

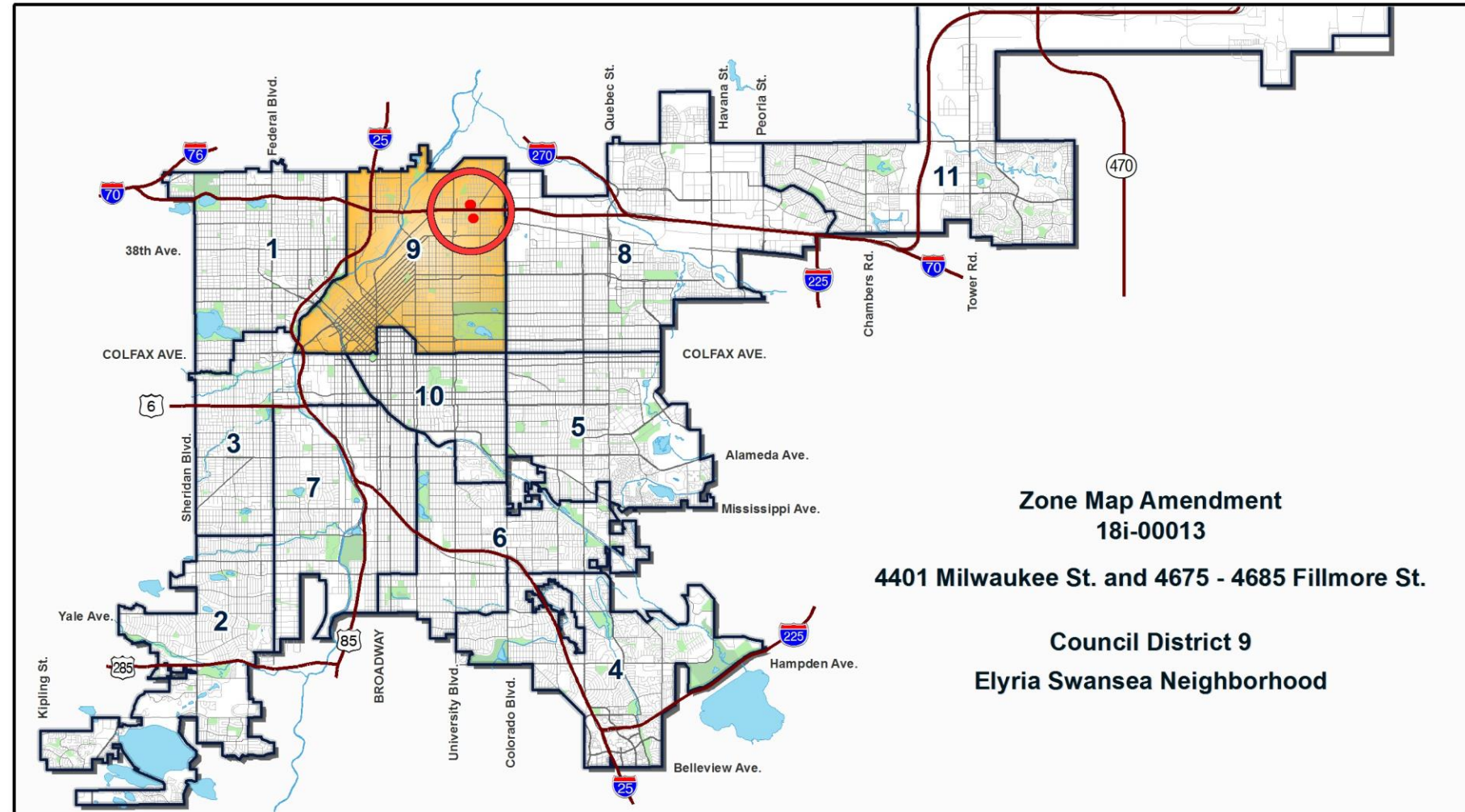


Official Map Amendment

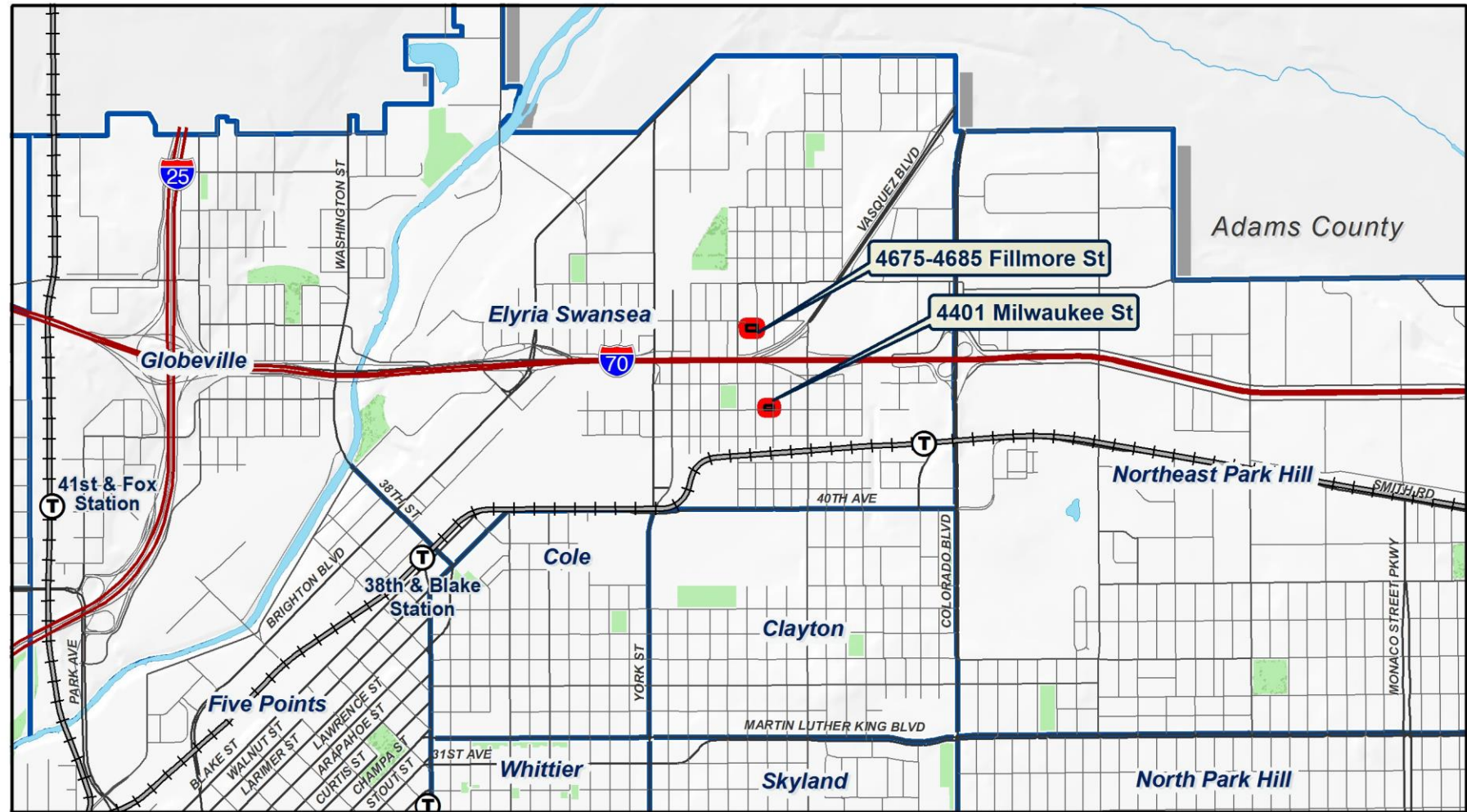
#2018I-00013 for 4675 and 4685 Fillmore Street & 4401
Milwaukee Street from E-SU-D to U-TU-C

