



DENVER
THE MILE HIGH CITY

Approx. Geneva Court & Martin Luther King

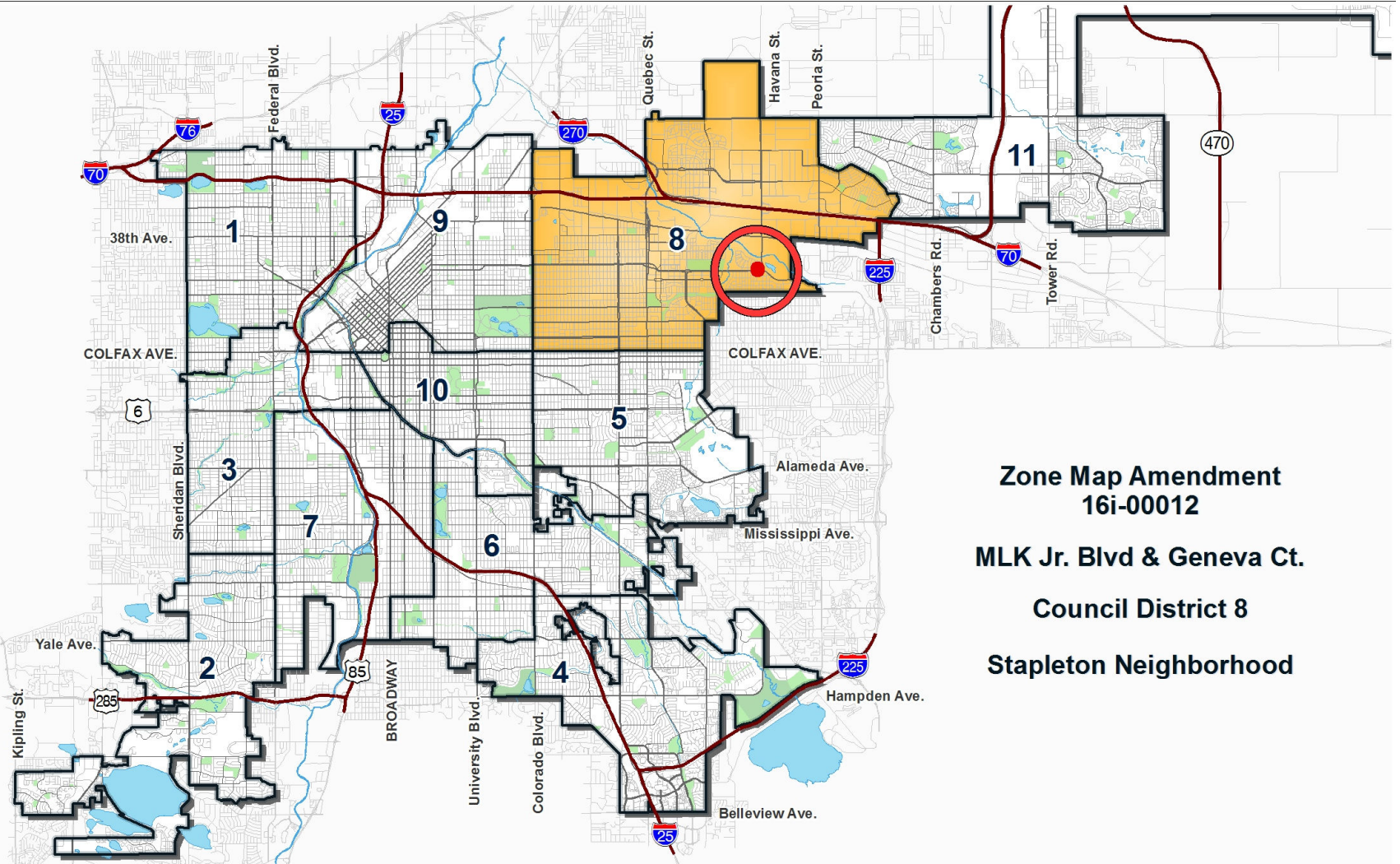
R-MU-20 w/waivers to M-MX-5

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



