



Official Map Amendment

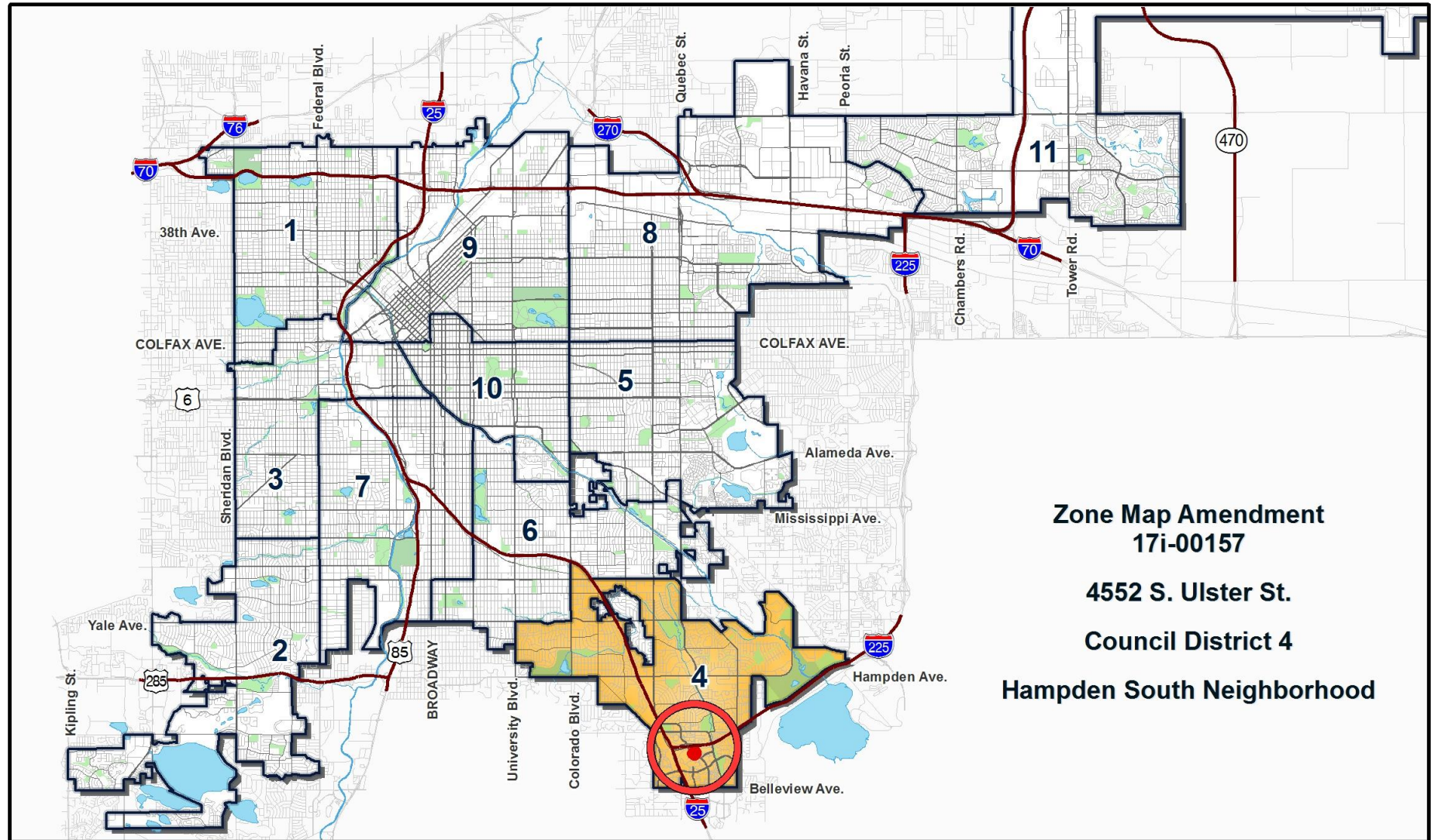
#2017I-00157 rezoning 4552 S. Ulster St. from
B-8 w/ waivers UO-1, UO-2 to S-MX-12.