Land Use, Infrastructure, and Transportation Committee
11/27/18

Council District 9



Elyria-Swansea Neighborhood

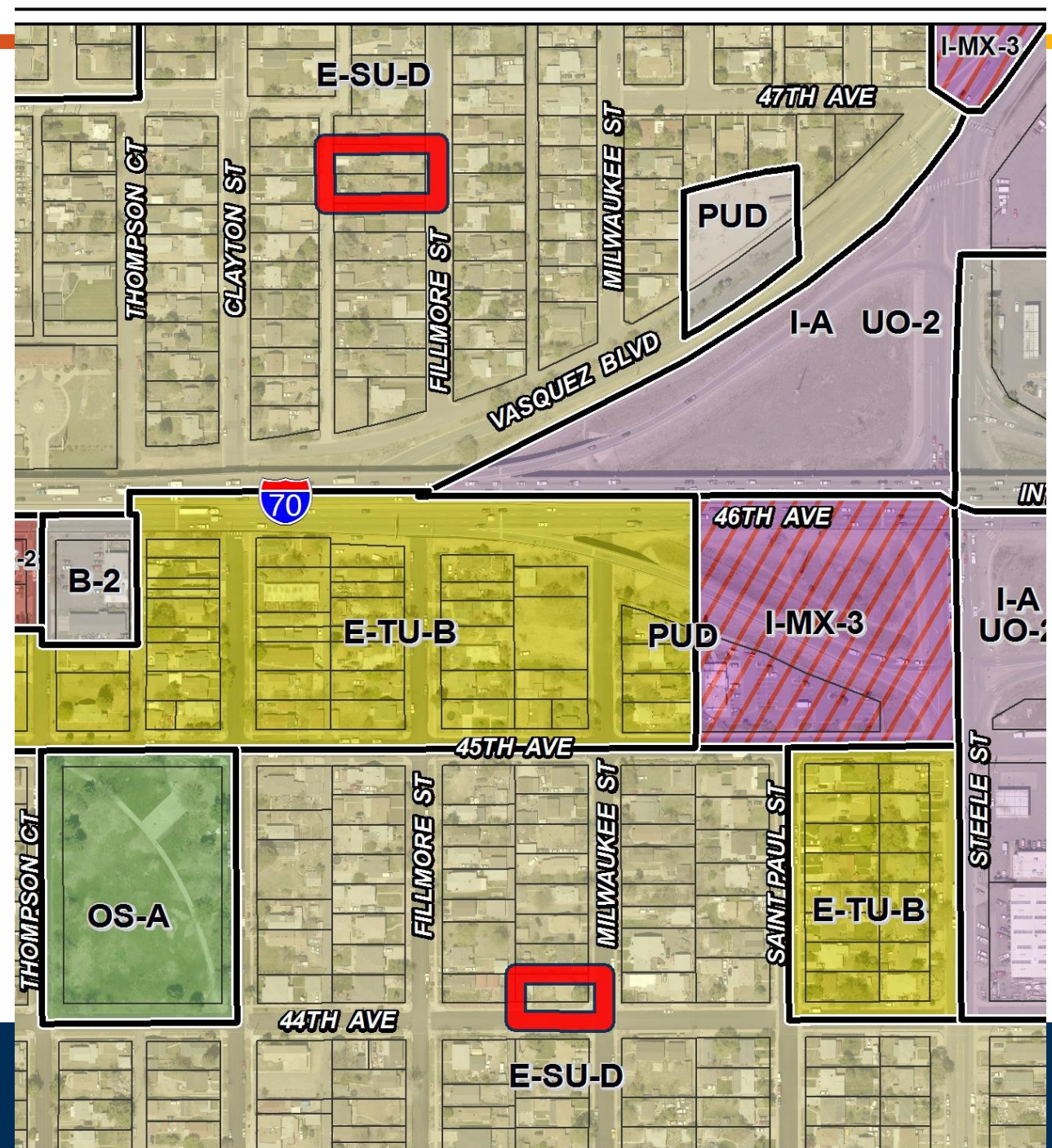




- **Request Area:**
 - Three Properties
 - 0.5 acres
- **Proposal:**
 - Rezoning from E-SU-D to U-TU-C
 - Applicant: Councilman Albus Brooks
- **Purpose:**
 - To accommodate development of one additional residential unit on each property

