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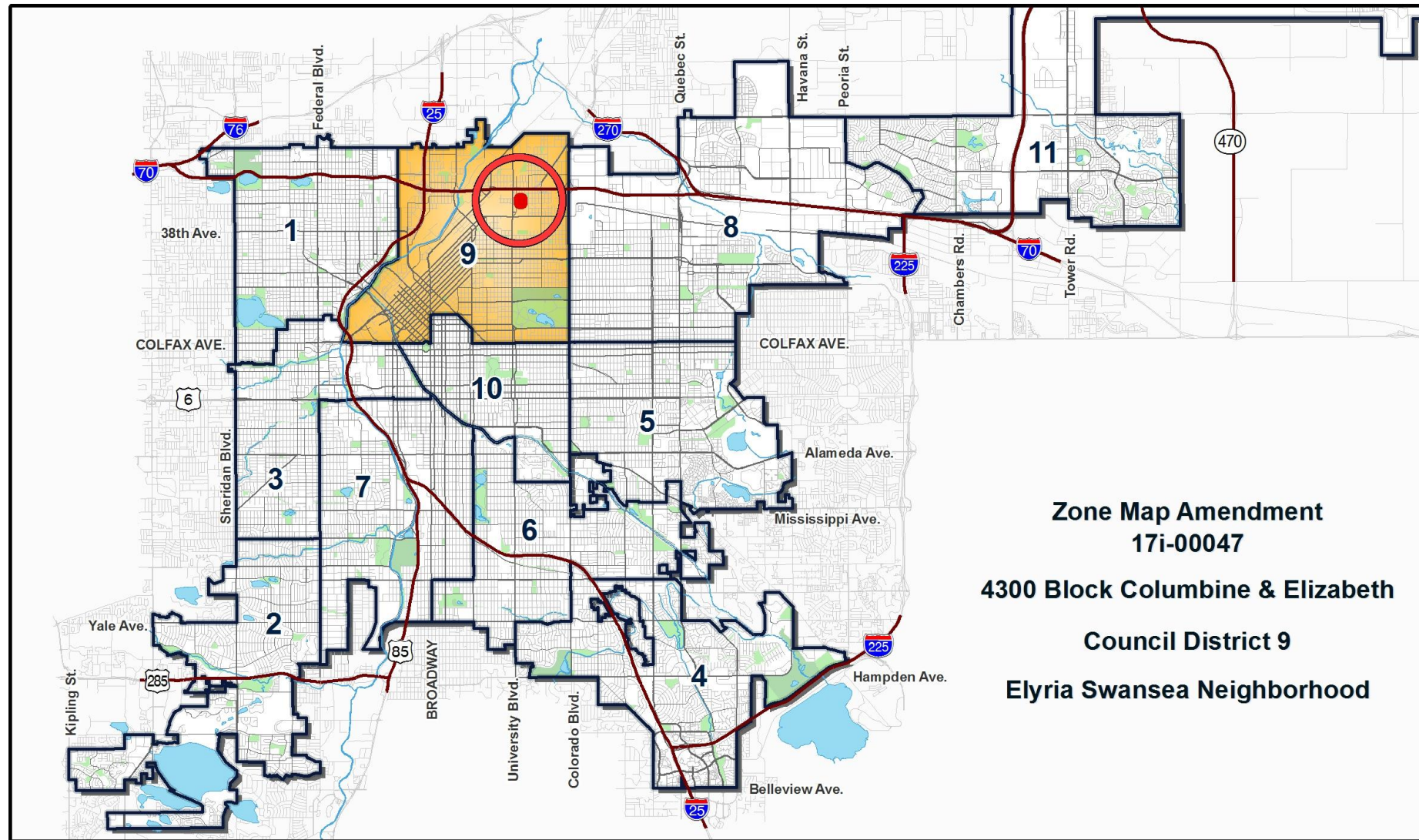
# Official Map Amendment

#2017I-00047 for 2500 East 44th Ave., 4348 Columbine St.,  
4301 & 4349 Elizabeth St. from E-TU-B to PUD-G 18.

