



# 4634 & 4638 N York Street

2024I-00052

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

Date: 06.02.2025

Presenter: Abner Ramos Salcedo

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria





# Request: from E-TU-B to U-RH-2.5



- Property:
  - 7,800 sf
  - Vacant lot

*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

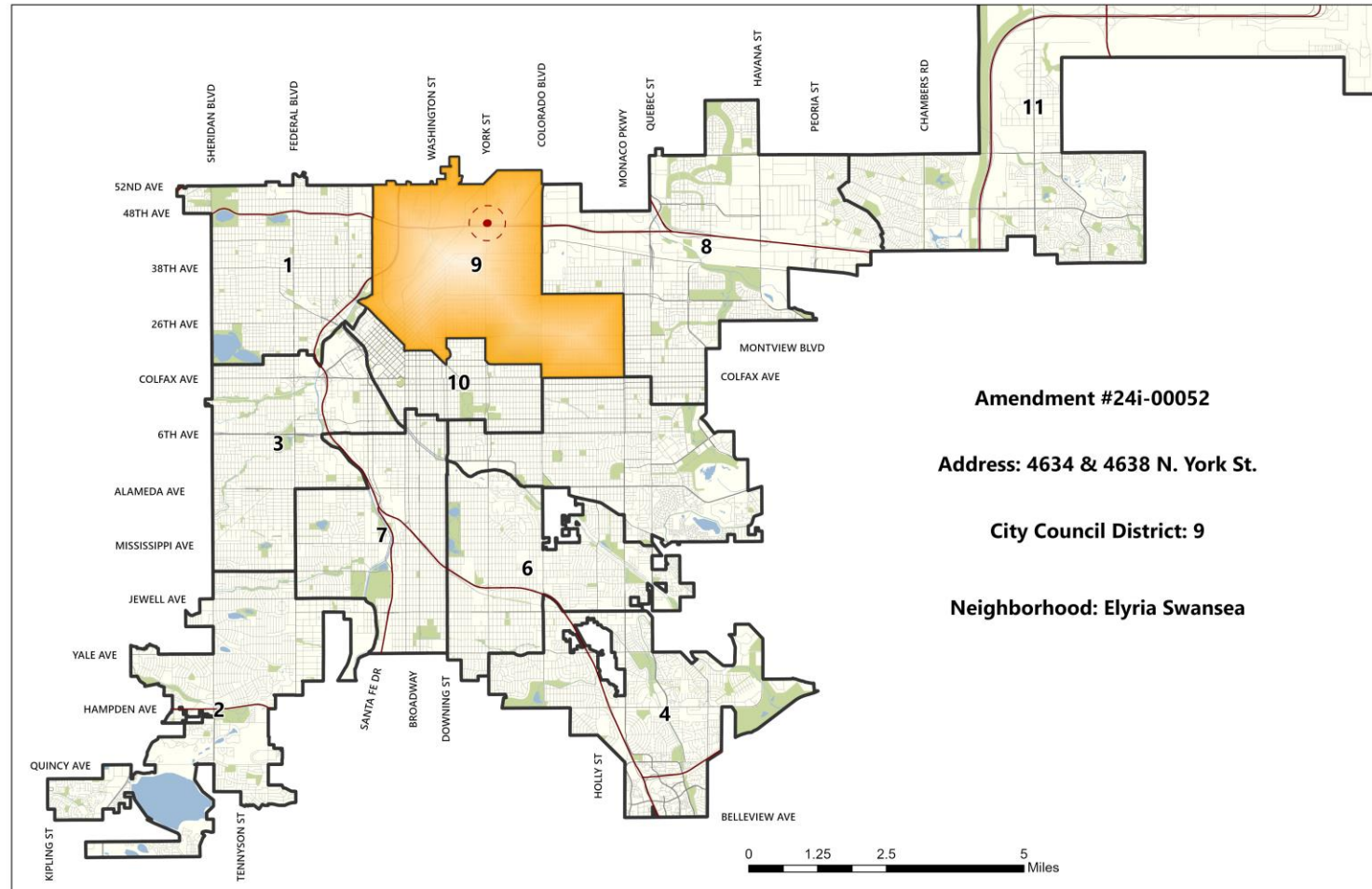
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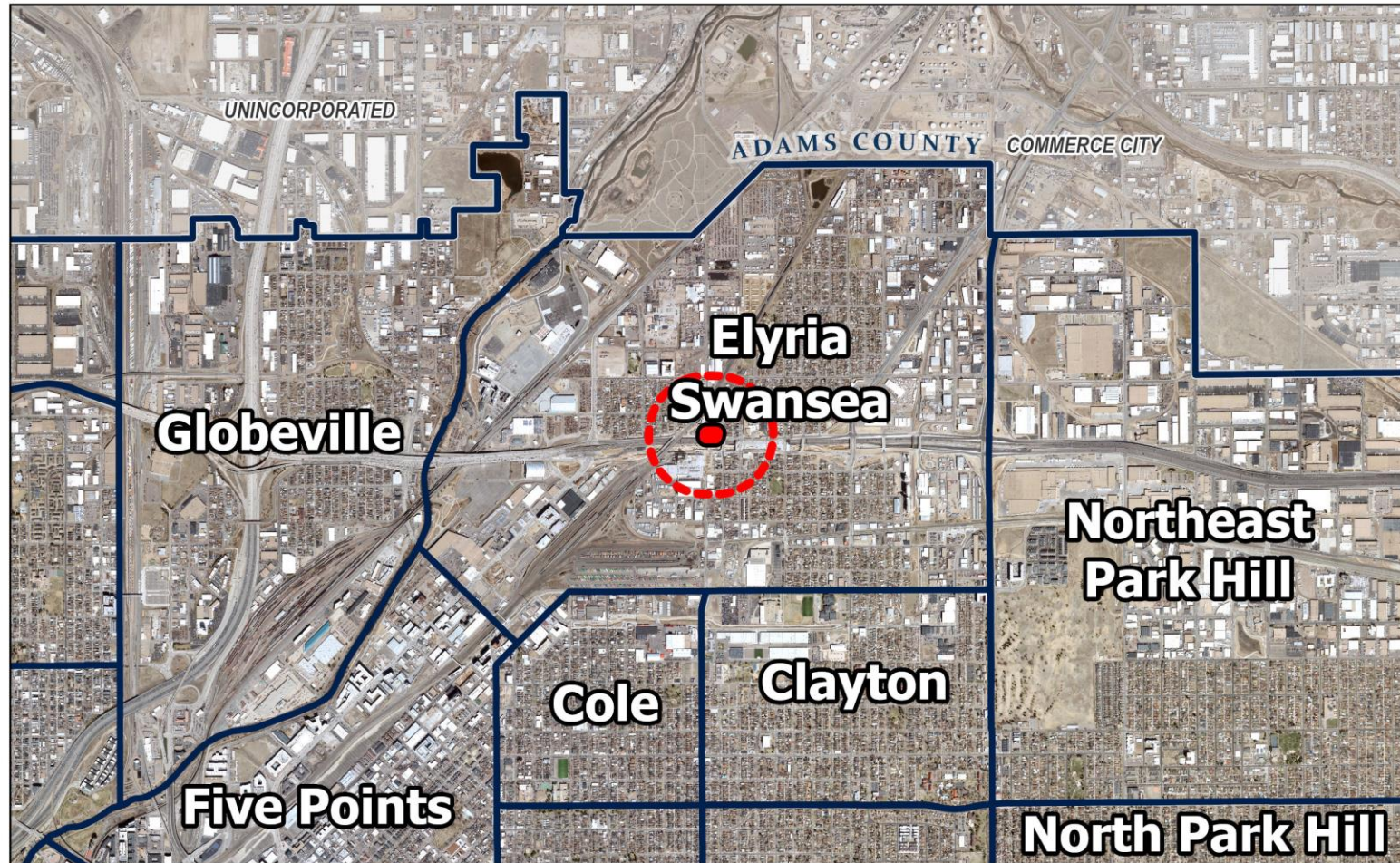




