



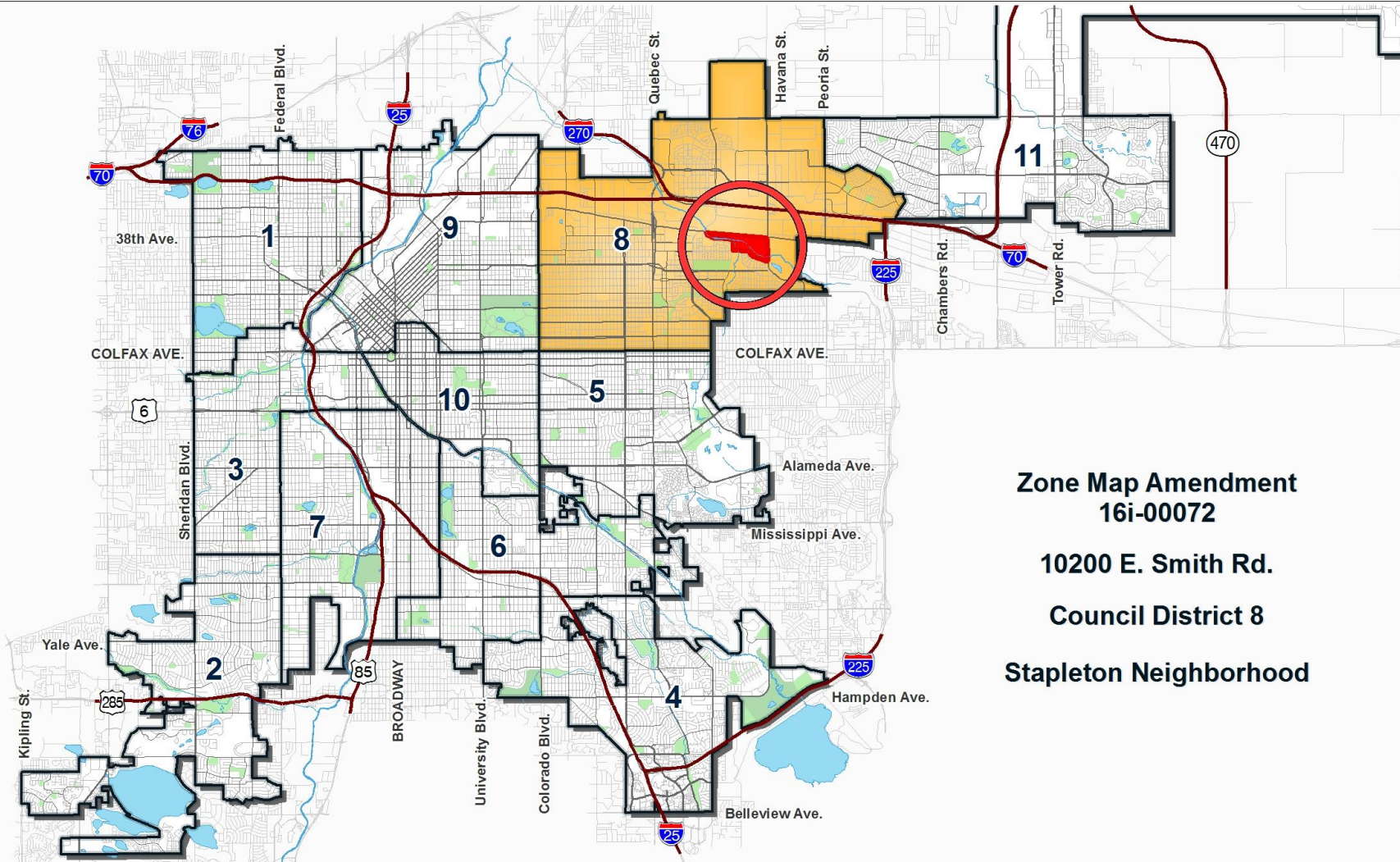
**DENVER**  
THE MILE HIGH CITY

**10200 Smith Road, 9507 E. 35th  
Avenue  
2016I-00072**

OS-B to OS-A

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

