



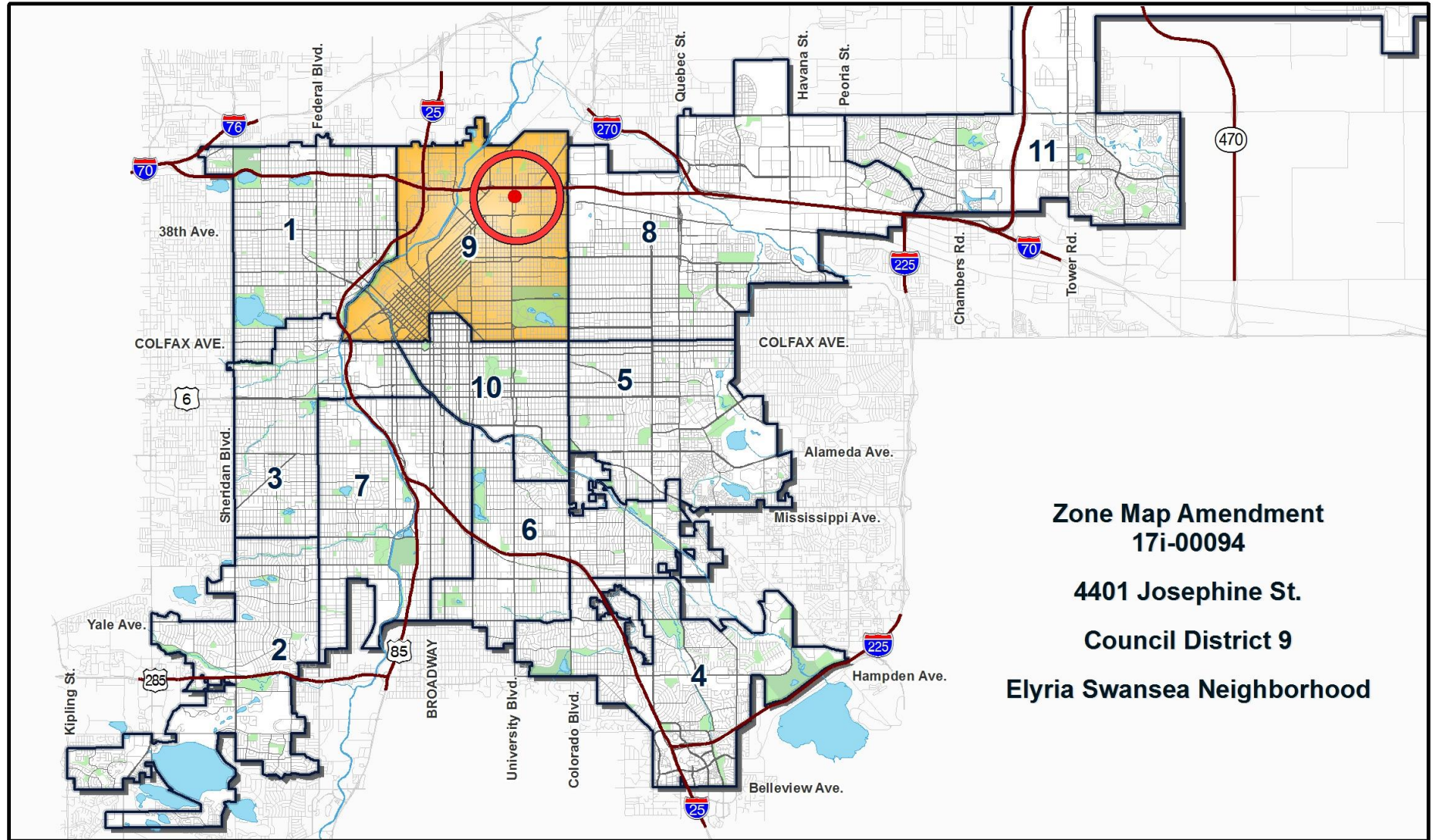
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# Official Map Amendment

#2017I-00094 rezoning 4401 Josephine St. from  
E-TU-B to U-RH-3A.