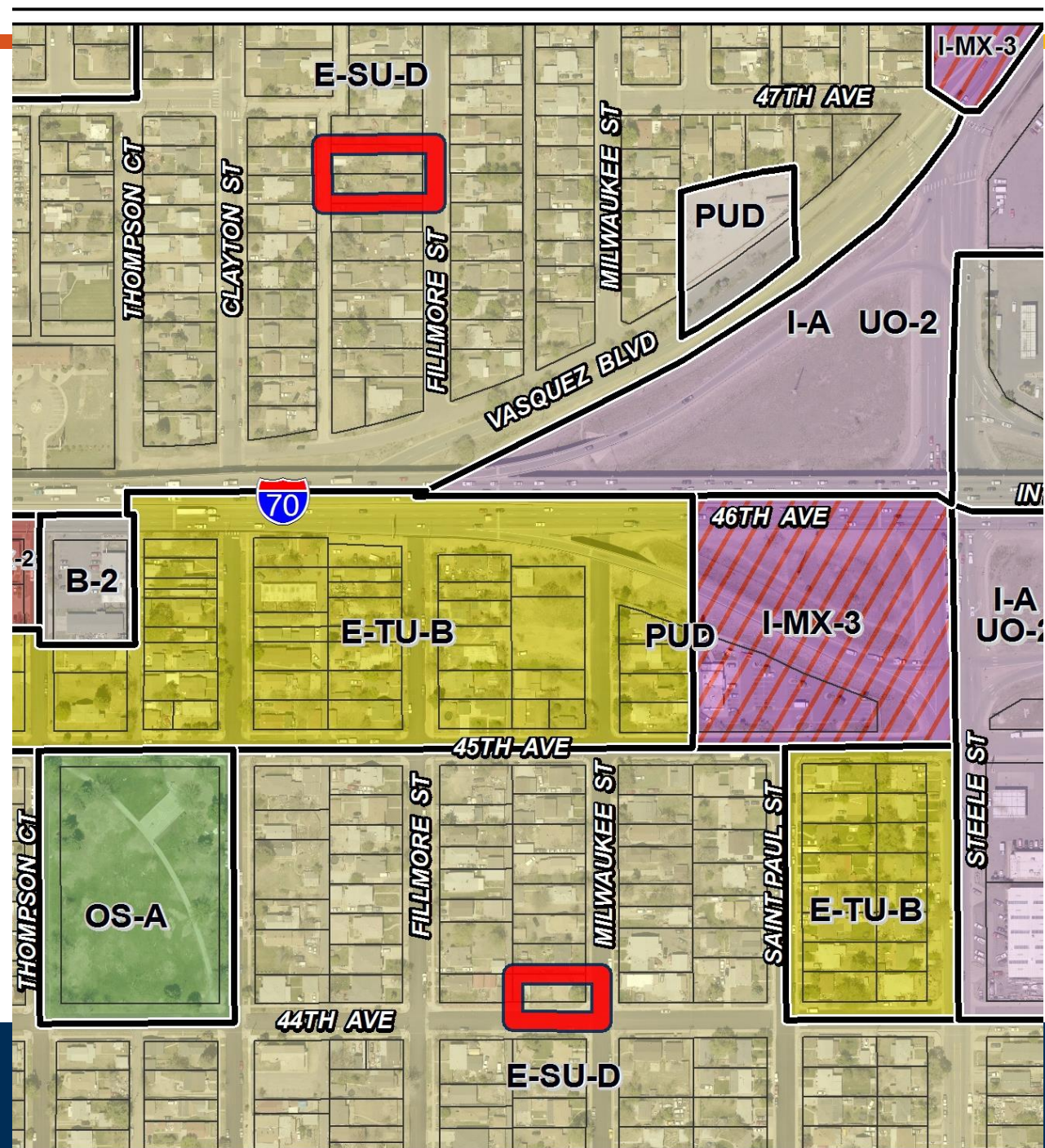
Existing Context: Zoning

- Subject sites: E-SU-D
- Surrounding Properties:
 - E-SU-D
 - E-TU-B



