



TO: Land Use, Transportation and Infrastructure Committee
FROM: Jeff Hirt, Senior City Planner
DATE: June 13, 2018
RE: Official Zoning Map Amendment Application #2017I-00047
2500 East 44th Ave., 4348 Columbine St., 4301 & 4349 Elizabeth St.
Rezoning from E-TU-B to PUD-G 18

Staff Report and Recommendation

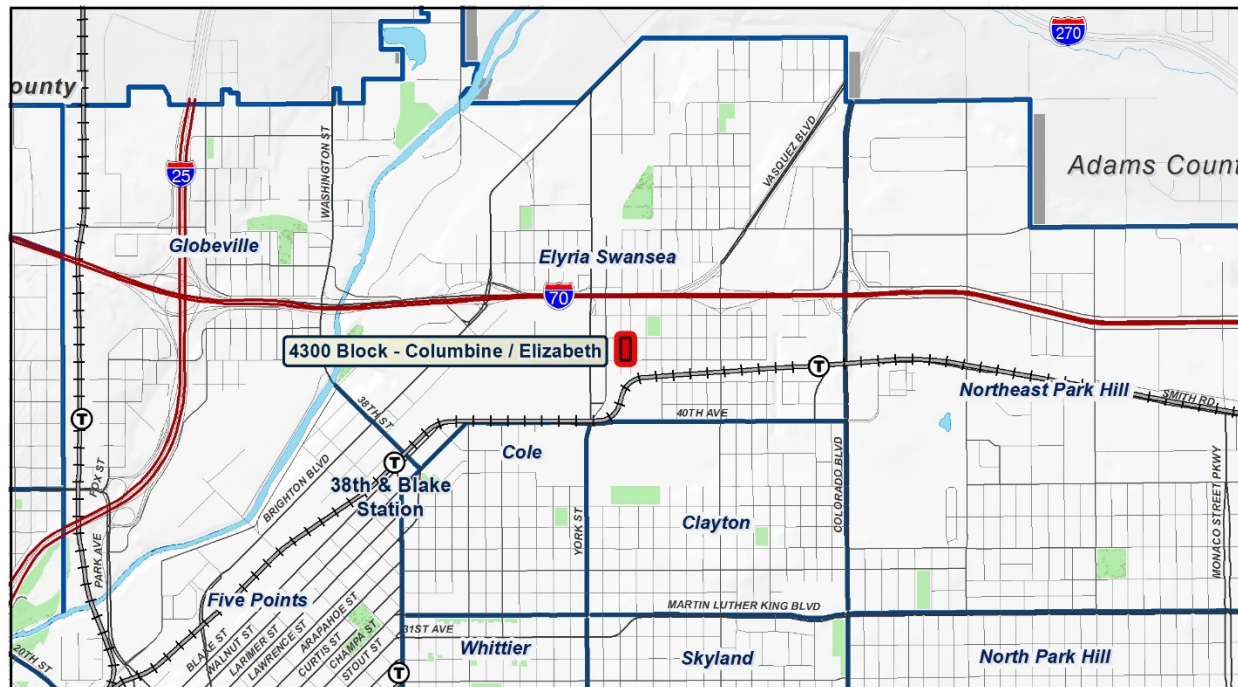
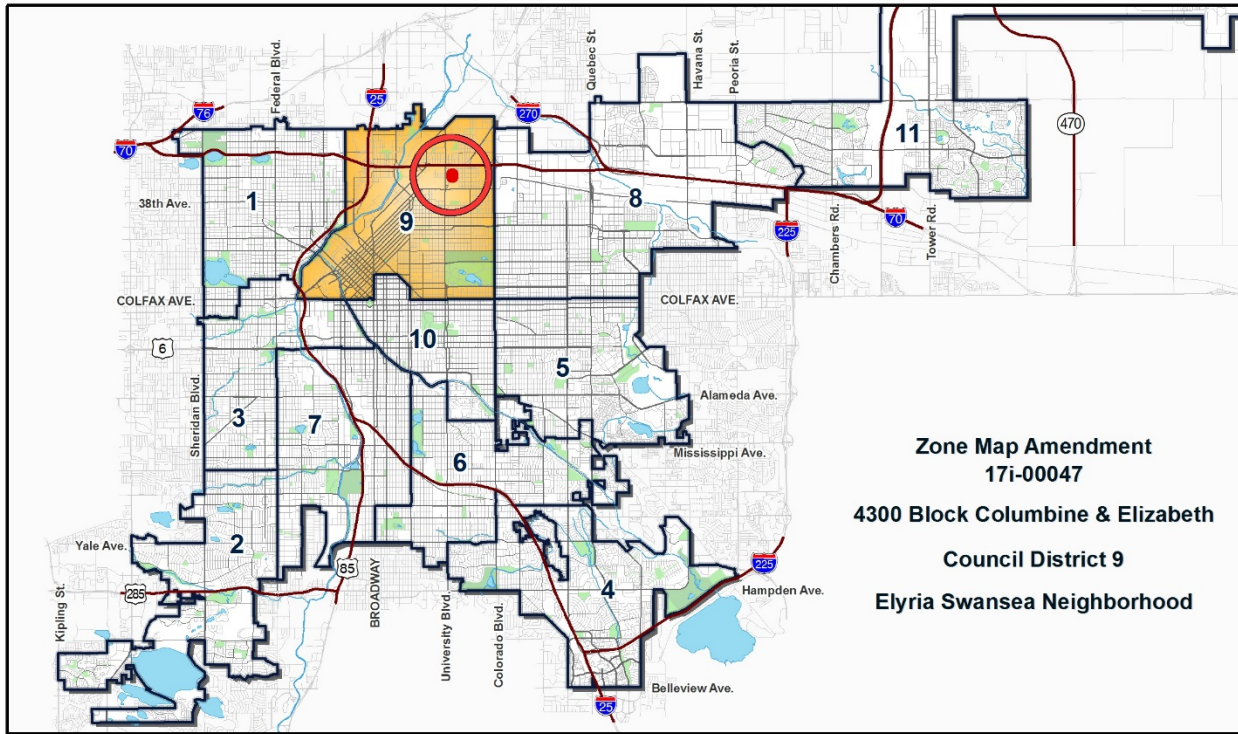
Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2017I-00047 for a rezoning from E-TU-B to PUD-G 18.

