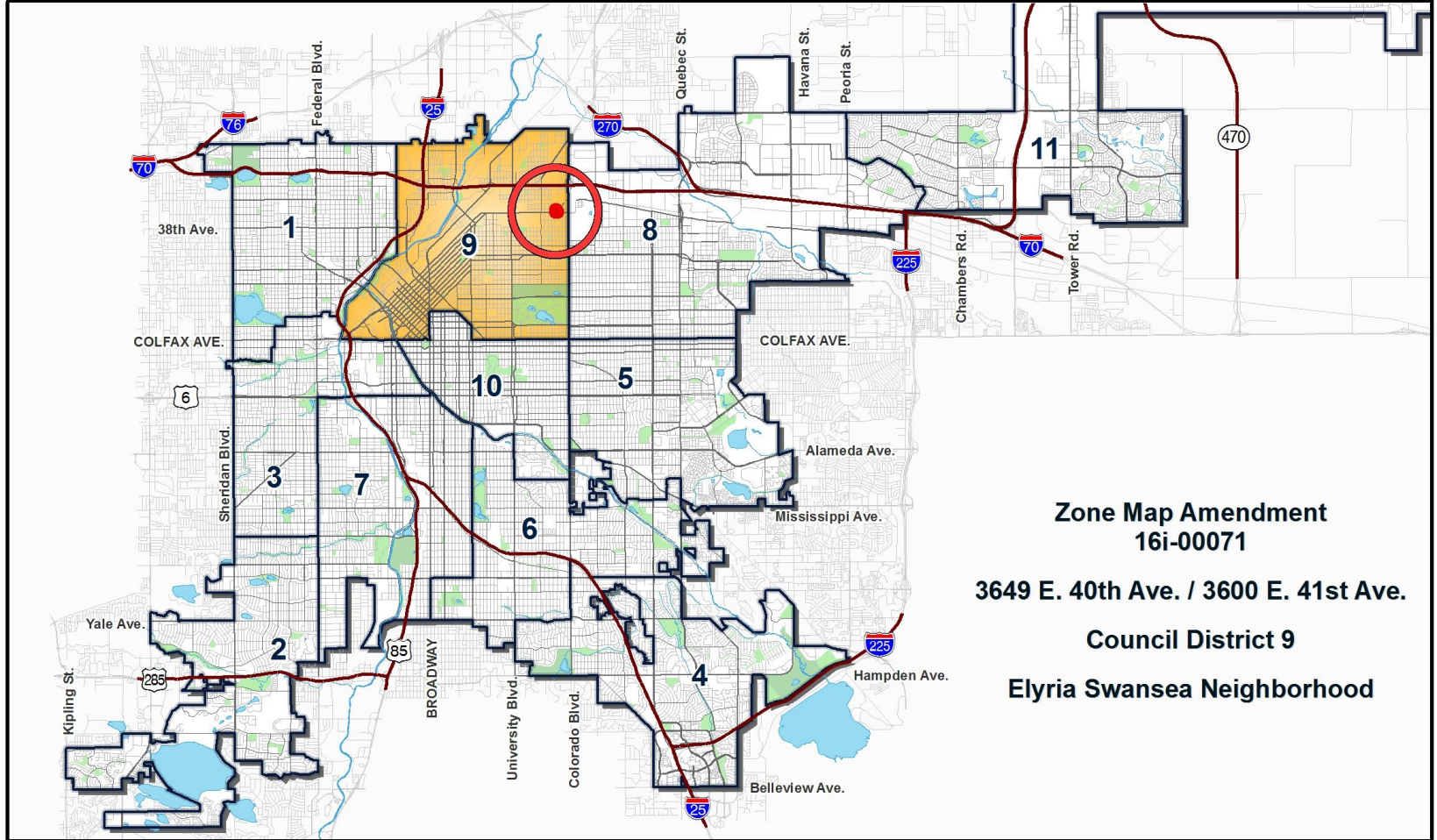


3649 E. 40th and 3600 E. 41st Ave.

Existing Zone District: I-A UO-2 and C-MU-10 with Waivers

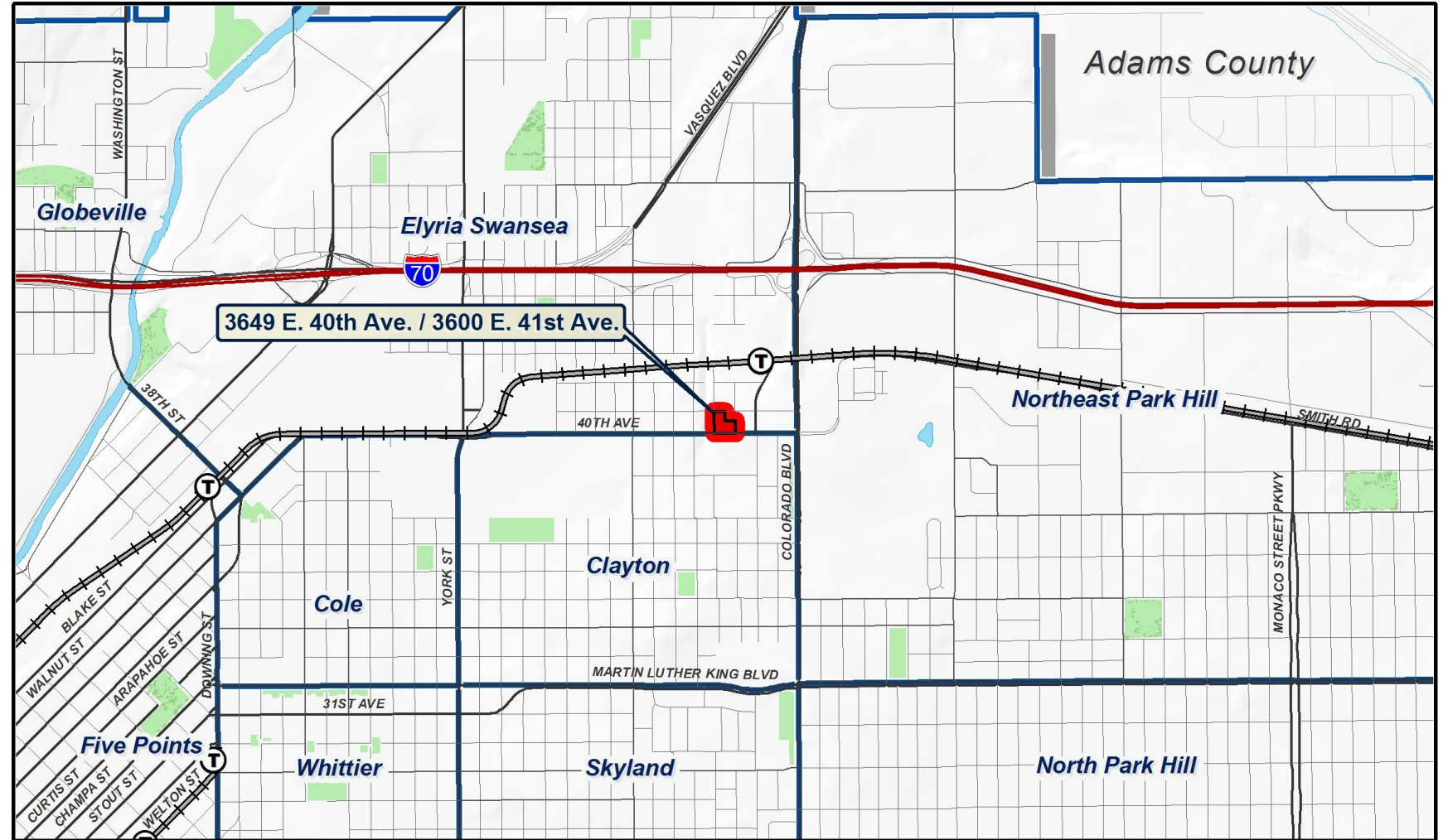
Proposed Zone District: C-MX-5

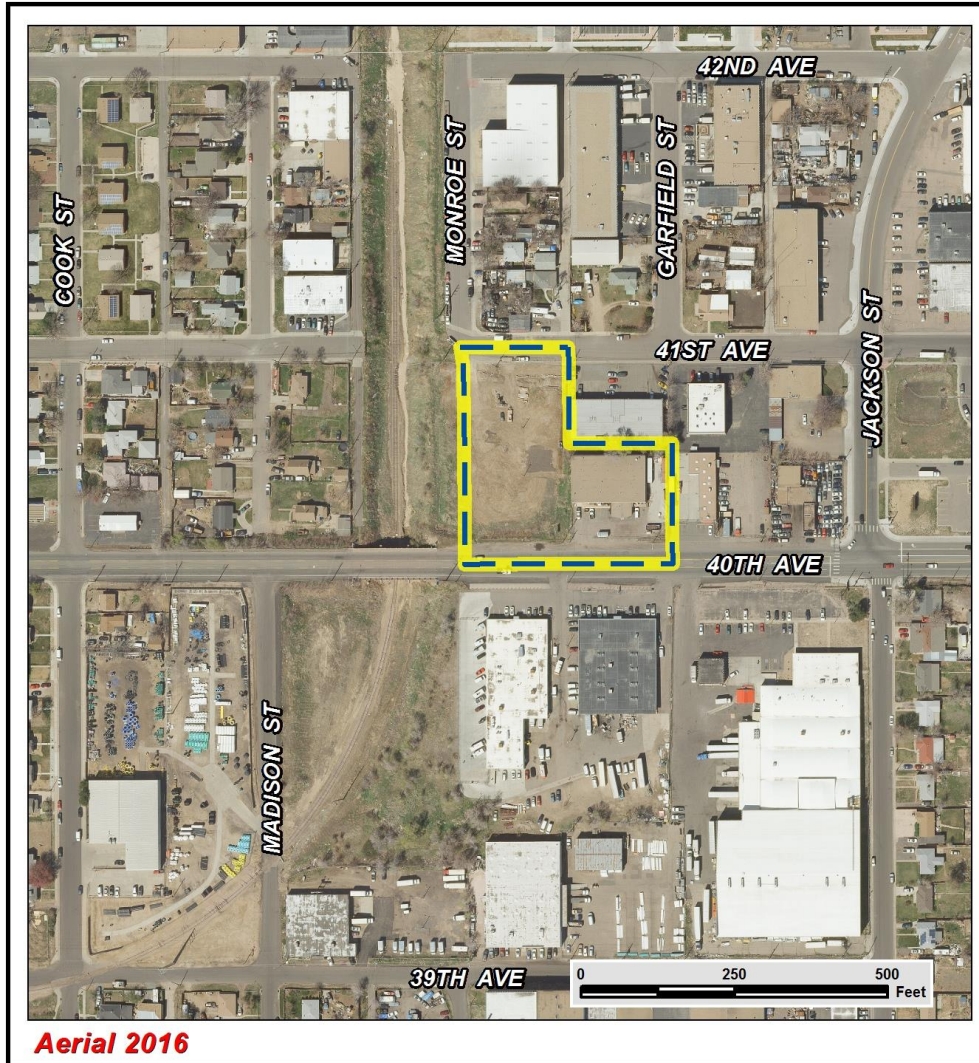
Council District 9



Neighborhood

- Elyria & Swansea





3649 E. 40th and 3600 East 41st Ave.

- 1.67 Acres (72,791 Square Feet)
- Two parcels under same
- One 9,170 sq. foot industrial structure on eastern part of site, western half of site vacant.

Property Owner Request:

- Rezoning to C-MX-5

Existing Context: Zoning

Western Parcel: C-MU-10 with Waivers.

