



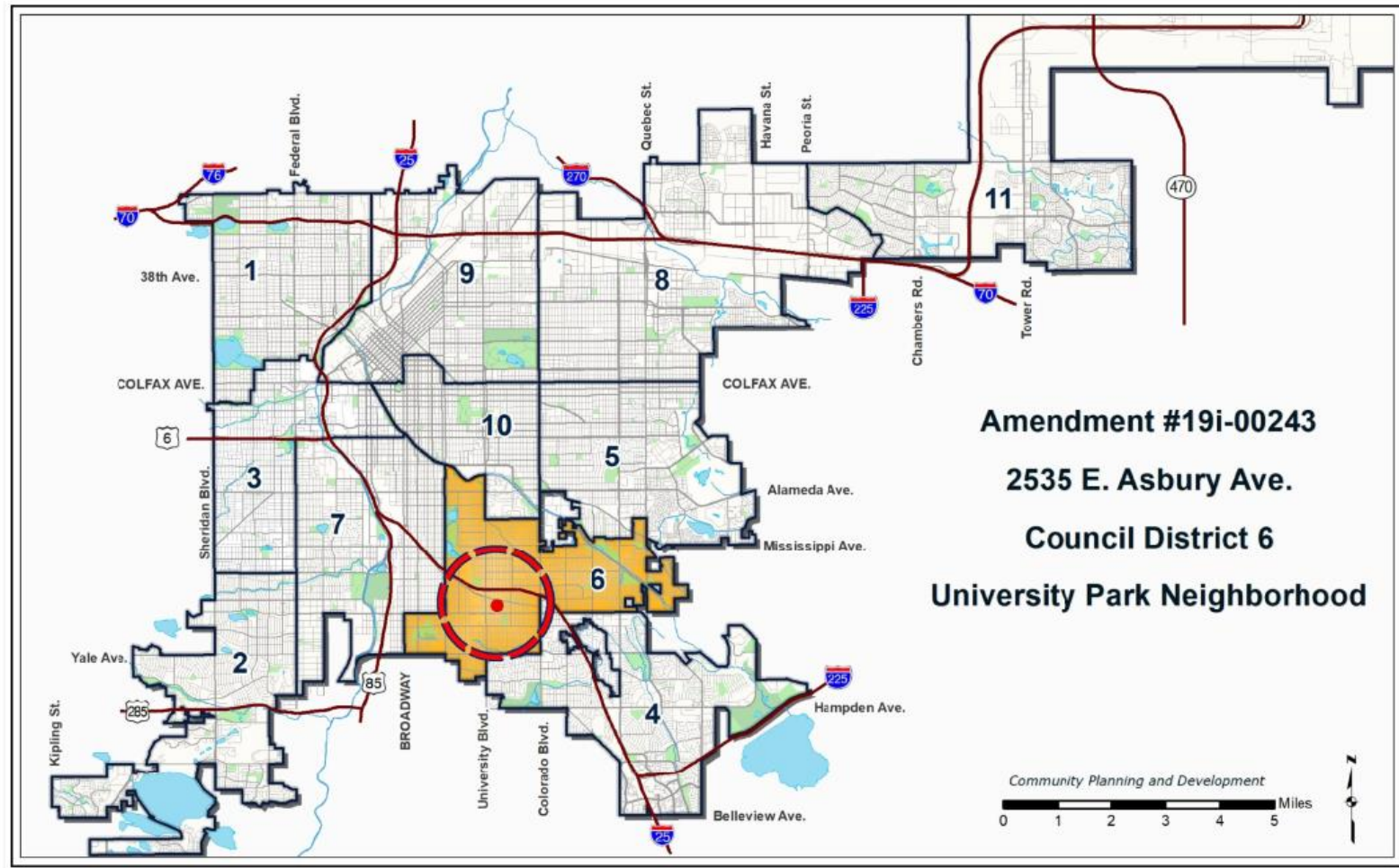
2535-2545 E. Asbury Avenue

Denver City Council

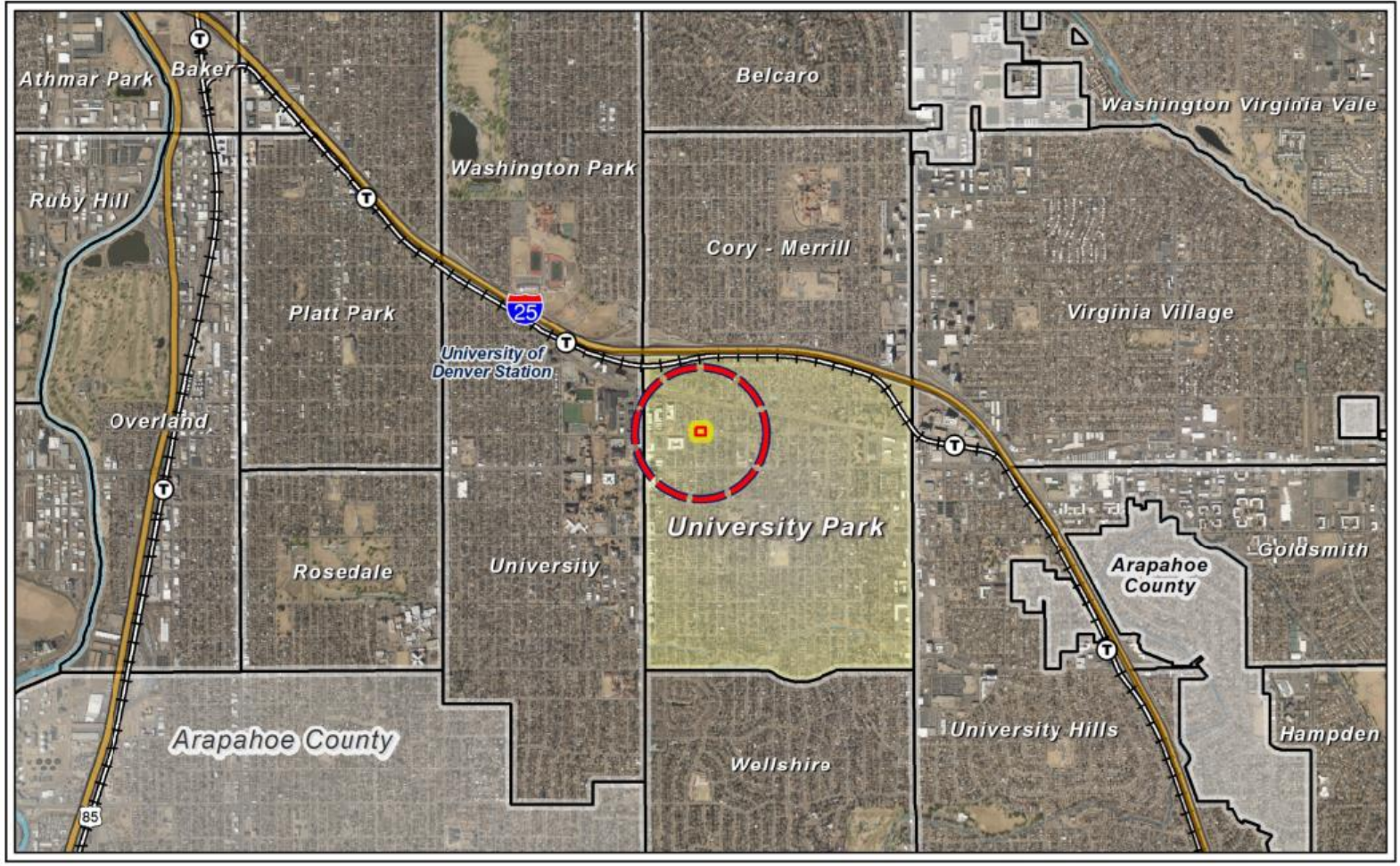
Request: PUD 278 to E-MU-2.5

Date: 9/14/2020

Council District 6



