



DENVER
THE MILE HIGH CITY

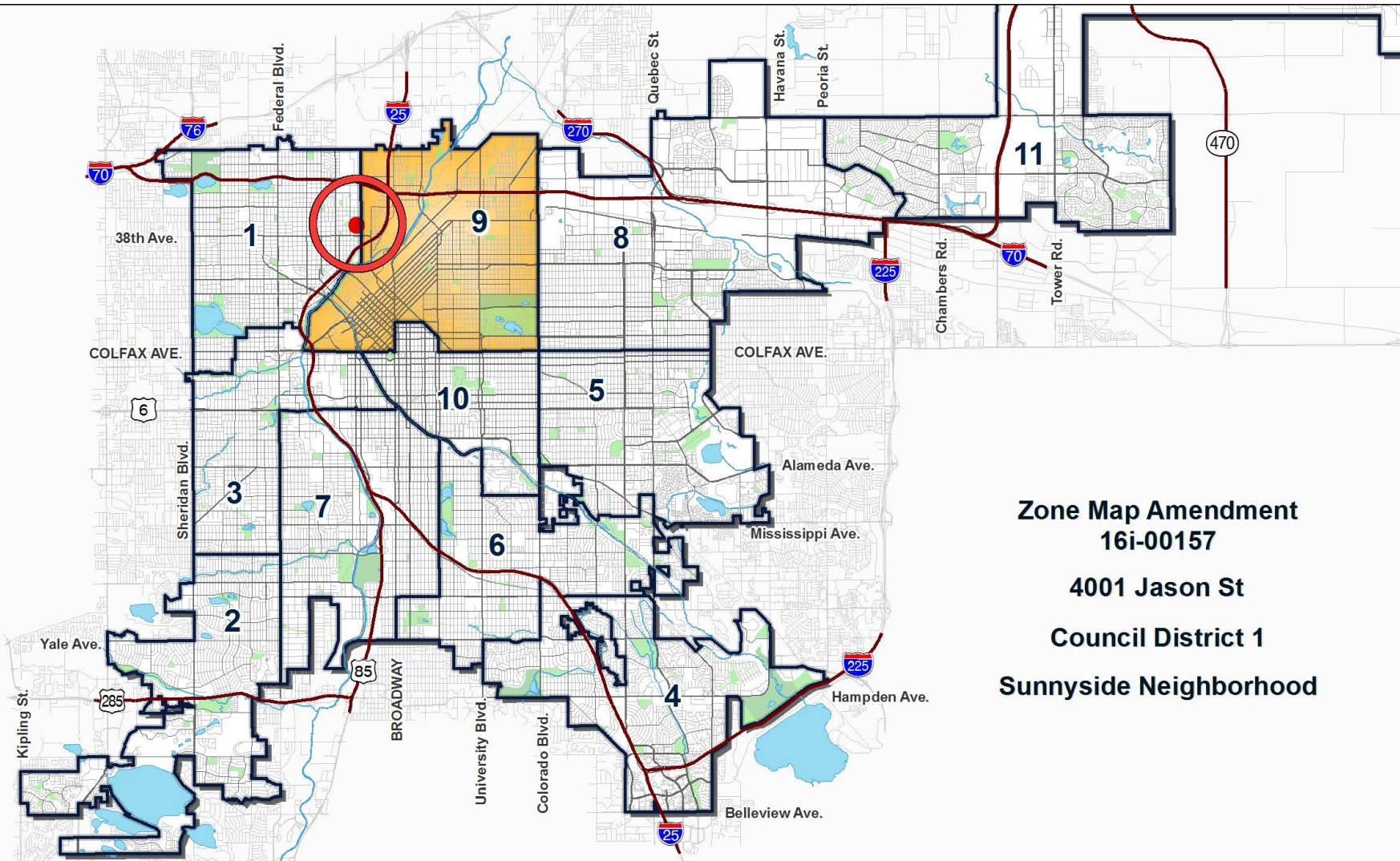
4001 N. Jason Street

2016I-00157

I-MX-3 to C-RX-8

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

Land Use, Transportation, and
Infrastructure Committee