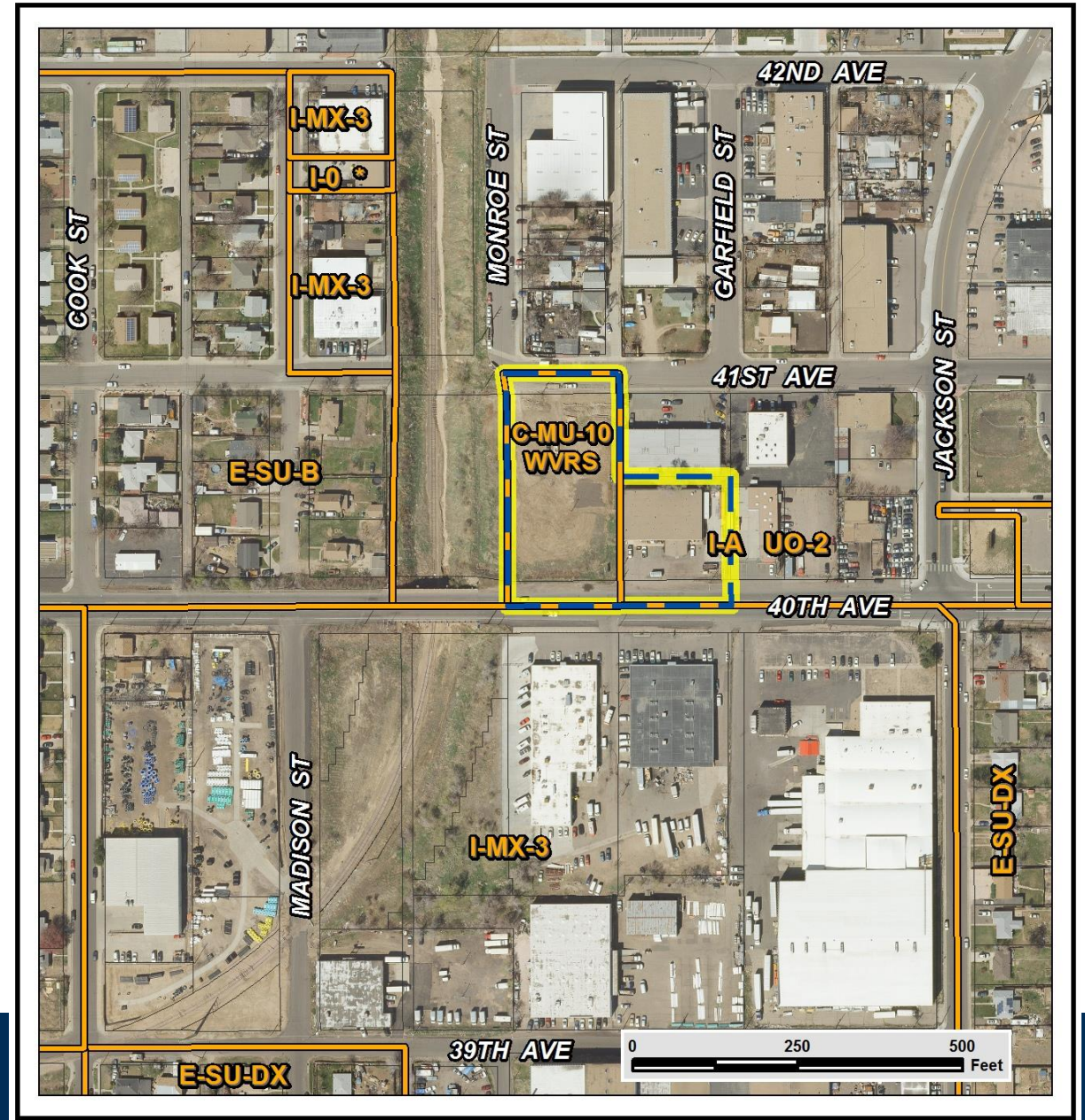
- Commercial Mixed-Use District from Former Ch. 59
- Waivers permit additional industrial and construction uses

Eastern Parcel: I-A UO-2

- Light-intensity industrial district
- UO-2 permits billboard uses
- Rezoning would not preserve OU-2 overlay