Land Use, Transportation, and Infrastructure Committee  
January 24, 2017



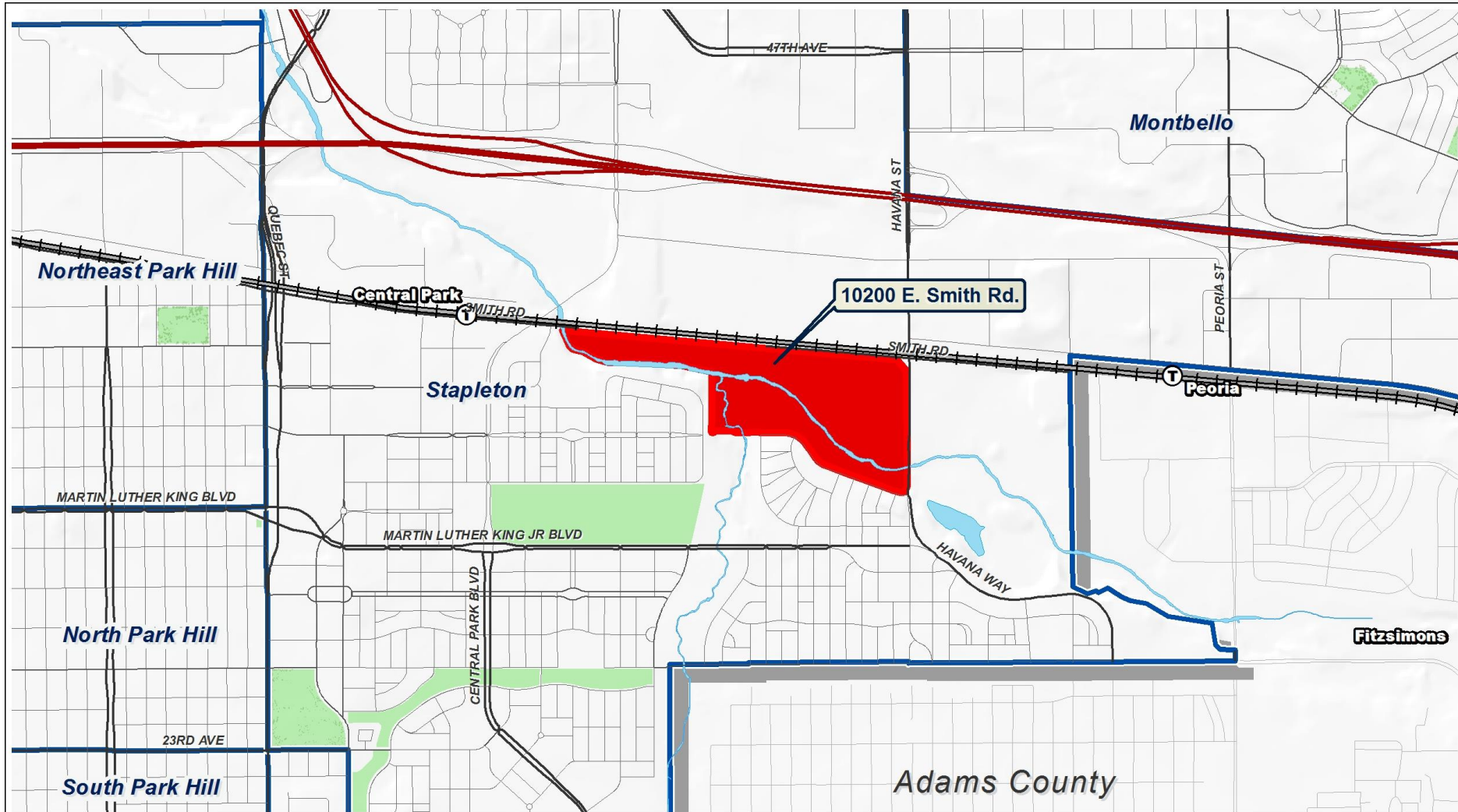
**Zone Map Amendment  
16i-00072**

**10200 E. Smith Rd.**

**Council District 8**

**Stapleton Neighborhood**