# Council District 9–Council member Darrell Watson

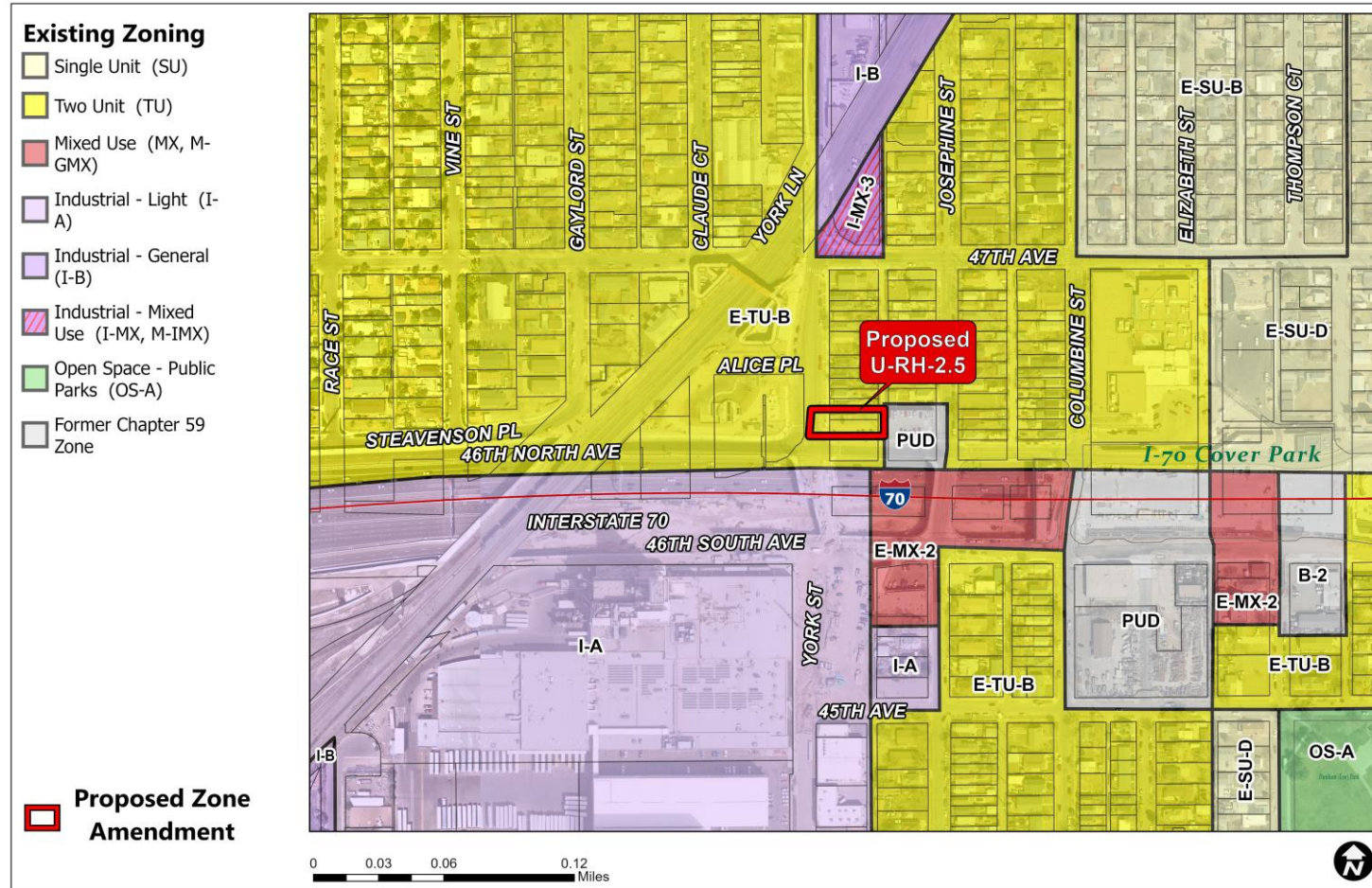


# Statistical Neighborhood – Elyria Swansea





# Existing Zoning – E-TU-B



Proximity to:

- E-TU-B
- I-MX-3
- I-A
- E-MX-2

# Proposed Zoning – U-RH-2.5

## General Purpose:

The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. .

## Specific Intent:

U-RH-2.5 is a multi unit district.

## Building Forms:

Urban houses, duplexes, tandem houses, and row houses up to two and a half stories in height and detached accessory dwelling units.



# Proposed Zoning – U-RH-2.5

Urban (U-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures per Zone Lot*		1	1	1	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	U-SU-A, -B, -C, -E, -H		■		●								
	U-SU-A1, B1, C1, E1, H1		■		●								
	U-SU-A2, -B2, -C2		■	□	□								
Two Unit (TU)	U-TU-B, -C		■	■	■								
	U-TU-B2		■	■	■	□							
Row House (RH)	U-RH-2.5		■	■	■	■							
	U-RH-3A		■	■	■	■			□				
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	U-RX-3, -5							■					■
Mixed Use (MX)	U-MX-2x							■				■	■
	U-MX-2, -3							■		□	□	■	■
Main Street (MS)	U-MS-2x							■					■
	U-MS-2, -3, -5							■		□	□		■