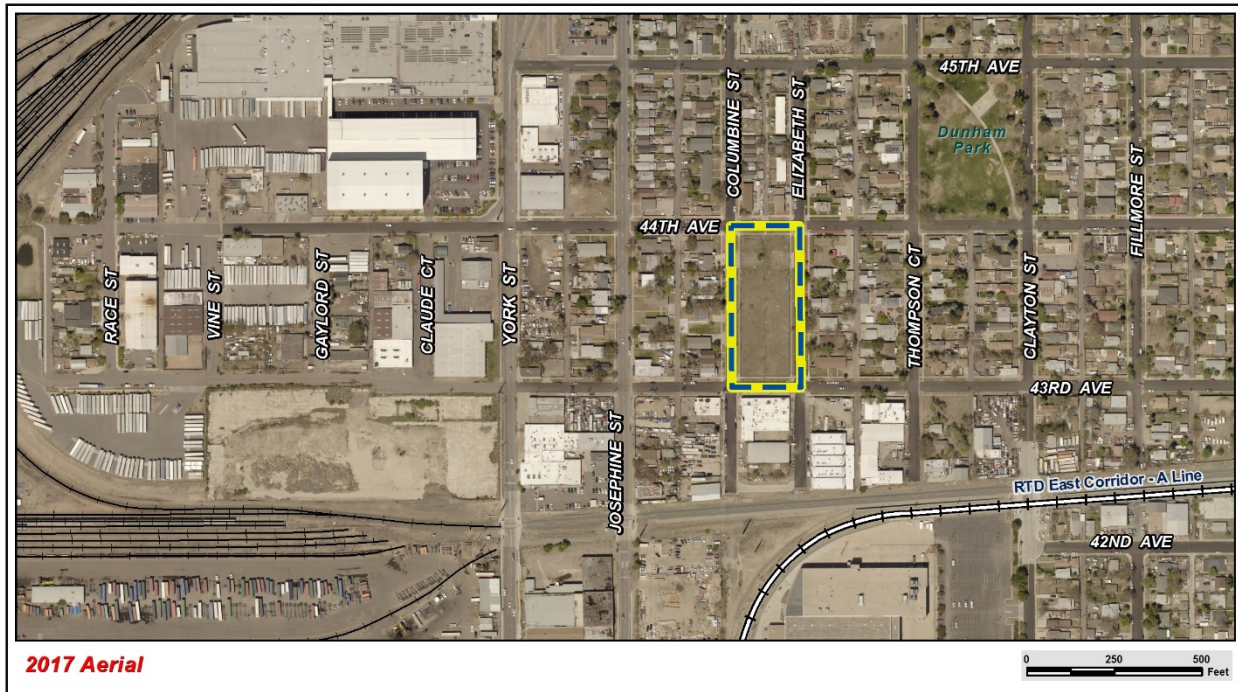
Request for Rezoning

Application: #2017I-00047
Address: 2500 East 44th Ave., 4348 Columbine St., 4301 & 4349 Elizabeth St.
Neighborhood/Council District: Elyria Swansea / Council District 9
RNOs: UCAN, Cross Community Coalition, Elyria and Swansea Neighborhood Association, Elyria and Swansea Business Association, Denver Arts and Culture Initiative, Inter-Neighborhood Cooperation
Area of Properties: 55,140 SF (1.3 acres)
Current Zoning: E-TU-B
Proposed Zoning: PUD-G 18
Property Owner(s): Denver Housing Authority
Owner Representative: Bruce O'Donnell

Summary of Rezoning Request

- The subject site is one city block in the Elyria Swansea neighborhood at 44th Avenue and Columbine Street.
- The subject site has been vacant since two small original structures were demolished in the early 1990s.
- The applicant is requesting the rezoning to allow the site to be developed for residential units.
- The subject block is approximately ½ the width of the surrounding blocks. The applicant is requesting a Planned Unit Development (PUD) based on the U-TU-B zone district, with variations that address this unique physical constraint and allow two rows of lots with alley access, consistent with the surrounding development pattern.





Existing Context

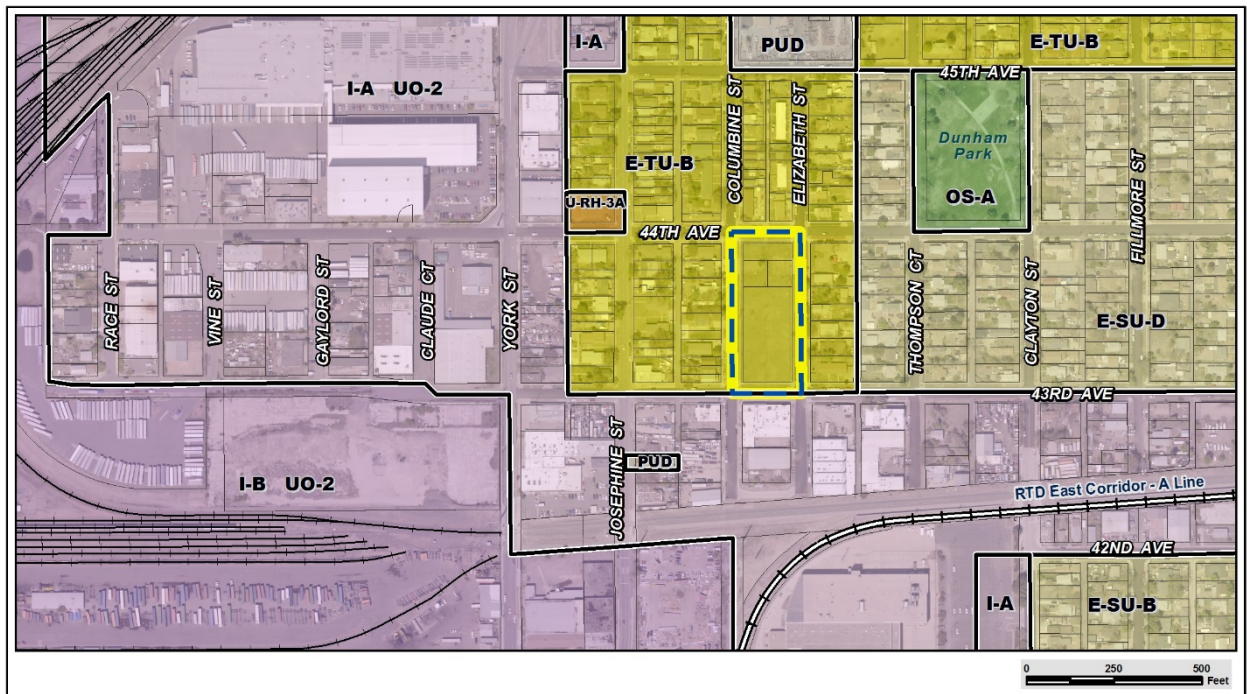
The subject properties are in a predominantly residential neighborhood that is a four block-long area between Interstate 70 and both freight rail and commuter rail tracks. North of 43rd Avenue in this area is a mix of single-unit, two-unit, and multi-unit residential. South of 43rd in this area transitions to industrial uses towards the rail tracks. The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Uses	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-TU-B	Vacant	No buildings present. The site has only ever had two small structures on the block on two small, existing lots (4348 Columbine, 4349 Elizabeth), which were demolished in the early 1990s.	Rectilinear block pattern follows the Elyria Swansea neighborhood street grid. Alleys run north-south and are present on most blocks. Vehicular access is predominantly from the alley. The originally platted lots and blocks between Columbine St and Elizabeth St from the rail tracks to Interstate 70 are approximately ½ the width of typical blocks in this area. The subject site includes one full city block that measures 138' x 400'. The Additional Review Criteria for Rezoning to PUD District section below provides more analysis of the block and lot patterns.
North	E-TU-B	Single and two unit residential, multi-unit	1 – 1.5 story single-unit, two-unit, and multi-unit residential buildings with access off the alley.	
South	I-A, UO-2	Industrial, Public/Quasi-Public	1-2 story industrial buildings make up the block that separates the subject site from the rail tracks. Vehicular access to these sites is mixed between alley and street access, but originally has been off of the alley.	
East	E-TU-B	Single and two family residential, multi-unit	1-1.5 story single-unit, two-unit, and multi-unit buildings with vehicular access off the alley.	
West	E-TU-B	Single and two unit residential, multi-unit	1-1.5 story single, two unit, and multi-unit buildings with vehicular access predominantly off the alley.	