June 20, 2017

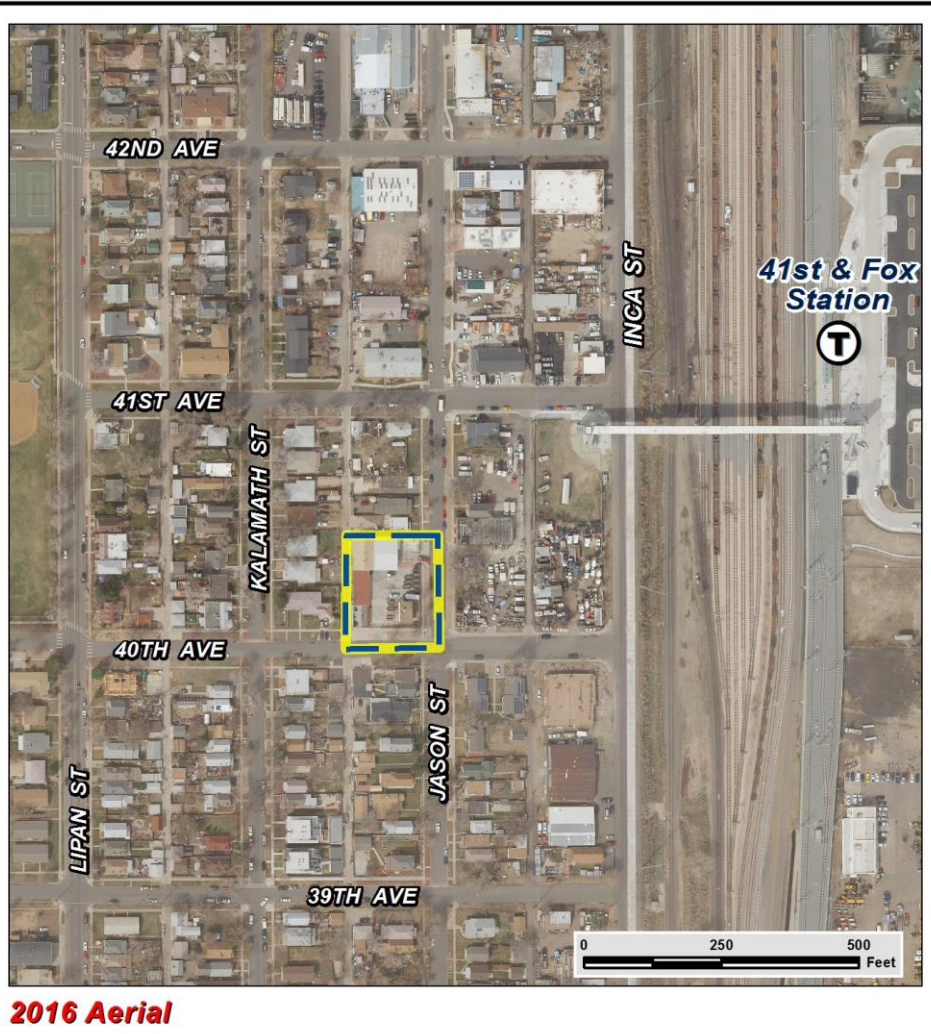


**Zone Map Amendment
16i-00157
4001 Jason St
Council District 1
Sunnyside Neighborhood**

Sunnyside Neighborhood

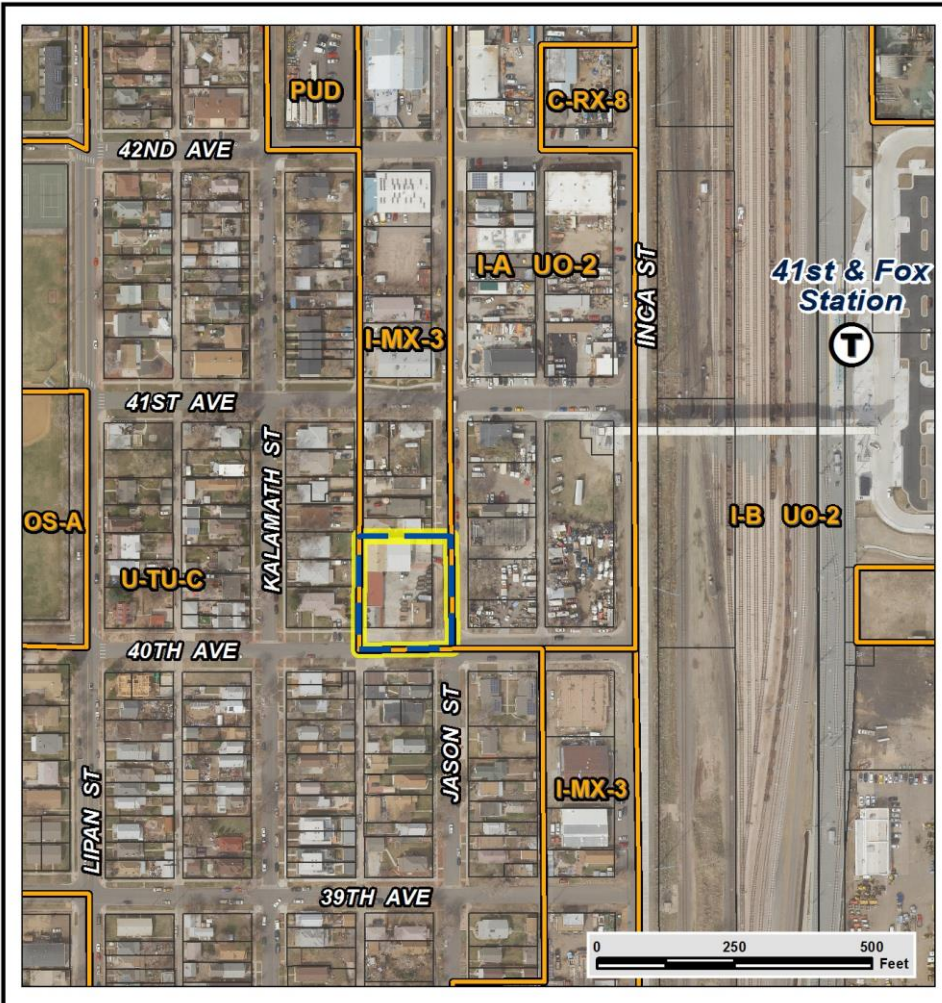


Location and Request