Existing Context: Zoning

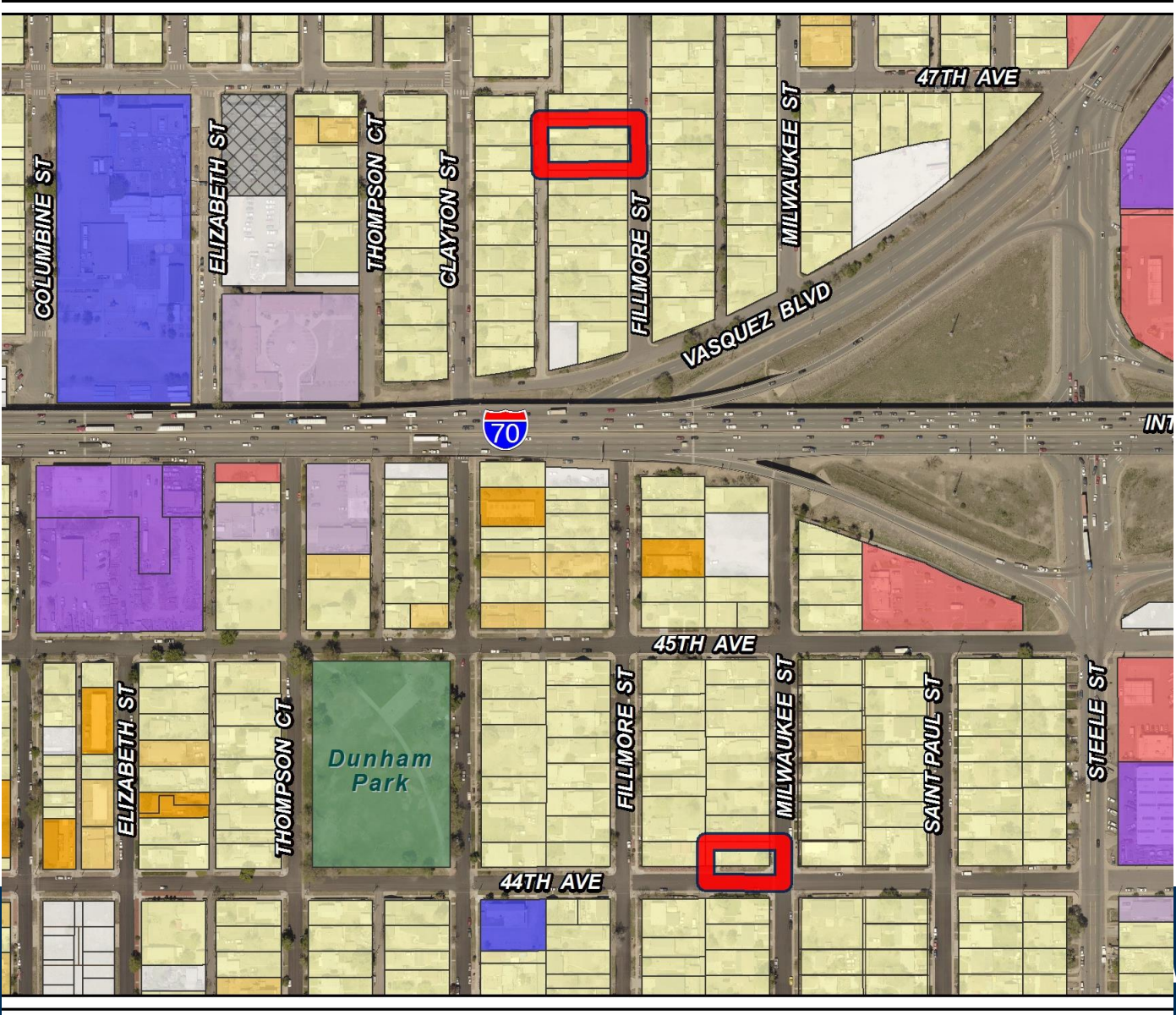
- E-SU-D
 - Land Uses: Only single unit residential, no ADUs
 - Min. Lot Size: 6,000 SF



