4353 Fillmore Street

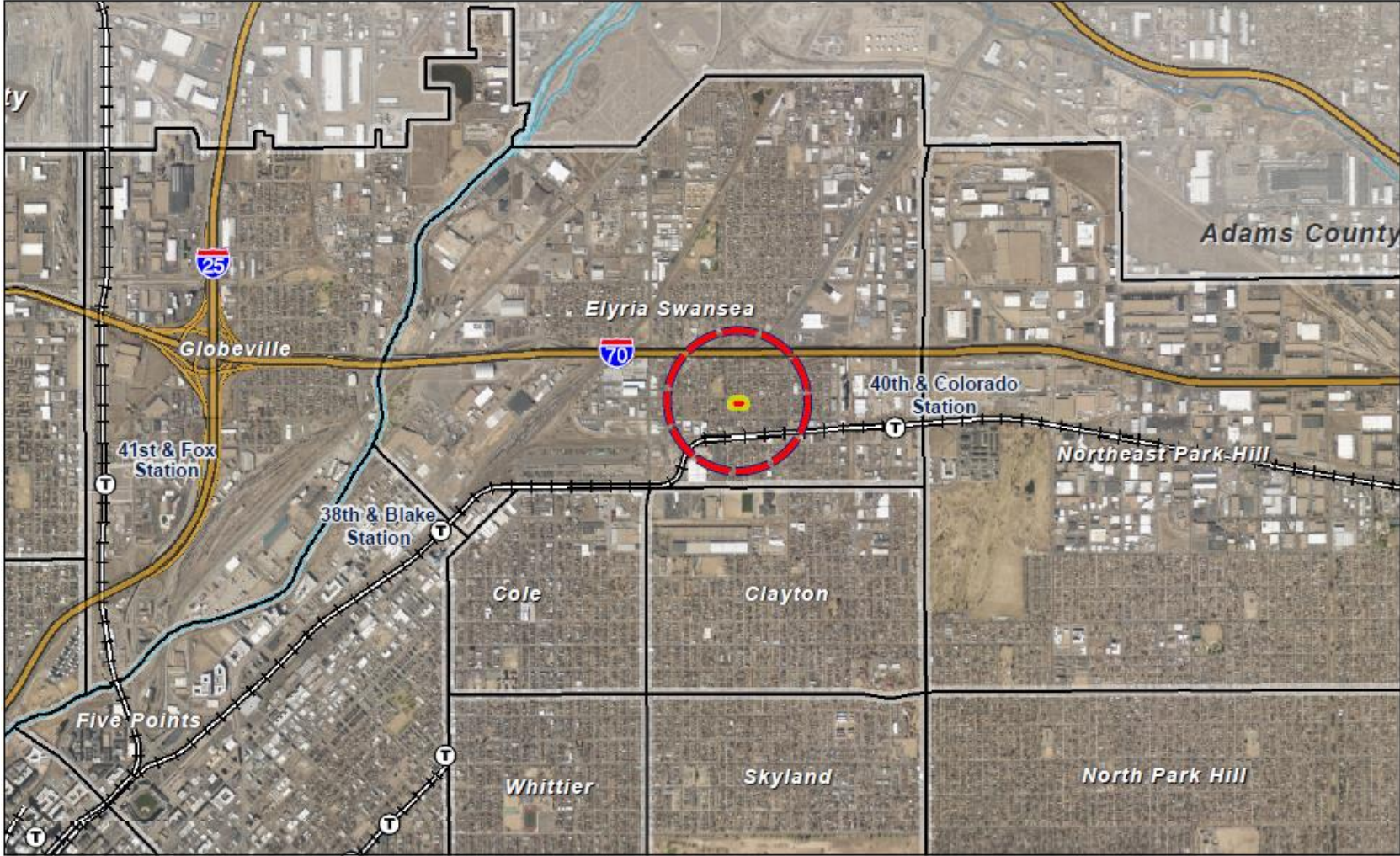19I-00199: E-SU-D to U-TU-C

Date: 6/9/2020

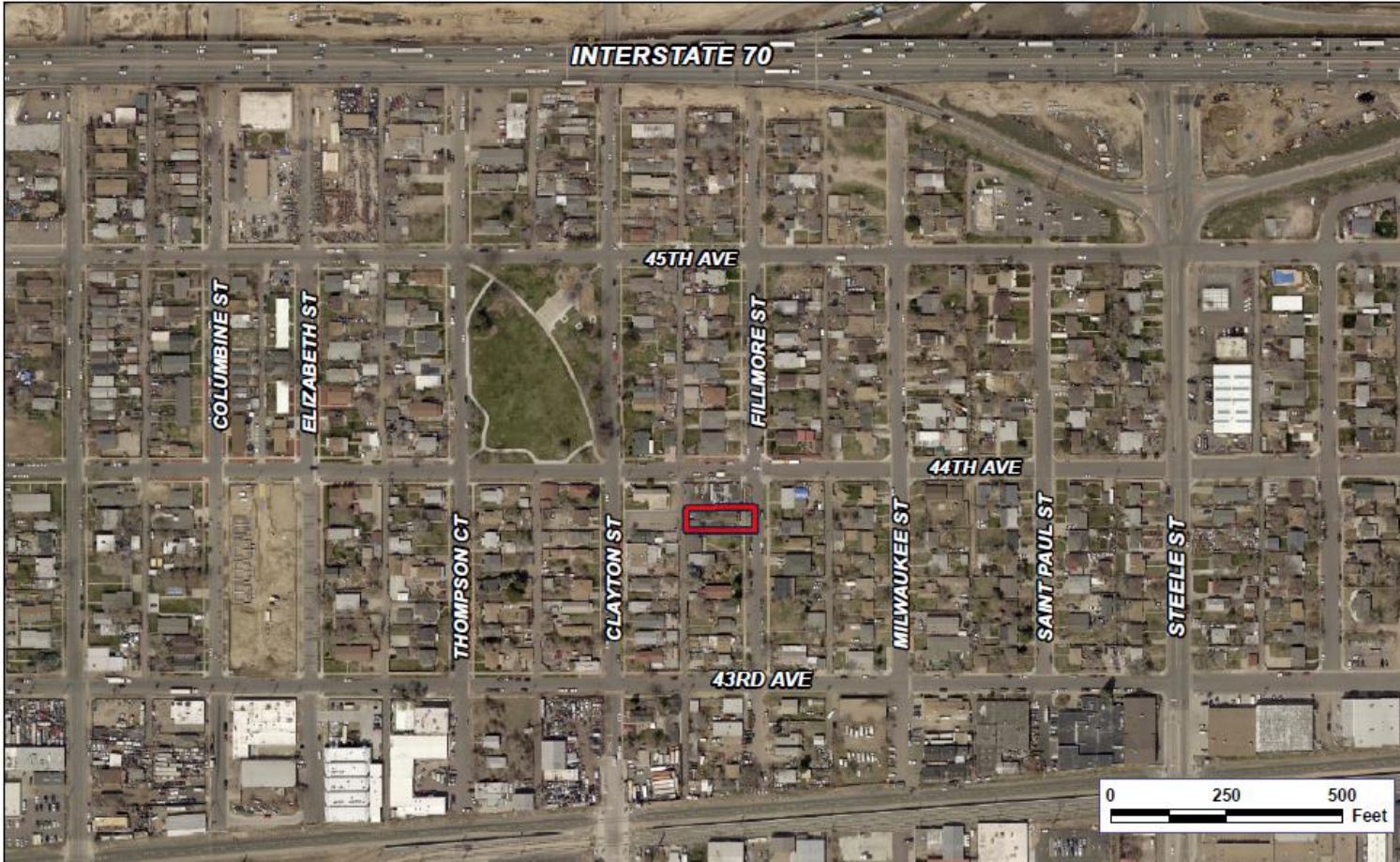# 