City Council

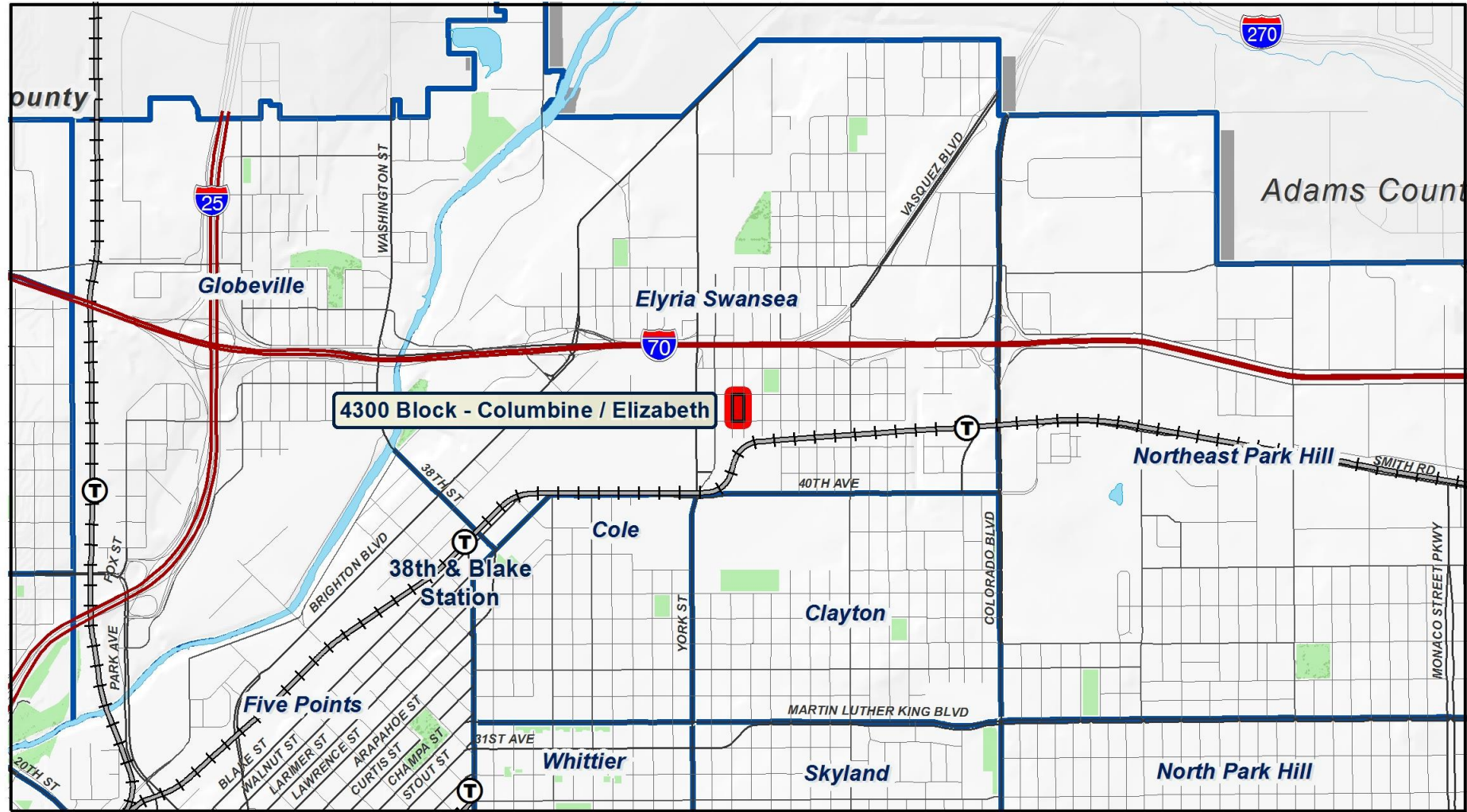
8/13/18

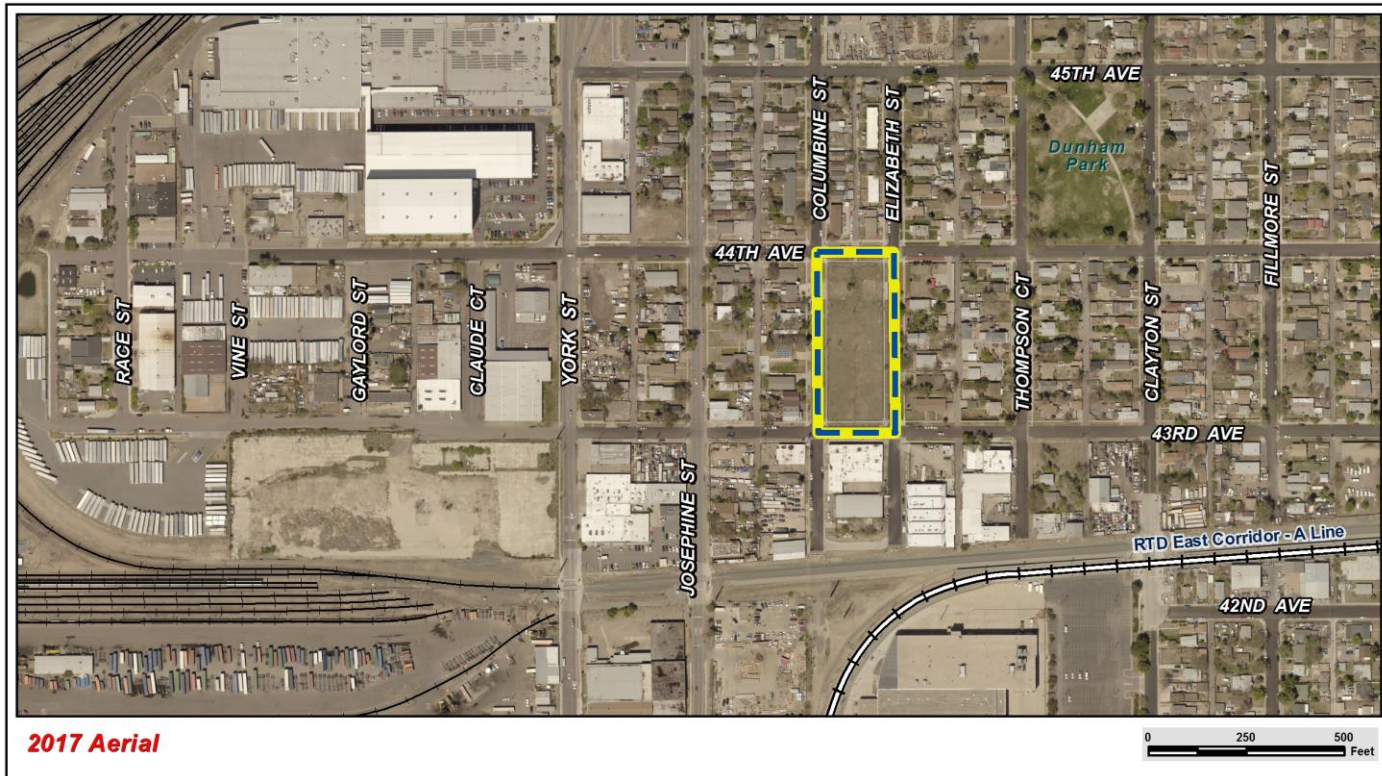
# Council District 9



**Zone Map Amendment  
17i-00047  
4300 Block Columbine & Elizabeth  
Council District 9  
