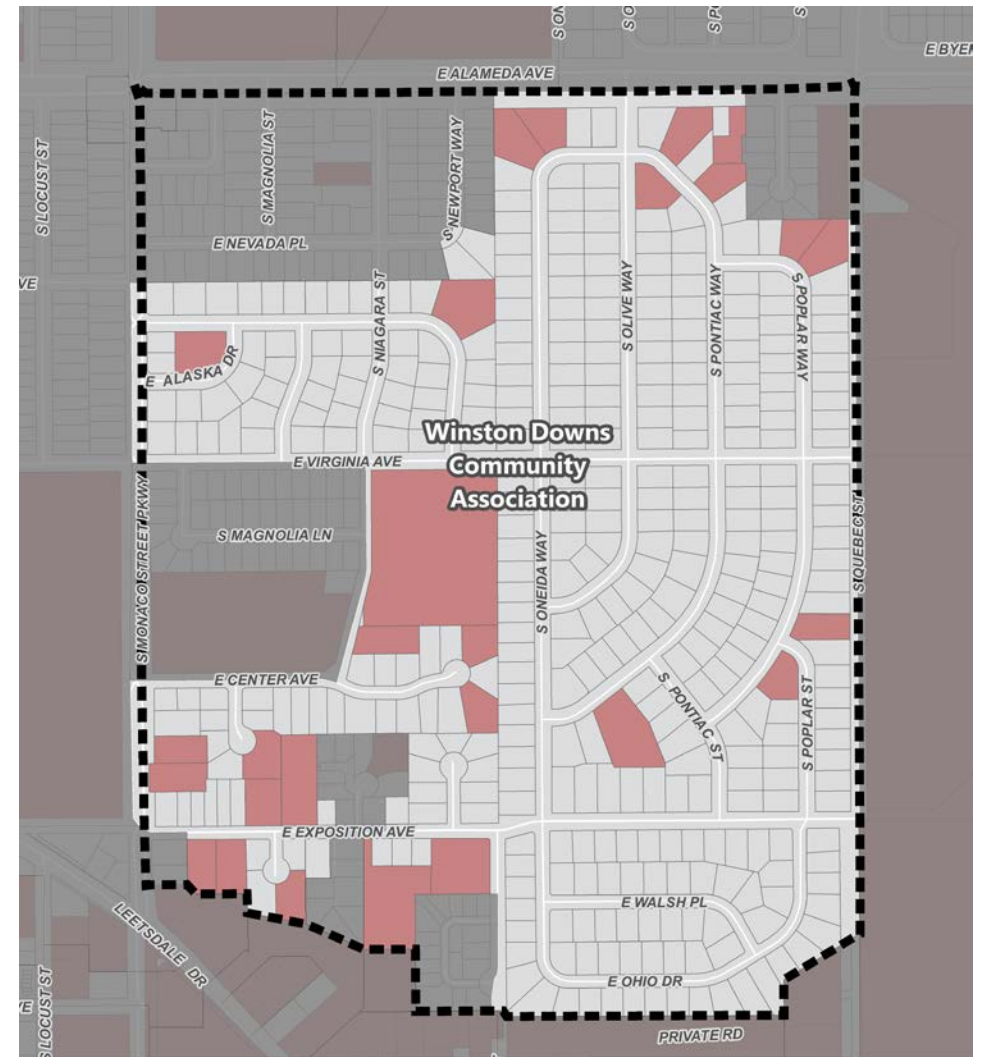
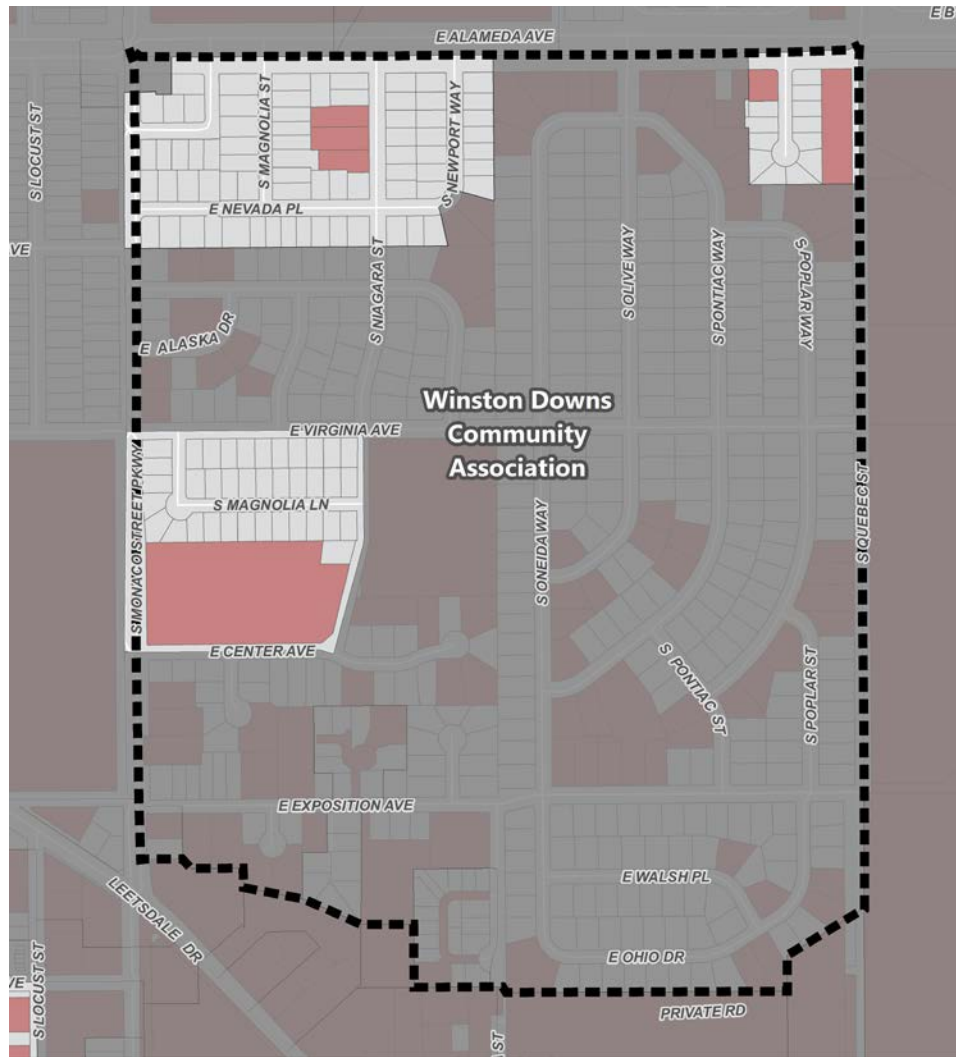
ZONE LOT