4353 Fillmore Street
E-SU-D to U-TU-C

Amendment #19i-00199

4353 Fillmore St.

Council District 9

Elyria Swansea Neighborhood
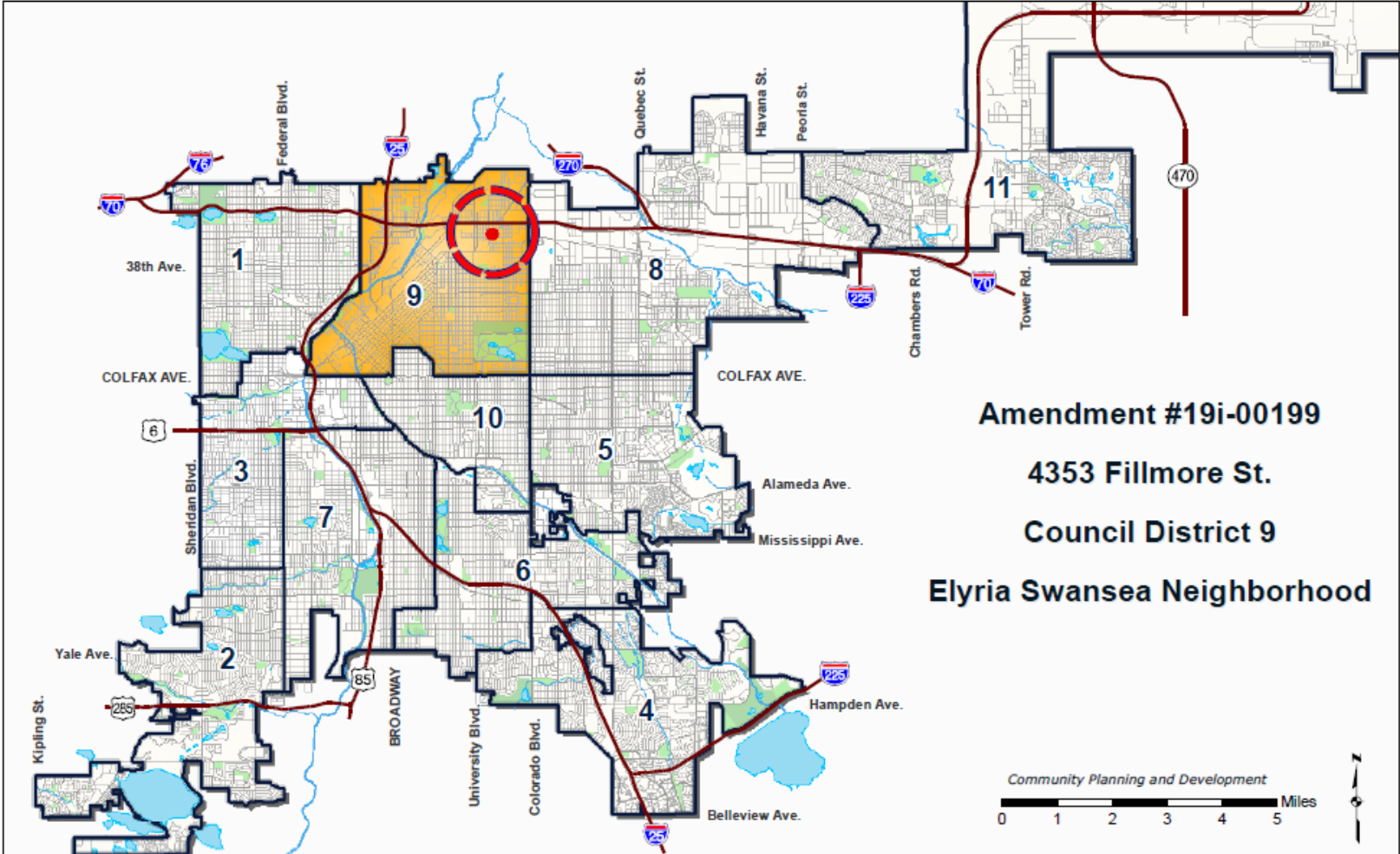
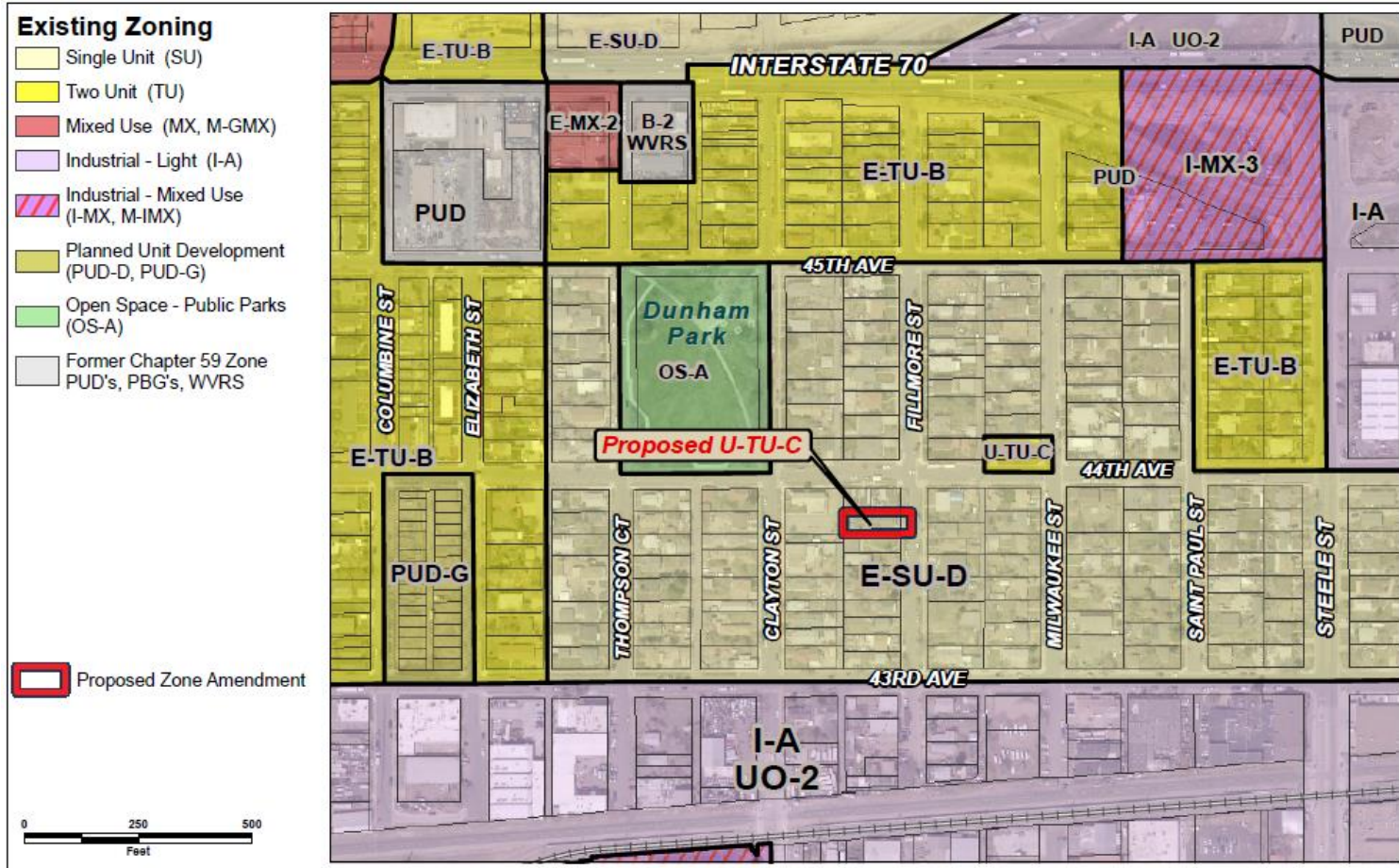# Elyria Swansea Neighborhood