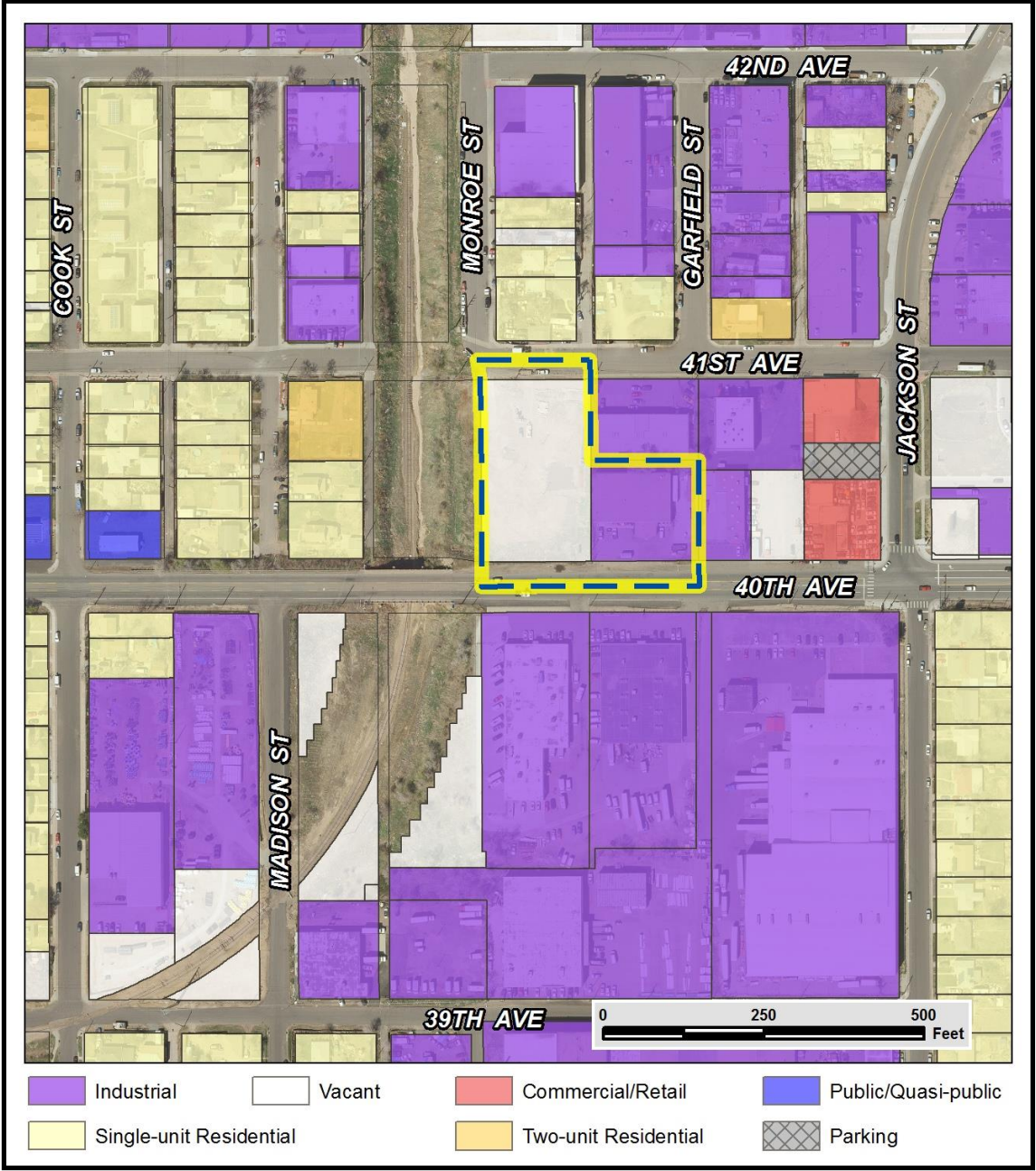
Surrounding Zoning

- E-SU-B
- I-MX-3
- I-O with Conditions
- I-A UO-2
- E-SU-DX



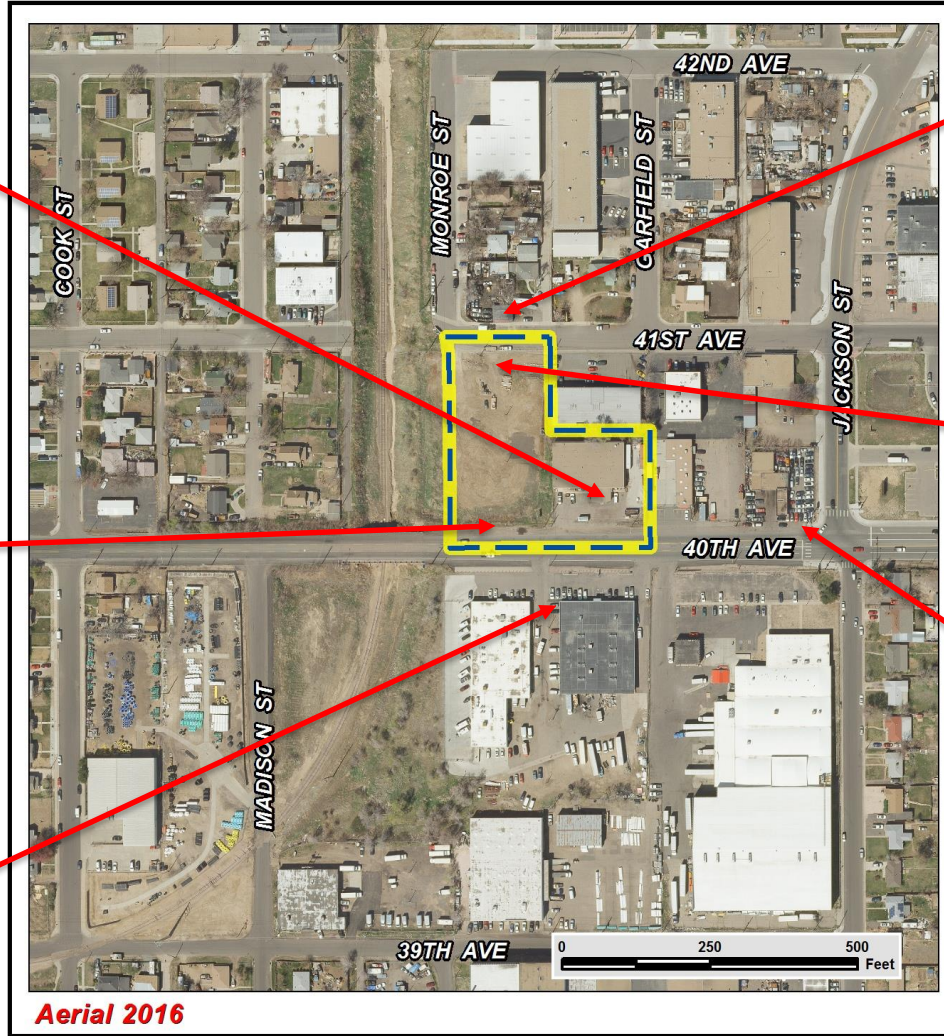
Existing Context: Land Use

- Industrial
- Single and Two-Unit Residential
- Commercial/Retail
- Vacant



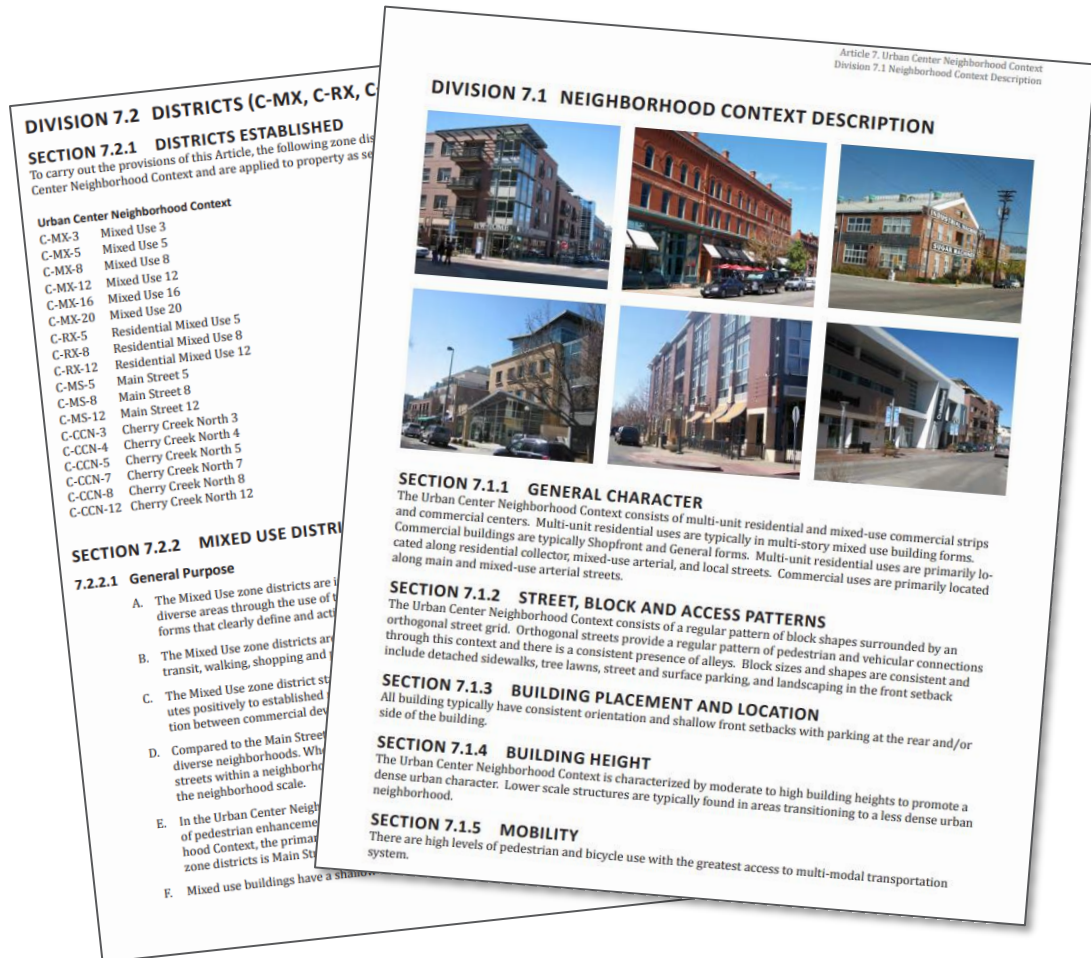
Existing Context: Block Size, Building Form and Scale





Proposal: C-MX-5

Urban Center Neighborhood Context, Mixed Use, maximum height of 5 stories.



