



4001 & 4021 N Fillmore Street

2023I-00033

Request: E-SU-B & PUD 140 to U-MS-3

Land Use Transportation and Infrastructure Committee:
November 14, 2023

Presenter: Rob Haigh

Request to Rezone from E-SU-B & PUD 140 to U-MS-3



Location

- Approx. 10,244 sq. ft.
- Single-unit dwelling & vacant parcels

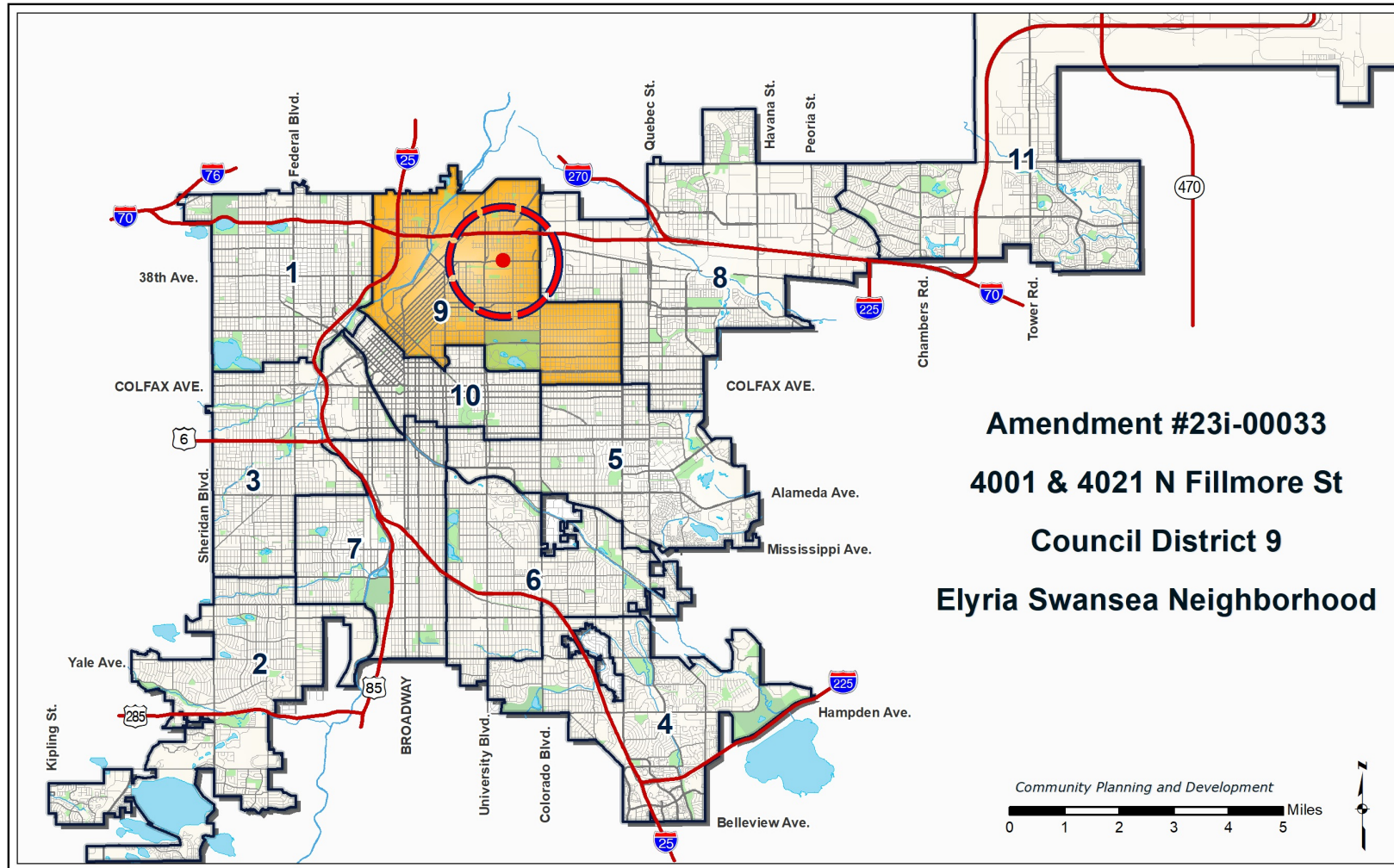
Proposal

- Rezone from E-SU-B to U-MS-3
 - Max. building height 3 stories or 45'
 - Upper story setbacks adjacent to protected districts

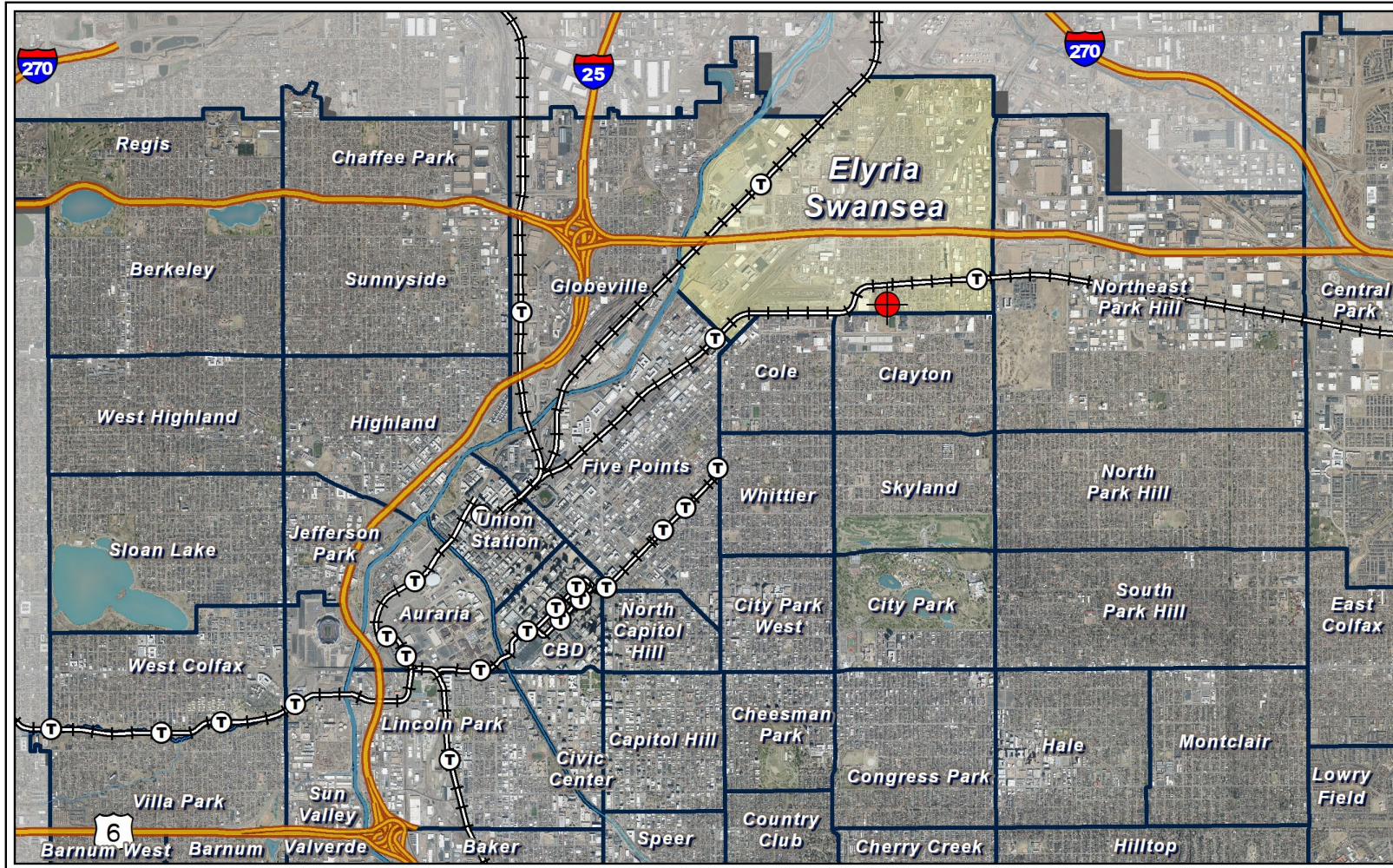
Building Forms:

- Town House, Shopfront, Drive Thru Forms

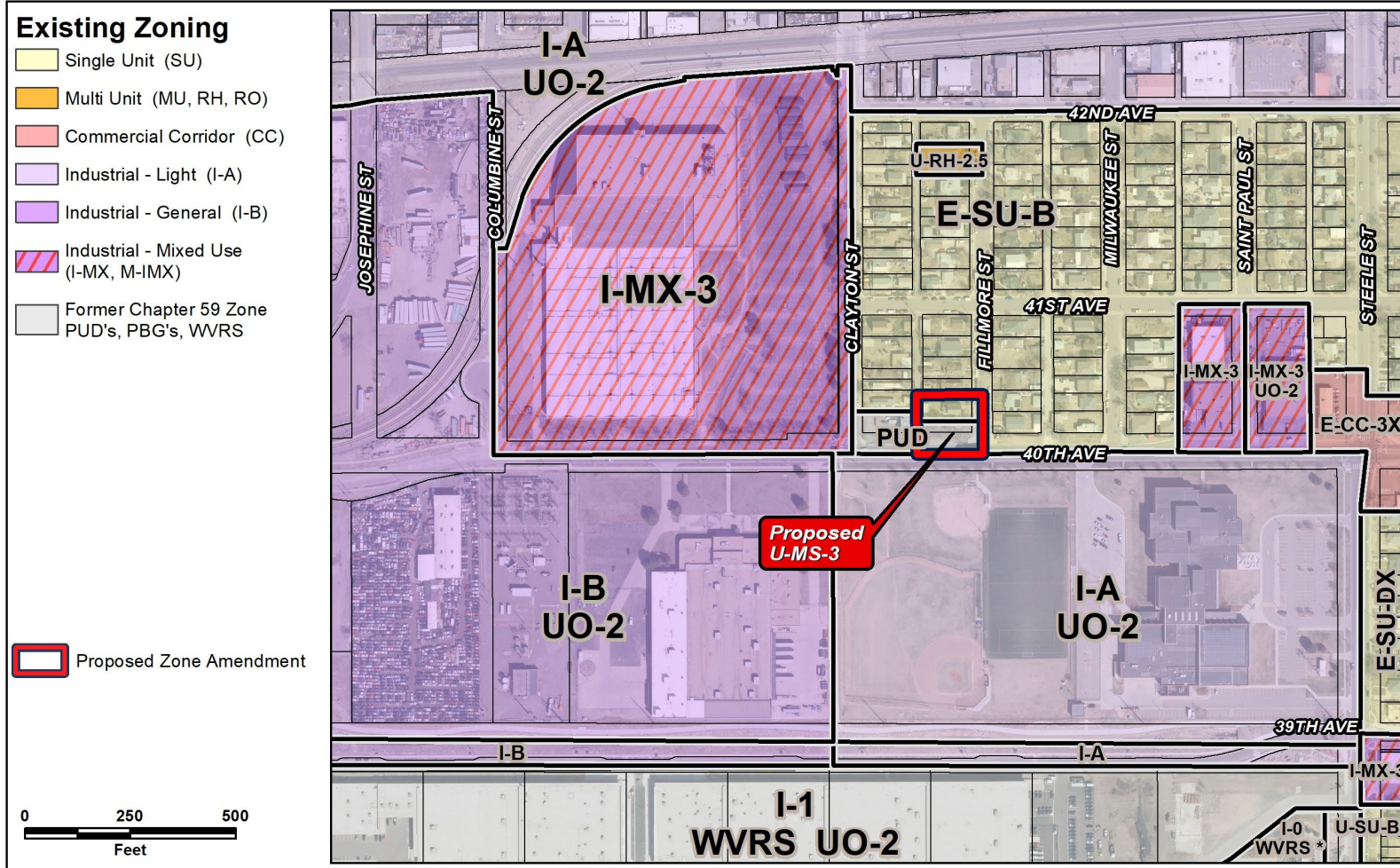
Council District 9 (Darrell Watson)



Elyria Swansea Neighborhood



Existing Zoning



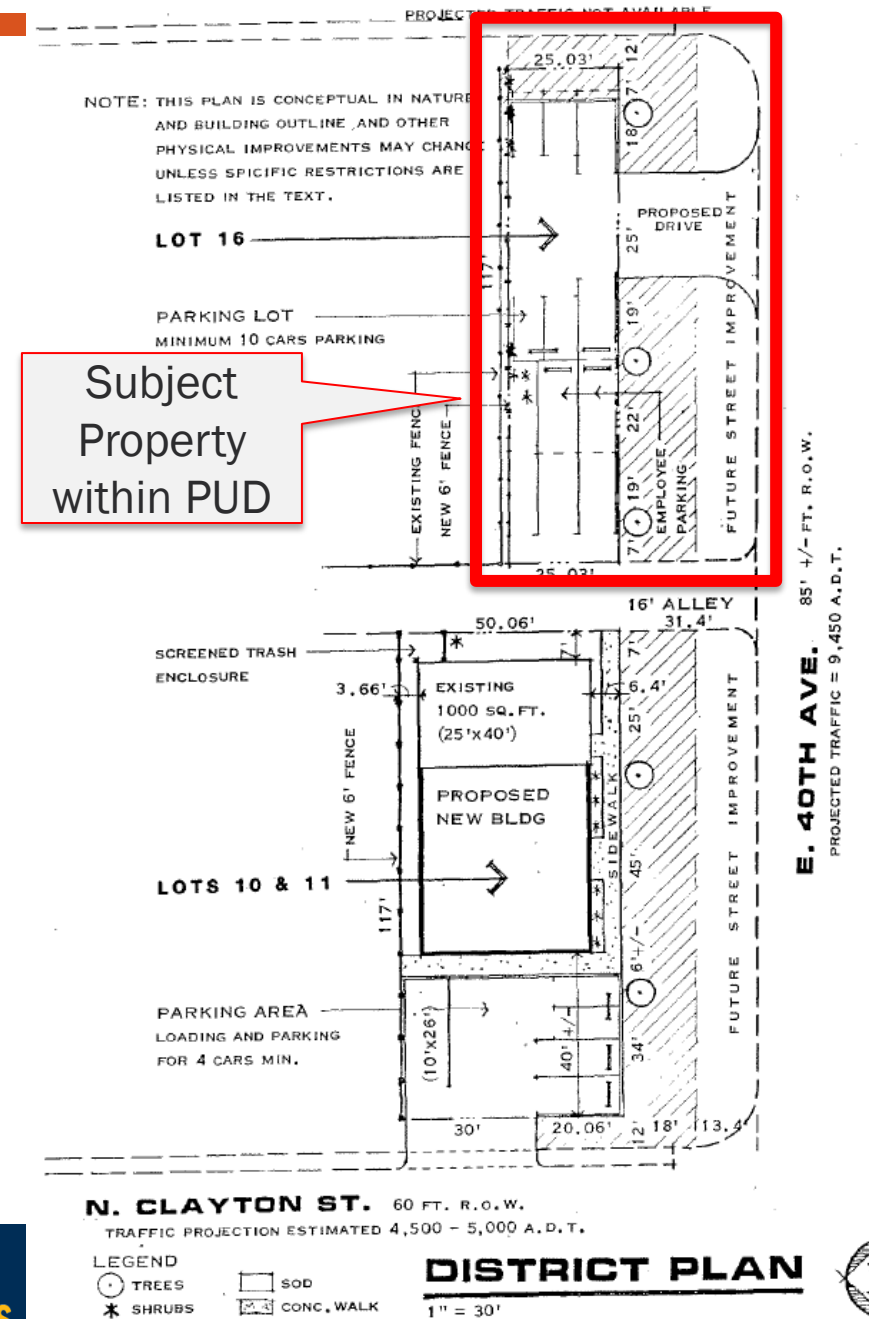
Current Zoning: E-SU-B & PUD 140

Surrounding Zoning:

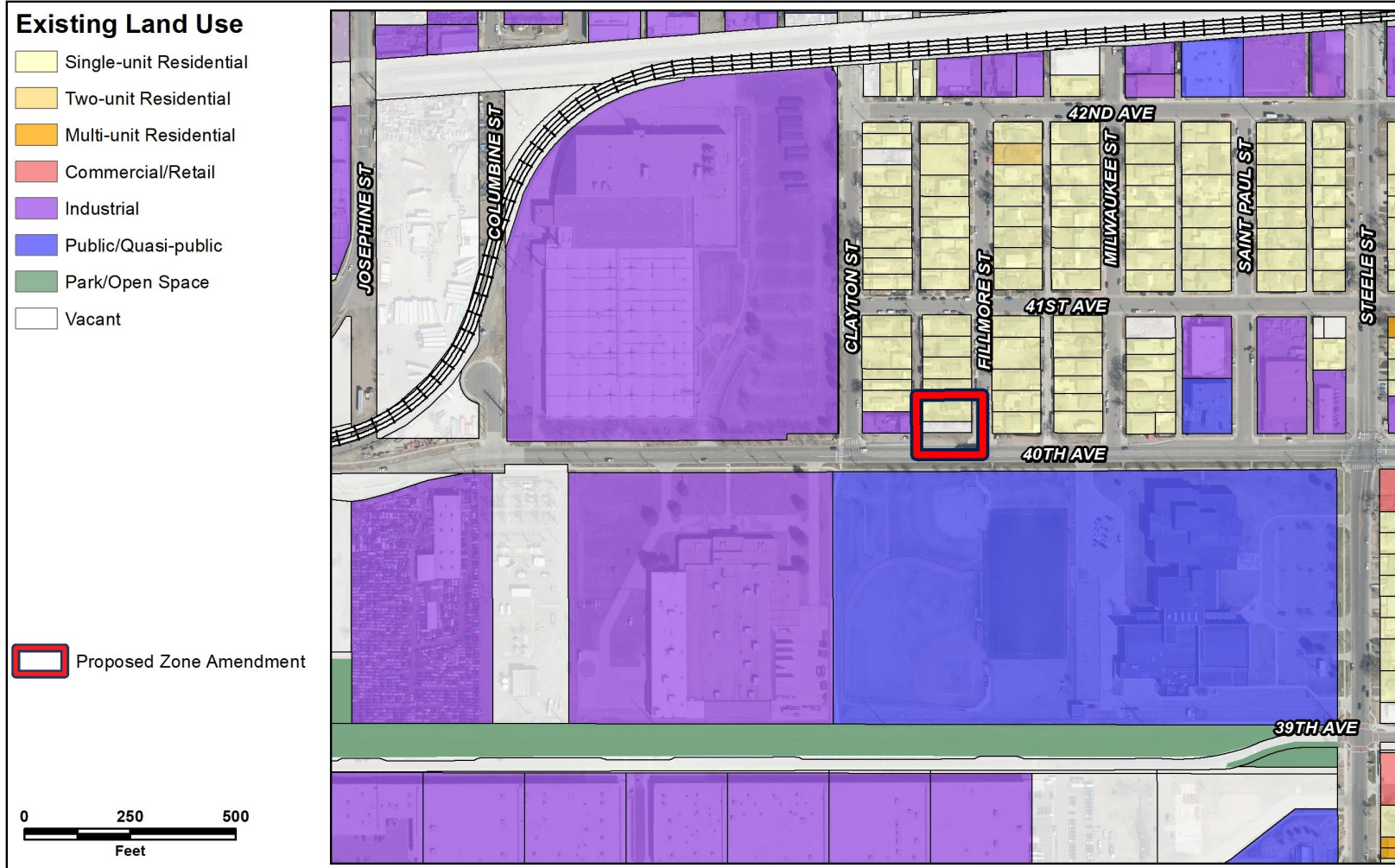
- E-SU-B
- I-A
- PUD 140

Existing Zoning – PUD 140

- A portion of the subject property is within the PUD.
- Approved in 1964
- **Allowed Uses:** “Neighborhood Serving Grocery Store”
- PUD includes development standards and a concept plan:



Existing Land Use



Land Use: Single Unit Residential & Vacant

Surrounding Land Uses:

- Single-Unit Residential
- Public/Quasi-public
- Industrial

Existing Building Form/Scale



Process

- Informational Notice: **8/1/2022**
- Planning Board Notice: **10/17/23**
- Planning Board Public Hearing: **11/1/23**
- LUTI Committee: **11/14/23** (tentative)
- City Council Public Hearing: **1/2/24** (tentative)

- Public Comment: No public comment received.

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

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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).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).



