



**DENVER**  
THE MILE HIGH CITY

# Official Map Amendments

**#2015I-00006**

**3901-3991 Cook St.**

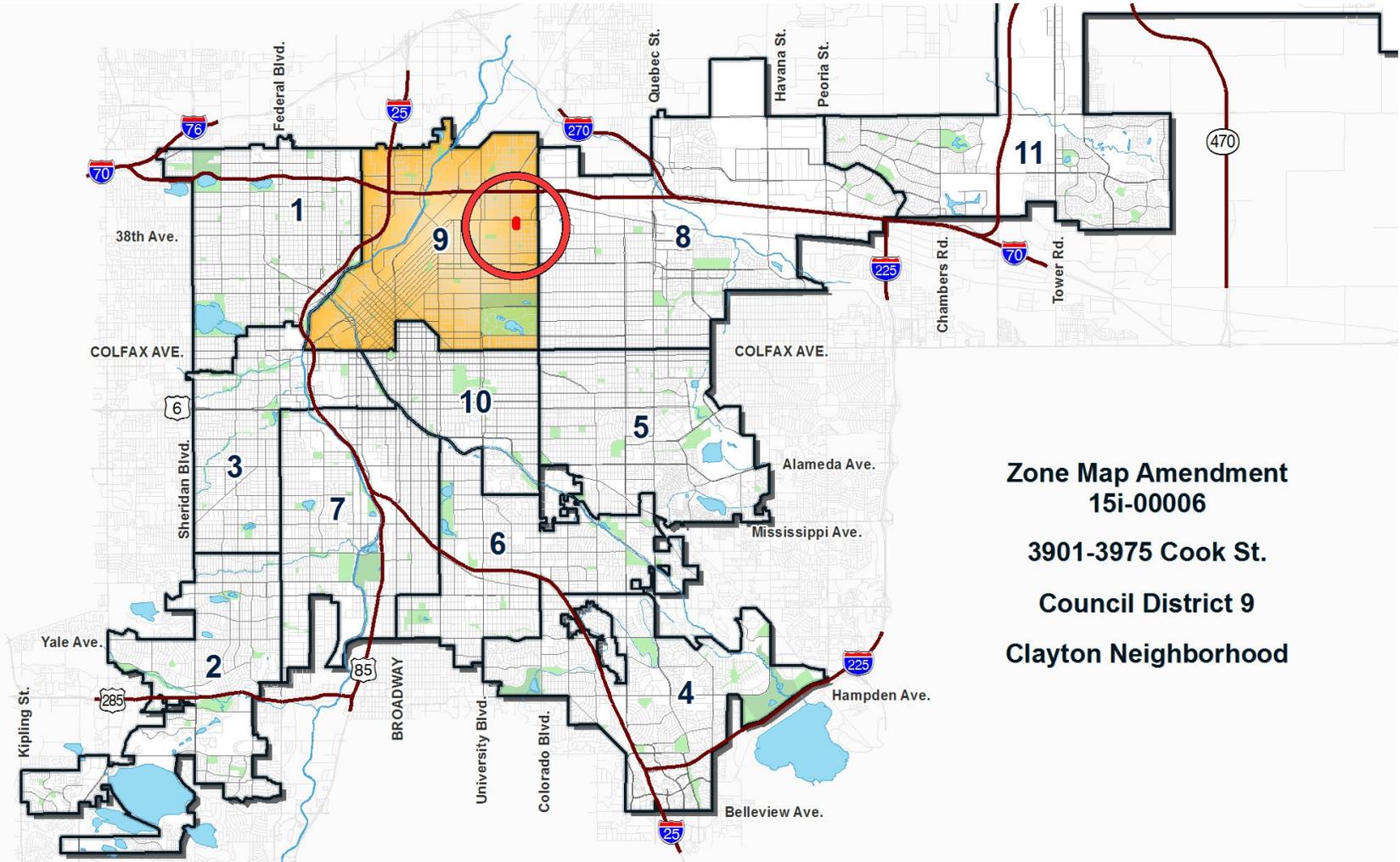
FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

**Denver City Council**  
February 29<sup>th</sup>, 2016



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# Location: North Denver, District 9

