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# 4631 N. Josephine Street

Request: PUD 335 to U-RH-2.5

Date: 3.09.2026

Presenter: Edson Ibañez

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: U-RH-2.5



- Property:
  - 9,484 S.F. (16,500 S.F. originally prior I-70 expansion)
  - Vacant

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

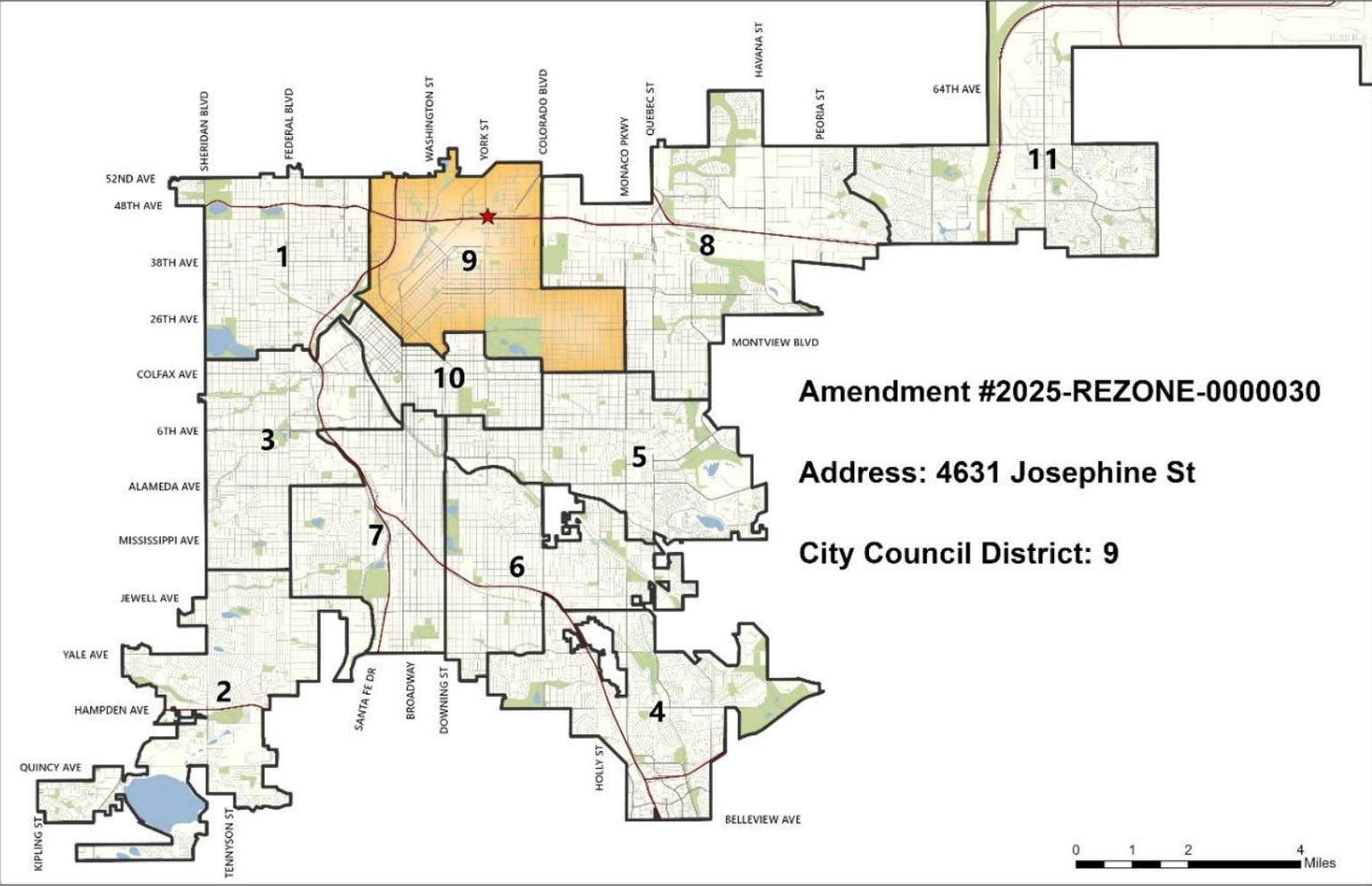
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

