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# 1901 N Eudora Street

Request: PUD 377 to PUD-G 30

Date: 2/6/2023

Case #: 2020i00141

# Request: PUD 377 to PUD-G 30



## Subject Property

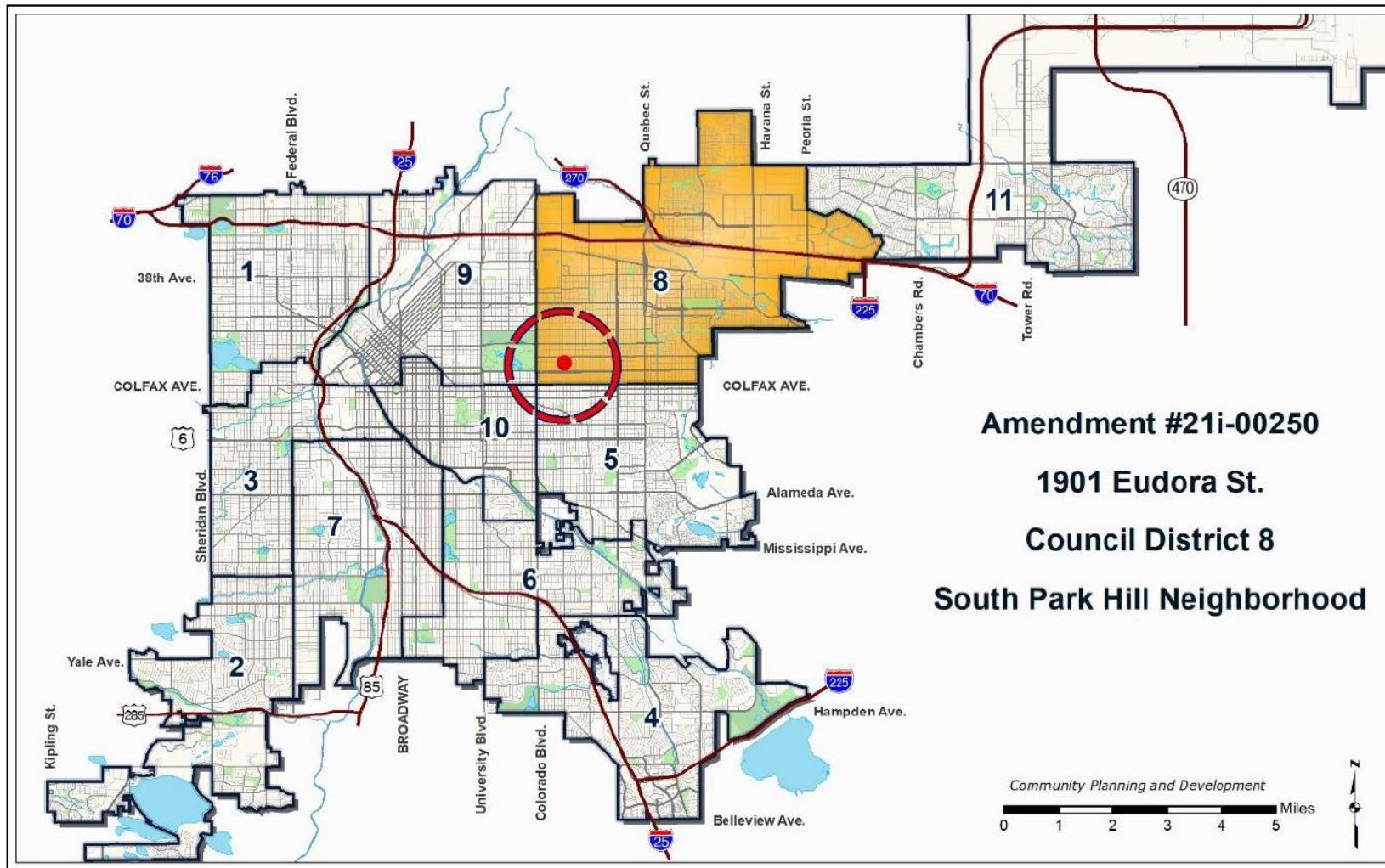
- Assisted Living and Day Care Use
- 21,067 square feet or 0.48 acres