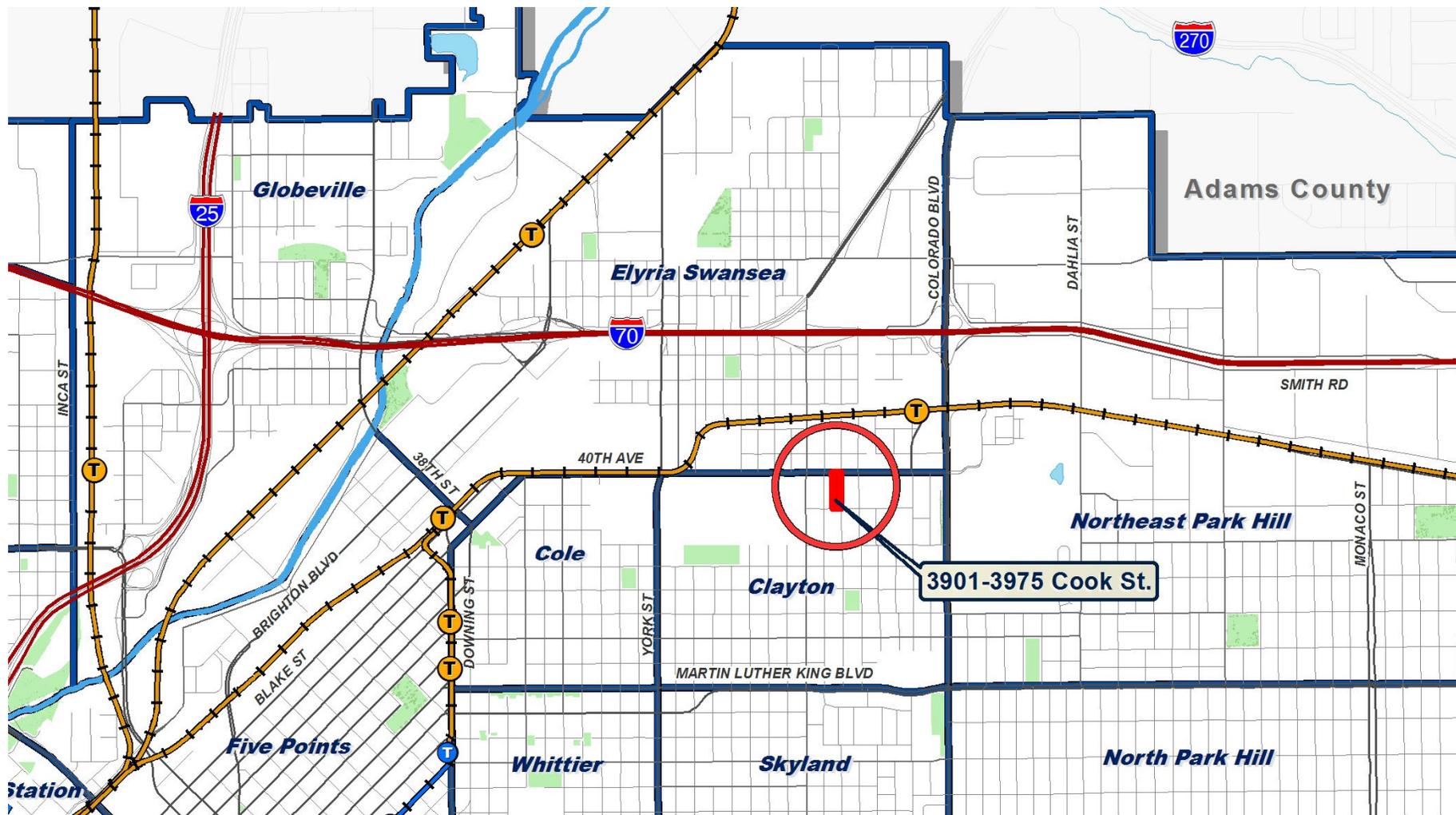


**Zone Map Amendment  
15i-00006**  
**3901-3975 Cook St.**  
**Council District 9**  
**Clayton Neighborhood**

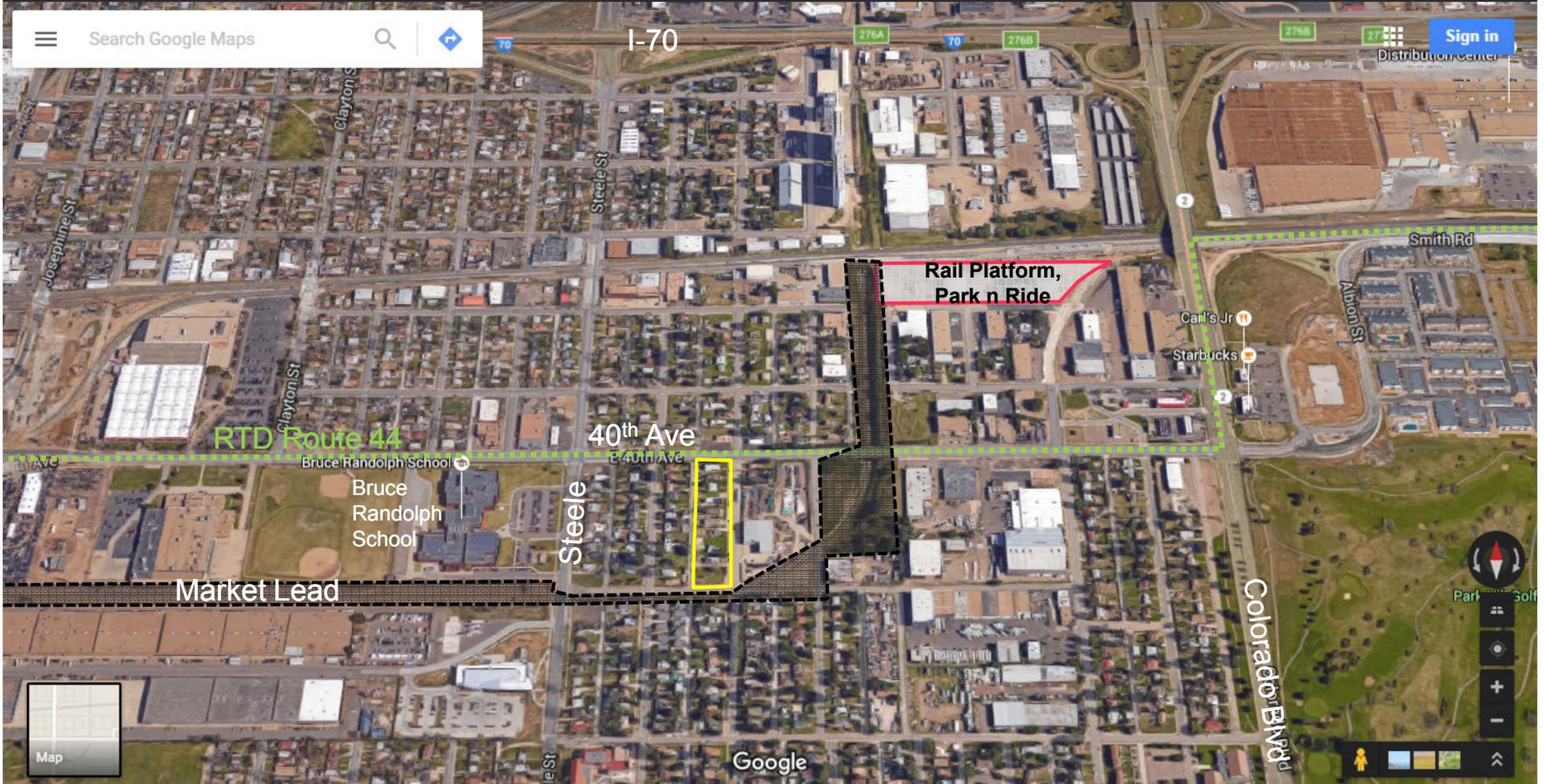


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# Location: Globeville