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# Council District 9 – Councilmember Watson



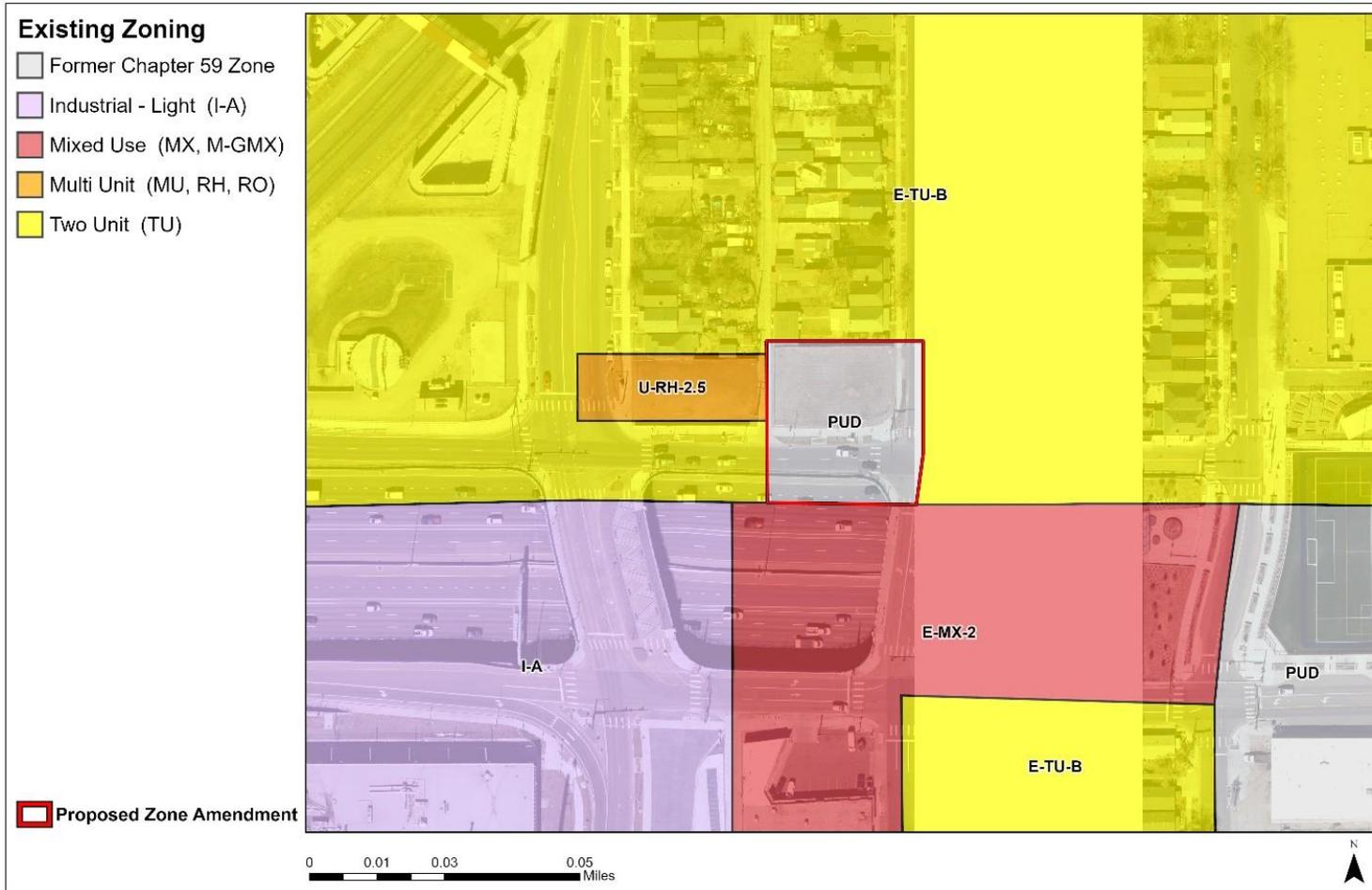