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City Council District 8



**Zone Map Amendment
16i-00012**

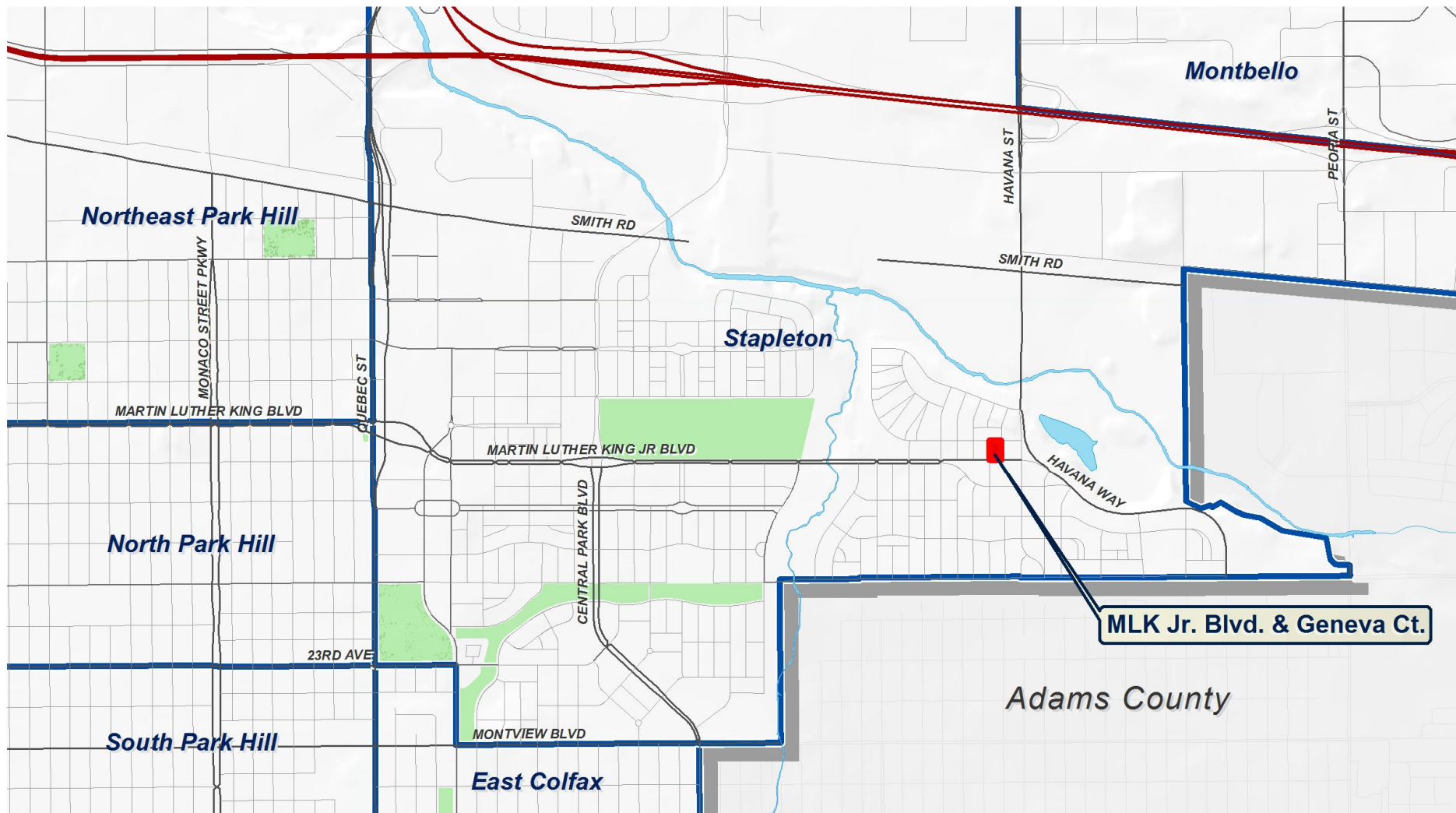
MLK Jr. Blvd & Geneva Ct.