# 40<sup>th</sup> & Colorado Station Area

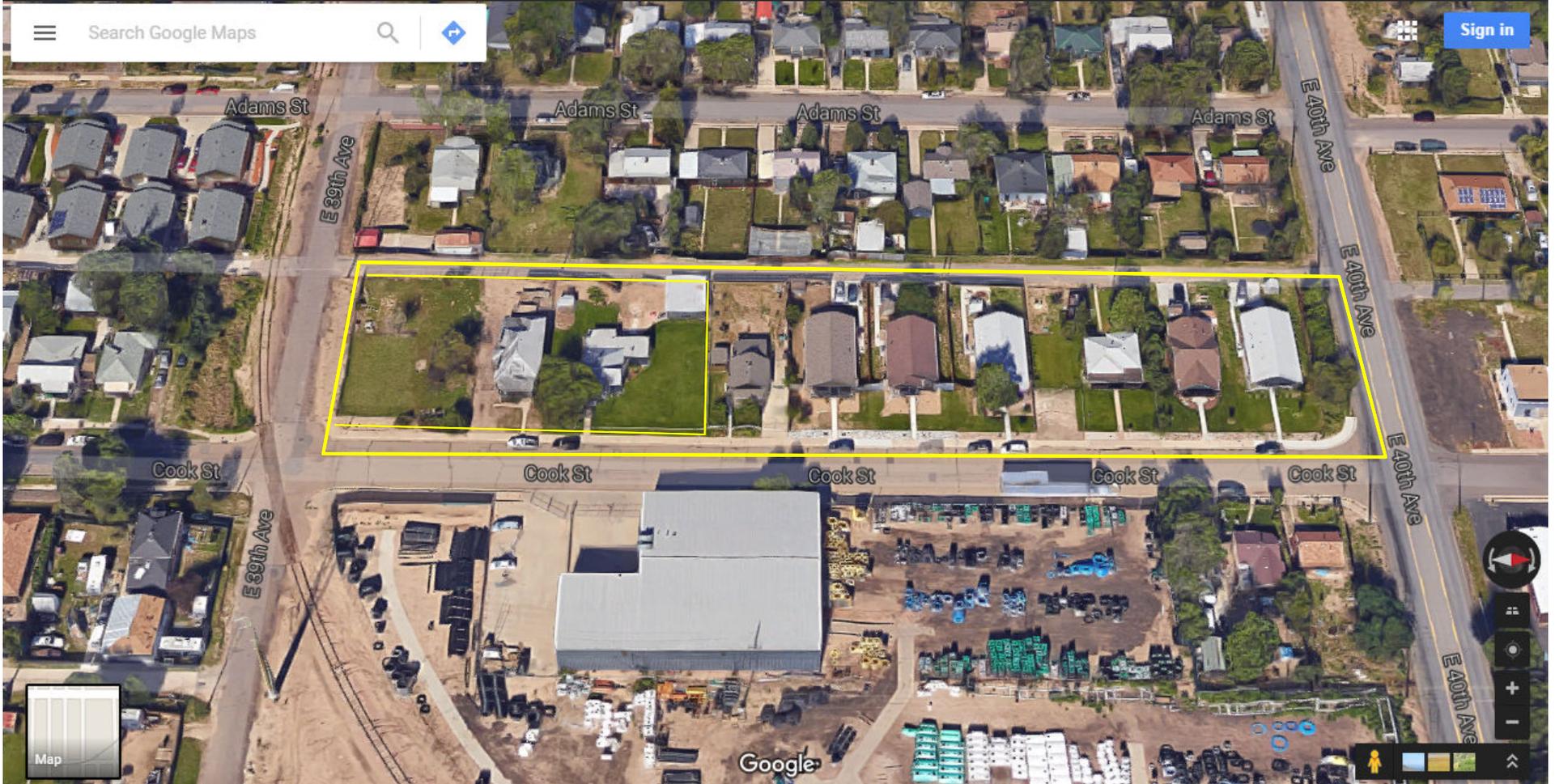


# A Line – 40<sup>th</sup>/CO Station

- 1.72 Ac
- ½ Mile walk to 40<sup>th</sup>/CO Station platform
- 2<sup>nd</sup> Station Along the U of CO A Line (Opens April 2016)



