



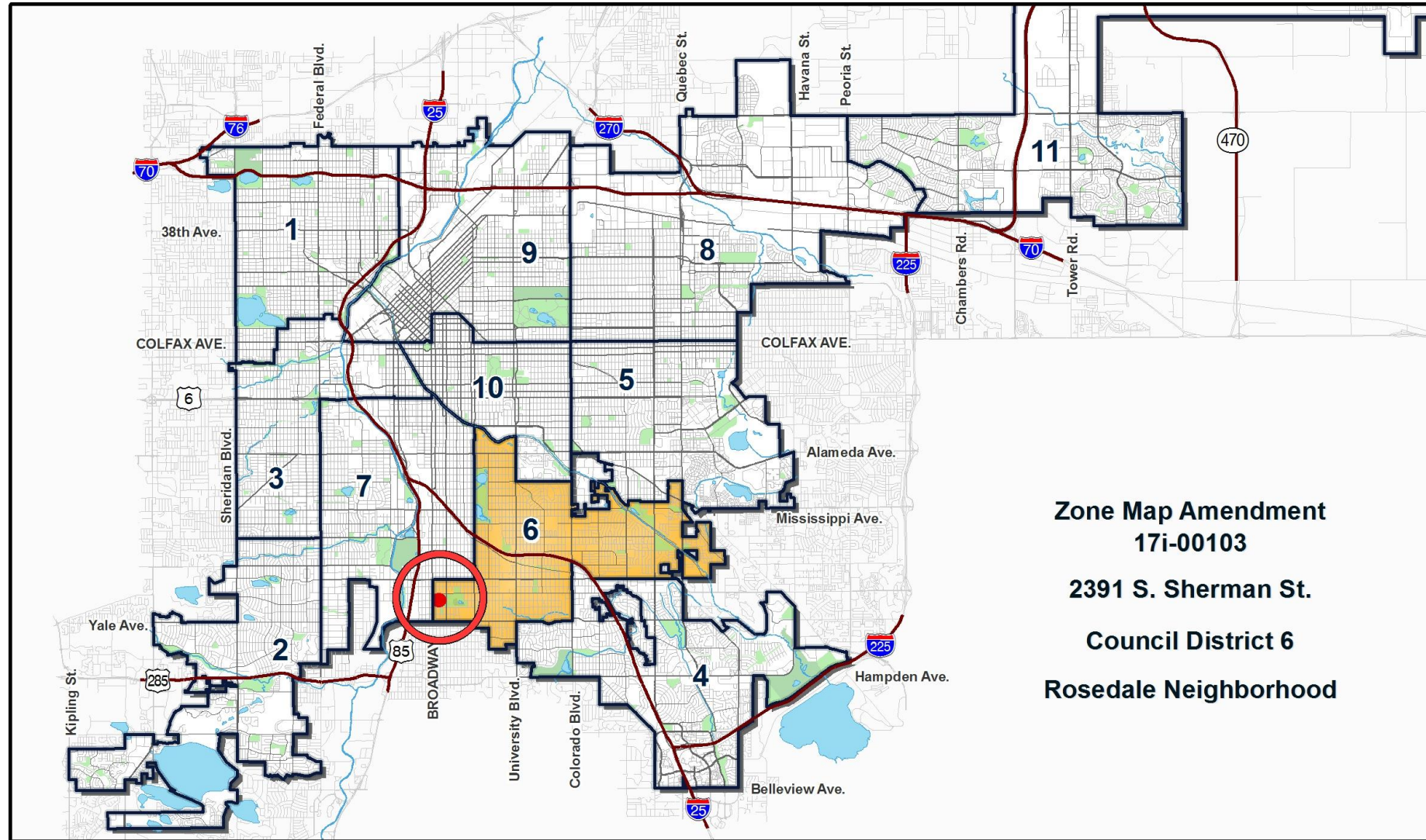
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# Official Map Amendment

#2017I-00103 rezoning 2391 S. Sherman St.  
from U-SU-B1 to U-TU-B.

