

2501 N Gaylord Street

2022I-00040

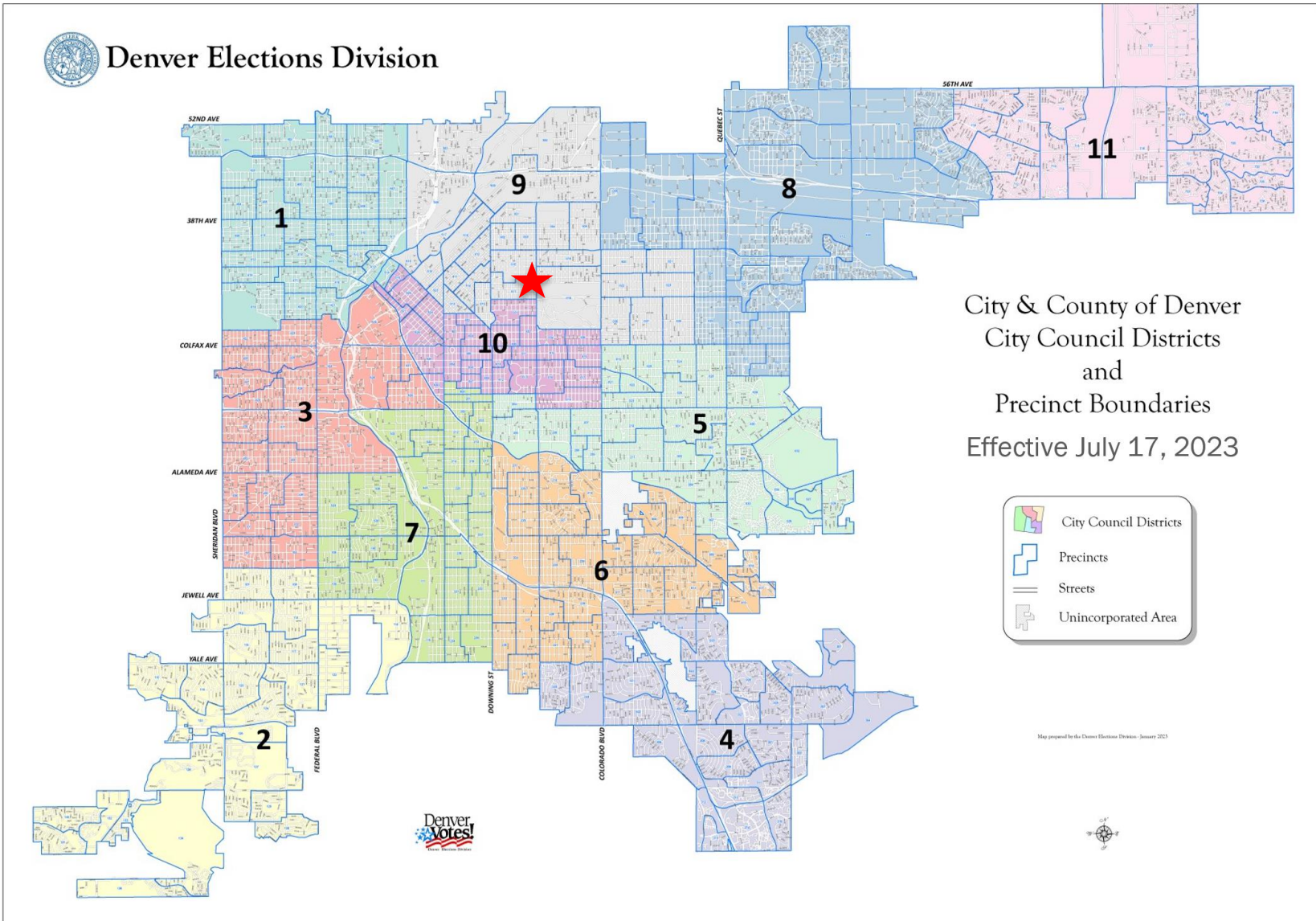
Request: U-SU-B1 to PUD-G 31

City Council: July 24, 2023

Presenter: Andrew Webb



Council District 9 – Councilmember Darrell Watson



Whittier Neighborhood



Existing Zoning



Surrounding Zoning:

- U-SU-B1
- U-SU-B1, OS-A

Existing Land Use



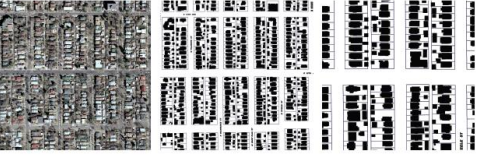
- Existing land use:
 - Public/Quasi Public (former church-affiliated home healthcare agency and convent)
- Surrounding land uses:
 - Single-unit, two-unit and multi-unit residential
 - nearby church and City Park Golf Course

Existing Context – Building Form/Scale



Request: PUD-G 31

PUD-G 31



2501 N Gaylord St
2022I-00040
March, 2023

DRAFT

PUD-G 31

CHAPTER 1. ESTABLISHMENT AND INTENT

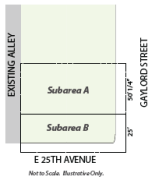
SECTION 1.1 PUD-G 31 ESTABLISHED
The provisions of this PUD-G 31 apply to the land depicted on the Official Zoning Map with the label PUD-G 31, and legally described as a parcel of land being McCullough's Addition, Lots 17 and 18, Block B and Lot 16, Block B, City and County of Denver, State of Colorado, as further described in section 1.1.1, Subareas Established, below.

1.1.1 Subareas Established
The following subareas are hereby established within PUD-G 31 for the purpose of applying the zoning standards contained herein. All subareas established are shown generally on Figure 1-1 below and described legally as follows:

A. Subarea A Legal Description
LOTS 17 AND 18;
BLOCK B;
MCCULLOUGH'S ADDITION TO DENVER SUBDIVISION
CITY AND COUNTY OF DENVER;
CONTAINING 6263.06 ± SQ. FT. (0.143 ± AC)

B. Subarea B Legal Description
LOT 16;
BLOCK B;
MCCULLOUGH'S ADDITION TO DENVER SUBDIVISION
CITY AND COUNTY OF DENVER;
CONTAINING 3129.84 ± SQ. FT. (0.072 ± AC)

Fig 1-1 Subareas Established by PUD 31



Map to Scale: 1/8"=1'-0"

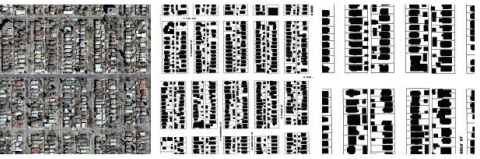
- **Goals**

- Achieve intent of a 2022 Memorandum of Understanding between property owners and neighbors:

- Preserve and rehabilitate existing large home
- Build 3 new homes on the property, two to the north (outside the PUD) and one to the south.

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PUD-G 31



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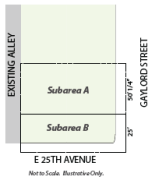
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Fig 1-1 Subareas Established by PUD 31



EXISTING ALLEY
Gaylord Street
Subarea A
Subarea B
E 25TH AVENUE
North Side, WestsideOnly

- **Two subareas:**
 - Subarea A (north) based on U-SU-B1 would contain existing structure
 - Subarea B (south) based on U-SU-A1 would allow development of new structure on narrower zone lot
 - Vacant land outside PUD area would retain U-SU-B1 district
- **Tailored standards:**
 - Building height, side and front setbacks and bulk plane vertical height to accommodate existing house, which exceeds 40 feet in height
 - Bulk plane standards for Subarea B to allow additional flexibility for new house built to south
- **Retention of existing structure (“Remaining Building”):**
 - Masonry façade
 - Hip and gable roof
 - Wood details in roof fascia and under gable
 - Brick porch

Process

- Informational Notice: 11/8/2022
- Planning Board Notice Posted: 3/20/2023
- Planning Board Public Hearing: 4/5/2023
- LUTI Committee (tentative): 6/6/2023
- City Council Public Hearing (tentative): 7/24/2023

Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Whittier Neighborhood Plan (2000)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

