

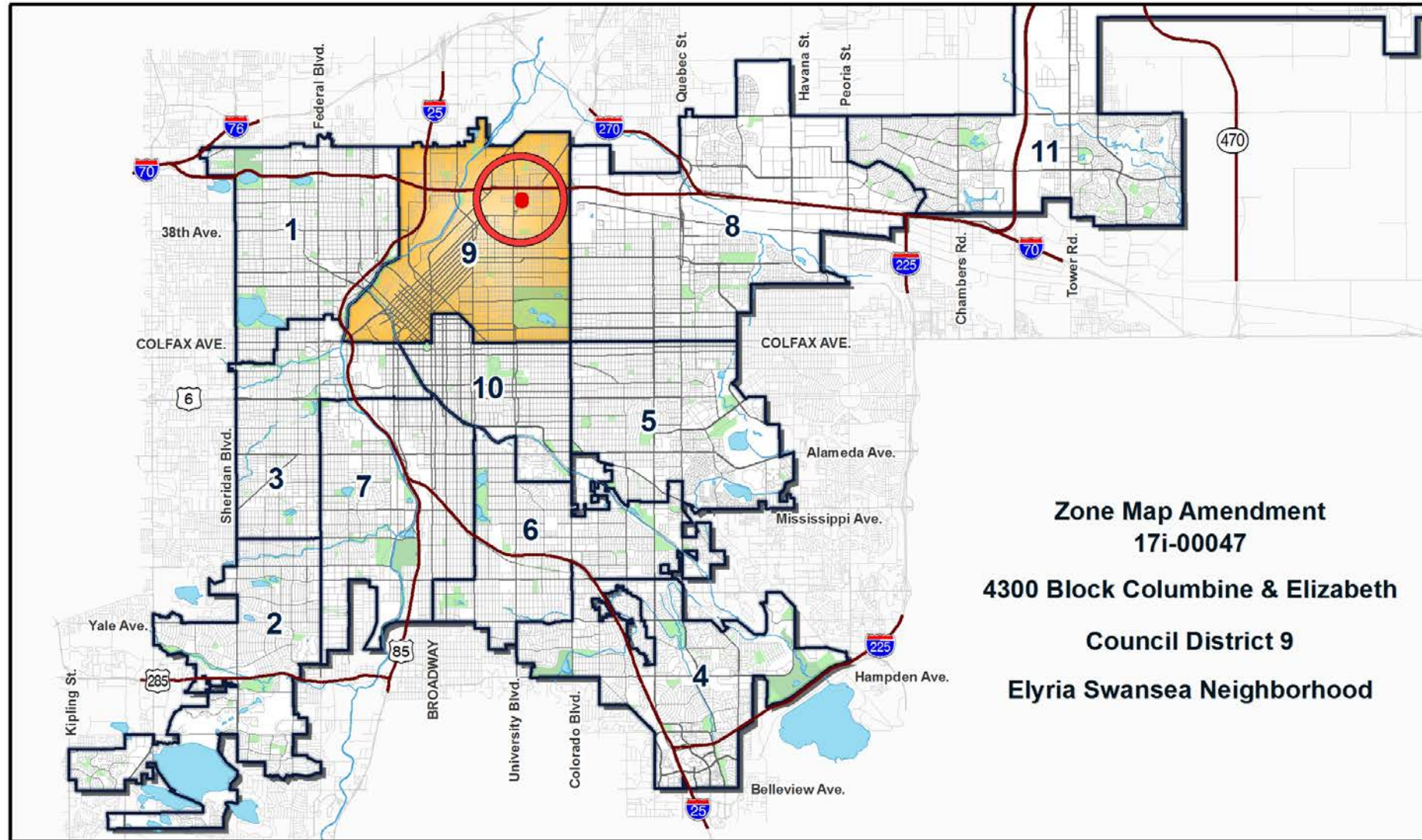


Official Map Amendment

#2017I-00047 for 2500 East 44th Ave., 4348 Columbine St.,
4301 & 4349 Elizabeth St. from E-TU-B to PUD-G 18.