4552 S. Ulster St.

B-8 w/ waivers

U0-1, U0-2 to

S-MX-12



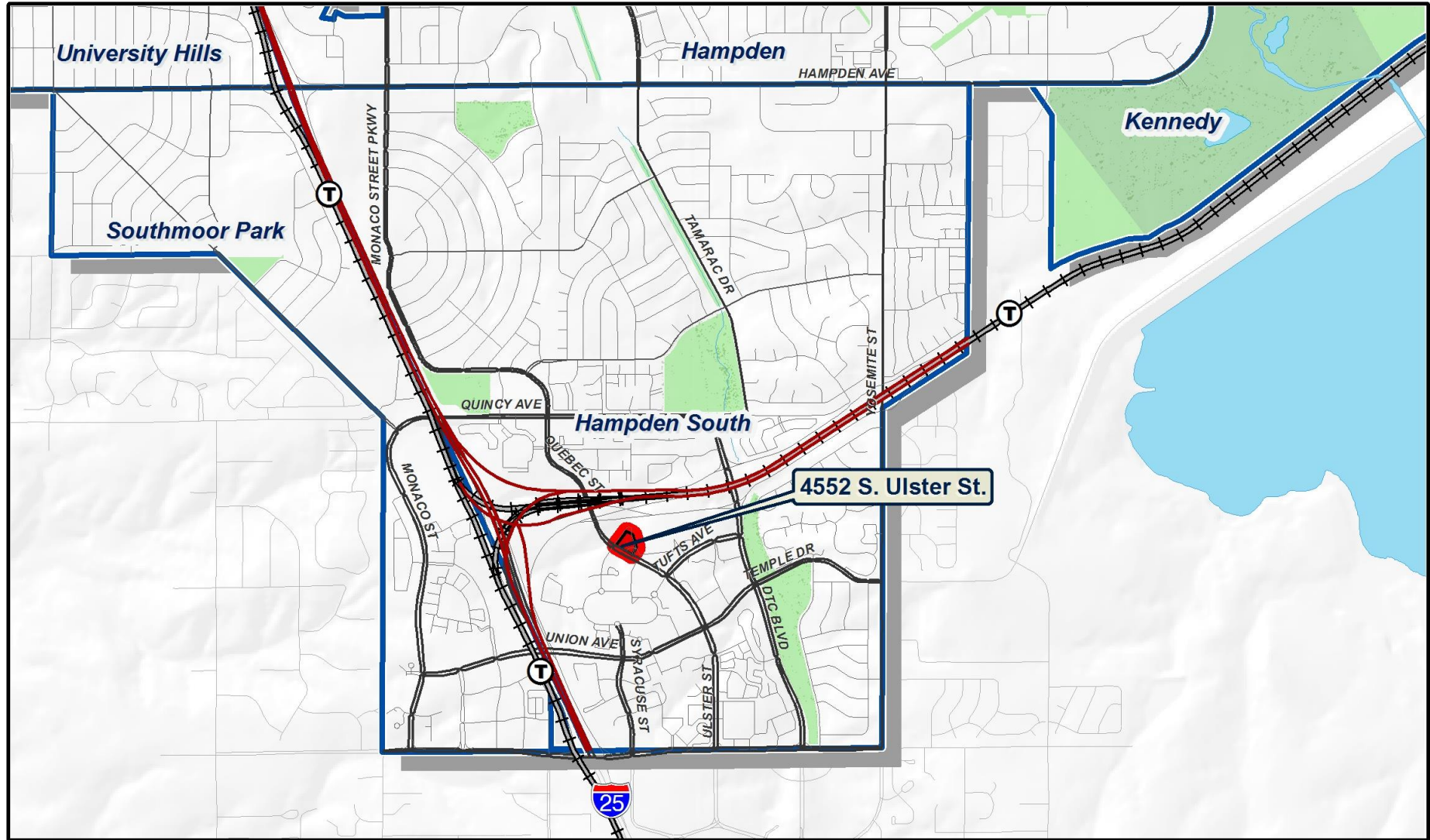