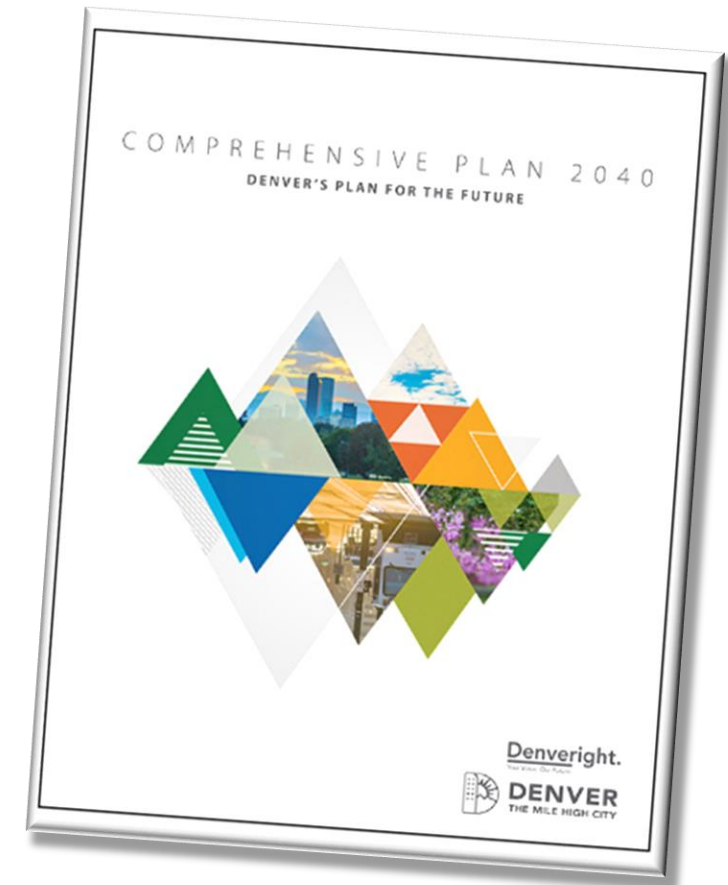
4. Justifying Circumstances

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

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- 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).
- Strong and Authentic Neighborhoods Goal 1.3 – *Preserve the authenticity of Denver’s neighborhoods and celebrate our history, architecture and culture.* (p. 18).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life* (p. 34).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – *Create a greater mix of housing options in every neighborhood for all individuals and families.* (p. 28).