- Promotes dense mixed-use centers with moderate to high building heights.
- Prioritizes active pedestrian realm.
- Intended for redeveloping areas around transit stations.

Process

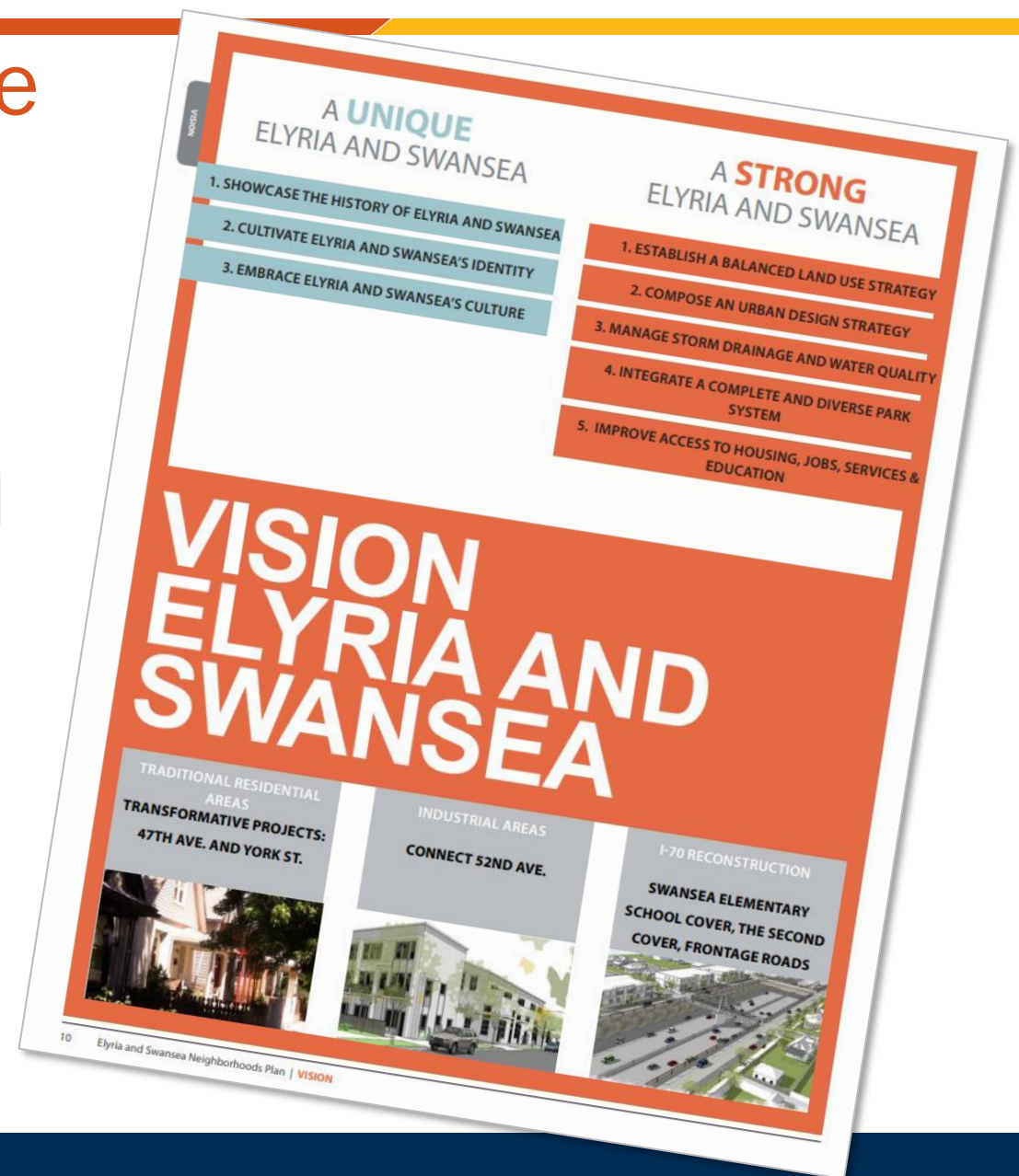
Step	Date
CPD Informational Notice of Receipt	1/8/2018
Posted and Written Public Notice of Planning Board Hearing	2/23/2018
Planning Board Public Hearing (unanimous recommendation of approval)	3/7/2018
Land Use, Transportation and Infrastructure Committee Public Hearing	3/27/2018