# U-RH-2.5: Minimum Area Requirement – Full Block Face

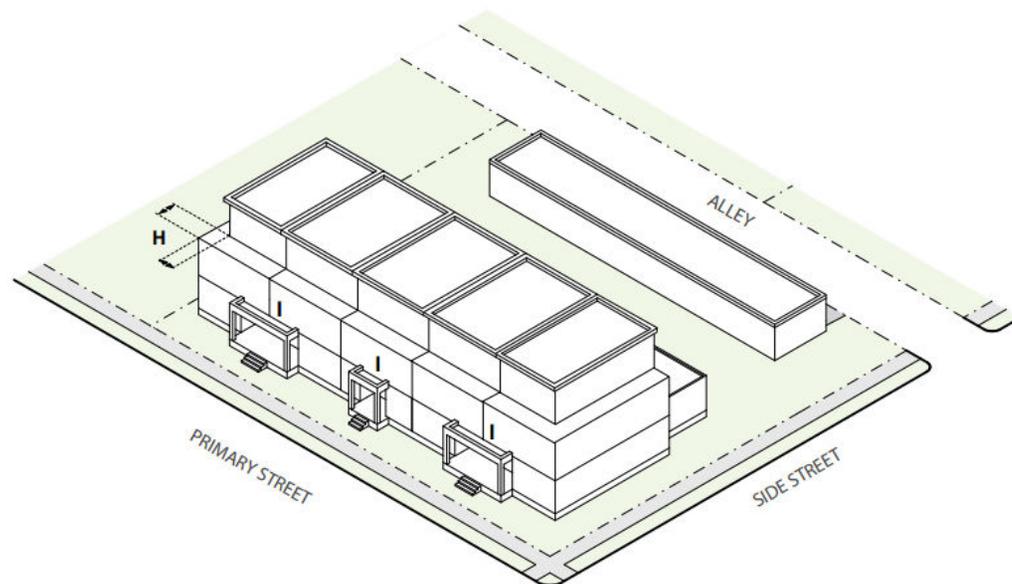


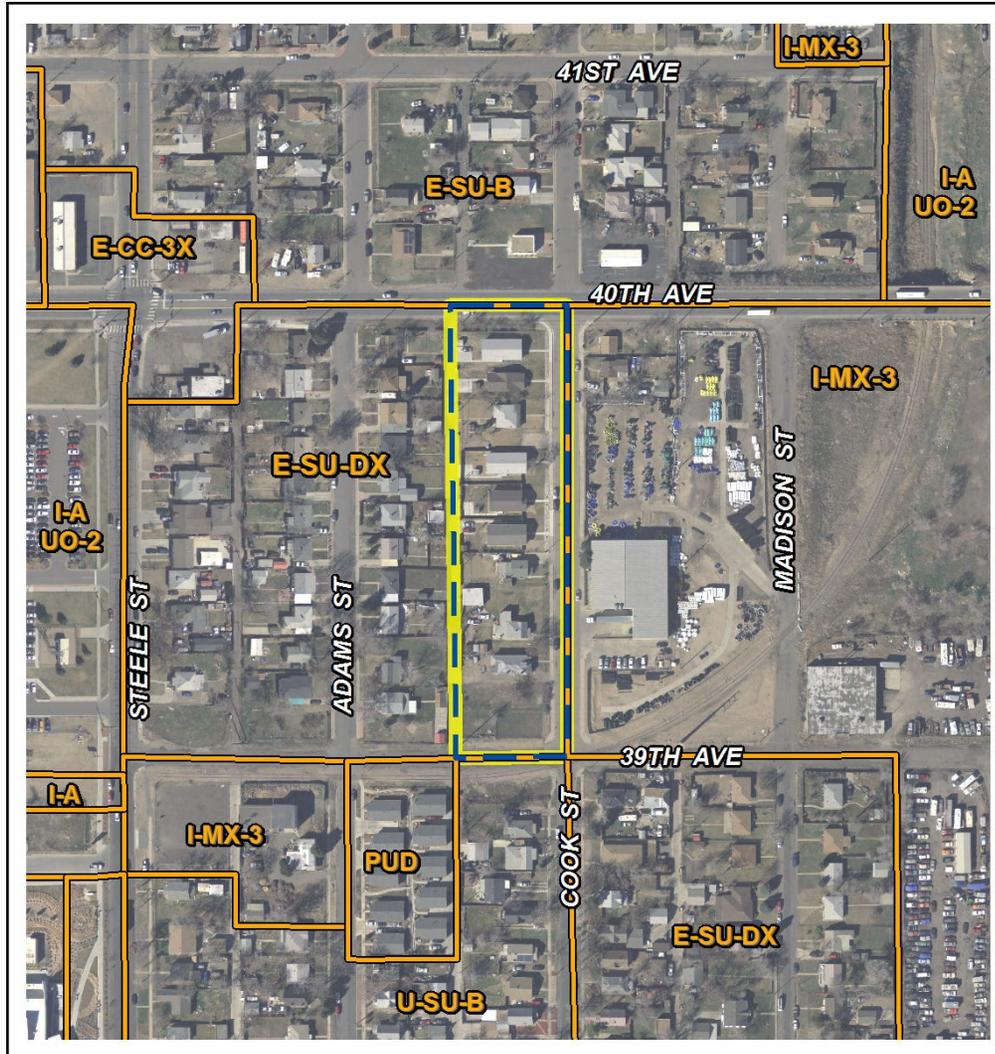


- Property:
  - 1.72 Ac.
  - Owner Request:  
Zoning to allow for  
infill residential  
development

### G-RH-2.5

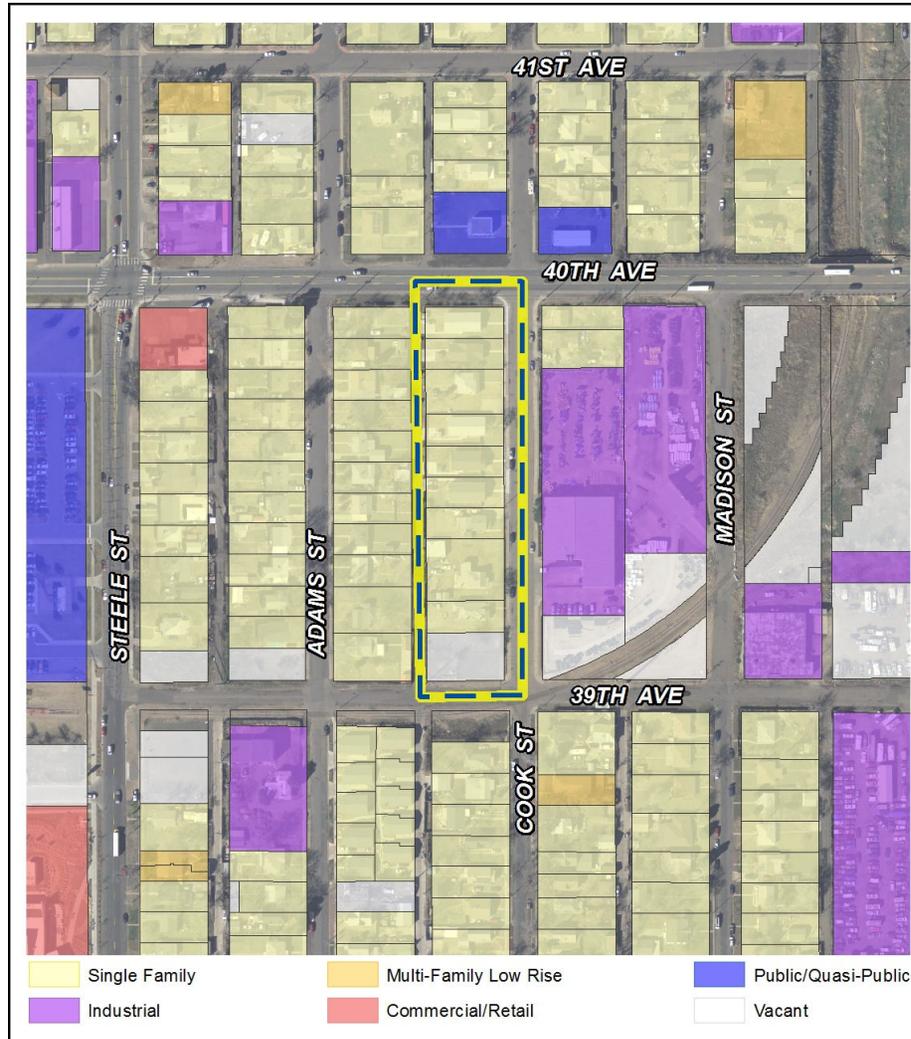
- Promotes safe, active, pedestrian-scaled residential
- Reinforces desired residential patterns
  - Shallow front yard
  - Tapered building heights on sides
  - Rear 20% of lot limited to 1 story





- Site & Surrounding Zoning:
  - E-SU-DX**
    - Allows Single Family Houses
    - 6,000 s.f. min lot size

# Existing Context – Land Use





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# Existing Context – Building Form/Scale

N: Religious Assembly



E: Single Family Residential



Site at 39<sup>th</sup> & Cook



E: Industrial, outdoor storage



W: 39<sup>th</sup> & Adams St.