Consistency with Adopted Plans: Blueprint Denver



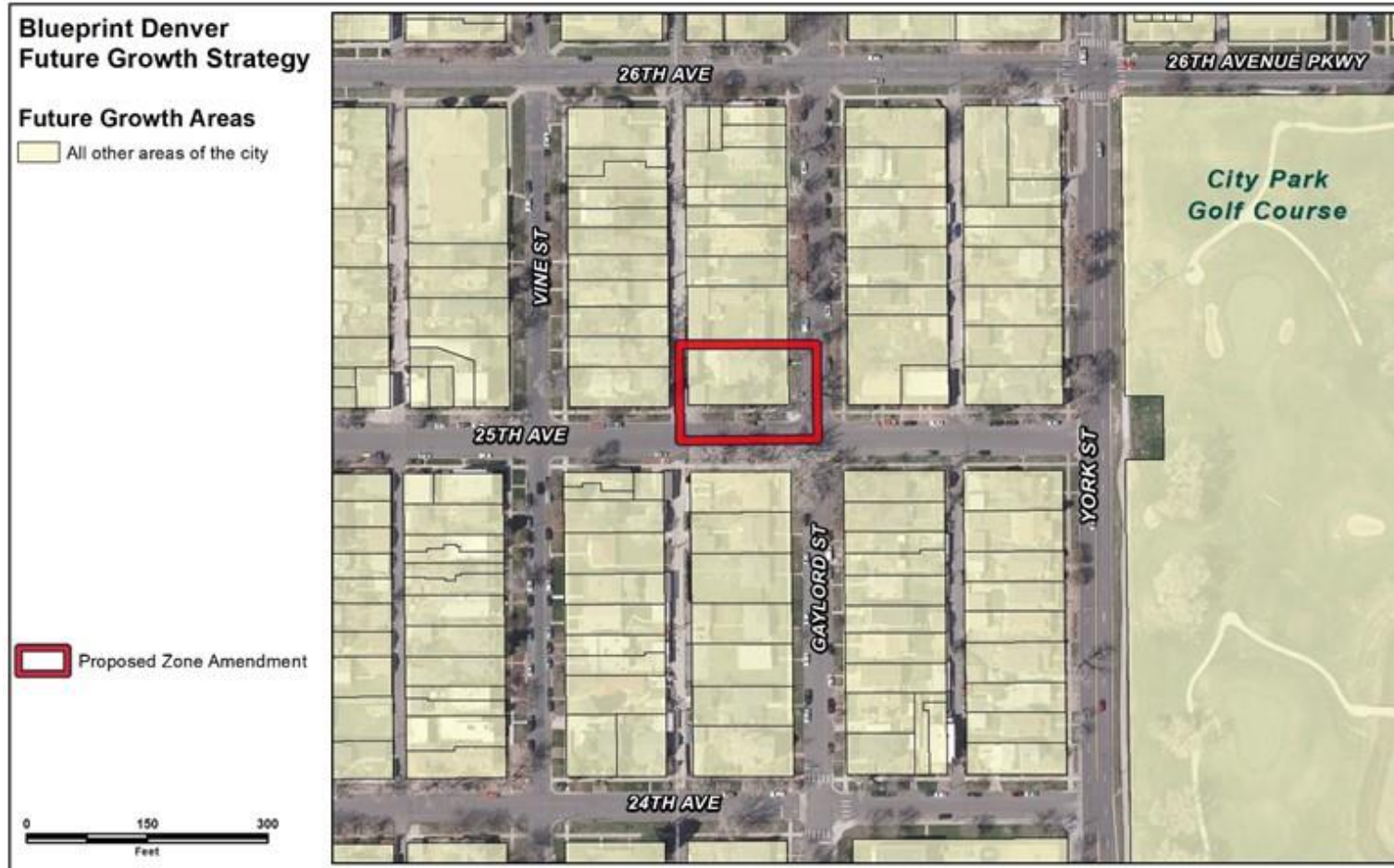
- **Urban Neighborhood Context**
 - Areas of single- and two-unit residential units in grid block patterns with alleys
- **U-SU-B1 and U-SU-A1 base zone districts**
 - Single-unit zone districts in the Urban Neighborhood Context
 - Intended to “promote and protect residential neighborhoods within the character of the Urban Neighborhood Context

Consistency with Adopted Plans: Blueprint Denver



- **Low residential Area**
 - Predominately single-unit and two-unit uses on smaller lots
 - Accessory Dwelling Units are appropriate
- **U-SU-B1 and U-SU-A1 base zone districts**
 - Single-unit districts that allow ADUs and Urban House building form

