



**DENVER**  
THE MILE HIGH CITY

# 56<sup>th</sup> Avenue and Central Park Boulevard

From: M-RX-5 and OS-B

To: M-MX-5 and M-RX-5

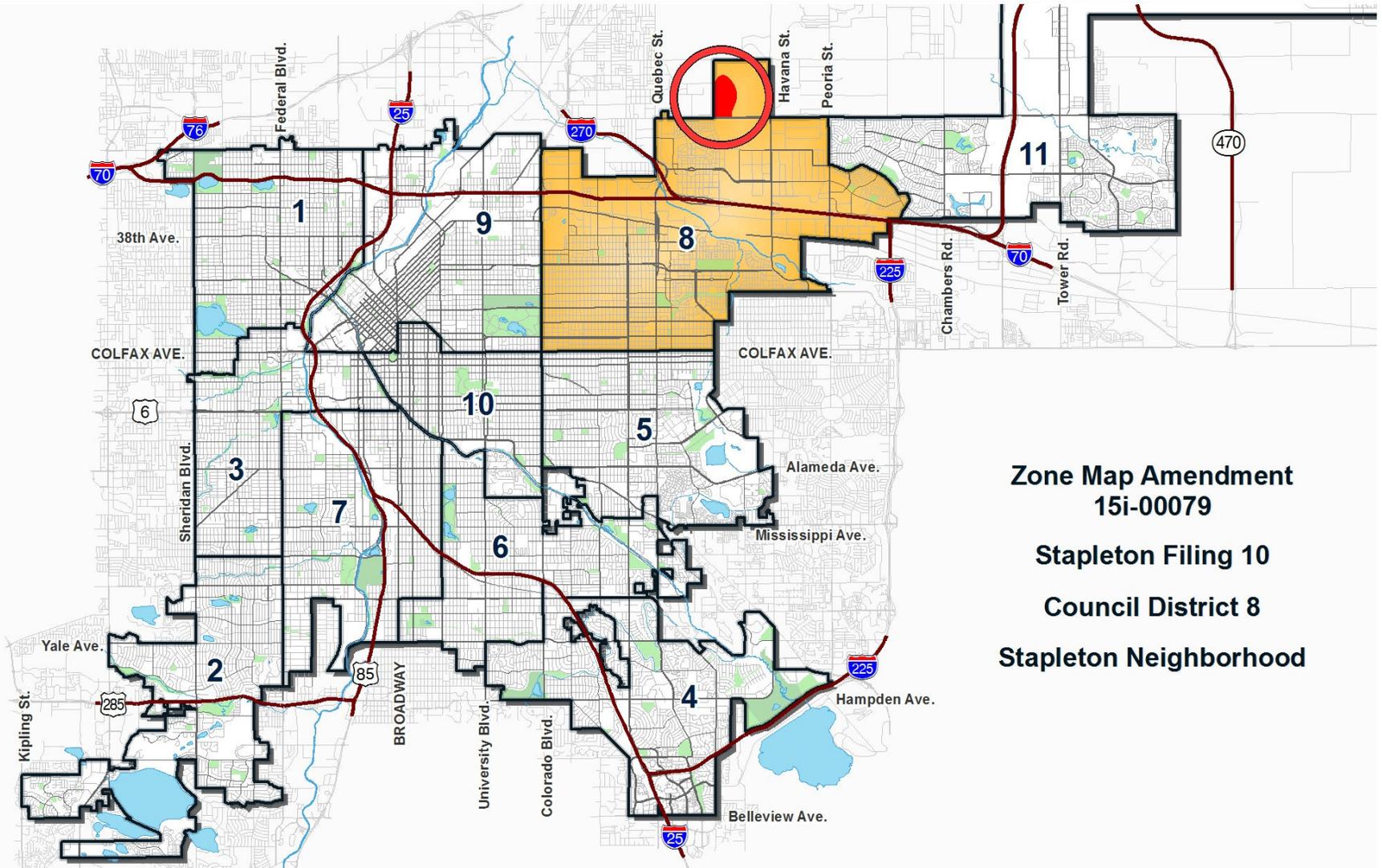
FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**