Elyria Swansea Neighborhood**

# Elyria Swansea Neighborhood





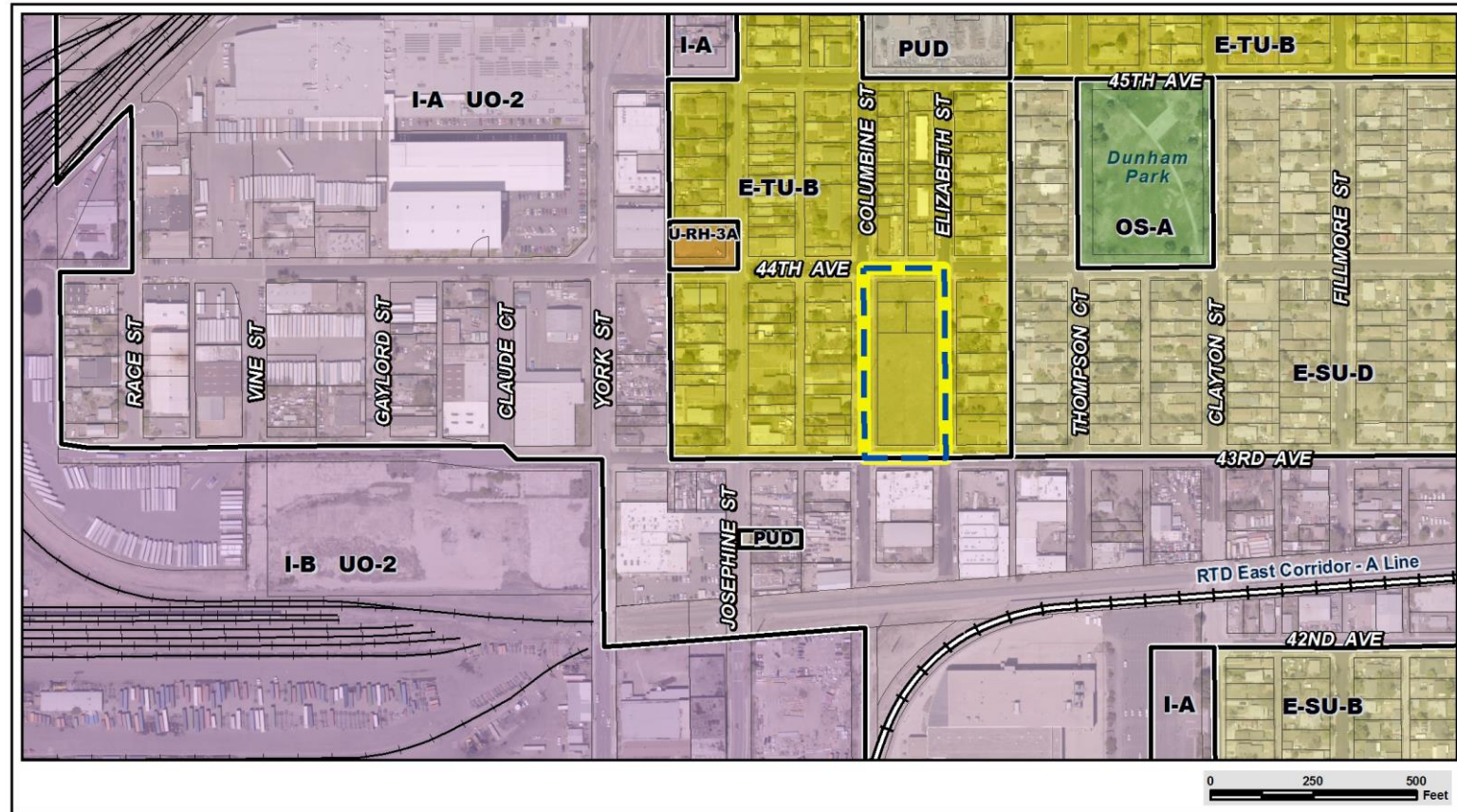
- **Request Area: 1.3 acres**
- **Proposal: Rezoning from E-TU-B to PUD-G 18**
- **Purpose: Develop residential units**

