



4151 N. Fillmore St.

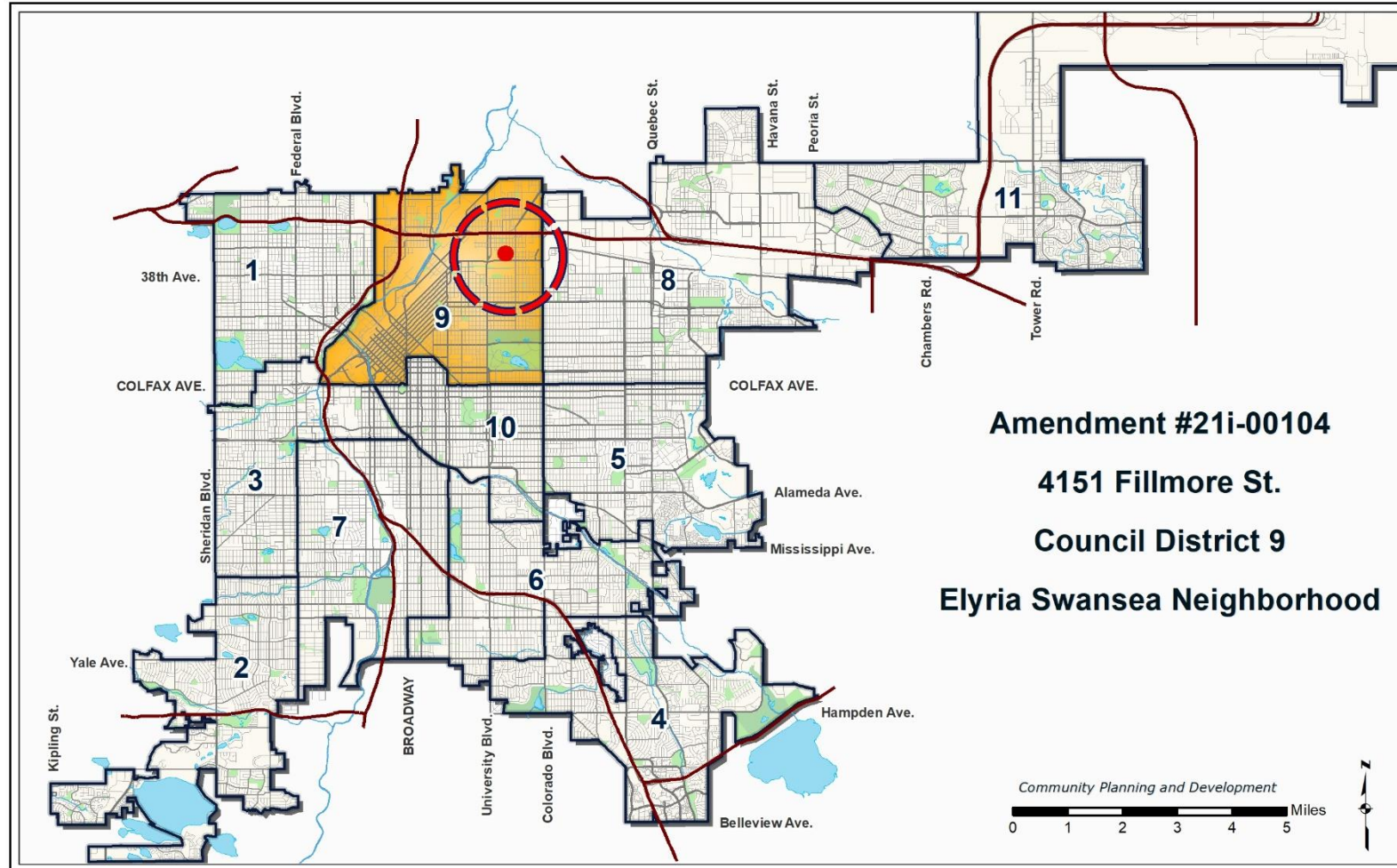
2021I-00104

Request: E-SU-B to U-RH-2.5

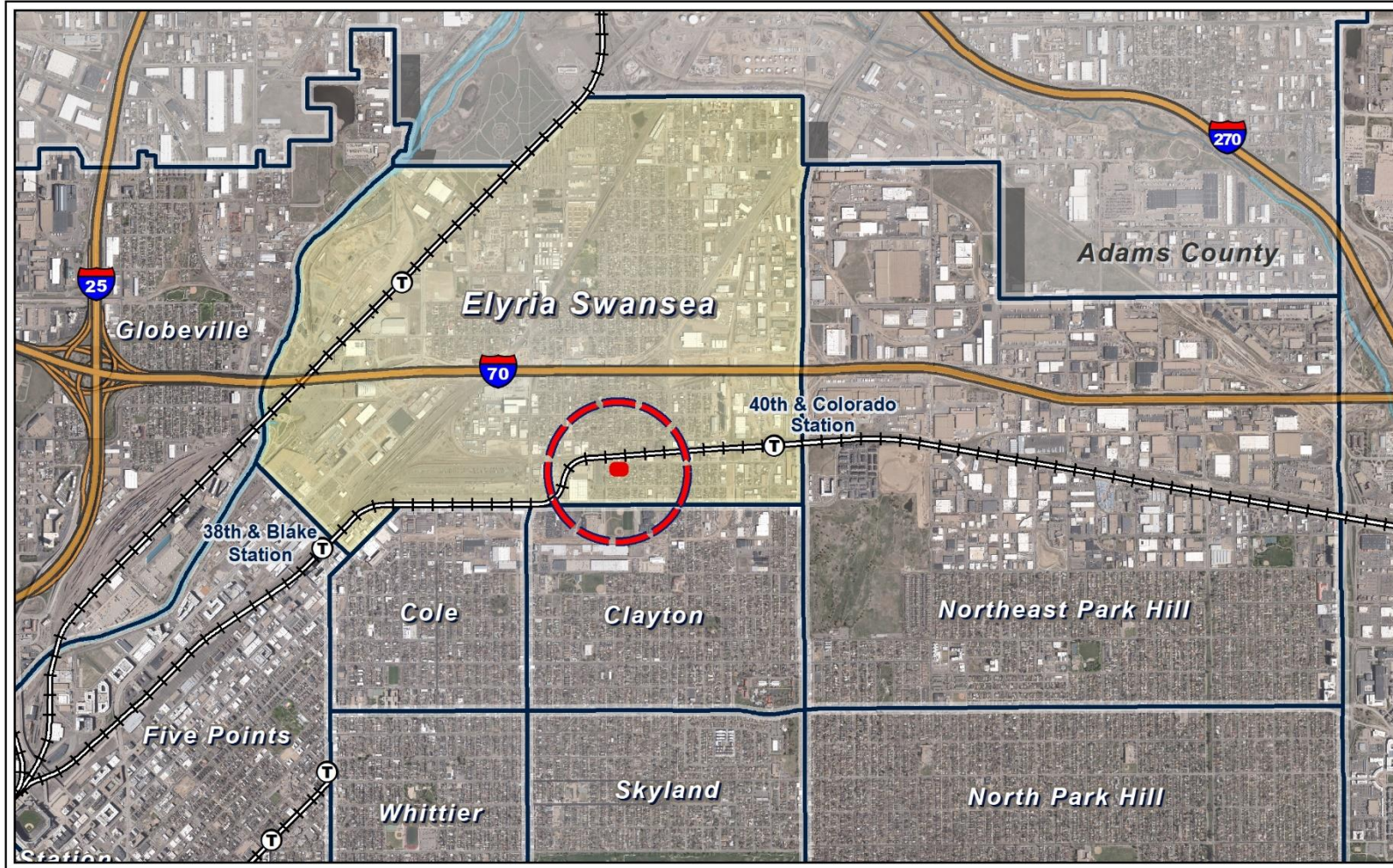
Land Use, Transportation and Infrastructure Committee: November 30, 2021