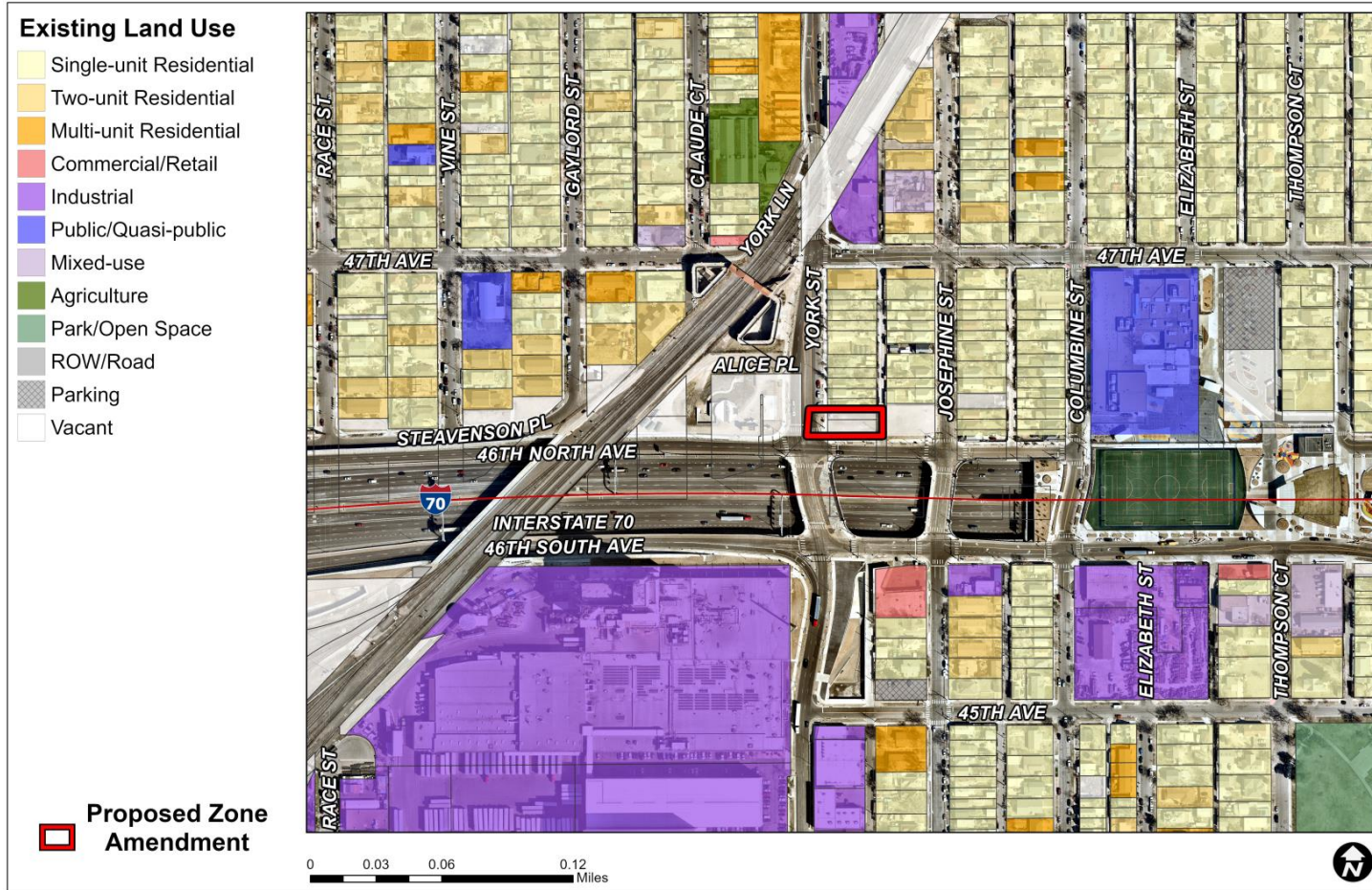
\*See Section 1.2.3.5 for exceptions

■ = Allowed

● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

□ = Allowed subject to geographic limitations found in the applicable building form table.

# Existing Context – Land Use



## Vacant

Adjacent to:

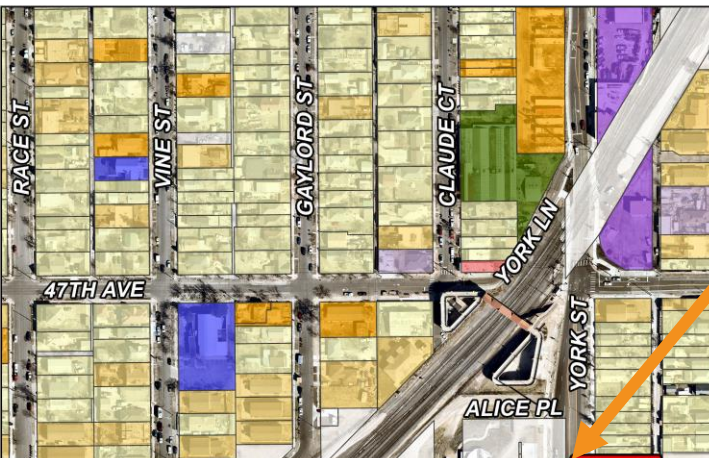
- Single-Unit Residential
- Interstate-70
- Industrial
- Commercial/Retail




# Existing Context – Building Form/Scale

**Existing Land Use**

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Industrial
- Public/Quasi-public
- Mixed-use
- Agriculture
- Park/Open Space
- ROW/Road
- Parking