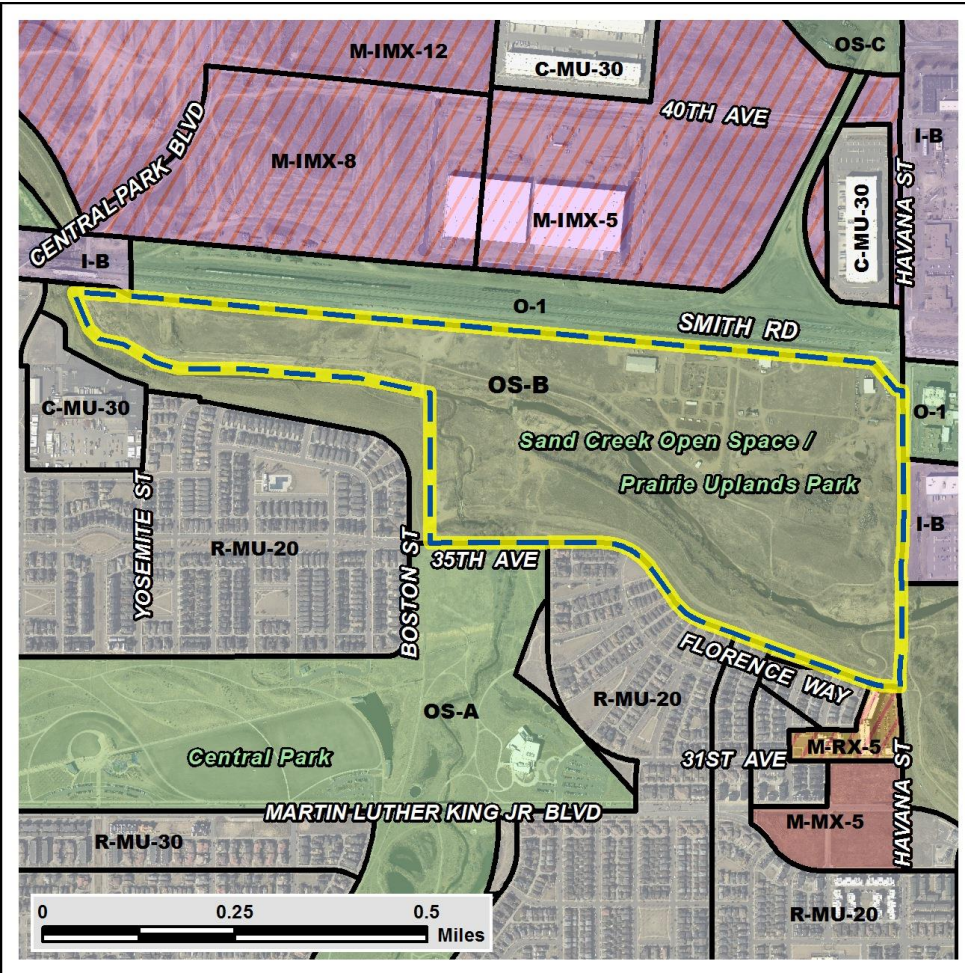
# Stapleton Neighborhood





**2016 Aerial**

- 10200 Smith Rd,  
9507 E. 35<sup>th</sup> Avenue
- SW corner of Smith  
Rd and Havana St
- Stapleton  
Development Plan  
area