# 2391 S. Sherman St.

U-SU-B1 to  
U-TU-B



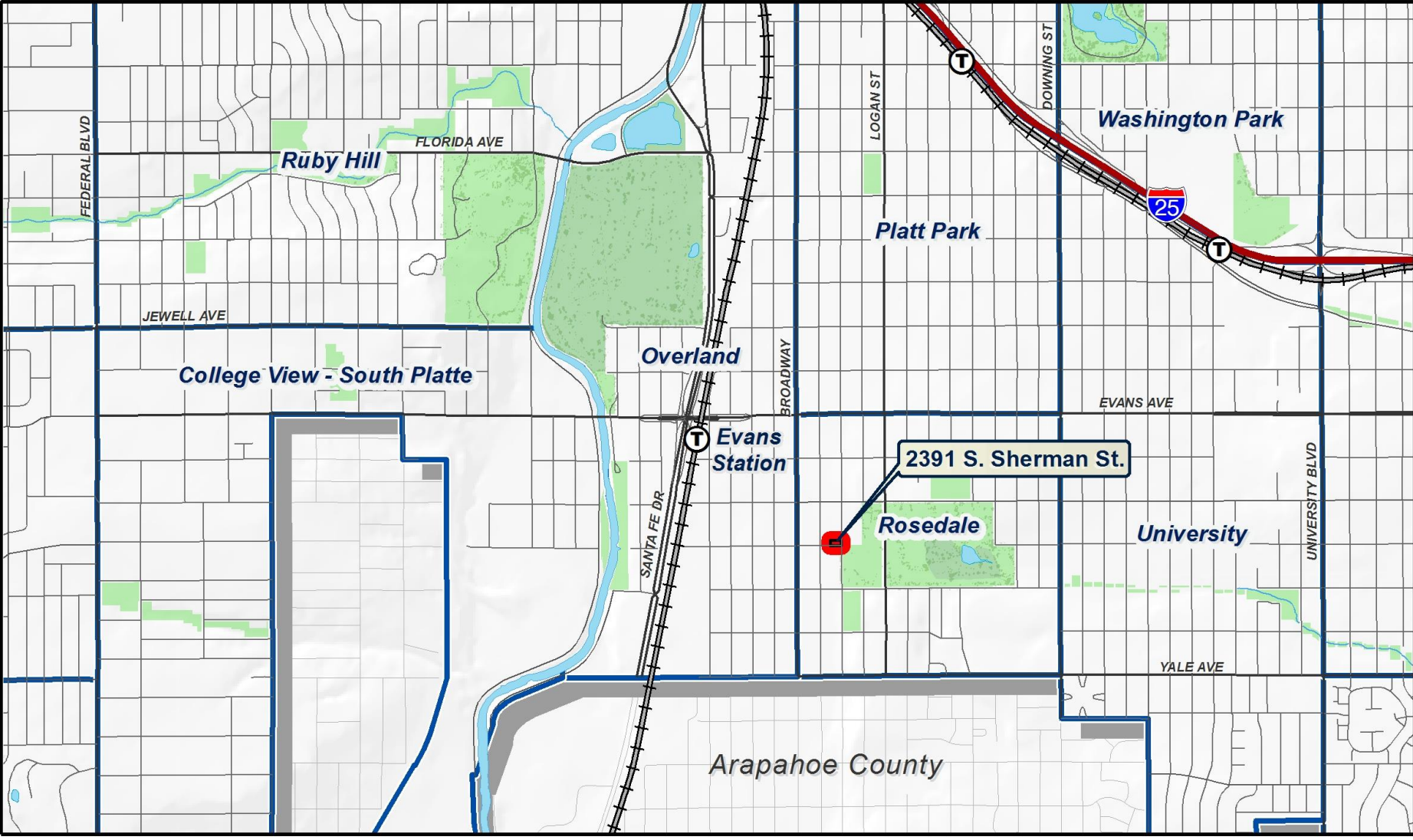
**Zone Map Amendment  
17i-00103**