	S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-RH-2.5	S-MU-3, -5, -8, -12, -20
Zone Lot Size (min)	3,000 sf	6,000 sf	8,500 sf	12,000 sf	6,000 sf	6,000 sf
C Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH

	25' or Less	All S-SU, RH, -MU Districts Greater than 25' and less than 62'	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%

Winston Downs – Larger zone lots? Of 563 total...



- **S-SU-D** lots < 12,00sf = 6 potential parcels
- Potential subject to other zoning restrictions like zone lot width, street frontage, development constraints, etc.
- **S-SU-F** lots < 17,00sf = 27 potential parcels

Winston Downs Conservation Overlay

Conservation Overlay Objectives - CPD

Work with Community/CM(s) /Consultant to draft an overlay that is:

- Implementable
- Adoptable
- Supported by City
- Supported by CM
- Supported by stakeholders
- Proven successful at addressing identified problems

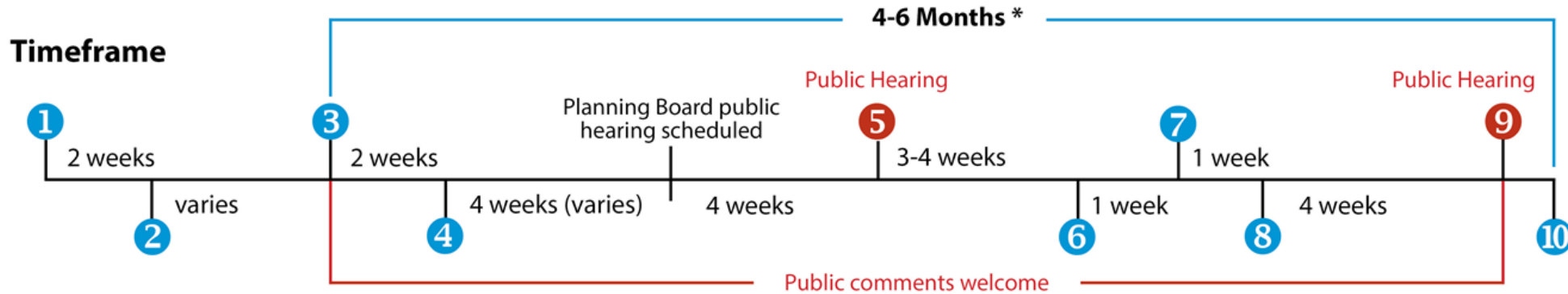
Winston Downs Conservation Overlay

Extended City and County of Denver Team

- CPD - Planning Services
- CPD – Landmark (if needed)
- CPD – Development Services
- City Attorney's Office
- City Council

Winston Downs Conservation Overlay Rezoning Process – Text and Map Amendment

An overview of a typical rezoning process.