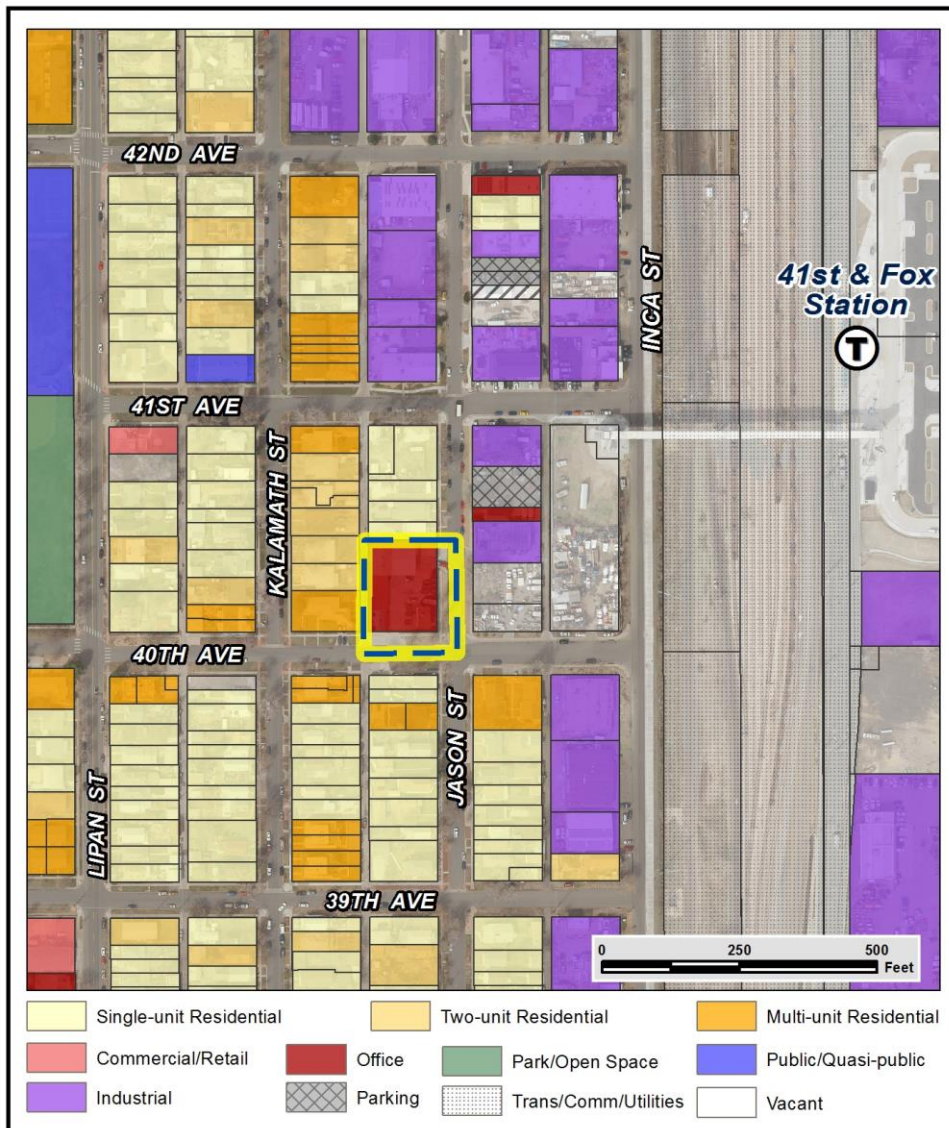
- 4001 Jason Street
 - 20,875 SF (.48 acres)
 - Currently office, warehouse
 - One block from commuter rail pedestrian bridge
- Property Owner:
 - Requesting rezoning from I-MX-3 to C-RX-8