 **Proposed Zone Amendment**

0 0.03 0.06 0.12 Miles

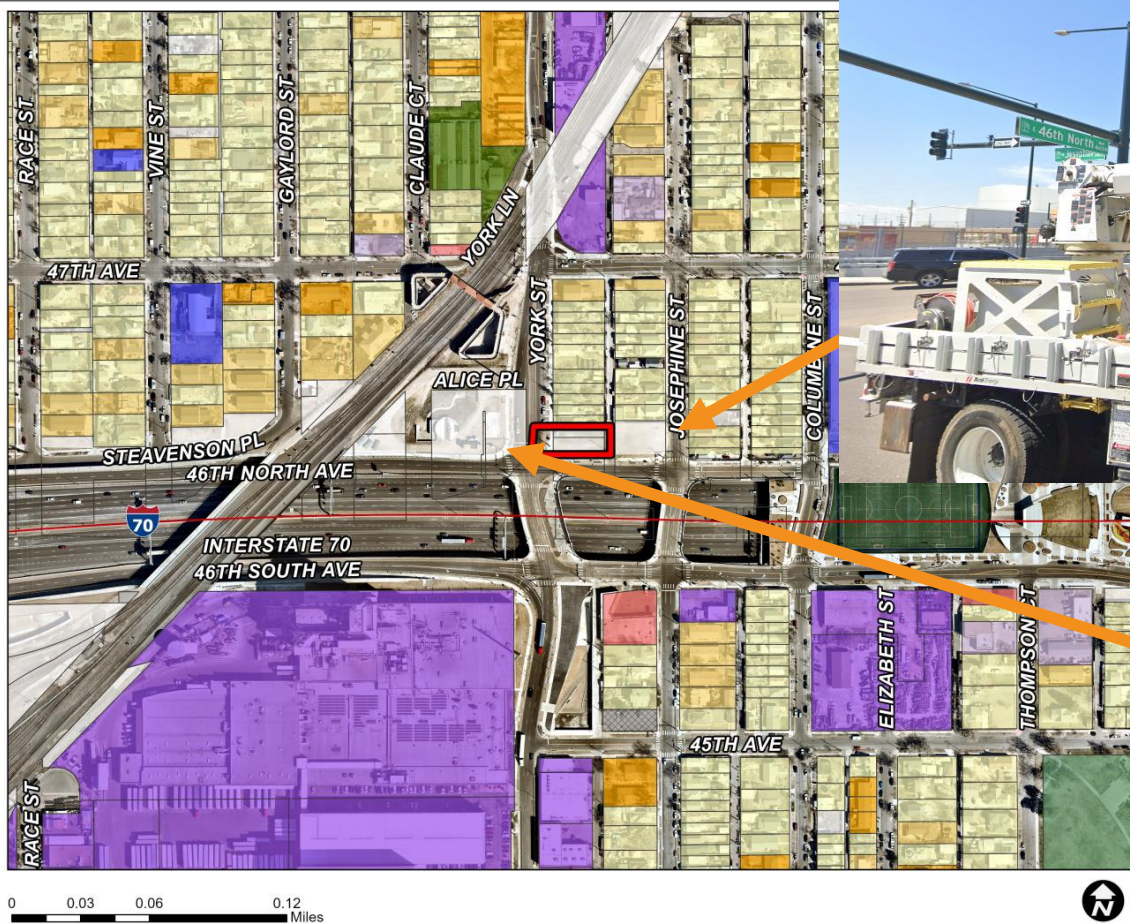




# Existing Context – Building Form/Scale

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# Process

- Informational Notice: 9/9/2024
- Planning Board Notice: 2/18/25
- Planning Board Public Hearing: 3/5/25
- LUTI Committee: 04/8/25
- City Council Public Hearing: 6/2/25



# Public Comments

- RNOs and Community Comments
  - One comment from GES Coalition stating they are not opposed to this rezoning

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# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Elyria Swansea Neighborhoods Plan (2015)

## 2. Public Interest

## 3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Comprehensive Plan 2040

## 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)

## Environmentally Resilient

- Goal 1, Strategy D – Promote infill development where infrastructure and services are already in place (p. 54)

## Strong and Authentic Neighborhoods

- Goal 8, Strategy A – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities. (p. 34)