1. Existing Zoning

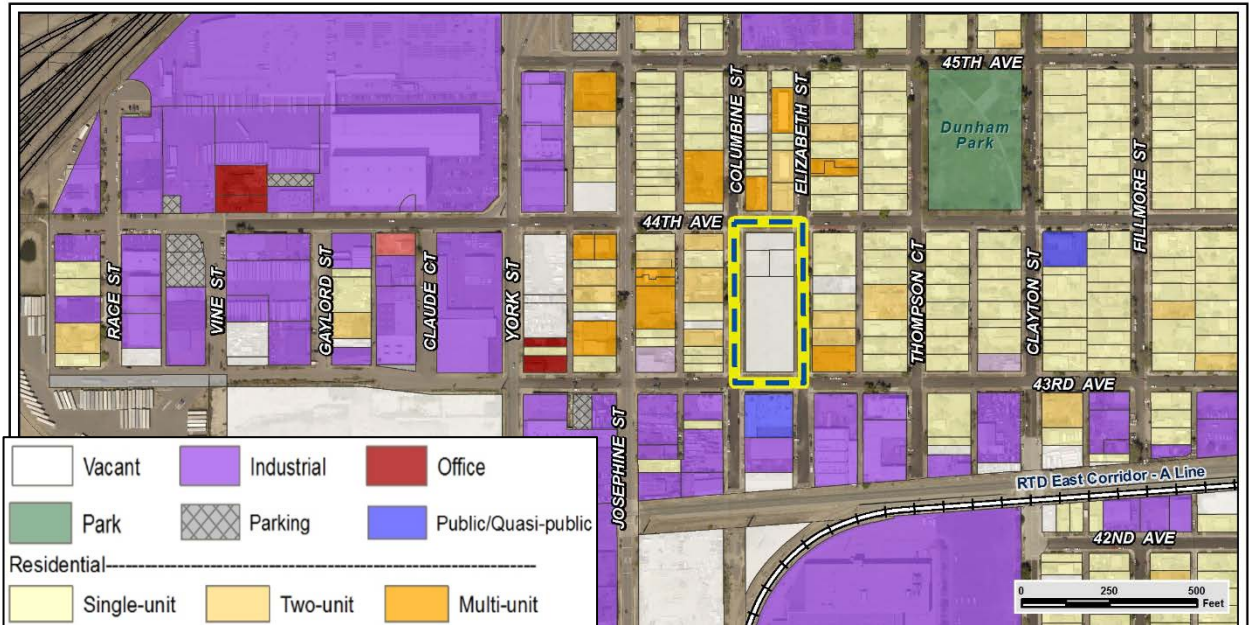
The existing zoning on the subject site is E-TU-B. The E-TU-B zone district allows up to two units on a minimum zone lot area of 4,500 square feet. Allowed primary building forms are the Urban House, Duplex, and Tandem House building forms. Allowed uses in E-TU-B are limited to single unit and two-unit dwellings, and the other standard Group Living and limited Nonresidential uses found in two-unit zone districts. The surrounding properties to the north, west, and east are all also E-TU-B.

The surrounding properties to the south are zoned I-A, UO-2. I-A stands for Light Industrial District and is intended to be an employment area containing offices, business, and light industrial uses that are generally compatible with adjacent Residential or Mixed Use Commercial Zone Districts. I-A zoned areas serve as a land use buffer between more residential areas and more intensive industrial areas. All uses conducted in this zone district must be enclosed within a structure, unless specifically allowed to operate out of doors. UO-2 is a billboard use overlay district.



2. Existing Land Use Map

The subject site is surrounded to the north, west, and east by a mix of single-unit, two-unit, and multi-unit residential land uses. To the south are predominantly industrial uses that transition to the rail tracks.

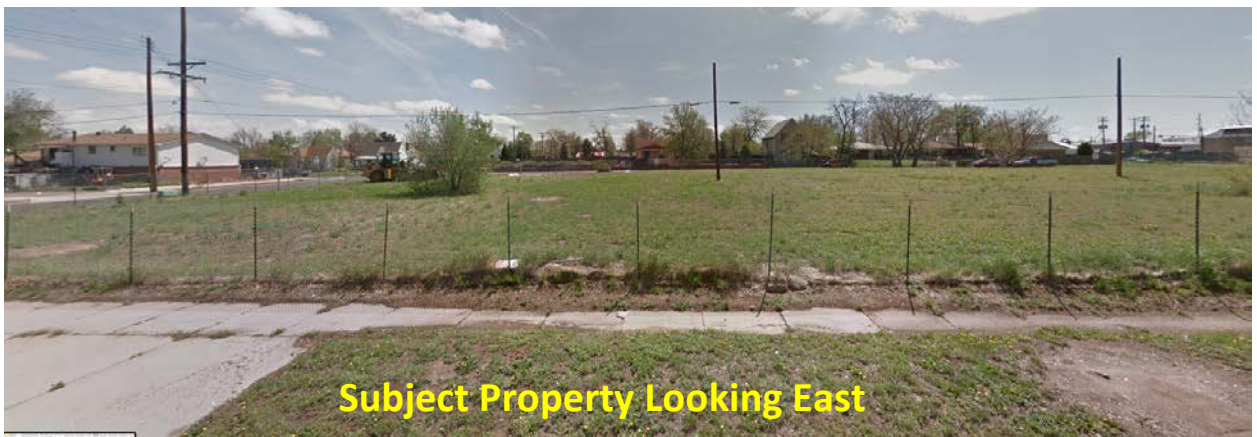
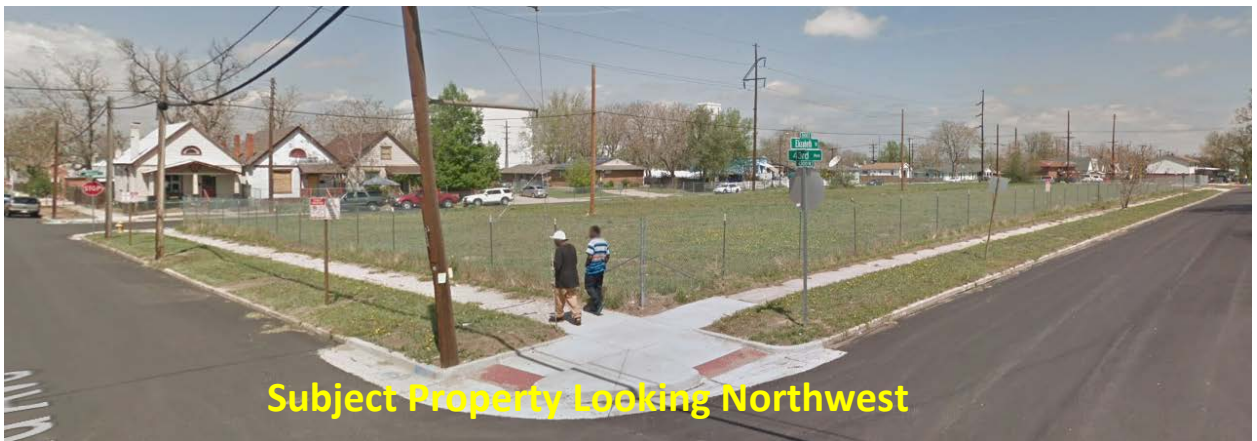


3. Existing Building Form and Scale

The existing building form and scale of the subject site and adjacent properties are shown in the images on the following pages.