Presenter: Brandon Shaver

Council District 9 (Candi CdeBaca)



Elyria Swansea Statistical Neighborhood

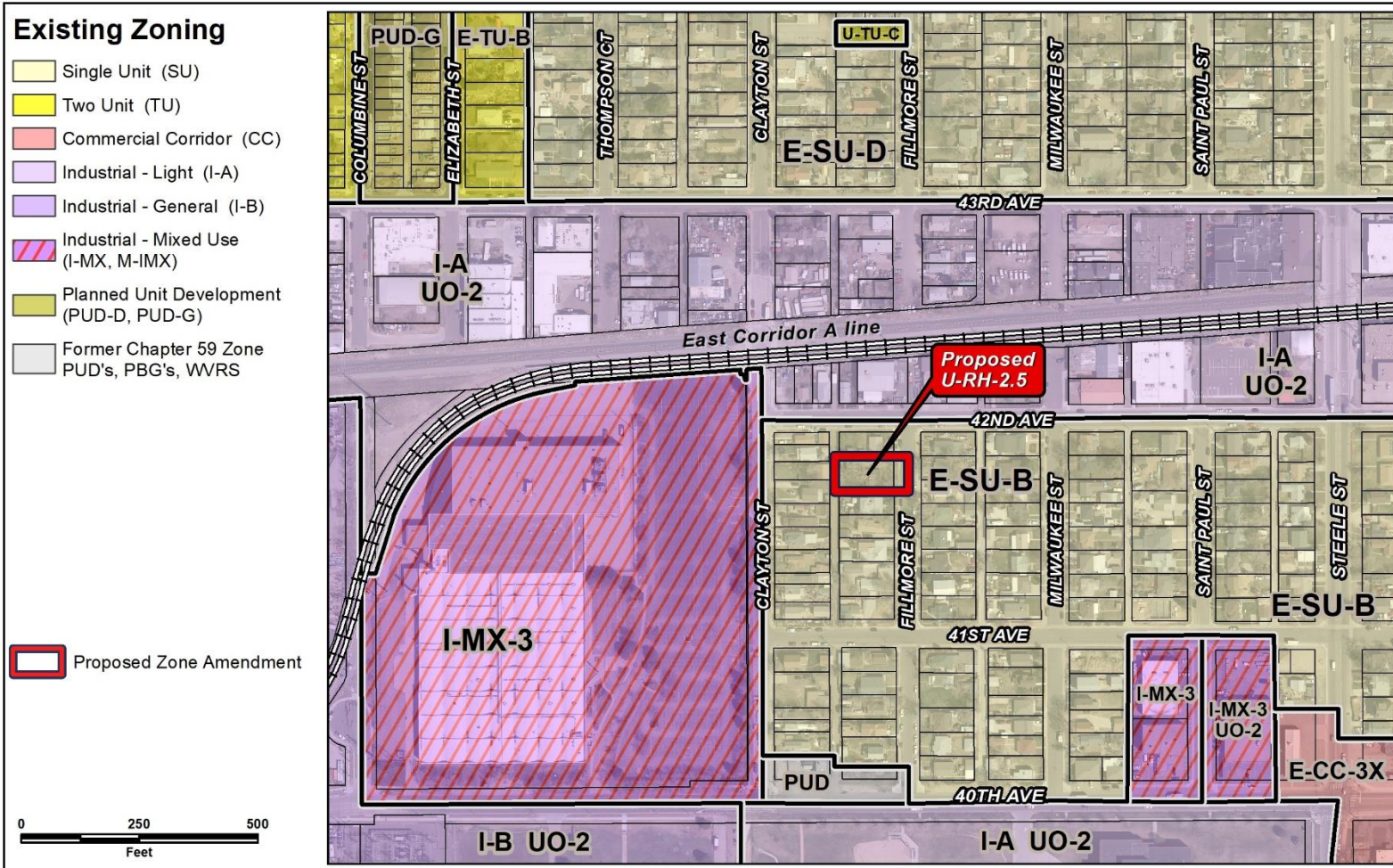


Request: U-RH-2.5



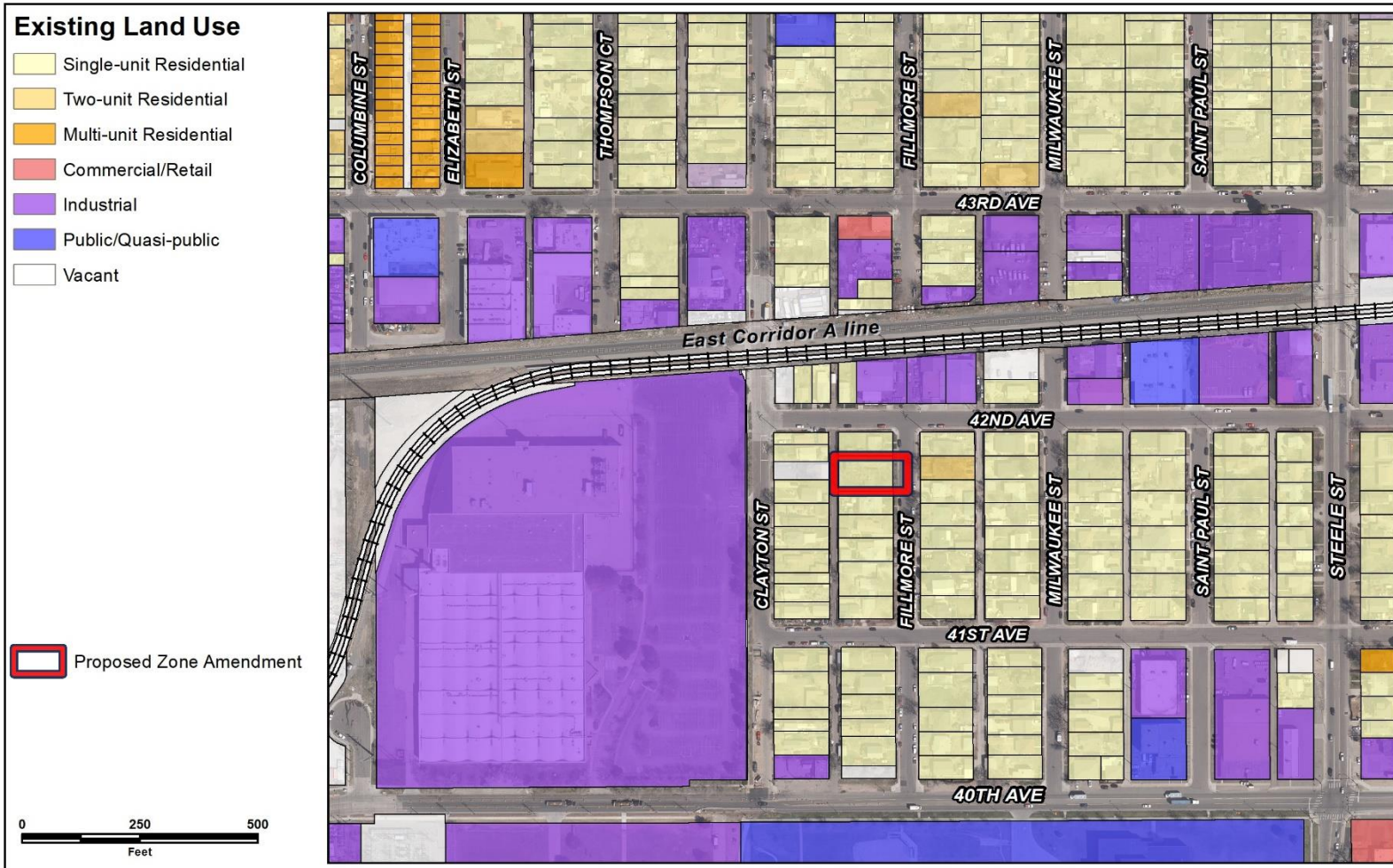
- Location
 - Approx. 8,770 square feet or 0.20 acres
 - Single-unit residential
- Proposal
 - Rezoning from E-SU-B to U-RH-2.5
 - Allows Urban House, Duplex, Tandem House and Row House primary building forms
 - Max. building height 30-35 feet, 24 feet for ADU
 - Owner would like to develop three affordable homes for sale

Existing Zoning



- Current Zoning: E-SU-B
- Surrounding Zoning:
 - E-SU-B
 - I-A, UO-2
 - I-MX-3

Existing Land Use



Land Use: Single-Unit Residential

Surrounding Land Uses:

- Single-Unit Residential
- Two-Unit Residential
- Industrial
- Vacant

Existing Building Form/Scale



Process

- Informational Notice: 8/5/2021
- Planning Board Notice: 11/2/2021
- Planning Board Public Hearing (voted 8 to 0 in favor): 11/17/2021
- LUTI Committee: 11/30/2021
- City Council Public Hearing: 1/10/2022 (tentative)
- RNO & Public Comment
 - No letters have been received

Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Elyria & Swansea Neighborhoods Plan (2015)*

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

Consistency with Adopted Plans: Comprehensive Plan 2040

Equity

- Equitable, Affordable and Inclusive Goal 2, Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