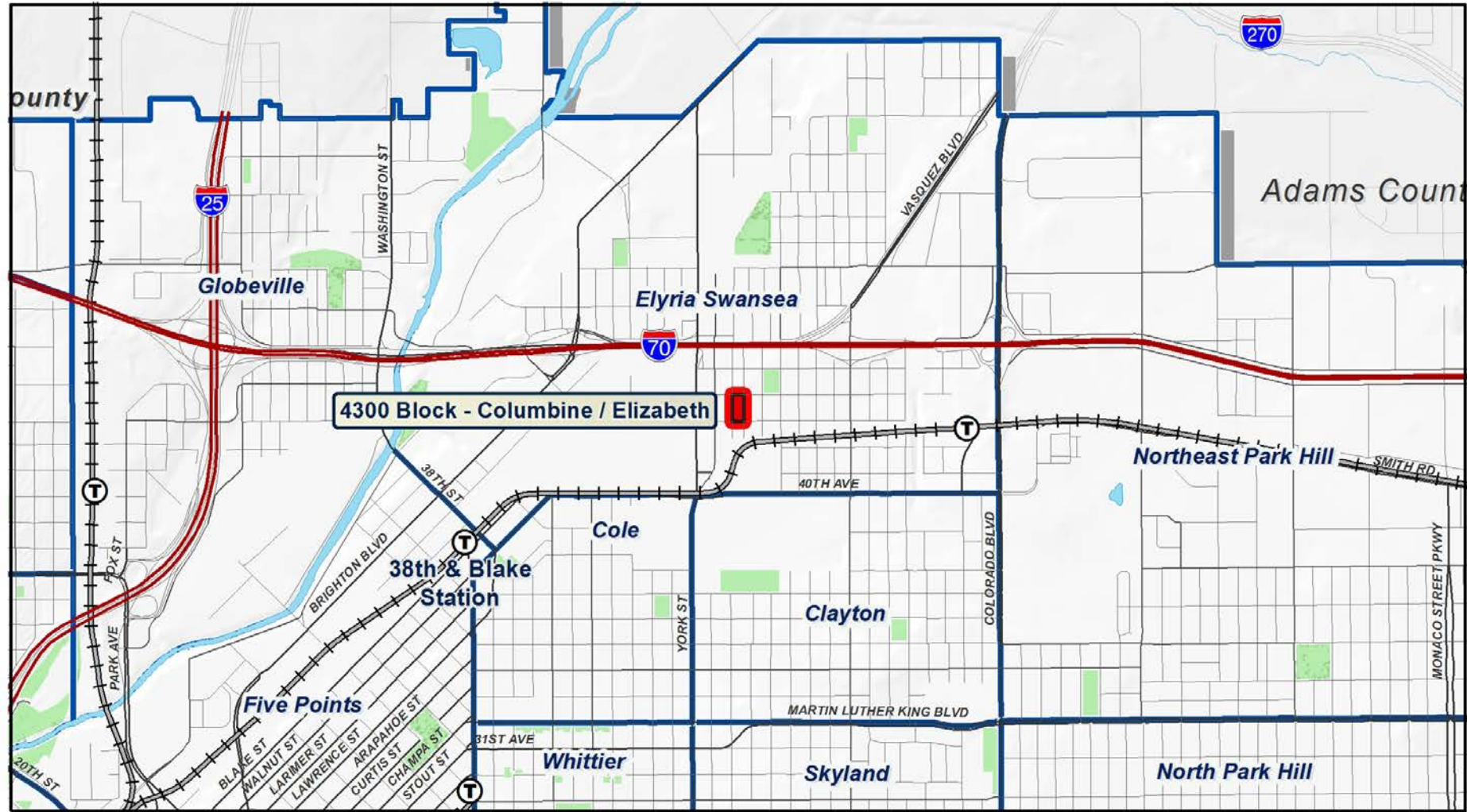
Land Use, Transportation, and Infrastructure Committee
6/19/18