Existing Context: Land Use

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Industrial
- Public/Quasi-public
- Park/Open Space
- Parking
- Vacant



Requested Zone District

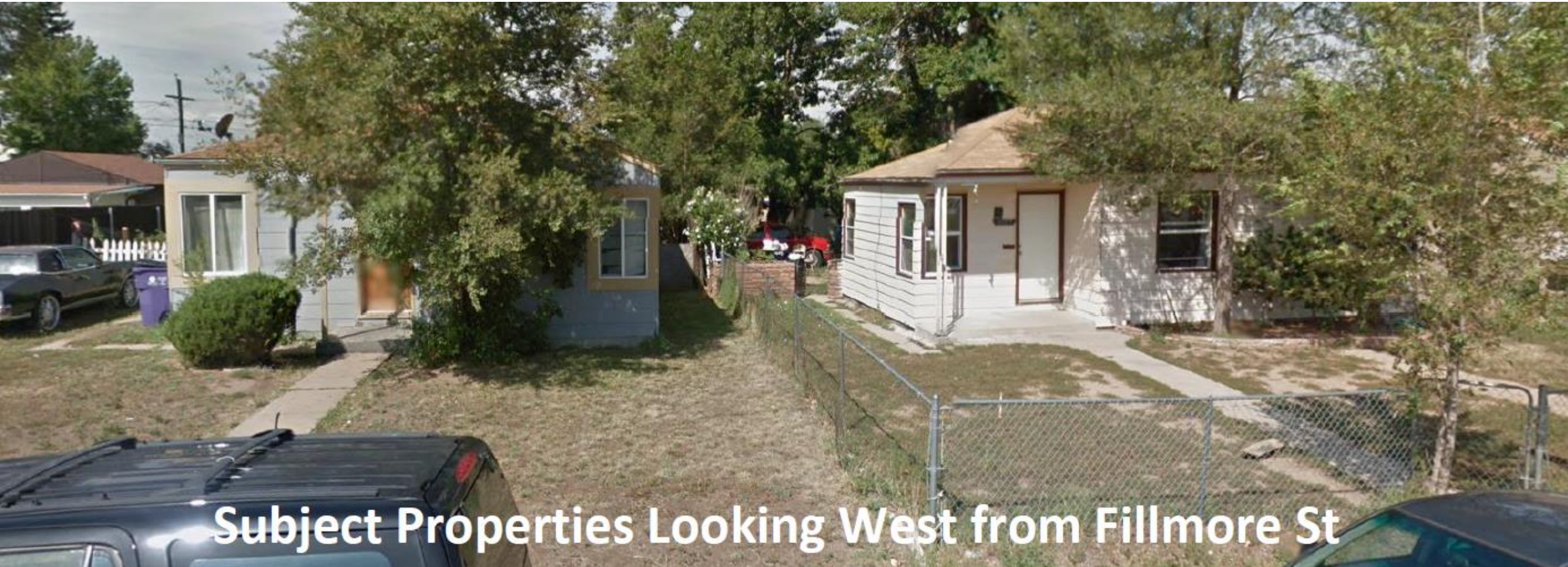
- Urban Two Unit C (5,500 SF min. lot size)
- Select differences between E-SU-D and U-TU-C:
 - Duplex building form allowed (i.e., two units)
 - Accessory dwelling unit allowed
 - Smaller lot size (E-SU-D is 6,000 SF)

Existing Context – Form/Scale (Subject Sites)