**2391 S. Sherman St.**

**Council District 6**

**Rosedale Neighborhood**

# Rosedale Neighborhood



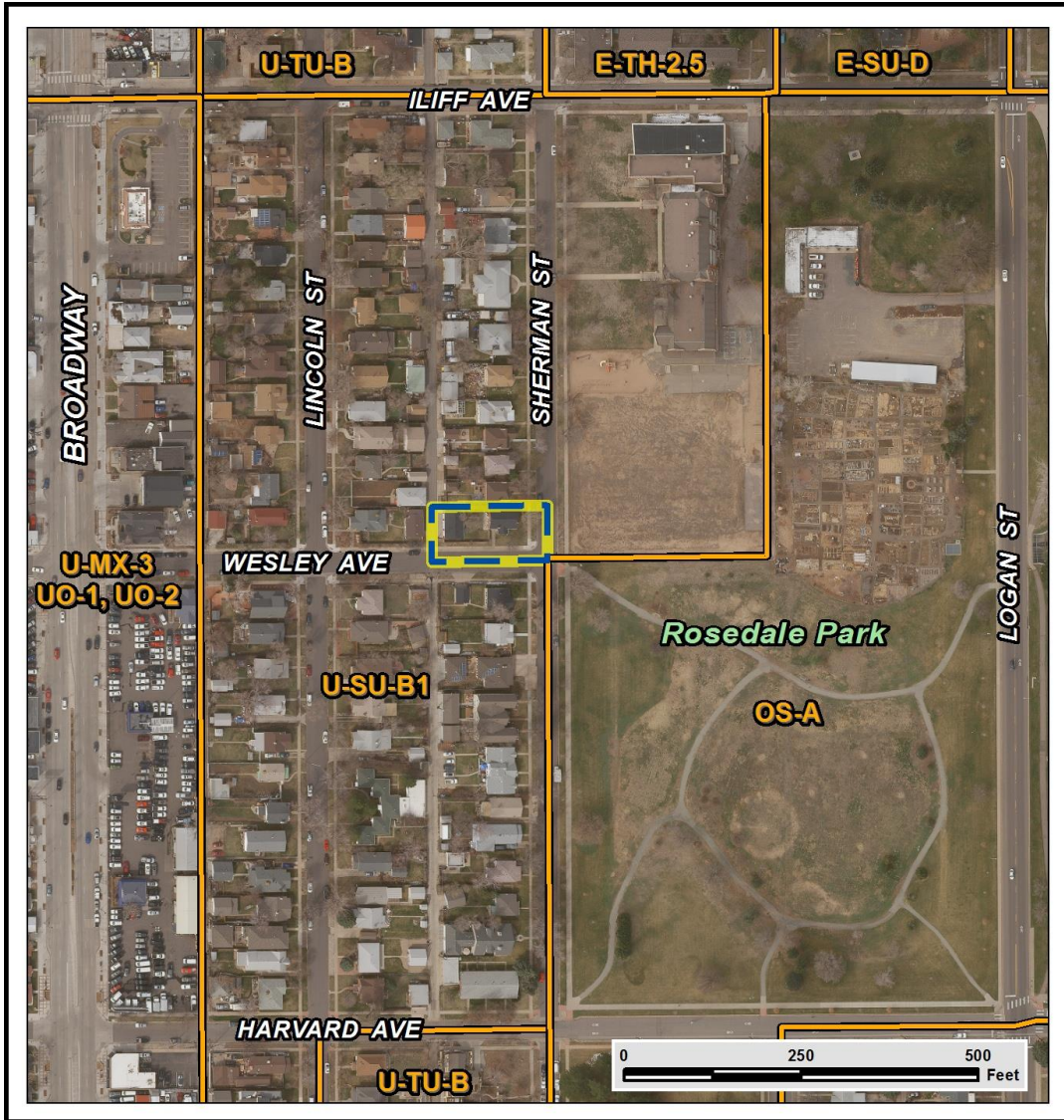