# Current Conceptual Site Plan (subject to change)



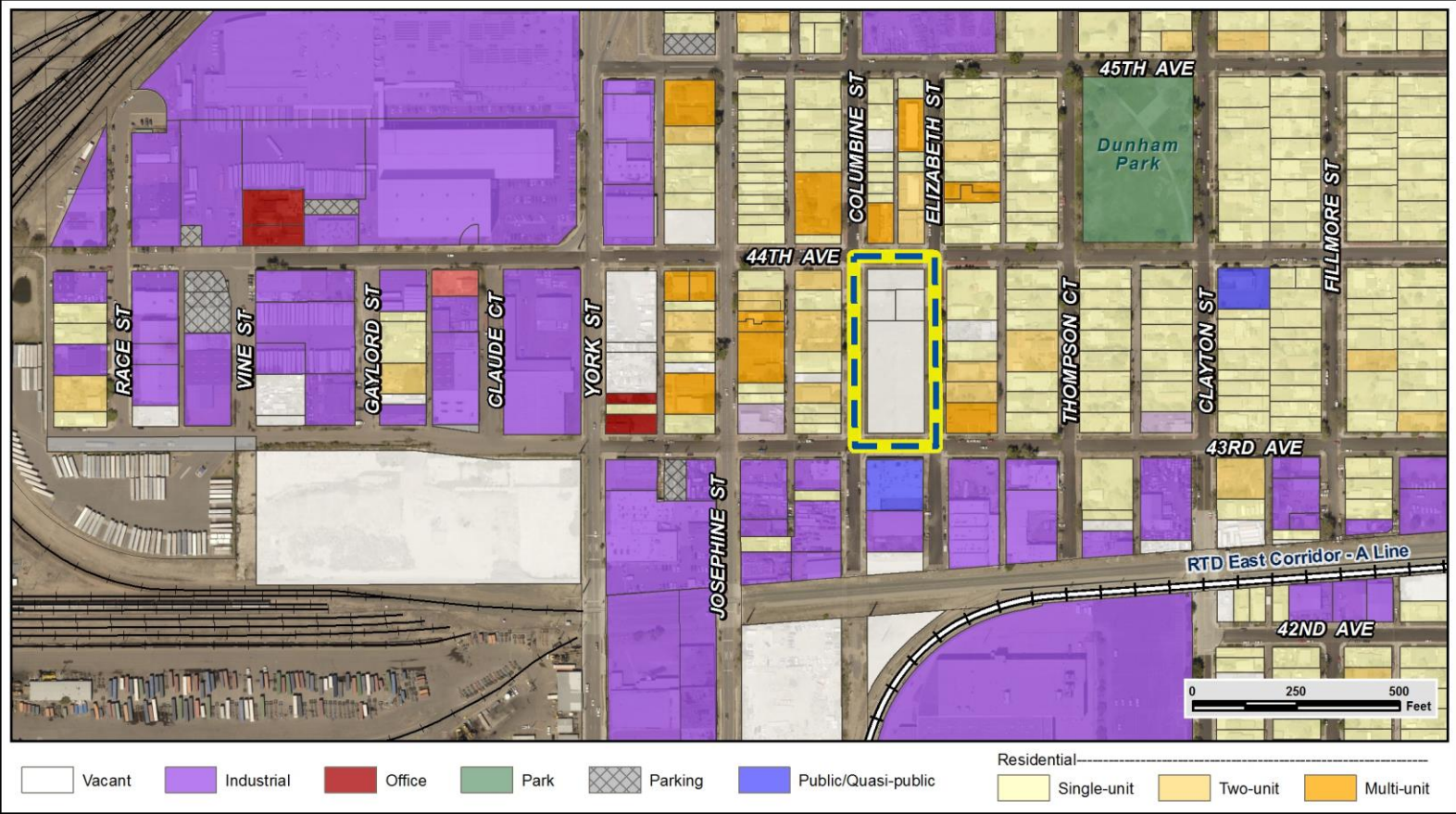
# Existing Context: Zoning

- Subject site: E-TU-B
- Surrounding Properties:
  - E-TU-B
  - I-B, UO-2
  - I-A, UO-2



# Existing Context: Land Use

- Subject Site: Vacant
- Surrounding Properties:
  - Residential – single-unit, two-unit, multi-unit
  - Industrial



