



DENVER
THE MILE HIGH CITY

510 E. 51st Ave., 480 E. 51st Ave., 4855 Pearl
St., 4871 Pearl St., and 4877 Pearl St.

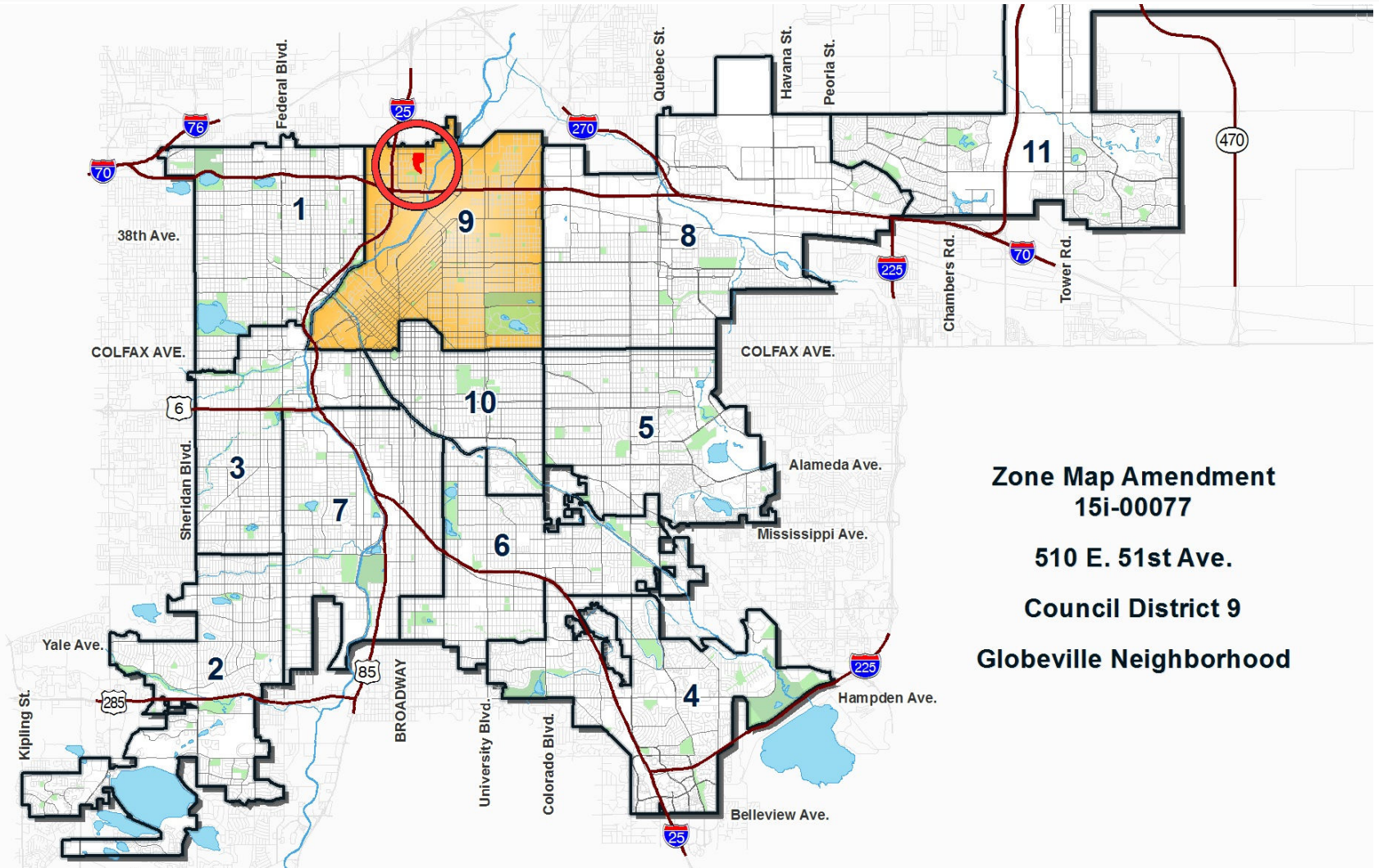
I-A UO-2 & I-MX-3 UO-2 to C-MX-5

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



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510 E. 51st Ave.