## 10200 Smith Road

- 4,492,976 SF (103 acres)
- Warehouse, Urban Garden, Open Space

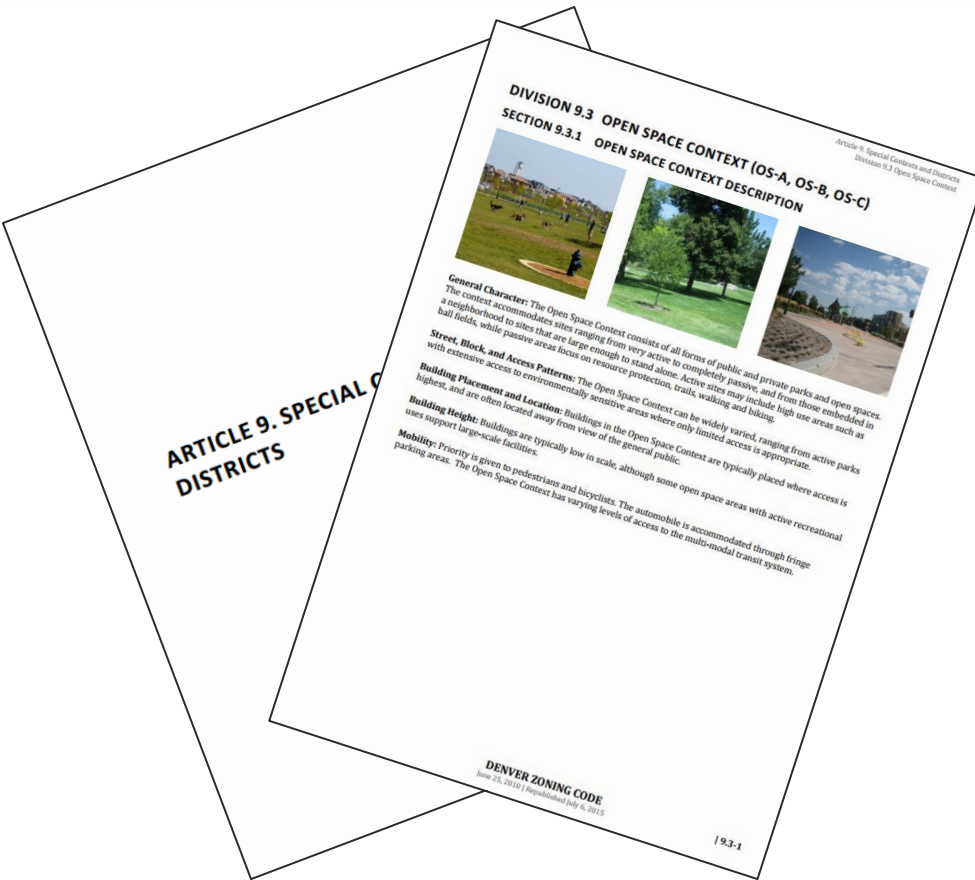
## 9507 E. 35<sup>th</sup> Avenue

- 1,983,314 SF (46 acres)
- Open space

## Property Owner:

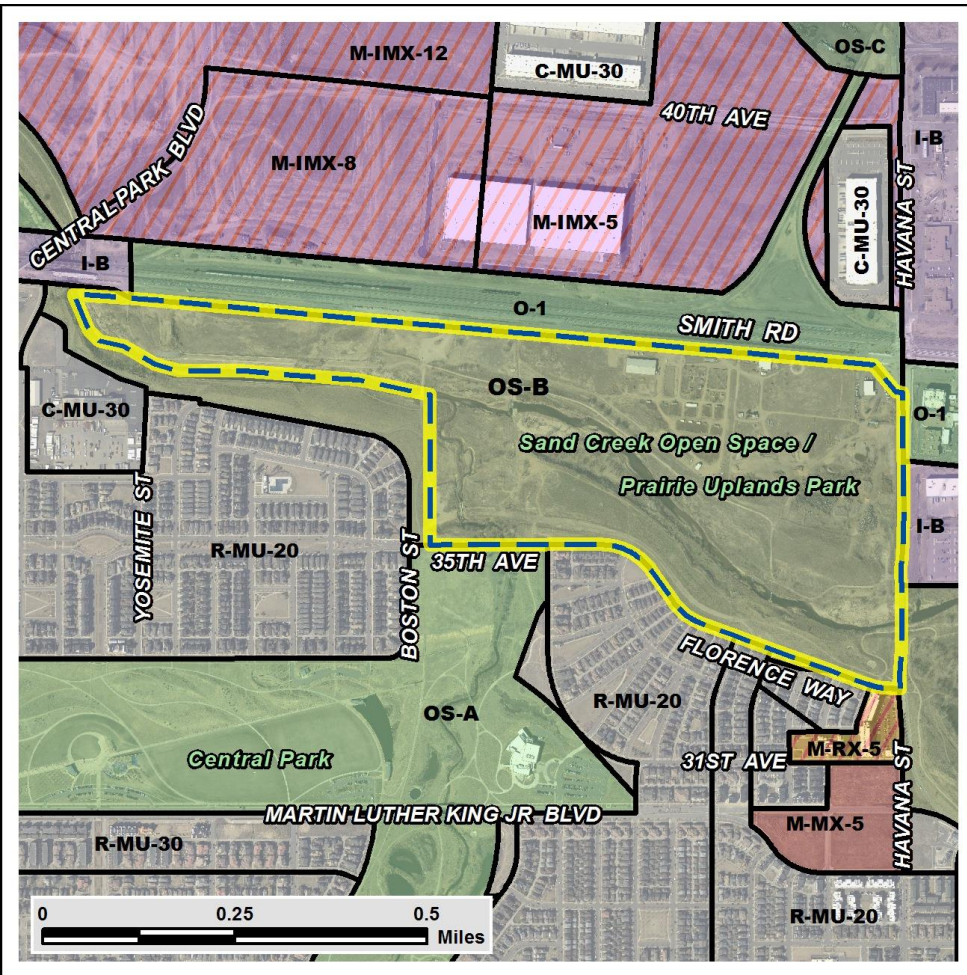