4675 and 4685 Fillmore St

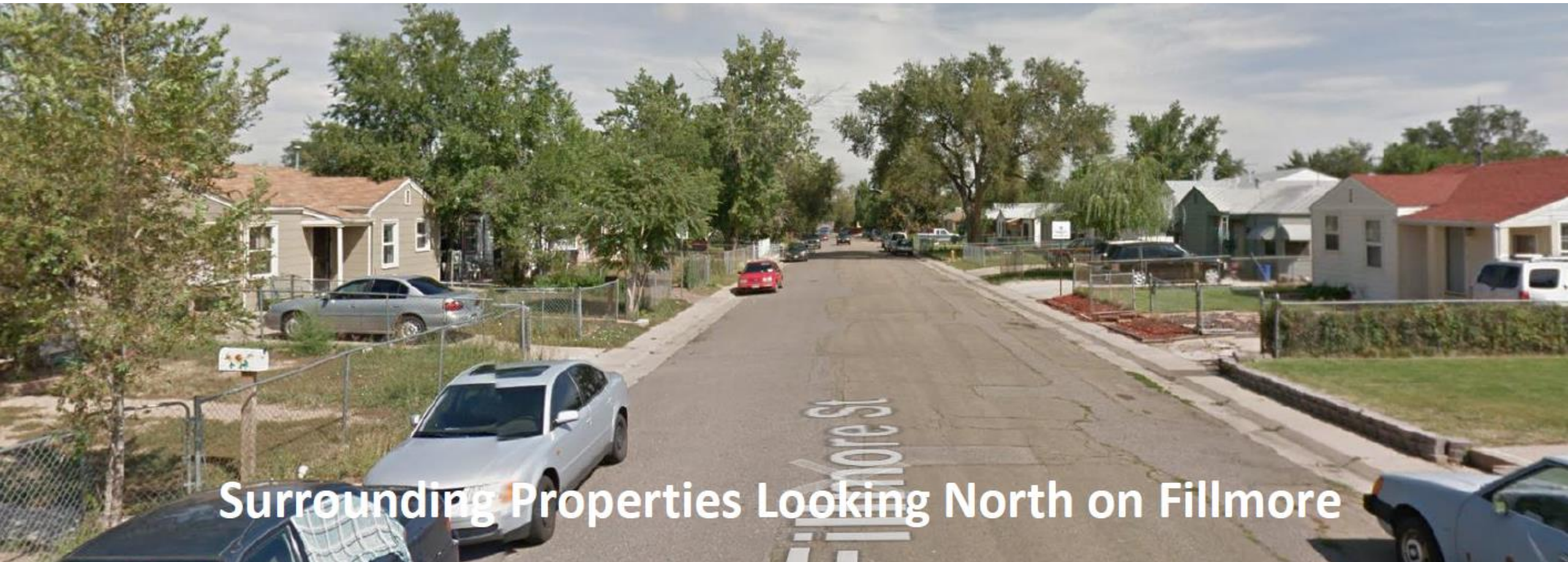


Existing Context – Form/Scale (Subject Sites)



Subject Properties Looking West from Fillmore St

Existing Context – Form/Scale (Subject Sites)



Existing Context – Form/Scale (Subject Sites)



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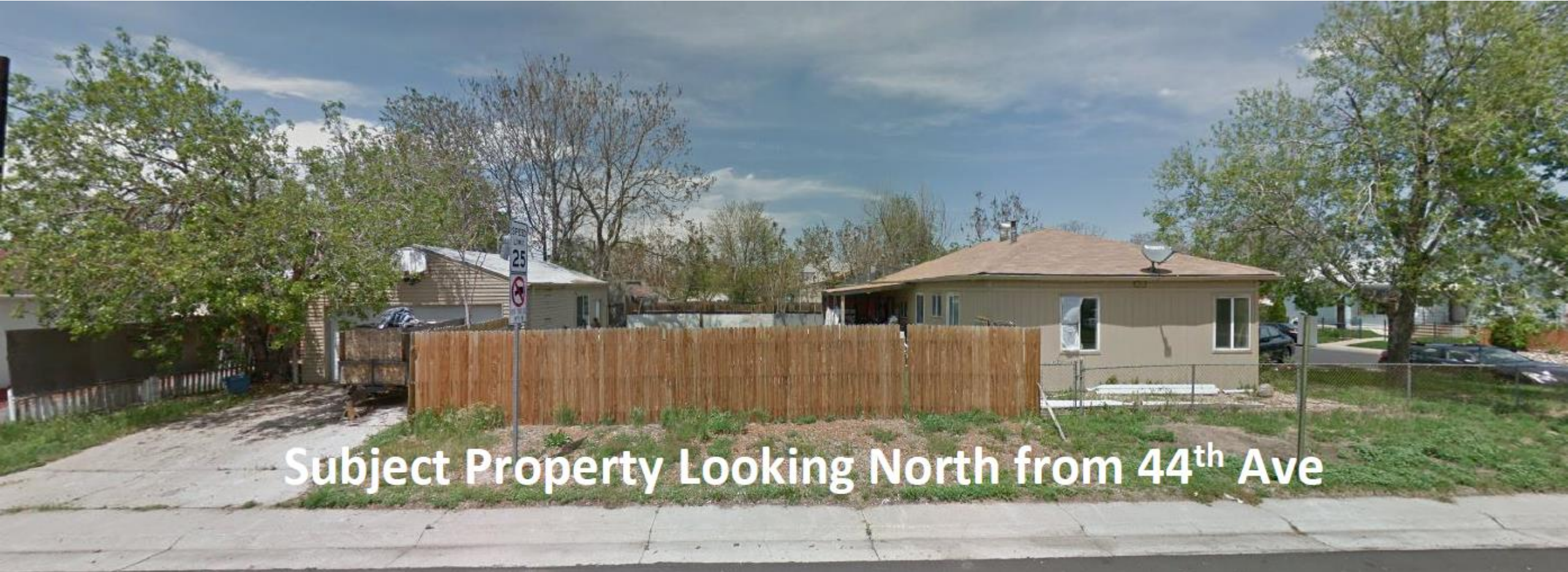
Existing Context – Form/Scale (Subject Sites)