**Zone Map Amendment
17i-00157**

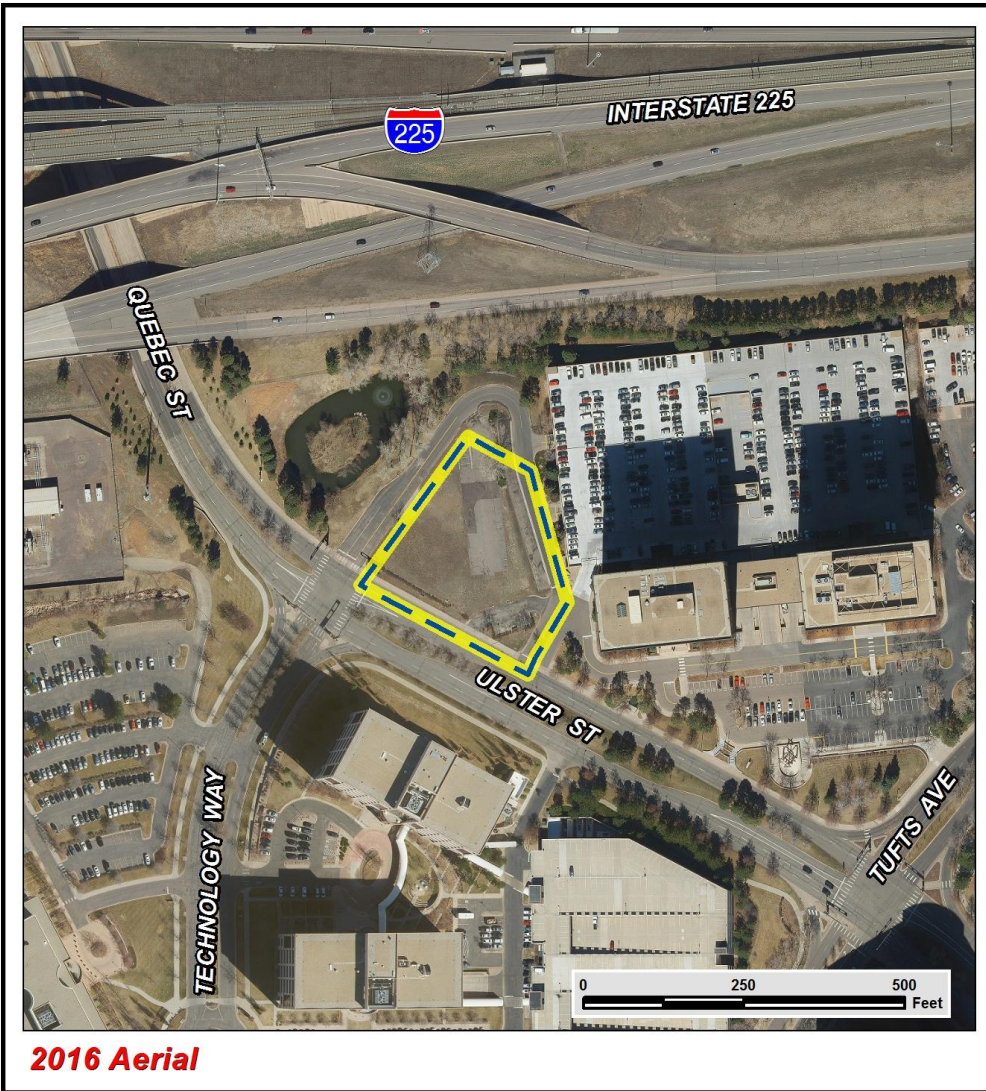
4552 S. Ulster St.