Climate

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



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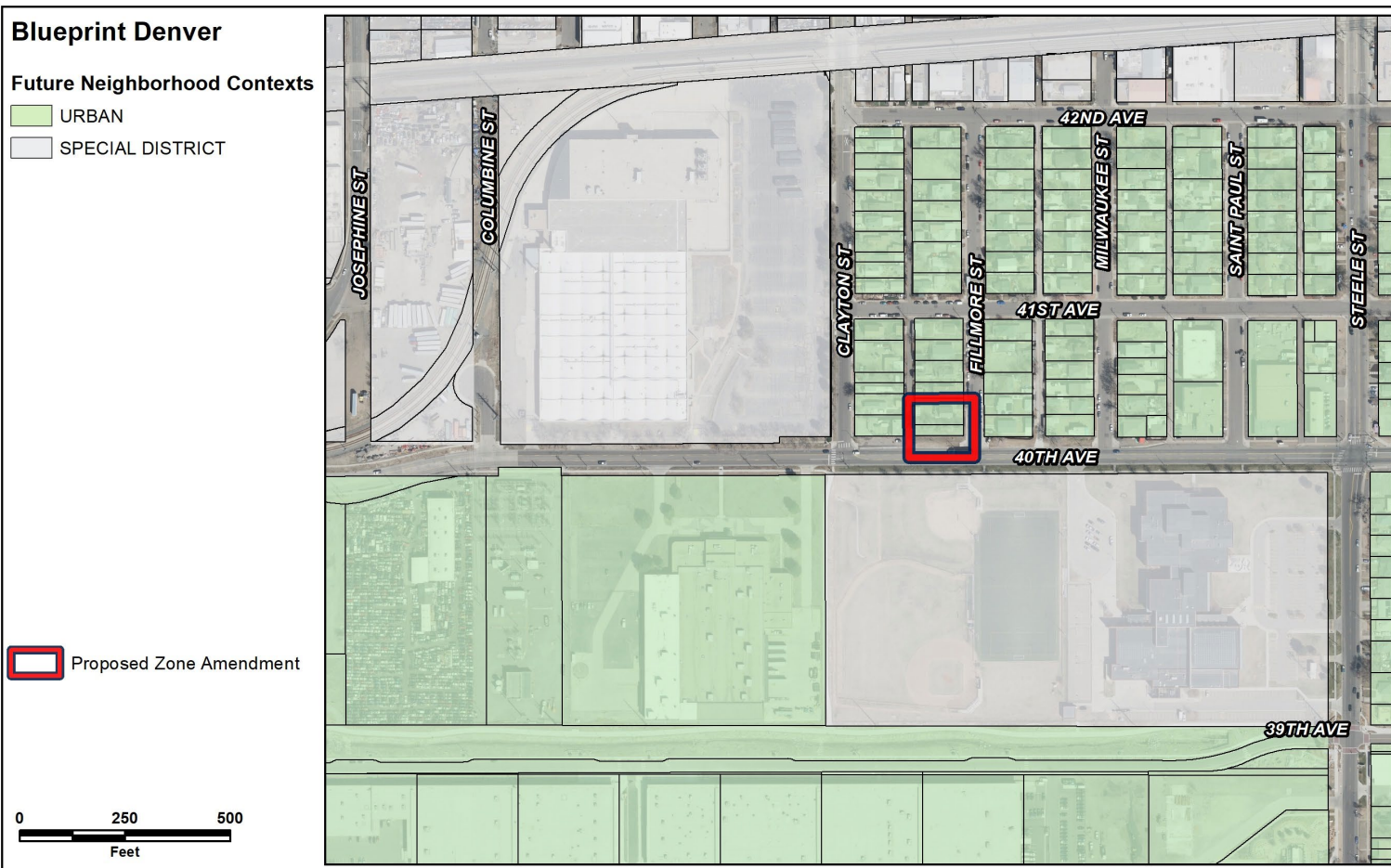
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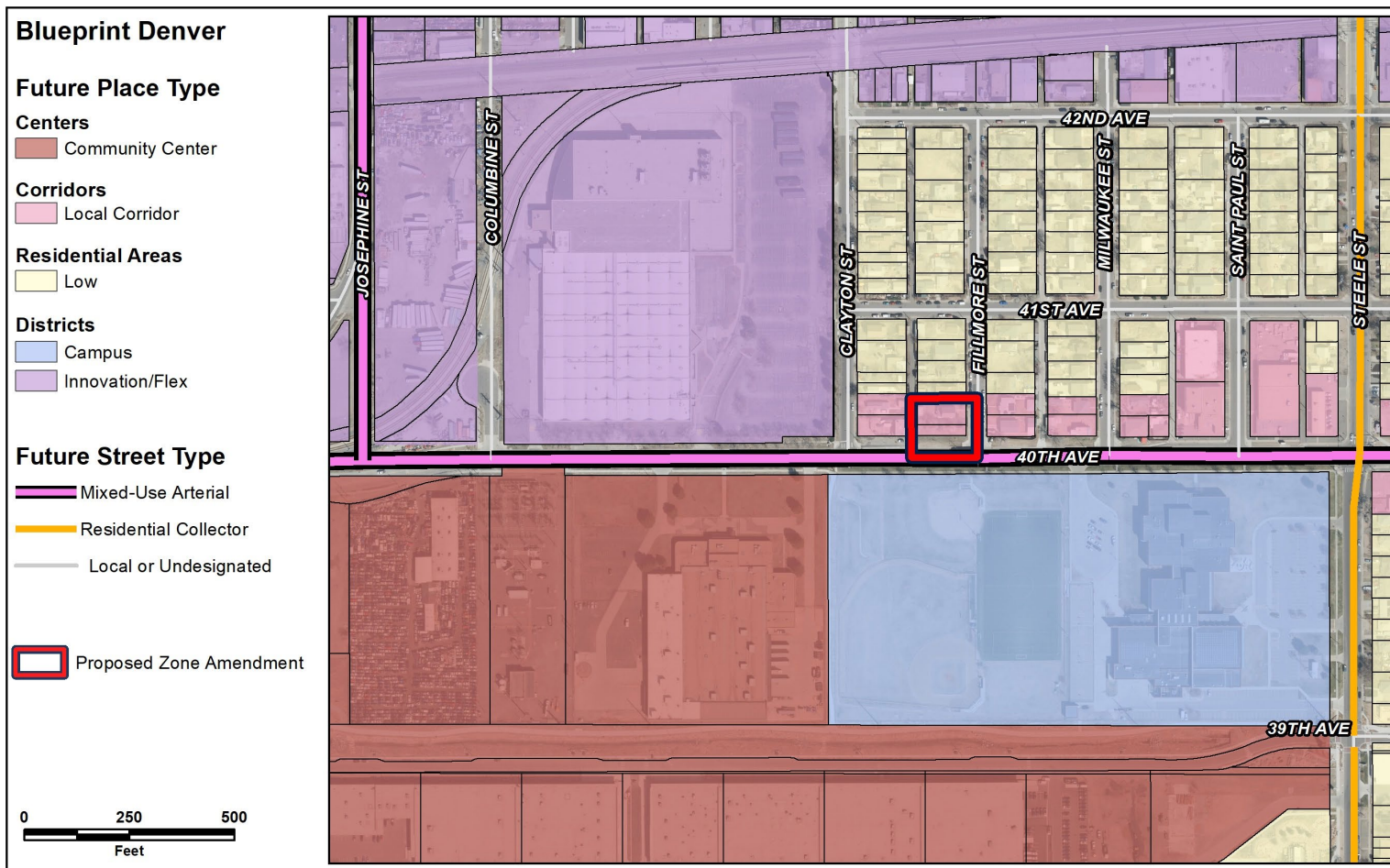
Blueprint Denver 2019



Urban Neighborhood Context

- Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.
- Where they occur, multi-unit buildings are low-scale.
- Mixed-use buildings are sited in a pedestrian-friendly manner near the street.