Strong and Authentic Neighborhoods

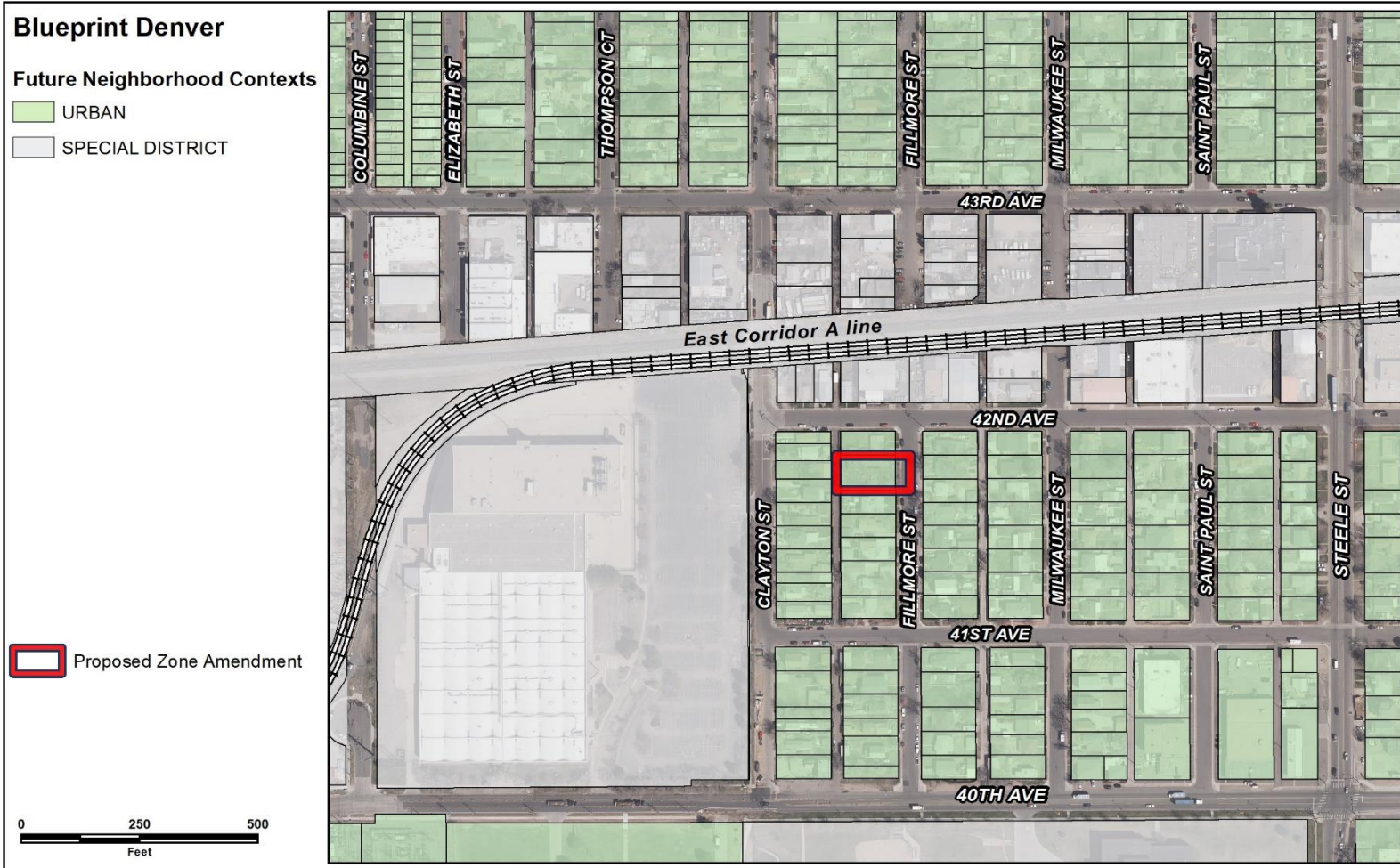
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).

Environmentally Resilient

- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).