## Location

- Rosedale Park
- Just East of Broadway
- 6,250 square feet
- Single-unit house

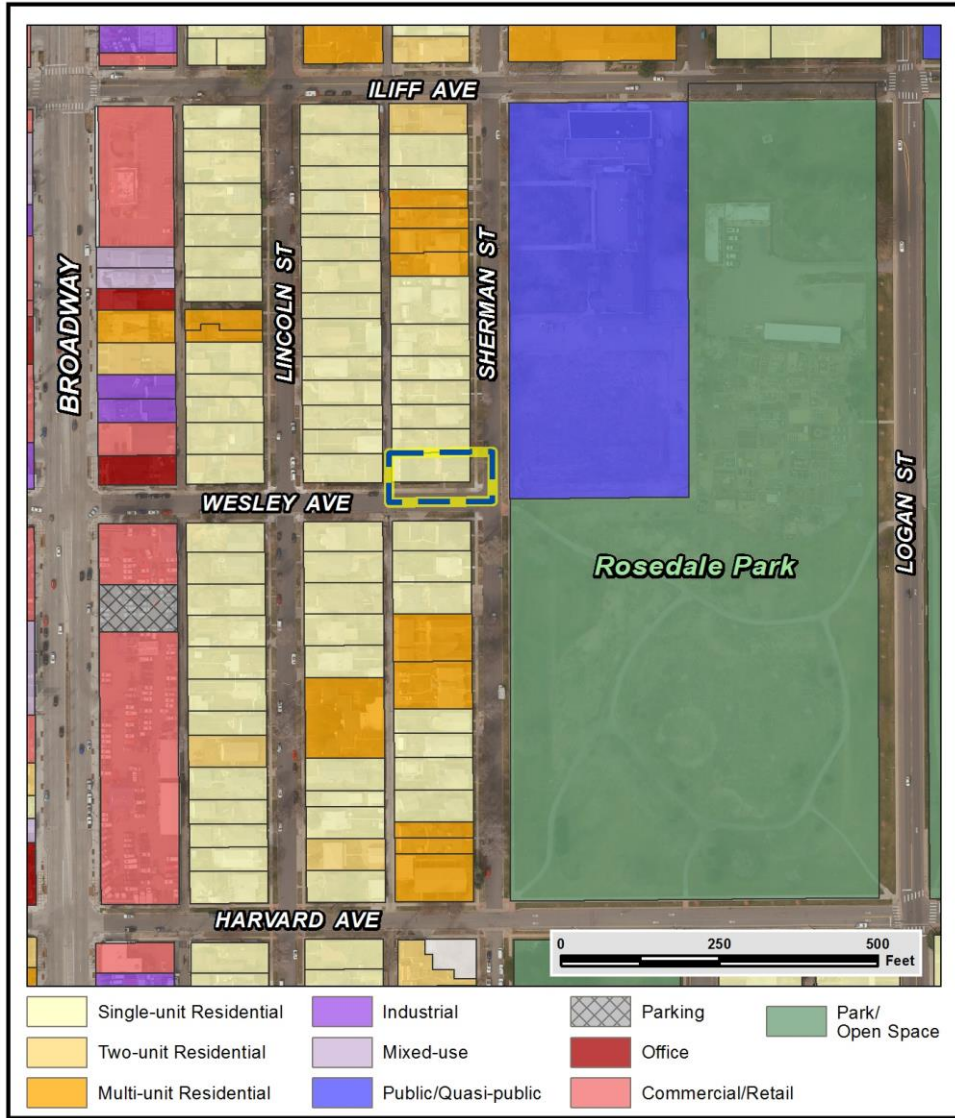
## Proposal:

