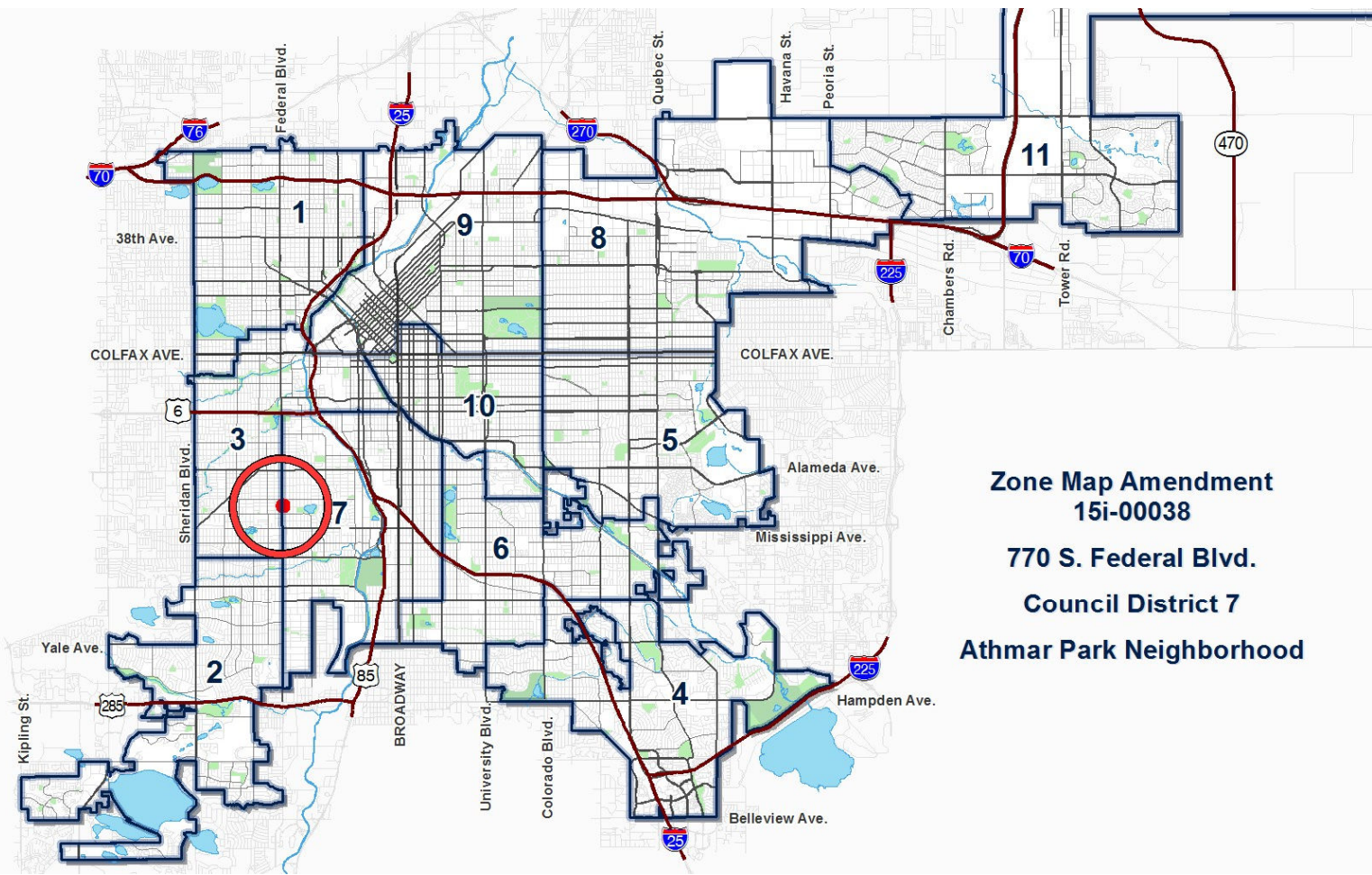




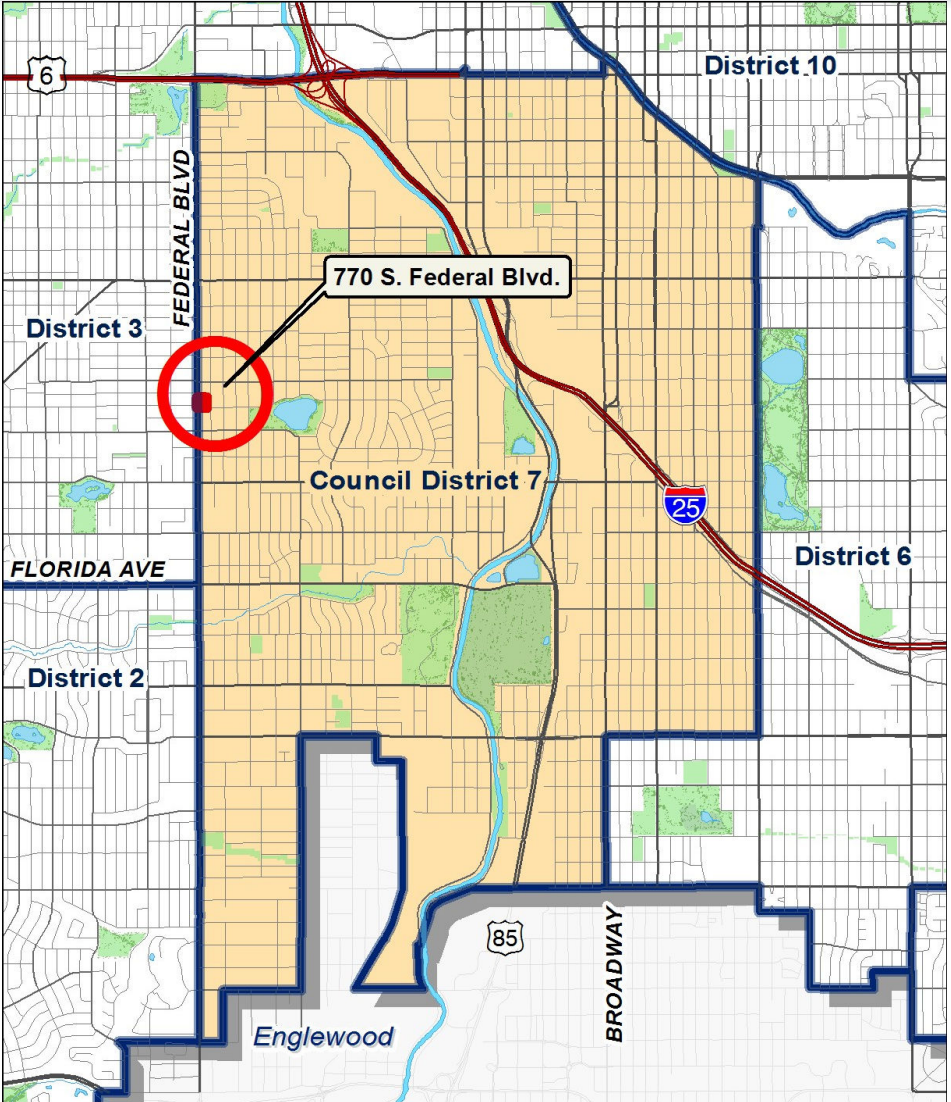
Rezoning 770 S Federal Blvd