- Requesting rezoning due to recent city acquisition

Rezone from OS-B to OS-A



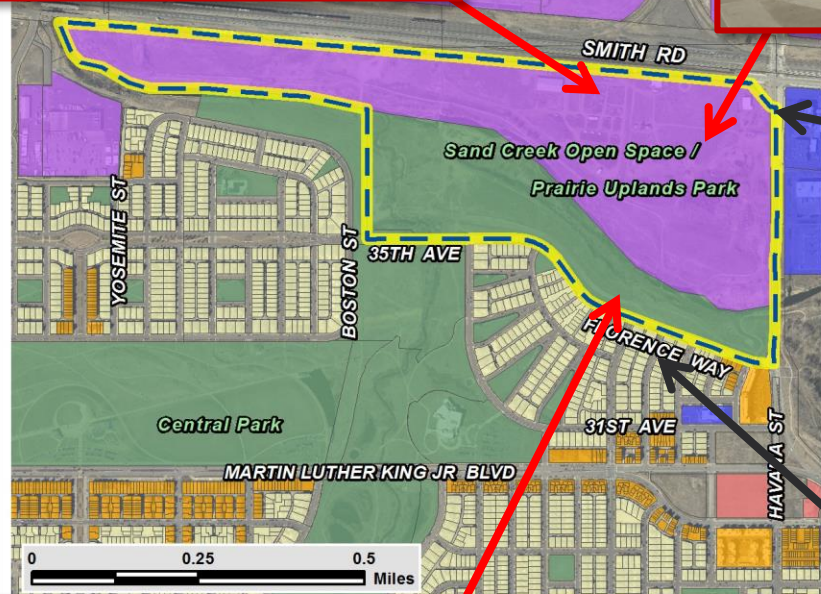
- Protect and preserve parks
- Specifically for parks owned, operated, or maintained by the City
- OS-B (current zoning of subject property) is for non city owned parks and open space