# Statistical Neighborhood

Neighborhoods  
□ Neighborhood

□ Proposed Zone Amendment



# Existing Zoning – PUD 335

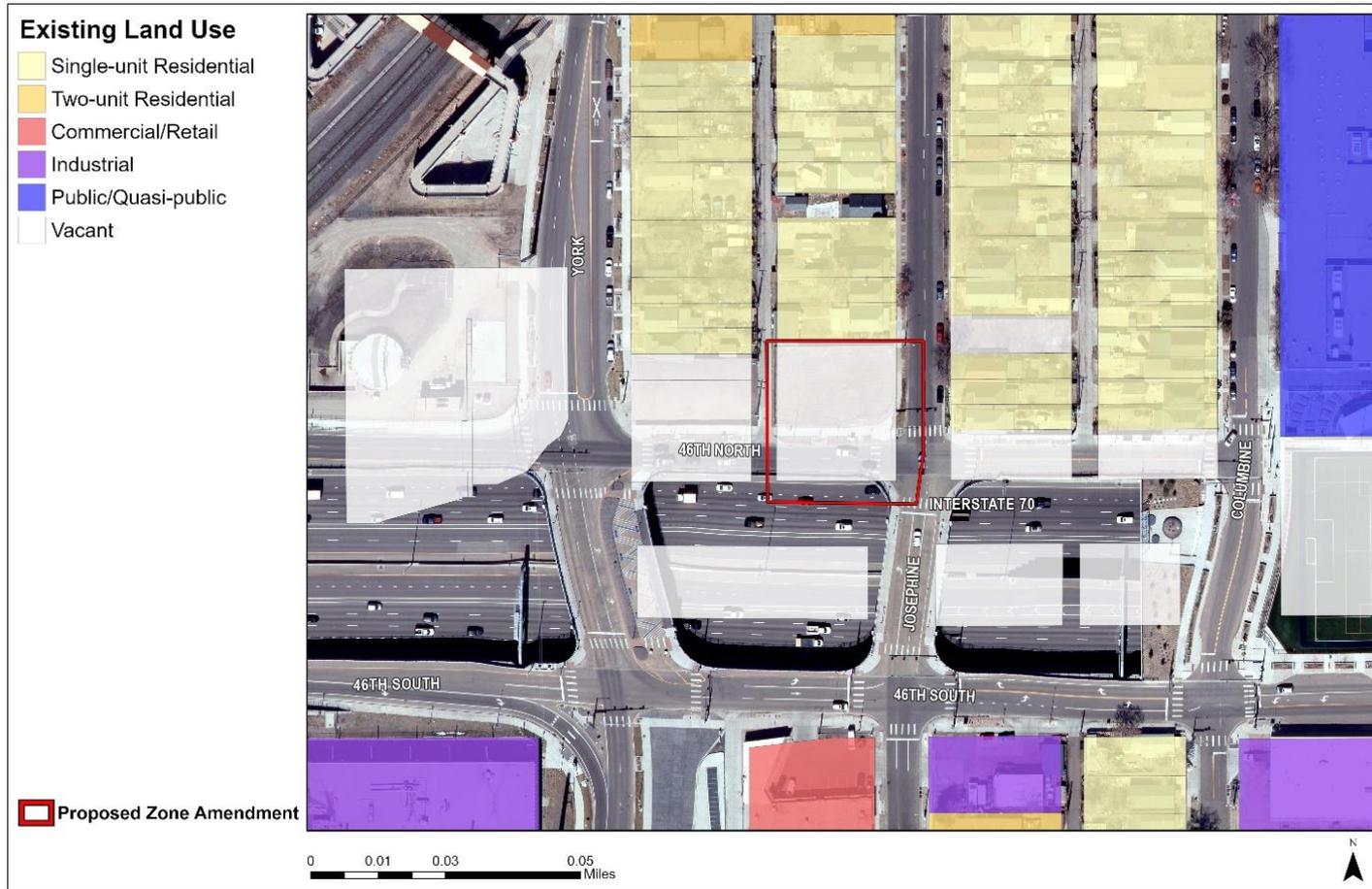


- PUD

Proximity to:

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

# Existing Context – Land Use

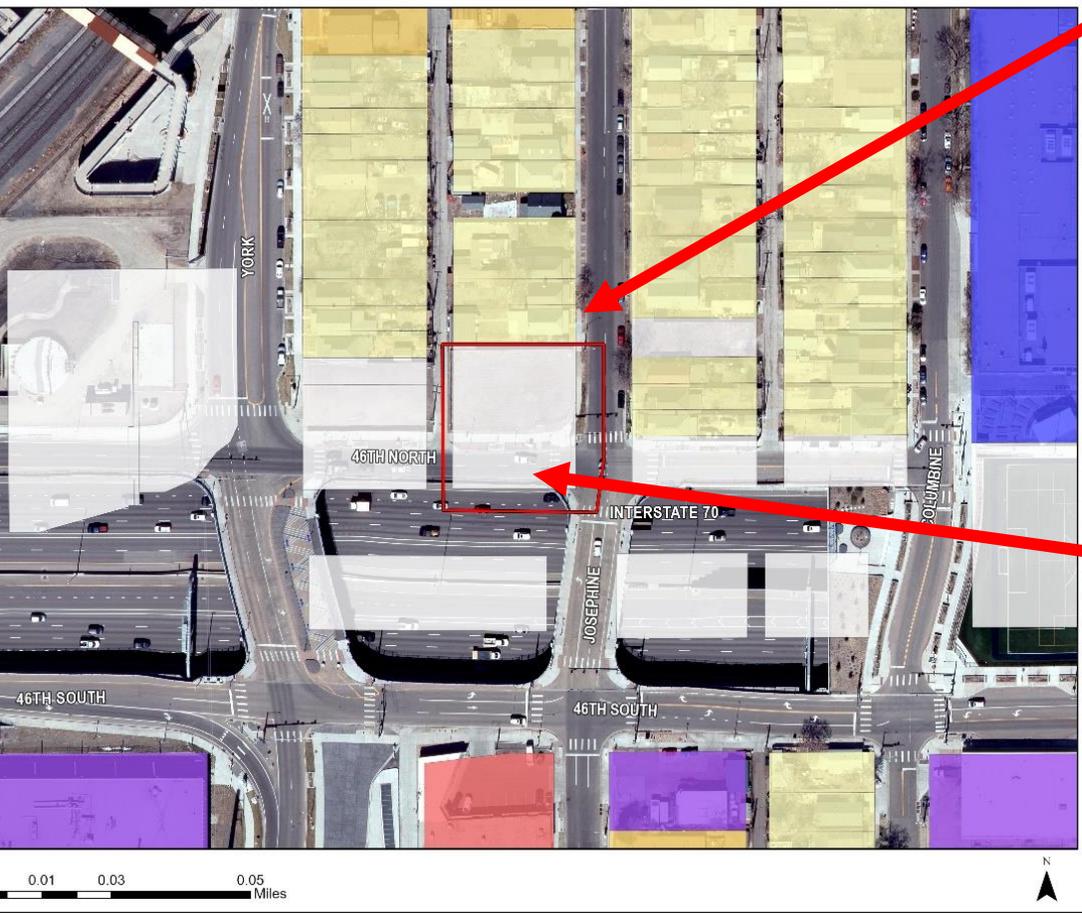