**Zone Map Amendment
15i-00077**

510 E. 51st Ave.

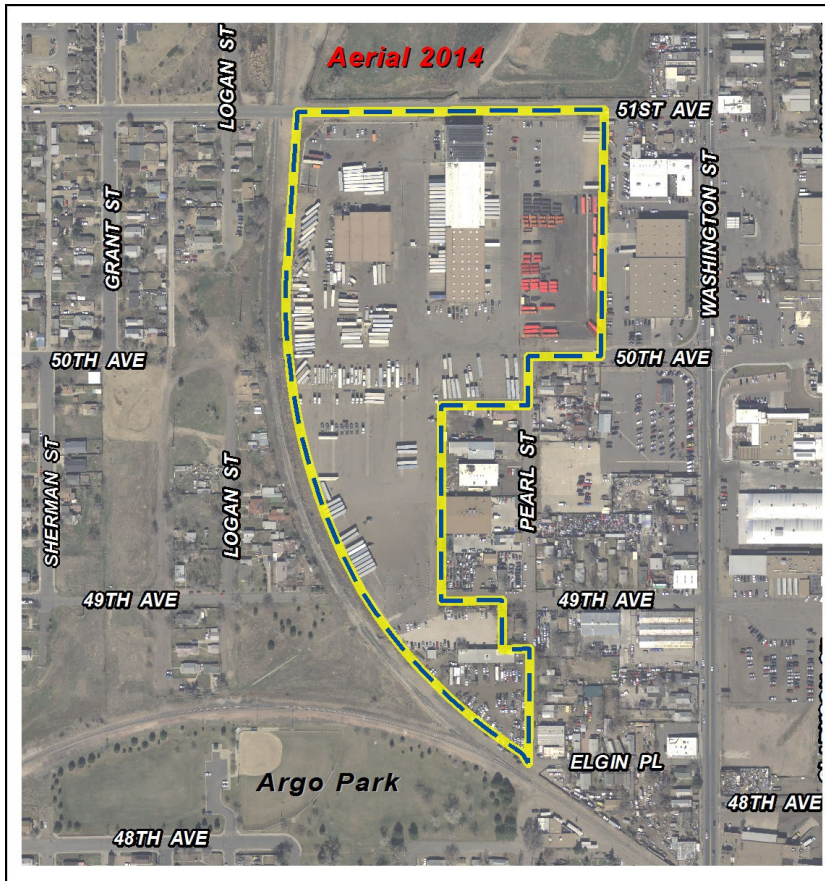
Council District 9

Globeville Neighborhood

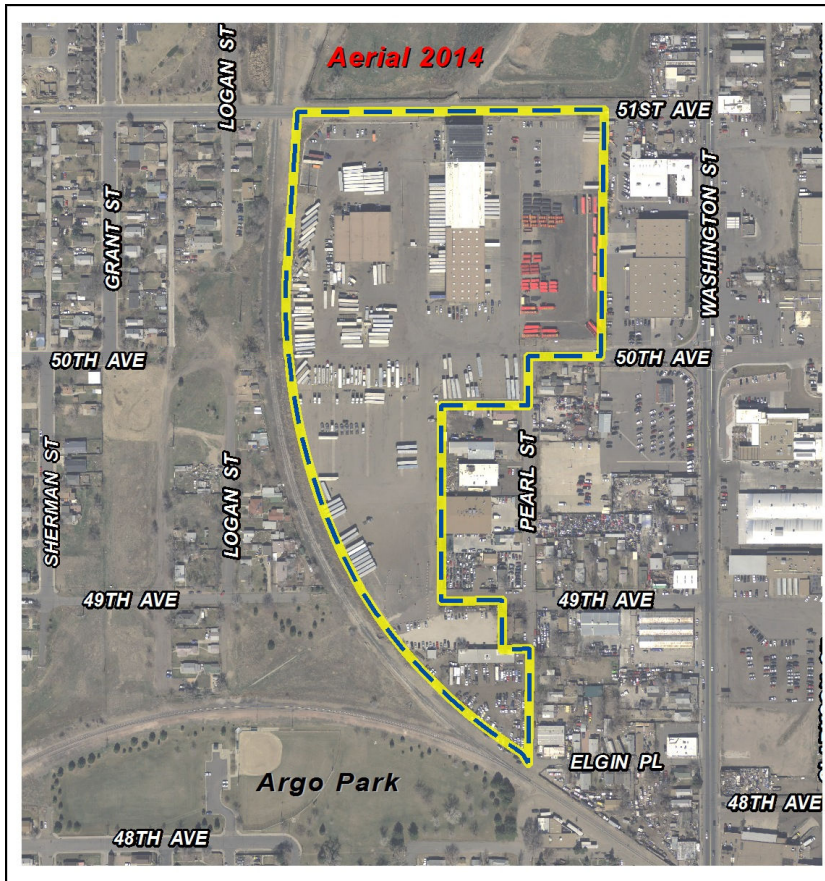


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Location



- West of Washington St., between Elgin Place and 51st Ave.
- +/- 19.9 acres
- Trucking yard, auto service, office



- Property owners request rezoning to C-MX-5 to implement the neighborhood plan



Request: C-MX-5

Urban Center Neighborhood Context – Mixed Use – 5 stories max. ht.