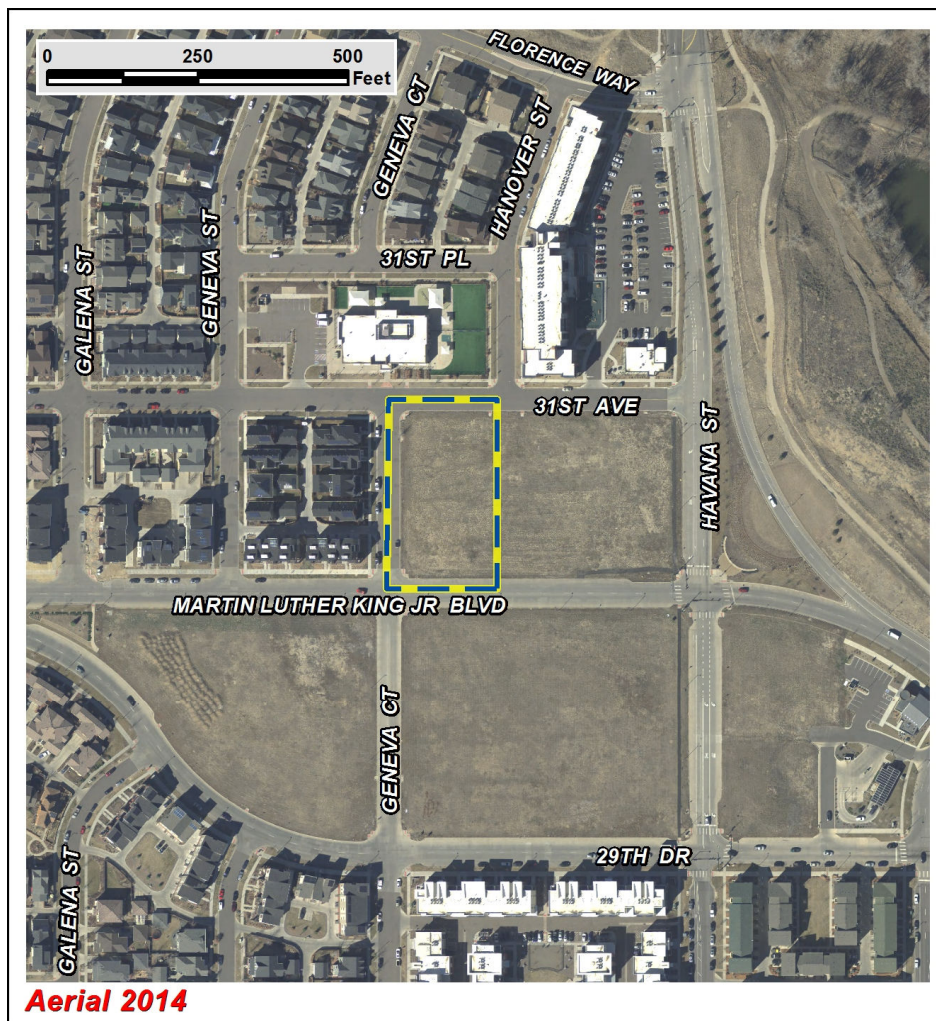
Council District 8

Stapleton Neighborhood

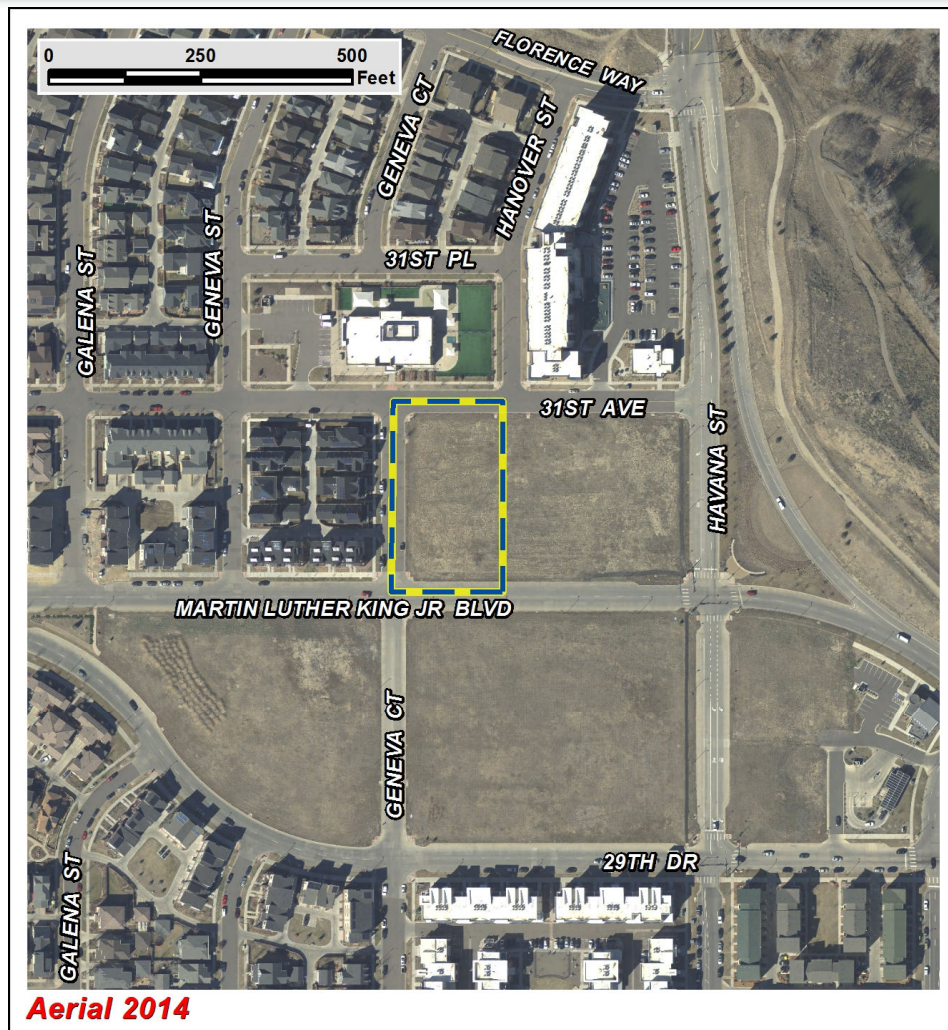


Stapleton Statistical Neighborhood





- In southeast Stapleton
- West of intersection of Martin Luther King Boulevard and Havana Street
- Across Havana Street from Bluff Lake
- Southwest of the Denver County Jail



- Property:
 - 0.83 acres, 36,281 SF
 - Vacant
- Applicant:
 - Requesting rezoning to redevelop for office and financial services land uses
- Rezone from – R-MU-20 w/waivers to M-MX-5

Reminder: Approval of a rezoning is not approval of a proposed specific development

Request: M-MX-5

Master Planned Neighborhood Context – Mixed Use – 5 stories max. ht.

Article 9. Special Contexts and Districts
Division 9.7 Master Planned Context

Article 9. Special Contexts and Districts
Division 9.7 Master Planned Context

DIVISION 9.7 MASTER PLANNED CONTEXT (M-RH, M-RX, M-CC, M-MX, M-IMX, M-GMX)

SECTION 9.7.1 MASTER PLANNED CONTEXT DESCRIPTION



General Character: The Master Planned Context is intended for developing areas that will develop or redevelop in phases over an extended period of time into entirely new residential and mixed use neighborhoods covering multiple blocks. Examples of areas in Denver that may be appropriately zoned within the Master Planned Context are the Stapleton and Gateway neighborhoods. Development may consist of single-unit, two-unit and multi-unit residential uses, mixed use centers embedded in residential areas, larger town centers, high density transit oriented developments, as well as commercial office and mixed-use industrial employment centers. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial streets but may be located at or between intersections of local streets. Office, research and industrial parks are primarily located near arterials and major highways.