## Vacant

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

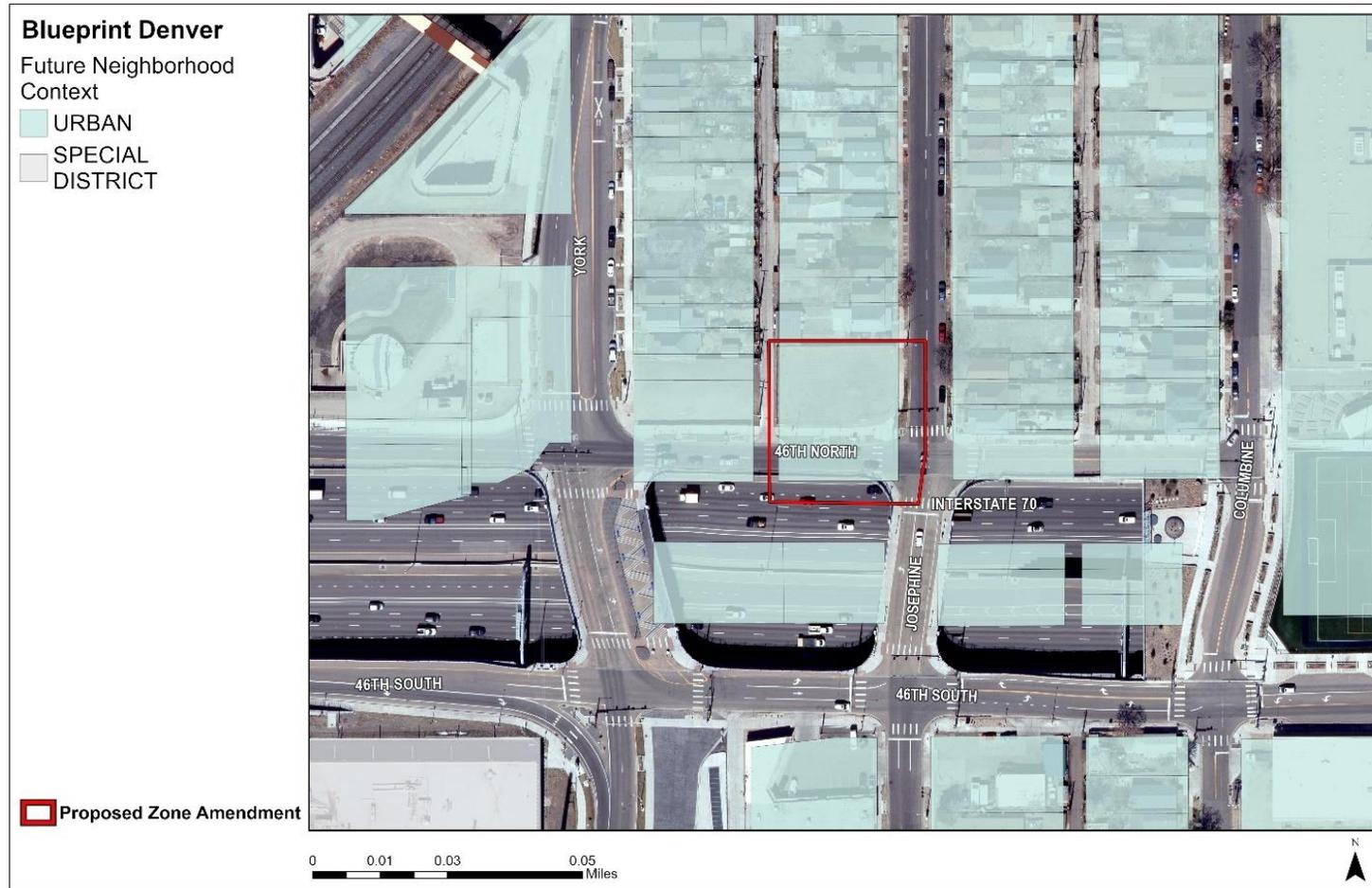
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