# Denver Zoning Code Review Criteria

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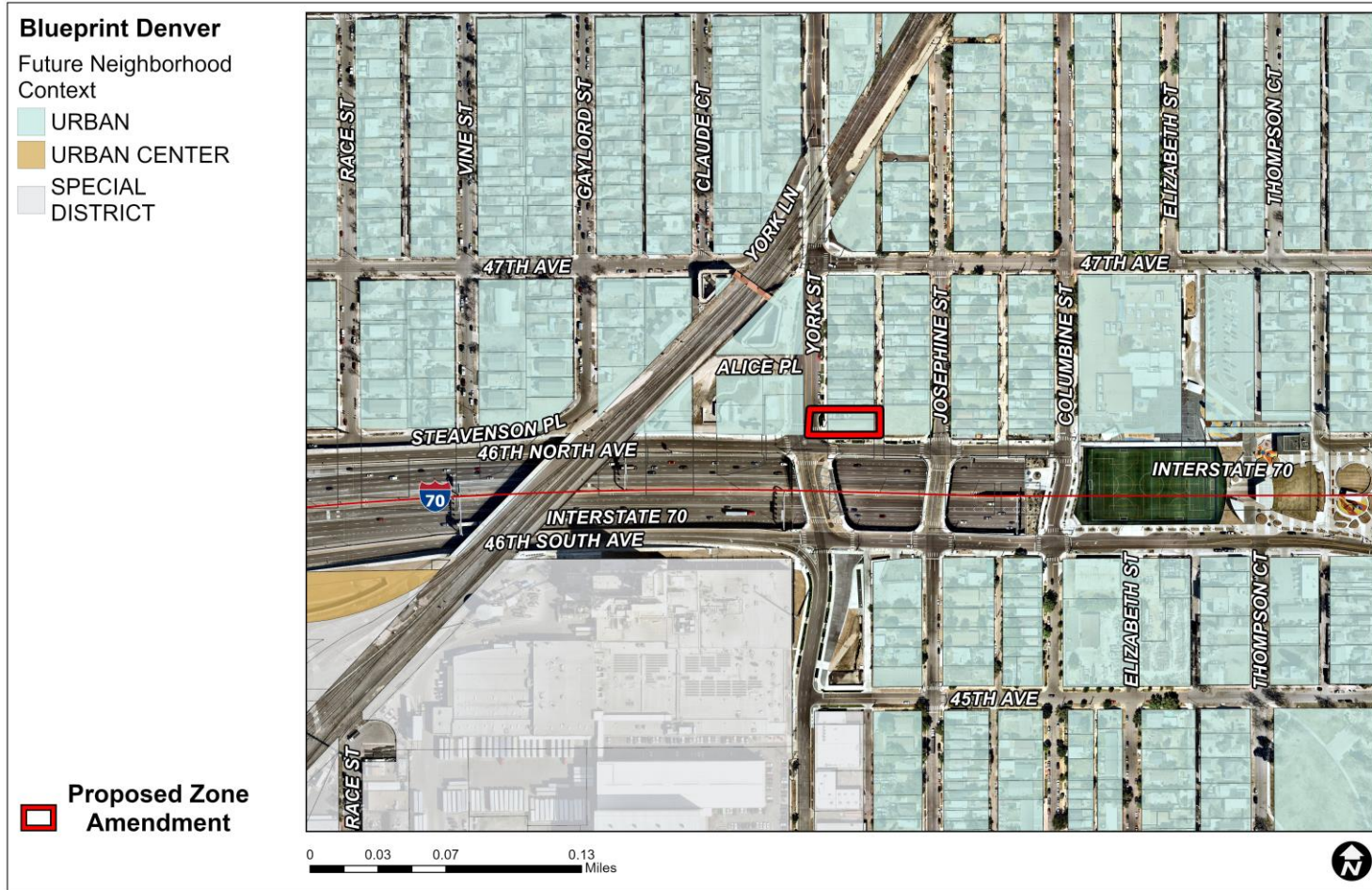
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# Blueprint Denver 2019