S: 39<sup>th</sup> & Cook



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# Rezoning Process

- **Public Outreach**
  - RNOs - Clayton United, Elyria Swansea/Globeville Business Association, United Community Action Network Inc., The Points Historical Redevelopment Corp, Inter-Neighborhood Cooperation (INC), Denver Neighborhood Association, Inc.
- **Written Notice of Receipt of Application** (Oct 14<sup>th</sup>)
  - Planning Board (Dec 16) - 15 Day Written & Posted Notice
  - N&P Committee (Jan 20<sup>th</sup>) – 10 Business Day Written Notice
  - **Council Hearing:** (Feb 29<sup>th</sup>) - 21 Day Written & Posted Notice
  - **Applicant outreach**
    - No public comments to present

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Elyria & Swansea Neighborhoods Plan

### 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

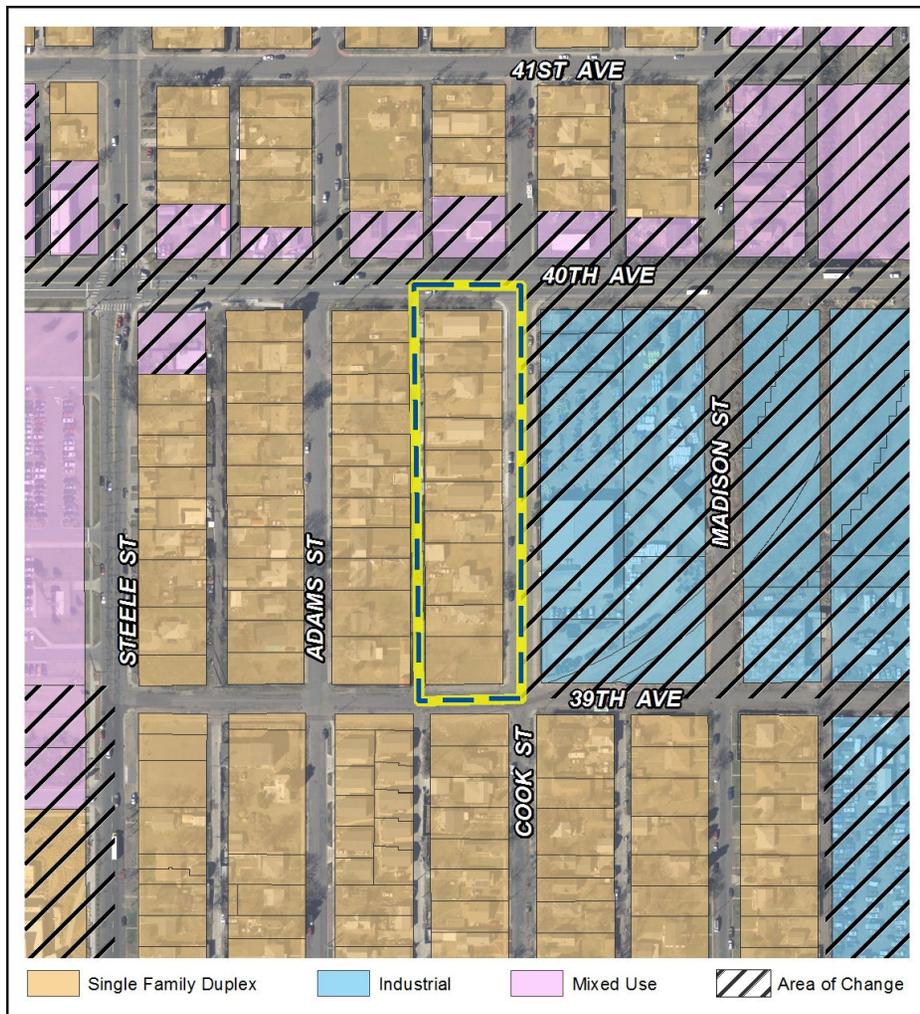


# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Conserve land by promoting infill development (ES 2F) . . . consistent with neighborhood character (LS 3-B)
- Neighborhood investment for a range of housing types and prices (1-F)