University Park Neighborhood

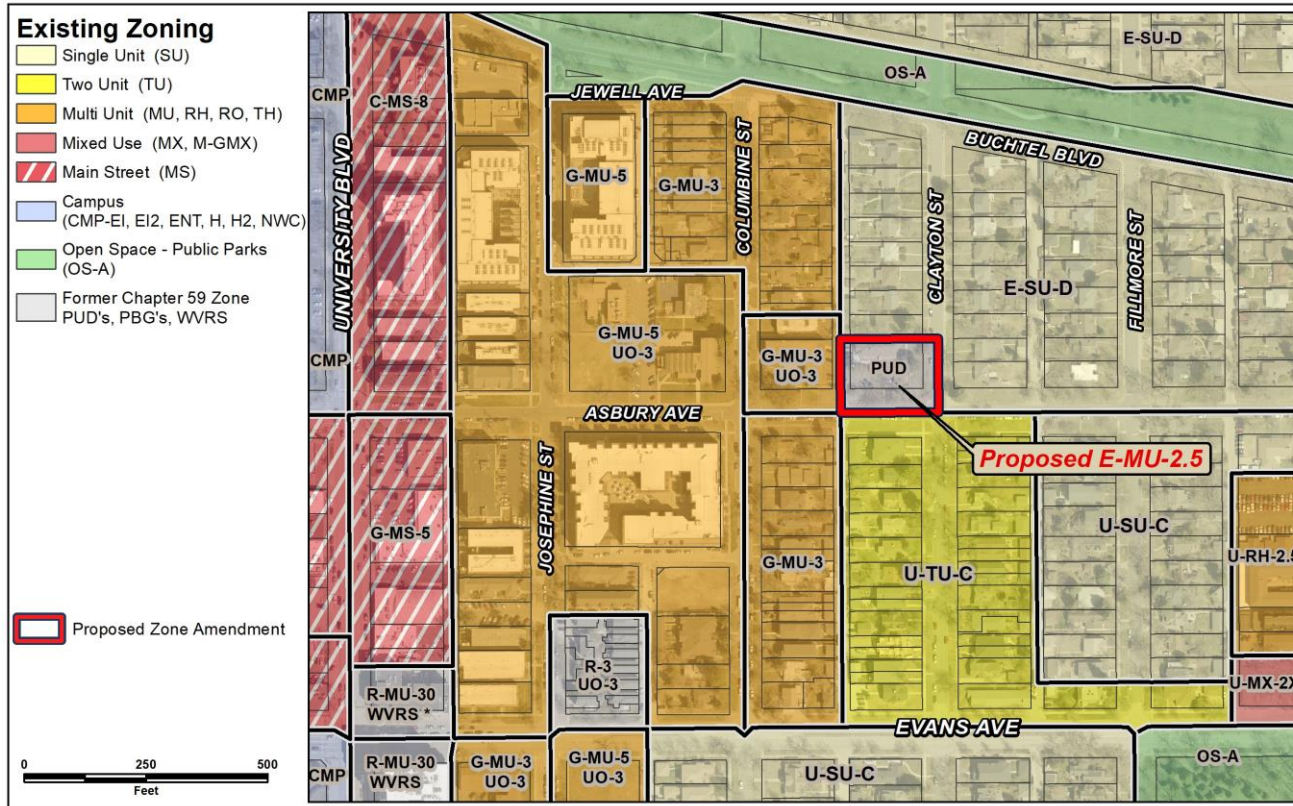


Request: E-MU-2.5



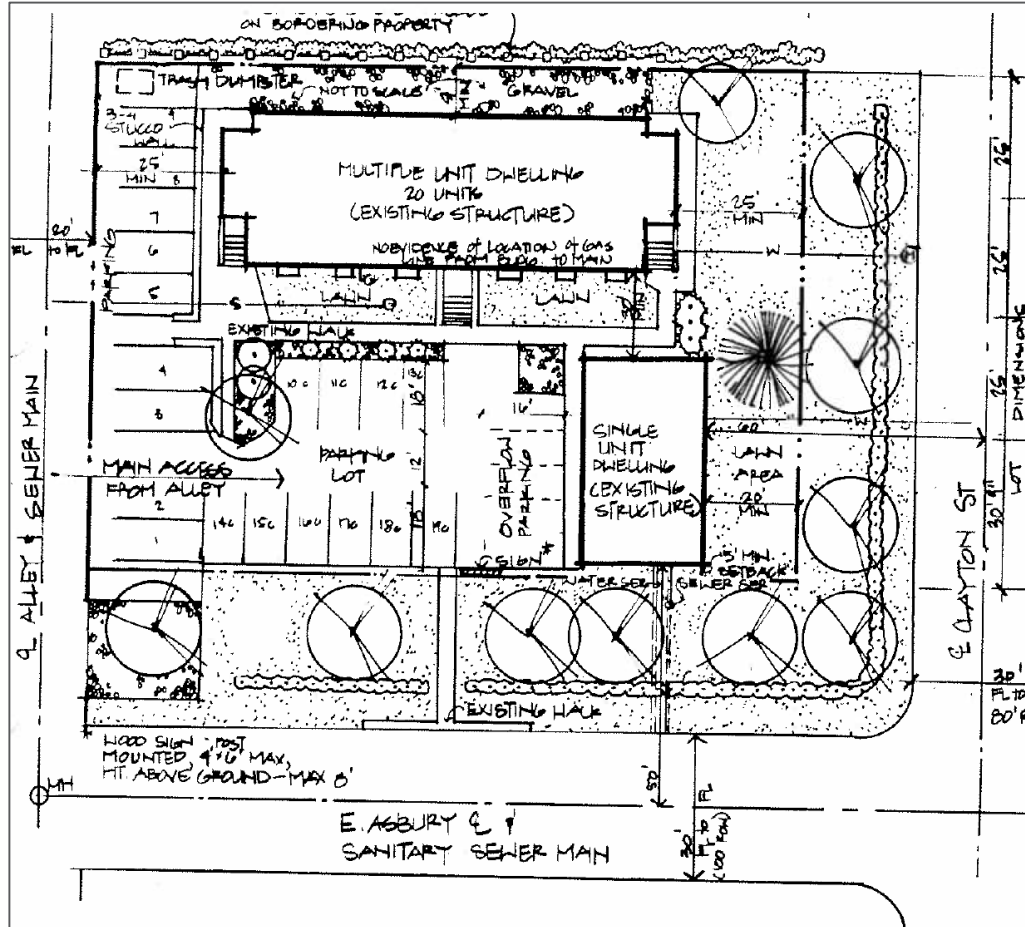
- Location
 - Approx. 15,000 square feet
 - 0.34 acres
 - Multi- & single-unit residential
- Proposal
 - Rezoning from PUD 278 to E-MU-2.5
 - Allows suburban house, urban house, duplex, tandem house, garden court, townhouse and apartment forms
 - Max. building height 2.5 stories

