



4631 N. Josephine Street

Request: PUD 335 to U-RH-2.5

Date: 1.27.2026

Presenter: Edson Ibañez

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: U-RH-2.5



- Property:
 - 16,500 S.F. (0.38 acres)
 - Vacant

U-RH-2.5 (Urban, Row House, 2.5 Story Maximum Height) zone district

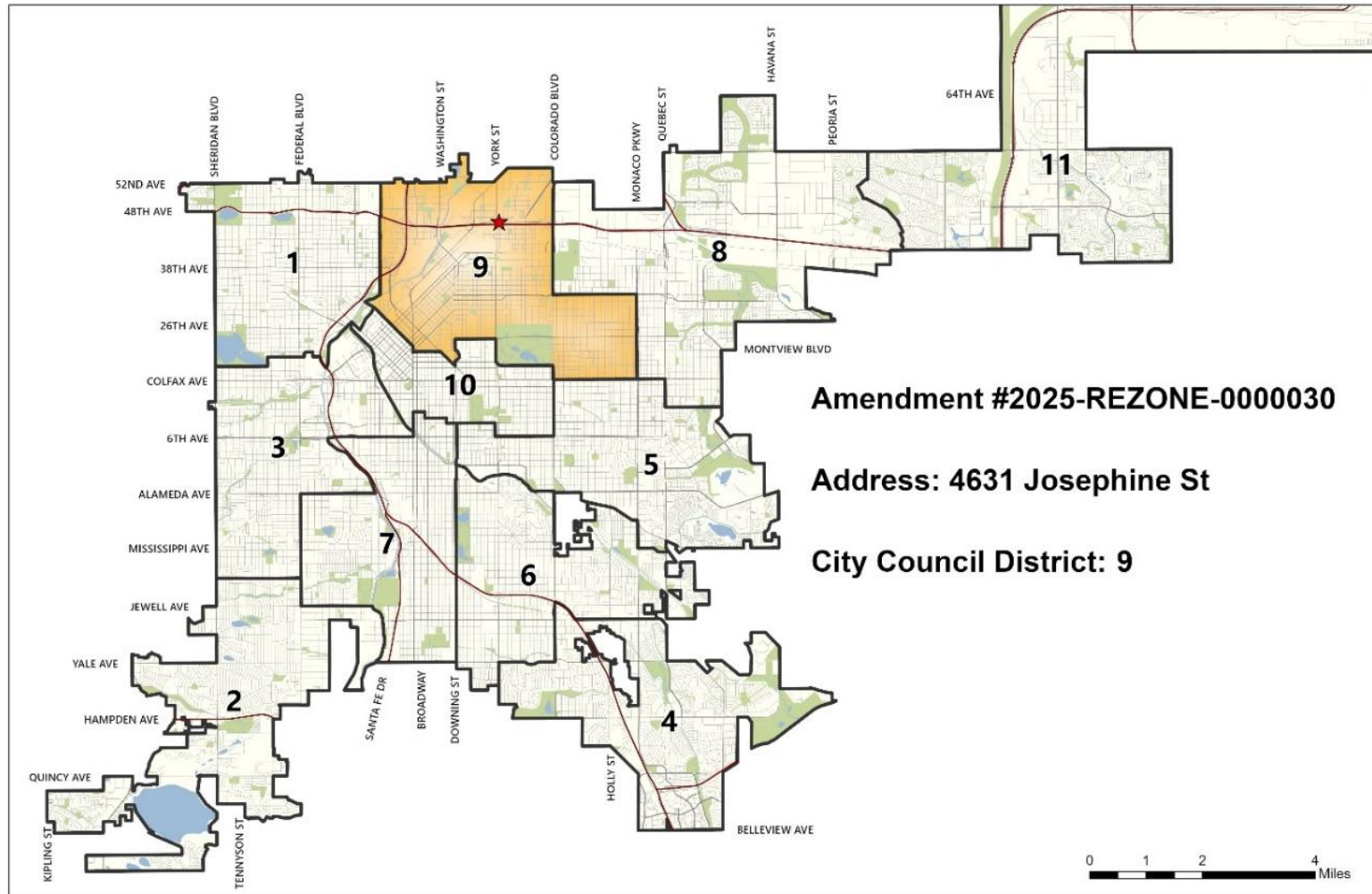
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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Council District 9 – Councilmember Watson