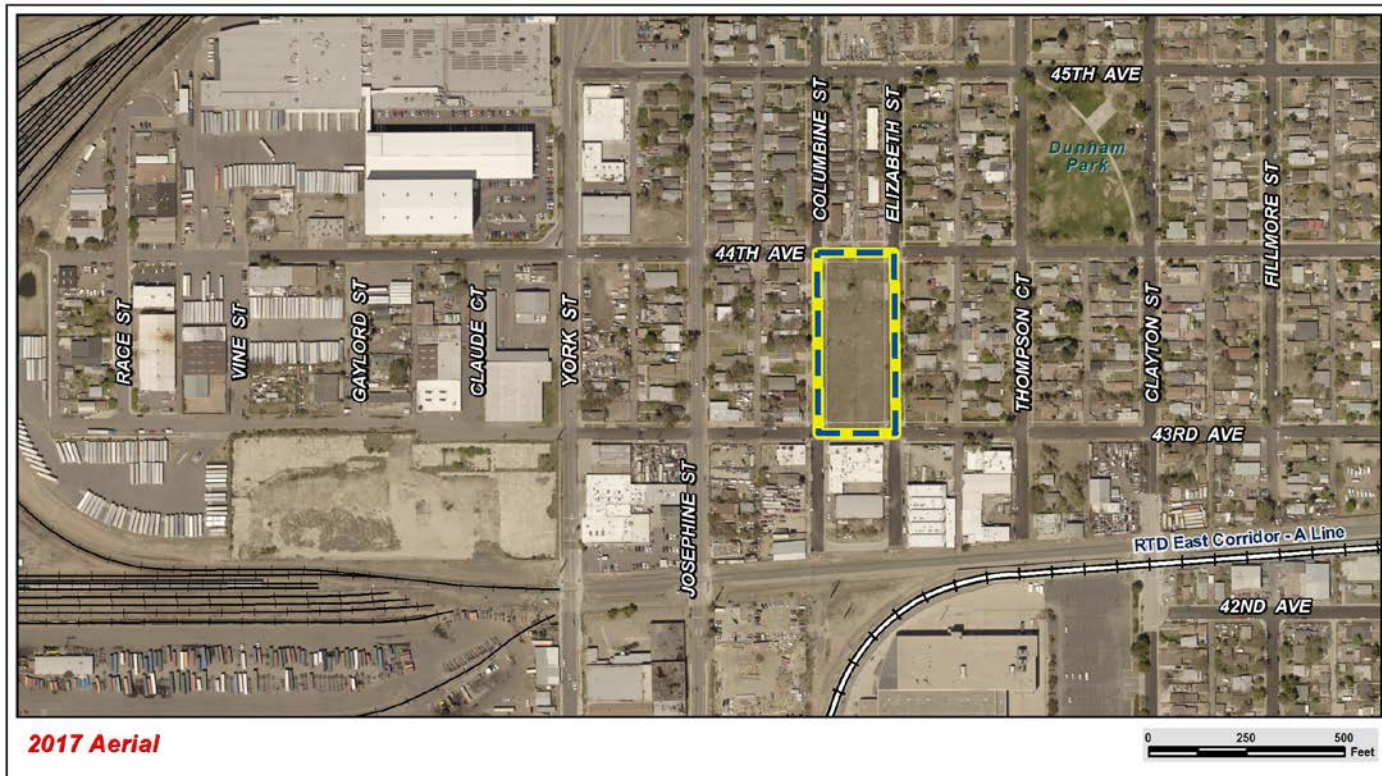
Council District 9



**Zone Map Amendment
17i-00047**
4300 Block Columbine & Elizabeth
Council District 9
Elyria Swansea Neighborhood

Elyria Swansea Neighborhood

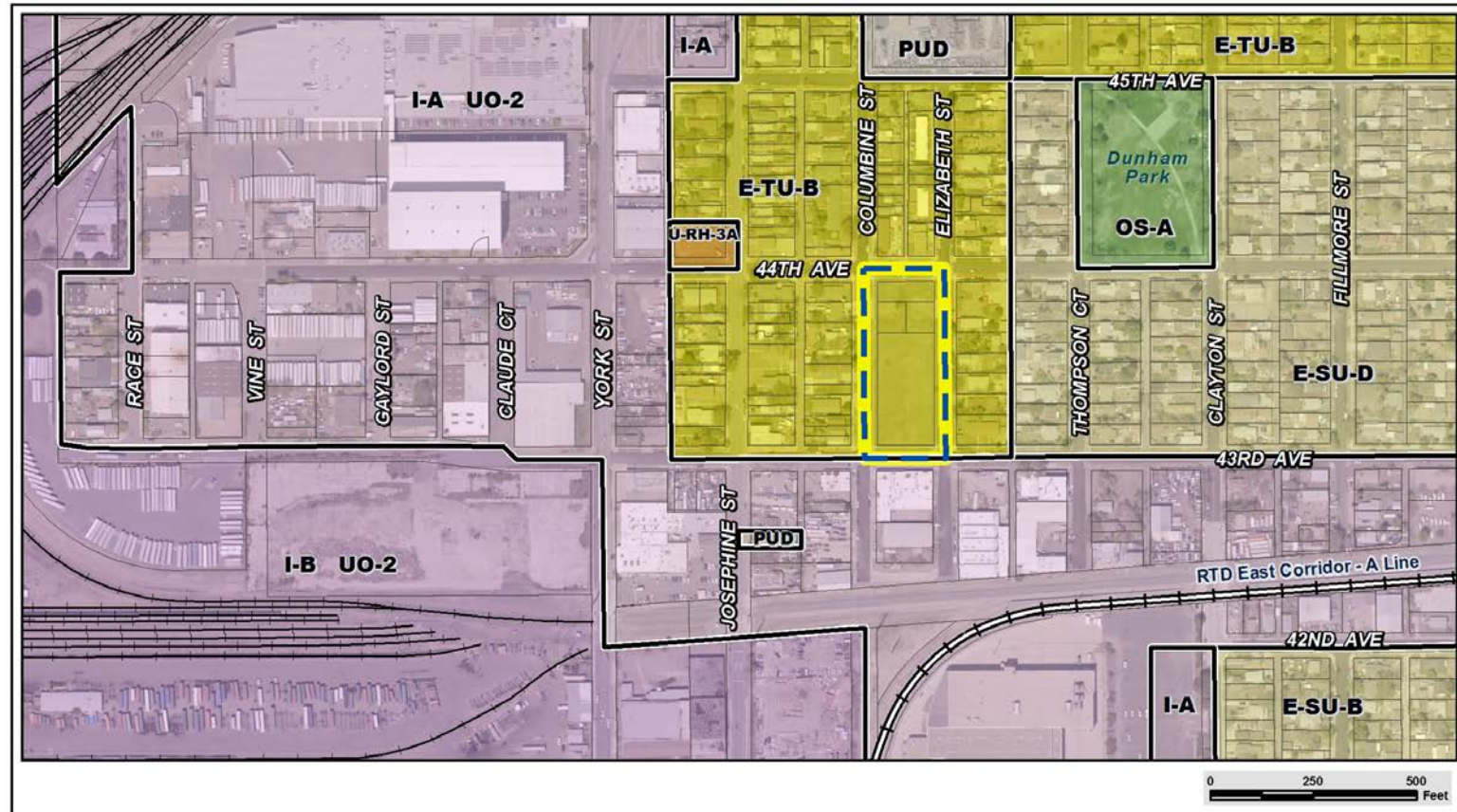