Council District 4

Hampden South Neighborhood

Hampden South Neighborhood





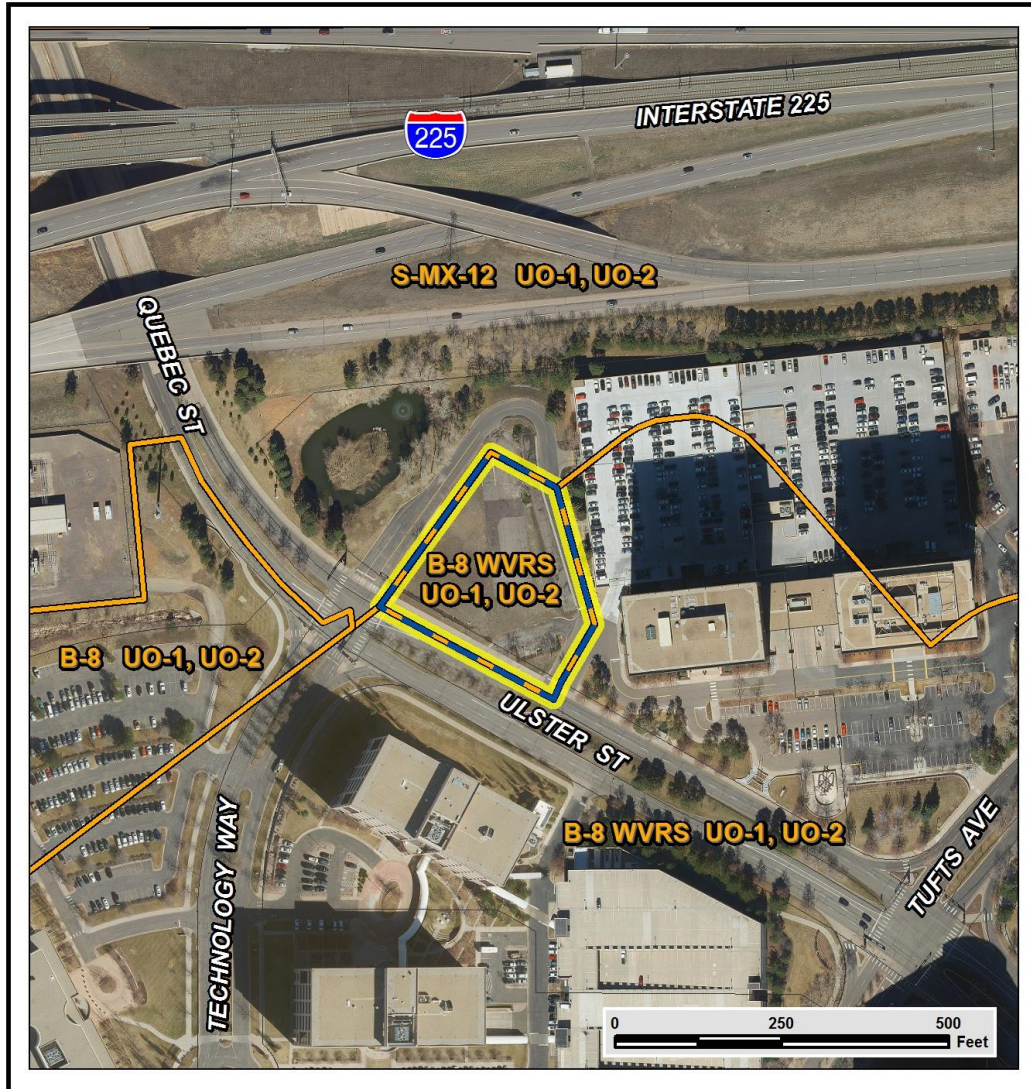
2016 Aerial

Location

- Denver Tech Center
- Just south of I-225