Article 7. Urban Center Neighborhood Context
Division 7.1 Districts

7.2.2.2 Specific Intent

- A. Mixed Use C-MX-5 building
- B. Mixed Use C-MX-5 building
- C. Mixed Use C-MX-5 building
- D. Mixed Use C-MX-5 building
- E. Mixed Use C-MX-5 building

SECTION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Descriptions



SECTION 7.1.1 GENERAL CHARACTER
The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

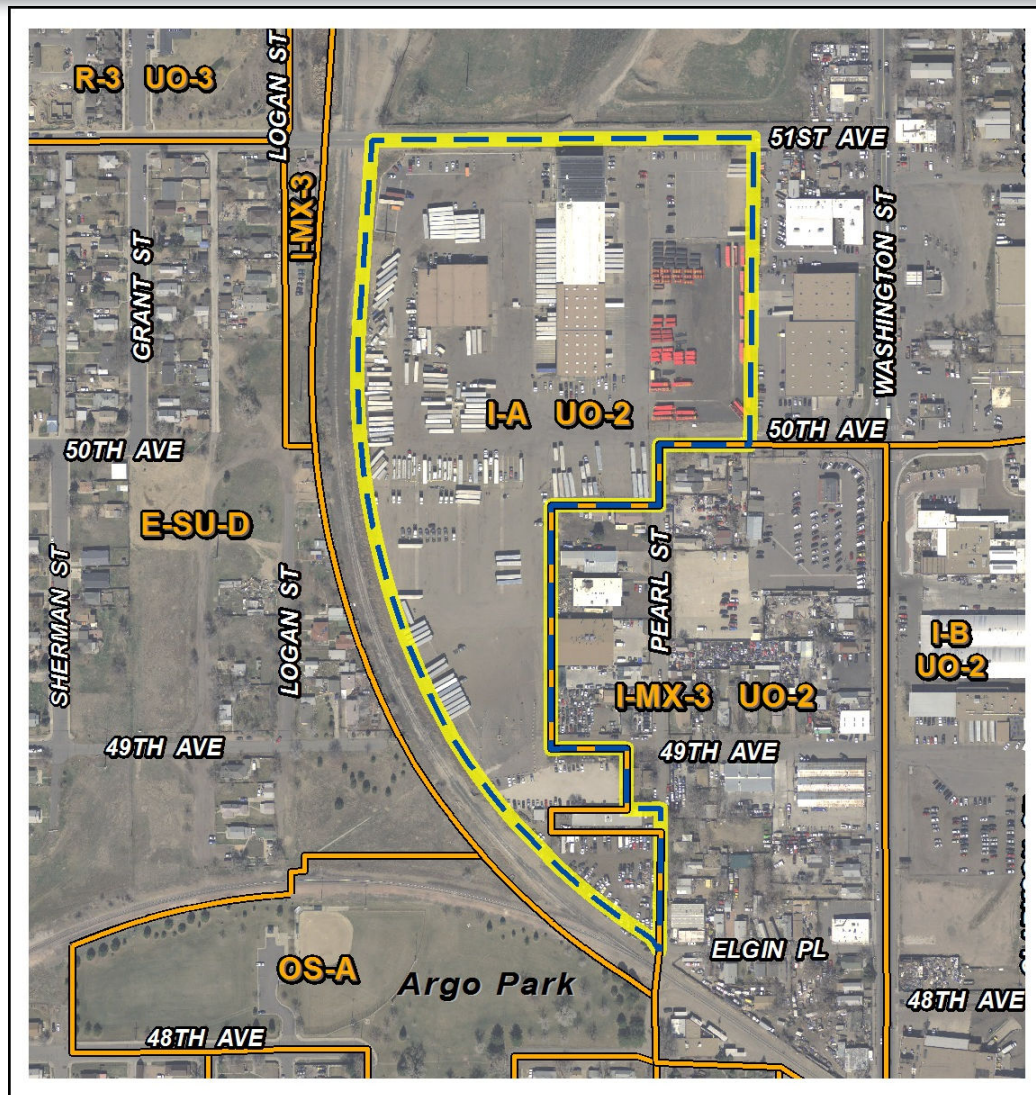
SECTION 7.1.5 MOBILITY
There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