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

This is typical for a single site; Overlay process will be longer given number of properties and potential complexity of amendments

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

Winston Downs Conservation Overlay

Rezoning Process – Zoning Overlay Guide

PHASE 1:

PROBLEM IDENTIFICATION/PROCESS PLANNING

- Problem statements
- Separate non-zoning items
- Identify applicability/mapping
- Task Force
- Outreach plan/schedule

Phase 1 Deliverables:

Problem Identification/Process Plan

PHASE 2: DEVELOPING ALTERNATIVES

- Understand existing code
- Review best practices
- Consider alternatives
- Test and analyze alternatives
- Choose a preferred alternative

Phase 2 Deliverables:

Preferred Alternatives and
Supporting Background

Winston Downs Conservation Overlay

Rezoning Process – Zoning Overlay Guide

PHASE 3: PUBLIC COMMENT AND REVIEW

- CPD comments on proposals
- CPD/Proponents discussion as needed
- Proponent drafts proposal for public review
- Summary of public comment and responses
- Councilmember directs CPD to draft amendments (or not)

Phase 3 Deliverables:

Draft Overlay Standards

Robust public review

Summary of Comments and Response

Councilmember Decision Point

PHASE 4: DRAFTING

- Internal drafting
- CCD review
- Redline zoning amendment text
- Draft zoning map
- Review with proponents/Councilmember

Phase 4 Deliverables:

Draft Redline Zoning Amendments

Zoning Map

Winston Downs Conservation Overlay

Rezoning Process – Zoning Overlay Guide

PHASE 5: PUBLIC COMMENT AND REVIEW

- Presentations
- Revisions
- Noticing
- Posting
- Review periods
- Required Meetings (LUTI, Committees, INC)
- Planning Board Public Hearing
- City Council Vote

Phase 5 Deliverables:

Notices
Staff Reports
Revised Amendment Redlines
Powerpoints

Winston Downs Conservation Overlay

Initial Feedback/Clarifications – Big Picture

Applicability

- All S-SU zoning in Winston Downs?
- S-SU-D 6,000sf lot size / R-1
vs S-SU-F 8,500sf lot size?

Winston Downs Conservation Overlay

Initial Feedback/Clarifications – Big Picture

Clarifying the Problem

- Draw line from **problem** to **intent** to proposed **solution**
- Connect the dots for each variable/proposed design standard

Winston Downs Conservation Overlay

Criteria Initial Input

Items that Appear Doable

(assuming strong community/policy support)

- Where there is a clear line from problem to solution
- Consistent with DZC criteria for an overlay
- Limited administrative challenges
(don't re-invent the wheel)

- Precedent in a similar Overlay

Winston Downs Conservation Overlay

Example Overlay - Curtis Park CO

9.4.3.7 Curtis Park Conservation Overlay District (CO-2)

A. Creation

There is hereby created a Conservation Overlay District designated as the Curtis Park Conservation Overlay District.

B. Intent

Accommodate detached accessory structures in a manner that respects the character of the Curtis Park neighborhood.

C. Applicability

This Curtis Park Conservation Overlay District shall apply only to zone lots zoned to an -RH zone district.

D. Building Form Standards for Zone Lots with a Historic Structure

For any zone lot occupied by a Historic Structure, as defined in Article 13, Rule of Measurements and Definitions, development of a detached accessory structure is allowed subject to the following allowances and conditions:

1. The structure may comply with the U-RH-2.5 Detached Garage building form standards and exceed the maximum building coverage; and
2. The structure may comply with the U-RH-2.5 Detached Accessory Dwelling Unit building form standards and:
 - a. May exceed the maximum building coverage,
 - b. Shall be exempt from the bulk plane, and
 - c. May exceed the maximum height in stories not to exceed two stories.
3. The structure shall be located in the rear one-half of the zone lot; and
4. The design and location of the building shall be approved by the Landmark Preservation Commission before final approval of a zoning permit.