# Existing Context – Form/Scale (Subject Site)

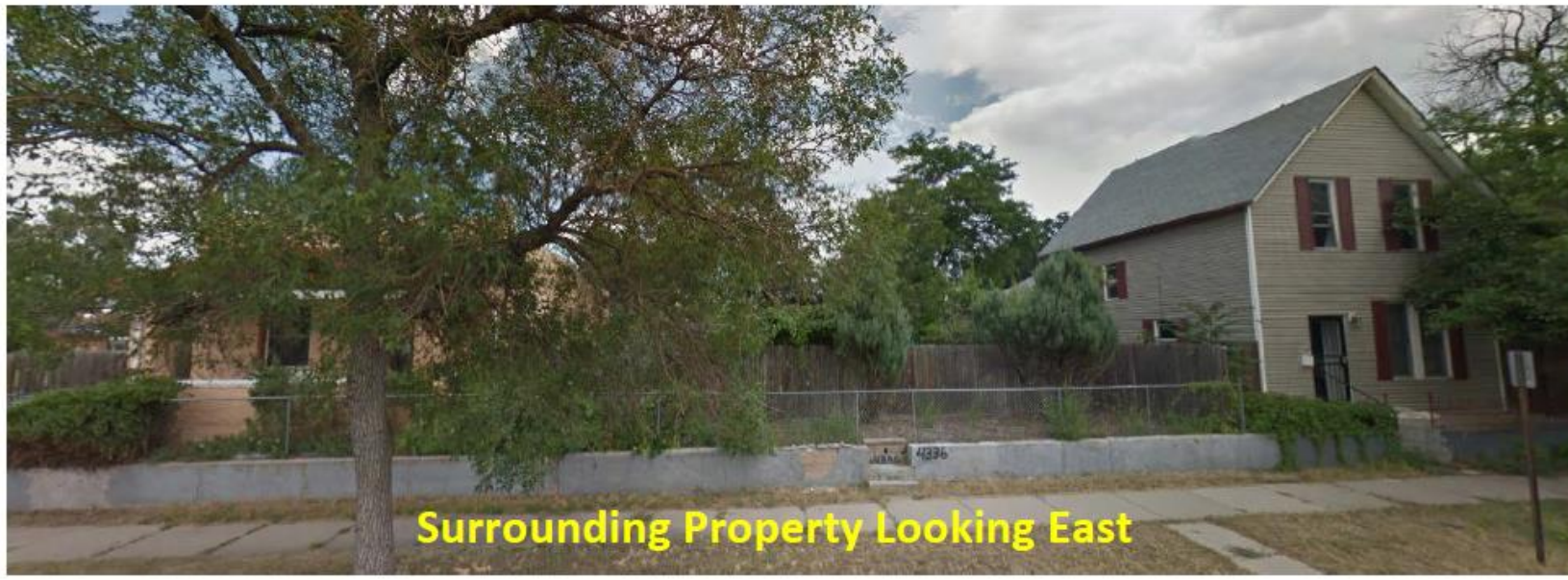




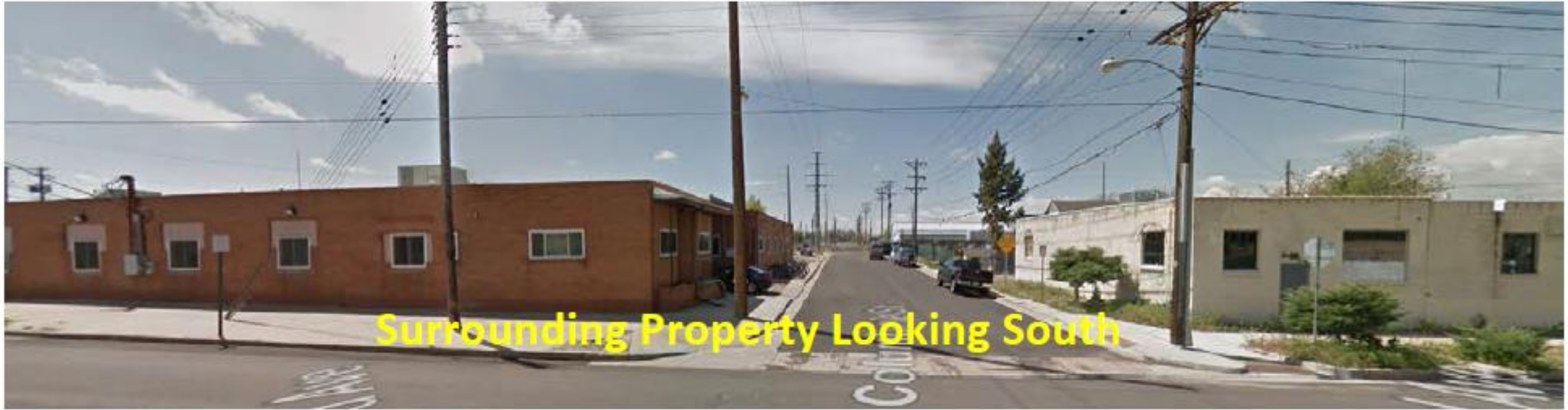
# Existing Context – Form/Scale (Subject Site)



# Existing Context – Form/Scale (Surrounding Area)



# Existing Context – Form/Scale (Surrounding Area)



# Proposal: PUD-G 18

## Purpose of PUDs (Denver Zoning Code Sec. 9.6.1)

- To provide an alternative set of regulations in unique and extraordinary circumstances
- More flexible zoning than what is achievable in standard zone district without multiple variances, waivers, and conditions