DENVER ZONING CODE
June 25, 2010

7.2-2 | 7.1-1

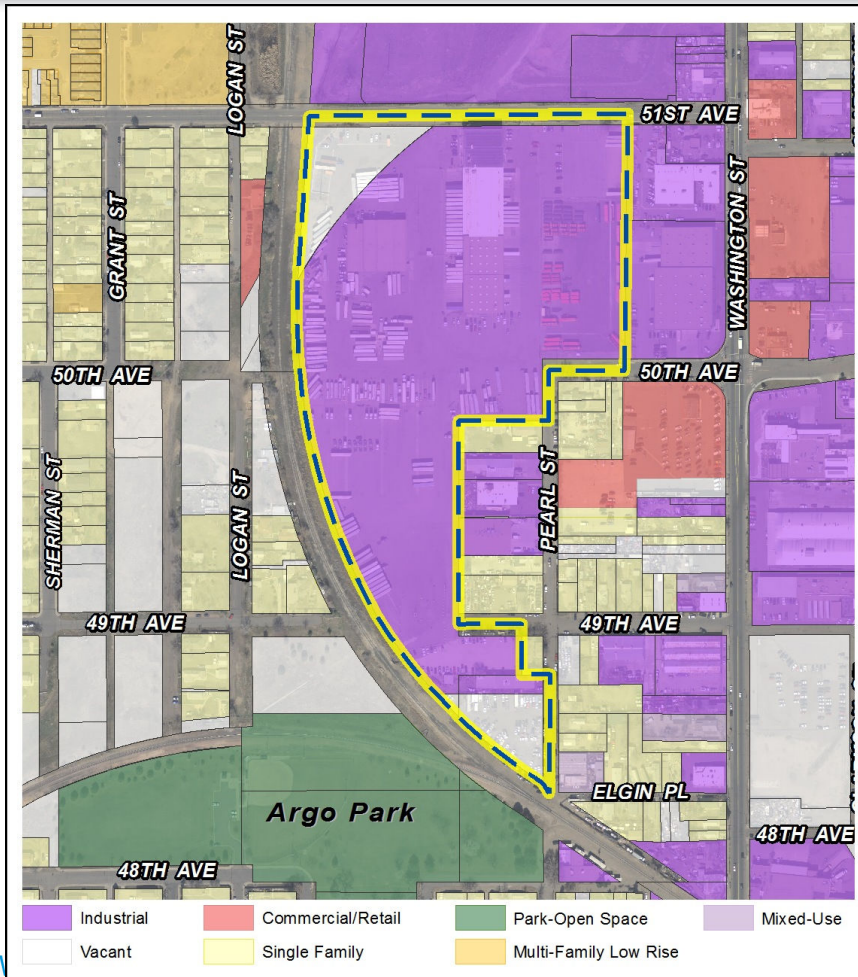


Existing Context – Zoning



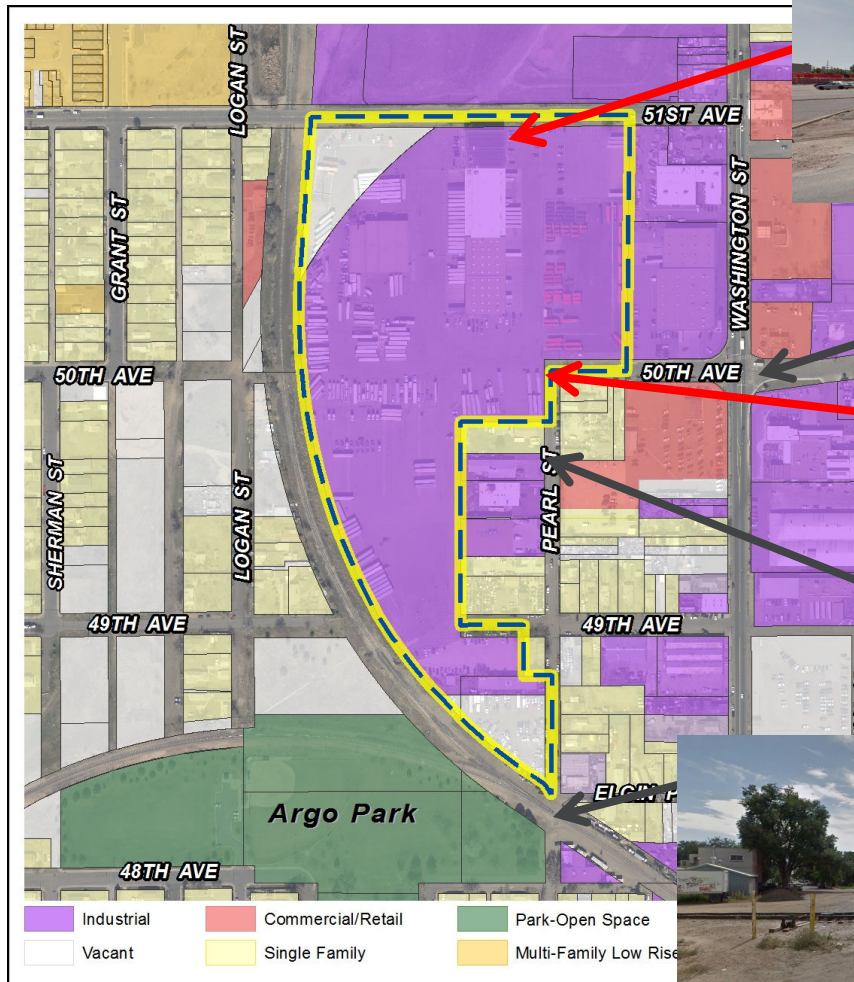
- Existing Zoning:
 - I-A (Industrial)
 - I-MX-3 (Industrial Mixed Use)
- Surrounding Area Zoning:
 - Industrial
 - Industrial Mixed Use
 - Single Unit
 - Open Space - Park

Existing Context – Land Use



- Existing Use:
 - Industrial
- Surrounding Use:
 - Industrial
 - Single family
 - Commercial
 - Vacant
 - Park

Existing Context – Building Form/Scale



- Notice of Receipt Application: July 31, 2015
- Notice of Planning Board Public Hearing:
 - Sep. 22, 2015 and Oct. 6, 2015 (revised)
 - RNOs
 - Denver Neighborhood Association, Inc.
 - [Globeville Civic Association #1 – letters of support](#)
 - Globeville Civic Association #2
 - Elyria Swansea/Globeville Business Association
 - United Community Action Network, Inc.
 - Globeville K.A.R.E.S.
 - Denver Urban Resident Association
 - Inter-Neighborhood Cooperation
 - Notification signs posted on property
- Planning Board Public Hearing: Oct. 20 – recommended approval

- Neighborhoods and Planning Committee:
Nov. 4, 2015
 - Notice sent on October 20, 2015
- City Council Public Hearing: Dec. 14, 2015
 - Notice sent on November 23, 2015
 - Notification signs posted on property

- CPD must determine whether a GDP is mandatory before or concurrent with rezoning.
- Considering all site-specific circumstances, and that all relevant issues have already been addressed through the neighborhood plan or will be addressed through other regulatory processes, CPD determined that a GDP is not mandatory.