## Proposal

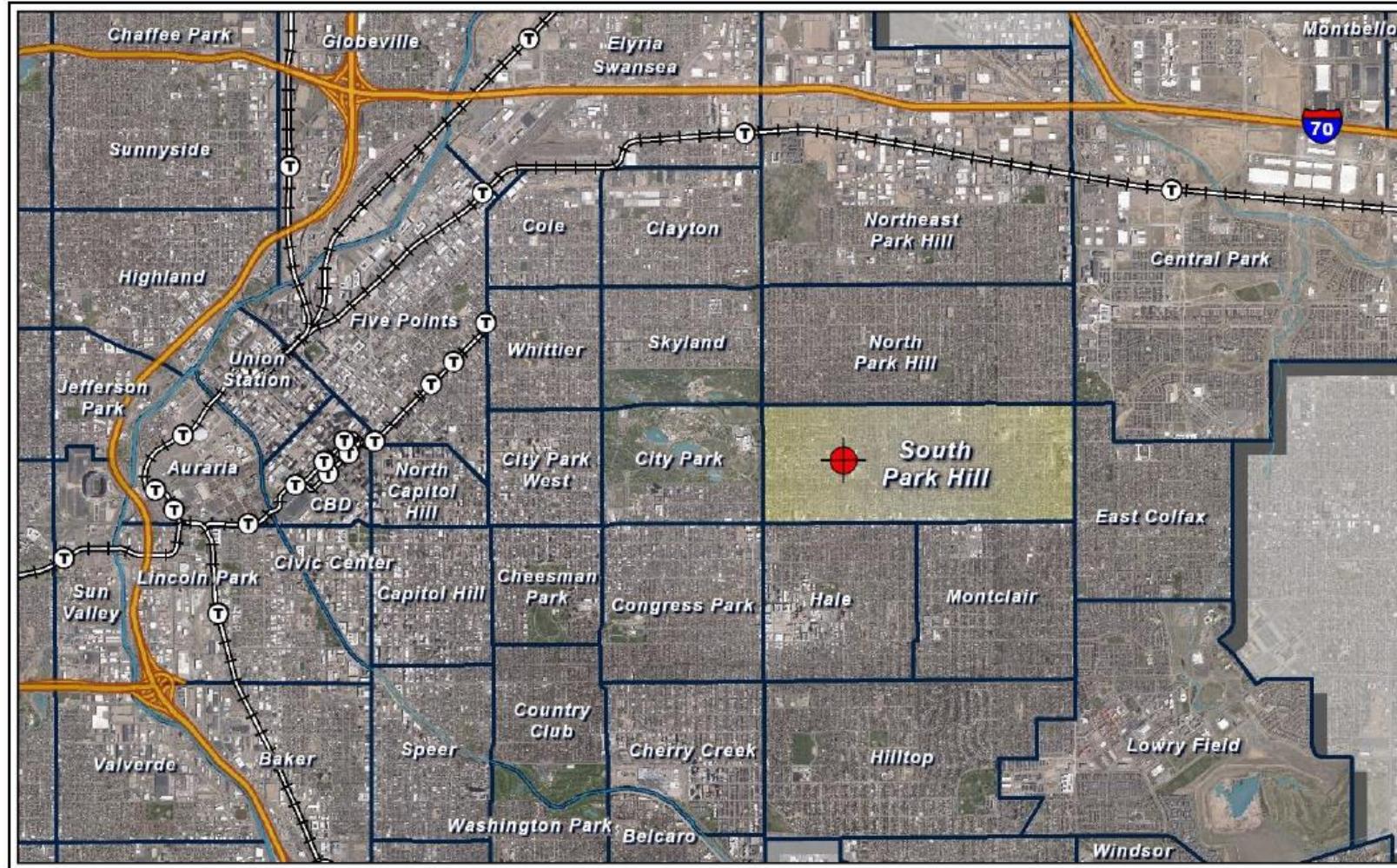
- PUD (Planned Unit Development) to enable additional beds in a Residential Care Type 2 use