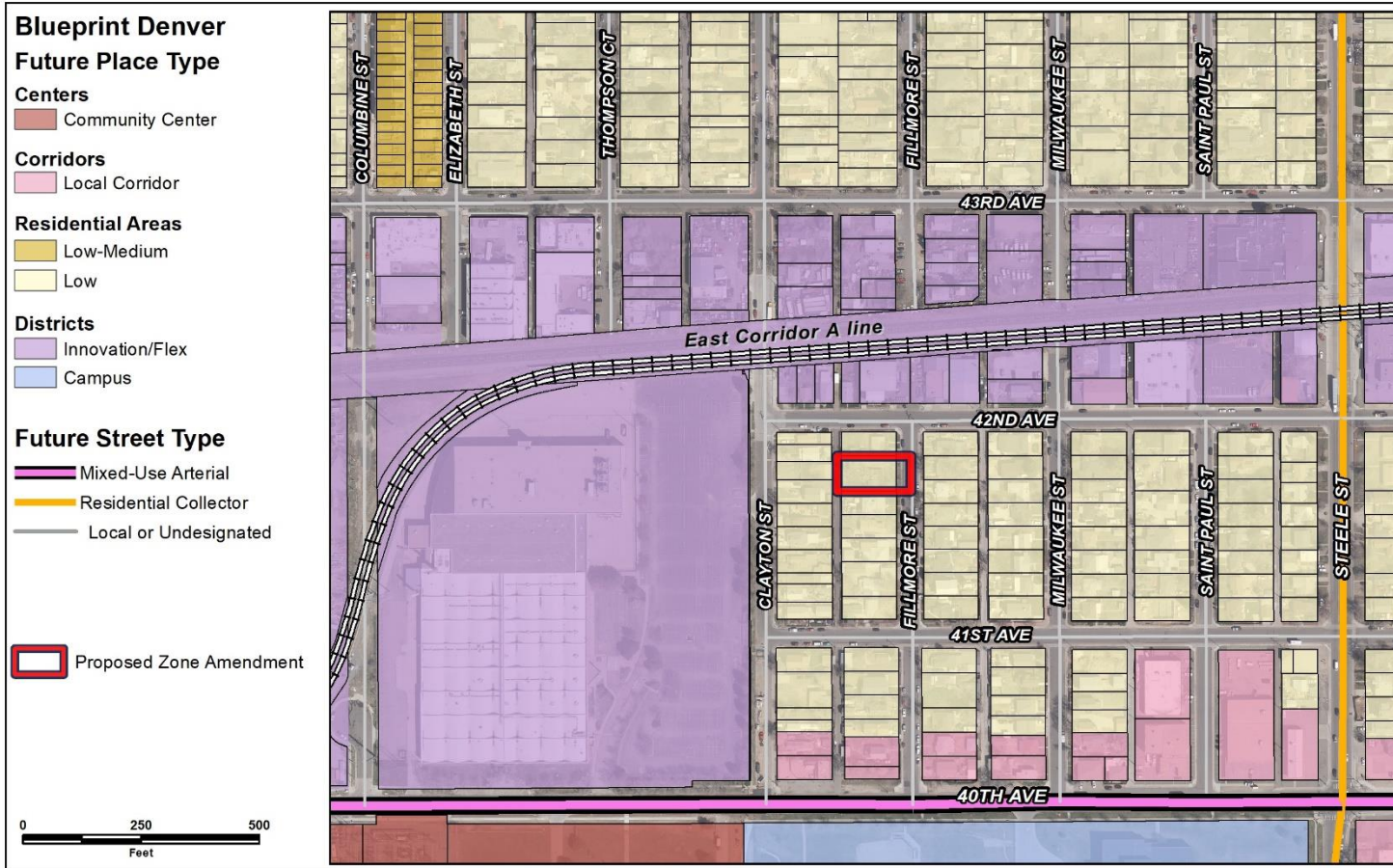


Consistency with Adopted Plans: Blueprint Denver



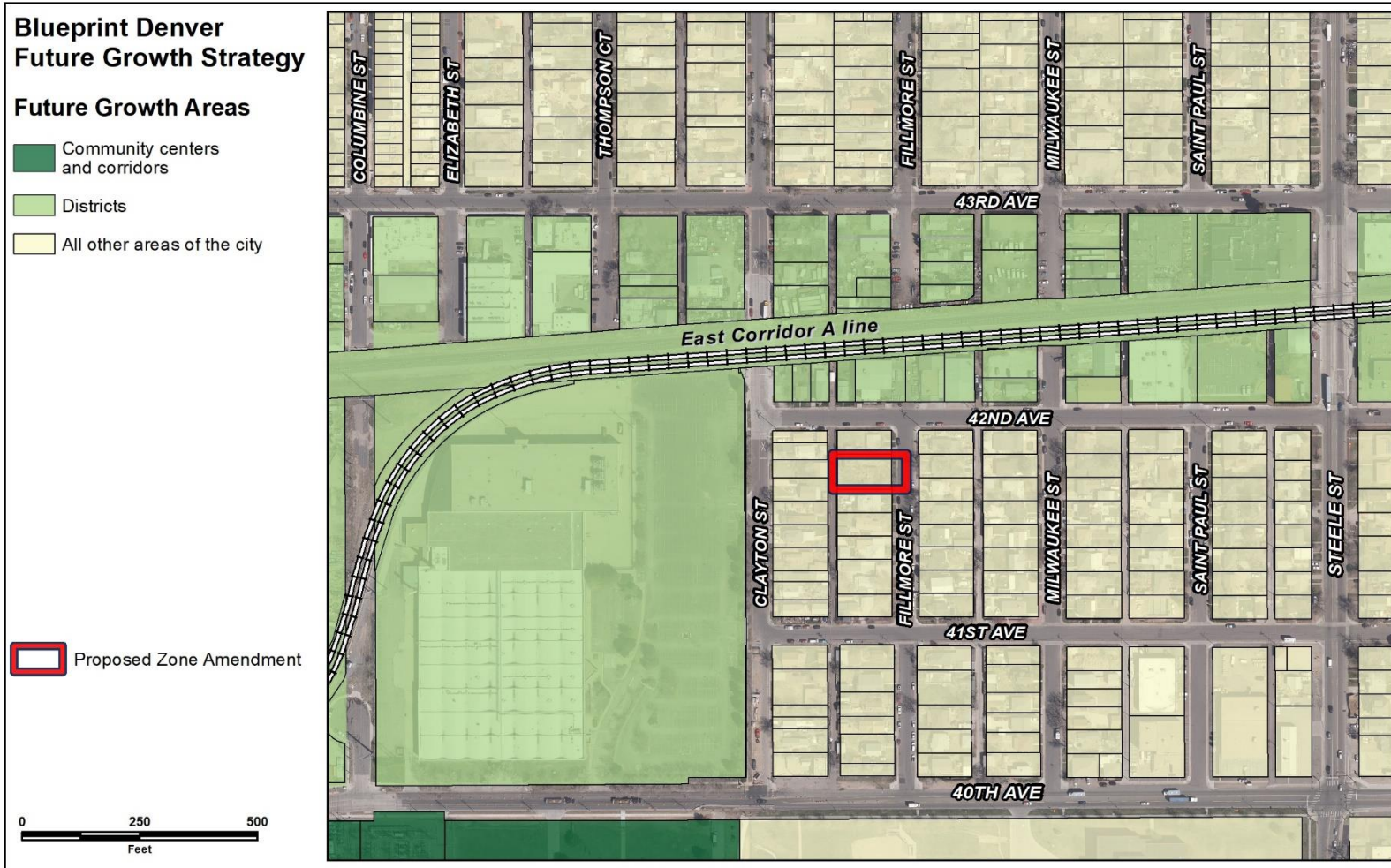
- **Urban (U-) Neighborhood Context**
 - Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
 - Block patterns are generally regular with a mix of alley access.
 - High degree of walkability, bikeability, and good access to transit with less reliance on cars.

Consistency with Adopted Plans: Blueprint Denver