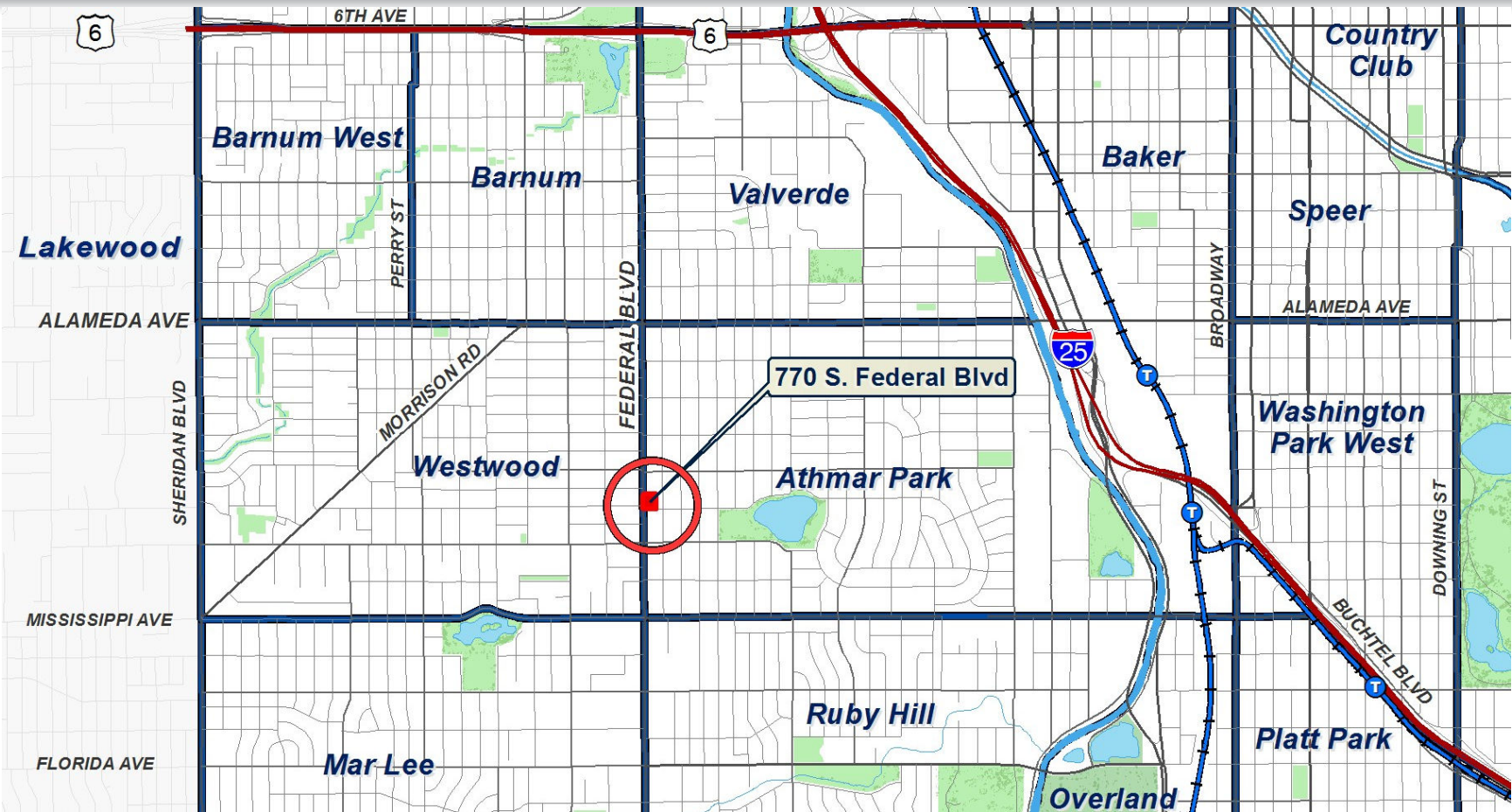
2015I-00038: from B-A-1 with waivers
to E-MX-3

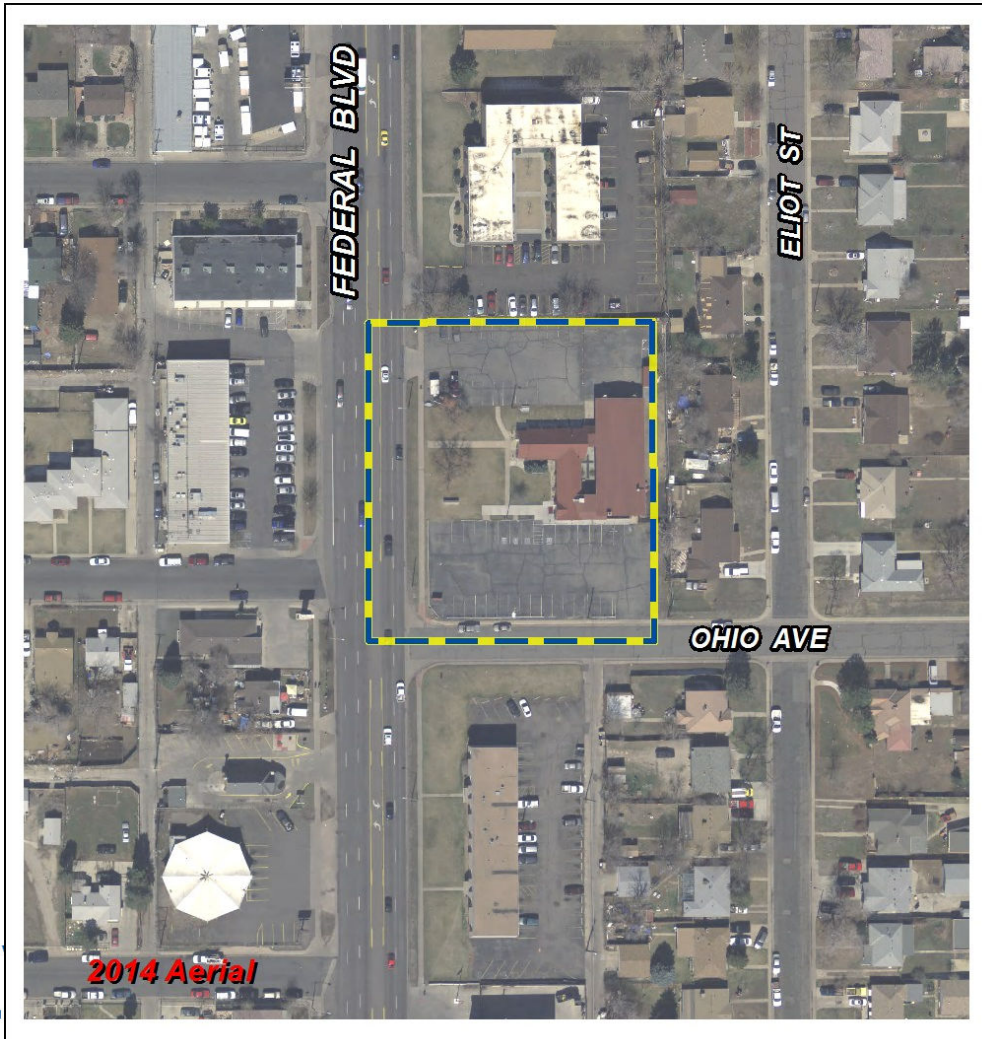
770 S Federal Blvd B-A-1 with waivers to E-MX-3



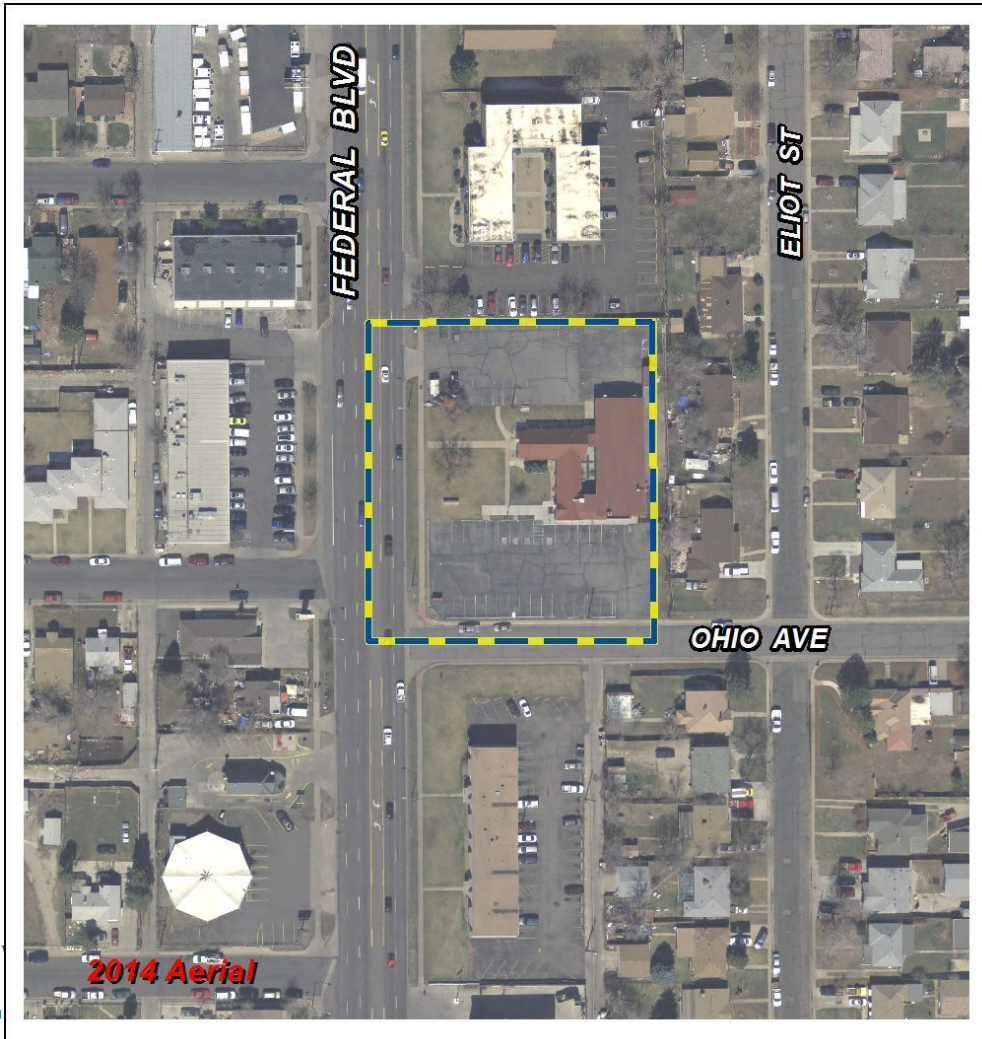
**Zone Map Amendment
15i-00038
770 S. Federal Blvd.
Council District 7
Athmar Park Neighborhood**







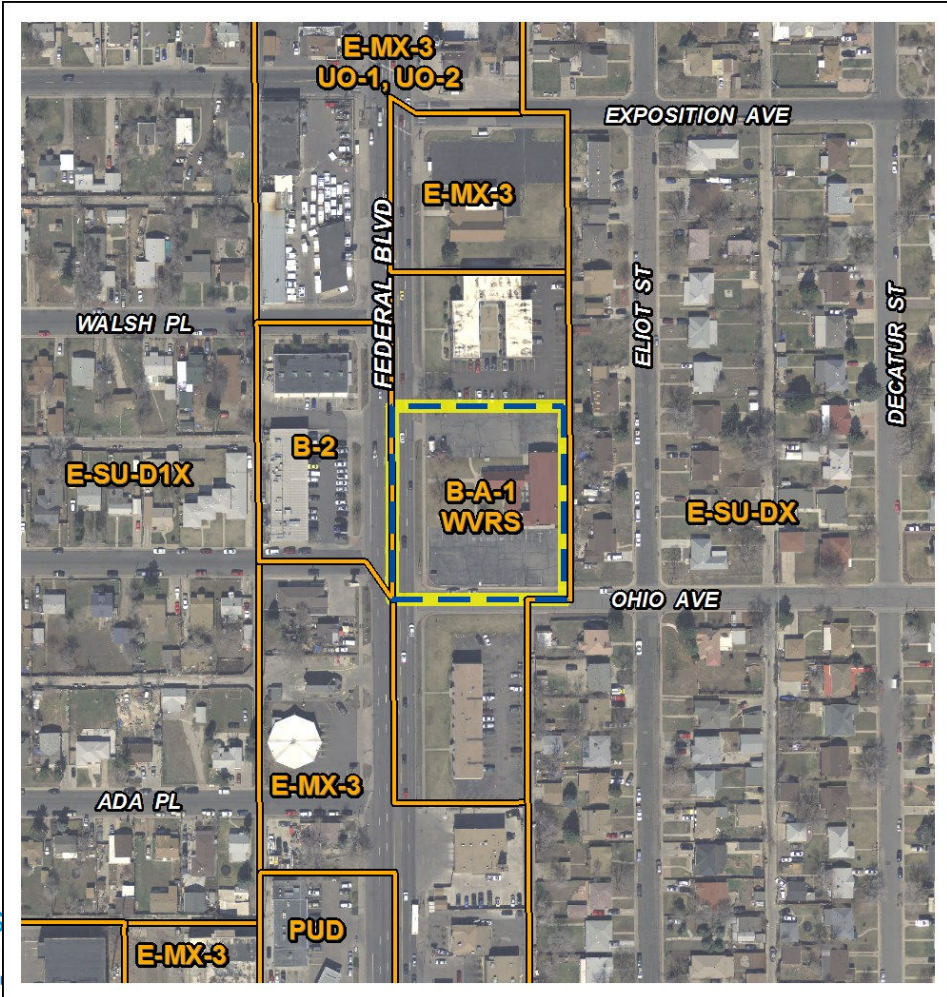
- Intersection of Federal Blvd and Ohio Ave
- East side of Federal between Alameda and Mississippi



- Property:
 - 45,400 square feet
 - Single story church
- Property Owner:
Central Federal Investors
 - Requesting rezoning to allow for mixed-use development
 - Representative:
Dennis McLin
- Rezone from B-A-1 w/waivers to E-MX-3

- Zoning
- Transit Service
- Land Use
- Building Form/Scale

Existing Context – Zoning



Site: B-A-1 w/ waivers

North: B-A-1 w/ waivers, E-MX-3

West: B-2

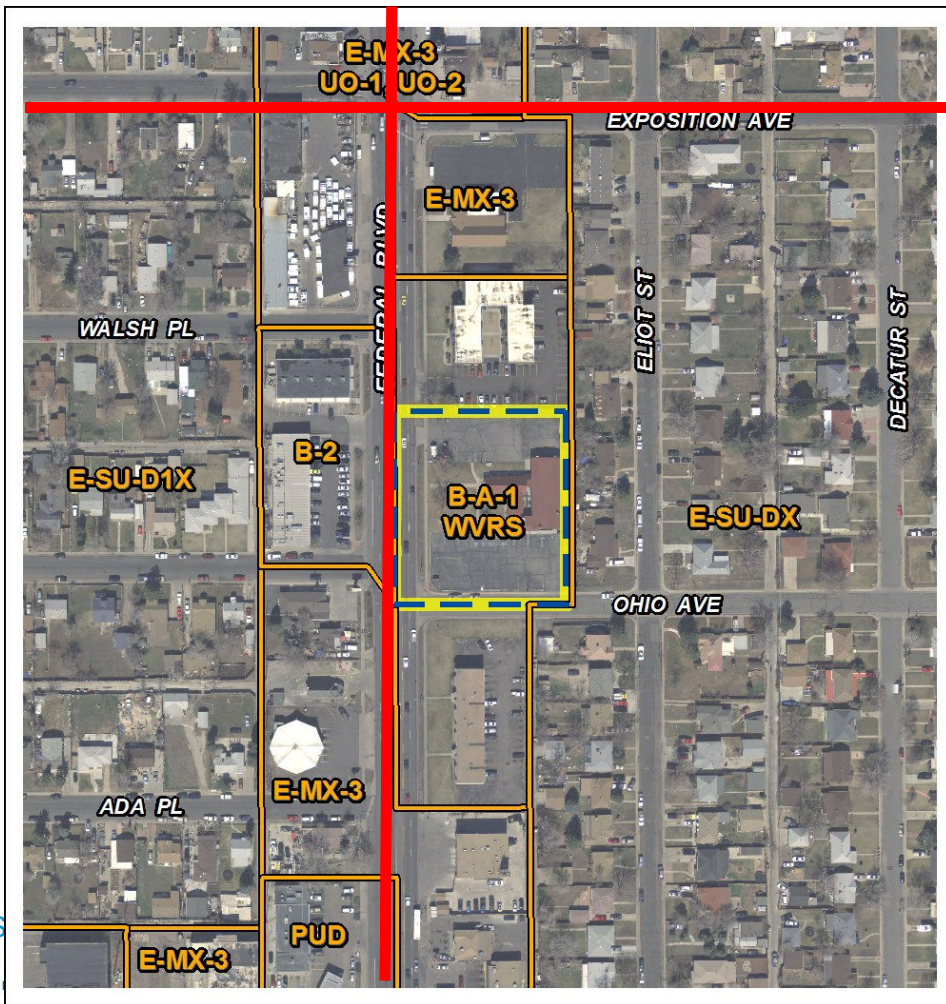
South: B-A-1 w/ waivers, E-MX-3

East: E-SU-DX

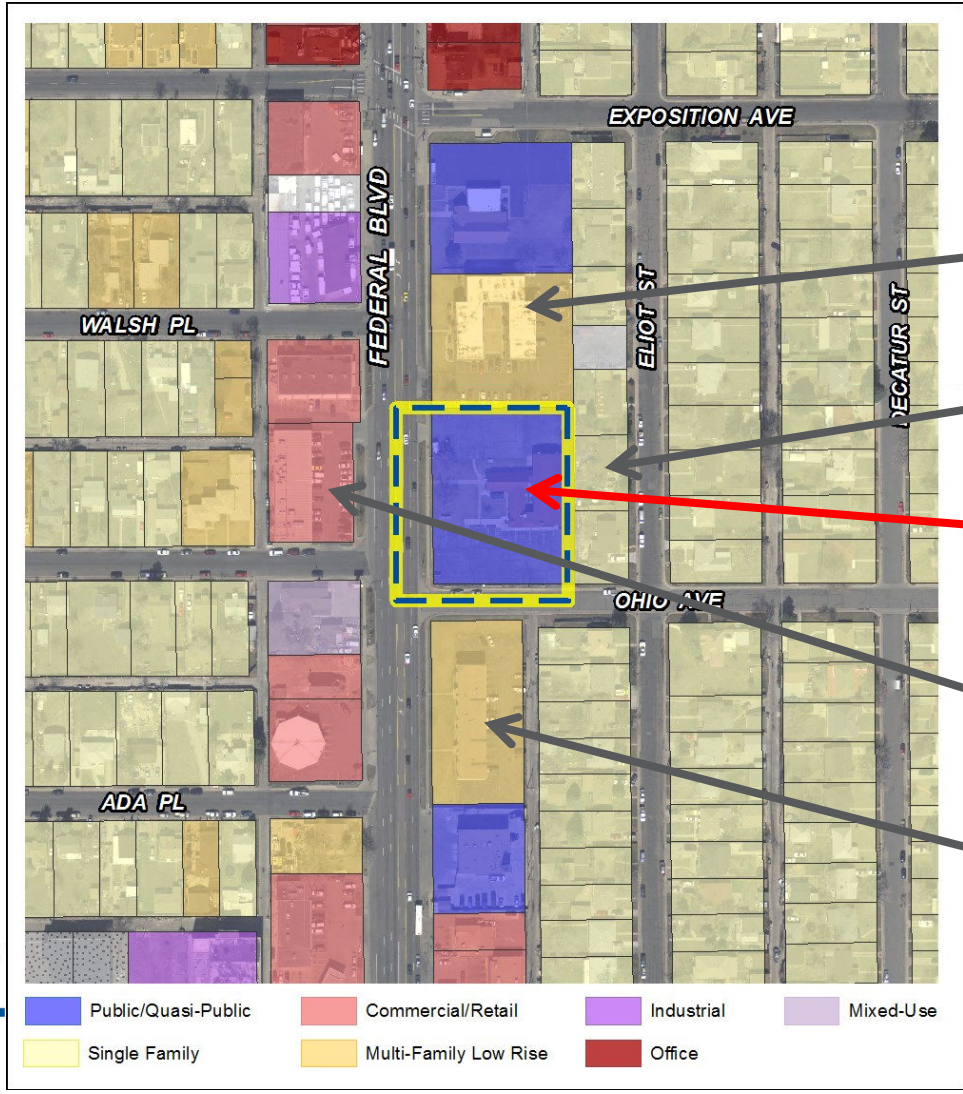
Existing Context – Transit Service

RTD Transit Service:

- Routes 30, 30L, 31, 36L on Federal Boulevard provide high frequency service
- Route 11 on Exposition



Existing Context – Land Use



Apartments

Single Family

Church

Commercial

Apartments

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



South

Existing Context – Building Form/Scale



- Notice of Receipt of Application: October 15, 2015
- Notice of Planning Board Public Hearing: Nov 4, 2015
 - Council Office
 - Athmar Park Neighborhood Association
 - Inter-Neighborhood Cooperation (INC)
 - United Community Action Network Inc.
 - Notification signs posted on property 10/20 – 11/4
- Planning Board: 11/4/15
 - Athmar Park Neighborhood Association spoke in favor
- **Neighborhoods & Planning Committee: Nov 18**
- City Council Public Hearing: January 11



Article 7. Urban Design
Division 7.2. Districts

7.2.2.2. Special Districts

A.

DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 4. Urban Edge Neighborhood Context
Division 4.1 Neighborhood Context Description

SECTION 4.1.1 GENERAL CHARACTER
The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses are typically embedded in residential areas. Single-unit residential structures are typically Urban House forms with some Suburban House forms. Multi-unit forms are typically Town House, Garden Court, or Apartment forms embedded with other residential forms. Commercial buildings are typically Shopfront and General forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.

SECTION 4.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. Orthogonal streets provide connection and a mixed presence of alleys. Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

SECTION 4.1.3 BUILDING PLACEMENT AND LOCATION
Single, two-unit and multi-unit residential buildings typically have consistent moderate to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking.

SECTION 4.1.4 BUILDING HEIGHT
The Urban Edge Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

SECTION 4.1.5 MOBILITY
There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system.

DENVER ZONING CODE
June 25, 2010 | Republished July 6, 2015

7.2-7 | 4.1-1

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: An Integrated Land Use and Transportation Plan
- Athmar Park Neighborhood Perimeter 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

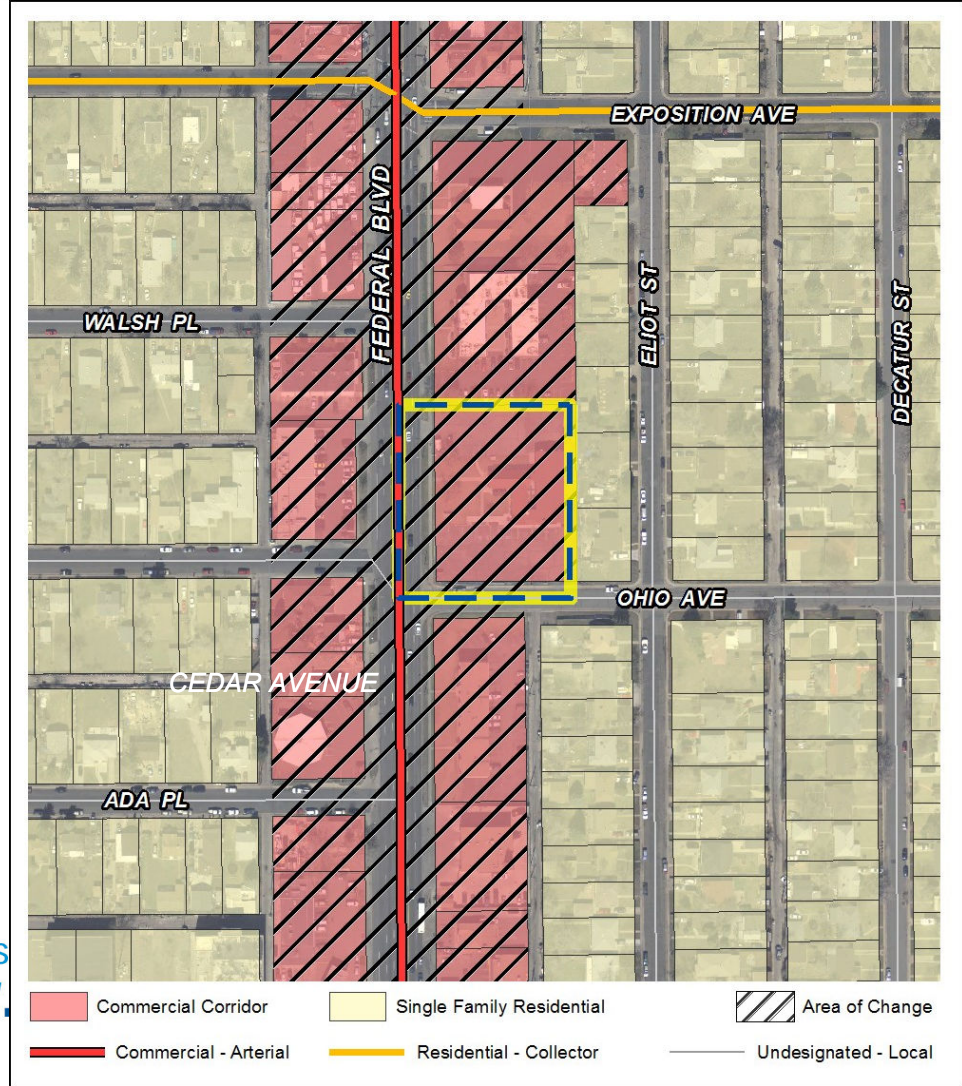
Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *Conserve land by **promoting infill development** with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*
- Environmental Sustainability Strategy 4-A – *Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (pg. 41)*
- 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.*
- Land Use Strategy 4-A - *Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (pg. 60)*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services. (pg. 78)*

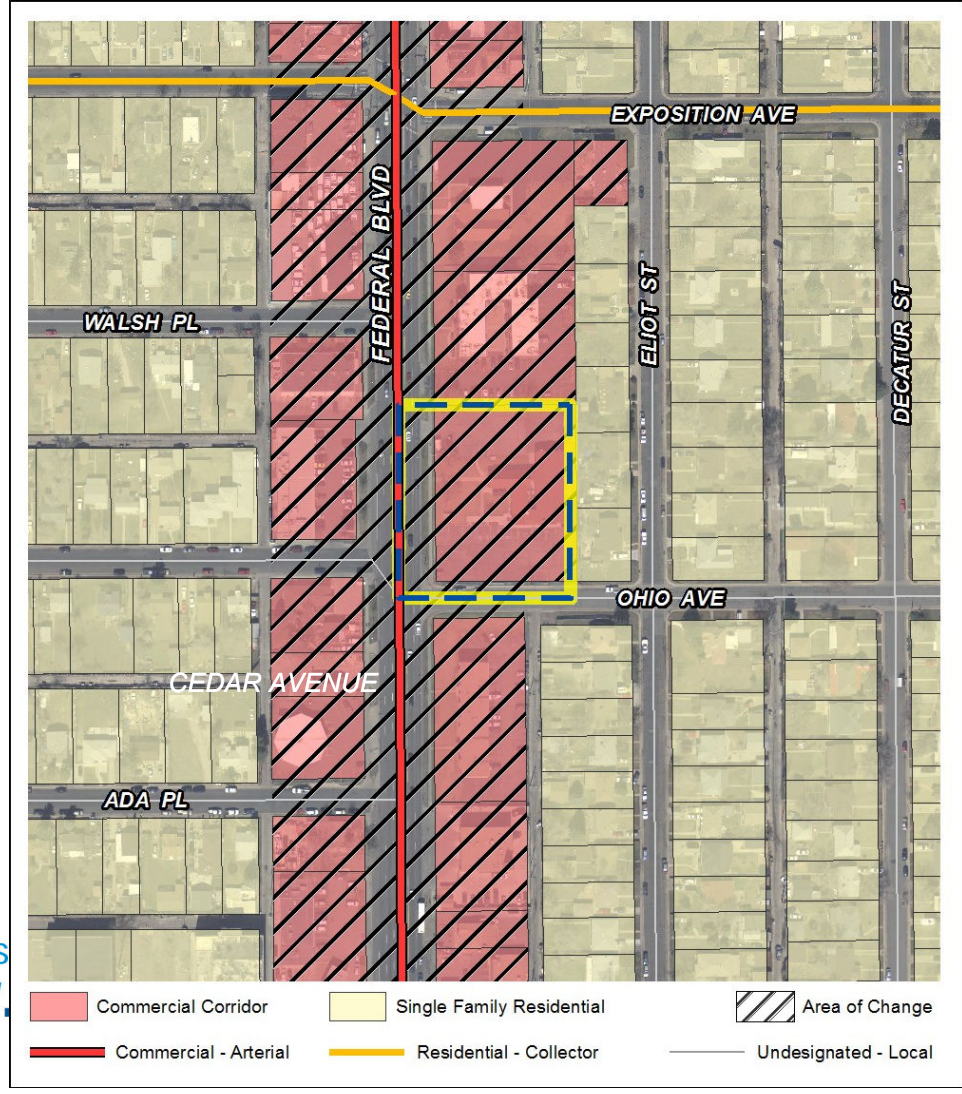
Blueprint Denver (2002)

- Land Use Concept:
 - **Commercial Corridor**
 - Area of Change
- Future Street Classification:
 - Federal
 - Commercial Arterial
 - Enhanced Transit Corridor
 - Ohio
 - Undesignated Local



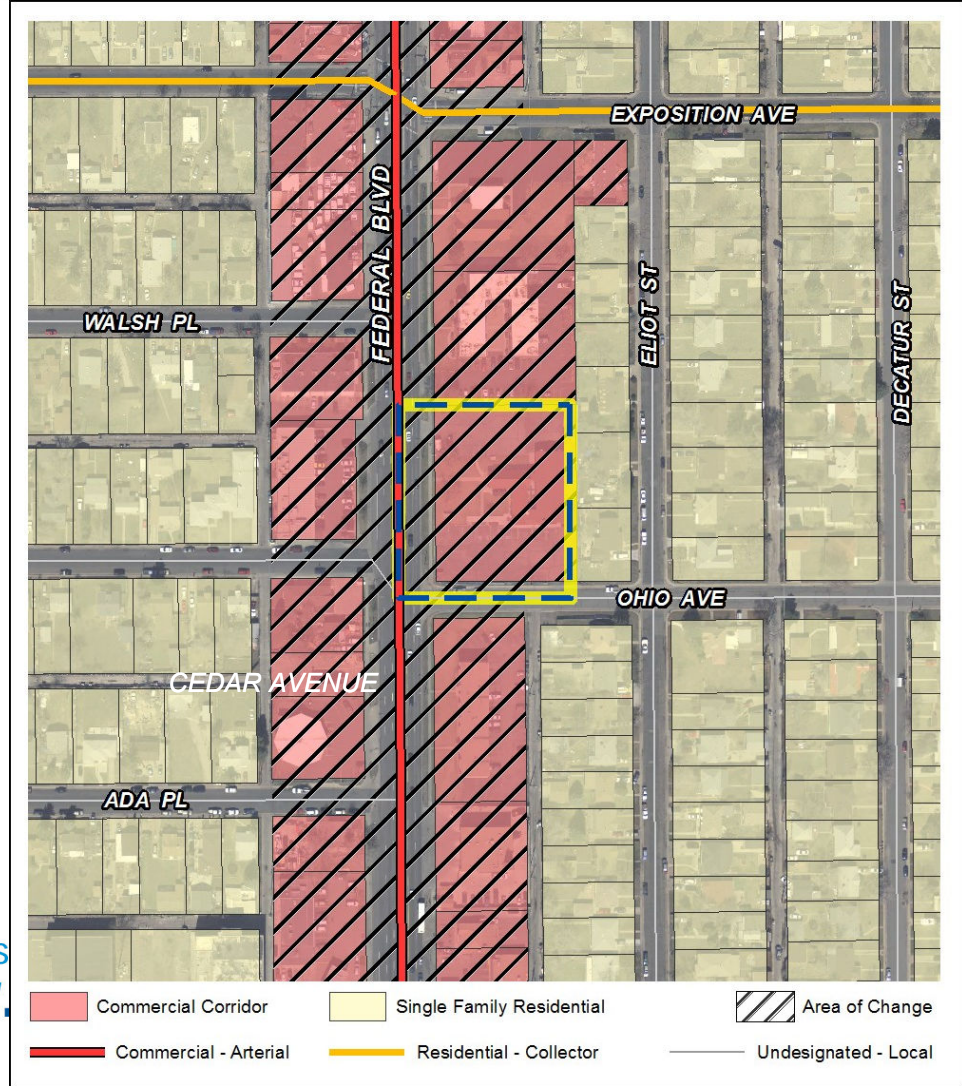
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Blueprint Denver (2002)

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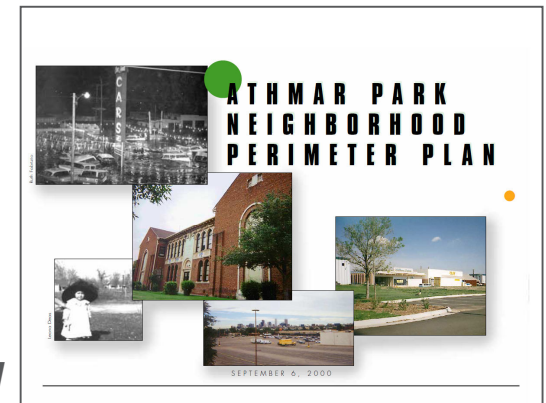


Athmar Park Neighborhood Perimeter Plan (2000)

Goal 1: Promote neighborhood stability, support preservation of the neighborhood character, and create a sense of place. (pg. 14)

Strategies:

- Continue to maintain integrity of the residentially zoned areas
- **Identify areas along transit corridors that could be rezoned for mixed use, transit supporting development**
- Identify characteristics that make Athmar Park a unique neighborhood and promote the neighborhood as a good place to live and work.
- **Encourage collaboration between neighborhood residents and neighborhood businesses to promote the neighborhood as a location/destination.**
- Develop identifying gateways, signage, landscaping, etc. that will promote/identify Athmar Park.
- Develop joint neighborhood projects with the neighborhood schools.



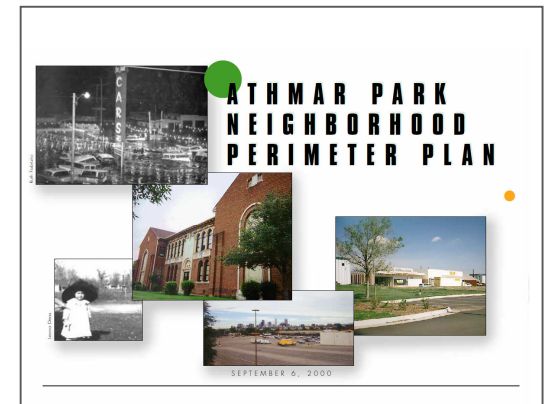
Athmar Park Neighborhood Perimeter Plan (2000)

Goal 2: Encourage business growth, revitalization, and development in the commercial areas along the Athmar Park neighborhood edges and in the industrial area.

Strategies:

- **Target new commercial retail to come to Athmar Park and identify businesses that will add to the “mix” of retail establishments.**
- *Encourage businesses to remain in Athmar Park or to expand operations in appropriately zoned areas.*
- **Encourage infill development and/or creative use of existing buildings including mixed-use zoning on identified transit corridors.**
- *Encourage organization of business affiliations within commercial areas.*
- **Promote the commercial and industrial areas as good investment opportunities.**

Action Items: Encourage mixed-use development and identify appropriate areas along the transit corridors for mixed zoning



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, and applicable small area plans

2. Uniformity of District Regulations

- Application supports consistent use of zone district
 - E-MX-3 is mapped on along Federal Blvd near the property.

3. Further Public Health, Safety and Welfare

- Application consistent with 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
 - Changed or changing conditions: “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.”
 - Changes that have occurred since current zoning was adopted
 - Adoption of Comp Plan 2000, Blueprint Denver, and Athmar Park Plans
 - Adoption of the DZC with mixed use districts that implement goals and objectives of adopted plans
 - Redevelopment along Commercial Corridors that align with MX zoning development standards that were not prevalent at time of existing zoning adoption.
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
 - Urban Edge Neighborhood Context
 - The Context is characterized by low scale buildings except for some mid- rise commercial and mixed use structures, particularly at nodes or along arterial streets (pg. 4.1-1)
 - The Mixed Use Zone Districts are intended to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods. (pg. 4.2-3)

1. CPD recommends **APPROVAL** of **Application #2015I-00038** to rezone 770 S Federal Boulevard from B-A-1 with waivers to the E-MX-3 Zone District, based on finding all review criteria have been met.