Consistency with Adopted Plans: Blueprint Denver



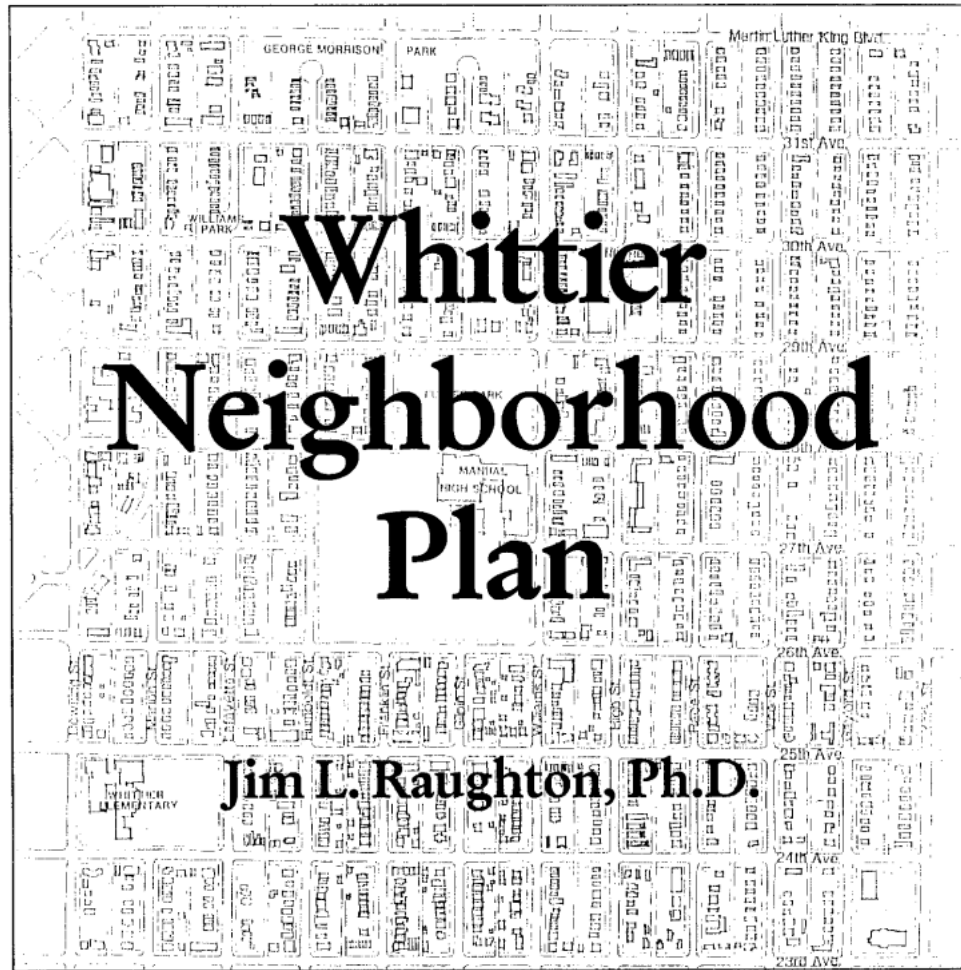
- Growth Areas Strategy
 - “All Other Areas of the City”
 - Expected to see 20% of new housing growth by 2040
- PUD-G 31 would allow preservation of an existing house and provide for the construction of 3 new houses, as well as Accessory Dwelling Units.

Consistency with Adopted Plans: Blueprint Denver

Additional Recommendations

- Custom Zoning
 - *“Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p. 73).*

Consistency with Adopted Plans: Whittier Neighborhood Plan



Key Recommendations

- “Encourage and support residential development of vacant land that reflects existing design of the neighborhood. (p. 28)”
- “Encourage infill development that reflects New Urbanism design including front porches, Denver Square scale, and high level of craftsmanship. (p. 28)”
- “Maintain the historic character of the neighborhood and encourage the development of housing that provides a cohesive visual image of the history. (p. 37).”

Review Criteria

Denver Zoning Code 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 (PUD is based on U-SU-B1 and U-SU-A1 zone districts)*

3. Further Public Health, Safety and Welfare

- *Implements adopted plans*
- *Implements community desire to preserve existing notable structure*

4. Justifying Circumstances

- *Changed Conditions: previous user moved away and vacated nonresidential use in a zone district where a new nonresidential use could not be reestablished.*

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

- *PUD allows U-SU- Urban House building form to ensure neighborhood compatibility*

PUD Review Criteria

Denver Zoning Code Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- B. The PUD District and the PUD District Plan comply with all applicable 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;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan

PUD Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- *Customized zoning approach is necessary to address special locational and physical characteristics with significant development*
 - *Allows redevelopment of large mostly vacant parcel while customizing building form standards for existing 1924 structure that is taller and wider than would typically be allowed in the Urban House building form.*

PUD Review Criteria

Not intended solely as a vehicle to develop a site inconsistent with the applicable neighborhood context or enhance economic feasibility

- *PUD-G 31 is consistent with the Urban neighborhood context and character.*
- *PUD-G 31 is intended as a mechanism to ensure that development is consistent with adopted plans.*

Significant public benefit

- *Preservation of existing 1924 home that was once used as a convent and is valued by the community as a local landmark for its architecture and scale*

PUD Review Criteria

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

The PUD 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

The PUD is necessary because there is no standard zone district available that applies the Urban House building form to the existing structure's unique size and shape 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 the base U-SU-B1 and U-SU-A1 zone districts

PUD Review Criteria

E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.

- *The PUD provides tailored building form standards, largely based on the U-SU-B1 and U-SU-A1 zone districts' Urban House building form, with tailoring to existing building height, front and side setback, and bulk plane vertical height.*
- *The PUD will allow development that is similar in scale and appearance to adjacent existing building forms.*

CPD Recommendation

Staff finds that all review criteria have been met and recommends approval of this application

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.