Blueprint Denver 2019



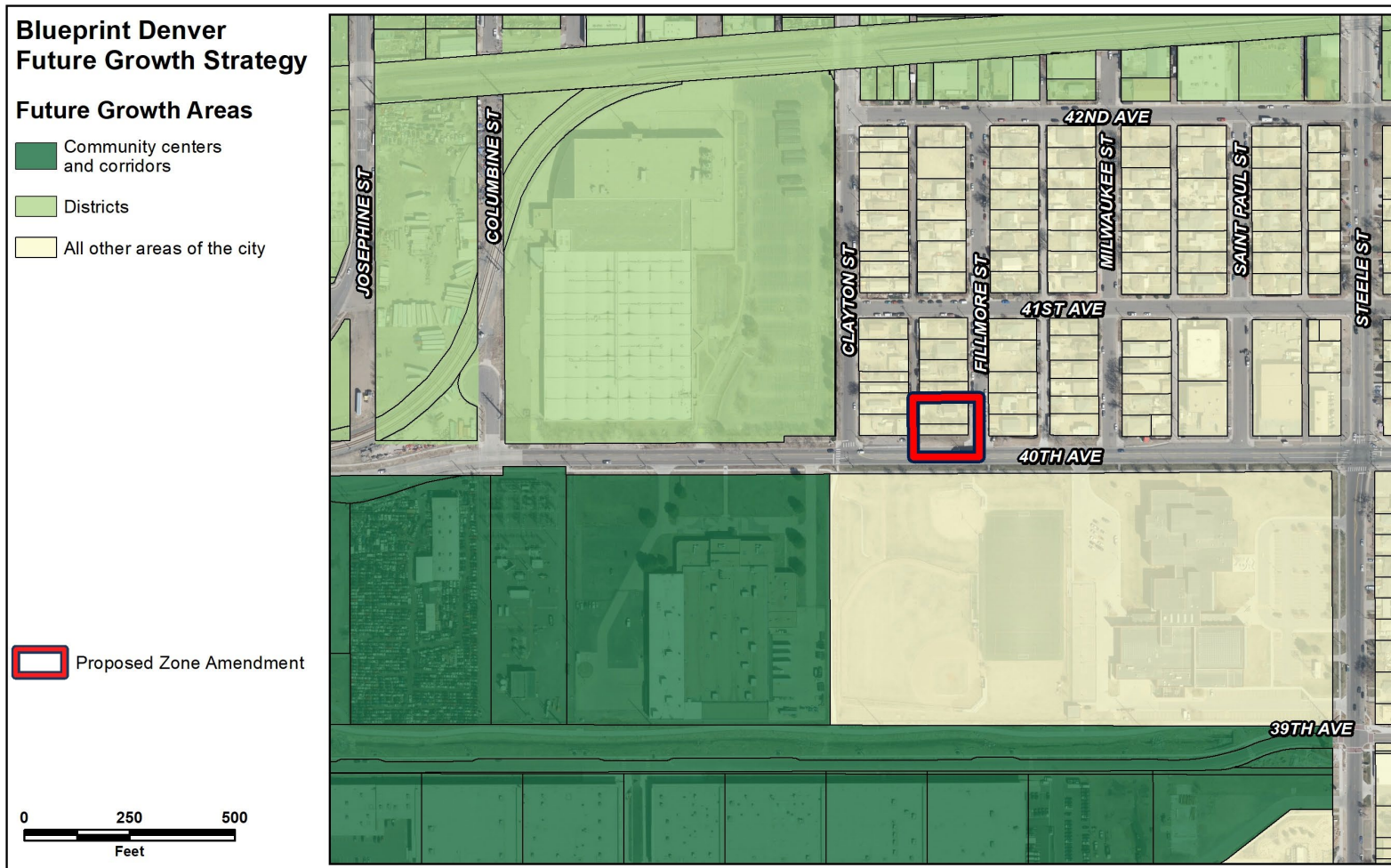
Local Corridor

- Primarily provides options for dining, entertainment and shopping.
- May also include some residential and employment uses.
- Buildings have a distinctly linear orientation along the street with very shallow setbacks.
- The public realm is typically defined by lower-scale buildings with active frontages.
- Heights are generally up to 3 stories.
- A limited transition may be needed.

Future Street Type

- 40th Avenue: Mixed-Use Arterial
- Meade Street: Local or Undesignated

Blueprint Denver 2019



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

Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



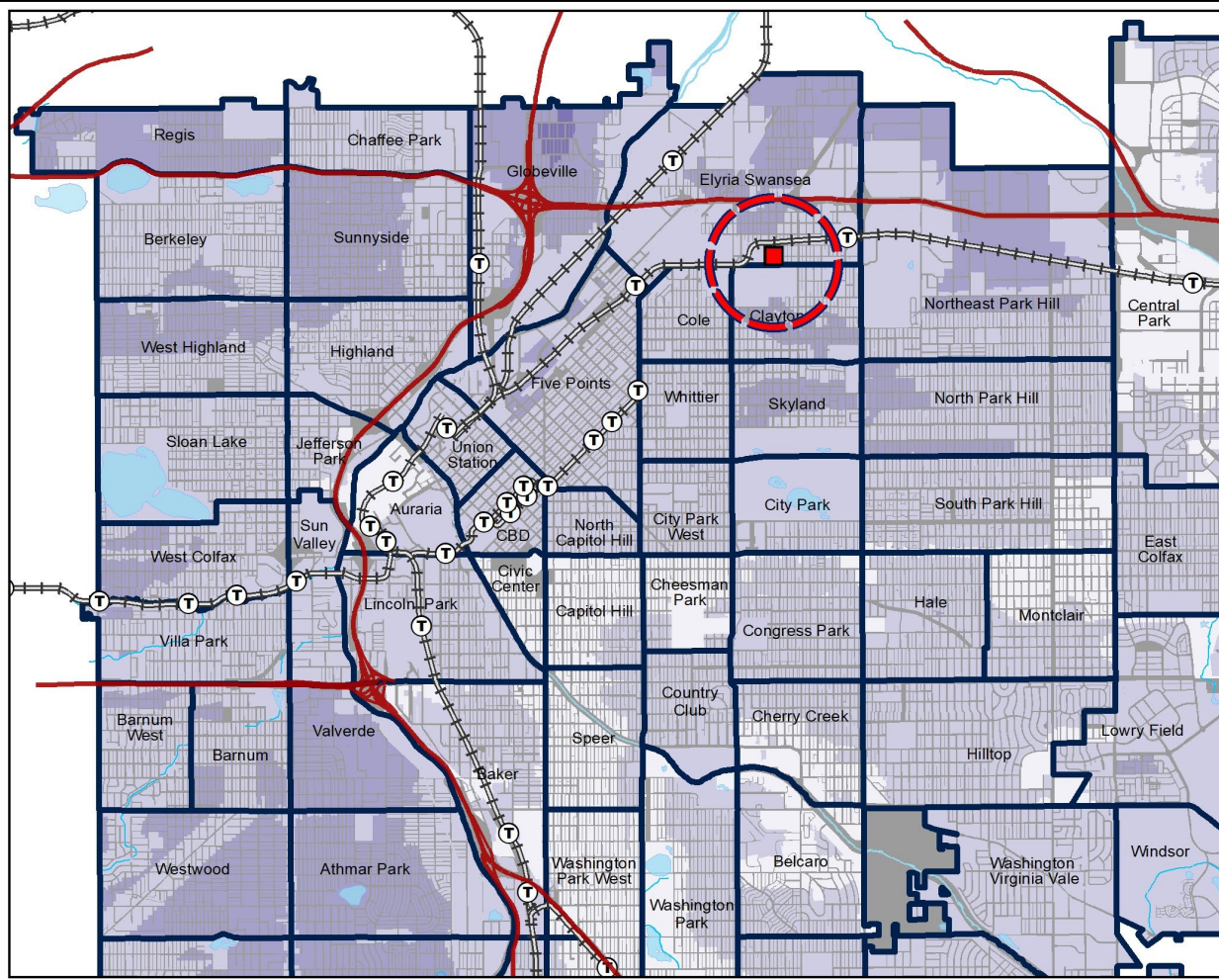
Blueprint Denver – Equity Analysis

Blueprint Denver Access to Opportunity

Equity Score Average



■ Proposed Zone Amendment



Access to Opportunity

• 3.33/5

Indicators of access:

- Access to Commercial Centers and Corridors: 4 out of 5
- Access to Frequent or High-Capacity Transit: 4 out of 5

DDPHE Equity Index Sub-Indicator Scores:

- **Social Determinants of Health: 2 out of 5**
- Access to Healthcare: 4 out of 5
- **Child Morbidity: 2 out of 5**
- **Mortality: 2 out of 5**
- Built Environment: 3 out of 5

Blueprint Denver – Equity Analysis

Vulnerability to Involuntary Displacement

Indicators of displacement 2023:

Total Vulnerability Score: 3 out of 3

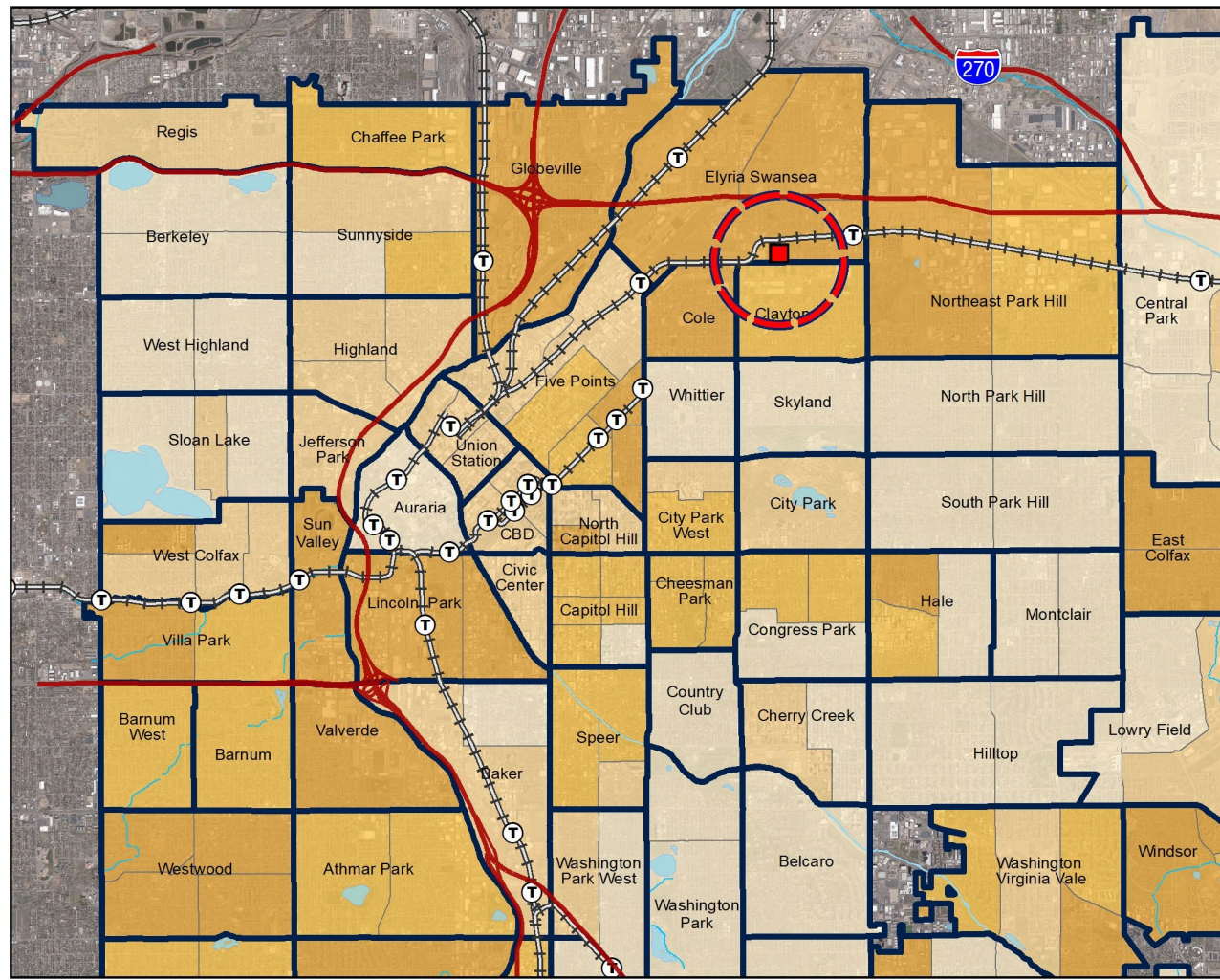
- Percent of Population with less than a Bachelor's degree: **Vulnerable**
- Percent of Renters: **Vulnerable**
- Median Household Income: **Vulnerable**