Statistical Neighborhood

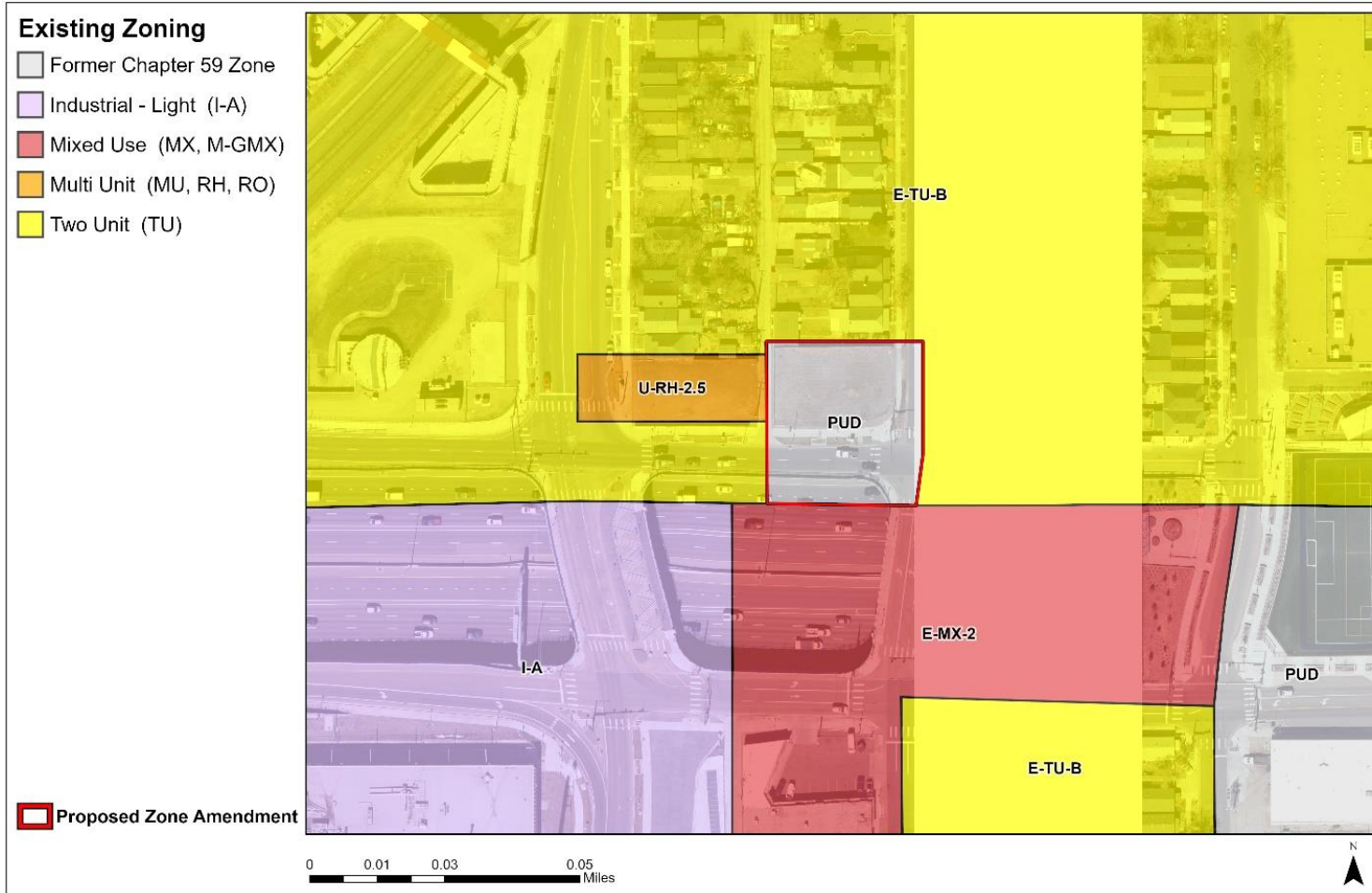
Neighborhoods

 Neighborhood

 Proposed Zone Amendment