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Some higher-intensity residential uses may be mixed throughout
- **Future Street Type**
 - E 42nd Ave and N Fillmore St: Undesignated Locals

Consistency with Adopted Plans: Blueprint Denver



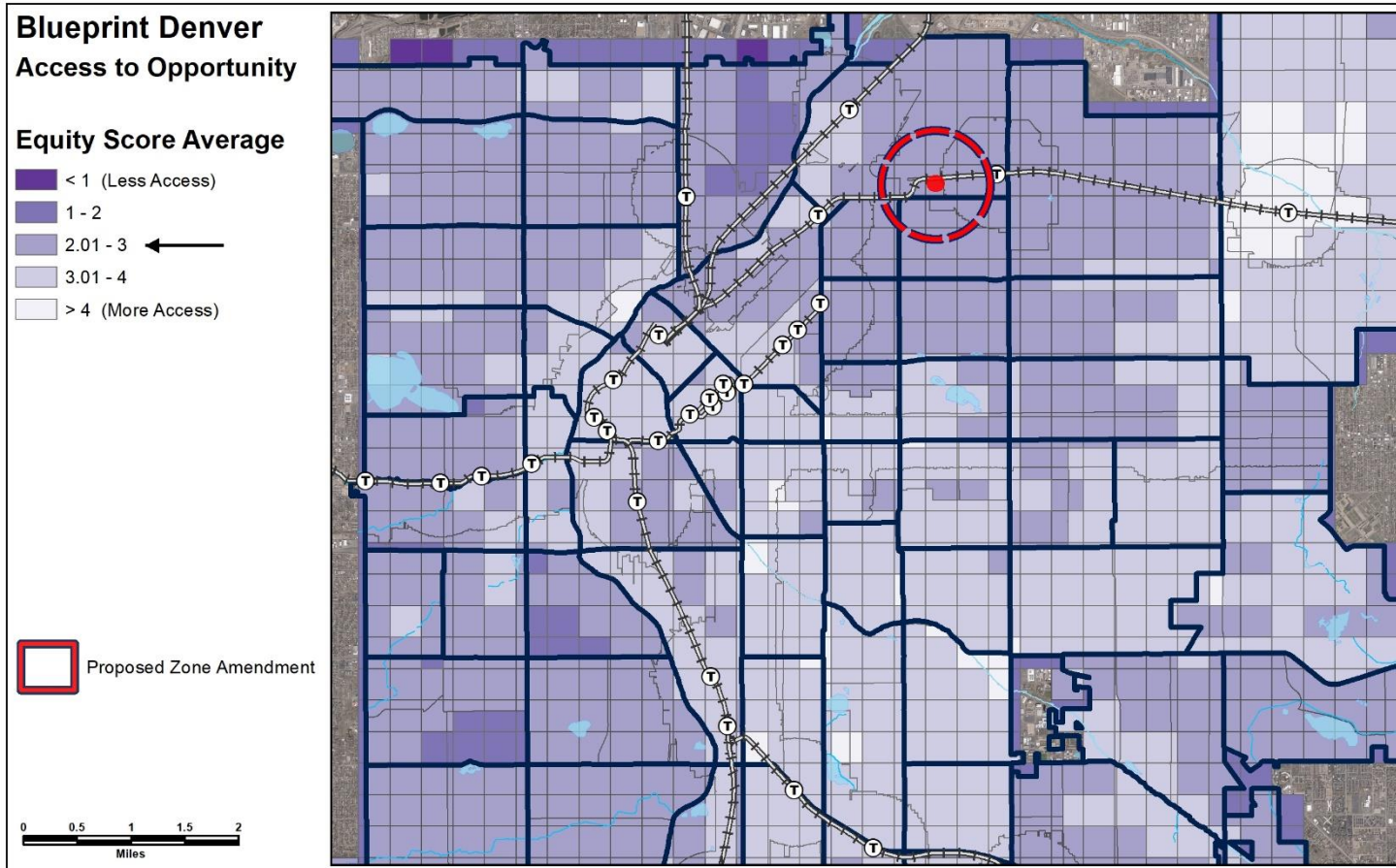
- Growth Areas Strategy: All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Land Use and Built Form, Housing Goal 2: *Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).*