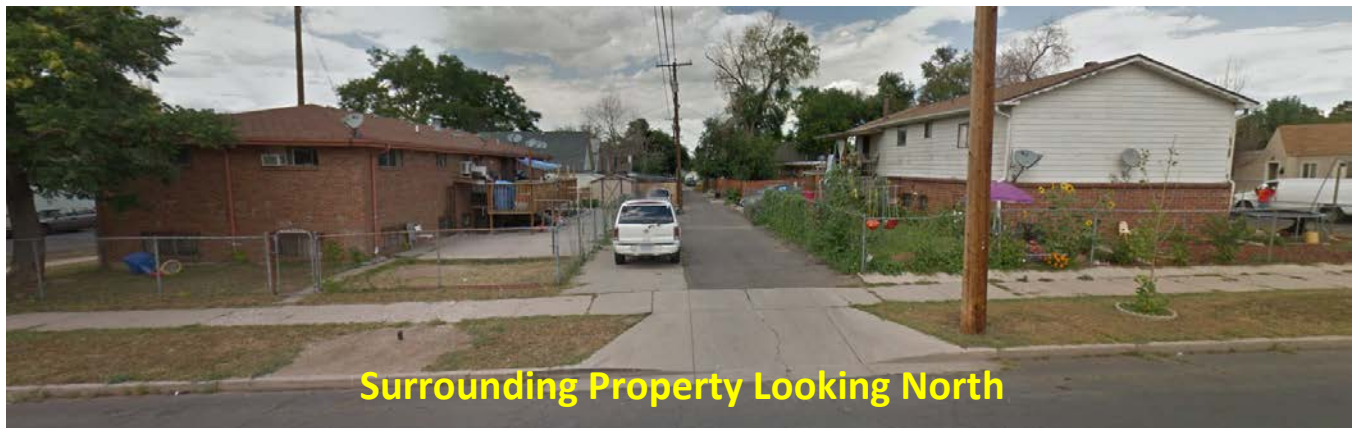
Subject Site Images (source: Google Maps)

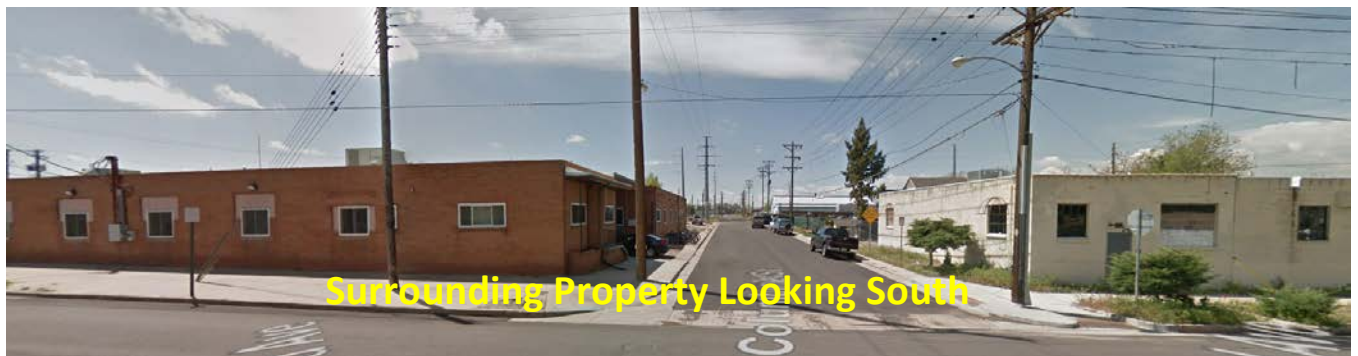






Surrounding Area Images (source: Google Maps)





Summary of Request for PUD

The applicant is requesting to rezone to PUD-G 18 per DZC Section 9.6.1. The general purpose of a PUD district is to provide an alternative to conventional land use regulations, combining use, density, site plan, and building form considerations into a single process, and substituting procedural protections for the more prescriptive requirements in the Code. The PUD District is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.

The request has the U-TU-B zone district as the base zone district for the PUD. The existing zoning on the subject site and surrounding sites is E-TU-B; however, the Elyria Swansea Neighborhood Plan recommends that the area to switch from the Urban Edge (E) to Urban (U) Neighborhood Contexts (see p. 88 of the plan).

The request is for a PUD because the subject site cannot develop in a manner consistent with the surrounding context without significant waivers, variances, or conditions from the U-TU-B zone district. The U-TU-B zone district requires larger lots and larger setbacks than is typical on surrounding blocks. The U-TU-B zone district also does not require alley access where no alley exists, which is contrary to the neighborhood context that was established in the 1890s. Specifically, the U-TU-B zone district:

- Does not allow for lots that are responsive to the subject block's narrow width and the area's original lot patterns. The U-TU-B district's minimum lot size of 4,500 square feet is larger than any originally platted lot on the surrounding blocks, which ranges from 3,450 square feet on the

wider, adjacent blocks to 1,625 square feet on the equally narrow block north of the subject site.

- Has a minimum lot size of 4,500 square feet and lack of required alley access on the subject block. This discourages two rows of lots separated by an alley, which is the area’s predominant pattern, including the equally narrow block directly north of the subject block.
- Has building form standards that are inconsistent with the neighborhood’s predominant and original pattern because:
 - The Primary Street setback on the subject site is 20’. Primary Street setbacks for original structures on adjacent blocks are commonly 0’, with some between 5’ and 10’. Since the subject site is a vacant block, there are no block sensitive Primary Street setback requirements.
 - The Side Street and Side Interior setbacks on the subject site are 5’. Most original structures on originally platted lots on surrounding blocks have Side Street and Side Interior setbacks less than 5’, which reflects the original 25’ lot widths.
 - The Rear setback is 12’ for lots on alleys. Buildings with a rear setback less than 5’ are common on surrounding blocks, which have alleys.
 - The maximum building coverage is 37.5%, which is overly restrictive on smaller lots. Existing building coverage on surrounding blocks is commonly 50% or more.

The table below summarizes all of PUD-G 18’s proposed variations from the U-TU-B zone district.

PUD-G 18 Proposed Variations from U-TU-B Zone District		
U-TU-B Zone District Standards	PUD-G 18 Variations from U-TU-B Zone District Green = variation from U-TU-B	Reason for Variation
Height		
Stories, front 65% / rear 35% of zone lot depth (max)	2.5/ 2 2.5	To recognize that, with two rows of alley-accessed lots on a 138’-deep block, the resulting lot depth is too constrained. With a 16’-wide alley, two rows of approximately 60’ deep lots will remain.
Feet, front 65% / rear 35% of zone lot depth (max)	30’/ 17 30’	
Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% / rear 35% of zone lot depth	17’/ 10 17’	
Siting		
Zone lot size	4,500-sf 2,800 sf	To be more consistent with surrounding, original lot patterns and promote two rows of alley accessed lots.
Primary Street, where block sensitive setback does not apply (min):	20’ 8’	To be more consistent with existing, surrounding Primary Street setbacks, including the equally narrow block to the north. 8’ is also the depth of the allowable front porch encroachment into the Primary Street setback.