# 4401 Josephine St.

E-TU-B to  
U-RH-3A



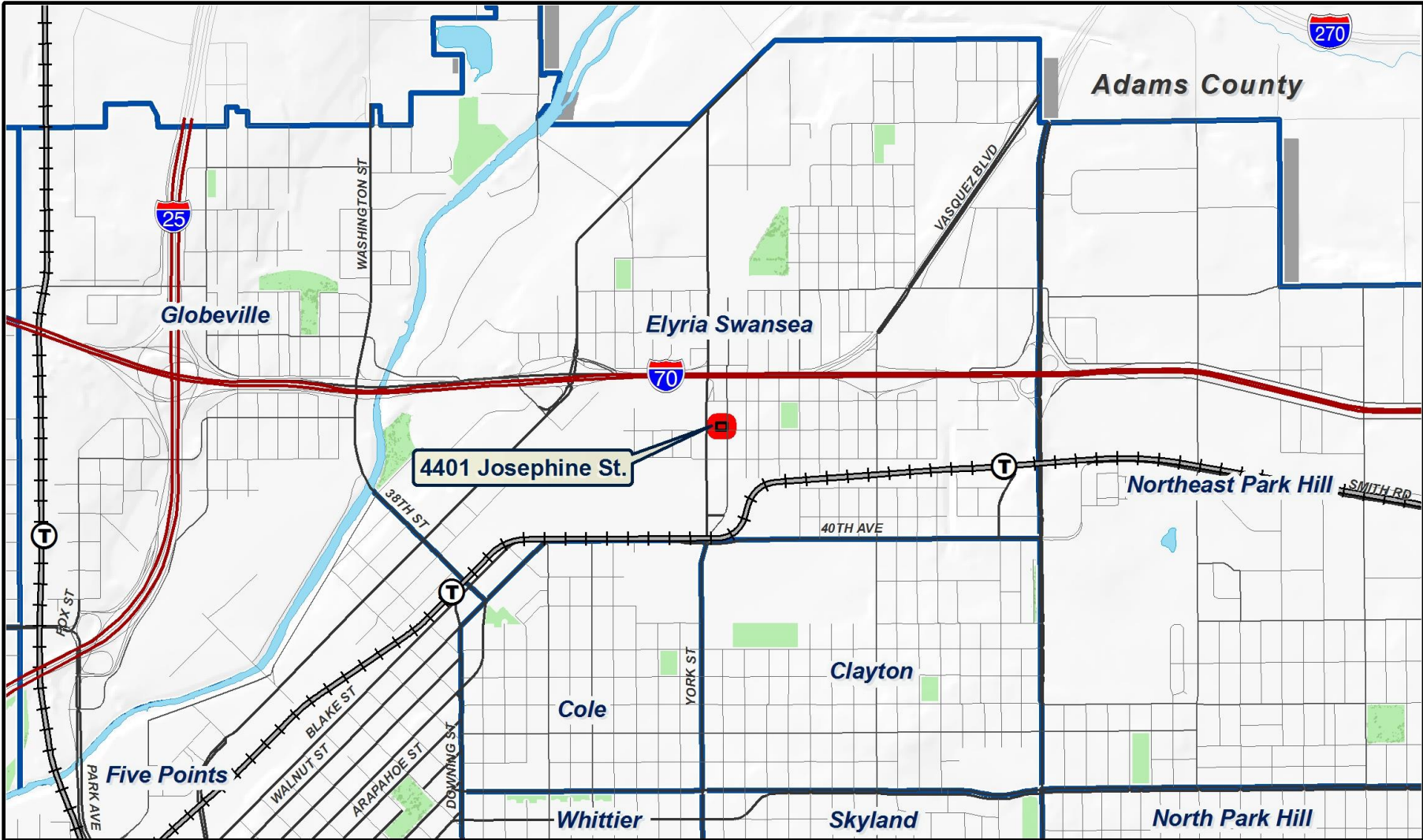
**Zone Map Amendment  
17i-00094**

**4401 Josephine St.**

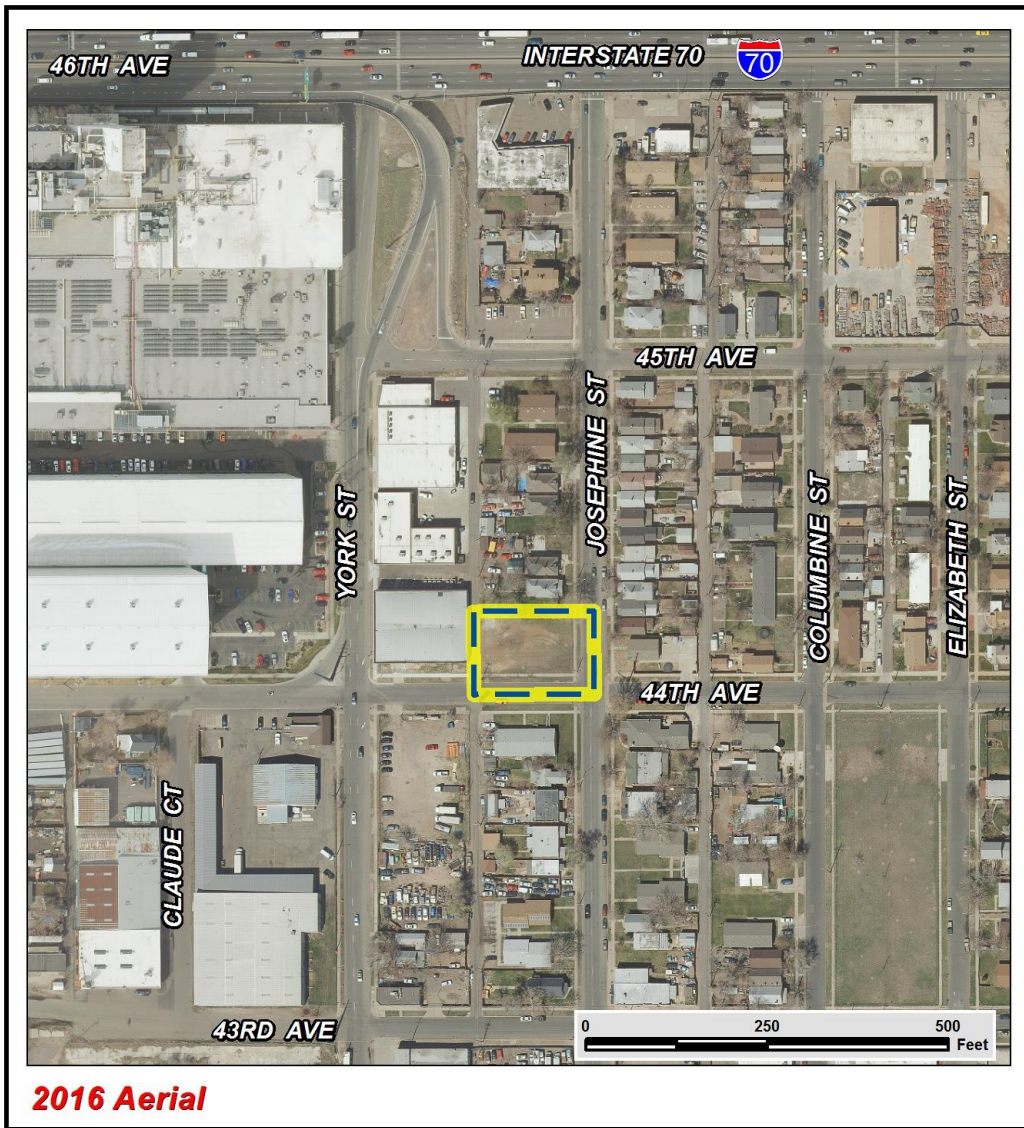