Existing Context – Zoning



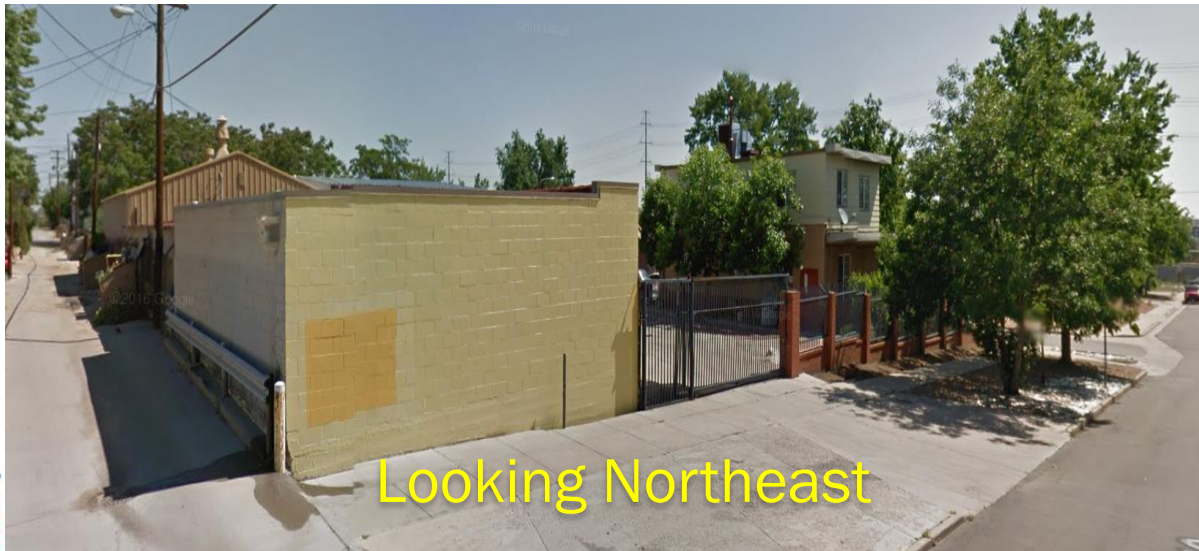
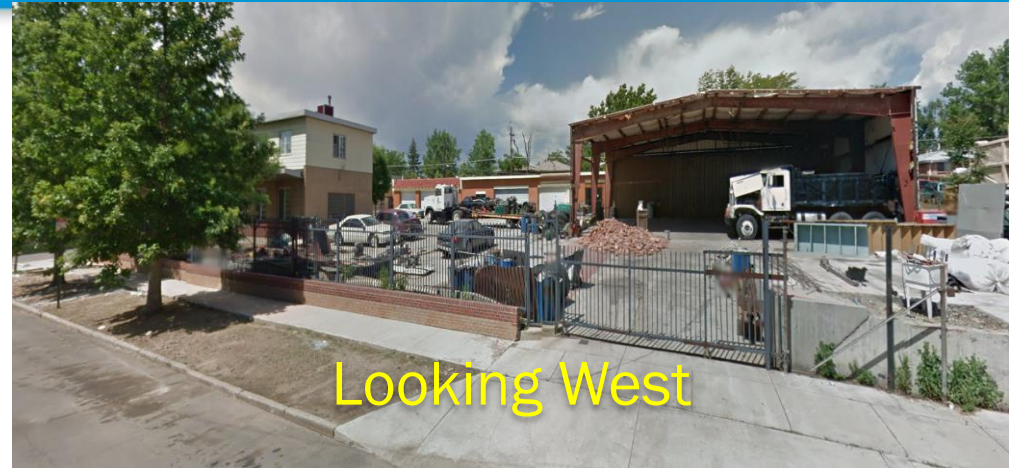
- Subject site: I-MX-3
- Surrounding sites:
 - I-A UO-2
 - I-MX-3
 - U-TU-C