Registered Neighborhood Organizations

- Inter-Neighborhood Cooperation (INC),
- United Community Action Network Inc.,
- The Points Historical Redevelopment Corp.,
- Cross Community Coalition,
- Elyria and Swansea Neighborhood Association
- Elyria Swansea/Globeville Business Association
- Denver Arts and Culture Initiative,
- Comunidades Unidas Globeville Elyria & Swansea
- North Neighborhoods Democratic Council.

Review Criteria for Legislative Rezoning

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: Consistency with Adopted Plans

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Elyria & Swansea Neighborhoods Plan (2015)



Review Criteria:

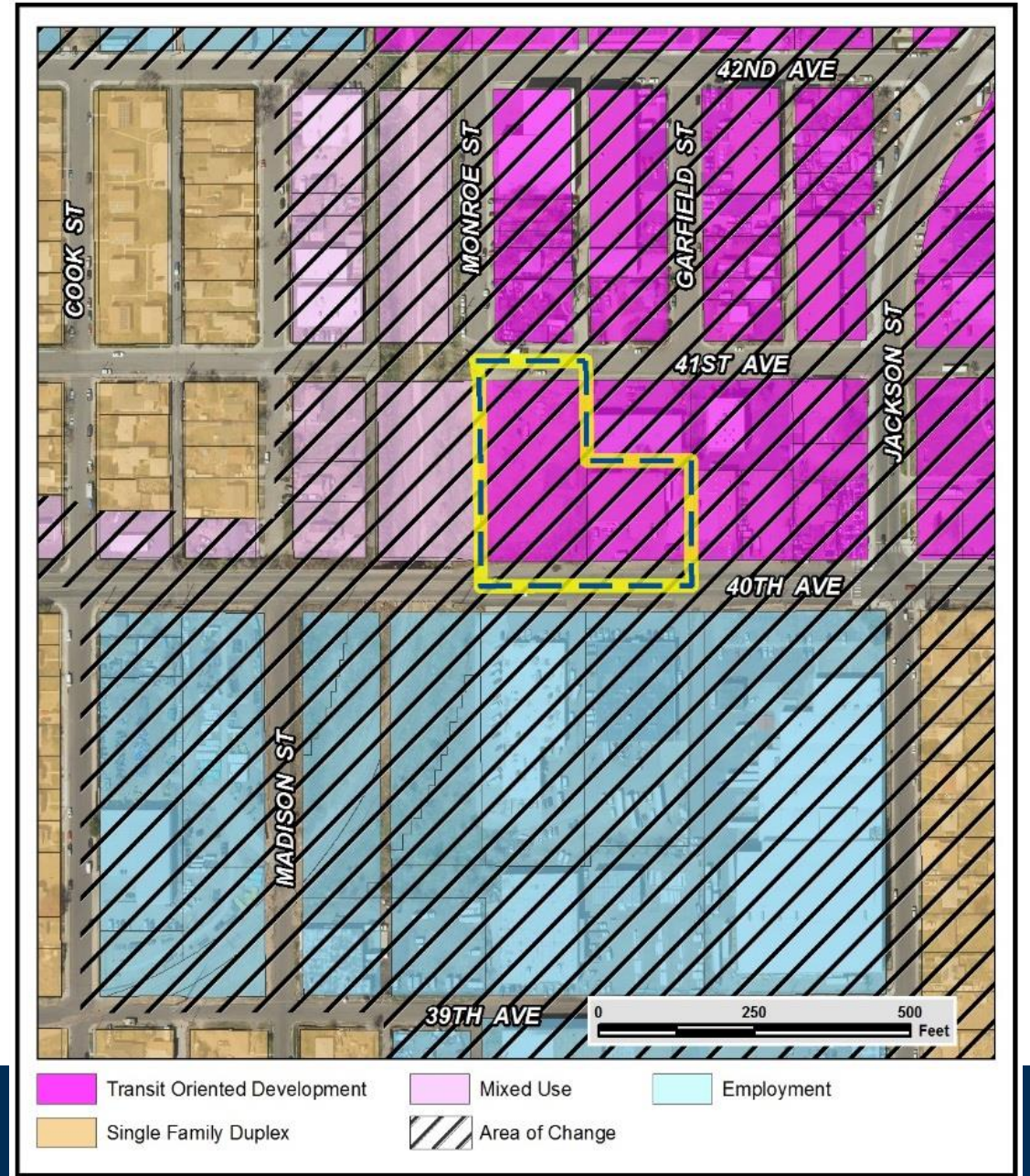
Consistency with Adopted Plans

Comprehensive Plan 2000

- 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. (p 60)*
- Mobility Strategy 4-E: *Continue to promote mixed-use development, which enables people to live near work, retail and services. (p 78)*
- Legacies Strategy 3-A: *Identify areas in which increased density and new uses are desirable and can be accommodated. (p 99)*
- Vision of Success – Congruency of land use and zoning: *Ongoing clarification of the Zoning Ordinance in a process linked to a citywide land-use plan will eventually result in a built environment with greater overall urban design integrity, stronger connections among urban centers, and a richer and more diverse mix of uses within geographically proximate areas. (p 54)*
- Vision of Success – Compact Development: *Development and redevelopment of urban centers present opportunities to concentrate population and land uses within a limited geographic space [and] will improve neighborhood cohesion, reduce urban sprawl and connect residents more directly to services and amenities within their immediate living environment. (p 55)*