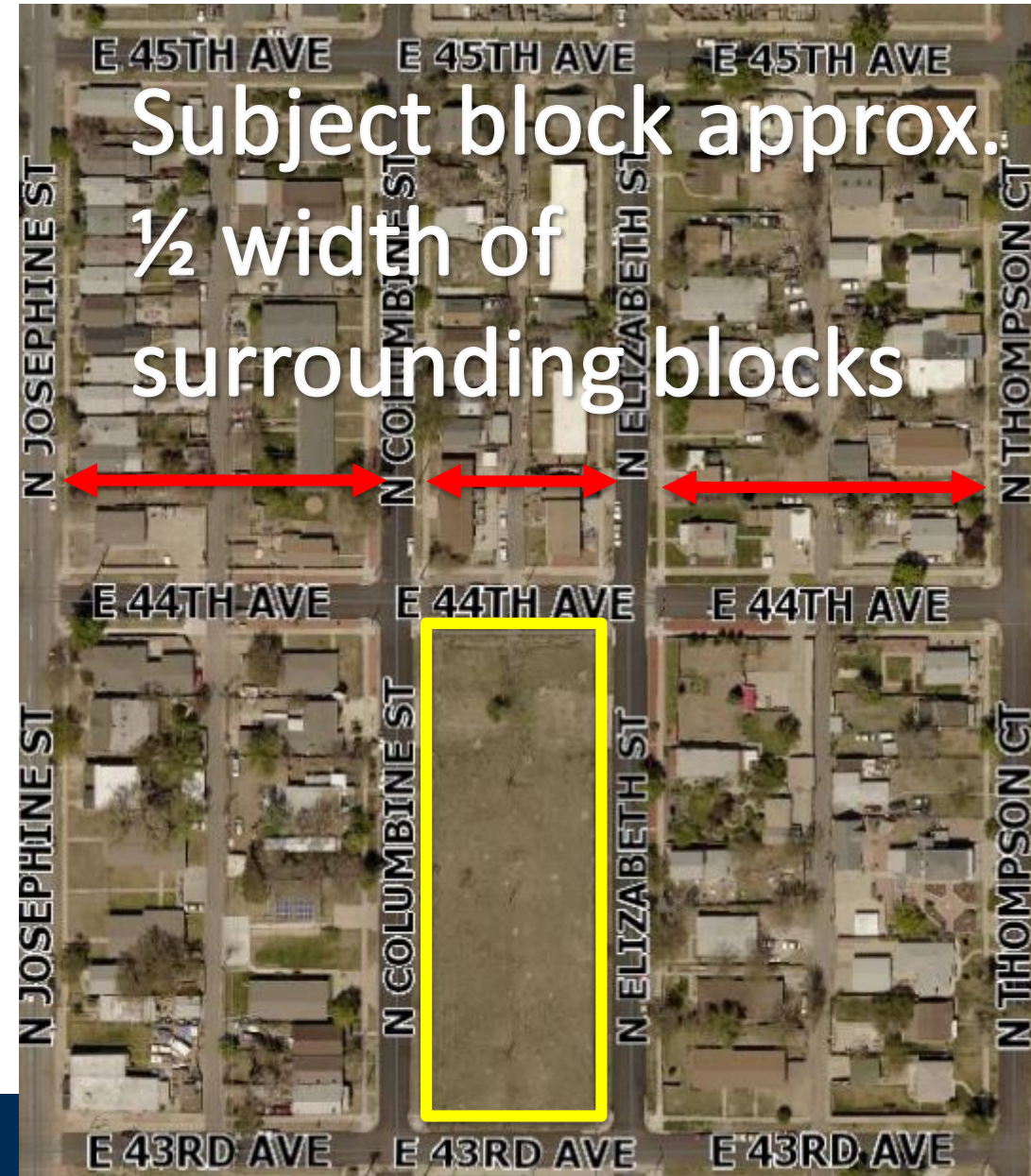
# Proposal: PUD-G 18

## Based on U-TU-B Zone District

### Reasons for PUD request:

The subject block would require waivers, variances, or conditions to develop consistent with surrounding patterns because:

- The subject block is approximately  $\frac{1}{2}$  the width of surrounding blocks
- E-TU-B requires larger zone lots and setbacks than the surrounding context
- E-TU-B allows street vehicular access



# PUD-G 18 Variations from U-TU-B Zone District, Duplex Building Form

# Proposal: PUD-G 18

## Variations from U-TU-B Zone District (Duplex Form)

- Remove split building heights by front 65%, rear 35% since lots will be shallower
- Reduced minimum zone lot size to better match area conditions (~~4,500 SF~~ 2,800 SF)
- Reduced setbacks to better match area conditions:
  - Primary Street: ~~20'~~ 8'
  - Side: 5' 3'
  - Rear, alley: ~~12'~~ 5'
- Vehicle access by alley only

# Process

- Informational Notice: 1/26/18
- Planning Board Notice Posted: 4/30/18
- **Planning Board Public Hearing: 5/16/18**  
Unanimously recommended approval with condition that rear 35% # of stories be increased to 2.5.
- **LUTI Committee: 6/19/18**  
Recommended that the request advance to full City Council
- City Council Public Hearing: 8/13/18



# Public Outreach

- RNOs
  - UCAN, Cross Community Coalition, Elyria and Swansea Neighborhood Association, Elyria and Swansea Business Association, Denver Arts and Culture Initiative, Inter-Neighborhood Cooperation
  - One public comment: letter of support for PUD and residential development from Elyria Swansea-Globeville Business Association.

# Review Criteria for Standard Rezoning

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

## Additional Review Criteria for PUD

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.

# Standard Rezoning Review Criteria

# Standard Rezoning Review Criteria

## 1. Consistency with Adopted Plans

- Denver 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 Description, Zone District Purpose and Intent Statements

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

Policies related to promoting appropriate infill development and housing:

- Environmental Sustainability Strategy 2-F (p. 39)
- Citywide Land Use and Transportation Plan Strategy 1-H (p. 58)
- Residential Neighborhoods and Business Centers Strategy 3-B (p. 59)
- Strong Connections Strategy 4-E (p. 99)

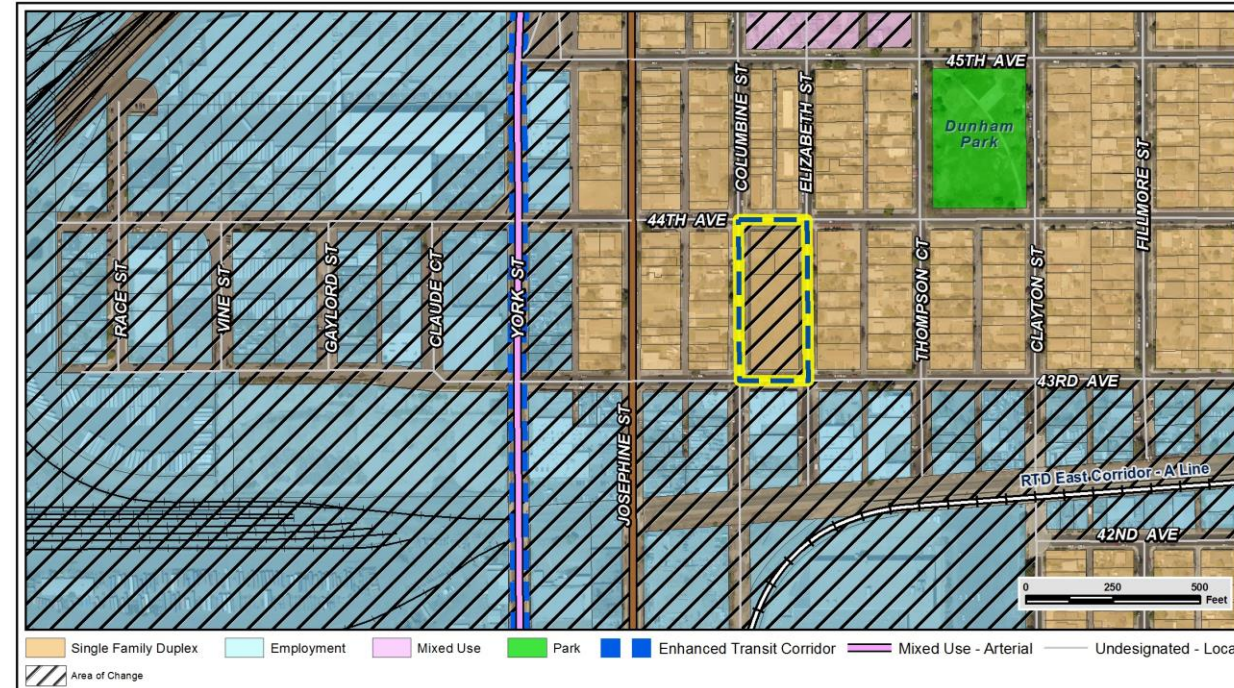
# Blueprint Denver (2002)