- **Request Area:** 1.3 acres
- **Proposal:** Rezoning from E-TU-B to PUD-G 18
- **Purpose:** Develop residential units

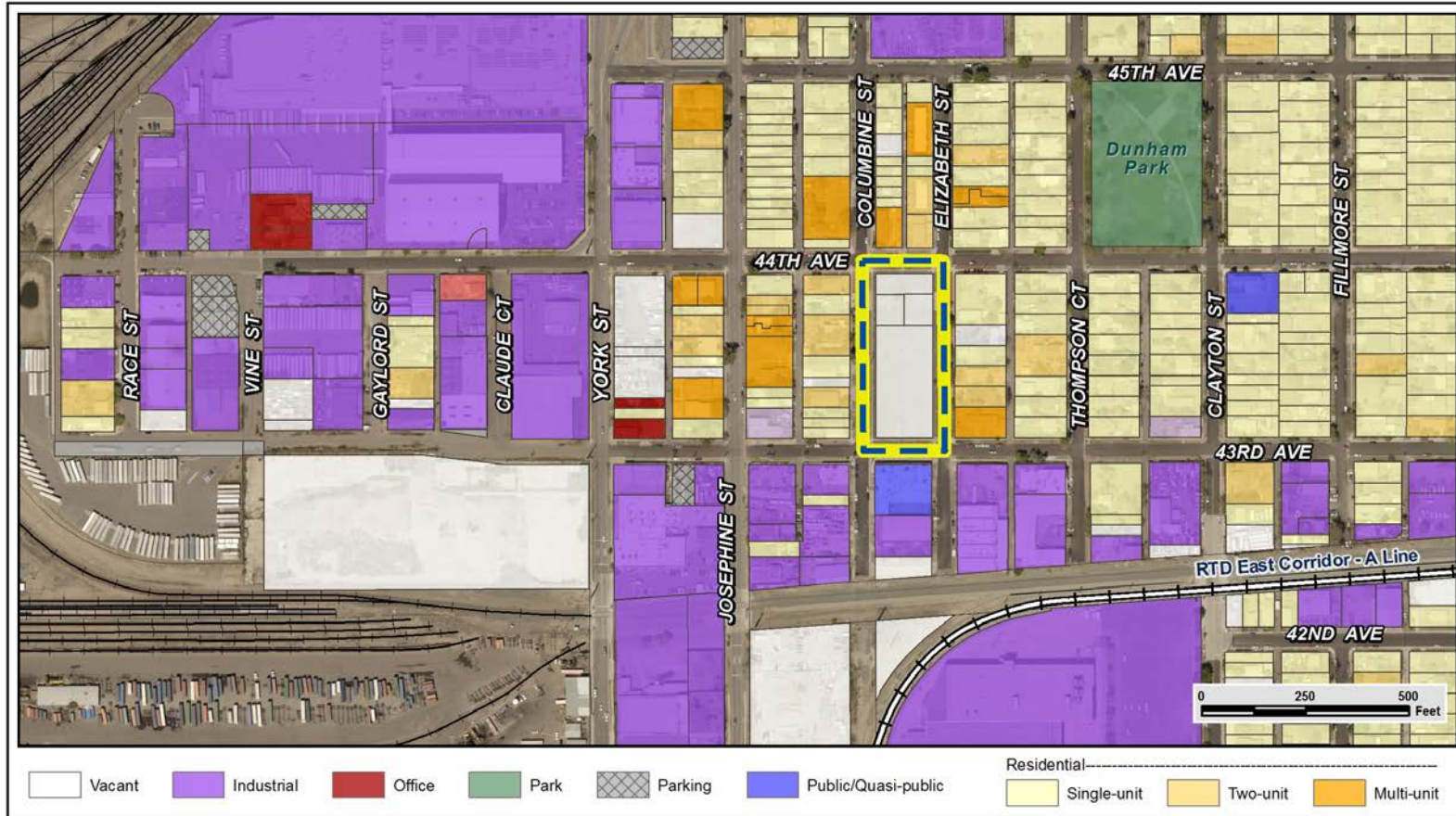
Existing Context: Zoning

- Subject site: E-TU-B
- Surrounding Properties:
 - E-TU-B
 - I-B, UO-2
 - I-A, UO-2