PUD-G 18 Proposed Variations from U-TU-B Zone District		
U-TU-B Zone District Standards	PUD-G 18 Variations from U-TU-B Zone District Green = variation from U-TU-B	Reason for Variation
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH	Greater than 40' and less than 75'	
Side Street (min)	5' 3'	To be more consistent with existing, surrounding setbacks, including the equally narrow block to the north.
Side Interior (min)	5' 3'	
Rear, alley/no alley	12' 5'/20'	
Building Coverage per Zone Lot, including all accessory structures (max)	37.5% 70%	To be more consistent with existing, surrounding building coverage, and promote development of residential units on physically constrained lots due to the narrow block width.
PARKING BY ZONE LOT WIDTH	Greater than 40' and less than 75'	
Vehicle Access	Alley only	To be more consistent with all surrounding blocks.

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Asset Management – Approved

Public Works – Surveyor: Approved

Environmental Health: Approved with comments.

Notes. Based on available information, it is EQ's opinion that the Property being considered for rezoning is within the boundaries of the Vasquez Boulevard/I-70 Superfund site, Operable Unit 1 (OU1) which was associated with elevated levels of metals in soil. Under oversight by the U.S. Environmental Protection Agency (EPA), contaminated soil on affected properties was remediated. However, EQ has information to suggest the property was not tested by the EPA, because the property was vacant at the time of EPA's response. EQ asks that the soil on the Property be evaluated to confirm it is suitable for residential development.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete. Historically, structures formerly on the Property were razed, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.

The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays.

Denver’s Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).

Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council and registered neighborhood organizations	1/26/18
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and registered neighborhood organizations	4/30/18
Planning Board public hearing: Planning Board unanimously recommended approval with the condition that the number of stories in the rear 35% of any zone lot in PUD-G 18 be increased from 1 to 2.5.	5/16/18
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting (tentative)	6/4/18
Land Use, Transportation and Infrastructure Committee of the City Council review	6/19/18
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative)	7/9/18
City Council Public Hearing (tentative)	7/30/18

The RNOs identified on page 1 were notified of this application. As of the date of this staff report, one public comment has been received in support from the Elyria Swansea-Globeville Business Association. The letter expresses support for a PUD zone district and Elyria Swansea Neighborhood Plan support for residential development at this location (see Attachment 2).

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7, 12.4.10.8, and 12.4.10.9, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

DZC Section 12.4.10.9 Additional Review Criteria for Rezoning to PUD District

- 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 this 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 (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver (2002)*
- *Elyria & Swansea Neighborhoods Plan (2015)*

Denver Comprehensive Plan 2000

The proposal is consistent with several Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place* (p. 39).
- Citywide Land Use and Transportation Plan Strategy 1-H - *Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan* (p. 58).

- Residential Neighborhoods and Business Centers Strategy 3-B: *Encourage quality infill development that is consistent with the character of the surrounding neighborhood* (p. 59).
- Strong Connections Strategy 4-E: *Recognize the significant design role of alleys in defining the character of traditional Denver neighborhoods with regard to access and building orientation* (p. 99)

The proposed rezoning is consistent with the Denver Comprehensive Plan for the following reasons:

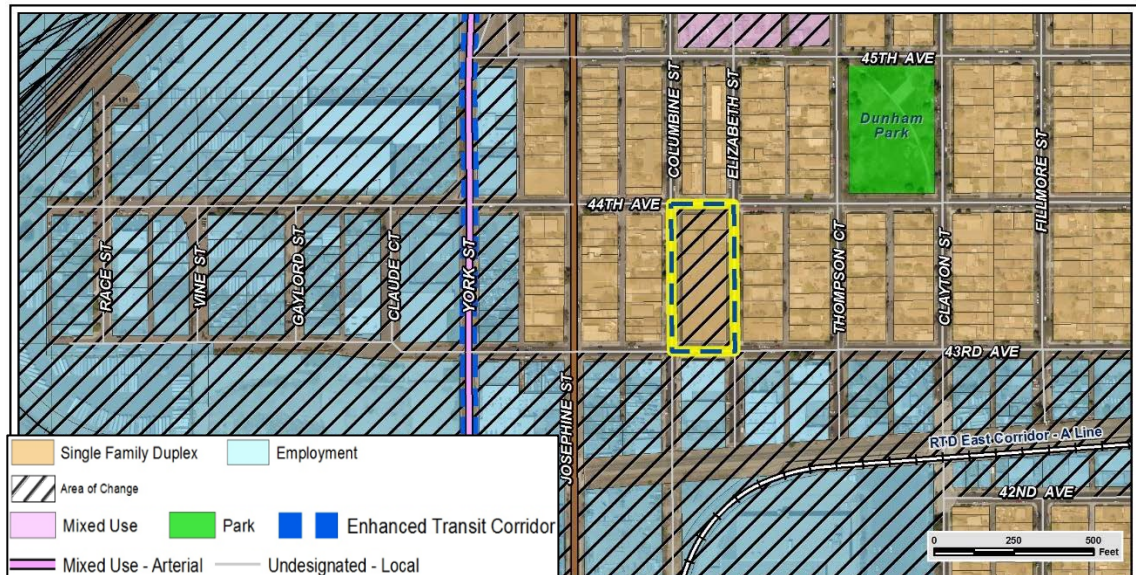
- The proposed rezoning will promote infill development at a site where services and infrastructure are already in place;
- The proposed rezoning will encourage development of housing, with modifications to the U-TU-B zone district to respond to neighborhood context related to setbacks, lot sizes, and lot orientation to alleys.

Blueprint Denver (2002)

According to *Blueprint Denver*, this site has a concept land use of Single Family Duplex and is located within an Area of Change.

Future Land Use

Blueprint Denver describes Single Family Duplex Residential areas as moderately dense areas with a mixture of housing types, including single family houses, duplexes, townhouses, and small apartment buildings (p. 42).



Area of Change

The site is in an Area of Change. Areas of Change are parts of the city where new growth and redevelopment can best be accommodated because there is existing infrastructure in the area and they have not realized their full development potential (p. 19).

Street Classifications

Blueprint Denver classifies all streets that surround the subject site as Undesignated Local Streets. Blueprint Denver states “the design features of local streets are influenced less by

traffic volumes and are tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets” (p. 51).

The proposed rezoning is consistent with Blueprint Denver for the following reasons:

- Related to the Single Family Duplex land use concept, PUD-G 18 is based on the U-TU-B zone district. U-TU-B is a two-unit zone district that also allows single unit dwellings. PUD-G 18 better accommodates the Duplex building form on the physically-challenged subject site for two-unit dwellings than the current U-TU-B district does; and

2015
**ELYRIA & SWANSEA
NEIGHBORHOODS PLAN**



- The subject site is in an Area of Change, is a vacant block, and has unrealized development potential in an established neighborhood with services and infrastructure in place.