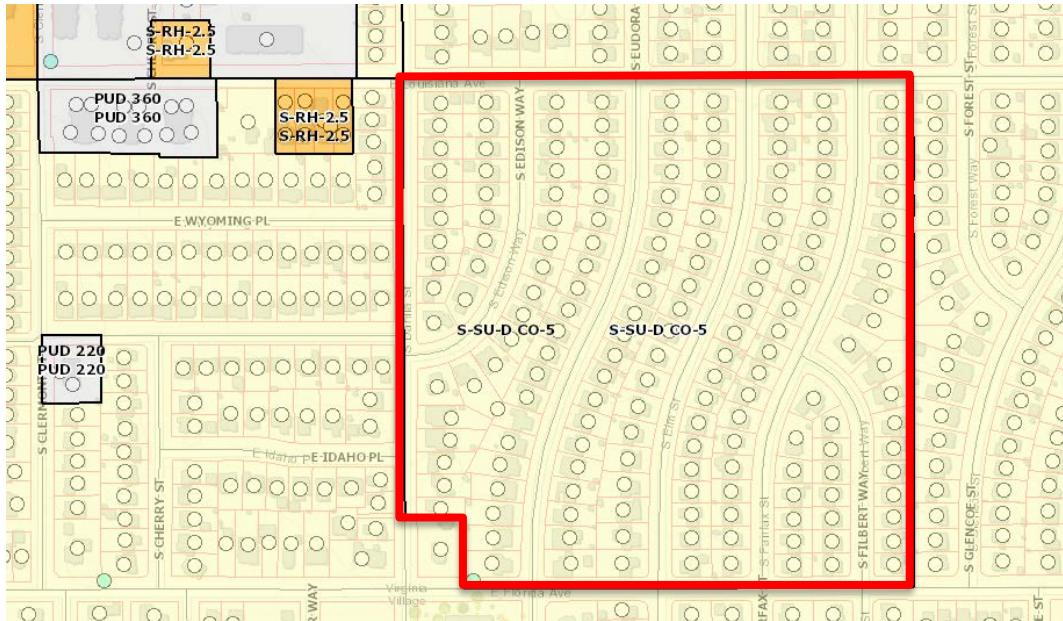
E. Building Form Standards for Zone Lots without a Historic Structure

For zone lots not occupied by a Historic Structure, development of a detached accessory structure is allowed using the U-RH-2.5 Detached Accessory Dwelling Unit building form, subject to the following allowances and conditions:

1. The structure shall be exempt from the bulk plane,
2. The structure may exceed the maximum height in stories not to exceed two stories,
3. The structure shall be located in the rear one-half of the zone lot, and
4. The design and location of the structure shall be approved by the Landmark Preservation Commission before final approval of a zoning permit.

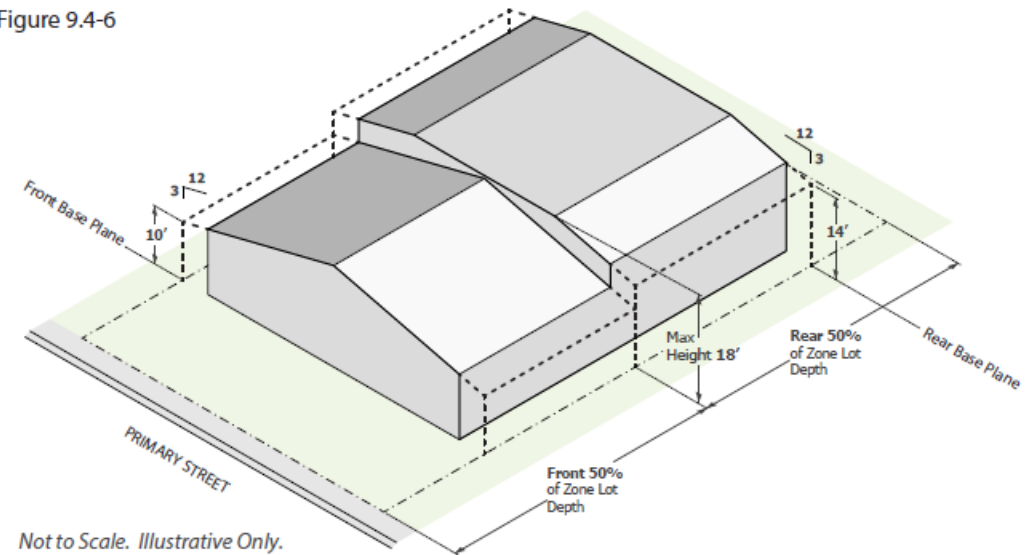
Winston Downs Conservation Overlay

Krisana Park (CO-5)



- Adjusted height, bulk plane, and roof slope limits to protect character of 1950's mid-mod Ranch houses
- Allowed taller bulk plane in rear of lot to incentivize re-use of existing structures

Figure 9.4-6



Not to Scale. Illustrative Only.