- Area of Change

- Accommodate new growth and development where infrastructure already exists and in areas that have not realized their full development potential (p. 19)

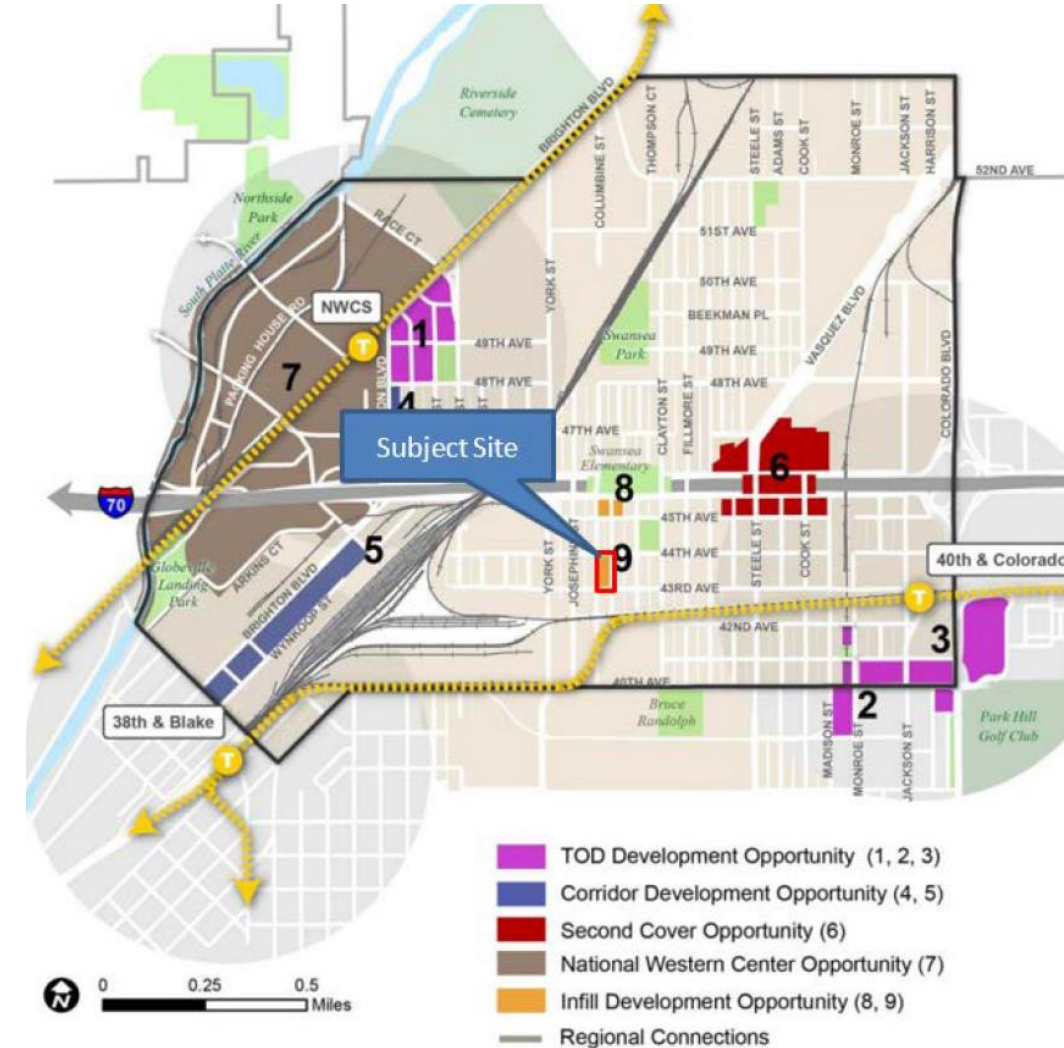
- Single Family Duplex

- Moderately dense areas with a mixture of housing types, including duplexes (p. 42)



# Elyria & Swansea Neighborhoods Plan (2015)

- Increase Housing Choices (p. 29)
- Encourage Development of Key Opportunity Sites (p. 36)
- Increase Access to Housing on vacant parcels (p. 46)
- Reverse the trend of a declining population and expand housing throughout the neighborhood (p. 88)
- Update the Neighborhood Context from Urban to Urban Edge (p. 88)