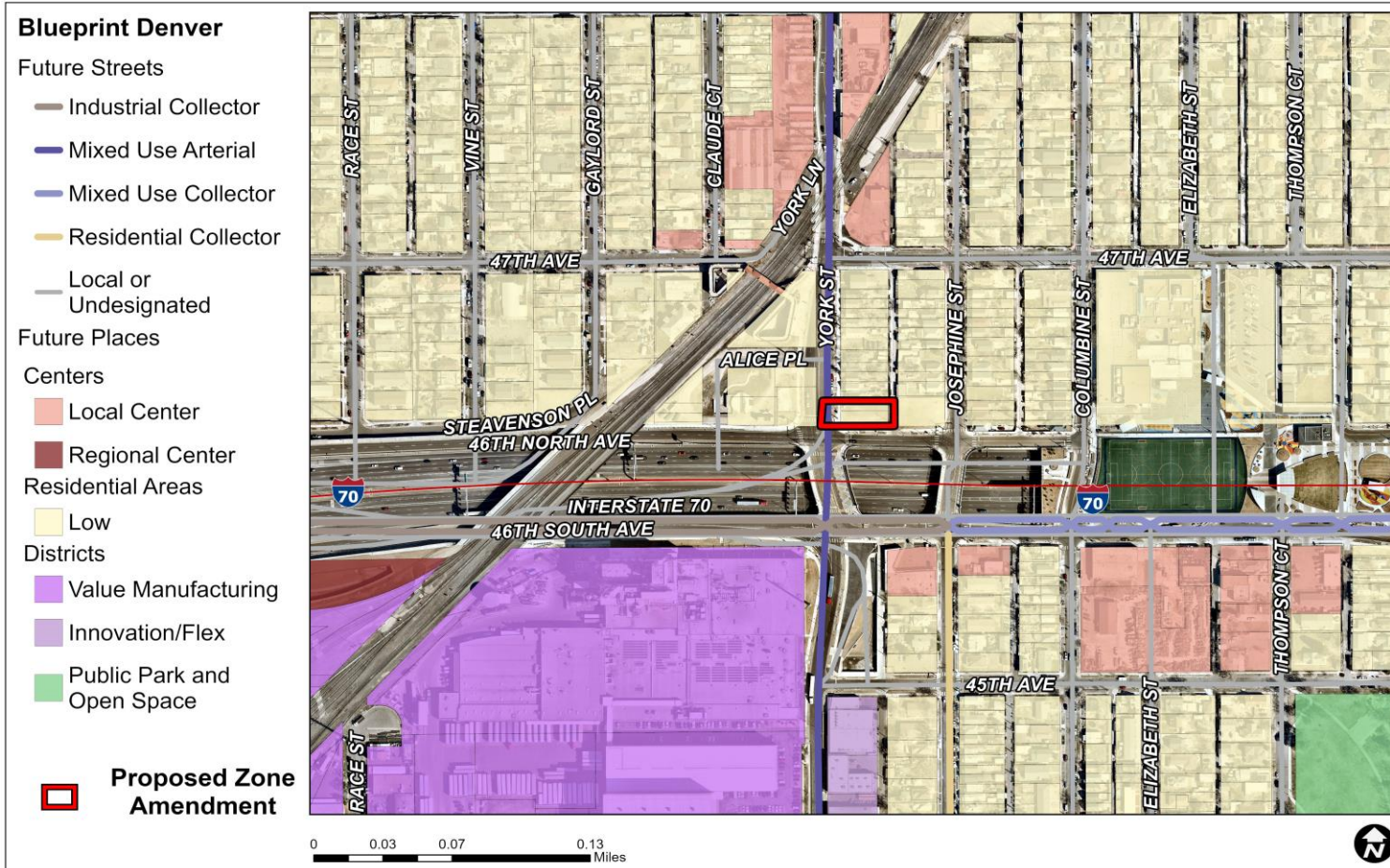


## Urban

- “Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. **Where they occur, multi-unit buildings are low scale.** Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222).



# Blueprint Denver 2019



- Residential Low
  - Predominately single- and two-unit uses on small or medium lots... Some higher-intensity residential uses may be mixed throughout... Buildings are generally up to 2.5 stories in height (p. 214)
- North York Street is classified as a Mixed-Use Arterial

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

# Blueprint Denver 2019



## Growth Areas Strategy

- All other areas of the city: These areas anticipate experiencing around 20 percent of new housing growth and 10 percent of new employment growth by 2040 (p. 51).

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.



# *Blueprint Denver 2019*

## *This application addresses equity by:*

Considering the impact that the expansion of Interstate-70 had on the housing stock in the neighborhood, the rezoning facilitates more diverse building forms in the housing stock.

# *Blueprint Denver 2019*

## *This application addresses climate by:*

Considering proximity to many transportation options such as the A and N Lines less than a mile from this site, the Art District Connector, and Bus Route 48 that can result in lower auto-dependency, which can contribute to reducing greenhouse gas emissions.