**Council District 9**

**Elyria Swansea Neighborhood**

# Elyria Swansea Neighborhood







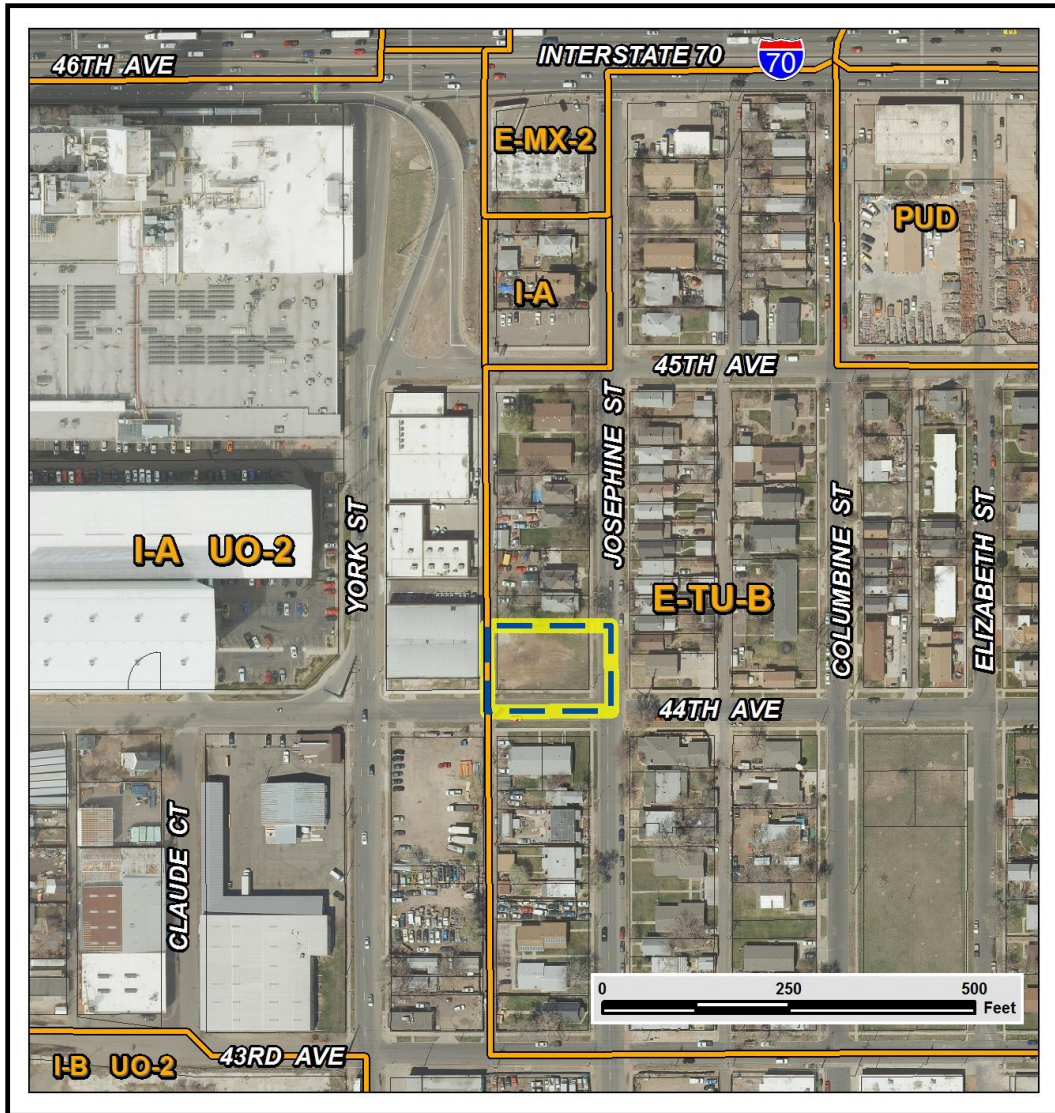
2016 Aerial

## Location

- Corner of 