Request: E-SU-D to U-TU-C

Location
- Near 44th Ave. and Fillmore St. intersection
- 6,250 square feet
- Single-unit house

Proposal:
- Rezoning from E-SU-D to U-TU-C
- Requesting rezoning to allow construction of a duplex
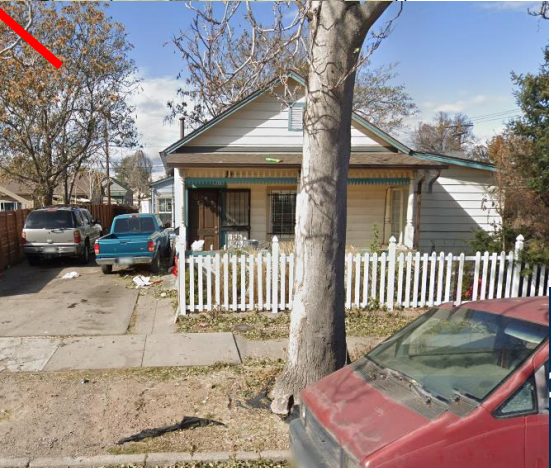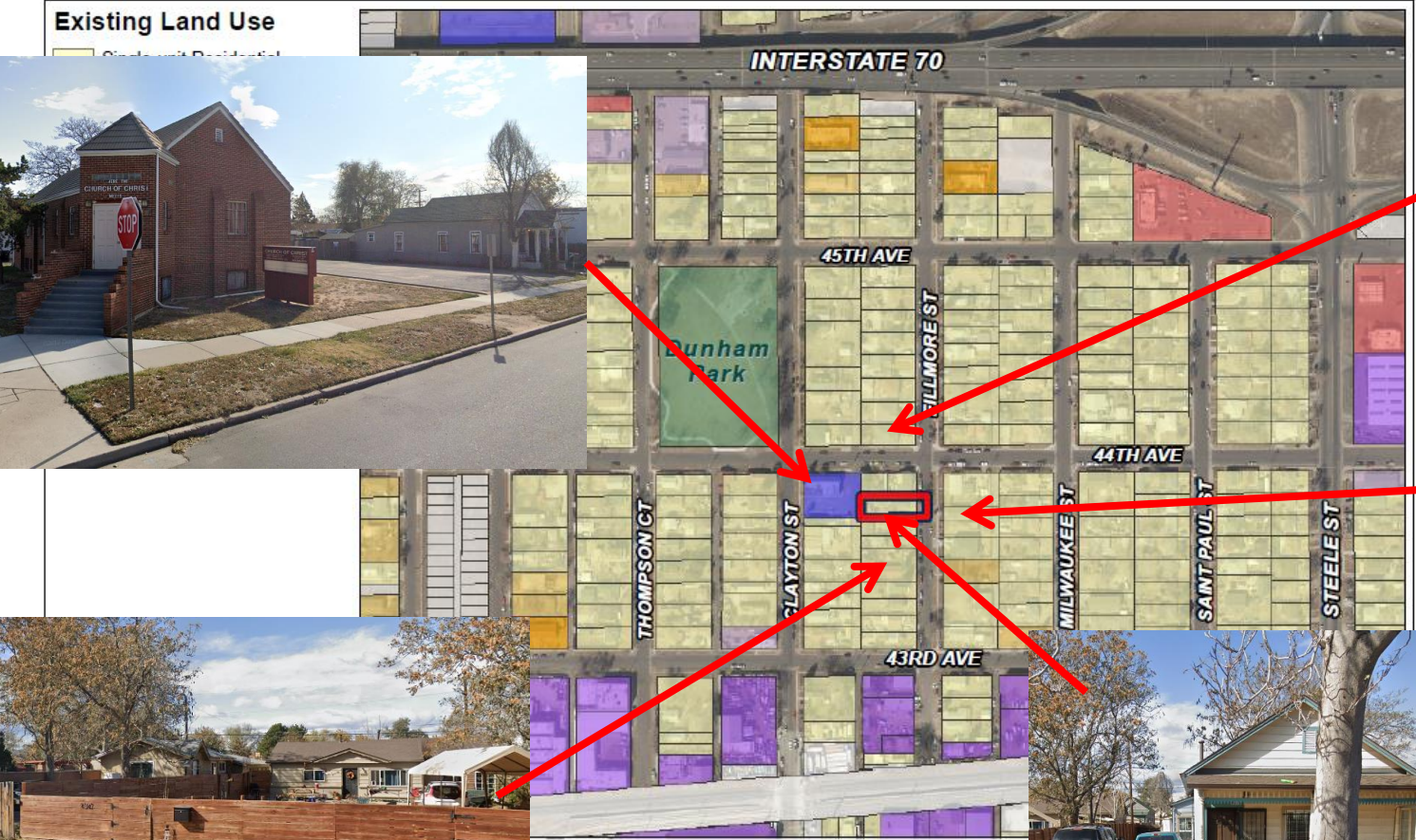
Existing Zoning