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

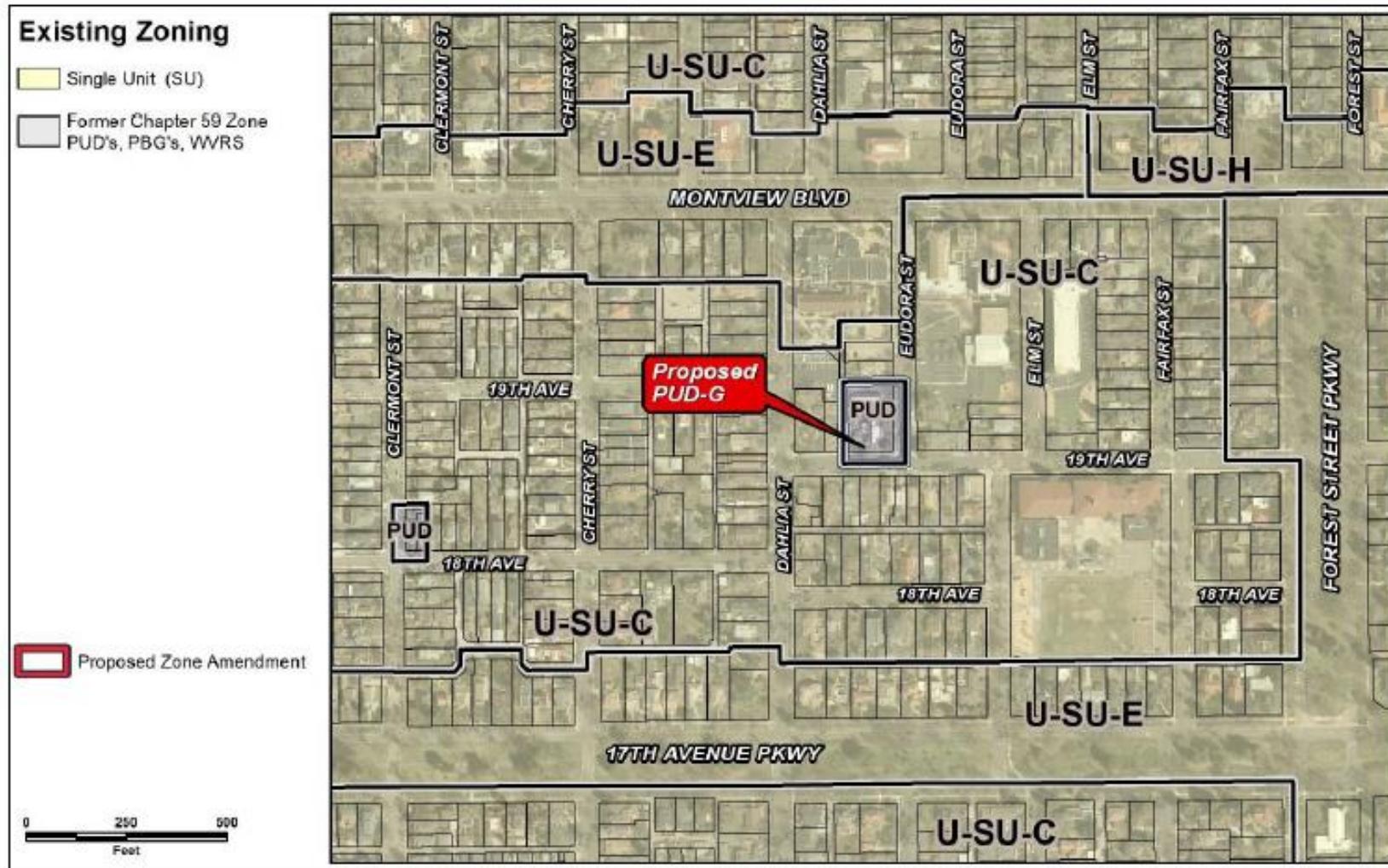
# Council District 8 – CM Herndon



# South Park Hill Neighborhood



# Existing Zoning



# Existing Zoning

## Former Ch. 59 – PUD 377

Approved:  
**1995 (Senior Housing Options)**

Current Use:  
**Residential Group Home /  
Personal Care Boarding Home**

Max Occupancy:  
**Home for 36 Residents & Adult  
Daycare Program for Max of 20  
individuals**