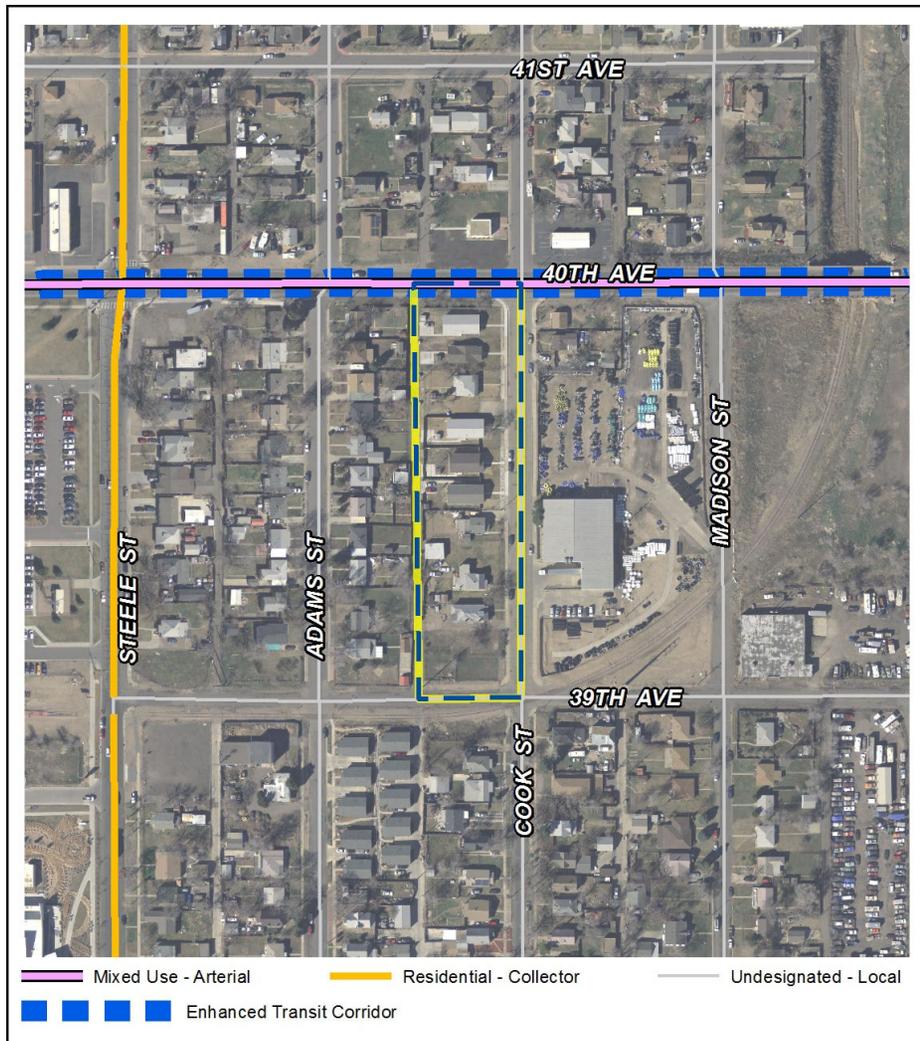
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - **Single Family Duplex**
    - Primarily Residential
    - Moderate Density
    - Mix of Housing Types
      - SF, Duplex, Row Houses, Small apartments
  - **Area of Stability**

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Street Classifications:

### 40<sup>th</sup> Ave

- **Mixed Use Arterial**
- *Connect Neighborhoods to Regional Destinations*
- *E/W connector between Colorado & 38<sup>th</sup> Blake*
- **RTD Bus Route 44**  
*(Downtown to Stapleton & Airport & 40<sup>th</sup>)*

### Cook St. & 39<sup>th</sup> Ave

- Local / Undesignated to access individual homes and businesses



# Review Criteria: Consistency with Adopted Plans

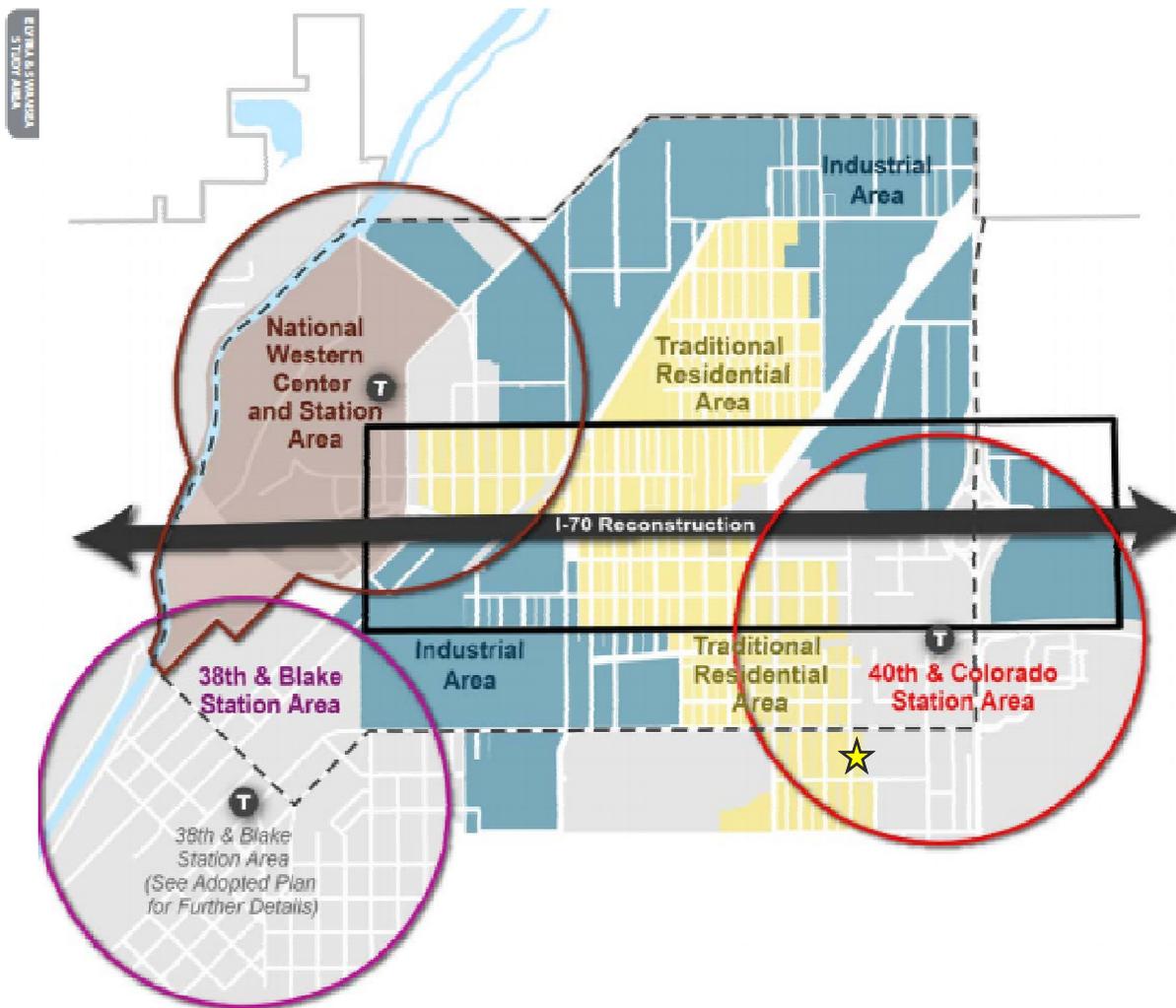
## 2015 **ELYRIA & SWANSEA NEIGHBORHOODS PLAN**