Existing Context – Land Use

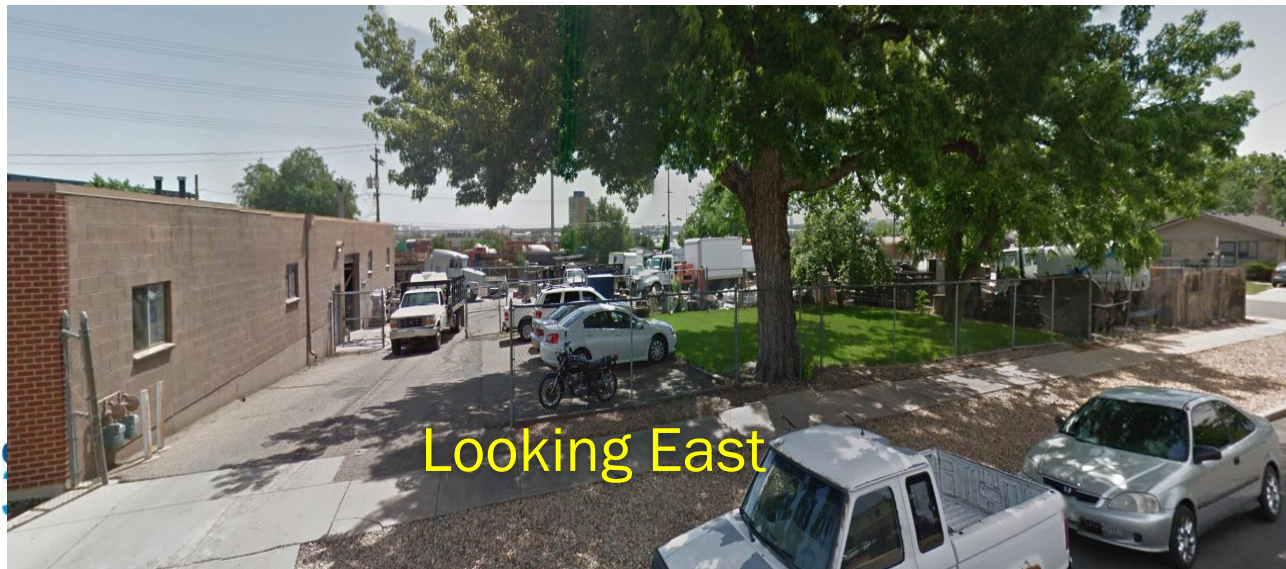
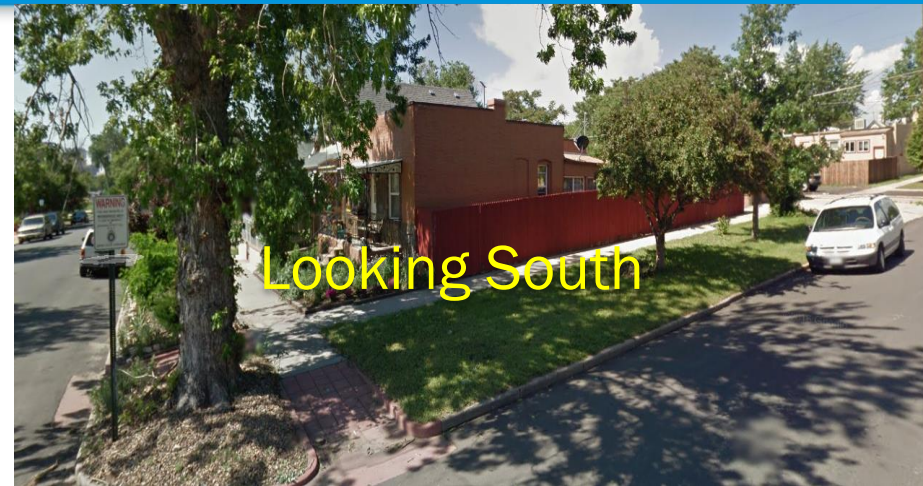


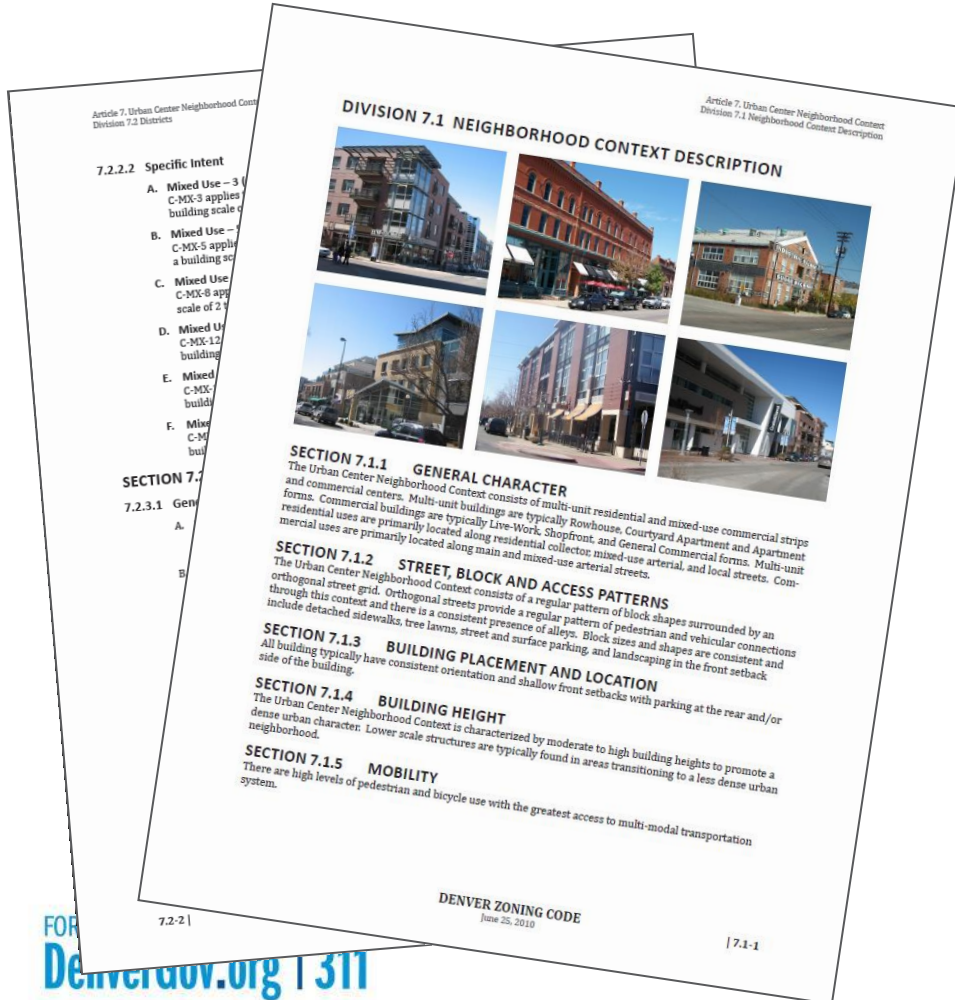
- Subject office and warehouse
- North: single-unit residential
- West: two-unit, multi-unit residential
- South: Single-unit, multi-unit residential
- East: vacant, industrial