**DENVER**  
THE MILE HIGH CITY

# Council District 8

## 56<sup>th</sup> Avenue and Central Park Blvd



**Zone Map Amendment**  
**15i-00079**

**Stapleton Filing 10**

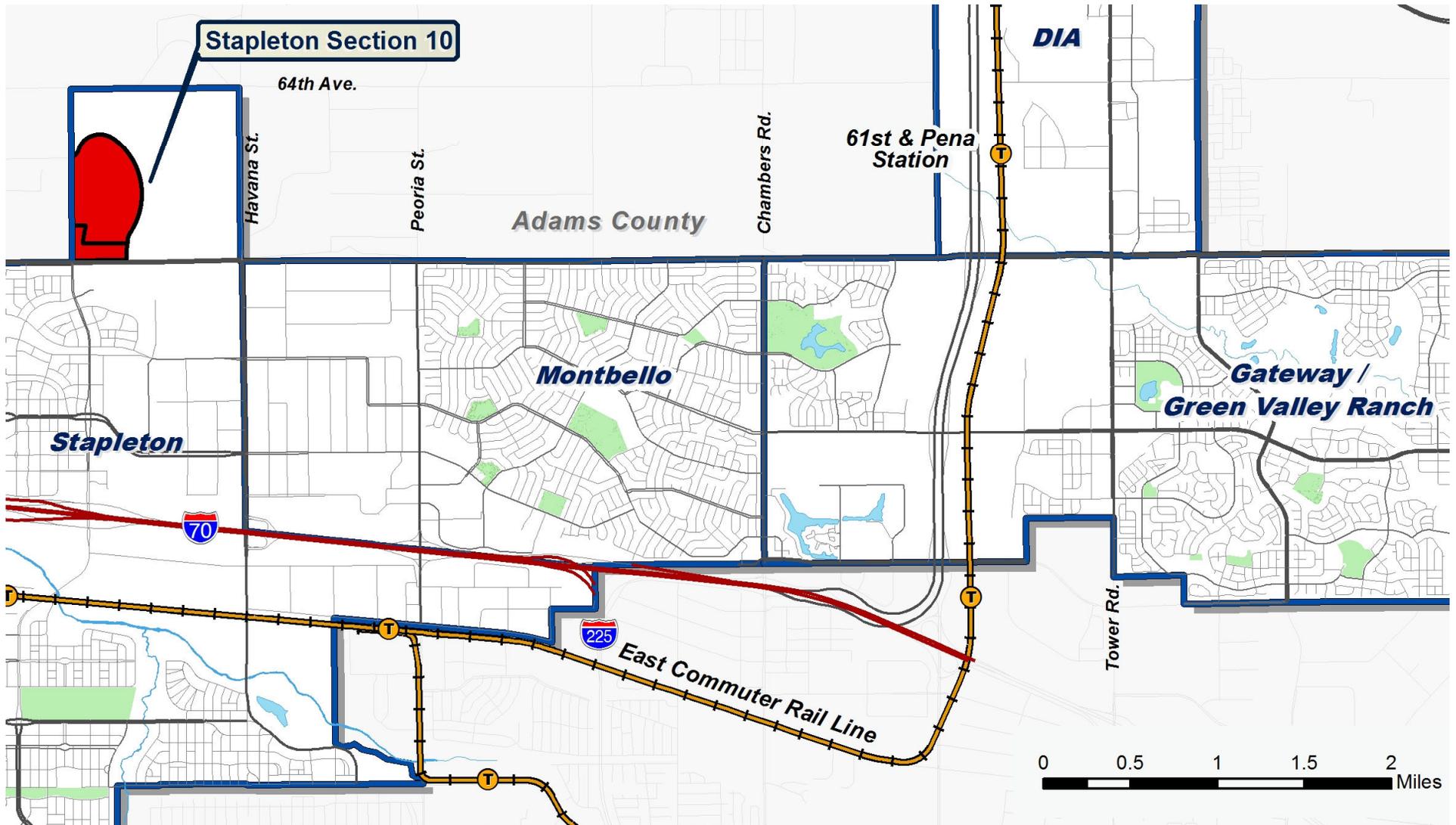
**Council District 8**

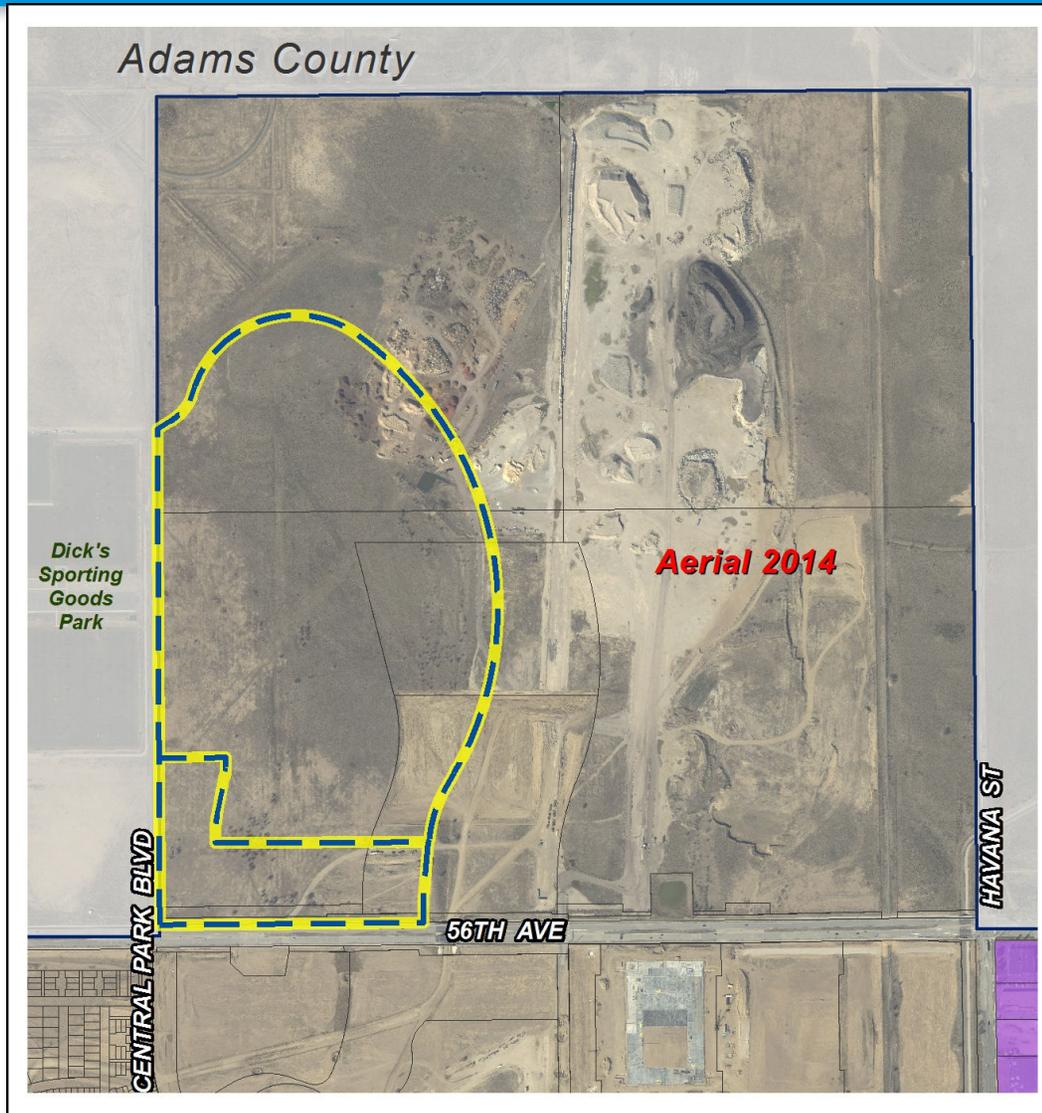
**Stapleton Neighborhood**



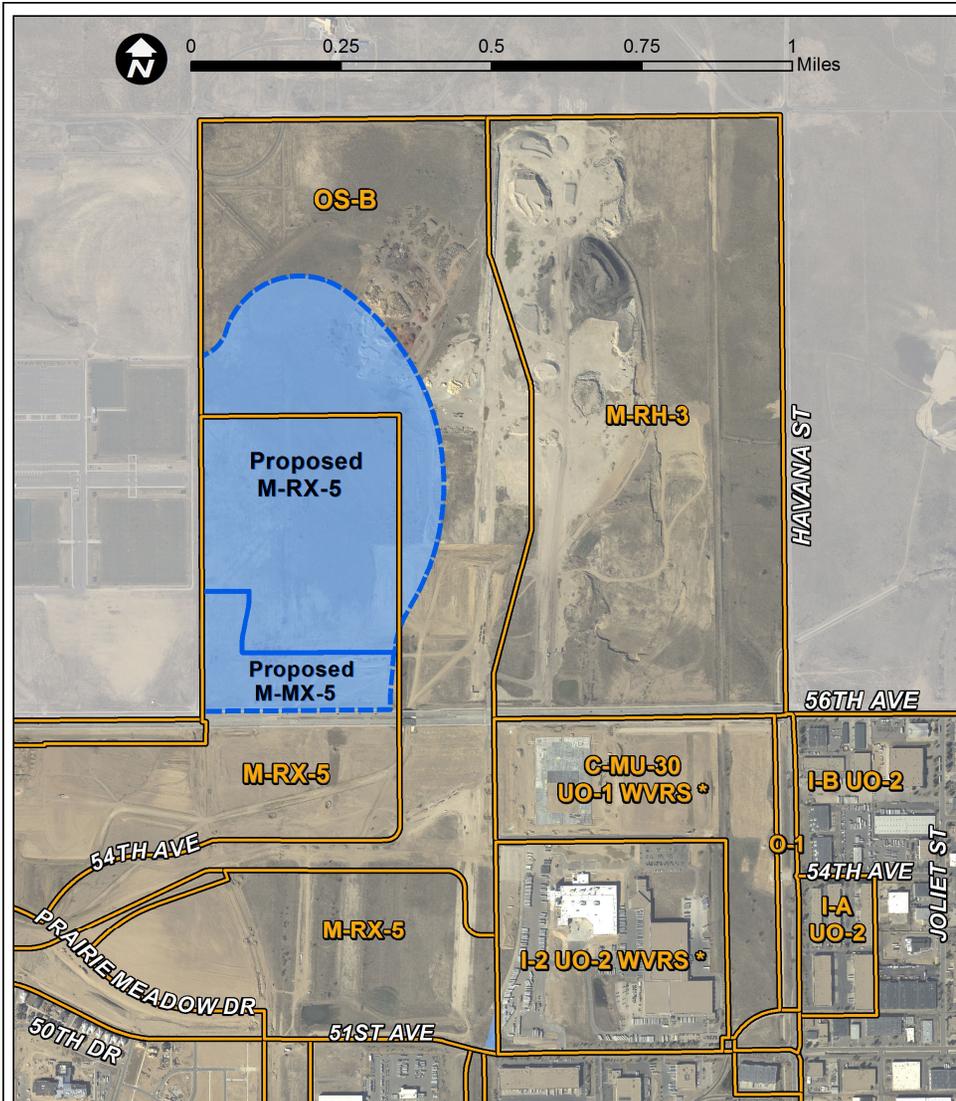
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# Stapleton Neighborhood





- 56<sup>th</sup> Ave and Central Park Blvd.
- Northern edge of City / County Boundary.