Adopted by Denver City Council  
2/23/15

# Review Criteria: Consistency with Adopted Plans

## Elyria and Swansea Study Area



# Review Criteria: Consistency with Adopted Plans

Concept Land Use



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

Maximum Building Heights

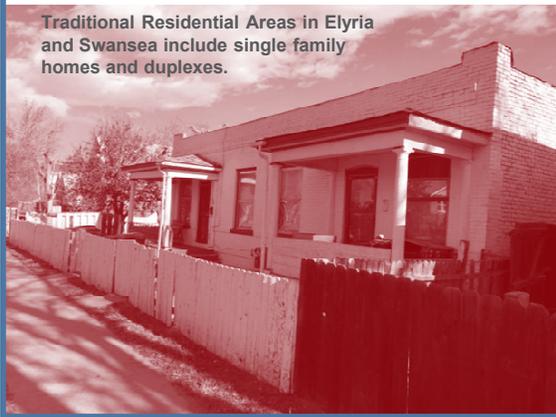


- Building Heights**  
(Number of Stories)
-  2.5
  -  3
  -  5
  -  8

# Traditional Residential Areas: E. 2 ENCOURAGE INVESTMENT IN RESIDENTIAL AREAS OF STABILITY



Traditional Residential Areas in Elyria and Swansea include single family homes and duplexes.



Tandem House Infill



- B.2 ■ Single Family Duplex:** 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 (see E.2).

## E. 2 ENCOURAGE INVESTMENT IN RESIDENTIAL AREAS OF STABILITY

The Strong chapter recommends Single Family Duplex for residential areas that are intended to remain as Areas of Stability. The following options could provide economic benefit to home owners by allowing a moderate level of infill development, and creating incentive to reinvest in existing homes to further stabilize the residential areas.

- 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.
- Ensure that the form and scale of new development is complementary to the existing character of the traditional residential areas.
- The Denver Zoning Code provides minimum and maximum zone lot size standards, and building form standards for Single Unit (SU), Two Unit (TU) or Rowhouse (RH) building forms in the Urban Neighborhood context. These building forms are appropriate in Single Family Duplex areas provided that they are consistent with the maximum building heights map in this plan (Strategy B.7), and the minimum area and building form standards in the Denver Zoning Code.

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

## **2. Uniformity of District Regulations**

- **U-RH-2.5 would result in uniform application of district use, building form and design regulations**

## **3. Further Public Health, Safety and Welfare**

4. Justifying Circumstances

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



# Justifying Circumstance

## 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 –**

- 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
  - **Station platform & park-n-ride nearing completion (Apr 2016)**
  - **City Acquisition of the BNSF Market Lead (Jan 2016)**
  - **New Sidewalks to be Built along 40<sup>th</sup> Avenue**

- 5. Consistency with Neighborhood Context and Zone District Purpose and Intent**
- **Urban Neighborhood Context:**
    - Primarily residential, range of smaller scale uses
    - Street / block grid pattern supports pedestrian and vehicle mobility
    - Presence of alleys
  
  - **U-RH-2.5 (Urban Neighborhood - Rowhouse– 2.5 Story Max)**
    - Promotes safe & active residential uses
    - Reinforce desired neighborhood character
    - Pedestrian scale and orientation



# CPD Recommendation

**CPD Finding:** All review criteria have been met

**Recommendation: Approval**

Planning Board recommendation: **Approval** (10-0)

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