Existing Context: Land Use

- Subject Site: Vacant
- Surrounding Properties:
 - Residential – single-unit, two-unit, multi-unit
 - Industrial



Existing Context – Form/Scale (Subject Site)



Existing Context – Form/Scale (Subject Site)



Existing Context – Form/Scale (Surrounding Area)

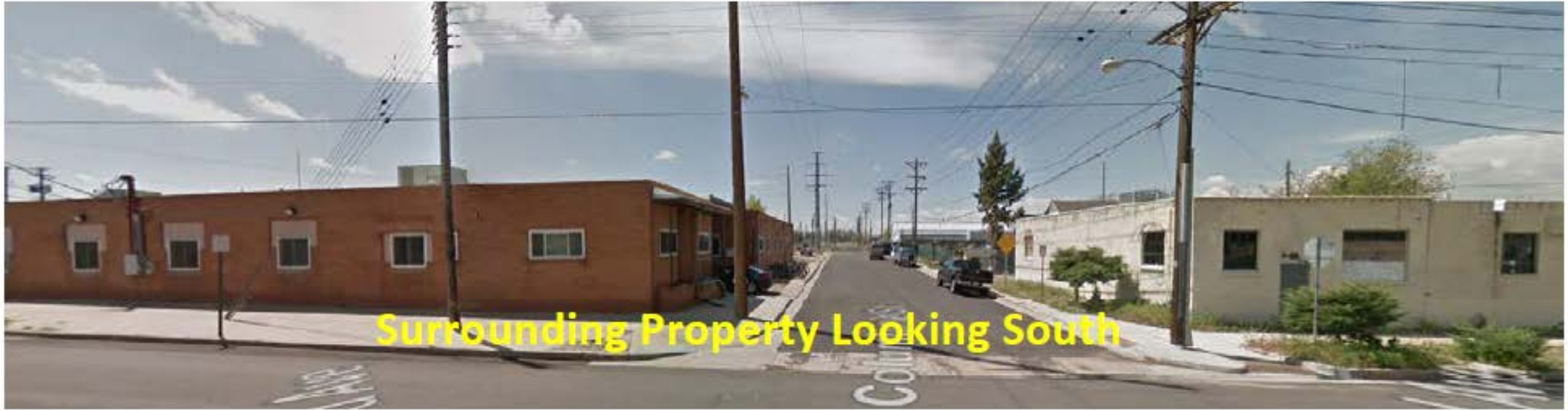


Surrounding Property Looking West



Surrounding Property Looking East

Existing Context – Form/Scale (Surrounding Area)



Proposal: PUD-G 18

Purpose of PUDs (Denver Zoning Code Sec. 9.6.1)

- To provide an alternative set of regulations in unique and extraordinary circumstances
- More flexible zoning than what is achievable in standard zone district without multiple variances, waivers, and conditions