- Subject site: E-SU-D

- Surrounding properties: E-SU-D

Existing Land Use

- Subject property: Single-unit residential

- North: Single-unit residential
- East: Single-unit residential
- South: Single-unit residential
- West: Church

Existing Context – Building Form/Scale

Proposed Zone District

Urban (U-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures per Zone Lot		1*	1*	1*	2	**No Maximum**							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	U-SU-A, -B, -C, -E, -H		■										
	U-SU-A1, B1, C1, E1, H1		■										
	U-SU-A2, -B2, -C2		■	□	□								
Two Unit (TU)	U-TU-B , -C		■	■	■								
	U-TU-B2		■	■	■	□							
Row House (RH)	U-RH-2.5		■	■	■	■							
	U-RH-3A		■	■	■	■			□				

U-TU-C
- Urban House, Duplex, Tandem House building forms
- Single-unit and two-unit residential uses
- 5,500 sf minimum lot size
- 2.5 story/30' maximum height
- 37.5% maximum lot coverage

DENVER THE MILE HIGH CITY

Process

- Planning Board (June 3, 2020)
  - Unanimous recommendation of approval
- Land Use, Transportation and Infrastructure Committee (June 9, 2020)
- City Council (Tentative: July 20, 2020)
- Public comment
  - 3 letters of opposition

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*
   - *Elyria and Swansea Neighborhoods Plan (2015)*

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 B – Ensure neighborhoods offer a mix of housing types and services for diverse populations (p. 34).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities (p. 34).*
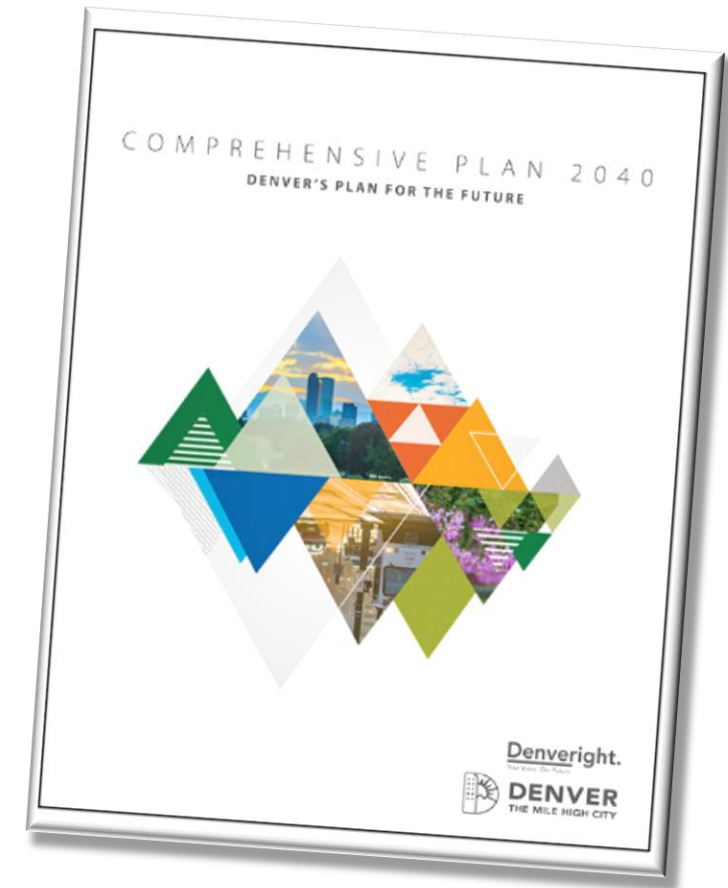
Review Criteria: Consistency with Adopted Plans

Equity

Comprehensive Plan 2040
- 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).