APPLICATION FOR ZONE MAP AMENDMENT				Date Submitted : Fee
1. Applicant	2. Address	3. Phone No.	4. Interest	04/25/95 \$600.00
Senior Housing Options, Inc.	1660 Wynkoop #850 Denver, CO 80202	(303) 595-4464	<input type="checkbox"/> Owner(s) <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other	
5. Owners of Property or Properties (If not the Applicant)	6. Address	7. Phone No.		
Missouri Province Educational Institute, a Missouri non- profit corporation, subsequently renamed: Jesuits of the Missouri Province, a Missouri not-for-profit corporation	4511 W Pine Boulevard St. Louis, MO 63108-2191	(314) 361-7763		
8. Location of Proposed Change				
1901 Eudora St, Denver, CO 80220				
9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.)				
Lots:	Block:	Addition:		
Lots 25 to 31, EXCEPT the rear or Westerly 10 feet, Block 1, Chamberlin and Winne's Colfax Heights, City and County of Denver, State of Colorado				
10. Area of Subject Property, Sq. Ft. or Acres	11. Present Zone	12. Proposed Zone		
21,057 square feet	0.48 acres	R-0	PUD #377	
13. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.				
The proposal is to change the use of the existing building from one of a religious nature to that which will accommodate occupancy by elderly residents on a rental basis in an assisted living environment and allow the operation of an adult day care program for a maximum 20 individuals.				
Due to the decline in the religious order of nuns and priests, this group home is no longer needed for this purpose. The proposed usage is still that of a residential group home, just for a different population.				
The property will be licensed as a Personal Care Boarding Home through the State of Colorado.				
14. Use and development proposed for the property to be rezoned.				
Existing structure to be licensed in the State of Colorado as a Personal Care Boarding Home for 36 residents and provide for an adult day care program for a maximum of 20 individuals. The existing structure will be renovated to meet all licensing and building code requirements for such use.				