Existing Zoning – PUD 335

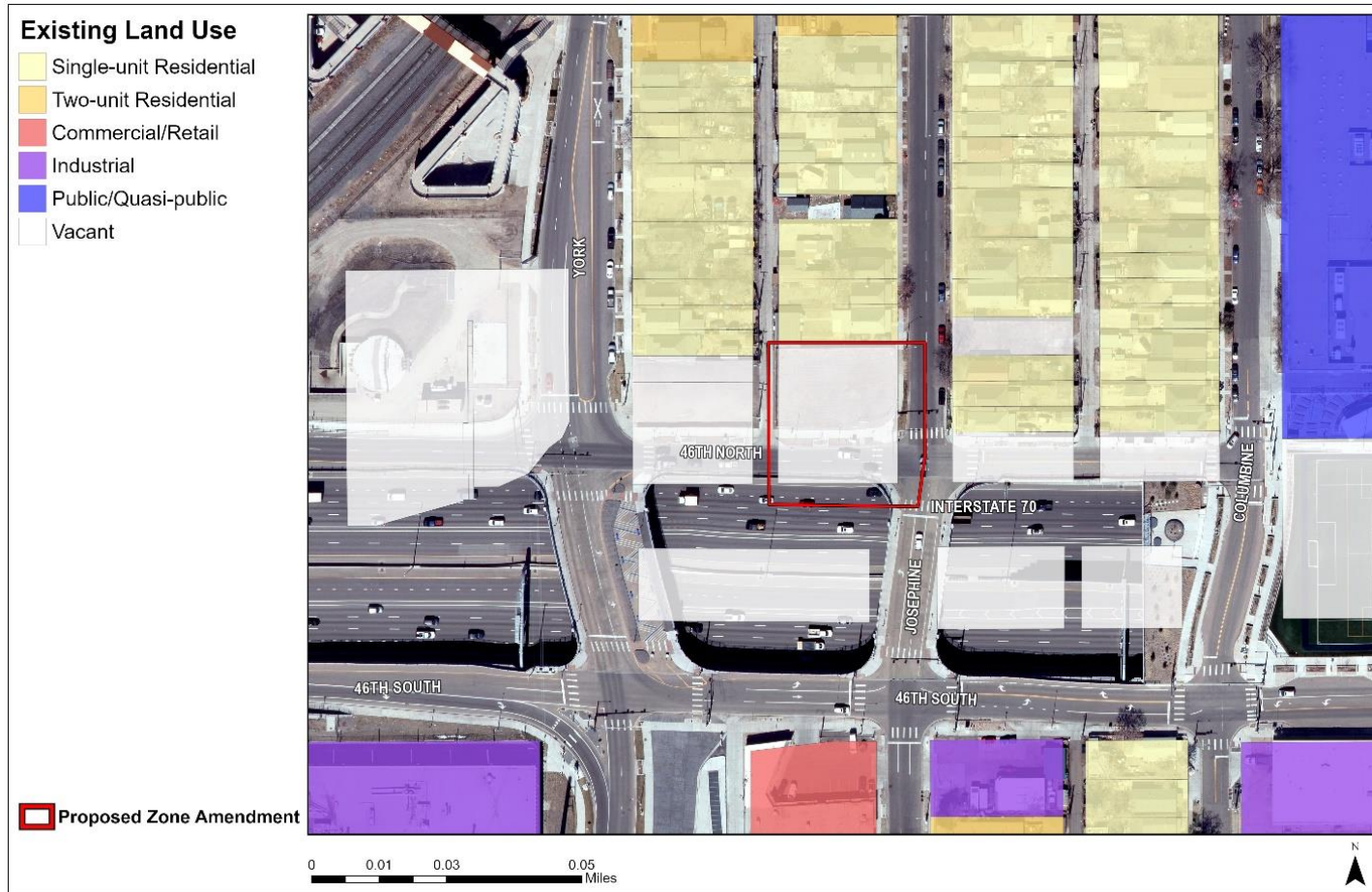


- PUD

Proximity to:

- E-TU-B