Existing Context – Form/Scale (Subject Property)



Existing Context – Form/Scale





- Commercial uses are secondary to residential use
- Can have street-level retail
- Upper stories limited to residential & lodging

- Informational Notice: March 9, 2017
- Planning Board- notification signs and written notice (15 days): May 22 – June 7, 2017
- LUTI Committee: June 20, 2017
- City Council 1st Reading: July 10, 2017
- City Council Public Hearing: August 7, 2017

- Public Outreach
 - RNOs
 - Sunnyside United Neighbors, United North Side Neighborhood, Denver Neighborhood Association, Inter-Neighborhood Cooperation
 - Two RNO Letters:
 - Opposition from United North Side
 - Conditional Support from Sunnyside United Neighbors
 - Three petitions:
 - One in support of 3-5 story buildings on property (not 8 stories)
 - One in support of application to C-RX-8
 - One unclear submitted with United North Side RNO comments
 - One letter in opposition (signed by three individuals)

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 (2002)
- Sunnyside Neighborhood Plan (1992)
- 41st & Fox Station Area Plan (2009)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

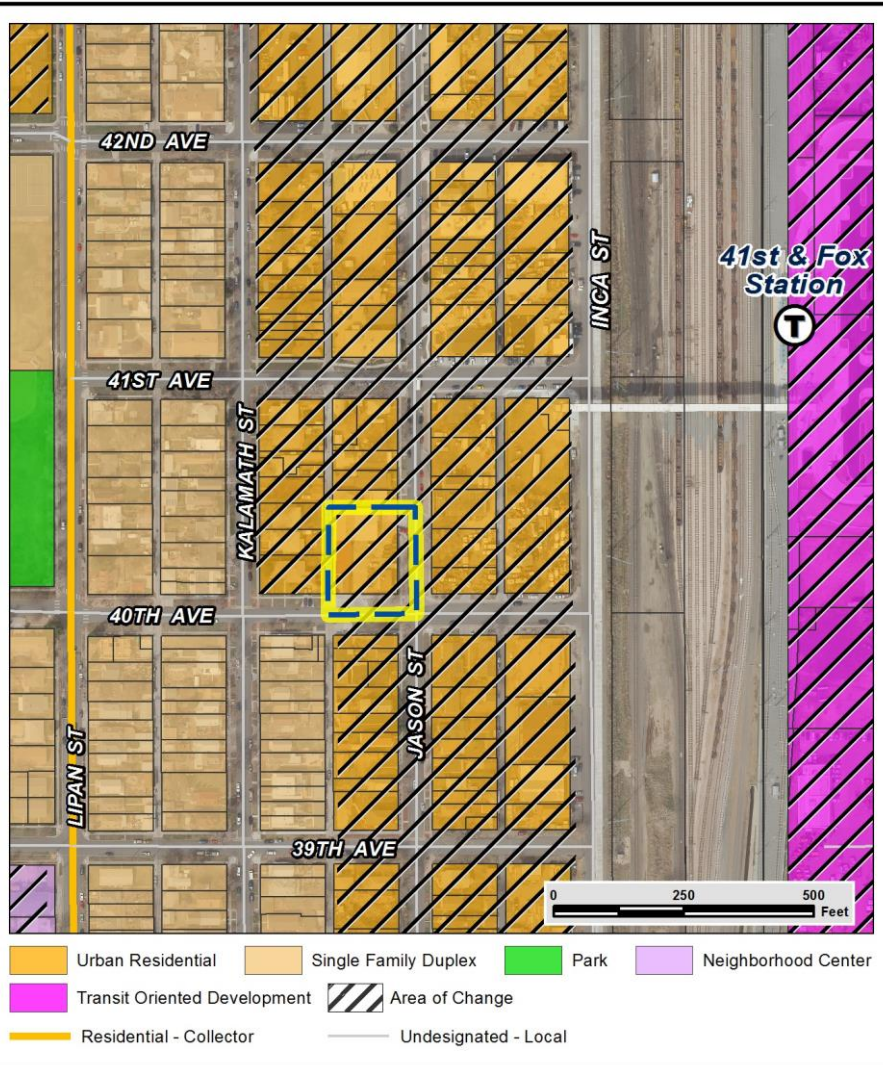
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Environmental Sustainability Strategy 4-A
- Land Use Strategy 4-A
- Mobility Strategy 4-E
- Denver's Legacies Strategy 3-A