- 1.4 acres
- Parking/vacant

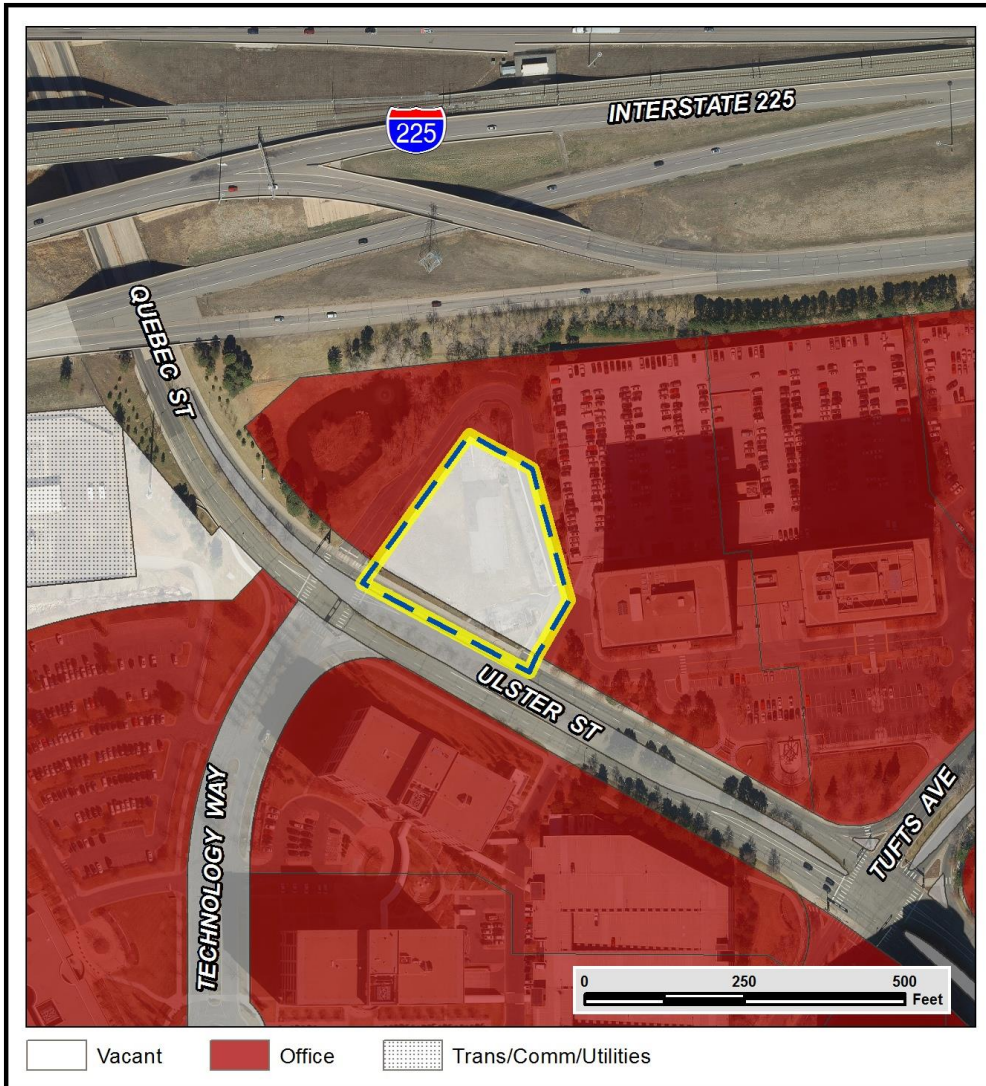
Proposal:

- Rezoning from B-8 w/ waivers UO-1, UO-2 to S-MX-12
- Requesting rezoning to facilitate development