Blueprint Denver

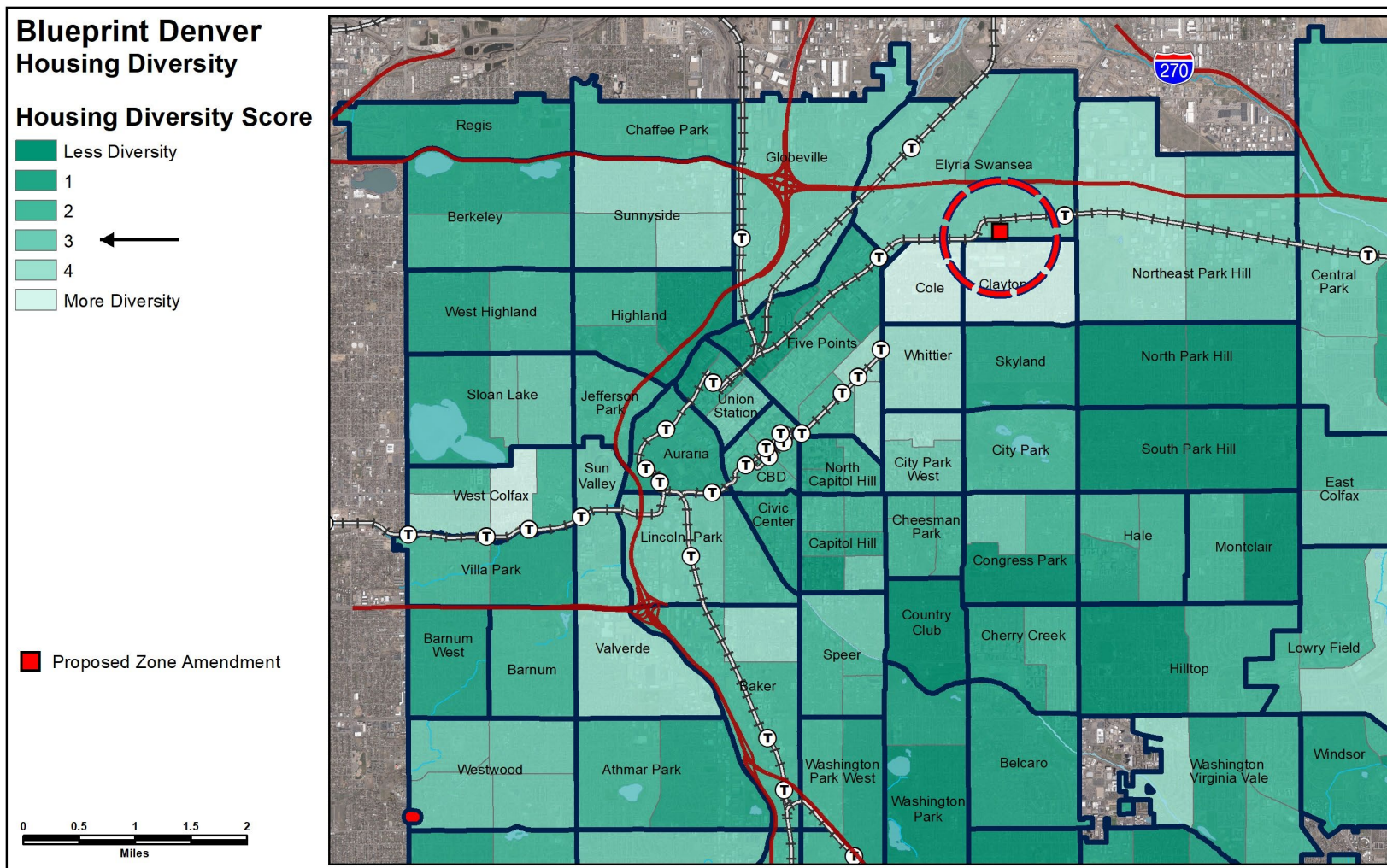
Vulnerability to Displacement

Score

- 0 (Less Vulnerable)
- 1
- 2
- 3 (More Vulnerable) ←



Blueprint Denver – Equity Analysis



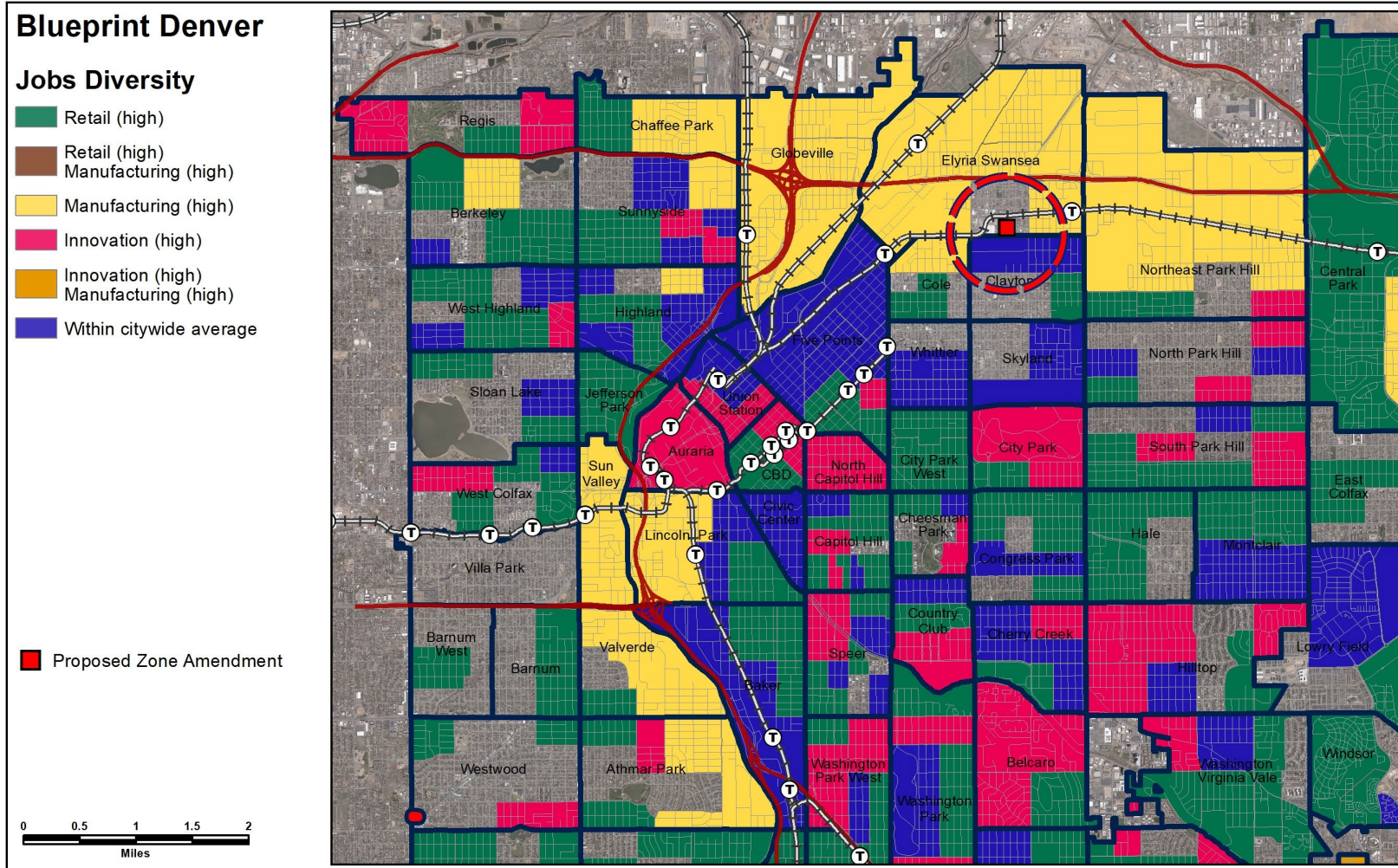
Expanding Housing Diversity

Indicators of Housing Diversity 2023:

Total Housing Diversity Score: 3 out of 5

- Percent of middle-density housing (2-19 units): Diverse
- Home Size Diversity: Diverse
- **Ownership vs. Rental: Not Diverse**
- **Housing Costs: Not Diverse**
- Number of affordable (income restricted) units: Diverse

Blueprint Denver – Equity Analysis



Jobs Diversity

- Not enough jobs for analysis

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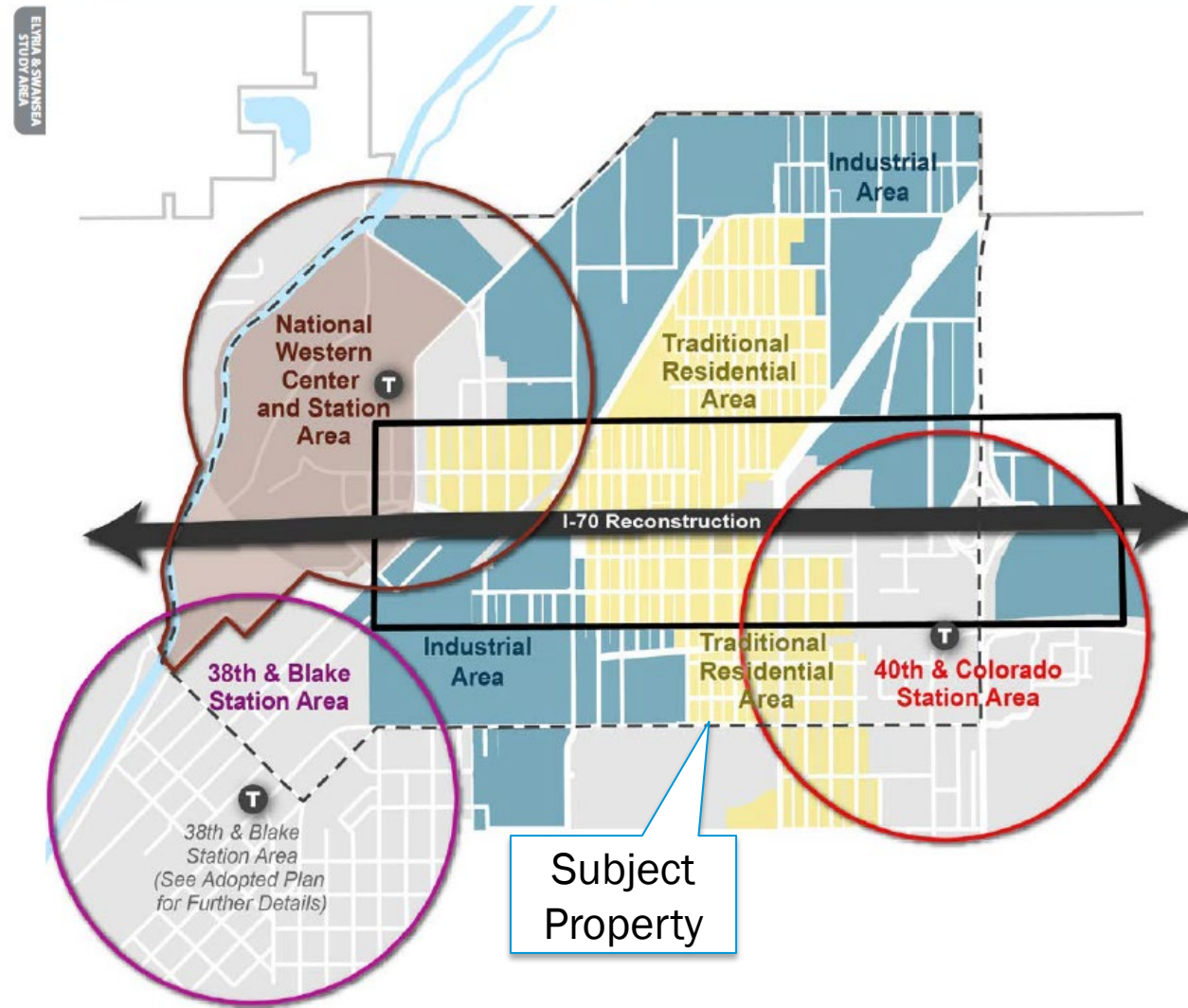
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Elyria & Swansea Neighborhoods Plan