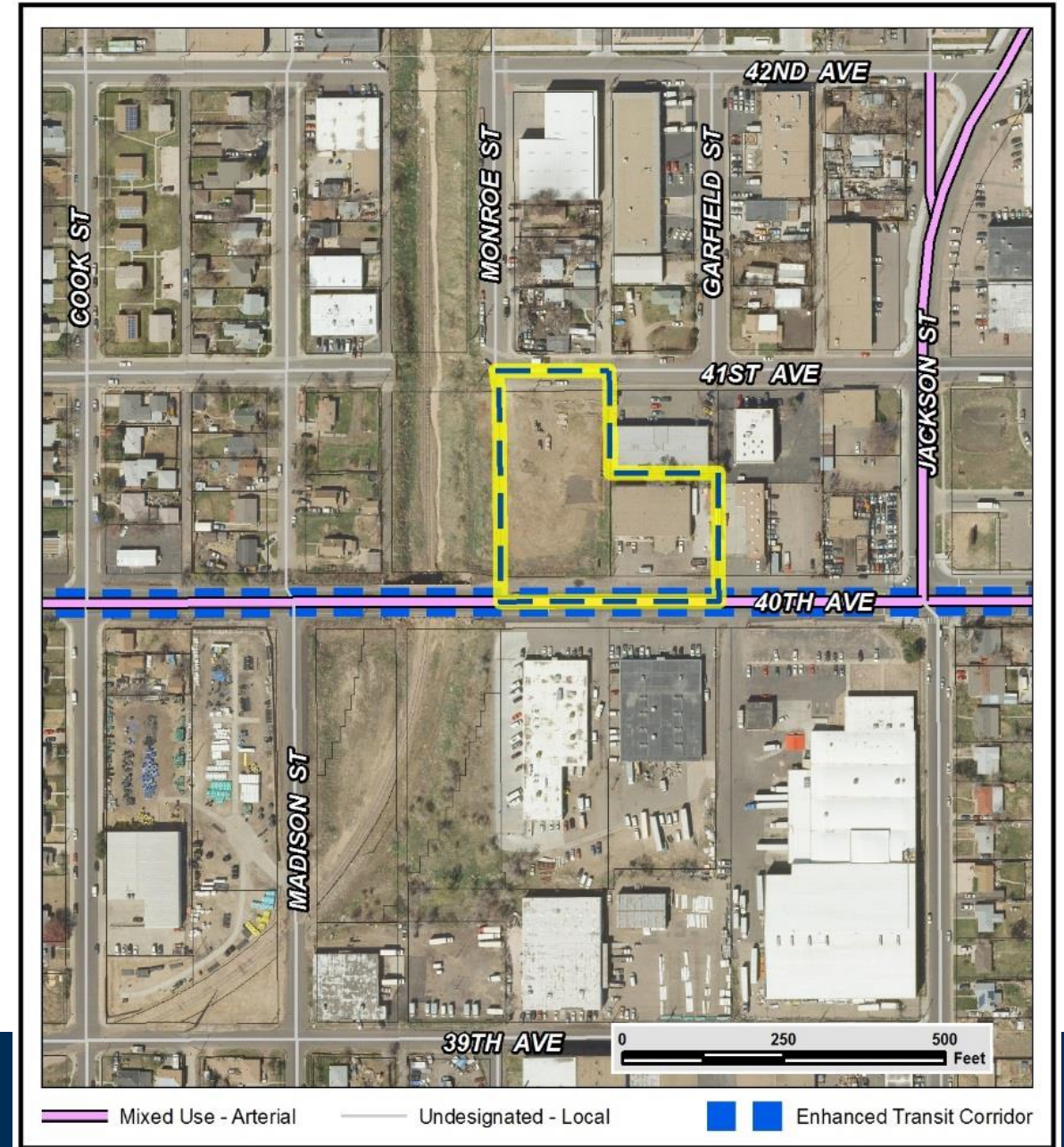
Blueprint: Future Land Use

- Transit-Oriented Development
- Area of Change



Blueprint: Future Street Types

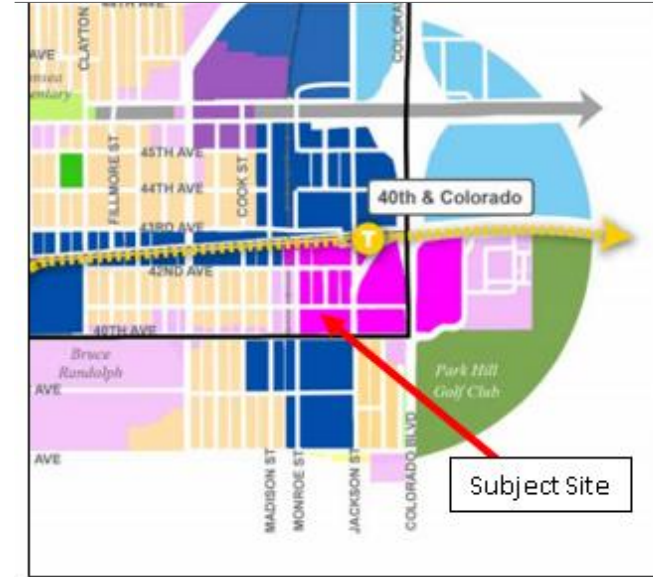
- Mixed-Use Arterial and Enhanced Transit Corridor (40th Ave)
- Mixed-Use Arterial (Jackson St.)



Review Criteria: Consistency with Adopted Plans

Elyria & Swansea Neighborhoods Plan

- Identifies area for Transit-Oriented Development surrounding 40th and Colorado RTD station
- Recommends 5-story maximum building height



Detail of Elyria and Swansea Area Plan Concept Land Use Map



Detail of Elyria and Swansea Area Plan Future Building Heights Map

Review Criteria: Consistency with Adopted Plans

Elyria & Swansea Neighborhoods Plan

- Market Lead Transformative Project
- Will reconnect grid and provide access into and out of neighboring residential neighborhood



Market Lead underpass existing condition



Market Lead and Colorado Station Area Concept: Depicts hypothetical projects that could occur through voluntary actions by property owners and investors