Land Use and Built Form, Housing Goal 2 – Strategy A: *Integrate missing middle housing into low and low-medium residential areas, especially those that score low in Housing Diversity (p. 82).*

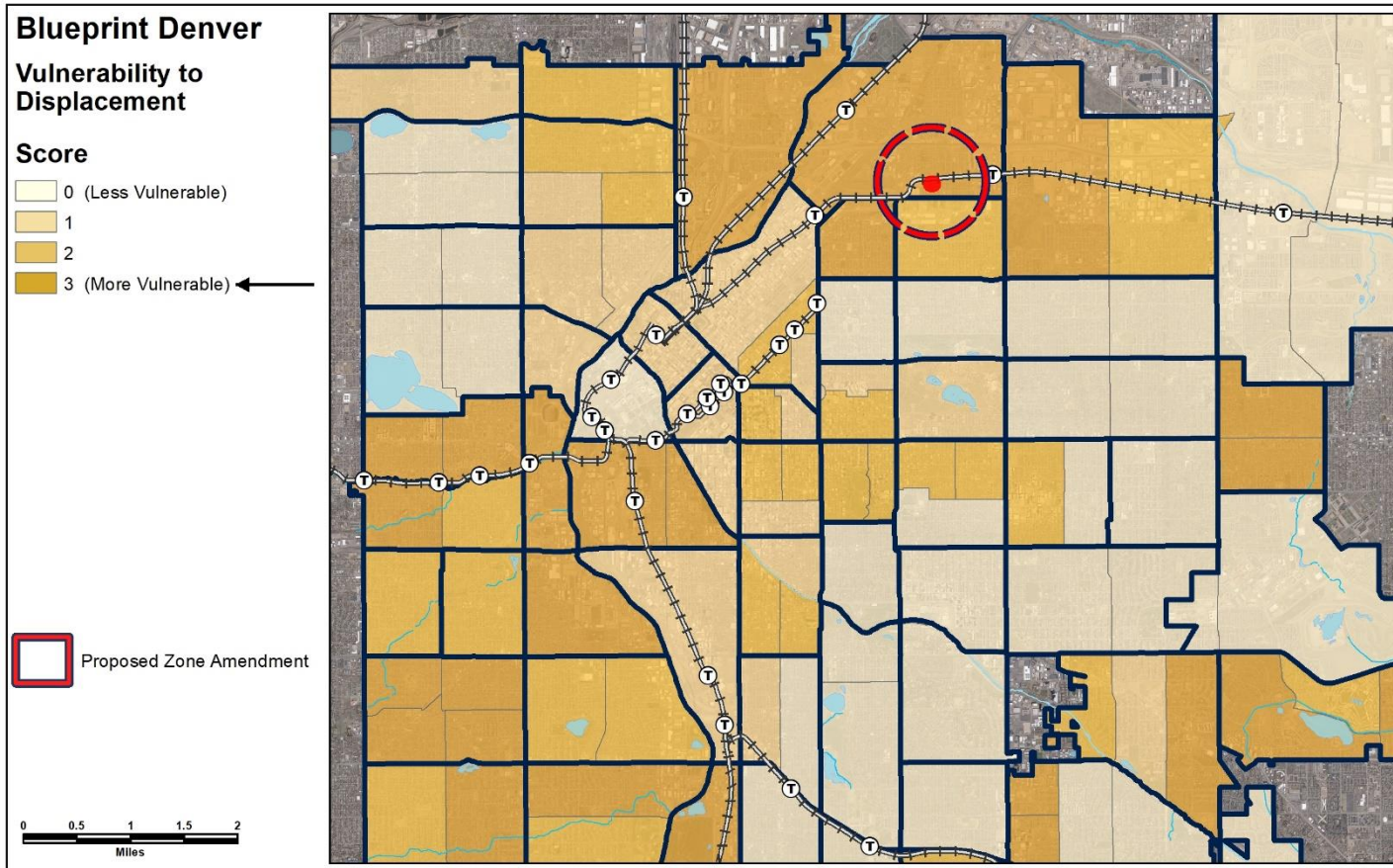
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Average Access
 - Low access to healthcare, shorter life expectancy
 - Low access to full-service grocery store
- Proposed rezoning increase the likelihood of services and amenities locating in the area