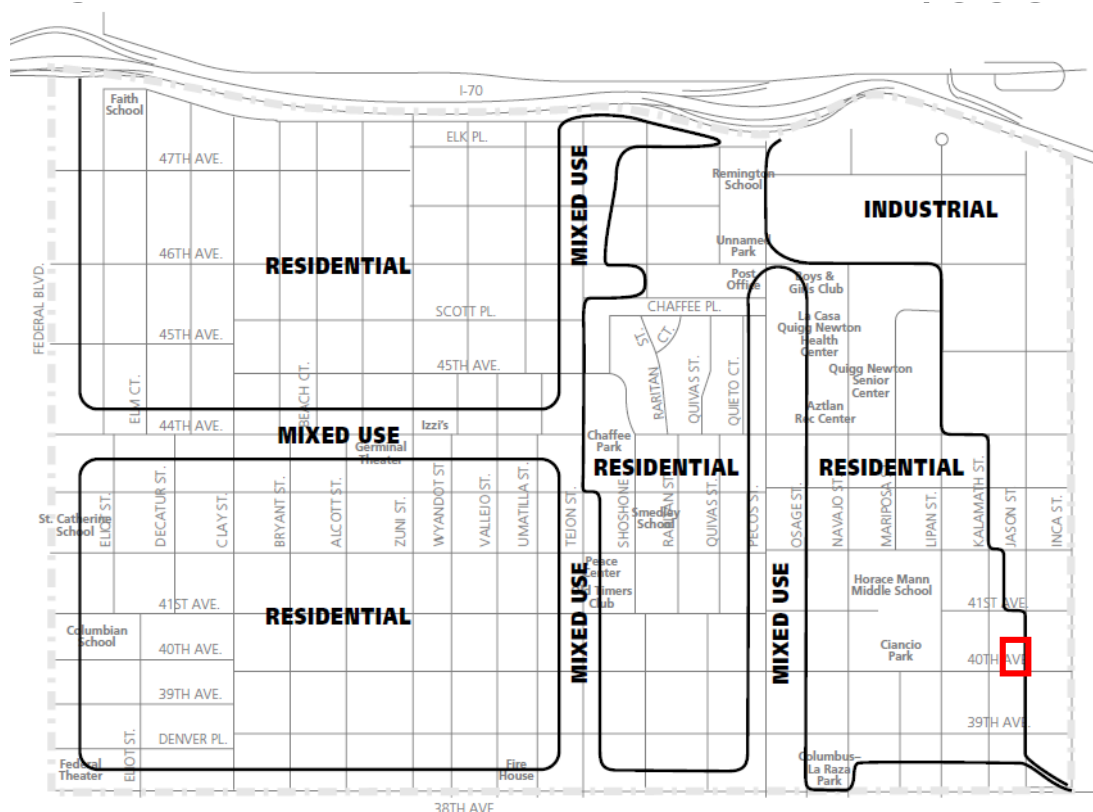
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Street Classifications
 - 40th, Jason:
 - Undesignated- Local
- Area of Change
- Urban Residential
 - “Higher density and predominantly residential”
 - “May include a noteworthy number of commercial uses”
 - “Retail or active uses on ground floor”