# Existing Context – Use/Building Form/Scale



Properties to the North



Subject Property



# Existing Context – Use/Building Form/Scale



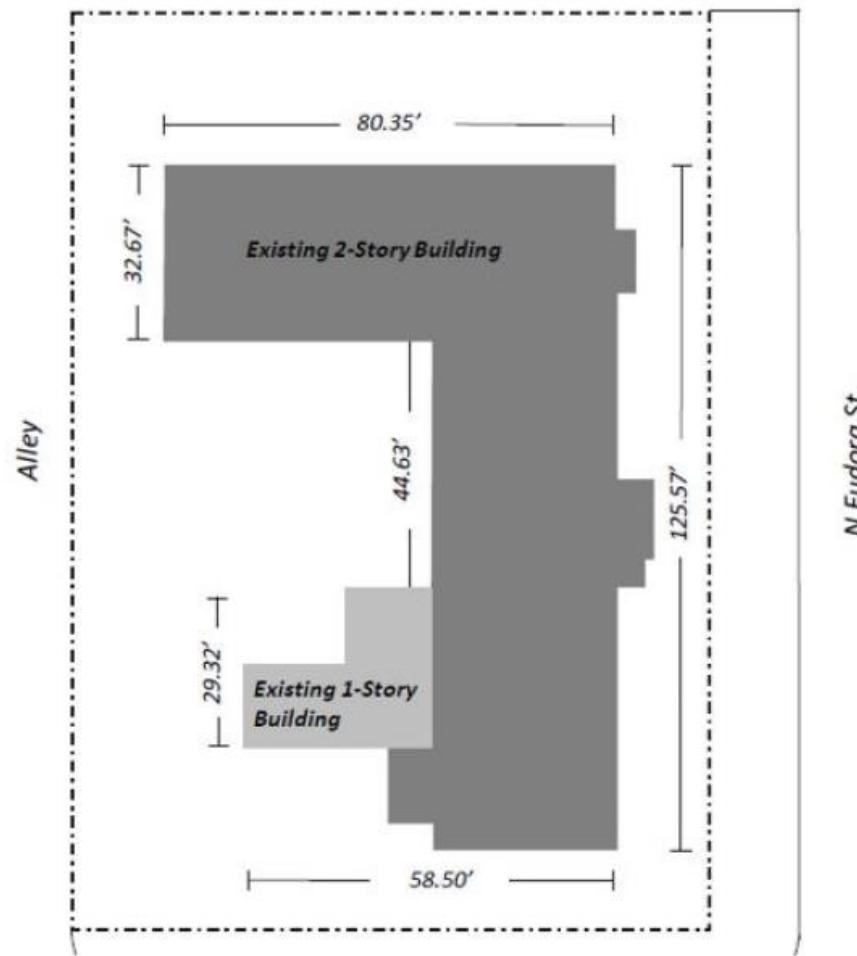
East



South



# Request: PUD-G 30



## Customized Standards

- Allows four additional beds in a Residential Care Type 2 use
- Only allows three primary uses and conservation of the Existing Building
- Only allows the Apartment Building Form standard to reflect the existing building
- Reduces vehicular parking space requirements from what would be required in a standard zone district
- Allows exceptions to perimeter surface parking lot landscaping design standards

# Process

- Informational Notice: 8/9/2022
- Planning Board Notice: 11/1/2022
- Planning Board Public Hearing: 11/16/2022
- LUTI Committee: 12/6/22
- City Council Public Hearing: 2/6/23
- Public Comment: 2 Comments - RNO Support
  - The Greater Park Hill Community, Inc. RNO and the Capitol Hill United Neighborhood RNO

# 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

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *Housing an Inclusive Denver (2018-2023)*
- *East Area Plan (2020)*

## 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

# Consistency with Adopted Plans: Comprehensive Plan



- **Equitable, Affordable and Inclusive** Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families.
- **Equitable, Affordable and Inclusive** Goal 2, Strategy D – Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.
- **Equitable, Affordable and Inclusive** Goal 4, Strategy B – Create additional tools, including community land trusts and regulatory incentives, to preserve existing affordable housing
- **Equitable, Affordable and Inclusive** Goal 8, Strategy D – Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place.

# Consistency with Adopted Plans: Comprehensive Plan



- **Strong and Authentic Neighborhoods** Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population
- **Strong and Authentic Neighborhoods** Goal 3, Strategy E – Support the stewardship and reuse of existing buildings, including city properties.



- **Environmentally Resilient** Goal 7, Strategy C – Prioritize the reuse of existing buildings and explore incentives to salvage or reuse materials from demolished structures.

# Consistency with Adopted Plans: Blueprint Denver



## Urban Future Neighborhood Context

- Predominately residential
- Homes are typically low-scale single- and two-unit residential with some small-scale multi-unit residential and commercial.
- “Context may be interpreted with limited flexibility” (p.66)

# Consistency with Adopted Plans: Blueprint Denver



## Residential Low Future Place Type

- Predominately single- and two-unit uses on small or medium lots.
- Buildings are typically up to 2.5 stories in height.
- Some civic and institutional uses are compatibly integrated throughout

## Future Street Type

- Local / Undesignated

# Consistency with Adopted Plans: Blueprint Denver



## All Other Areas of the City

- 10% of new employment
- 20% of new housing

*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.*

# Consistency with Adopted Plans: Blueprint Denver

- Land Use & Built Form: General Policy 2: *Encouraging the reuse, rather than demolition, of existing structures. This could be accomplished by allowing additional unit(s) to be added to an existing structure if the structure is preserved.*
- Land Use & Built Form: General Policy 6: *Implement additional parking reductions for projects that provide income-restricted affordable units.*
- Land Use & Built Form: Design Quality and Preservation Policy 6: *Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts.*