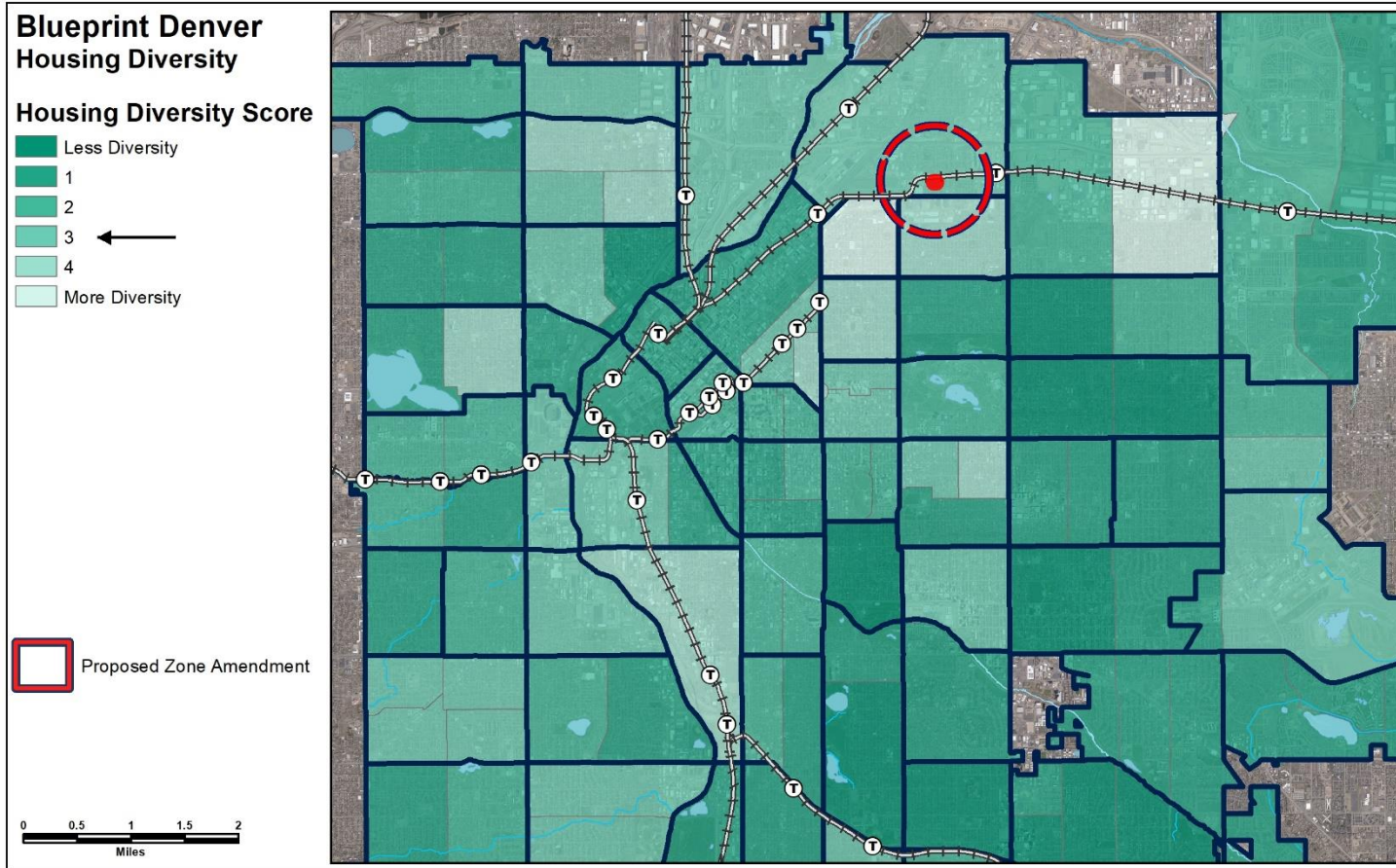
Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

- More Vulnerable, based on all three metrics:
 - Median household income
 - Percent of renters
 - Educational attainment
- Expand housing options, wealth-building tool, opportunity to keep current residents in place

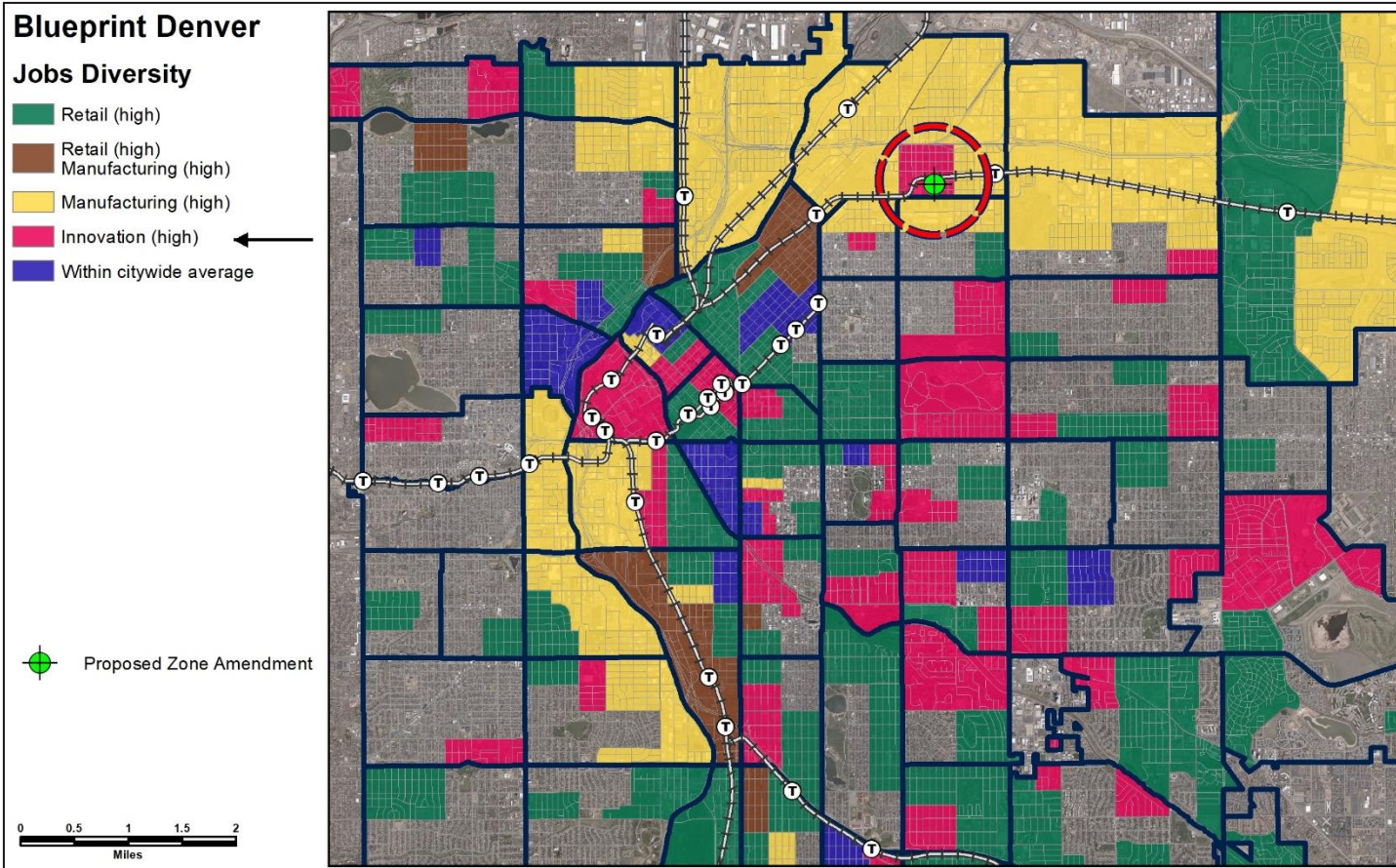
Consistency with Adopted Plans: Blueprint Denver