Traditional Residential Area Guidance:

- Reverse declining population trend
- Update Neighborhood Context
 - Urban Edge (E-) to Urban (U-)

Elyria and Swansea Study Area

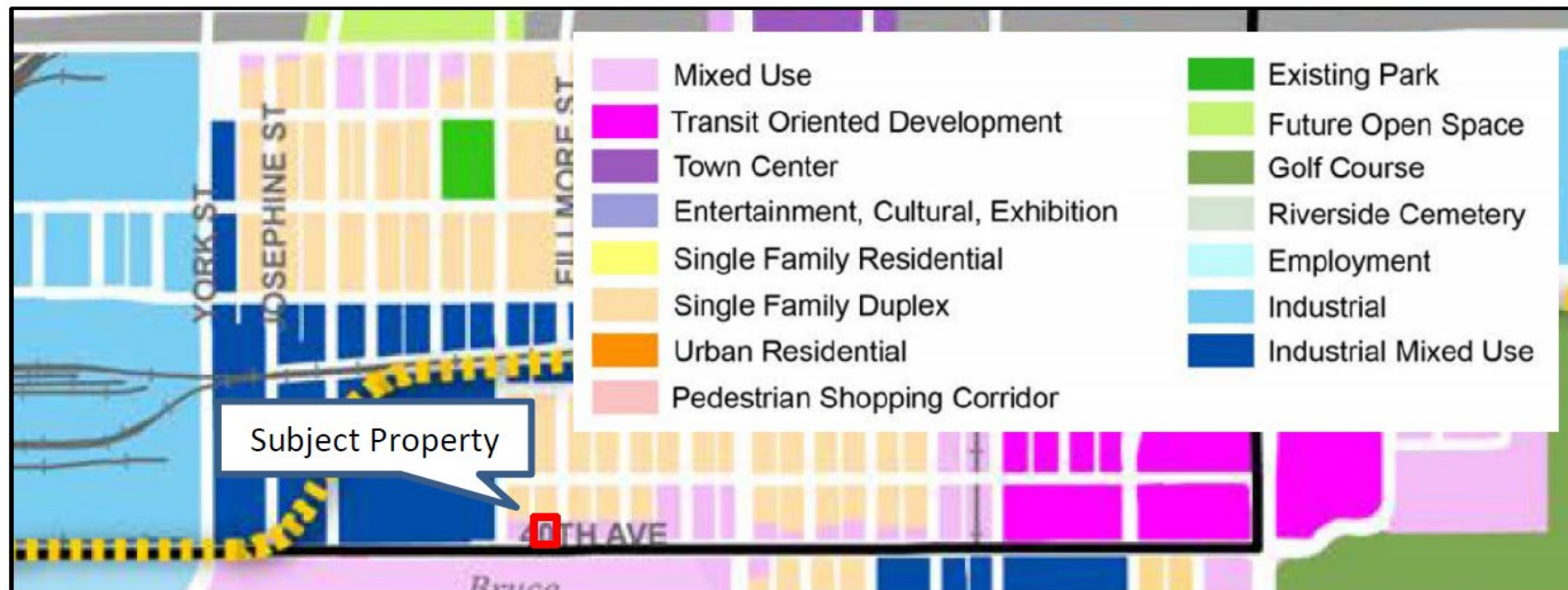


Elyria & Swansea Neighborhoods Plan

Mixed Use Area

These areas have both a sizable employment base as well as a variety of mid-to high-density housing options.

- B.4 Diversify and increase employment opportunities in mixed use areas
- B.9 Encourage building forms that activate streets and public spaces



Elyria & Swansea Neighborhoods Plan

Area of Change

“...growth and change should occur in Areas of Change while enhancing Areas of Stability, including Traditional Residential Areas.”

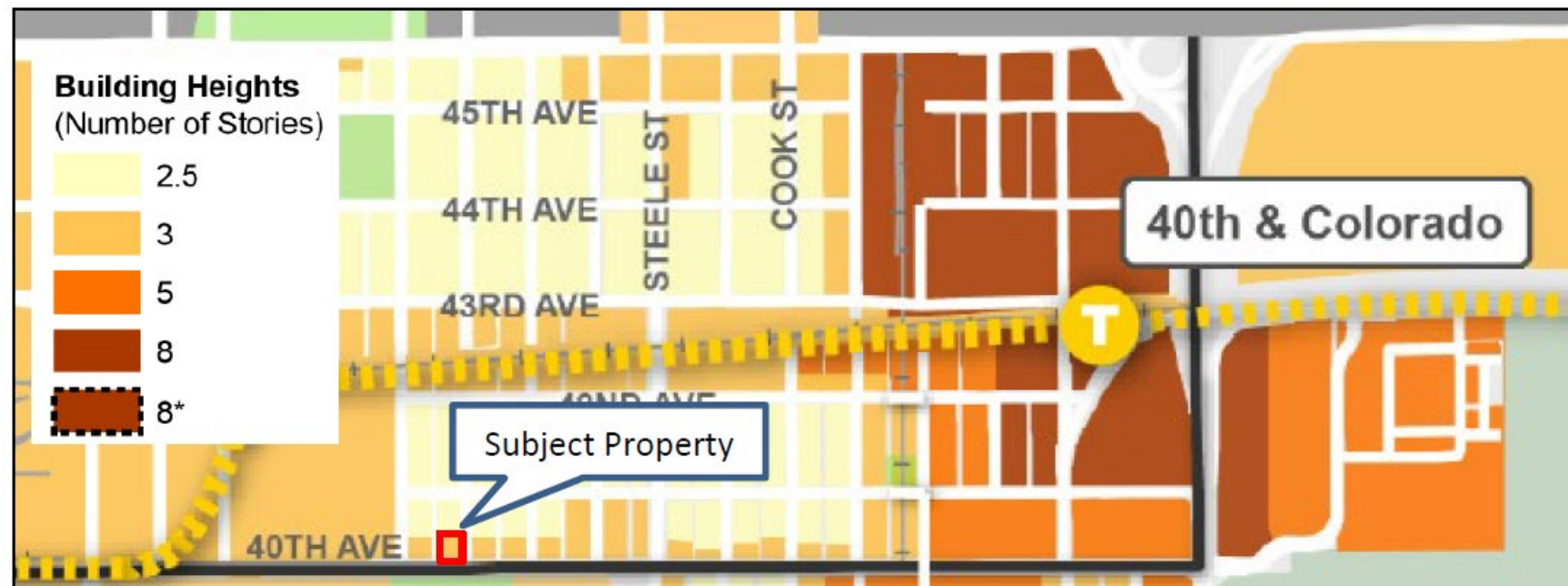
- Area of change along 40th Avenue Corridor



Elyria & Swansea Neighborhoods Plan

Building Height Map

- 3 story maximum building height
- U-MS-3 zone district includes upper story setbacks when adjacent to protected districts



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CPD Recommendation

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

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