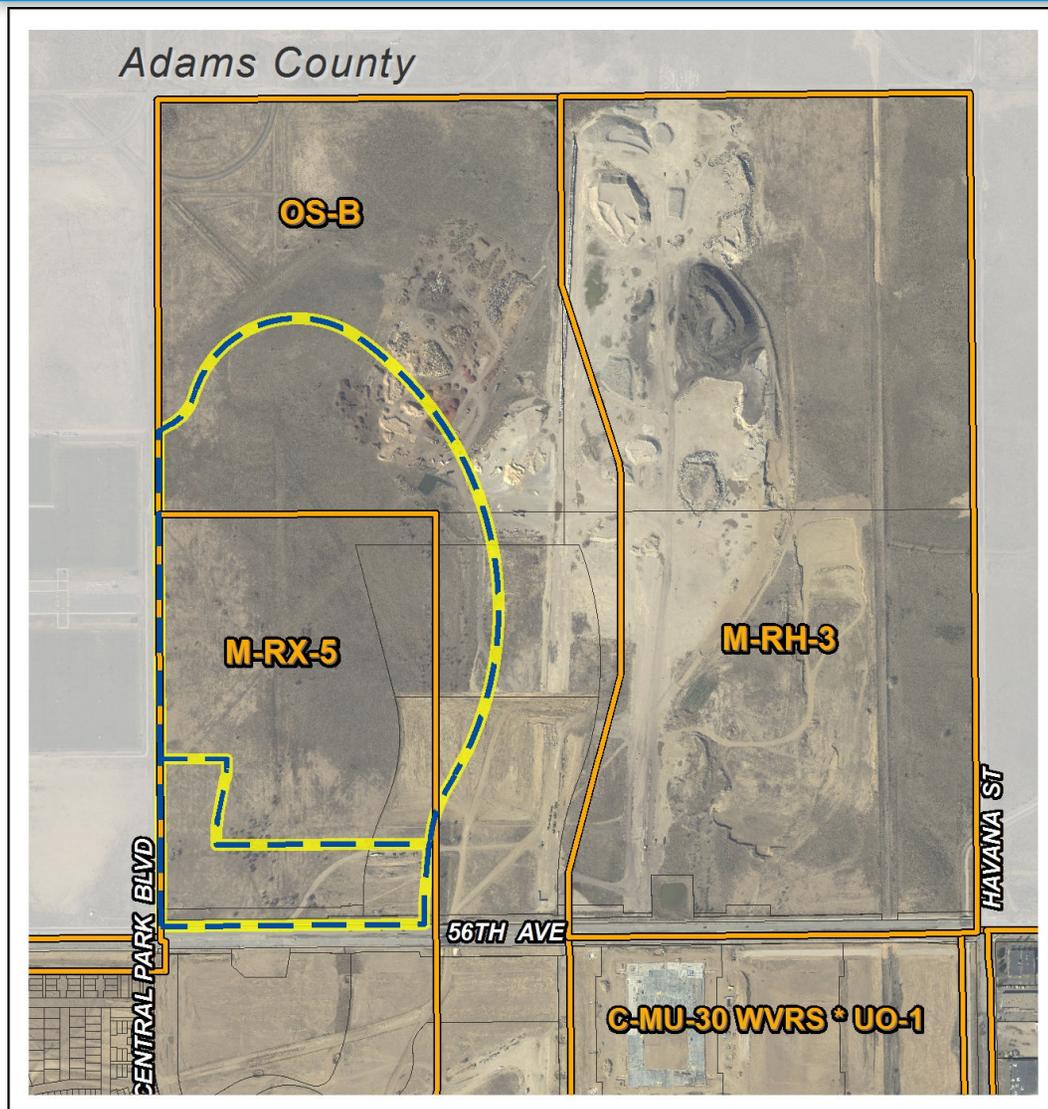
- **Property**
  - 155.91 acres
- **Property Owner:**
  - Request to rezone to from M-RX-5 and OS-B to M-MX-5 and M-RX-5
  - Change zoning to be consistent with Stapleton Section 10 General Development Plan