Existing Zoning: PUD 278



- Zoning: PUD 278
- Surrounding Zoning:
 - E-SU-D
 - U-TU-C
 - G-MU-3
 - G-MU-5

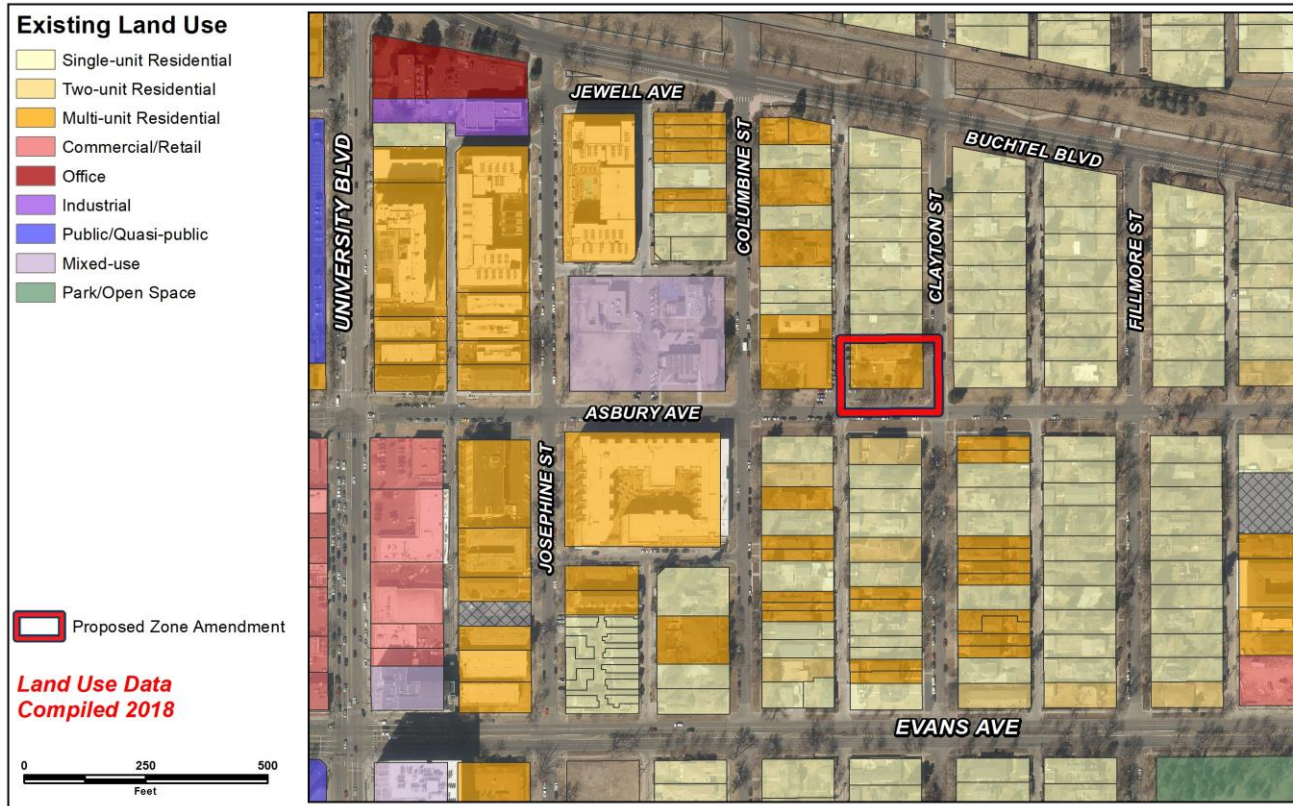
Existing Zoning: PUD 278



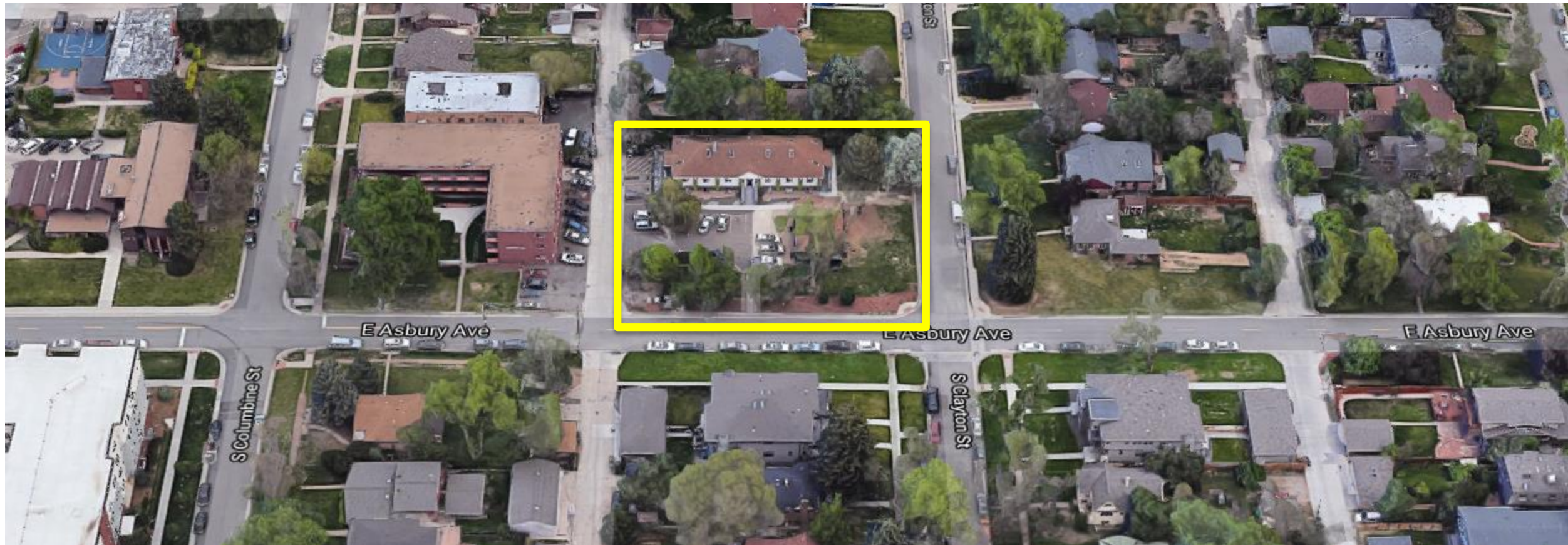
- Allows for one, multi-unit building and one, single-unit building
- Maximum building coverage can't exceed 23.9%
- Maximum building height is 2 stories
- Front, rear, and side setbacks conform to the R-3 zone district