Elyria & Swansea Neighborhoods Plan (2015)

The requested rezoning is consistent with the following Elyria & Swansea Neighborhoods Plan policies:

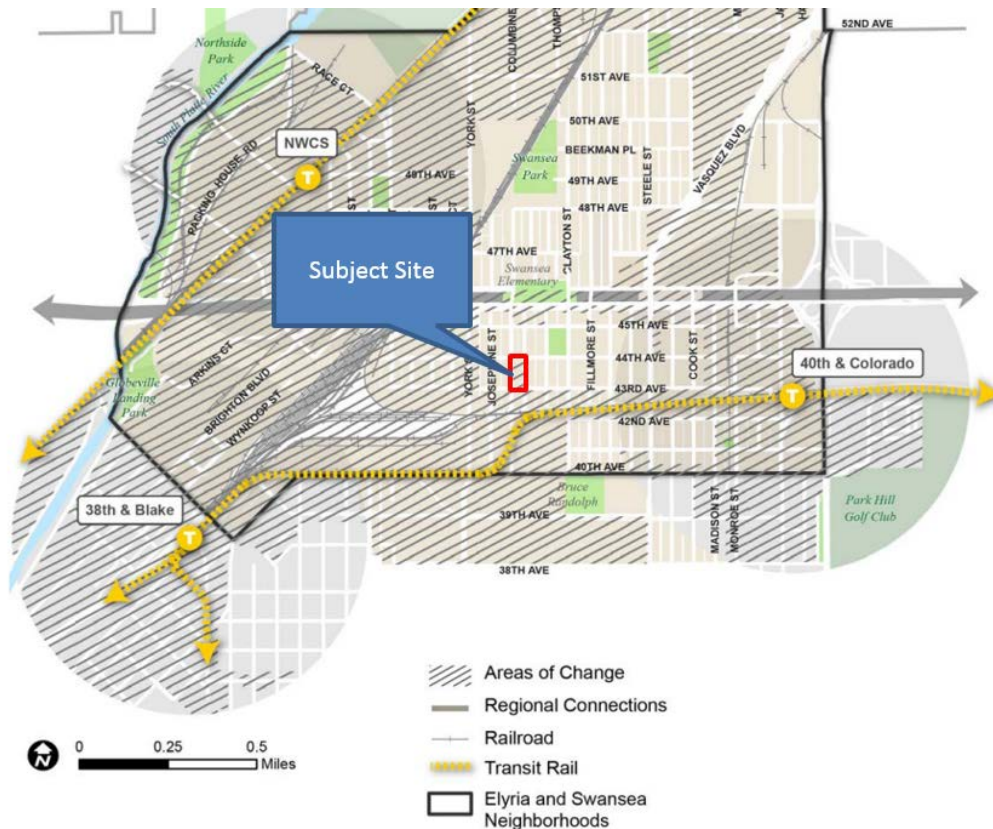
- Area of Change Designation: *Growth and change should occur in Areas of Change while enhancing Areas of Stability* (p. 26).
- Single Family Duplex Designation: *Single Family Duplex residential areas are moderately dense areas that are primarily residential. There is a mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings* (p. 26).
- Establish a Balance Land Use Strategy Recommendations
 - 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)
- Develop and Implement an Urban Design Strategy Recommendation
 - B.12 Encourage Development of Key Opportunity Sites: *Vacant property owned by the Denver Housing Authority* (p. 36)
- Improve Access to Housing, Jobs, Services & Education Strategy Recommendations
 - B.23 Increase Access to Housing: *Identify vacant and distressed parcels, blocks and potential redevelopment sites with a priority to develop those sites for new residential housing. Regularly check the status of government or quasi-government owned properties, such as the Denver Housing Authority, to see if suitable parcels become available for development* (p. 46).
 - B.24 Establish Affordable and Mixed Income Housing Strategies and Funding Opportunities: *Identify properties owned by Denver Housing Authority and explore opportunities to create infill development on vacant land or redevelop properties that could be updated to accommodate more residents with limited incomes in the neighborhood* (p. 47).
- Traditional Residential Areas: The plan designates the subject site as a Traditional Residential Area, which has the following policies:

- Reverse the trend of a declining population and expand housing throughout the neighborhood (p. 88)
- E.1 Update the Neighborhood Context: *Update to the Urban Neighborhood Context, as opposed to the Urban Edge context to better reflect the use of alleys, limiting or prohibiting curb cuts for street access, and the continuation of sidewalks where possible* (p. 88).

The proposed rezoning is consistent with the Elyria Swansea Neighborhood Plan for the following reasons:

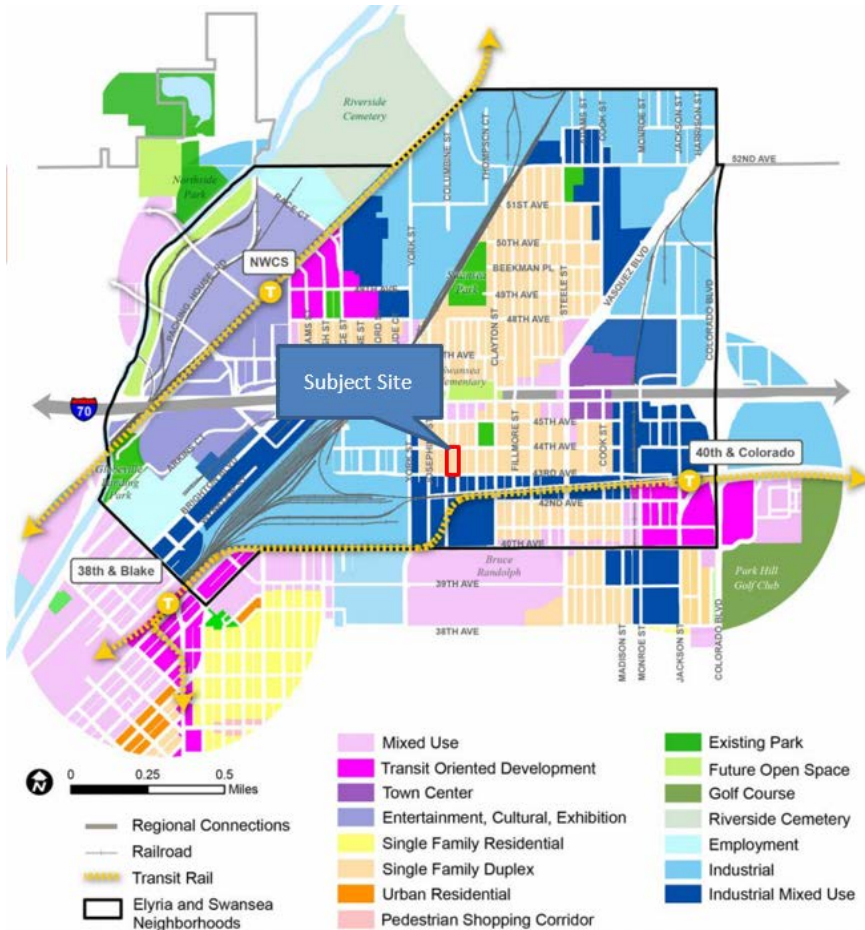
- The subject site is located in an Area of Change, which are areas where growth and change should occur;
- Related to the Single Family Duplex land use designation, PUD-G 18 will allow more flexibility using the Duplex building form for two unit dwellings;
- By allowing more flexibility through Duplex building form standards to better match the surrounding context than the U-TU-B zone district, PUD-G 18 will encourage investment and new housing units on a vacant block identified as an infill opportunity site (see map on next page) and owned by the Denver Housing Authority; and
- Since the proposed PUD-G 18 will be based on the U-TU-B zone district, this represents a change in Neighborhood Context from the current Urban Edge (E) to Urban (U), as explicitly stated in the plan.