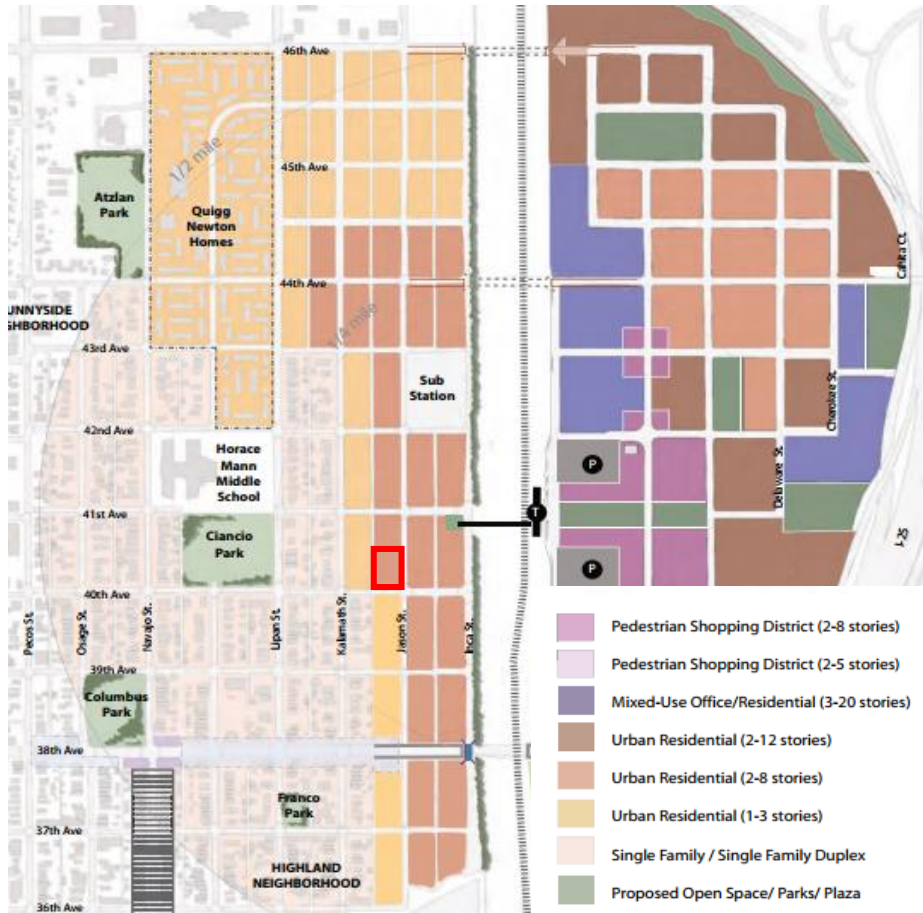
Review Criteria: Consistency with Adopted Plans



Sunnyside Plan (1992)

- Land Use
 - Residential
- 41st & Fox Station Area Plan provides updated guidance for eastern edge of Sunnyside

Review Criteria: Consistency with Adopted Plans



-  Pedestrian Shopping District (2-8 stories)
-  Pedestrian Shopping District (2-5 stories)
-  Mixed-Use Office/Residential (3-20 stories)
-  Urban Residential (2-12 stories)
-  Urban Residential (2-8 stories)
-  Urban Residential (1-3 stories)
-  Single Family / Single Family Duplex
-  Proposed Open Space/ Parks/ Plaza

41st & Fox Station Area Plan (2009)

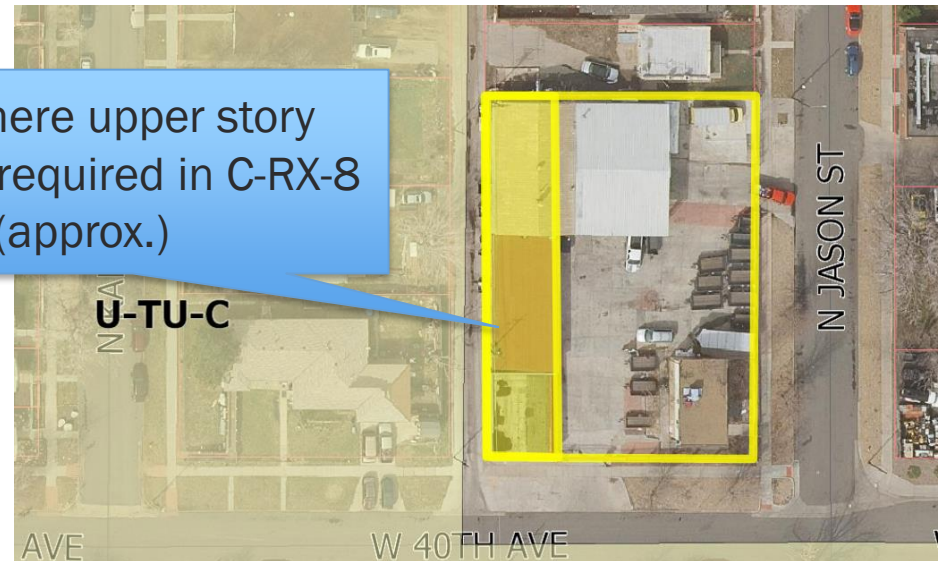
- Land Use
 - Urban Residential
 - 2-8 Stories

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent
3. Further Public Health, Safety and Welfare
 - Implements adopted plans
4. Justifying Circumstances
 - Changed or Changing Condition: 41st & Fox station, New ped/bike infrastructure, Ongoing revitalization of neighborhood, Increased development activity/interest
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - C-RX zone districts promote safe, active, and pedestrian-scaled, diverse areas through building forms that activate the public realm.

- Properties to west (across alley) are a Protected District
- C-RX-8 zone lots subject to height restrictions when adjacent (or across alley from) Protected District:
 - Maximum height within 175' of Protected District: 75' (compared to 110' base height)
 - Upper story rear building setbacks for portions of buildings above 27', 51' in height

Area where upper story setbacks required in C-RX-8 (approx.)



CPD 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