Existing Context: Zoning

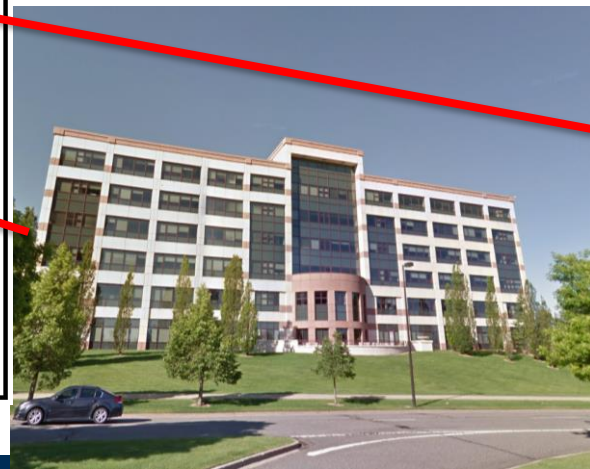
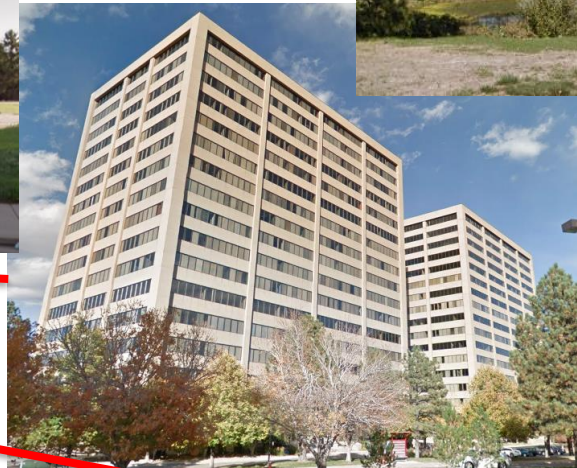
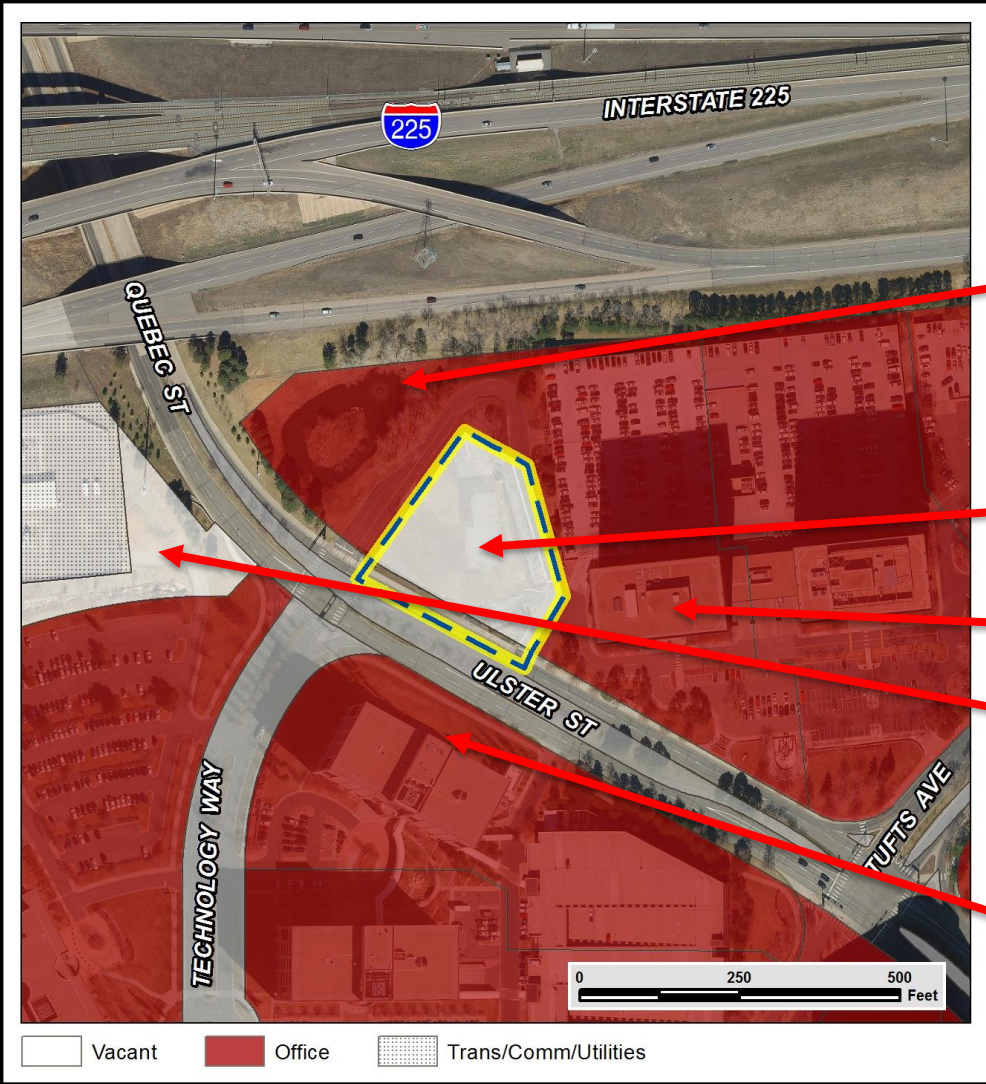
- Subject site: B-8 w/ waivers UO-1, UO-2
- Surrounding Properties:
 - North – S-MX-12 UO-1, UO-2
 - East – B-8 w/ waivers UO-1, UO-2
 - South – B-8 w/ waivers UO-1, UO-2
 - West – S-MX-12 UO-1, UO-2



Existing Context: Land Use

- Subject Property: Parking/vacant
- North: Pond/ROW
- East: Office
- South: Office
- West: Parking/substation

Existing Context: Building Form/Scale



Process

- Planning Board (March 7, 2018)
 - 9-0 vote for recommendation of approval
 - No public comment
- Land Use, Transportation and Infrastructure Committee (March 27, 2018)
- City Council (May 7, 2018)
- Public comment
 - No public comment received