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
- Small Area Plans: 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



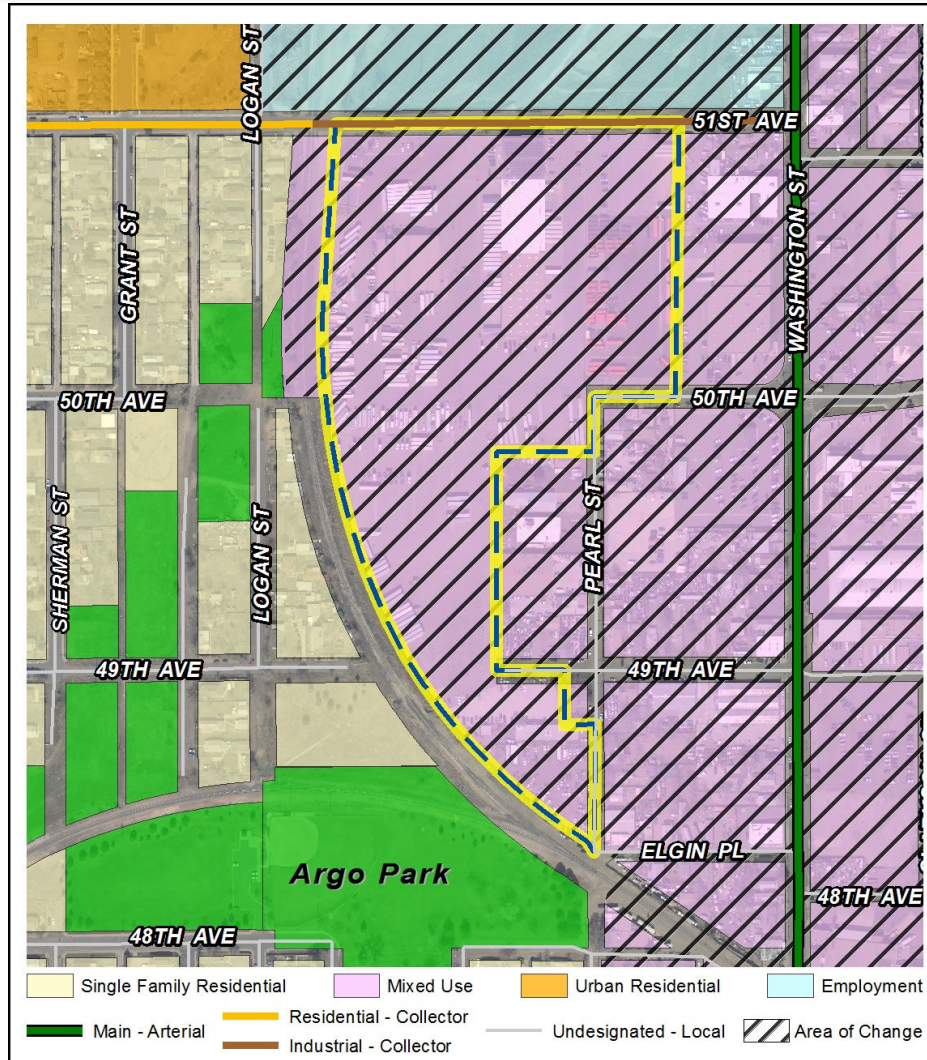
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- 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.*
- 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.*

The proposed rezoning is consistent with these recommendations.