Existing Land Use

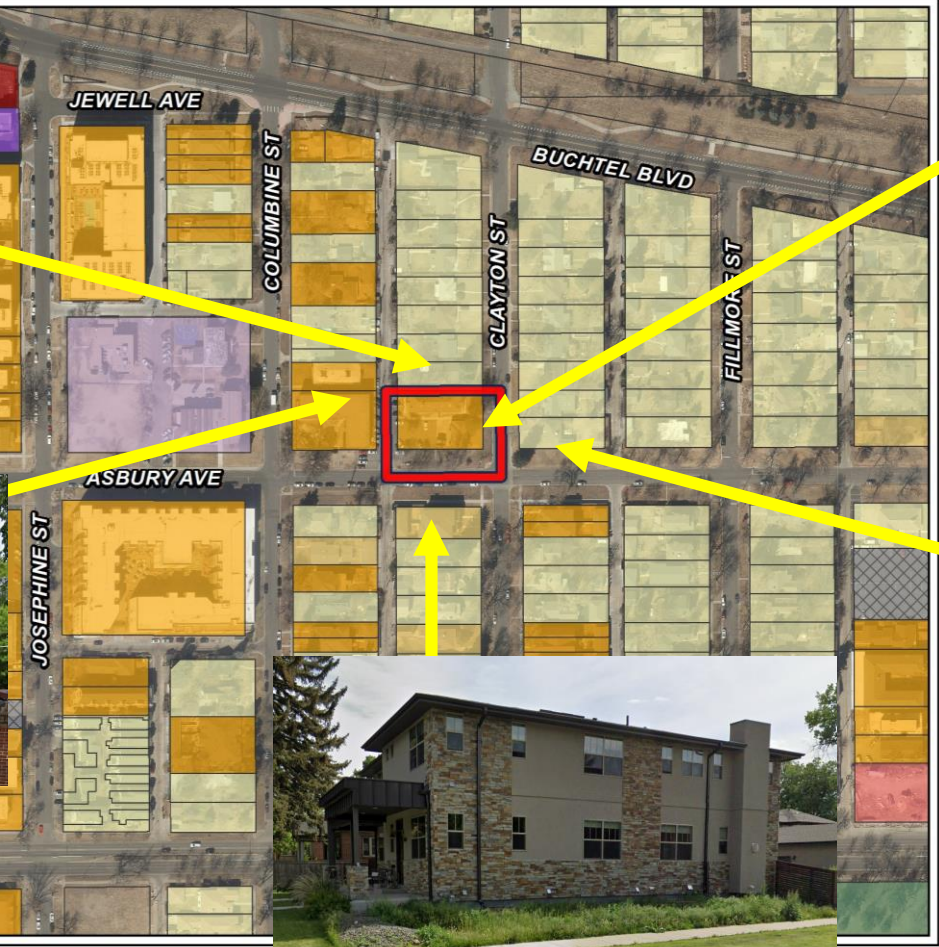
- Land Use: Multi-Unit
- Surrounding Land Uses:
 - Multi-Unit Residential
 - Two-Unit Residential
 - Single-Unit Residential



Existing Building Form/Scale



Existing Building Form/Scale



Process

- Informational Notice: 5/26/2020
- Planning Board Notice Posted: 6/30/2020
- Planning Board Public Hearing : 7/15/2020
- LUTI Committee: 8/4/2020
- City Council Public Hearing: 9/14/2020

- Public Comment
 - One letter of support from RNO, two comments in support, two comments in opposition

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 2040
 - Blueprint Denver (2019)
 - University Park Neighborhood Plan (2007)
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

- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- **Equitable, Affordable and Inclusive Goal 2, Strategy A** – *Create a greater mix of housing options in every neighborhood (p. 28).*
- **Strong and Authentic Neighborhoods Goal 1, Strategy B** – *Ensure neighborhoods offer a mix of housing types and services for a diverse population (p.34).*
- **Strong and Authentic Neighborhoods Goal 1, Strategy D** – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*

Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- **Equitable, Affordable and Inclusive Goal 2, Strategy A** – *Create a greater mix of housing options in every neighborhood (p. 28).*