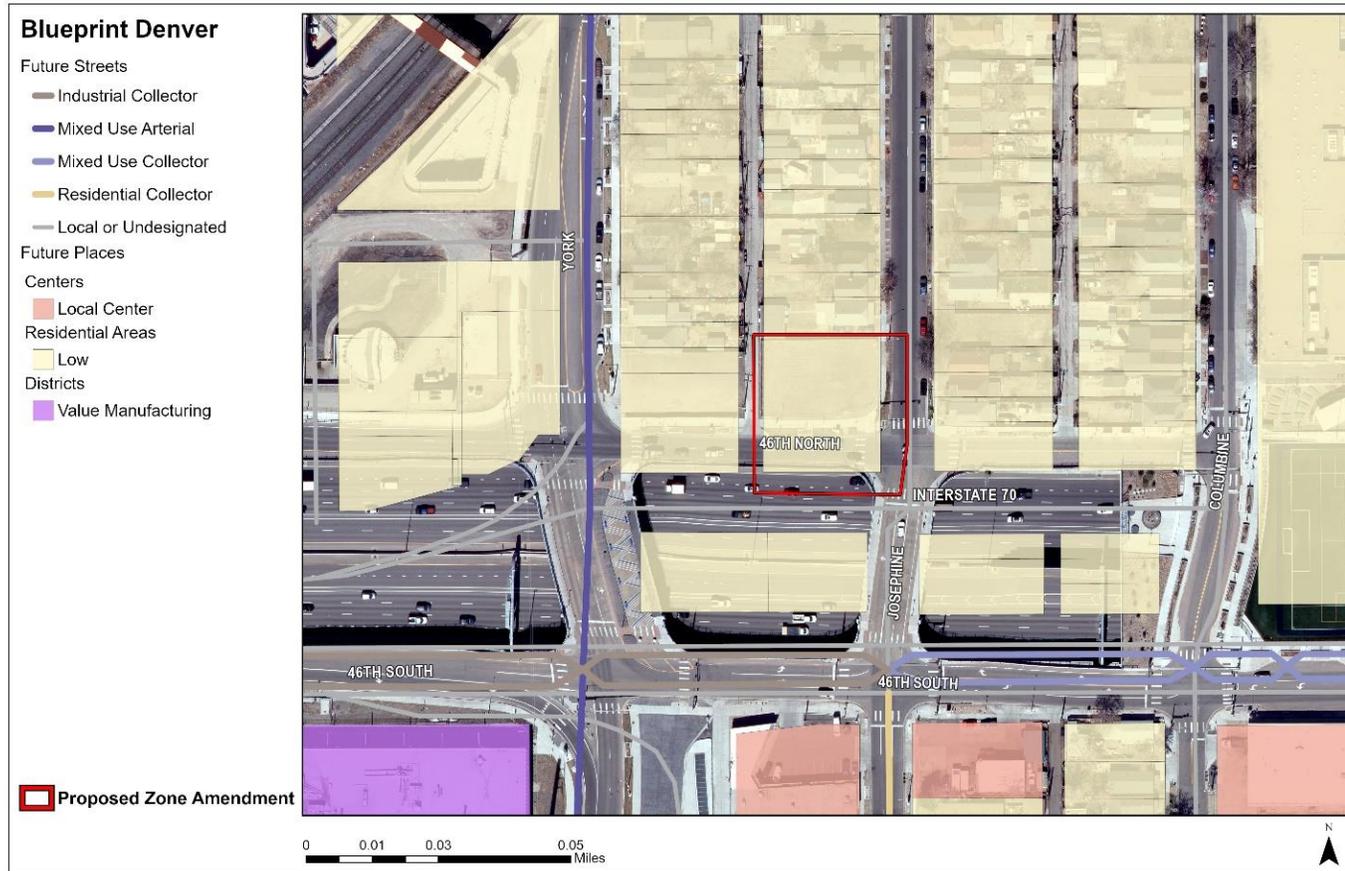
## 3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Blueprint Denver 2019