Winston Downs Conservation Overlay

Overlay Initial Input

Items that May Be More Challenging

- Administrative challenges
 - Measurability
 - Complexity of measurability
 - Difficult to define
- Inhibits design flexibility
- Unintended consequences
- Lack of consistency with policy/plans

Winston Downs Conservation Overlay

Process To-Date?

- Turnout?
- Representation?
- Level of detail?
- Consensus around certain issues?
- Differing opinions about others?
- Council Member's support?

Winston Downs Conservation Overlay

Recipe for Overlay Success Based on Previous Experience And next steps

- Keep it simple
- Limit design standards to those most fundamental
- Maintain opportunity for architectural creativity
- Achieve buy-in strategically
(careful not to overwhelm with detail)

Developing an Overlay

1. Understand Your Existing (or Desired) Neighborhood Character

- Define the problems you wish to solve and the location(s) where they exist
- Document the existing distinctive characteristics you wish to preserve and identify design enhancements to promote in the future

2. Develop Potential Solutions and Evaluate with Community > Preferred Direction

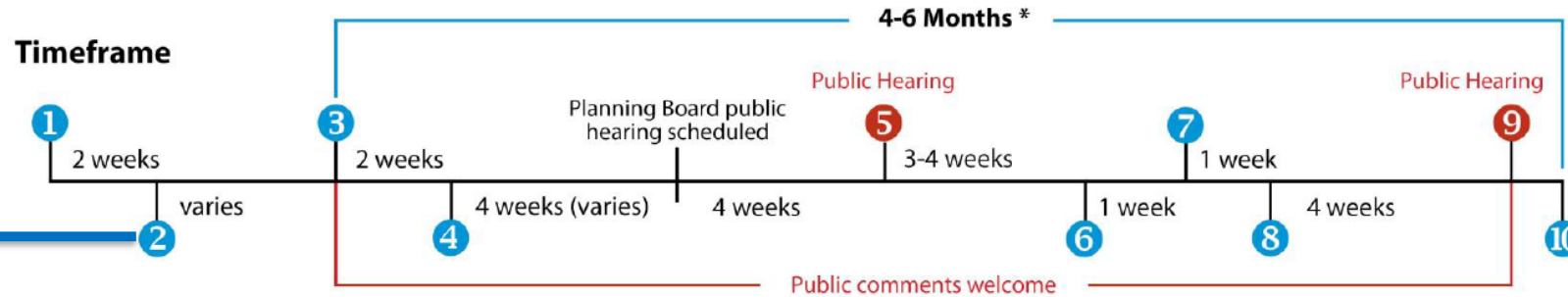
- Describe clear alternatives to address the most critical concerns/issues
- Test alternatives to understand any unintended consequences and applicability
- Gather public feedback on options
- Prepare application with preferred direction and refined solutions

3. CPD Planning Services Drafting and Review

4. DZC Amendment and Rezoning Process (Planning Board and City Council)

Overlay Process and Timing

An overview of a typical rezoning process.



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

- 1) Pre-Application Review
- 2) Defining the Problem, Developing Alternatives, Testing and Public Outreach (RNOs, Council, Others), Refining Preferred Solutions
- 3) Submit a Complete Application
- 4) City and agency review/drafting
- 5) Planning Board Public Hearing
- 6) Land Use, Transportation, & Infrastructure Committee Meeting
- 7) Mayor-Council Meeting
- 8) City Council First Reading
- 9) City Council Public Hearing & Vote
- 10) Mayor Signature and Publication

**Typically about
12 months**

Winston Downs Neighborhood Plan is around the corner

Neighborhood Planning Initiative

Phase 1 – wrapping up

Far Northeast - complete and nearing adoption

East/East Central – to be completed this fall

Phase 2 – kicking off

West – beginning engagement

Near Southeast – to begin engagement in fall

full kick-off in 2020

Near Northwest – full kick-off 2020