44<sup>th</sup> Ave. and Josephine St.
- 11,000 SF
- Vacant

## Proposal:

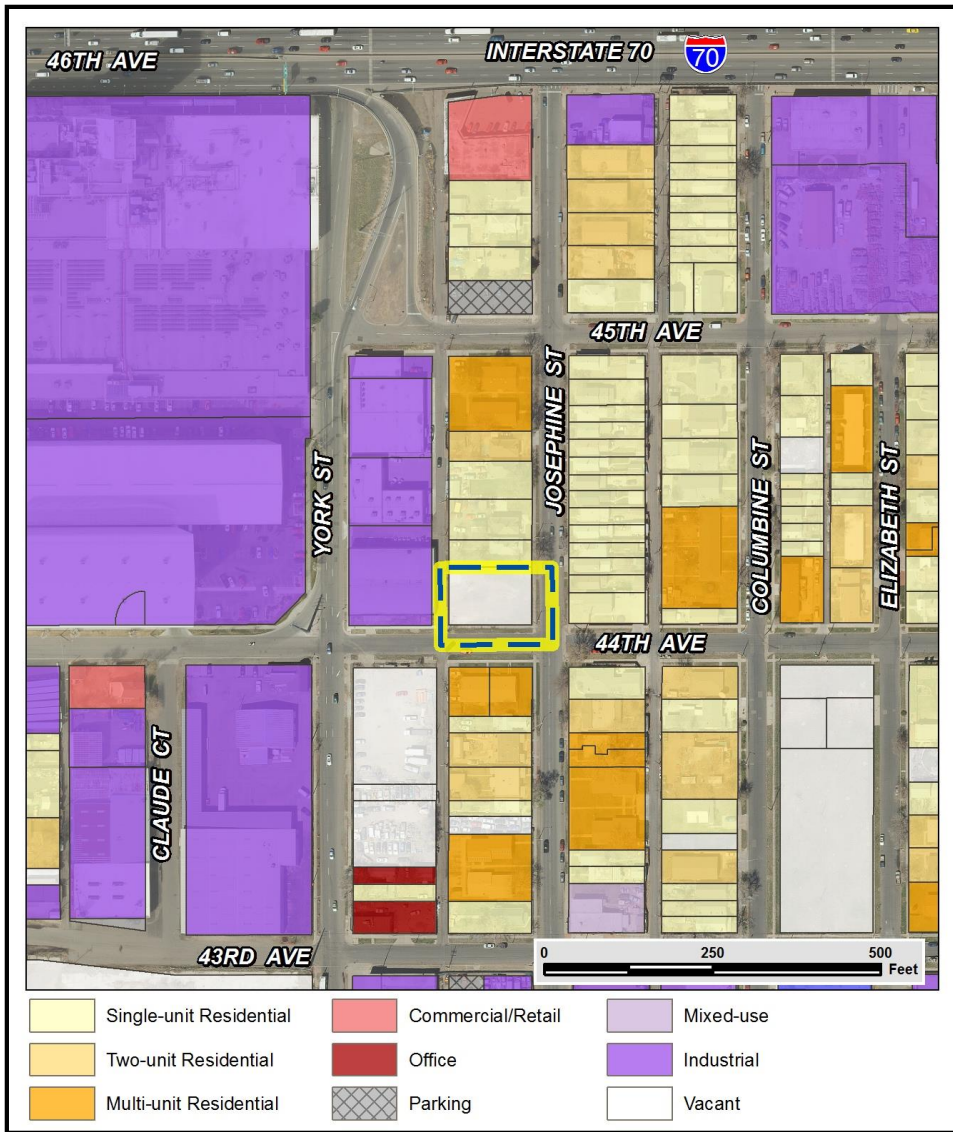
- Rezoning from E-TU-B to U-RH-3A
- Requesting rezoning to allow a small apartment building



## Existing Context: Zoning

- Subject site: E-TU-B
- Surrounding Properties:
  - North – E-TU-B
  - East – E-TU-B
  - South – E-TU-B
  - West – I-A UO-2