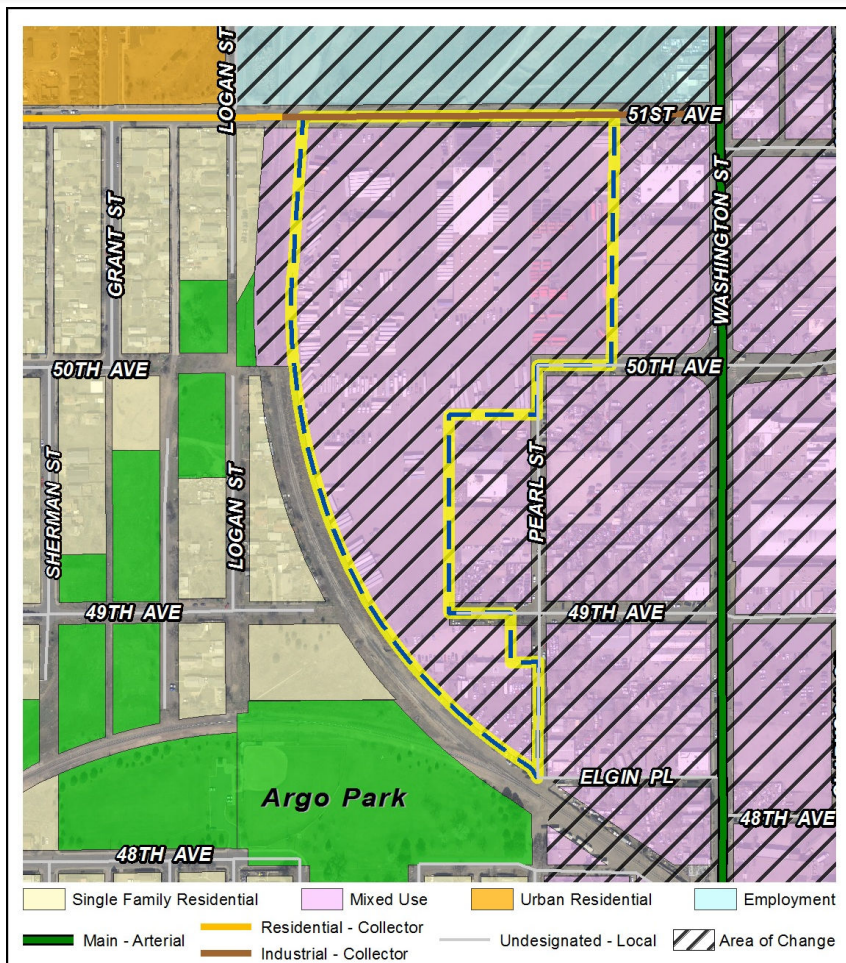
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Mixed Use
 - Sizable employment as well as housing
 - Intensity is higher, but varies
 - Area of Change
 - Channel growth where it will be beneficial
 - Allow appropriate mixes of uses
- Was updated by
Globeville Neighborhood Plan