- Rezoning from U-SU-B1 to U-TU-B
- Requesting rezoning to build duplex



## Existing Context: Zoning

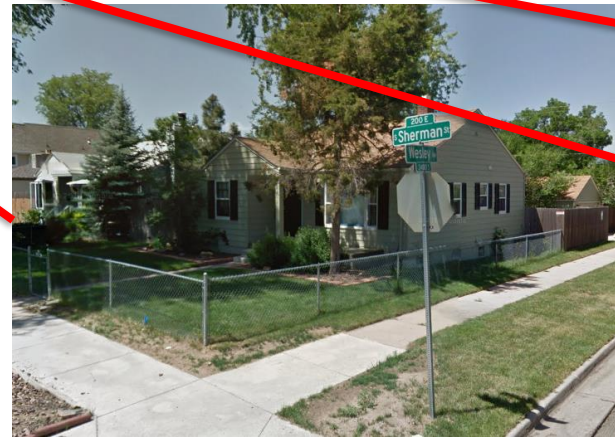
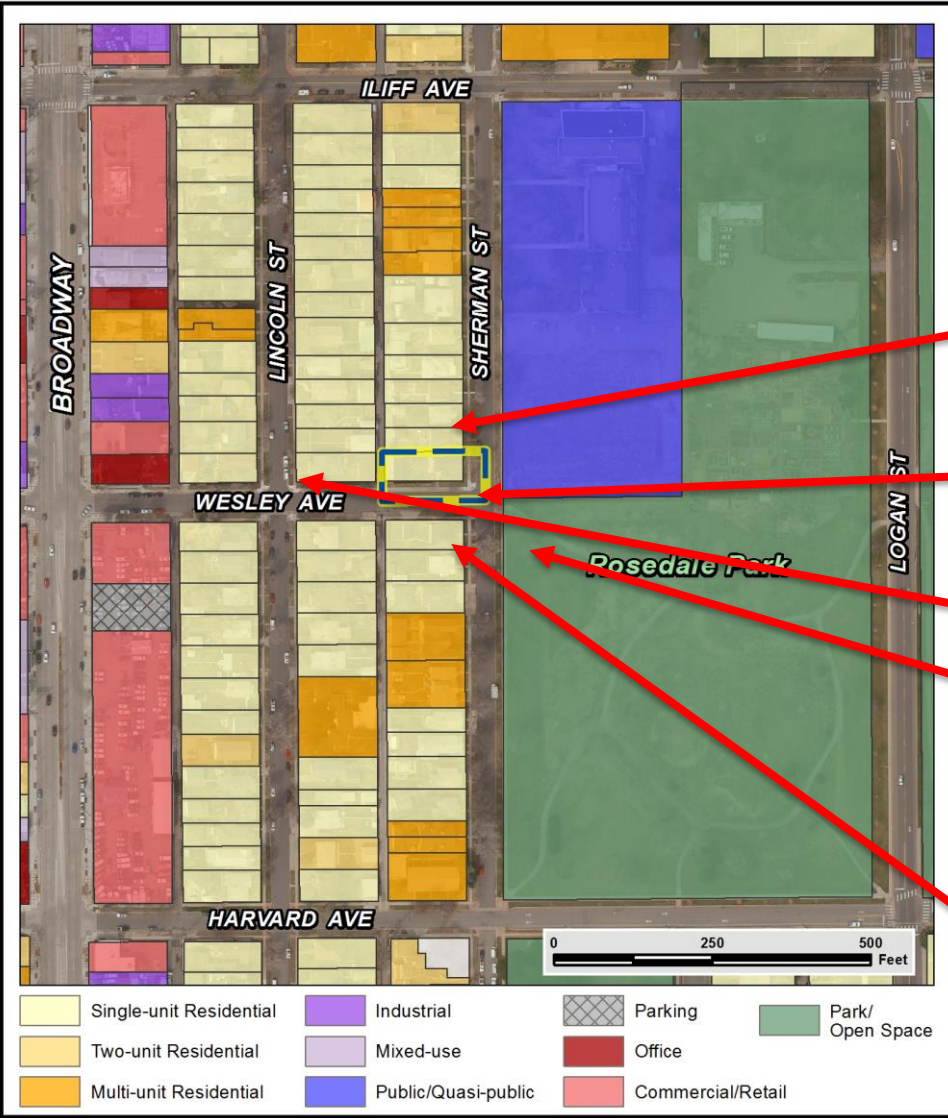
- Subject site: U-SU-B1
- Surrounding Properties:
  - North – U-SU-B1
  - East – U-SU-B1, OS-A
  - South – U-SU-B1
  - West – U-SU-B1



## Existing Context: Land Use

- Subject Property: Single-unit house
- North: Single-unit house
- East: Vacant school, park
- South: Single-unit house
- West: Single-unit house