- U-RH-2.5
- E-MX-2

Existing Context – Land Use

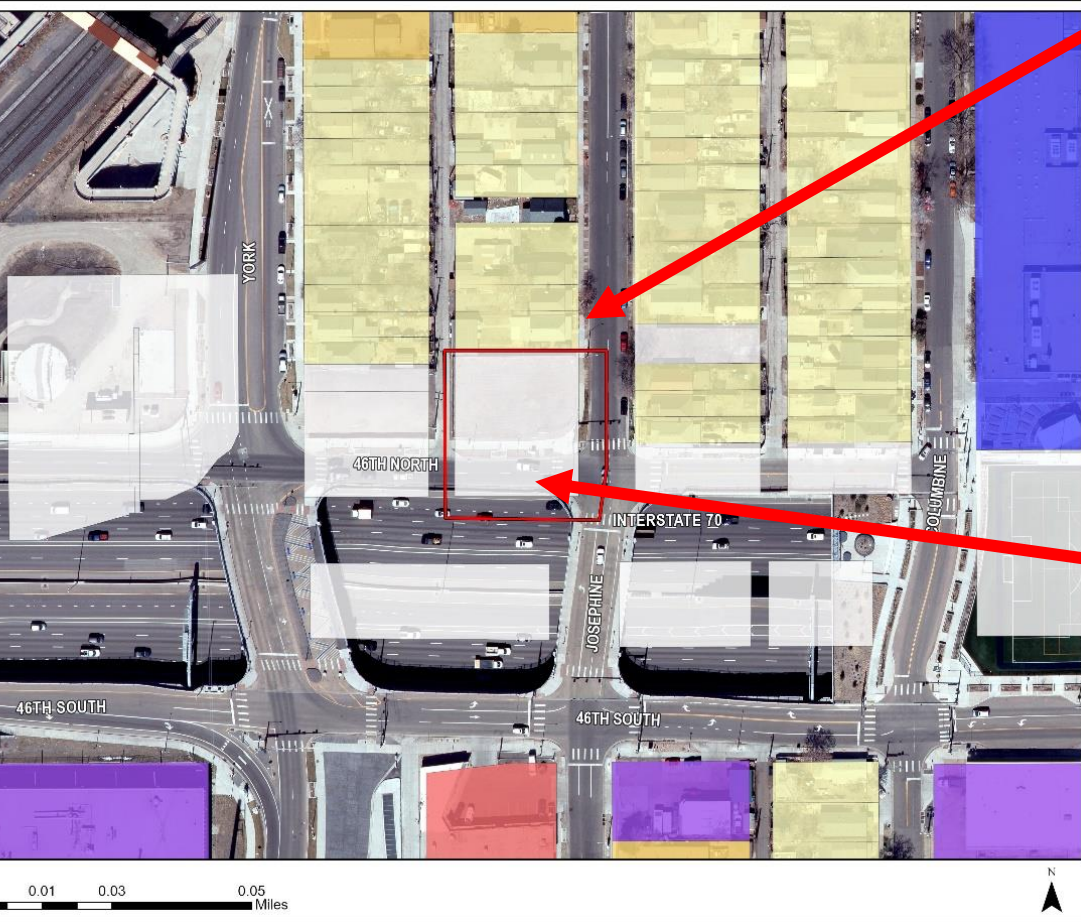


Vacant

Adjacent to:

- Single-Unit Residential
- Vacant

Existing Context



Affordable Housing

- GES Coalition's Tierra Colectiva Community Land Trust will develop 4 affordable homeownership units
- Income-restricted at up to 80% of the Area Median Income (AMI).
- 99-year land lease

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Process

- Informational Notice: 11/25/2025
- Planning Board Notice: **12/23/25**
- Planning Board Public Hearing: **1/7/26**
- Committee: **1/27/26**
- City Council Public Hearing: **3/9/26**

Public Comments

- RNOs
- One letter of support from the Elyria Swansea RNO
- 22 letters of support
 - Support for affordable housing, consistency with plan guidance, diversity of housing option and homeownership

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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)
- E/S Neighborhood Plan

2. Public Interest

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

Comprehensive Plan 2040

Equity goals:

- *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).*
- *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).*



Comprehensive Plan 2040

Climate goals:

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



Denver Zoning Code Review Criteria

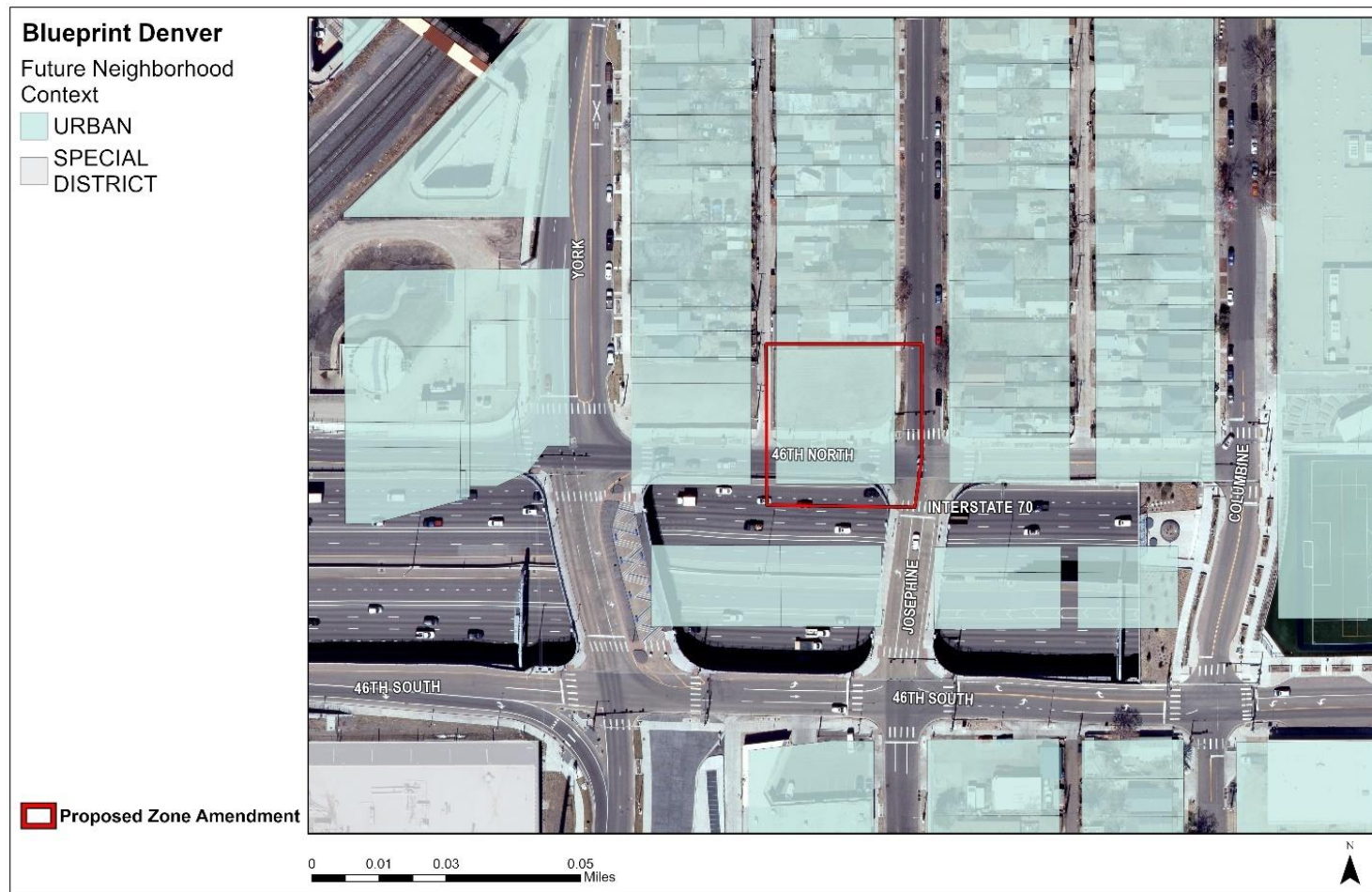
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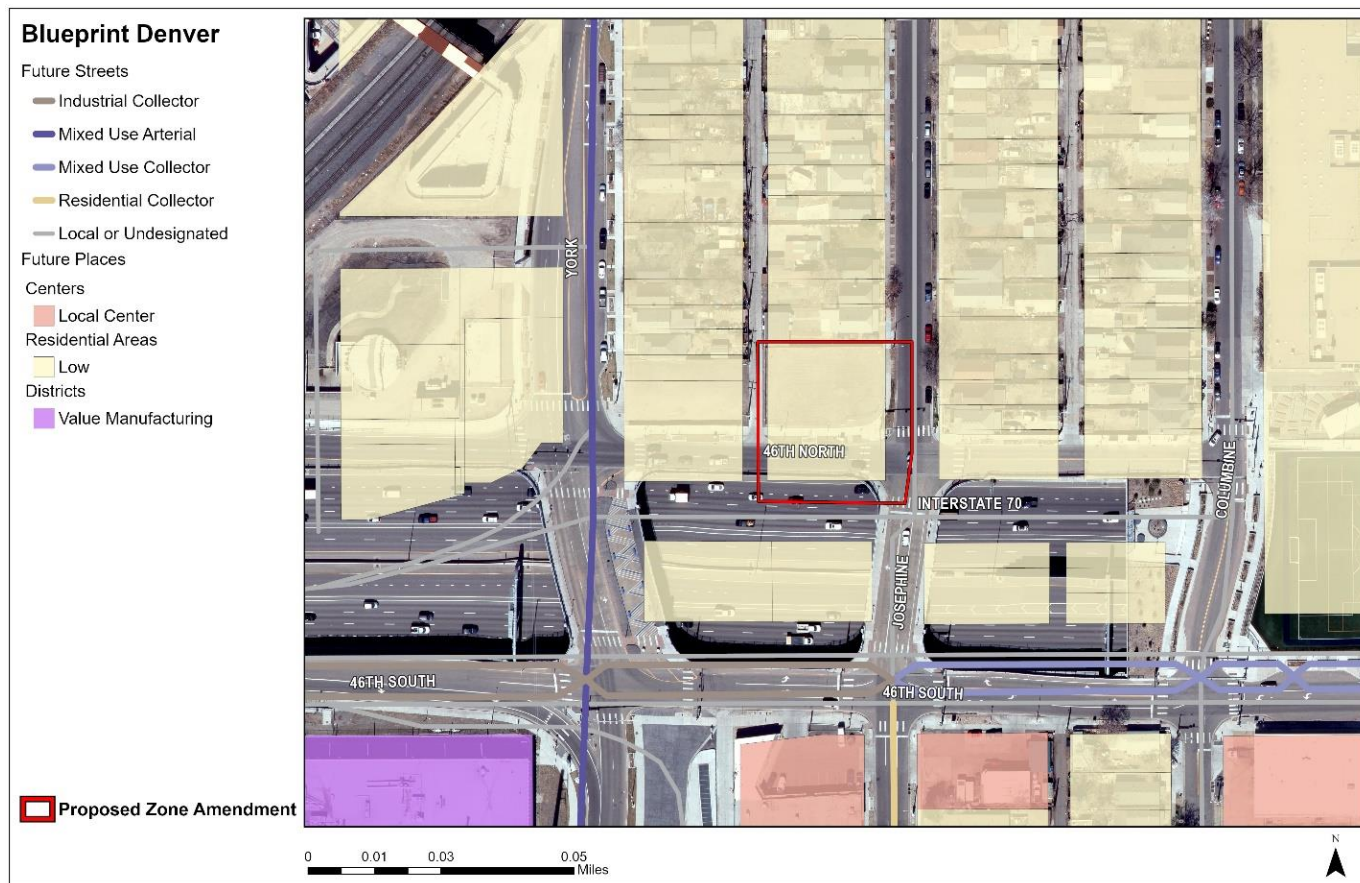
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- Urban – Neighborhood Context
 - Predominately single- and two-unit uses on smaller lots.