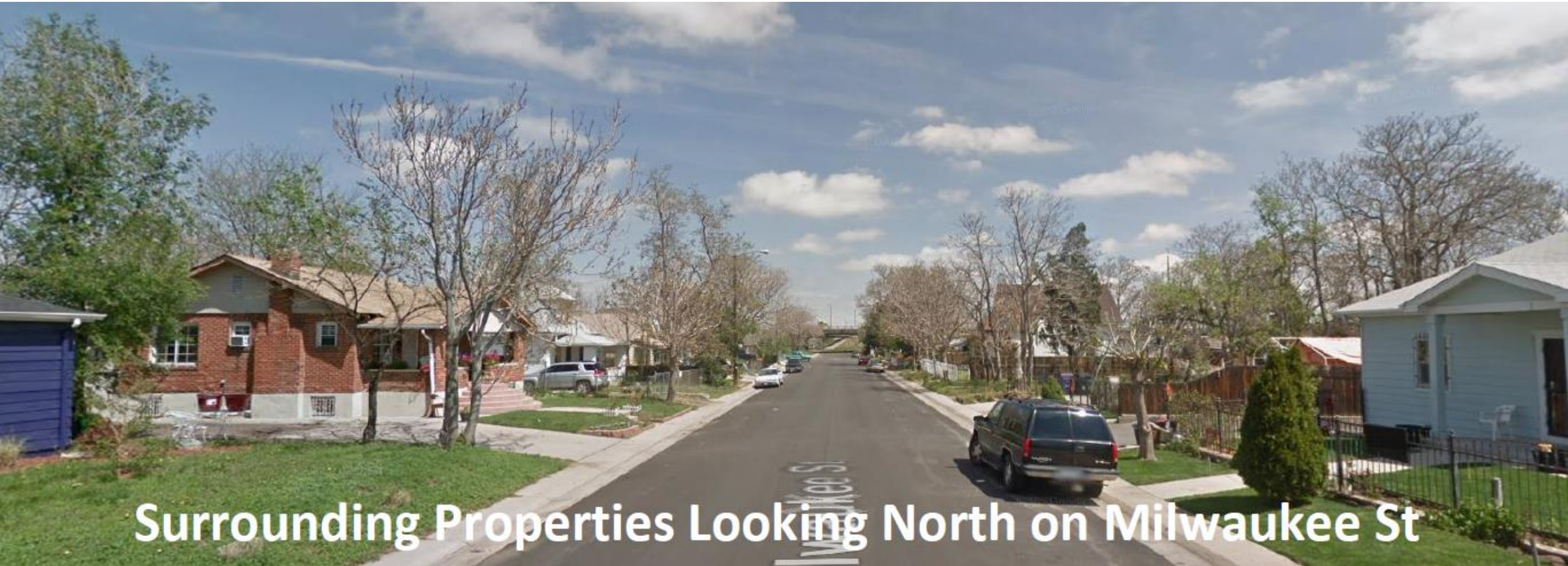
Existing Context – Form/Scale (Subject Sites)



Existing Context – Form/Scale (Subject Sites)



Existing Context – Form/Scale (Subject Sites)



Surrounding Properties Looking North on Milwaukee St

Existing Context – Form/Scale (Subject Sites)



Surrounding Properties Looking South on Milwaukee St

Process

- Informational Notice: 9/26/18
- Planning Board Notice Posted: 10/29/18
- Planning Board Public Hearing: 11/14/18
- LUTI Committee: 11/27/18
- City Council Public Hearing: 1/7/18

Public Outreach

- RNOs
 - UCAN
 - Cross Community Coalition**
 - Elyria and Swansea Neighborhood Association**
 - Elyria Swansea/Globeville Business Association
 - Denver Arts and Culture Initiative
 - United North Metro Denver

** = Letter of support for rezoning, plus letter of support from Globeville, Elyria-Swansea Coalition Organizing for Health and Housing Justice

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

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

Rezoning request is consistent with the following policies:

- Housing Strategy 1-H – Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents (p. 58)
- Denver’s Legacies Strategy 3-A - Identify areas in which increased density and new uses are desirable and can be accommodated (p. 99).
- Allow, and in some places encourage, a diverse mix of housing types and affordable units (p. 150).