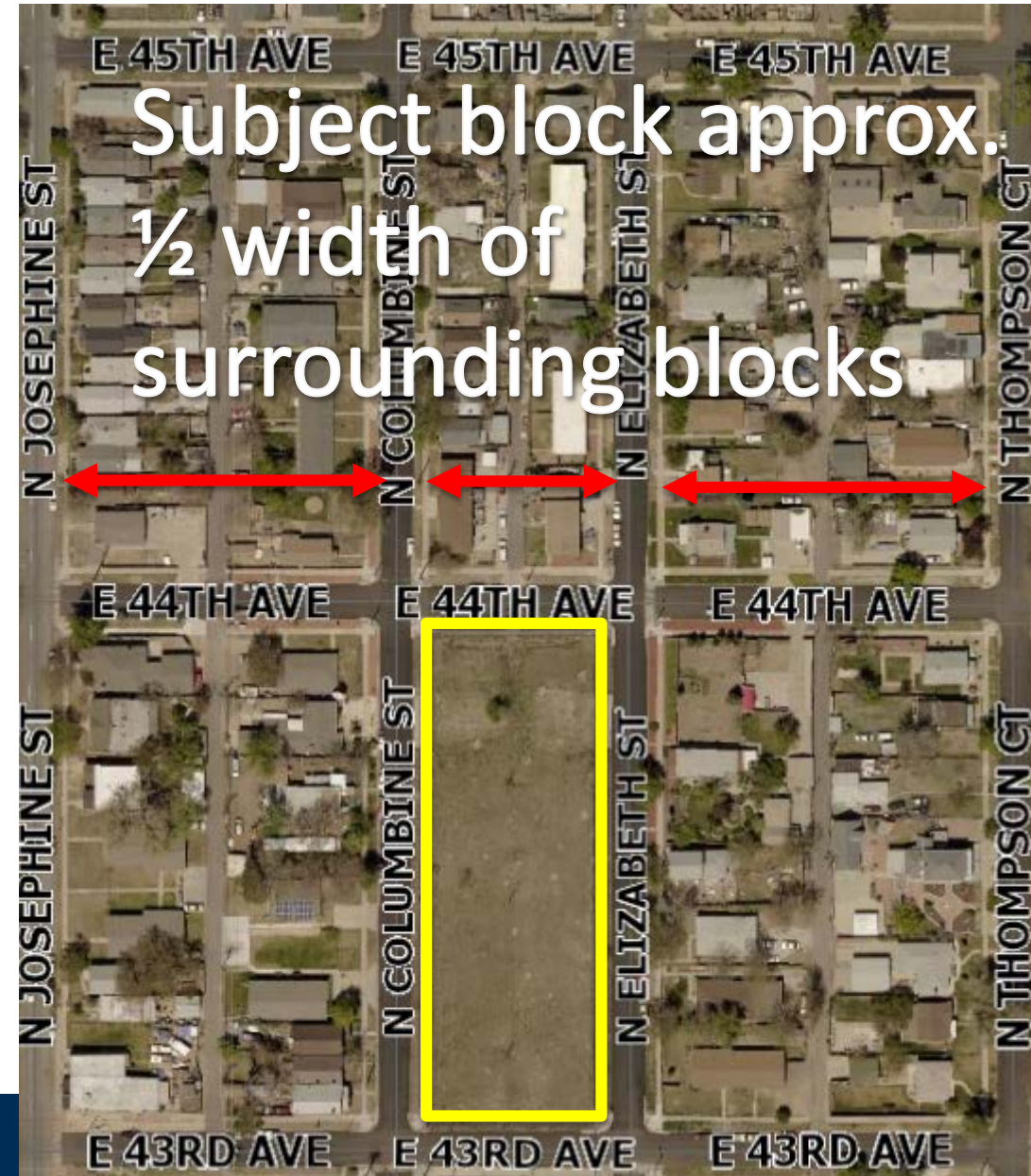
Proposal: PUD-G 18

Based on U-TU-B Zone District

Reasons for PUD request:

The subject block would require waivers, variances, or conditions to develop consistent with surrounding patterns because:

- The subject block is approximately $\frac{1}{2}$ the width of surrounding blocks
- E-TU-B requires larger zone lots and setbacks than the surrounding context
- E-TU-B allows street access



PUD-G 18 Variations from U-TU-B Zone District, Duplex Building Form

Proposal: PUD-G 18

Variations from U-TU-B Zone District (Duplex Form)

- Remove split building heights by front 65%, rear 35% since lots will be shallower
- Reduced minimum zone lot size to better match area conditions (~~4,500 SF~~ 2,800 SF)
- Reduced setbacks to better match area conditions:
 - Primary Street: ~~20'~~ 8'
 - Side: 5' 3'
 - Rear, alley: ~~12'~~ 5'
- Vehicle access by alley only

Process

- Informational Notice: 1/26/18
- Planning Board Notice Posted: 4/30/18
- **Planning Board Public Hearing: 5/16/18**
Unanimously recommended approval with condition that rear 35% # of stories be increased to 2.5.
- LUTI Committee: 6/19/18
- City Council Public Hearing: 7/30/18

Public Outreach

- RNOs
 - UCAN, Cross Community Coalition, Elyria and Swansea Neighborhood Association, Elyria and Swansea Business Association, Denver Arts and Culture Initiative, Inter-Neighborhood Cooperation
 - One public comment: letter of support for PUD and residential development from Elyria Swansea-Globeville Business Association.

Review Criteria for Standard Rezoning

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 PUD

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.