Elyria & Swansea Neighborhoods Plan Areas of Change Map

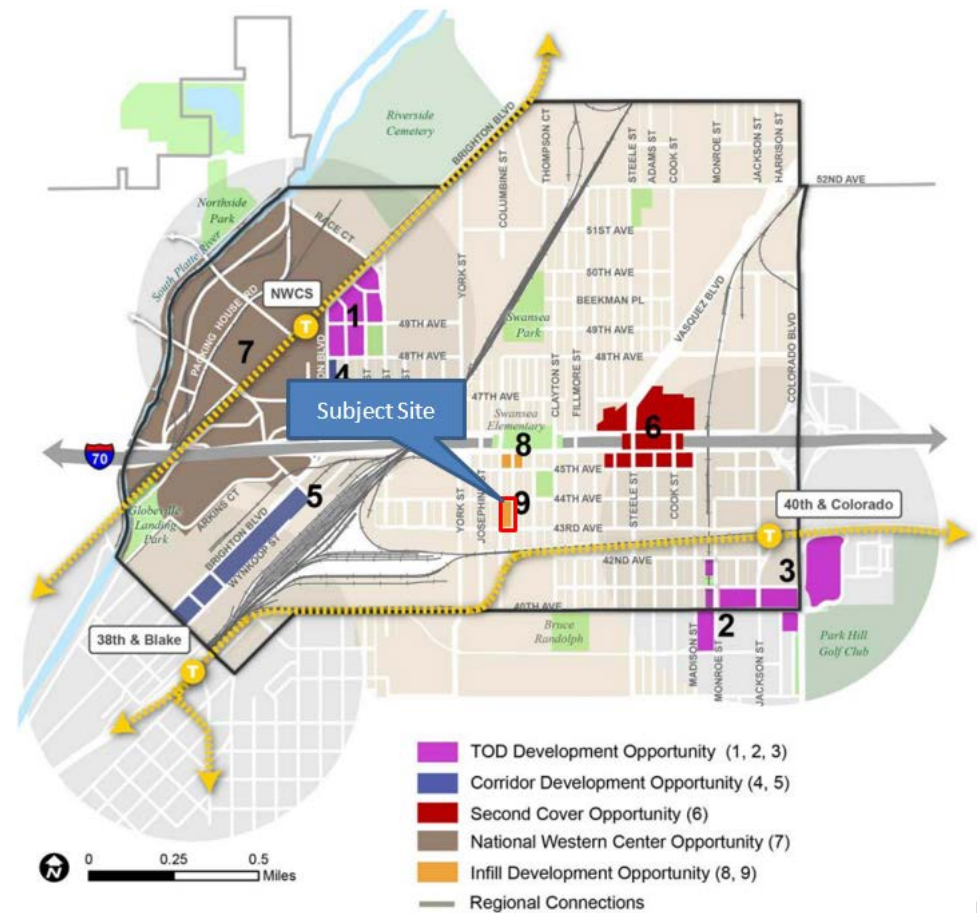




Elyria & Swansea Neighborhoods Plan Concept Land Use Map



Elyria & Swansea Neighborhoods Plan Key Development Opportunity Sites Map



2. Uniformity of District Regulations and Restrictions

The proposed map amendment will result in the uniform application of zone district building form, use, and design regulations across the site. The PUD is based on the U-TU-B zone district and Duplex Building Form, with appropriate customized elements in support of the uniquely narrow width of the subject block.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through implementation of the City's adopted land use plans.

4. Justifying Circumstance

The rezoning is justified under DZC Section 12.4.10.8.A.4, "The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area." Since the current zoning of E-TU-B was approved in 2010, the city adopted the Elyria Swansea Neighborhood Plan. This plan identifies the subject site as an infill opportunity site and contains several policies in support of encouraging new housing units on underdeveloped sites. The Colorado Department of Transportation has also undergone a property purchase and relocation process for the nearby Central I-70 Project, which has resulted in acquisition of several residential properties. This process has removed numerous residential units from the Elyria Swansea housing stock. The requested rezoning will encourage development of new residential units proximate to the neighborhood's affected housing stock.

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

The requested zone district is PUD-G 18, which is based on the U-TU-B zone district. The requested zone district is in the Urban Neighborhood Context, which is primarily characterized by single-unit and two-unit residential uses. The street, block, and access patterns in this context provide a consistent presence of alleys.

PUD-G 18 is consistent with the Urban Neighborhood Context description because it promotes single-unit and two-unit development in the existing neighborhood pattern of lot sizes and configurations, including two rows of alley-accessed lots. For analysis on consistency of this rezoning with the PUD zone district purpose and intent statements, see below.

Additional Review Criteria for Rezoning to PUD District (12.4.10.9)

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 this Code.

Denver Zoning Code Section 9.6.1.1 states that the general purpose of a PUD District is to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided. "Unique and extraordinary circumstances" that justify use of a PUD District include "where a development site has special physical characteristics, including but not limited to irregular or odd-shaped lots".

PUD-G 18 is consistent with the intent and purpose of PUDs because the subject site has special physical characteristics. Specifically, the subject site includes an entire city block that is approximately ½ the width of blocks to the east and west. This condition only exists for the 4 blocks between Columbine and Elizabeth, between the rail tracks and Interstate 70. This condition creates a unique challenge to accommodate two rows of lots with alley access, which is the predominant development pattern in the area, without multiple variances, waivers, or conditions. The images below of the current block widths and original plat from 1891 highlight these conditions.