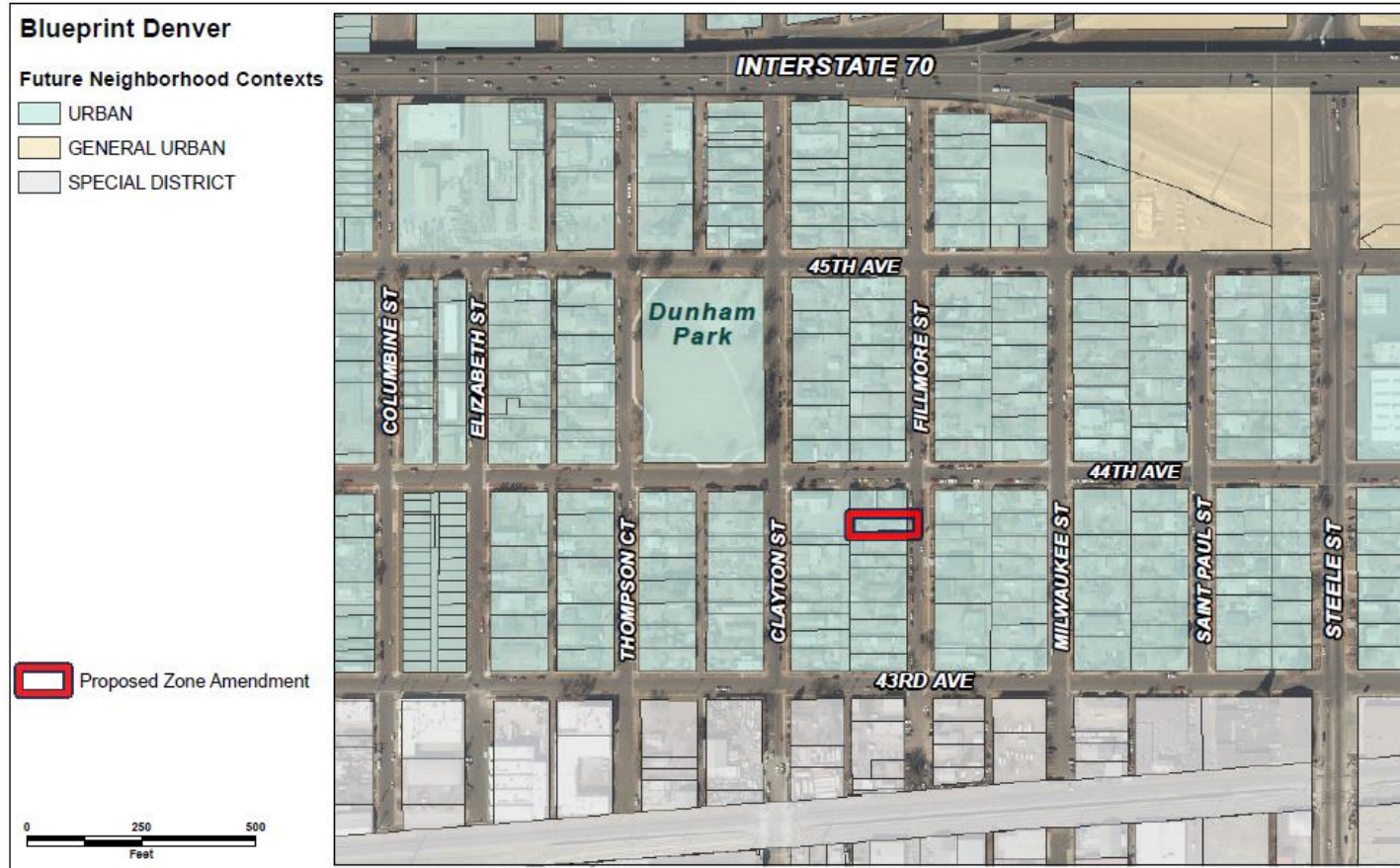# Review Criteria: Consistency with Adopted Plans