# Existing Context

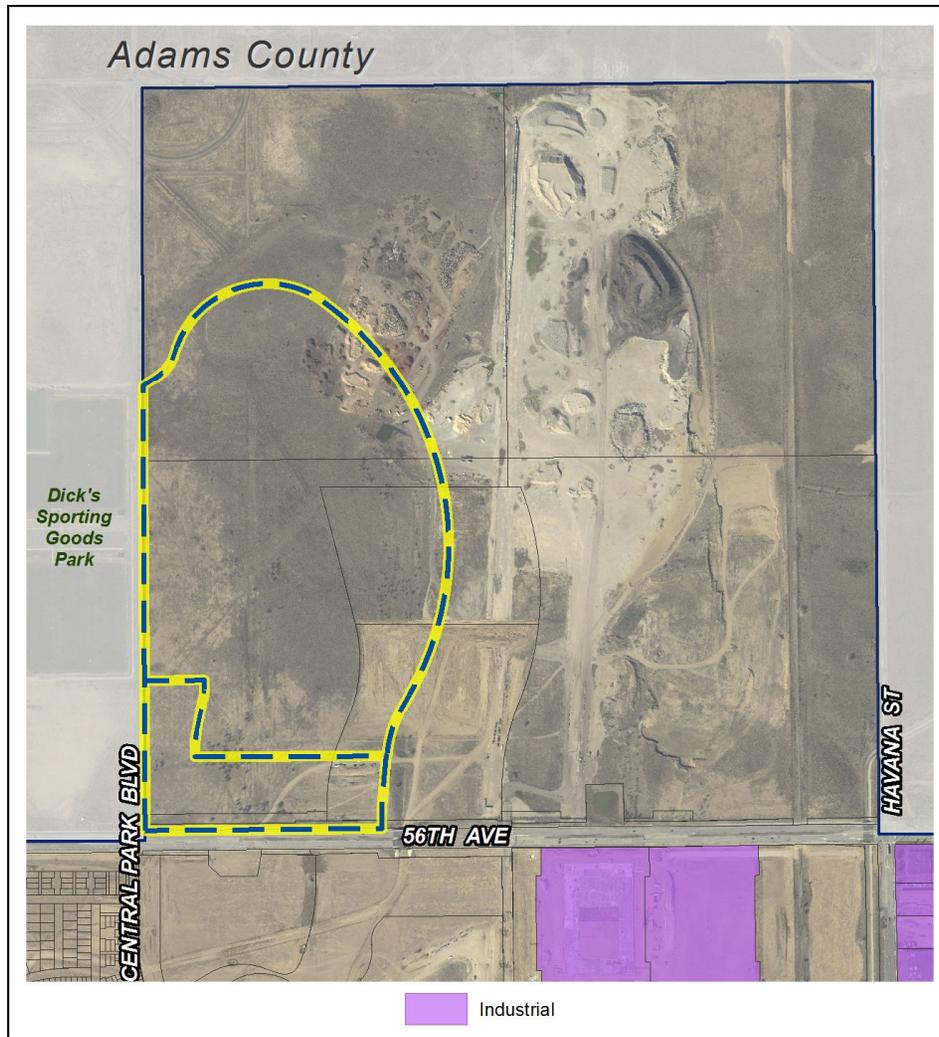
- Zoning
- Land Use
- Building Form/Scale

# Existing Context – Zoning



- **Current zoning for site:**
  - M-RX-5 and OS-B
- **Site surrounded by:**
  - OS-B
  - M-RH-3
  - M-RX-5

# Existing Context – Land Use



- **Site:** Vacant Land
- **Surrounding:** Vacant Land; Industrial to the southeast

# Existing Context – Building Form/Scale



56<sup>th</sup> Avenue looking southeast from subject site



56<sup>th</sup> Avenue looking northwest from subject site

- Notice of Receipt of Application: October 19th, 2015
- Notice of Planning Board Public Hearing: February 29th, 2016
  - Stapleton Master Community Association;
  - Stapleton United Neighbors;
  - Denver Neighborhood Association, Inc.
  - Inter-Neighborhood Cooperation (INC)
- Notification signs posted on property (2/29 – 3/16)
- Planning Board (3/16)
- Planning and Neighborhoods Committee (4/13)
- City Council Public Hearing (6/13)

## 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
- Stapleton Development Plan
- Stapleton Section 10 General 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