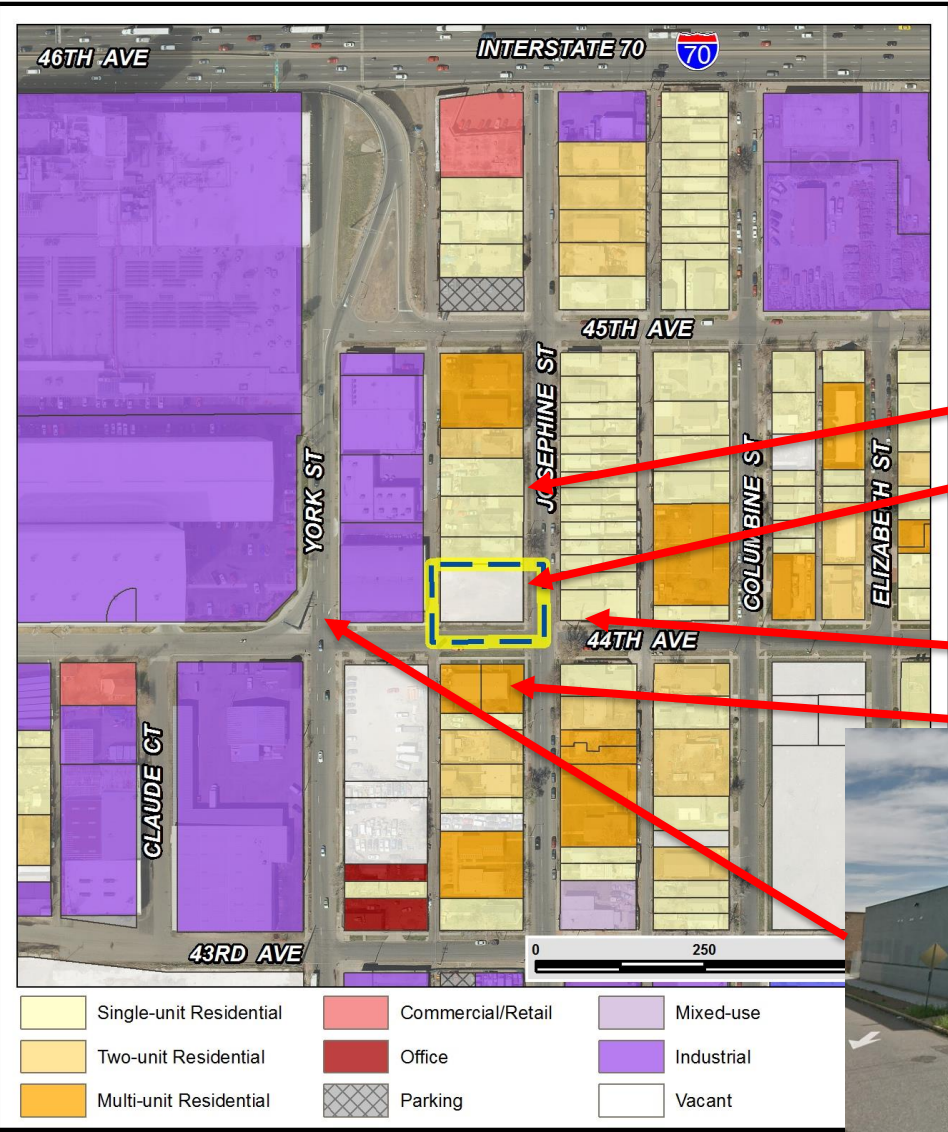


## Existing Context: Land Use

- Subject Property: Vacant
- North: Single-unit Residential
- East: Single-unit Residential
- South: Multi-unit Residential
- West: Industrial/warehouse



# Existing Context: Building Form/Scale



# Process

- Planning Board (February 7, 2018)
  - 9-0 vote for recommendation of approval
  - No public comment
- Land Use, Transportation and Infrastructure Committee (March 6, 2018)
- City Council (April 16, 2018)
- 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)
- 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