Climate

Comprehensive Plan 2040
- Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).
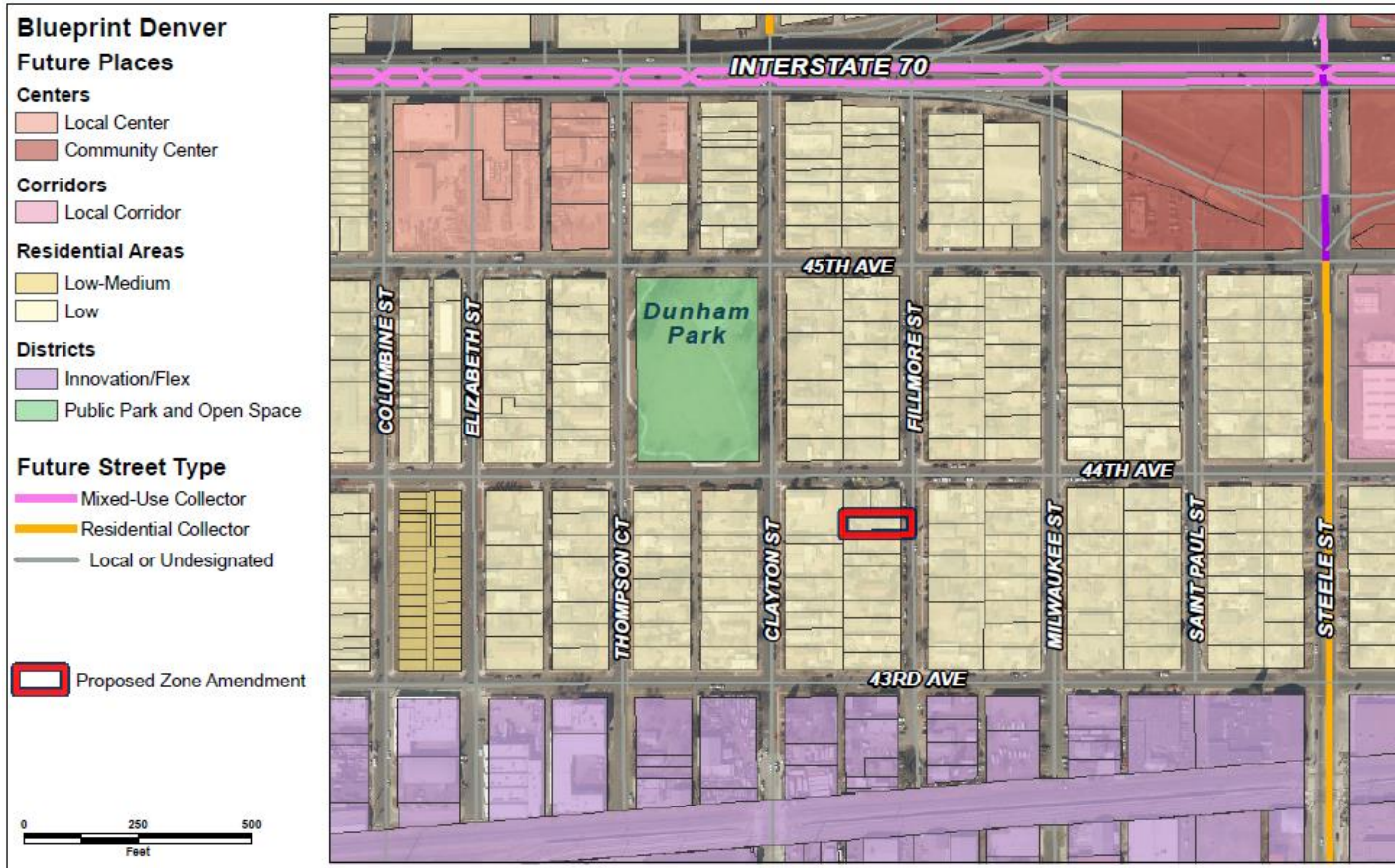
Consistency with Adopted Plans: Blueprint Denver 2019

- **Urban Context**
  - Homes vary from multi-unit developments to compact single-unit homes
  - Small multi-unit and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas

Consistency with Adopted Plans: Blueprint Denver 2019


- Low Residential
  - Predominately single- and two-unit uses on smaller lots
  - Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible
  - Medium building coverage.
  - Building heights are generally up to 2.5 stories in
- Local Street
  - Designed for the highest degree of property access and the lowest amount of through movement