Standard Rezoning Review Criteria

Standard Rezoning Review Criteria

1. Consistency with Adopted Plans

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- 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 Description, Zone District Purpose and Intent Statements

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

Policies related to promoting appropriate infill development and housing:

- Environmental Sustainability Strategy 2-F (p. 39)
- Citywide Land Use and Transportation Plan Strategy 1-H (p. 58)
- Residential Neighborhoods and Business Centers Strategy 3-B (p. 59)
- Strong Connections Strategy 4-E (p. 99)

Blueprint Denver (2002)

- Area of Change

- Accommodate new growth and development where infrastructure already exists and in areas that have not realized their full development potential (p. 19)

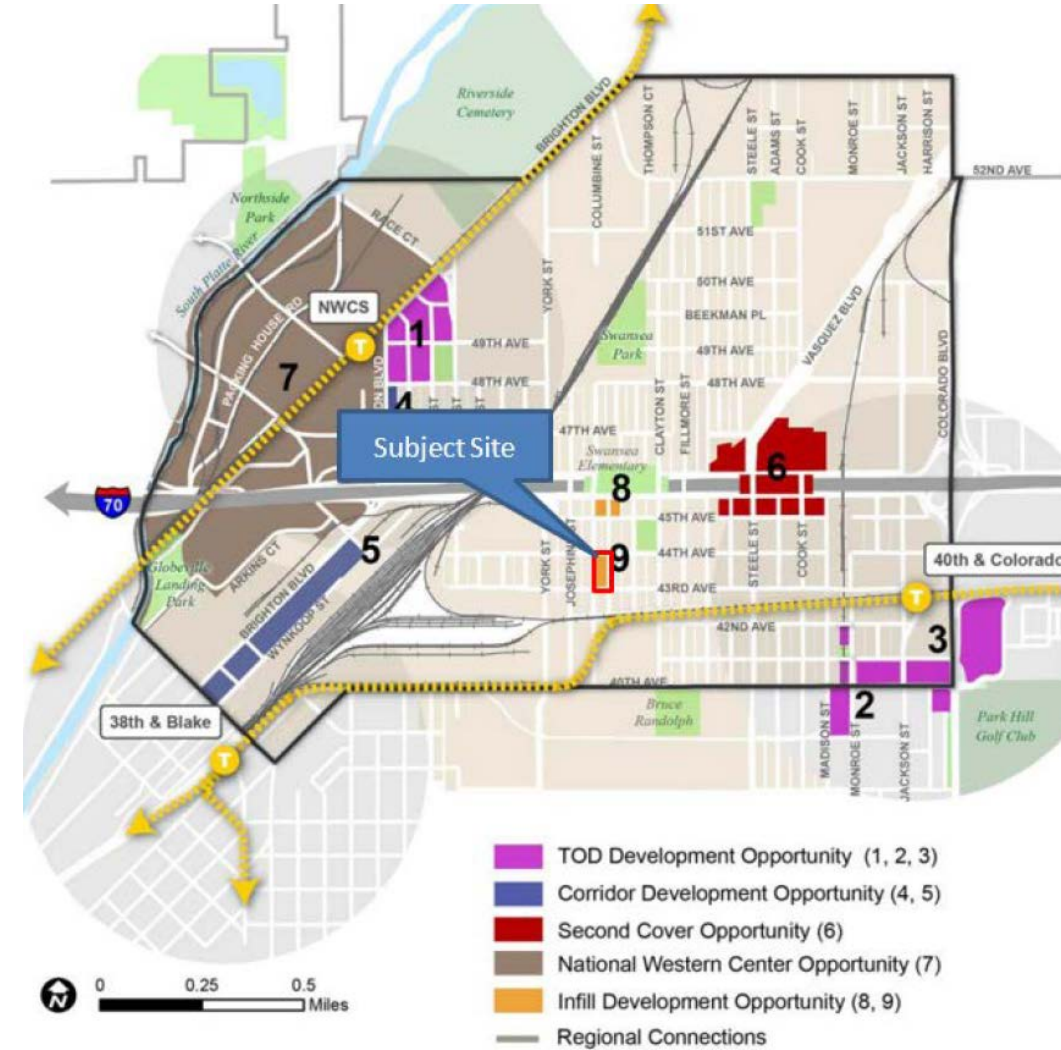
- Single Family Duplex

- Moderately dense areas with a mixture of housing types, including duplexes (p. 42)



Elyria & Swansea Neighborhoods Plan (2015)

- Increase Housing Choices (p. 29)
- Encourage Development of Key Opportunity Sites (p. 36)
- Increase Access to Housing on vacant parcels (p. 46)
- Reverse the trend of a declining population and expand housing throughout the neighborhood (p. 88)
- Update the Neighborhood Context from Urban to Urban Edge (p. 88)