Review Criteria: Consistency with Adopted Plans

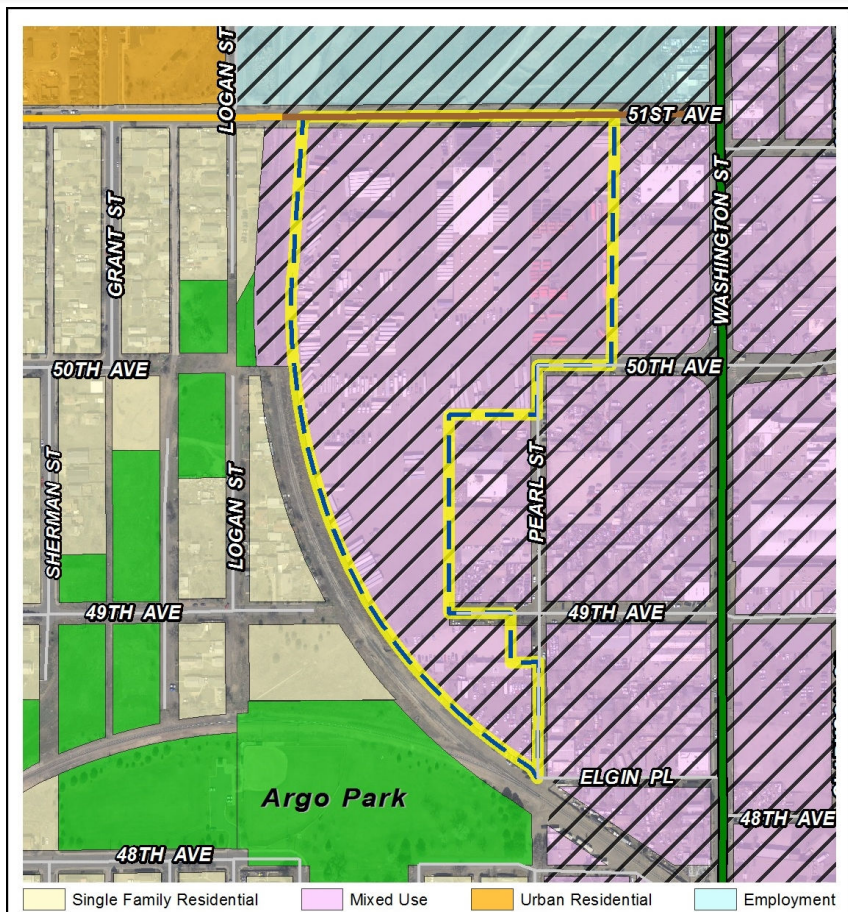


Blueprint Denver (2002) Street Classifications

- 51st Avenue
 - Industrial – Collector
 - Becomes residential street west of this site
- Washington Street (1/2 block east)
 - Main – Arterial
- All other streets:
 - Undesignated local streets

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development

Review Criteria: Consistency with Adopted Plans



Globeville Neighborhood Plan (2014)

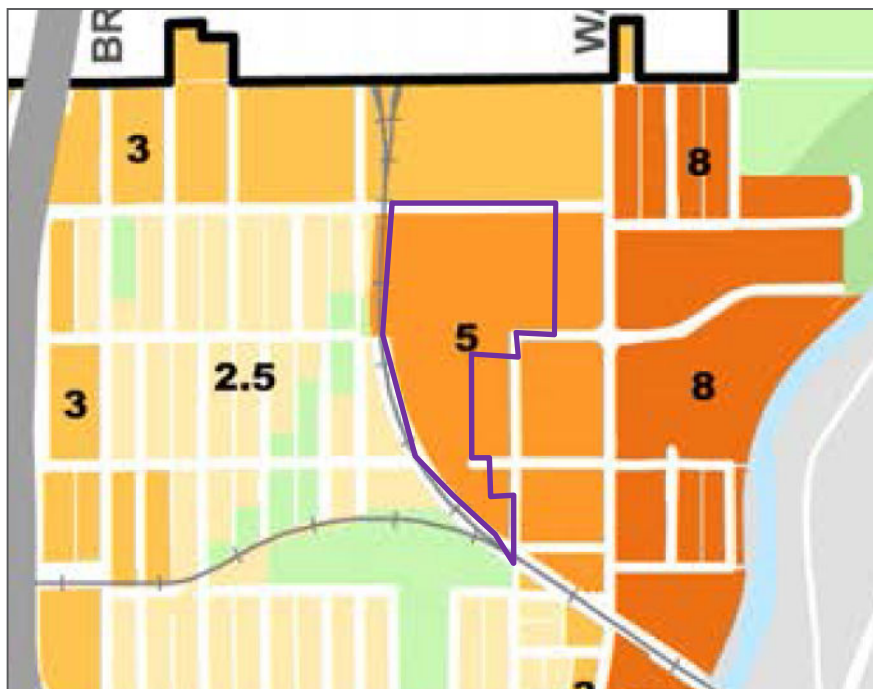
- ❖ Recommended Land Uses updated Blueprint Denver (identical)

Mixed Use area recommendations:

- “Site building forms at the street with parking and access in the rear or off the alley, where possible.”
- “Promote the use of design elements that link the building directly to the street environment, such as ground story activation, transparent window openings, and doorways at the street.”
- “Allow a mix of uses within the area and within individual buildings.”

Rezoning to C-MX-5 is consistent with these plan recommendations.

Globeville Neighborhood Plan (2014)



Maximum Building Heights

- Site is recommended for 5 story maximum height
- Proposed C-MX-5 is consistent with this plan recommendation

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, and the Globeville Neighborhood 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

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.
- CPD finds this criterion is met:
 - Globeville Neighborhood Plan adoption
 - Asarco redevelopment
 - Redevelopment plans in areas to the east (Washington St., Northside Park, National Western Center)

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

- Mixed uses; buildings have consistent orientation; moderate to high building heights
- Contribute positively to established character and transition between commercial and residential
- Plan direction in this area recommends transition away from the industrial context and toward an urban center neighborhood context
- The C-MX-5 zone district “applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired.”
- The proposed rezoning to C-MX-5 would be consistent with the description of the desired neighborhood context, zone district purpose and intent.

CPD recommends that the application be approved, 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