# Denver Zoning Code Review Criteria

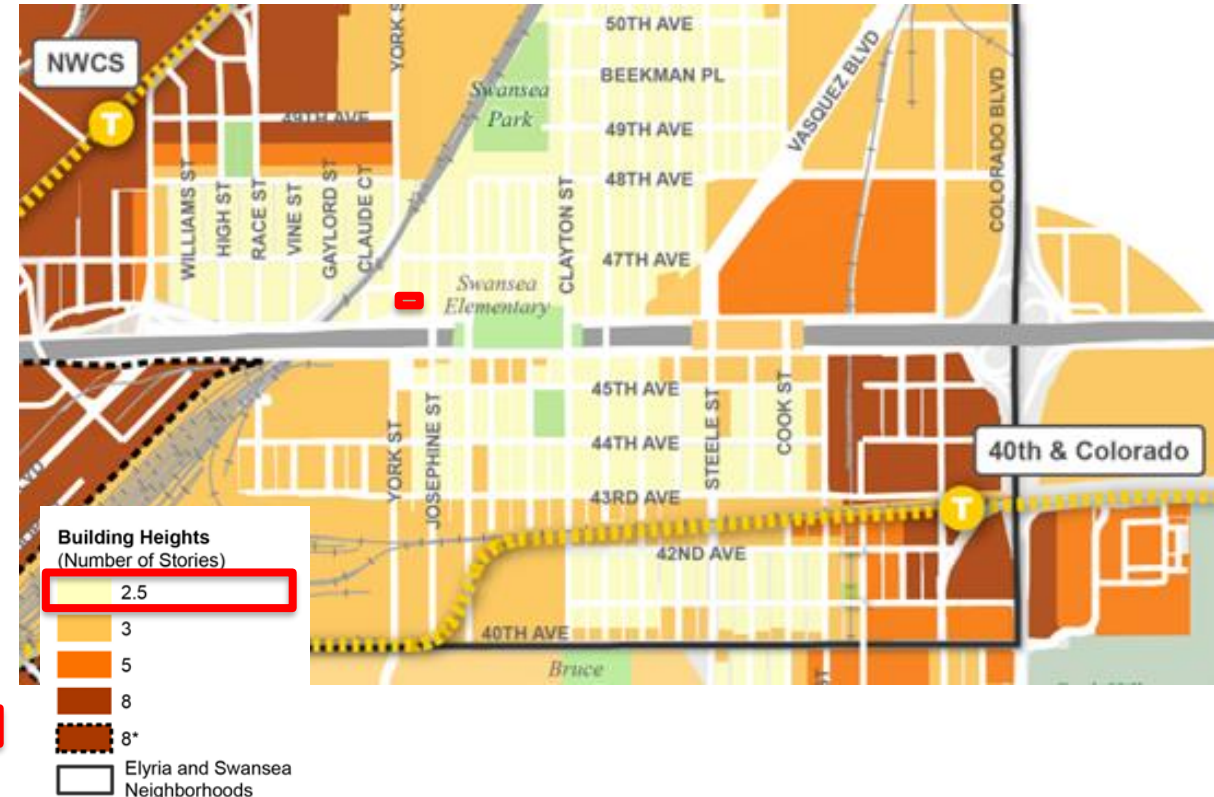
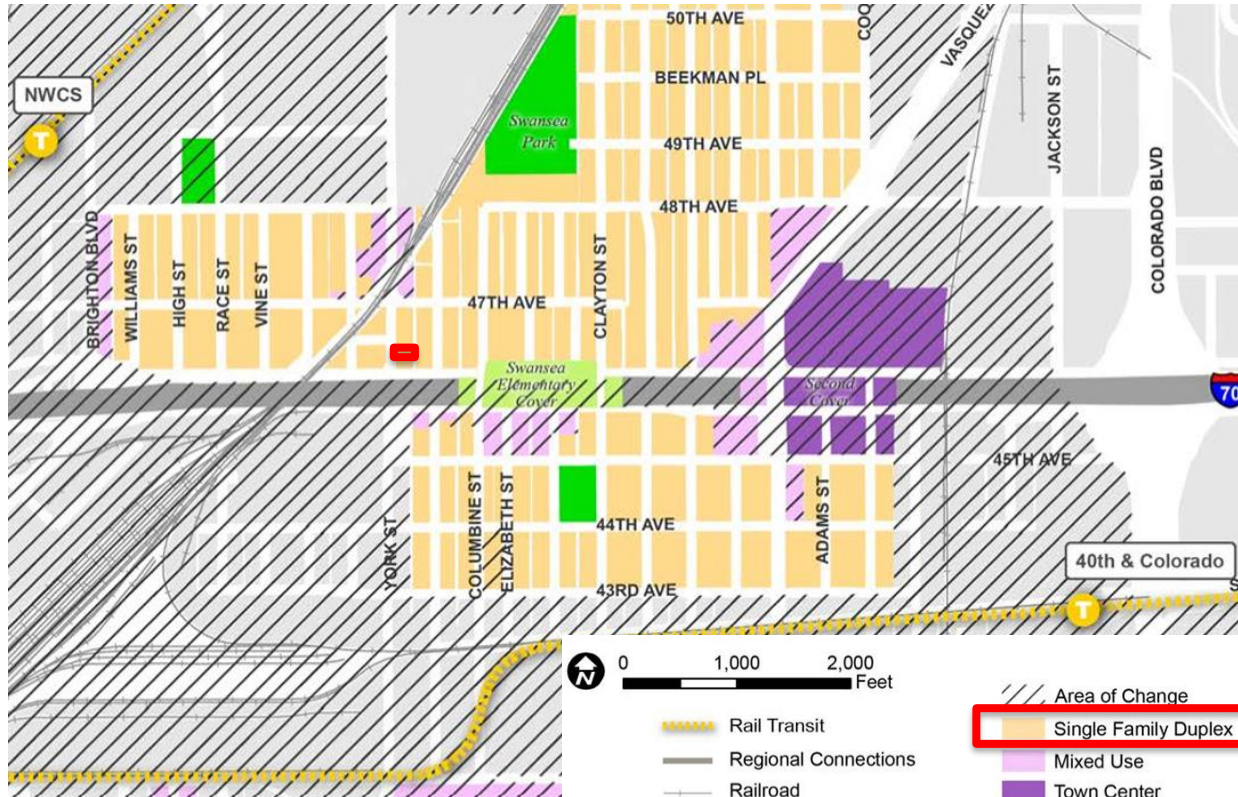
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# Elyria Swansea Neighborhoods Plan



# *Elyria Swansea Neighborhoods Plan*

- The plan provides specific guidance for this area to be Single Family Duplex, up to 2.5-stories
- E.1 - Update Neighborhood Context to Urban
- E.2- Explore Opportunities to introduce building forms consistent with sing-family duplex designation, such as rowhouses.
- EBLUS 8.- Support variety of land uses and community spaces. Accommodate **infill development in vacant** or underutilized areas.



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# CPD Recommendation

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

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent