

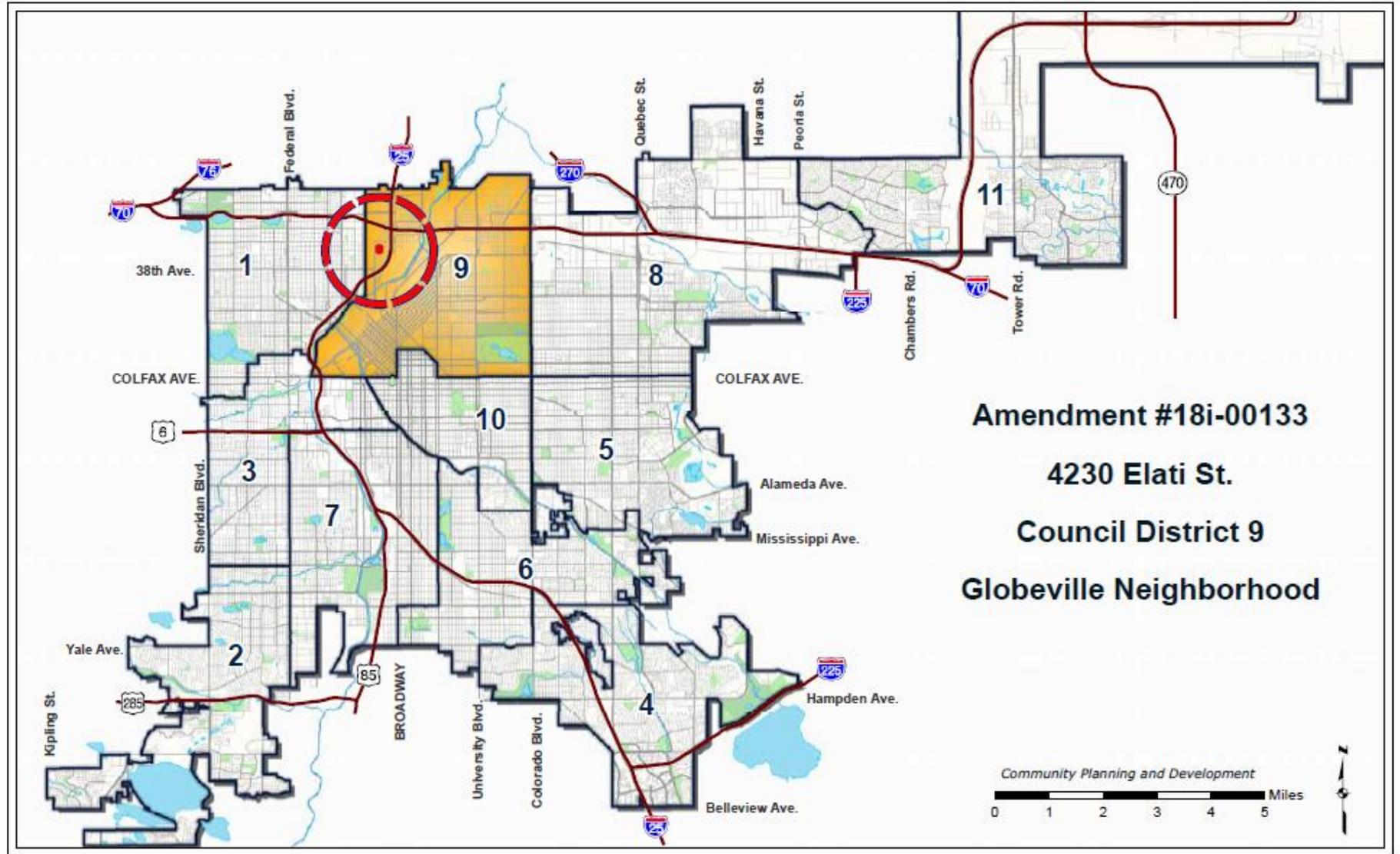


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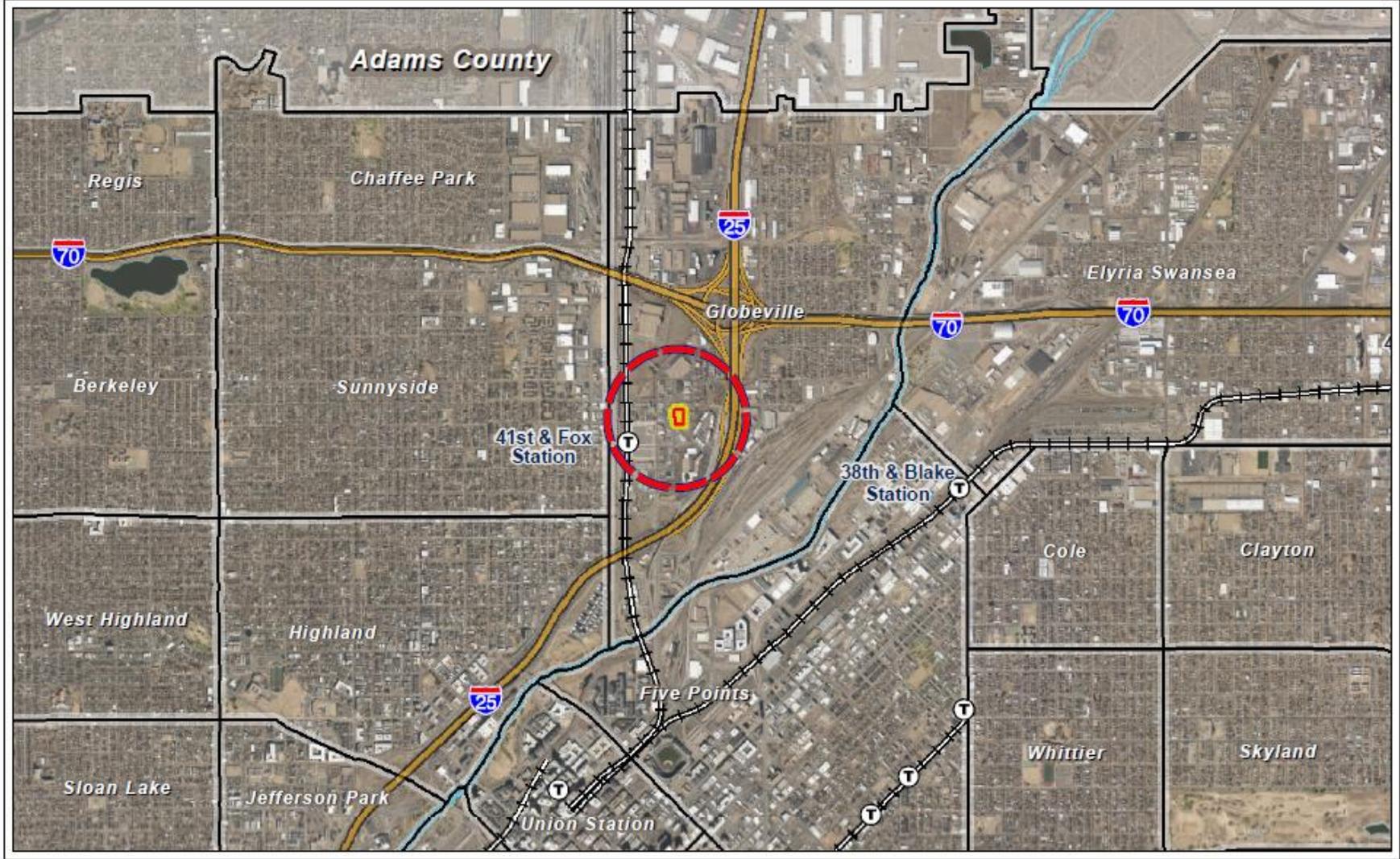
# 4230 Elati Street

#2018I-00133 rezoning from I-A UO-2 to C-RX-8

# 4230 Elati St. I-A U0-2 to C-RX-8



# Globeville Neighborhood





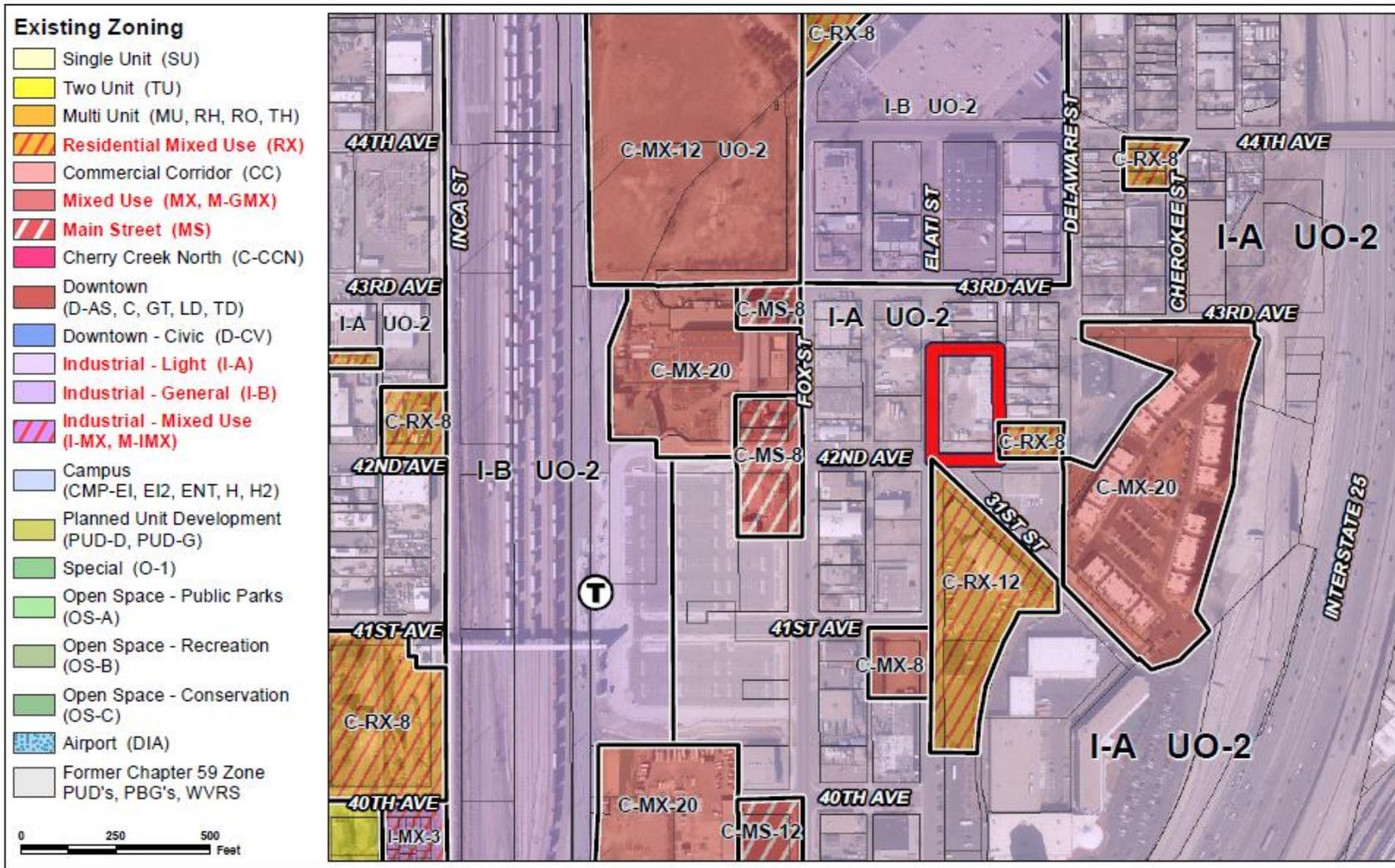
## Location

- 41<sup>st</sup> & Fox Station Area
- Corner of 42<sup>nd</sup> Ave. & Elati St.
- 35,875 square feet
- Industrial and storage

## Proposal:

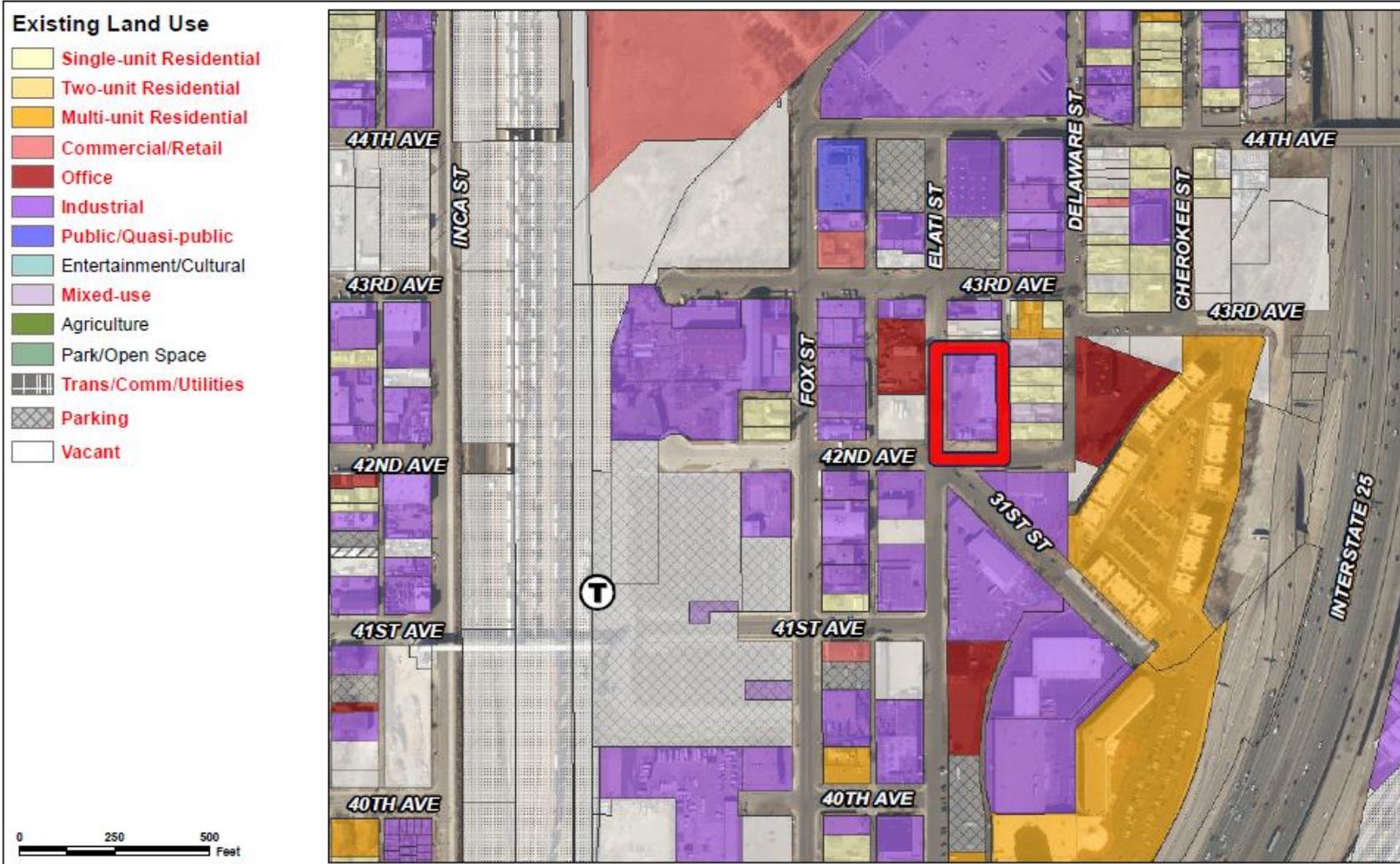
- Rezoning from I-A UO-2 to C-RX-8
- Requesting rezoning to facilitate redevelopment of property

# Existing Context: Zoning



- Subject site: I-A UO-2
- Surrounding Properties: I-A UO-2; C-RX-8, C-MX-20

# Existing Context: Land Use



- Subject Property: Industrial
- North: Industrial
- East: Residential and industrial
- South: Industrial
- West: Industrial & office

# Existing Context: Building Form/Scale

**Legend:**

- Park/Open Space
- Trans/Comm/Utilities
- Parking
- Vacant

**Map Labels:** ELATIST, 3RD AVE, FOX ST, 42ND AVE, 31ST ST, 40TH AVE, RSTATE 25

**Photograph 1 (Top-Left):** A brick building with a parking lot containing several vehicles, including a white van and a dark SUV.

**Photograph 2 (Top-Right):** A large, white, industrial-style building with a fenced-in area and a white pickup truck parked nearby.

**Photograph 3 (Bottom-Left):** A vacant lot with a wooden fence, a purple trash bin, and a 'FOR LEASE' sign for Gruber. The sign lists contact information: 720-490-1442 and Russell Gruber.

**Photograph 4 (Bottom-Right):** A residential street scene featuring a wooden fence, a house with a green roof, and a street sign for Delaware and 42nd Ave.

# Process

Process Step	Date
CPD informational <b>notice of receipt of the rezoning application</b> to all affected members of City Council and registered neighborhood organizations, and property owners:	January 2, 2019
<b>Planning Board public hearing</b> Vote: 11- 0 (approval)	May 1, 2019
Written <b>notice</b> of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	April 30, 2019
Land Use, Transportation and Infrastructure Committee of the City Council:	May 14, 2019
<b>City Council Public Hearing</b>	July 8, 2019 (tentative)

Public Comment – 3 letters of support (2 from near by property owners).

# Review Criteria

## 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

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *41<sup>st</sup> & Fox Station Area Plan (2009)*
- *Globeville Neighborhood Plan (2014)*

### 2. Uniformity of District Regulations

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

### 4. Justifying Circumstances

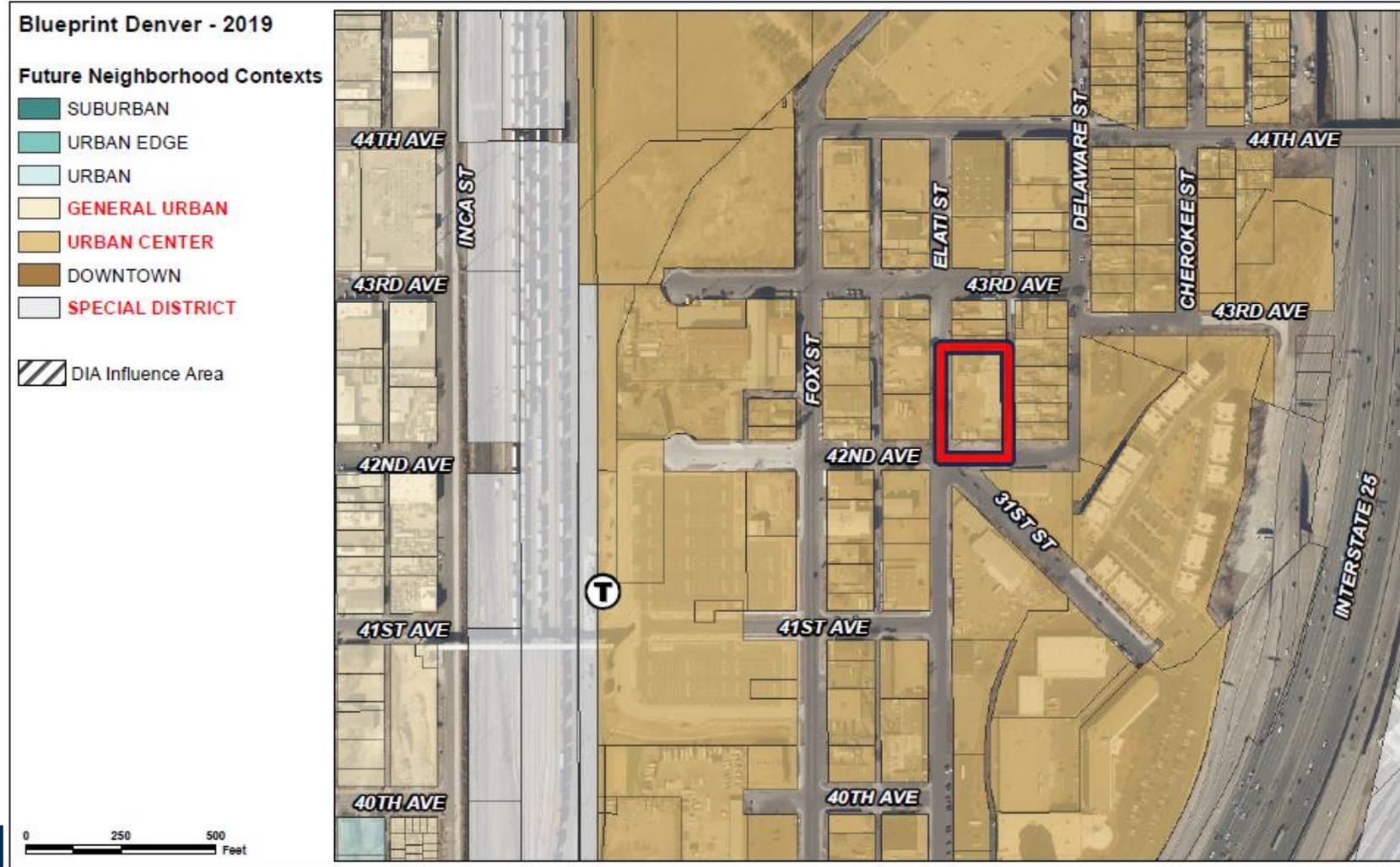
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## *Comprehensive Plan 2040*

- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors*

# Review Criteria: Consistency with Adopted Plans



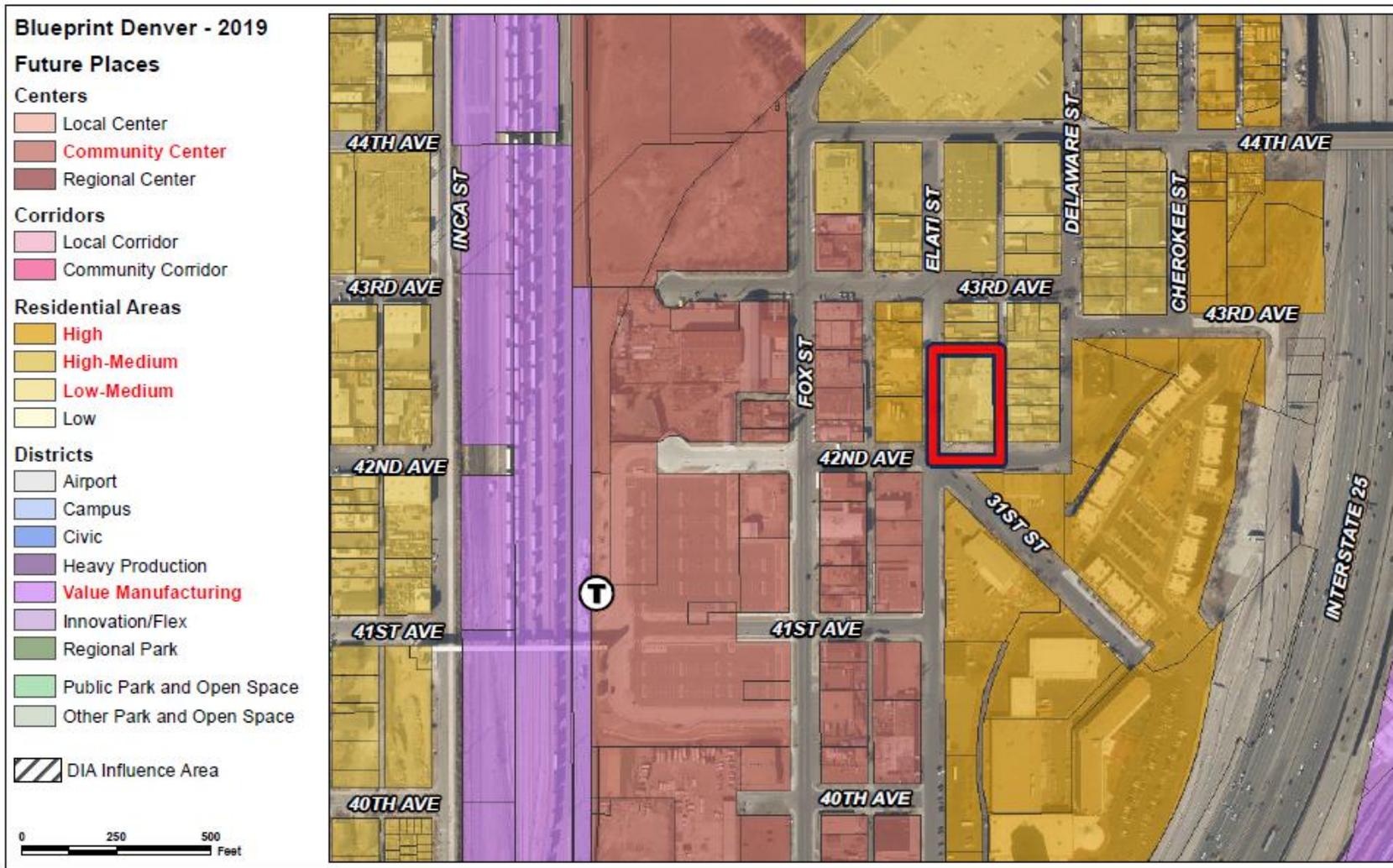
Blueprint Denver (2019)

- Mapped Urban Center context
- Requested C-RX-8 zone district is within Urban Center context

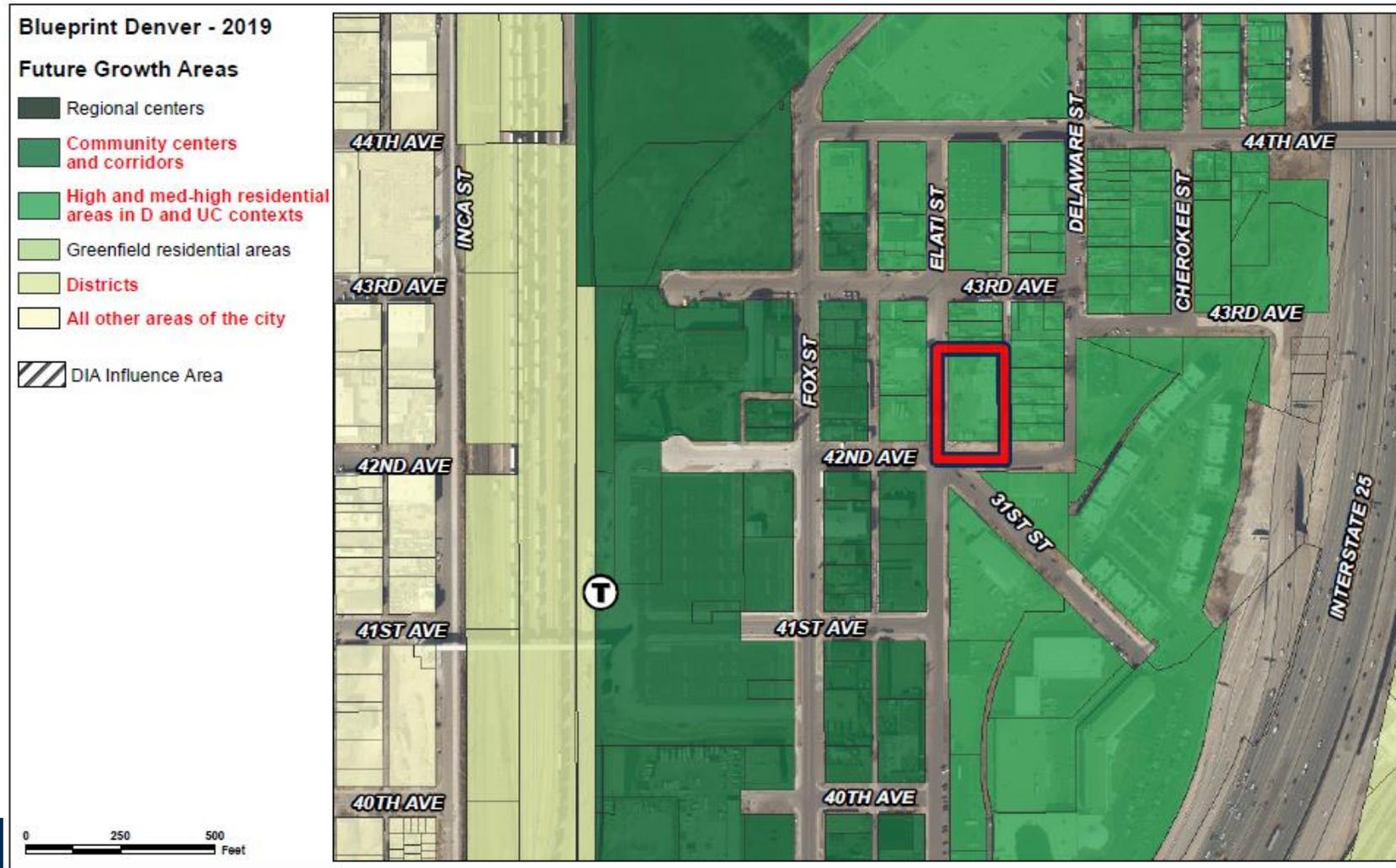
# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2019)

- High-medium Residential
  - Mix of uses, including multi-unit residential...Heights are generally up to 8 stories. There is high lot coverage and shallow setbacks
- Mixed Use Arterials
  - 44<sup>th</sup>
  - Fox St



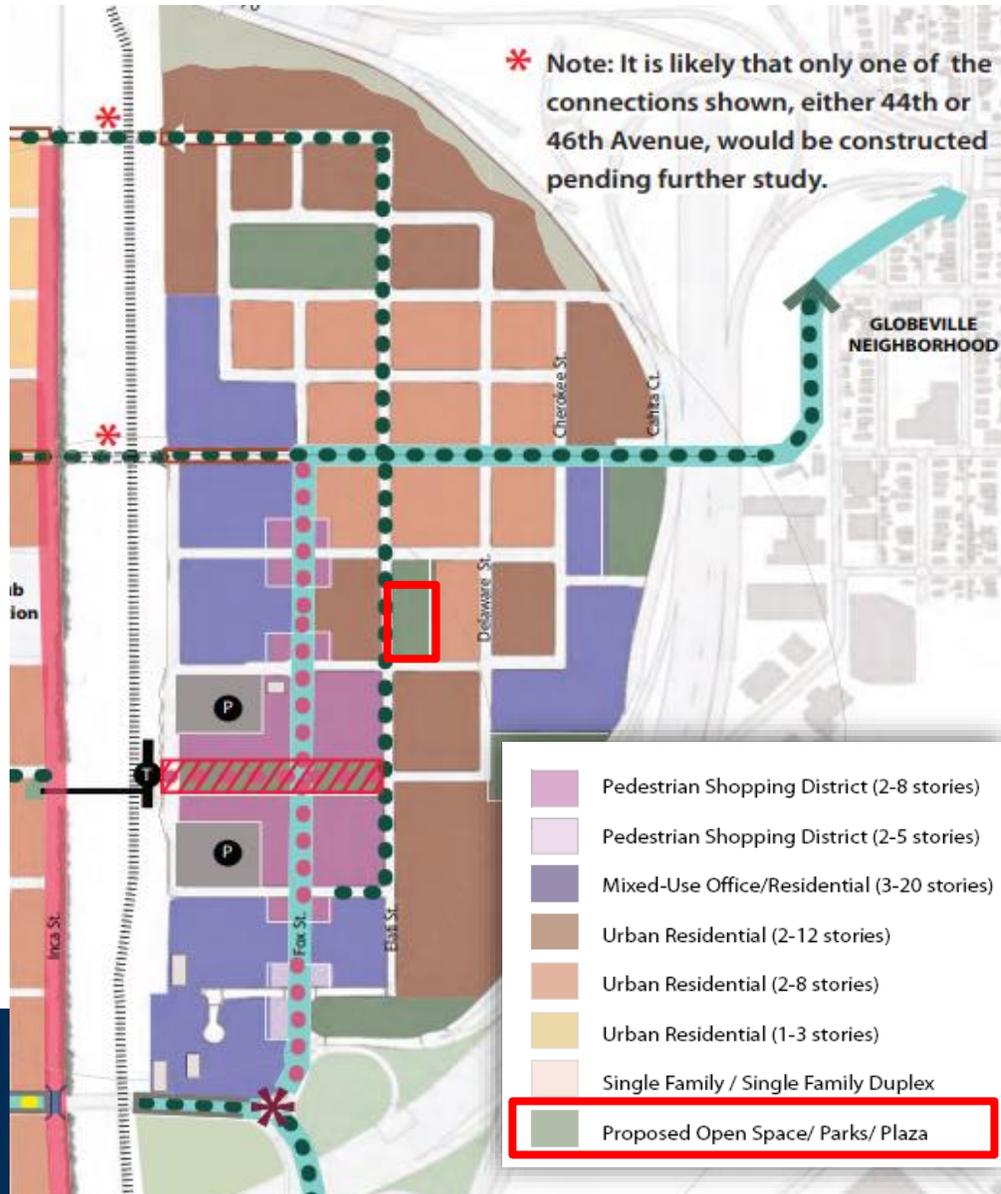
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2019)

- 30% of new housing growth
- 5% of new employment growth

# Review Criteria: Consistency with Adopted Plans



## 41<sup>st</sup> & Fox Station Area Plan (2009)

- Proposed Open Space
  - “Parks are conceptually shown on the land use plan, the actual size and locations are not determined. Future park space in the station area will require working with private property owners, additional study by the Parks Department, and developing funding partnerships to pay for park land, improvements, and maintenance.”
- Urban Residential (2-8 Stories)
  - Intended as new, moderate density neighborhoods
  - Provide a range of housing types that help support the pedestrian shopping district and employment base

# Review Criteria: Consistency with Adopted Plans

## Globeville Neighborhood Plan (2014)

- Concept land use and building height recommendations in this plan are intended to be fully consistent with the 41st and Fox Station Area Plan
- A diverse, **transit supportive**, and environmentally sustainable **urban center**
- Create a broad base of new jobs in diverse economic sectors by **redeveloping opportunity sites** throughout the neighborhood



# 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, facilitates redevelopment in a station area
4. Justifying Circumstances
  - Changed or Changing Conditions: Recently adopted plan, investment in the area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - C-RX-8 “applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 8 stories is desired”

# CPD Recommendation

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