# Existing Context – Zoning



- Subject site: OS-B
- Surrounding sites:
  - O-1
  - OS-A
  - OS-1
  - R-MU-20 w/c
  - M-RX-5
  - C-MU-30
  - UO-1
  - I-B

# Existing Context – Form/Scale





- Planning Board
  - January 4, 2017 - Recommended approval by a vote of 7-0
- City Council
  - First Reading: February 6, 2017
  - Action: March 6, 2017

## 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 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Denver Parks Game Plan (2003)
- Stapleton Development Plan (1995)
- Central Park Boulevard Station Area Plan (2012)

### 2. Uniformity of District Regulations

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

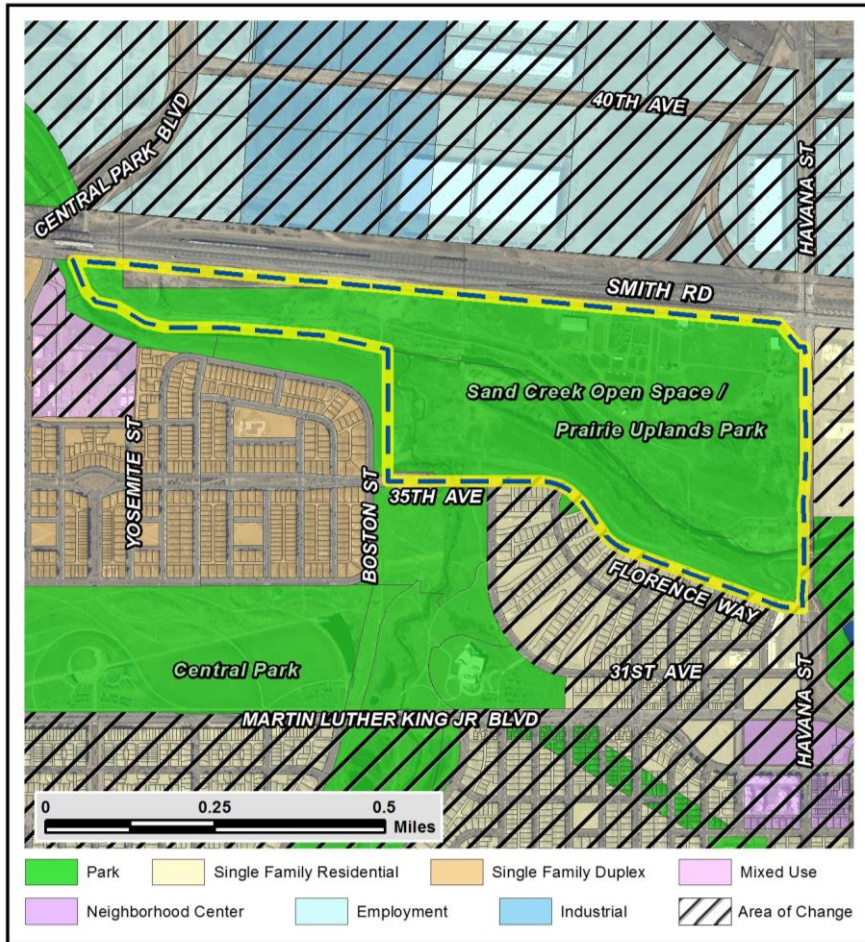
### 4. Justifying Circumstances

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

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Land Use Concept:
  - Park and Open Space
- Area of Stability
  - Changes in zoning are appropriate to align existing conditions with zone district
  - Current OS-B zoning inconsistent with city ownership



## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, Stapleton Development 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

## 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**
  - CPD finds that the rezoning is consistent with the changed condition of the recent city acquisition of the subject properties.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

## Denver Zoning Code Review Criteria

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

- OS-A zone district purpose is for city-owned, operated, or maintained property.
- The November 2015 city acquisition of the subject properties from private ownership creates inconsistency with the current OS-B zoning, which is for parks and open space not owned by the city

CPD recommends **Approval**, based on finding 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