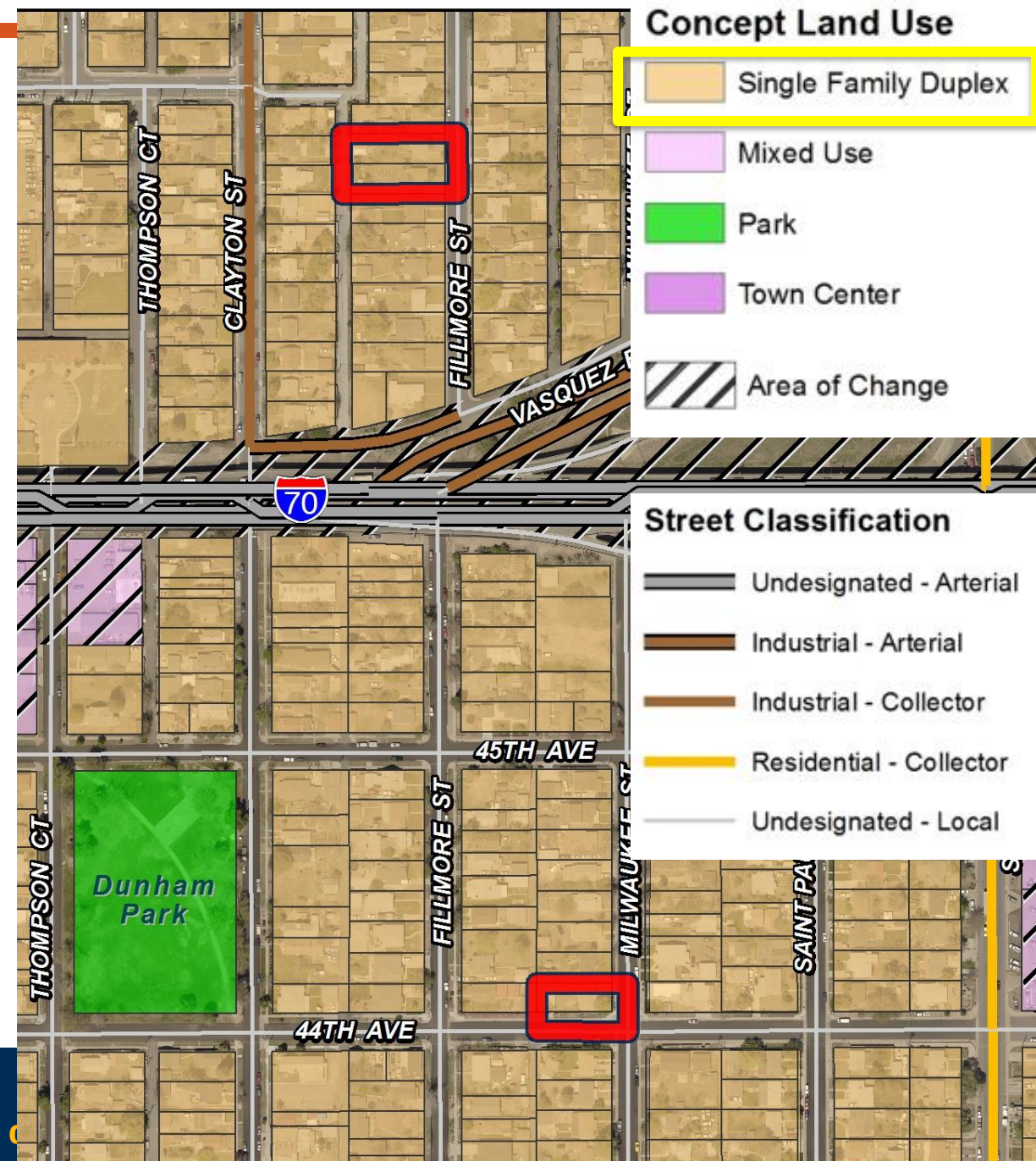
Blueprint Denver (2002)

- Area of Stability

- Identify and maintain the character of an area while accommodating some new development and redevelopment in appropriate locations (p. 24)

- Single Family Duplex

- Moderately dense areas with a mixture of housing types, including single family, duplexes, and small apartment buildings (p. 42)



Review Criteria: Consistency with Adopted Plans

Blueprint Denver

Rezoning request is consistent with Blueprint Denver because:

- The U-TU-C zone district would allow a mixture of housing types, including single family, duplex, and accessory dwelling units, which is consistent with the Single Family Duplex land use category
- It would support investment at an appropriate location where services and infrastructure exist

2015

ELYRIA & SWANSEA NEIGHBORHOODS PLAN



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Review Criteria: Consistency with Adopted Plans

2015
ELYRIA & SWANSEA
NEIGHBORHOODS PLAN



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



Review Criteria: Consistency with Adopted Plans

Elyria & Swansea Neighborhoods Plan

Rezoning request is consistent with the following policies:

- Encourage investment in new housing to expand the total number of residences and to provide for a diversity of housing types (p. 29)
- 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 (p. 46).

Review Criteria: Consistency with Adopted Plans

Elyria & Swansea Neighborhoods Plan (cont'd)

Rezoning request is consistent with the following policies:

- Traditional Residential Area Policies:
 - Explore opportunities to introduce building forms, consistent with the single family duplex land designation, such as accessory dwelling units, duplex or tandem houses and rowhouses (p. 88).
- The number of housing units which are taken as a result of I-70 construction or mitigation should be replaced in the neighborhood in the form of single or multi-family housing units, and the net number of housing units in the area should be expanded (p. 102).

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 for all three properties.*

3. Further Public Health, Safety and Welfare

- *Implements adopted plans by supporting opportunities for a wider range of housing types and replacement of housing units lost during the I-70 expansion project.*

Standard Rezoning Review Criteria

4. Justifying Circumstances

- *Elyria & Swansea Neighborhoods Plan adopted in 2015*

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

- *The request promotes single and two unit development on local streets that fits in the existing pattern of lot configurations*
- *The request is in an area where up to two units are desired per an adopted neighborhood plan*

CPD Recommendation

CPD recommends that LUTI advance the request to City Council, and recommends **approval**, based on finding that all review criteria have been met

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