# Existing Context: Building Form/Scale



# Process

- Planning Board (March 21, 2018)
  - 9-0 vote for recommendation of approval
  - 1 member of the public spoke
- Land Use, Transportation and Infrastructure Committee (April 3, 2018)
- City Council (May 14, 2018)
- Public comment
  - No other public comment



# 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

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver (2002)
- Evans Station Area Plan (2009)

## 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

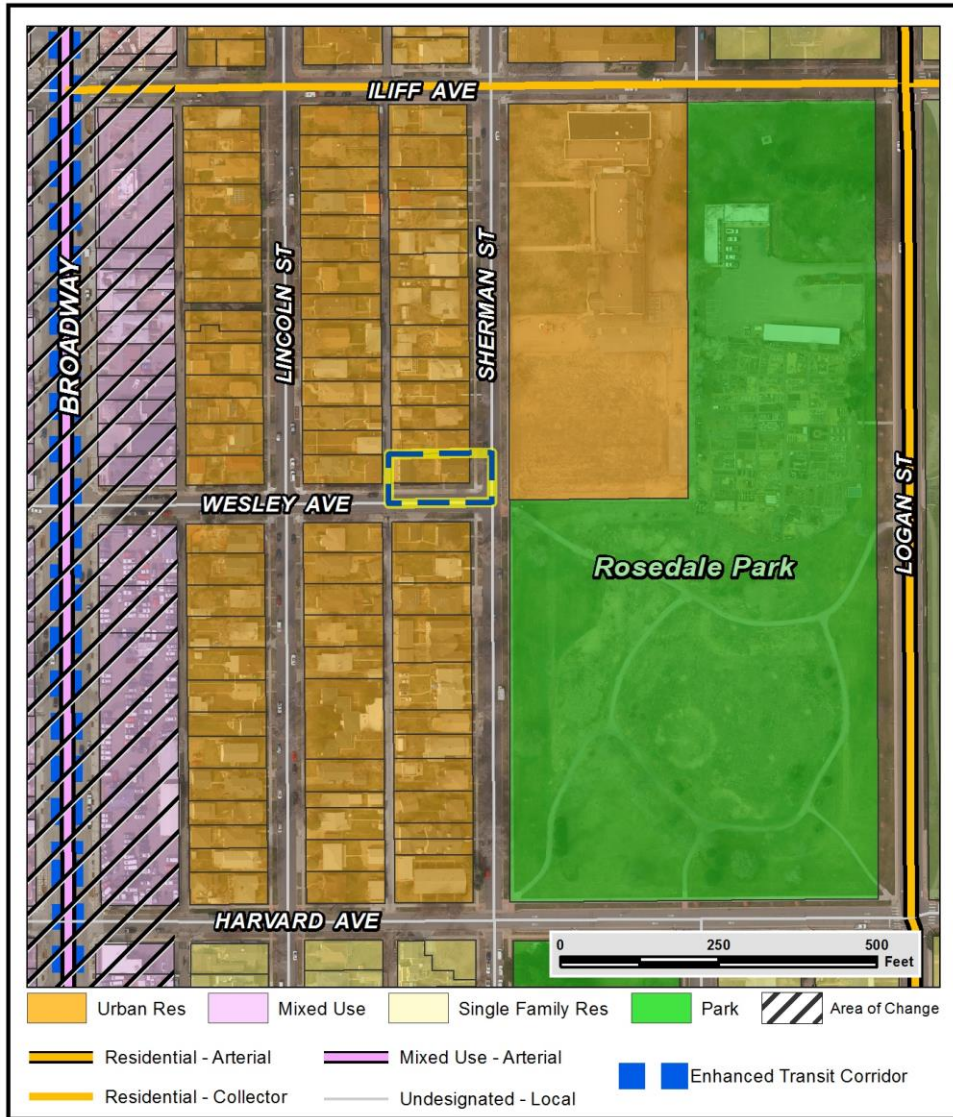
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Legacies Strategy 3-A
- Neighborhoods Strategy 1-E