Review Criteria: Consistency with Adopted Plans

Climate

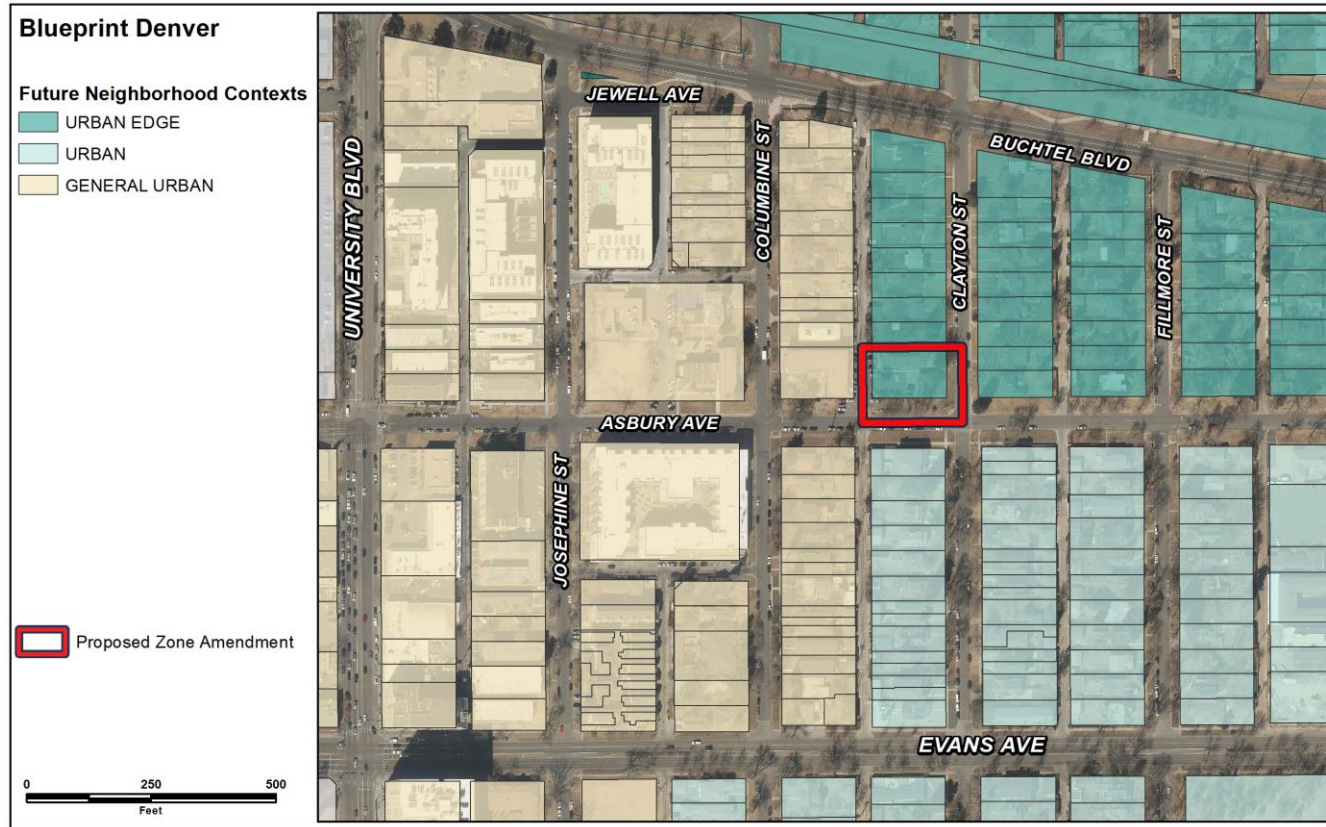
Comprehensive Plan 2040

- **Environmentally Resilient Goal 8, Strategy A** – *Promote infill development where infrastructure and services are already in place (p.54).*
- **Environmentally Resilient Goal 8, Strategy C** – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*



Consistency With Adopted Plans

Blueprint Denver (2019)