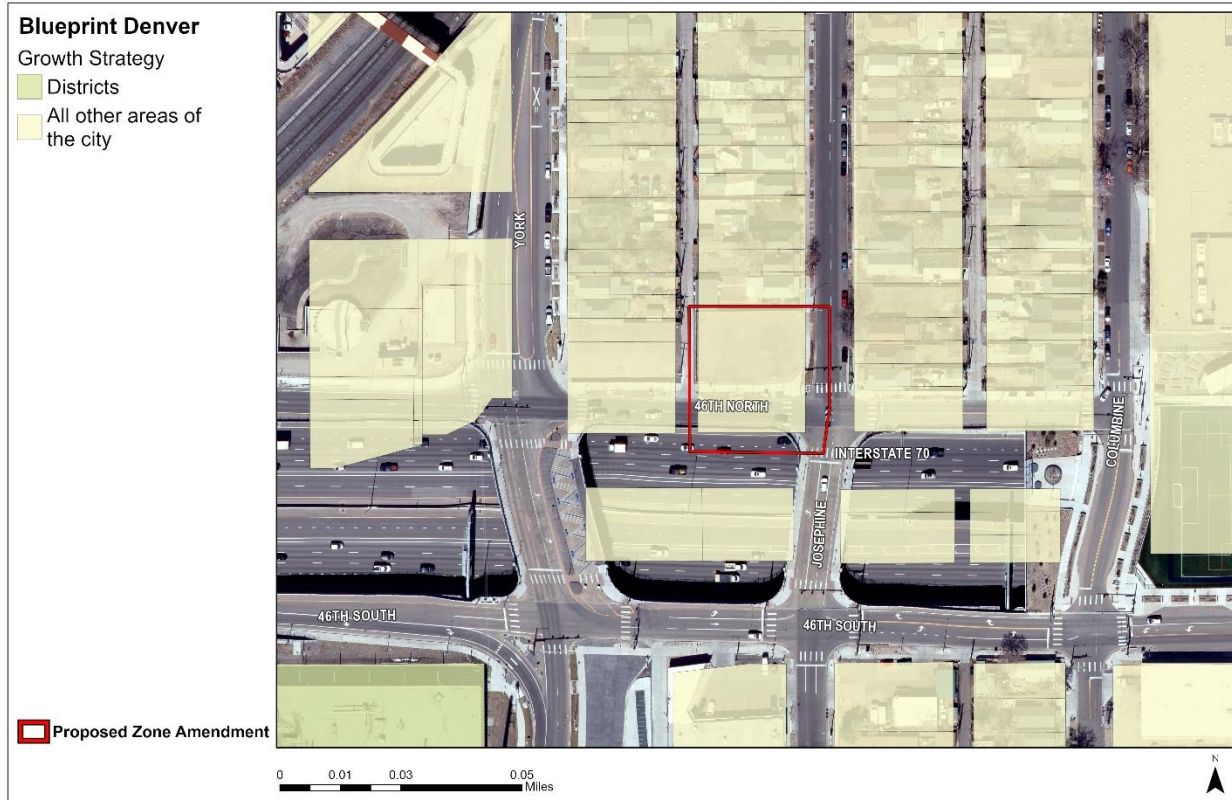
Blueprint Denver 2019



- **Place Type:** Low Residential
 - Predominately single- and two-unit uses on small or medium lots
 - Building heights are generally up to 2.5 stories in height
- **Street Type:**
 - Josephine St– Local Street

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 growth area. These areas anticipate experiencing around 20% of new housing growth and 10% 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

Equity goals and concepts:

Small-scale rezoning can implement can following goals:

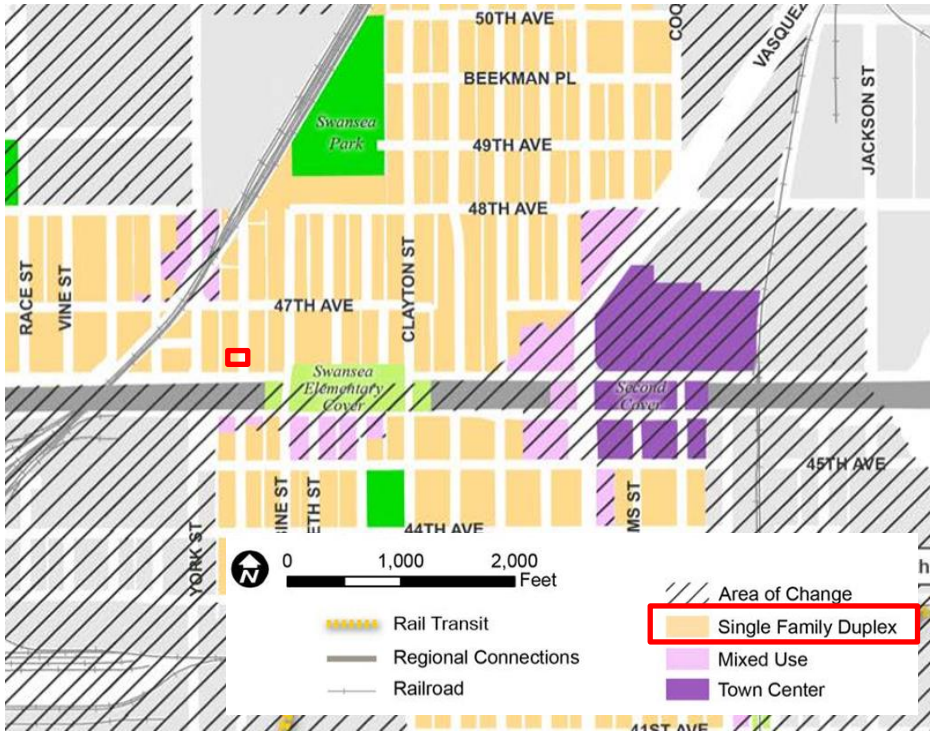
- Land Use & Built Form – Housing Goal 2: Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).
- Land Use & Built Form: Housing Policy 6: Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities (p.85)

Blueprint Denver 2019

Climate goals and concepts:

- *Reduce Climate Impacts*
 - *Multi-unit buildings are more energy efficient than low density residential development types*

Elyria and Swansea Neighborhoods Plan(2015)



Single Family Duplex: residential areas are moderately dense areas that are primarily residential. There is a mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings (p. 26).

E.2 : Explore opportunities to introduce building forms, consistent with the single-family duplex land designation, such as, duplex or tandem houses and rowhouses (p. 88).

B.3 Increase Housing Choices: Encourage investment in new housing to expand the total number of residences and to provide for a diversity of housing types to bring more people of all ages and income levels into the neighborhood (p. 29).

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CPD Recommendation

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

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