# Blueprint Denver (2002)

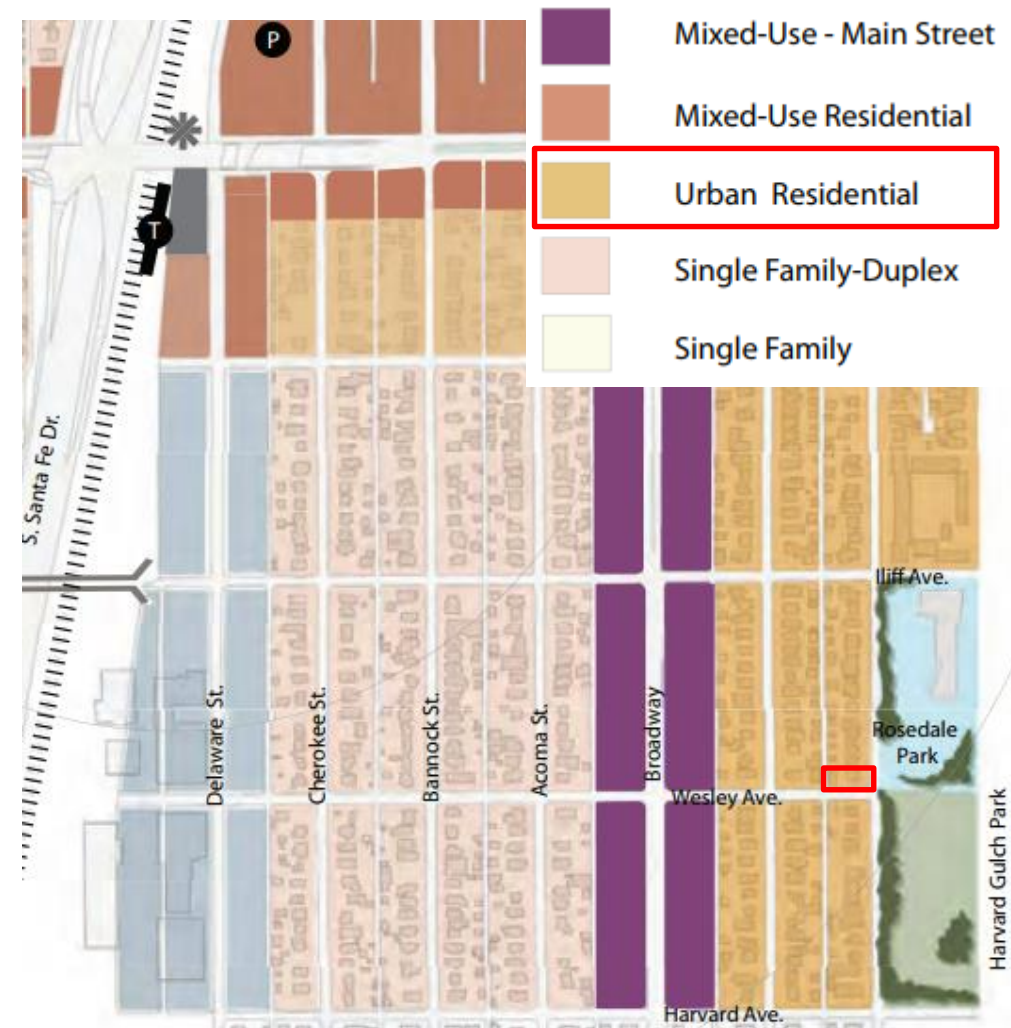
- Urban Residential
  - Single-family houses, townhouses, small multi-family apartments, high-rise residential structures
- Area of Stability
  - Maintain character while accommodating new development
- Undesignated Local
  - Providing local access



# Evans Station Area Plan (2009)

- Urban Residential

- Mix of low and medium-density housing types including single-family houses, ADUs, duplexes, and row houses
- Increase the supply of housing including for sale and rental housing of varying types and at a variety of price points
- New zoning districts should promote diverse housing choice integrated with employment and shopping opportunities



# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent
3. Further Public Health, Safety and Welfare
  - Implements adopted plans, provide additional housing
4. Justifying Circumstances
  - Changed or Changing Conditions: Investment along Broadway and in Evans Station Area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - U-TU-B “promote and protect residential neighborhoods within the character of the Urban Neighborhood Context”

# CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met

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