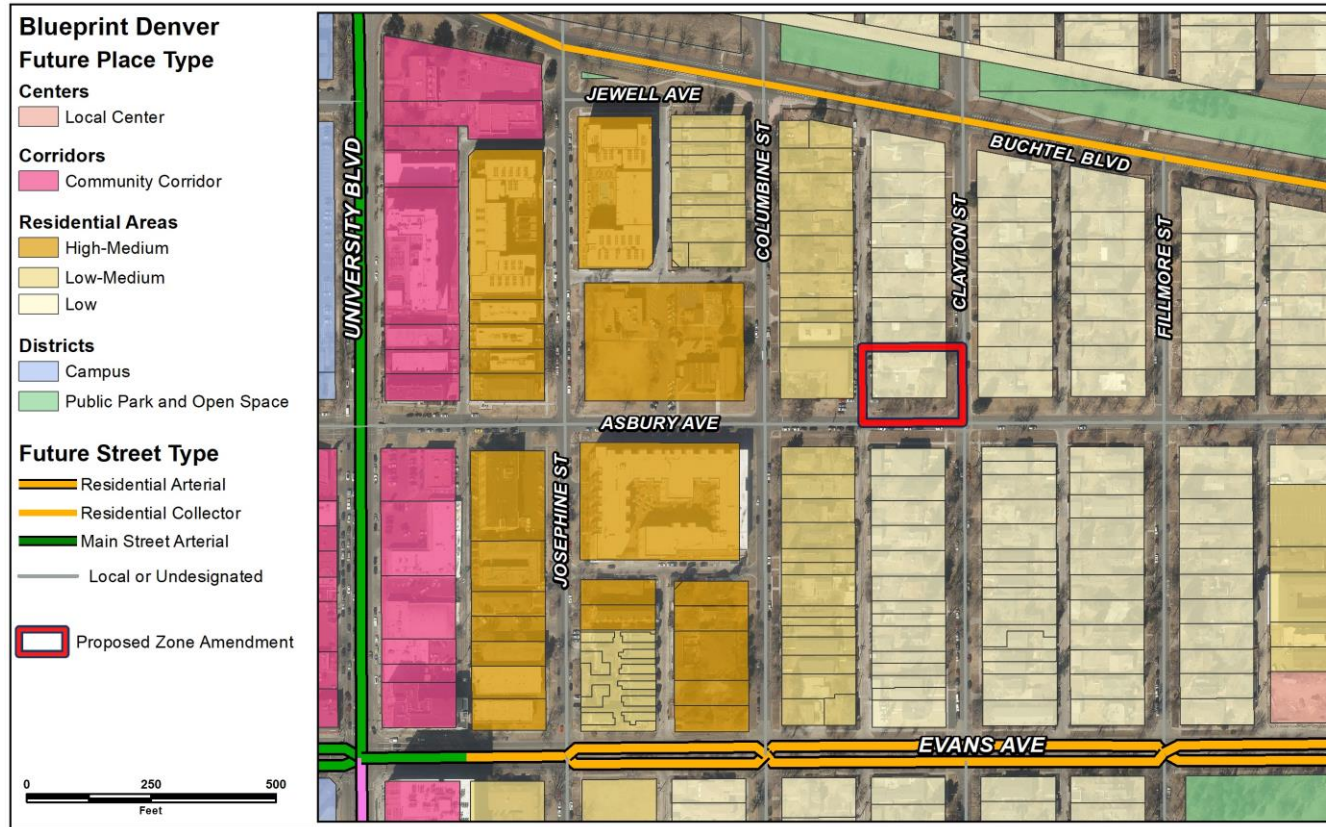


Future Context Urban Edge

- Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout
- Block patterns are generally a mix of suburban and urban elements
- High degree of walkability, bikeability, and good access to transit

Consistency With Adopted Plans

Blueprint Denver (2019)