Graphic Showing Subject Block Width Context

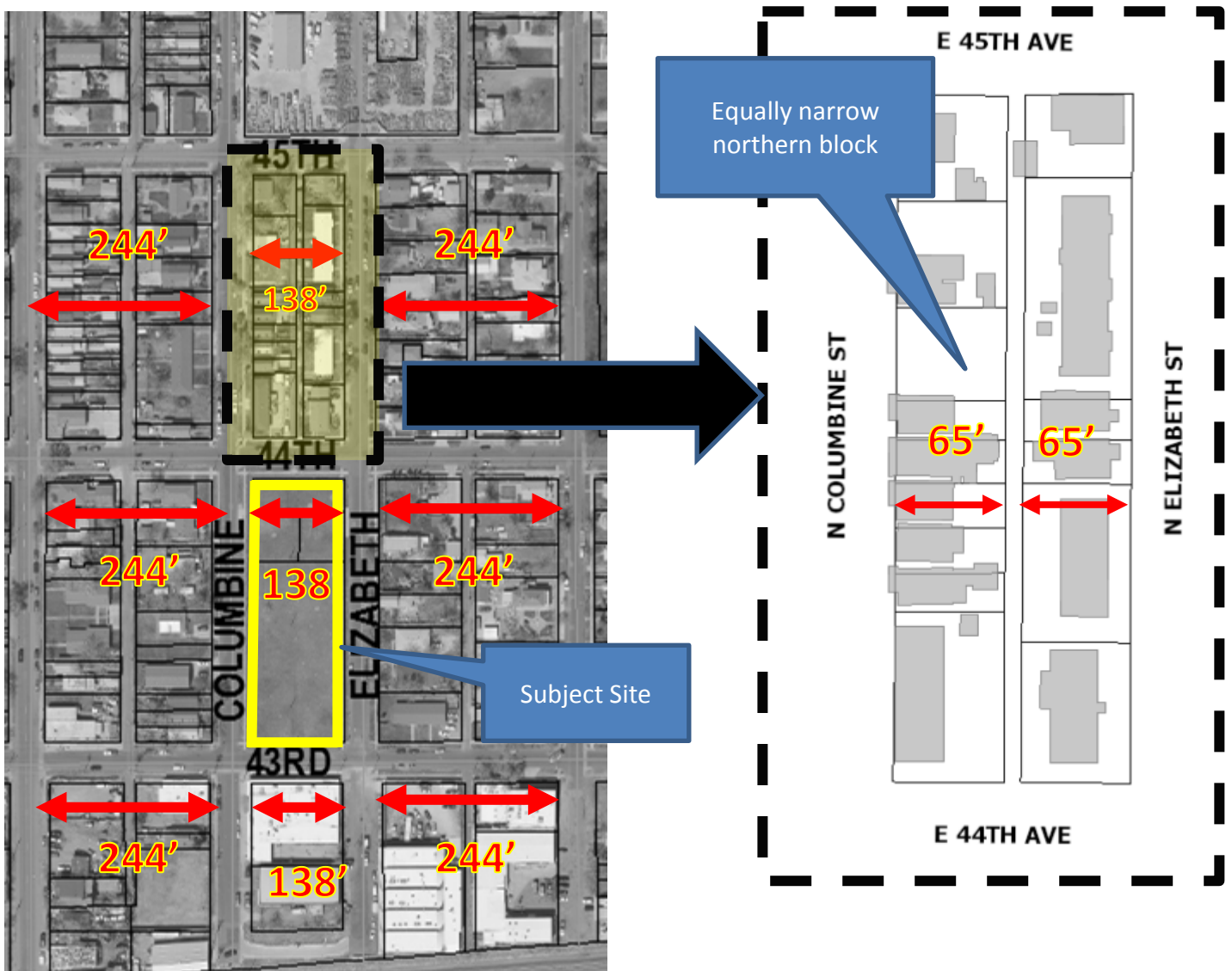
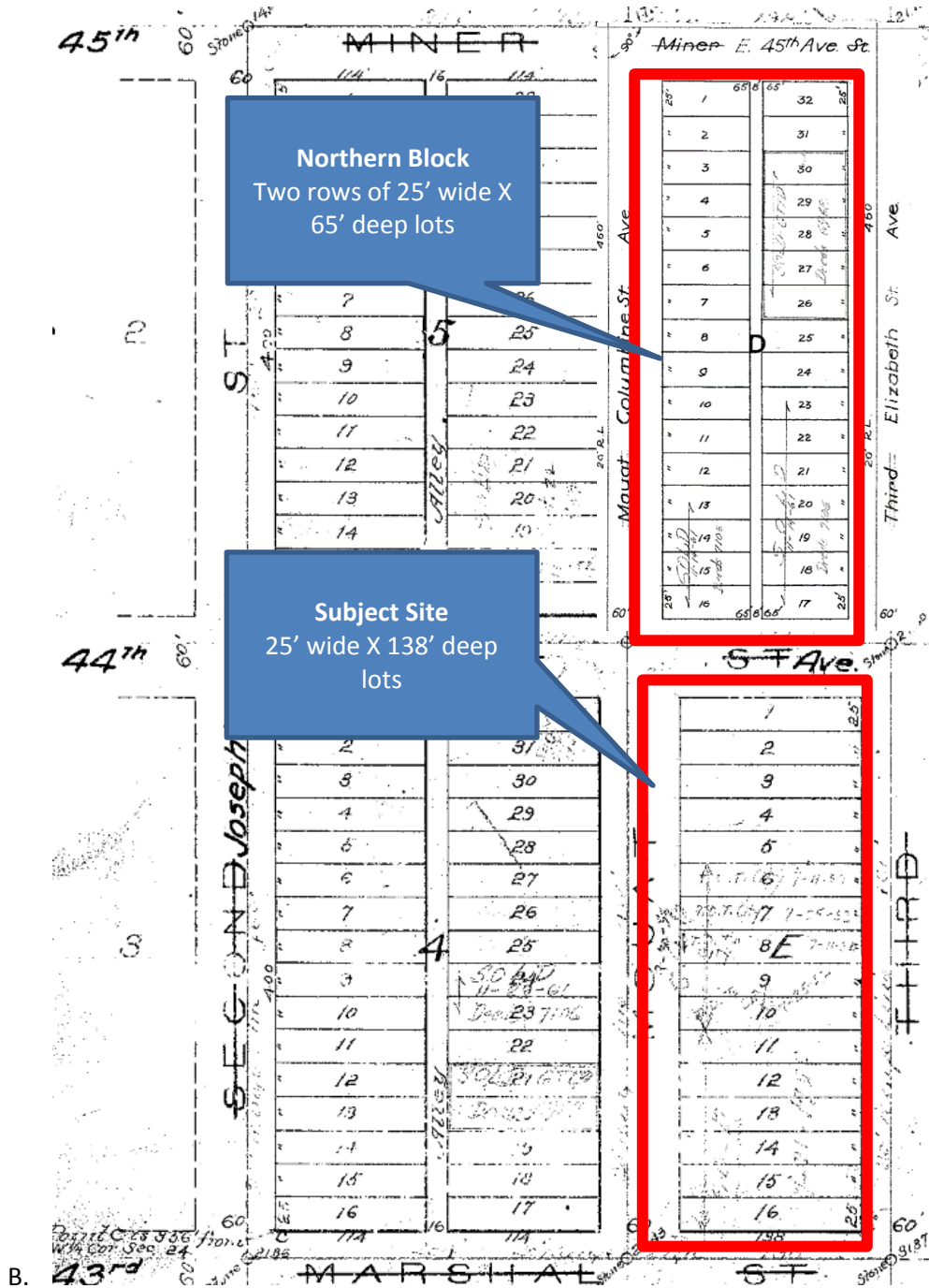


Image from Mouats Subdivision Plat (1891)



Northern Block
 Two rows of 25' wide X
 65' deep lots

Subject Site
 25' wide X 138' deep
 lots

D. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6

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

E. 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 District is necessary because 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.

F. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property

PUD-G 18 establishes permitted uses in accordance with the U-TU-B zone district, with no use-related changes proposed. The adjacent blocks north of 43rd Avenue have a mix of single, two, and multi-unit housing. The blocks south of 43rd Avenue have predominantly industrial uses. The U-TU-B zone district allows for single and two-unit dwellings, which is compatible with land uses adjacent to the subject property.

G. 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 (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design.)

PUD-G 18 establishes permitted building forms that are compatible with the adjacent existing building forms through modified minimum setbacks and minimum lot sizes. Specifically, the variations from the U-TU-B zone district set forth in PUD-G 18 address this by:

- Reducing the Primary Street, Side and Side Interior setback requirements which will result in building forms more consistent with the adjacent existing building forms. Most structures on originally platted lots on surrounding blocks have Primary Street setbacks between 0' and 10', and Side and Side Interior setbacks less than 5', which reflects the original 25' wide lot widths;
- Requiring alley access for all lots, which is the predominant pattern in this area but not required on the subject site under the U-TU-B zone district; and
- Reducing the minimum lot size from 4,500 square feet to 2,800 square feet, which will result in building forms more consistent with the adjacent existing building forms. The original lots on the similarly narrow block to the north of the subject block are 25' wide by 65' deep, or 1,625 square feet. The remaining original buildings reflect this scale.

Attachments

1. Rezoning application (includes draft PUD-G 18)
2. Public comments