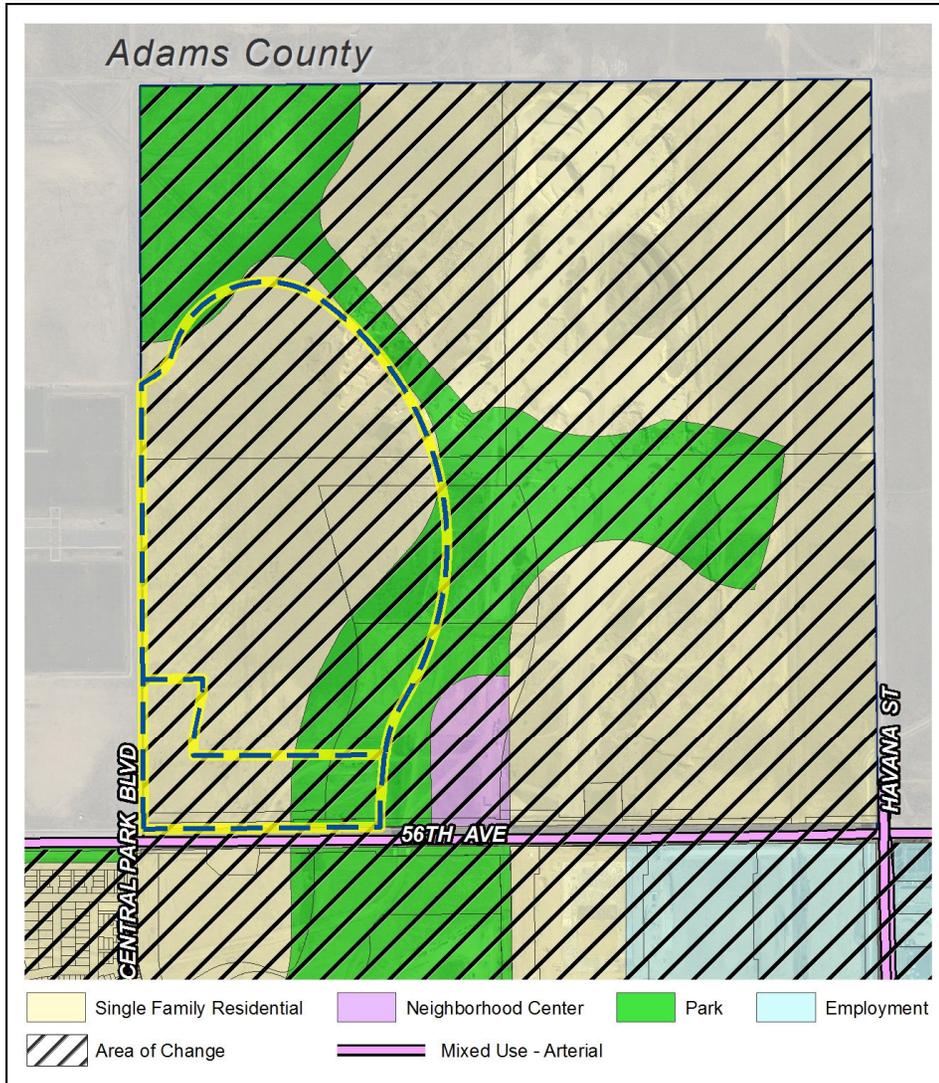


# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Land Use Strategy 1-B – Ensure that the *Citywide Land Use and Transportation Plan* reinforces the city’s character by building on a legacy of high-quality urban design and stable, attractive neighborhoods; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways and open space system.
- Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.
- Mobility Strategy 4-E - Continue to promote mixed-use development, which enables people to live near work, retail and services.
- Legacies Strategy 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated.

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Area of Change
  - Single Family Residential
  - Park
  
- Future Street Classification:
  - 56<sup>th</sup> Avenue
    - Mixed Use Arterial

- **Area of Change:** “The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips” (p. 127)
- **Single Family Residential:** “Consist primarily of residential land uses”  
“A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents (p.41)
- **Parks** are described as “...public spaces, ranging from our historic, traditional parks to natural areas along the waterways.” (p.40).

# Stapleton Development Plan

“A mix of residential and employment land uses, moderate density, and open space.”





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# Stapleton Section 10 GDP

**LEGEND**

Intended Land Use	Acreage	Anticipated Zoning*	Anticipated Density
Existing Development Outside the Boundary of this GDP			
Residential - Mixed-Use	349	M-RX-5	5 to 32 dwelling units / acre
General Mixed-Use	22	M-MX-5	Up to 32 dwelling units / acre
Publicly Accessible Open Space (See Sheet 7)	176	OS-B	
Roadway Right-of-Way	61		



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## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, the Stapleton Development Plan and the Stapleton Section 10 General 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**
  - 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.
    - The removal of the Stapleton Airport and the desire within adopted plans to redevelop the area into a new mixed use neighborhood and approval of the General Development Plan to provide greater specificity for coordinated land use and infrastructure development for the site are appropriate justifying circumstances for the proposed rezoning.
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - The purpose and intent of the M-RX-5 and M-MX-5 zone district is to promote development of new residential and mixed use neighborhoods. Land use in the district is intended to be a primarily residential with some commercial and mixed uses allowed at the intersections of collector or arterial streets. The proposed rezoning is consistent with the Master Planned Context and the intent of the M-RX-5 and M-MX-5 zone districts as the site is planned to be developed in phases, allow for a variety of uses and building forms, and encourage mixed use development along Central Park Blvd. and 56<sup>th</sup> avenue, which are both arterial streets.

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