Housing Diversity

- Moderate Diversity
 - Missing middle
 - Housing costs
- New housing type, typically smaller and lower-cost

Consistency with Adopted Plans: Blueprint Denver



Jobs Diversity

- More innovation
- Limited to no impact on jobs diversity

Consistency with Adopted Plans: Elyria and Swansea Neighborhoods Plan (2015)

Establish a Balance Land Use Strategy Recommendations, B.2 Establish a Strong Compilation of Land Uses

Single Family Duplex residential areas are moderately dense areas that are primarily residential. There is a mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings (p. 26).

Establish a Balance Land Use Strategy Recommendations, B.3 Increase Housing Choices:

Encourage investment in new housing to expand the total number of residences and to provide for a diversity of housing types to bring more people of all ages and income levels into the neighborhood (p. 29).

Improve Access to Housing, Jobs, Services & Education Recommendations, B.23 Increase Access to Housing:

Provide a broad range of housing types by allowing for moderate increases in density and household economic stabilization by allowing options that supplement an existing single family home, including accessory dwelling units, duplexes and tandem houses (p. 46).

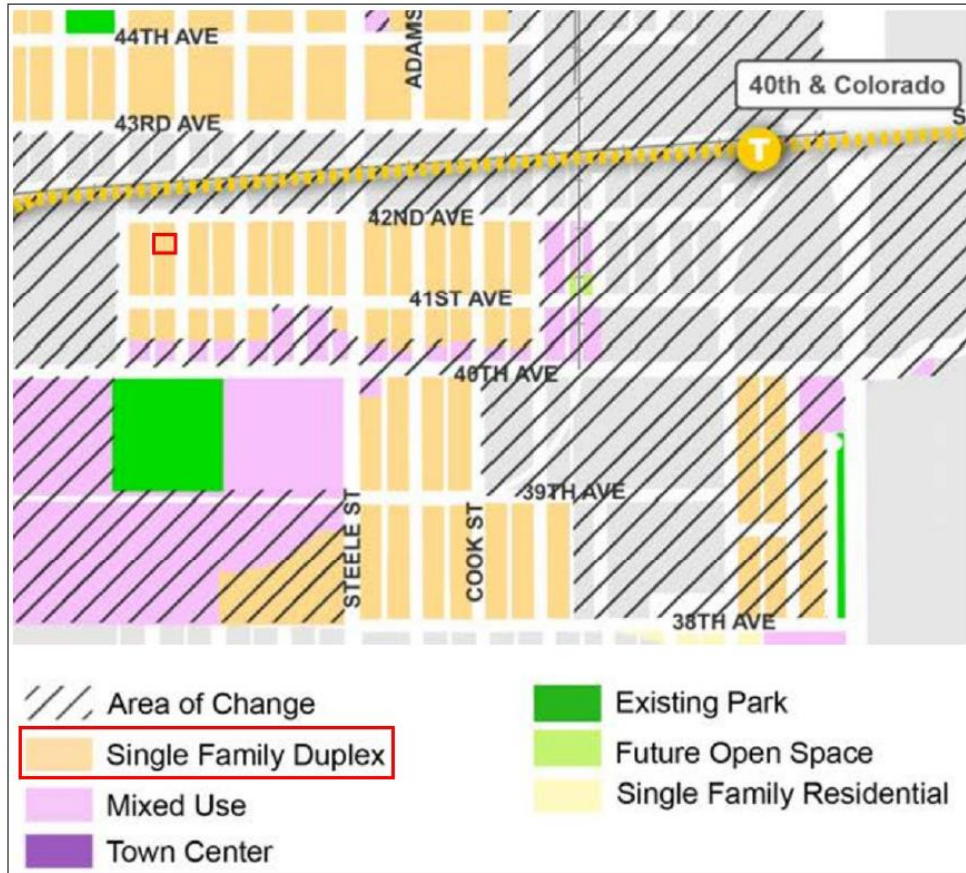
Traditional Residential Areas:

Reverse the trend of a declining population and expand housing throughout the neighborhood

Update the Neighborhood Context

to Urban Neighborhood Context as opposed to the currently mapped Urban Edge Context, better reflects the use of alley, limiting or prohibiting curb cuts for street access, and the continuation of detached sidewalks where possible (p 88).

Consistency with Adopted Plans: Elyria and Swansea Neighborhoods Plan (2015)



Future Concept Land Use Map



Maximum Building Heights Map

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements adopted plans
- Provides additional housing in a neighborhood that lost units due to I-70 reconstruction
- Increase safety by having more eyes on the street

4. Justifying Circumstances

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

Review Criteria

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

- Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
 - a) **Changed or changing conditions** in a particular area, or in the city generally; or,
 - b) **A City adopted plan**; or,
 - c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Elyria and Swansea Neighborhoods Plan (2015)

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

- Urban Neighborhood Context primarily consists of single-unit and two-unit residential uses and small-scale multi-unit uses
- Residential Districts are intended to:
 - Promote and protect residential neighborhoods within the character of the Urban Neighborhood context
 - The building form standards, design standards, and uses work together to promote desirable residential areas
- U-RH-2.5 is a multi-unit residential district that allows up to a two and a half story rowhouse building form.

CPD Recommendation

CPD recommends approval, based on finding 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