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

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver (2002)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

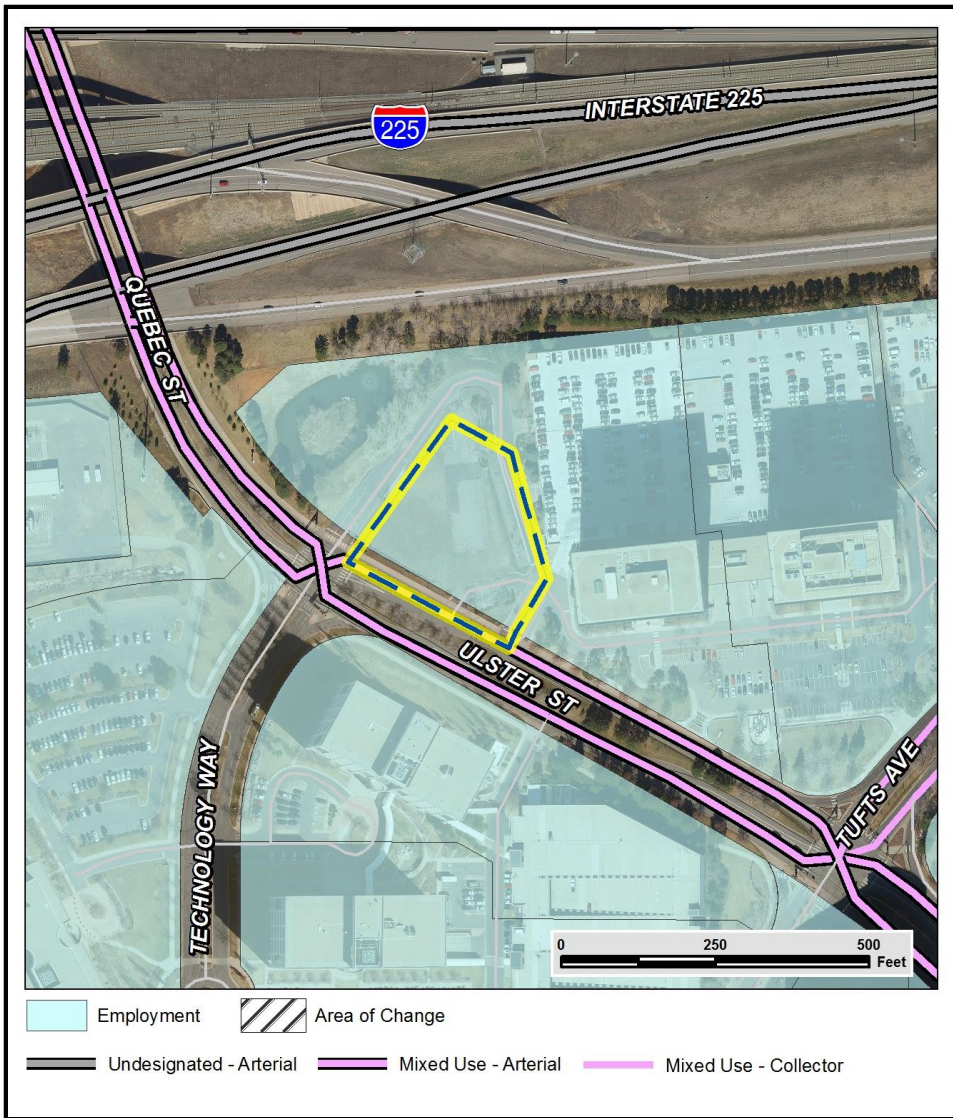
4. Justifying Circumstances

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

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Mobility Strategy 4-E
- Economic Activity Strategy 4-B



Blueprint Denver (2002)

- Employment
 - Office, warehousing, light manufacturing, few residences
- Area of Stability
 - Maintain character while accommodating new development
- Mixed-Use Arterial
 - Mixed-use commercial, retail, and residential areas

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
4. Justifying Circumstances
 - Changed or Changing Conditions: Continued development of DTC, transportation improvements
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - S-MX-12 “applies to areas or intersections served primarily by major arterial streets where a building scale of 1 to 12 stories is desired”

CPD Recommendation

CPD recommends **approval**, based on finding that 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