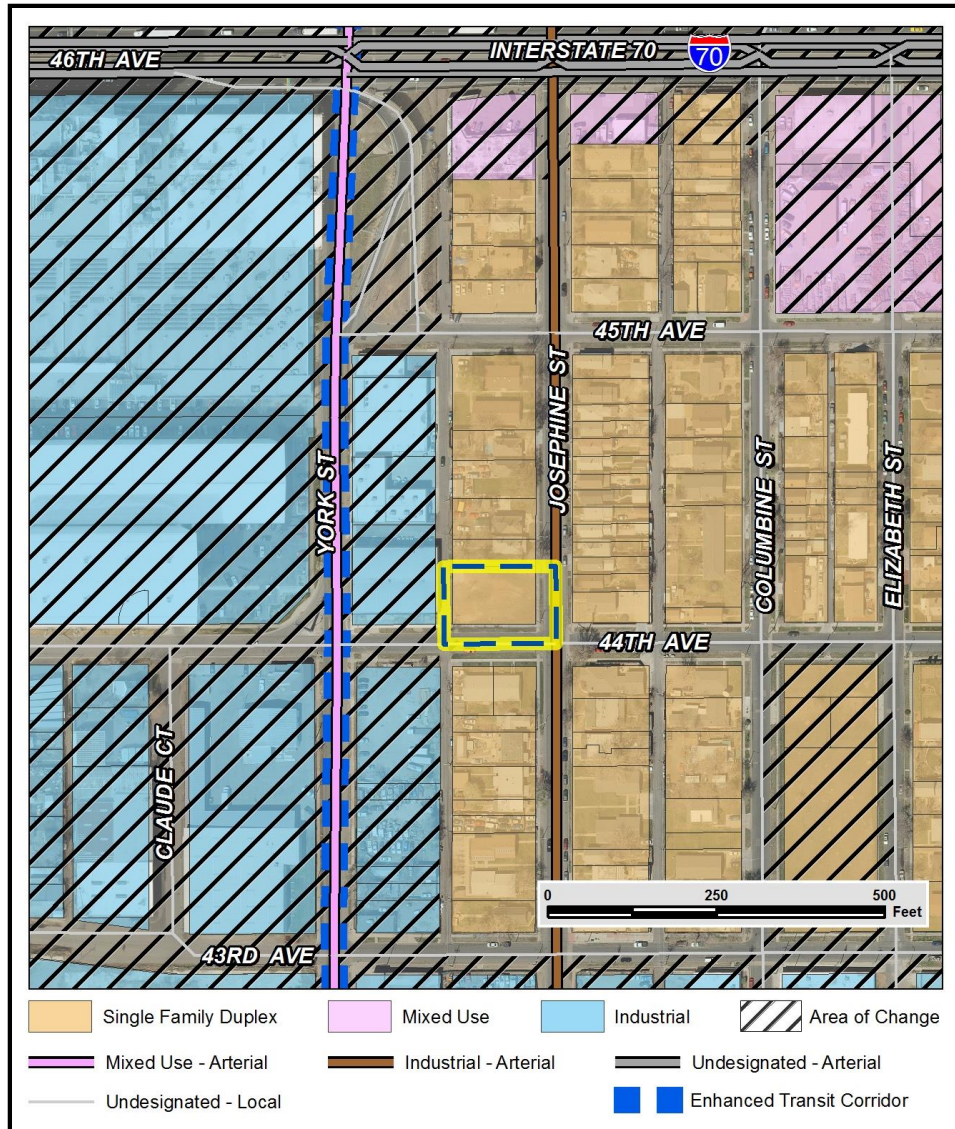
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

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

# Blueprint Denver (2002)

- Single Family Duplex
  - Mixture of housing types, including single-family houses, duplexes, townhouses, and small apartment buildings
- Area of Stability
  - Maintain character while accommodating new development
- Industrial Arterial
  - Serve industrial areas
- Undesignated Local
  - Typically incidental travel





# Elyria & Swansea Neighborhoods Plan (2015)



- Single Family Duplex
  - Moderately dense areas that are primarily residential
  - Mixture of housing types, including single-family houses, duplexes, townhouses, and small apartment buildings
- Traditional Residential Area
  - Modest single family homes, duplexes, and smaller apartment buildings
- 2.5 story recommended height
- Area of Stability
  - Benefit from reinvestment through modest infill

# 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, facilitate development of vacant parcel
4. Justifying Circumstances
  - Changed or Changing Conditions: Significant investment in the area has increased need for housing
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - U-RH-3A to “allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood”



# 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