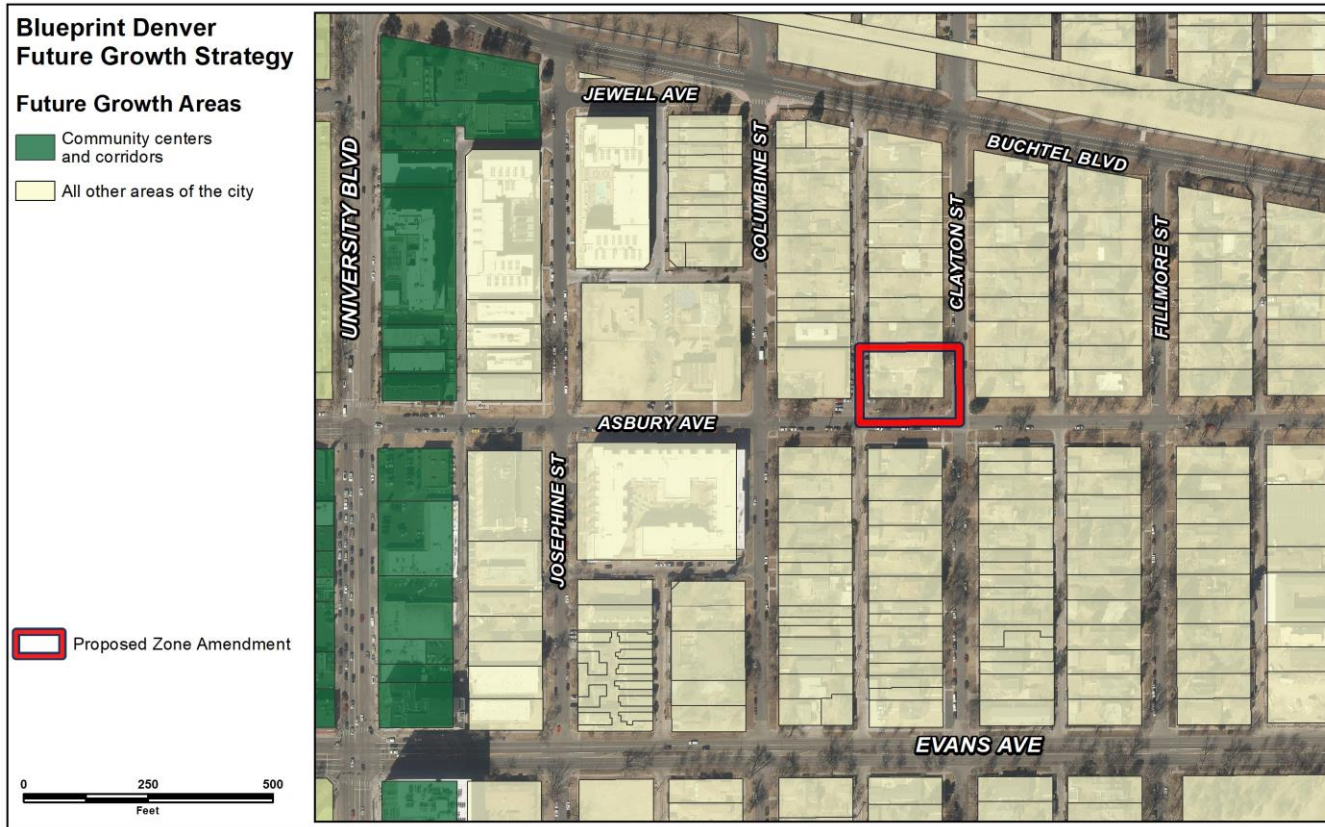
Future Place

Low Residential

- Predominately single- and two-unit uses on small or medium lots
- Buildings are generally up to 2.5 stories in height
- Boundaries of the map interpreted with limited flexibility, especially at edges, if the request furthers the goals of Blueprint Denver

Consistency With Adopted Plans

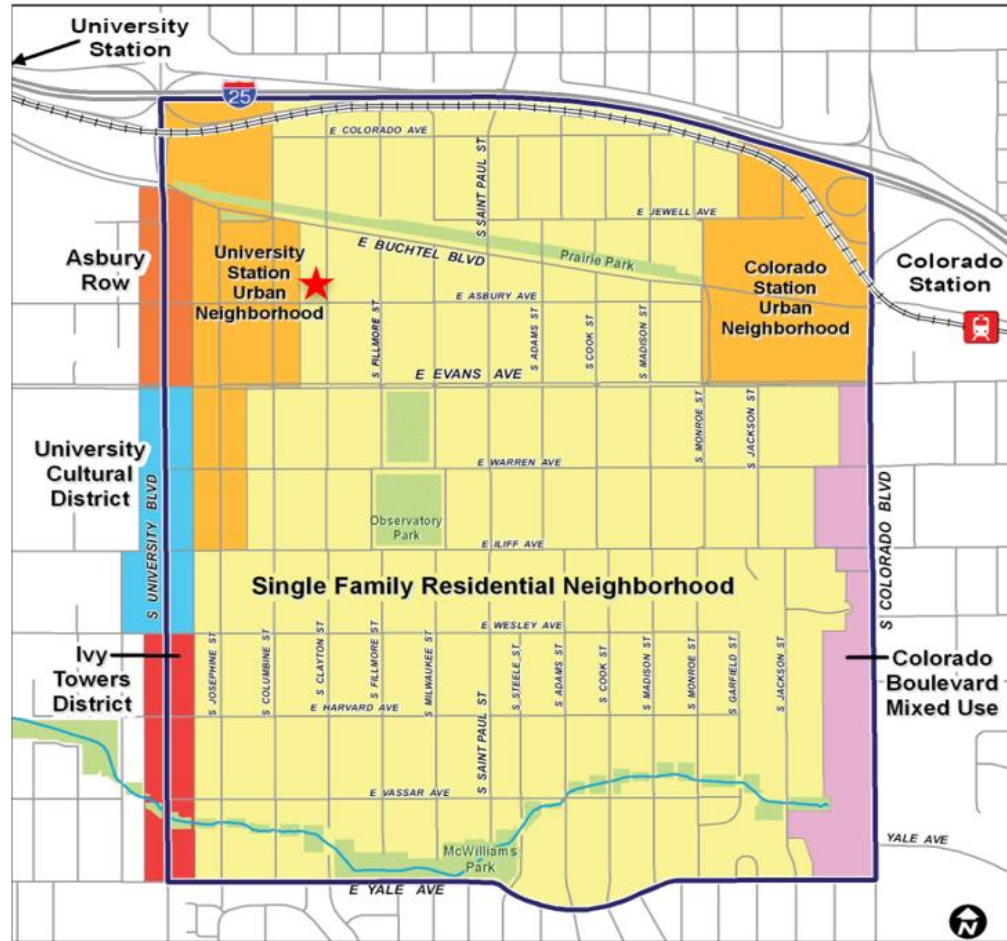
Blueprint Denver (2019)



Growth Areas Strategy

- All Other Areas of the City
- Anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040
- *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*

Consistency With Adopted Plans



- General Framework
 - Community that accommodates a wide variety of uses and people in an environment that enhances the quality of life for residents and the vitality businesses
- Subarea Recommendations:
 - Single-Family Residential Neighborhood
 - Predominately single-family homes with occasional duplexes
 - Higher-intensity buildings should help to form a transition between the prevailing neighborhood pattern and an activity center

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 units that are compatible with neighborhood
4. Justifying Circumstances
 - Change to such a degree that the proposed rezoning is in the public interest
 - Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose & Intent

Review Criteria

1. Consistency with Adopted Plans
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Staff 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