Consistency with Adopted Plans: Blueprint Denver 2019
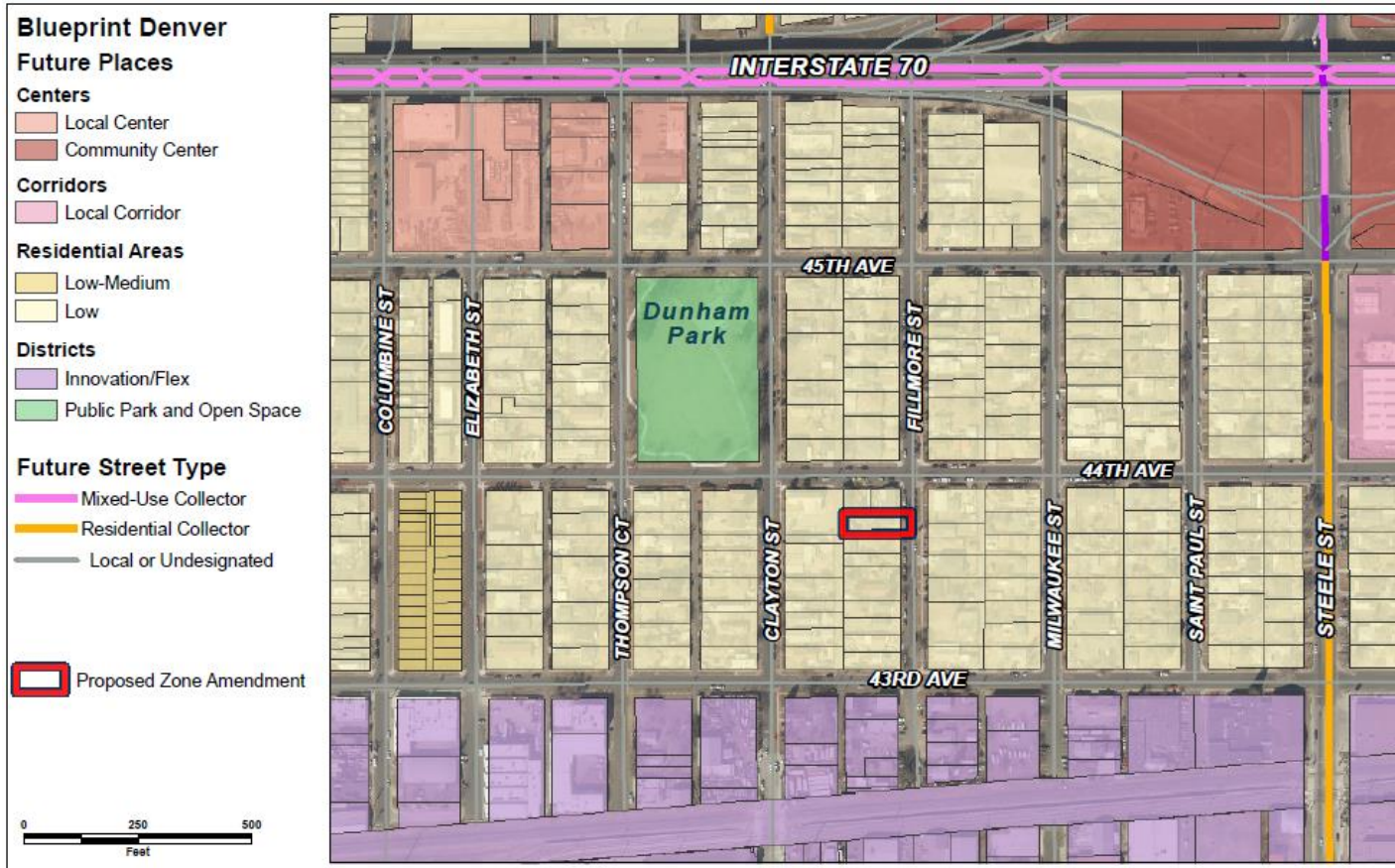
- Two-unit uses
  - A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input
  - Neighborhood plan calls for two-unit uses
- Lot size
  - An established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request
  - Variety of lot sizes
  - 5,500 square feet minimum would be consistent with established pattern

Consistency with Adopted Plans: Blueprint Denver 2019

Blueprint Denver

Future Growth Areas

- Community centers and corridors
- Districts
- All other areas of the city

[ ] Proposed Zone Amendment

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

Consistency with Adopted Plans: Elyria and Swansea Neighborhoods Plan

Legend:
- Mixed Use
- Transit Oriented Development
- Town Center
- Entertainment, Cultural, Exhibition
- Single Family Residential
- Single Family Duplex
- Urban Residential
- Pedestrian Shopping Corridor

- Single Family Duplex: a mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings
- Provide a broad range of housing types by allowing for moderate increases in density and household economic stabilization by allowing options that supplement an existing single family home, including accessory dwelling units, duplexes and tandem houses
- Urban Neighborhood Context, as opposed to the currently-mapped Urban Edge Context, better reflects the use of alleys, limiting or prohibiting curb cuts for street access, and the continuation of detached sidewalks where possible

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
   - Request is consistent
3. Further Public Health, Safety and Welfare
   - Implements adopted plans, promotes additional housing options
4. Justifying Circumstances
   - Changed or Changing Conditions: Changes in the neighborhood, adoption of new neighborhood plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
   - "Up to two units on a minimum zone lot area of 5,500 square feet"

CPD Recommendation

<u>CPD recommends approval, based on finding all review criteria have been met</u>

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