Review Criteria

Denver Zoning Code Review Criteria

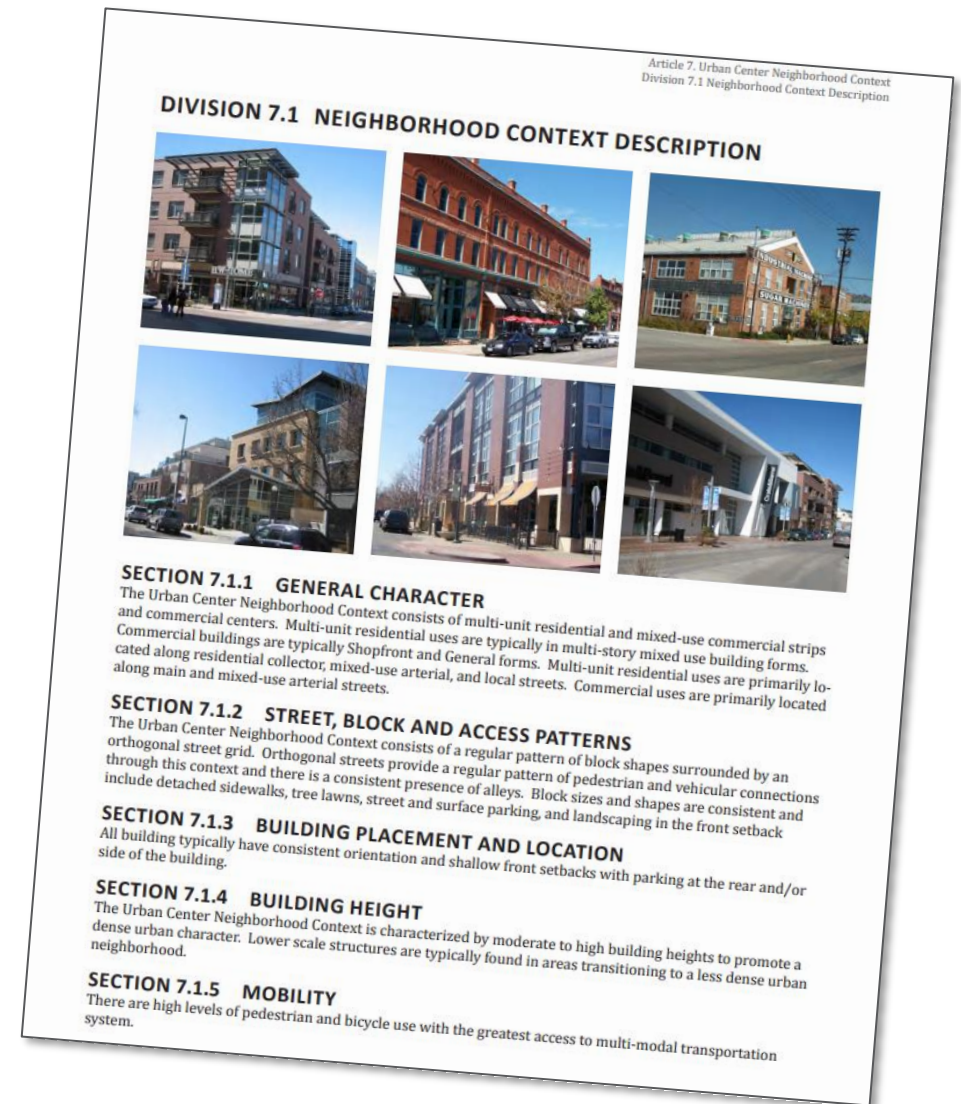
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request will result in uniform application of the C-MX zone district's building form, use and design regulations.
3. Further Public Health, Safety and Welfare
 - Implements adopted plans and policies for walkable development to support transit-oriented redevelopment
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
 - Redevelopment ongoing near 40th and Colorado RTD University of Colorado A-Line station

Review Criteria

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

Urban Center Neighborhood Context:

- Intended to promote safe, active and pedestrian-scaled diverse areas through the use of town house, row house, apartment and shopfront building forms that clearly define and activate the public street edge.
- Intended to enhance convenience, ease and enjoyment of transit, walking, shopping and public gathering.



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