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

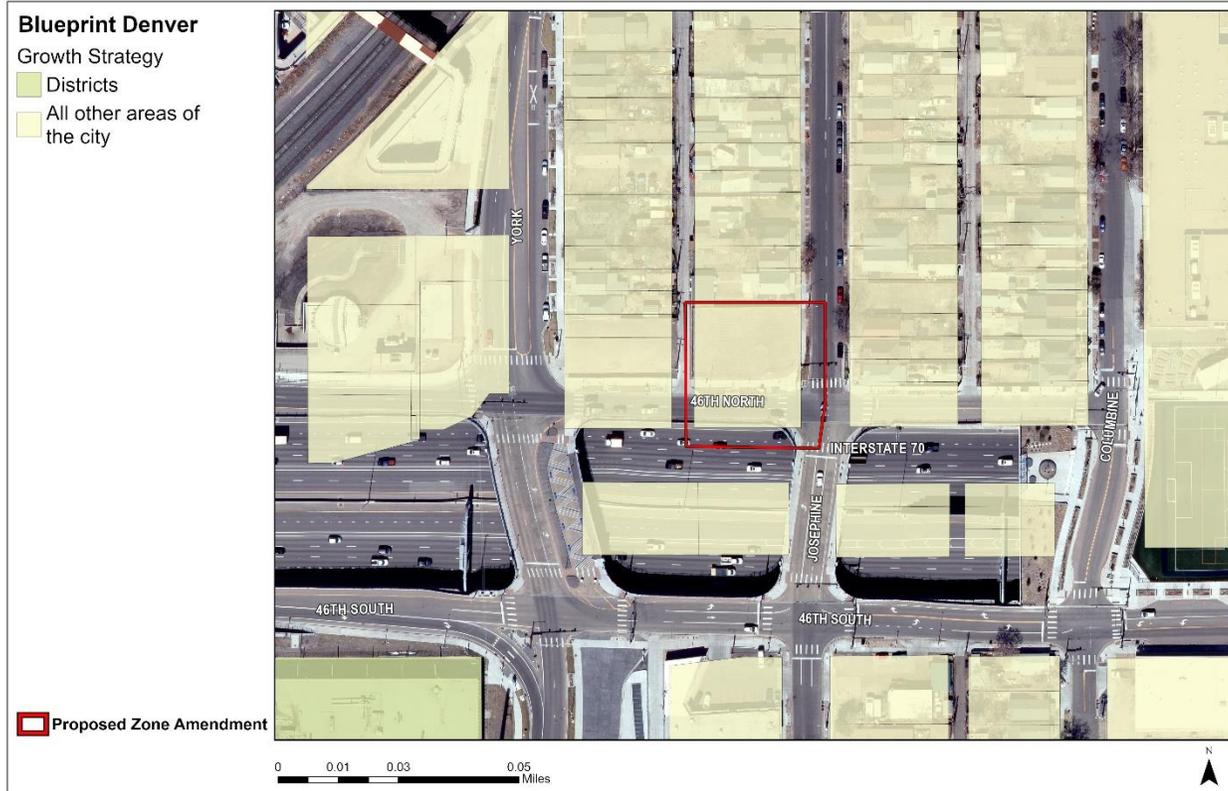
# Blueprint Denver 2019



- **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:*

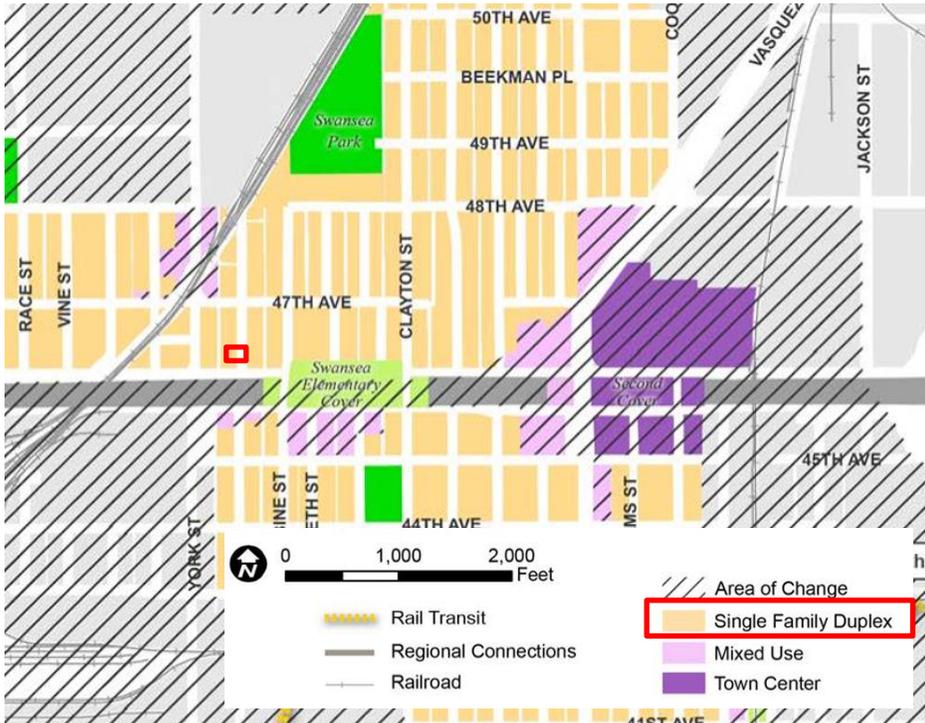
- Land Use & Built Form – Housing Goal 2: Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).
- Land Use & Built Form: Housing Policy 6: Increase the development of affordable housing and mixed-income housing, particularly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

1. Consistency with Adopted Plans
2. Public Interest
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