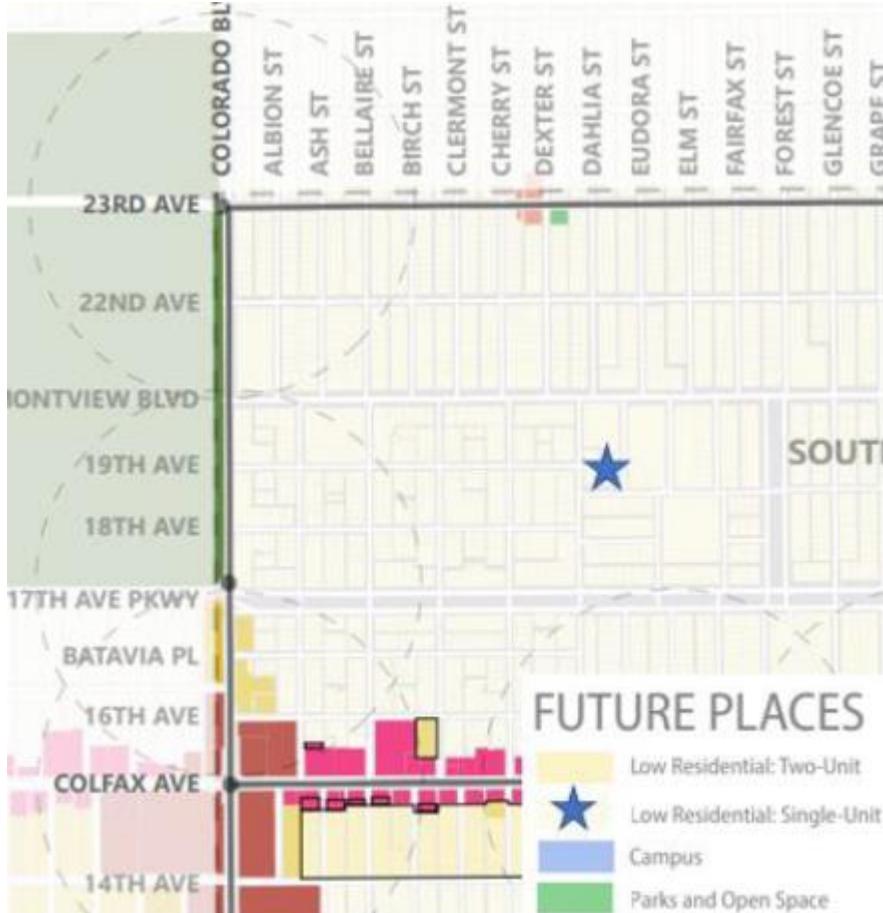
# Consistency with Adopted Plans: Blueprint Denver

- 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: Housing an Inclusive Denver

- Support housing as a continuum that serves residents across a range of incomes, including residents experiencing homelessness, those earning low wages or living on fixed incomes such as seniors or residents with a disability, and working families. (P.7).
- Preserve existing income-restricted affordable rental housing in vulnerable neighborhoods and near transit. (P.12)
- Promote equitable and accessible housing options by supporting programs and policies that help residents across the housing continuum access affordable housing (P.17).
- Stabilize residents at risk of involuntary displacement by supporting programs and policies that help a resident maintain their existing housing or stay in their community (P.17).

# Consistency with Adopted Plans: *East Area Plan*



## Residential Land Use Recommendations

- Low Residential Single Unit – “Additional primary units would only be appropriate where they already exist” (p.27)
- Policy E4.D – “Make it easier for households to age within their neighborhoods through models such as senior/ assisted living.” (p.54)
- Zoning and Regulation policy - Encourage maintaining, rather than demolishing, existing older homes by revising design requirements to encourage renovations and additions” (p.37)

# 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
  - That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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;
- 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;

- *Would enable additional beds in a Residential Care Type 2 use in an Existing Building.*
- *The PUD represents a thoughtful expansion of allowable uses that are more sensitive and less impactful than rezoning to a standard mixed use or main street zone district.*
- *The PUD is limited to three primary uses in the existing building within the Apartment building form applicable to the G-MU-3 zone district and all related standards.*

# 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 30 is consistent with the General Urban Neighborhood Context and character.*
  - *PUD-G 30 is intended as a mechanism to ensure that specific uses are consistent with adopted plans.*
- **Significant public benefit**
  - *Specific Uses*
  - *More efficient use of land and energy.*
  - *Existing Building compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan.*

# 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
  - *There is no standard zone district available that is specifically intended to allow reuse of this site.*
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property
  - *This PUD is the best tool to ensure land use compatibility.*

# PUD Review Criteria

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

- *Existing building built in 1942 is already compatible.*
- *PUD defines the apartment building form standard based on existing building.*

# CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met:

## 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.