Standard Rezoning Review Criteria

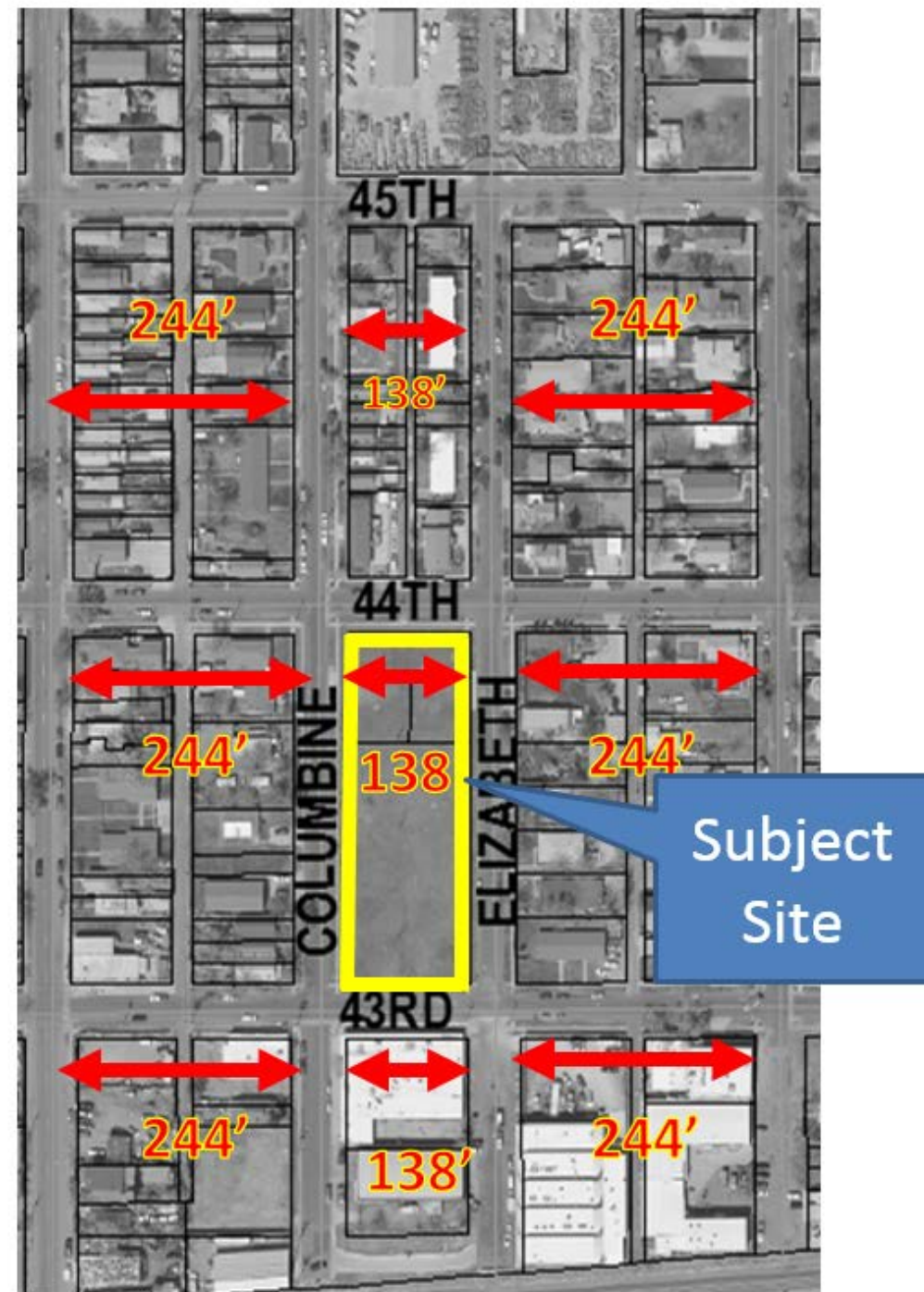
1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations**
 - *Will result in the uniform application of zone district building form, use, and design regulations across the site.*
- 3. Further Public Health, Safety and Welfare**
 - *Implements adopted plans*
- 4. Justifying Circumstances**
 - *In 2015, the Elyria & Swansea Plan identified subject block as an infill opportunity site and several policies supporting new housing units*
 - *Central I-70 project has removed residential units from area housing stock*
- 5. Consistency with Neighborhood Context, Zone District Purpose and Intent**
 - *The PUD promotes single and two-unit development in the existing neighborhood pattern of lot sizes and configurations, including two rows of alley-accessed lots.*

PUD Rezoning Review Criteria

PUD Review Criteria

A. *The PUD is consistent with the intent and purpose of PUDs stated in Article 9, Division 9.6.*

- Unique and extraordinary circumstances that justify a PUD include special physical characteristics
- Block width is a special physical characteristic



PUD Review Criteria

B. The PUD complies with all applicable standards and criteria for PUDs

The PUD District complies with all standards and criteria stated in Division 9.6.

C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions

There is no standard zone district available that promotes two rows of lots with alley access, which is the predominant development pattern in the area, without multiple variances, waivers, or conditions.

D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property

No use-related changes proposed to E-TU-B zone district

PUD Review Criteria

- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.**
- Reduced Primary Street and Side setbacks will result in building forms more consistent with surrounding patterns than a standard zone district
 - Required alley access
 - Reduced minimum lot size

Image of equally narrow block to north of subject block



CPD Recommendation

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

Standard Rezoning 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

PUD-Specific Rezoning Criteria

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.