# Standard Rezoning Review Criteria

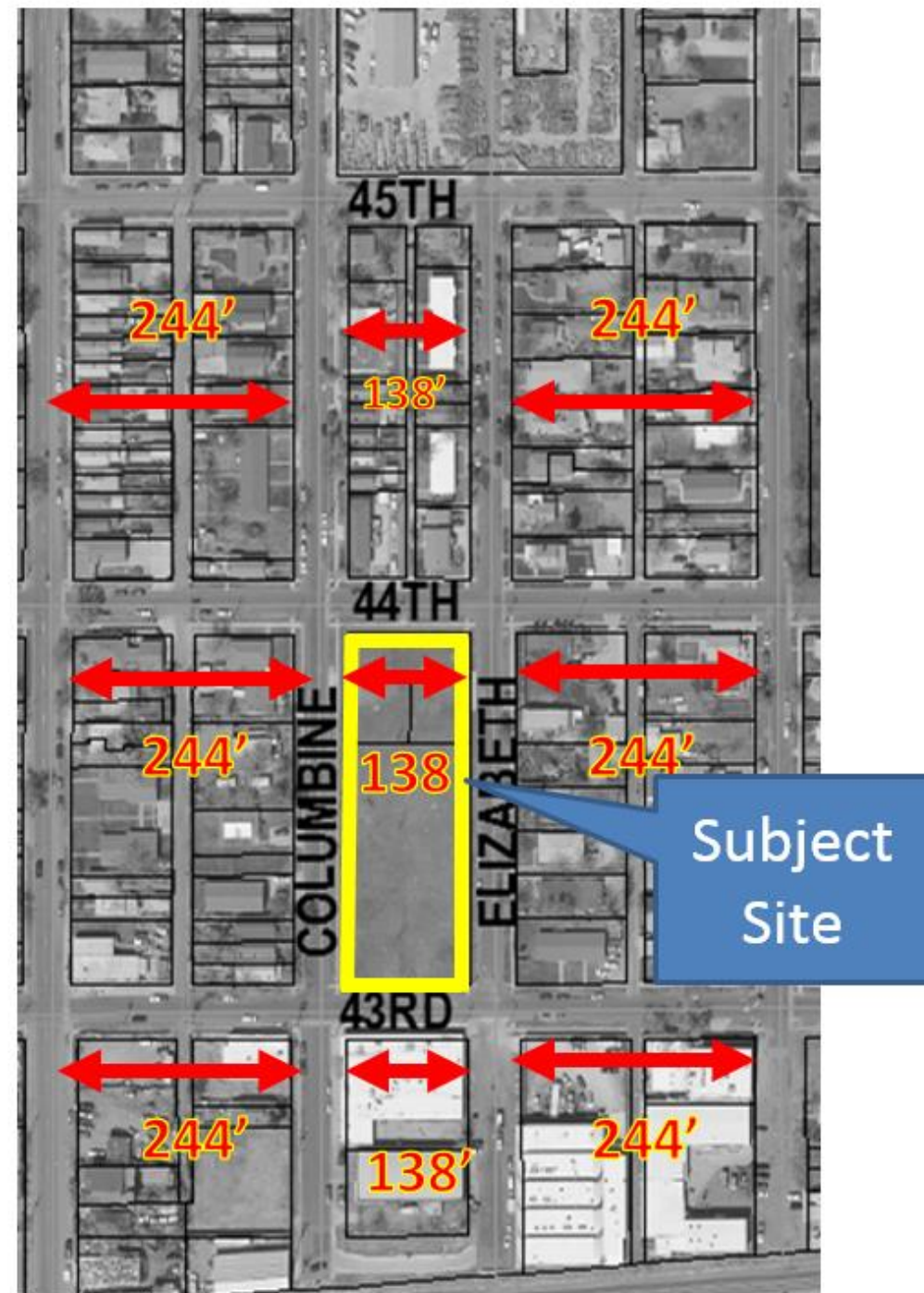
1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations**
  - *Will result in the uniform application of zone district building form, use, and design regulations across the site.*
- 3. Further Public Health, Safety and Welfare**
  - *Implements adopted plans*
- 4. Justifying Circumstances**
  - *In 2015, the Elyria & Swansea Plan identified subject block as an infill opportunity site and several policies supporting new housing units*
  - *Central I-70 project has removed residential units from area housing stock*
- 5. Consistency with Neighborhood Context, Zone District Purpose and Intent**
  - *The PUD promotes single and two-unit development in the existing neighborhood pattern of lot sizes and configurations, including two rows of alley-accessed lots.*

# PUD Rezoning Review Criteria

# PUD Review Criteria

A. *The PUD is consistent with the intent and purpose of PUDs stated in Article 9, Division 9.6.*

- Unique and extraordinary circumstances that justify a PUD include special physical characteristics
- Block width is a special physical characteristic



# PUD Review Criteria

**B. The PUD complies with all applicable standards and criteria for PUDs**

*The PUD District complies with all standards and criteria stated in Division 9.6.*

**C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions**

*There is no standard zone district available that promotes two rows of lots with alley access, which is the predominant development pattern in the area, without multiple variances, waivers, or conditions.*

**D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property**

*No use-related changes proposed to E-TU-B zone district*

# PUD Review Criteria

- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.**
- Reduced Primary Street and Side setbacks will result in building forms more consistent with surrounding patterns than a standard zone district
  - Required alley access
  - Reduced minimum lot size

Image of equally narrow block to north of subject block



# CPD Recommendation

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

## Standard Rezoning 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

## PUD-Specific Rezoning Criteria

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.