Street, Block, and Access Patterns: The Master Planned Context consists of a variety of block shapes and patterns often depending on the intended land use. In all cases, there is a high degree of vehicle and pedestrian connection through this context. In residential neighborhoods and town centers, blocks are sized to promote circulation and include detached sidewalks, tree lawns and/or streetscape elements, street and surface parking. Block sizes may be very large in industrial areas.

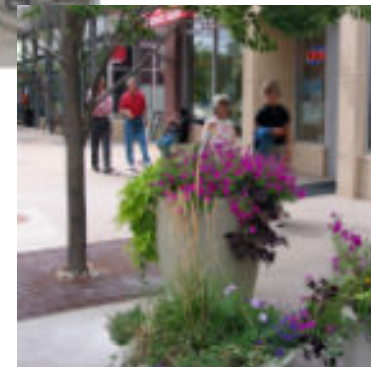
Single- and two-unit residential access is from a primary or side street, or an alley when present. Multi-unit residential access is typically from an alley, primary, side street or shared rear access lane to a surface parking lot, carport parking lot or parking structure. Commercial and industrial access is typically from a primary or side street via a shared or private drive to a surface or structured parking lot.

Building Placement and Location: Single- and two-unit buildings typically have consistent landscaped front setbacks along primary streets and consistent shallow setbacks along side streets. Multi-unit buildings typically have consistent landscaped front setbacks along primary streets and consistent shallow setbacks along side streets. Commercial development in town centers and transit oriented developments is typically built up to the street on at least one side of the block with buildings on other sides of the block sometimes having parking located between the building and the street. Commercial development in office, research or industrial parks may be set back from the street with parking or landscape areas between the building and the street.

Building Height: Single- and two-unit residential structures are 1 to 2.5 stories. Row house and town house structures are 2 to 5 stories. Multi-unit residential structures and mixed-use buildings are 1 to 8 stories. In the most intensive transit oriented development or commercial business/office centers, building heights may reach 12.

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

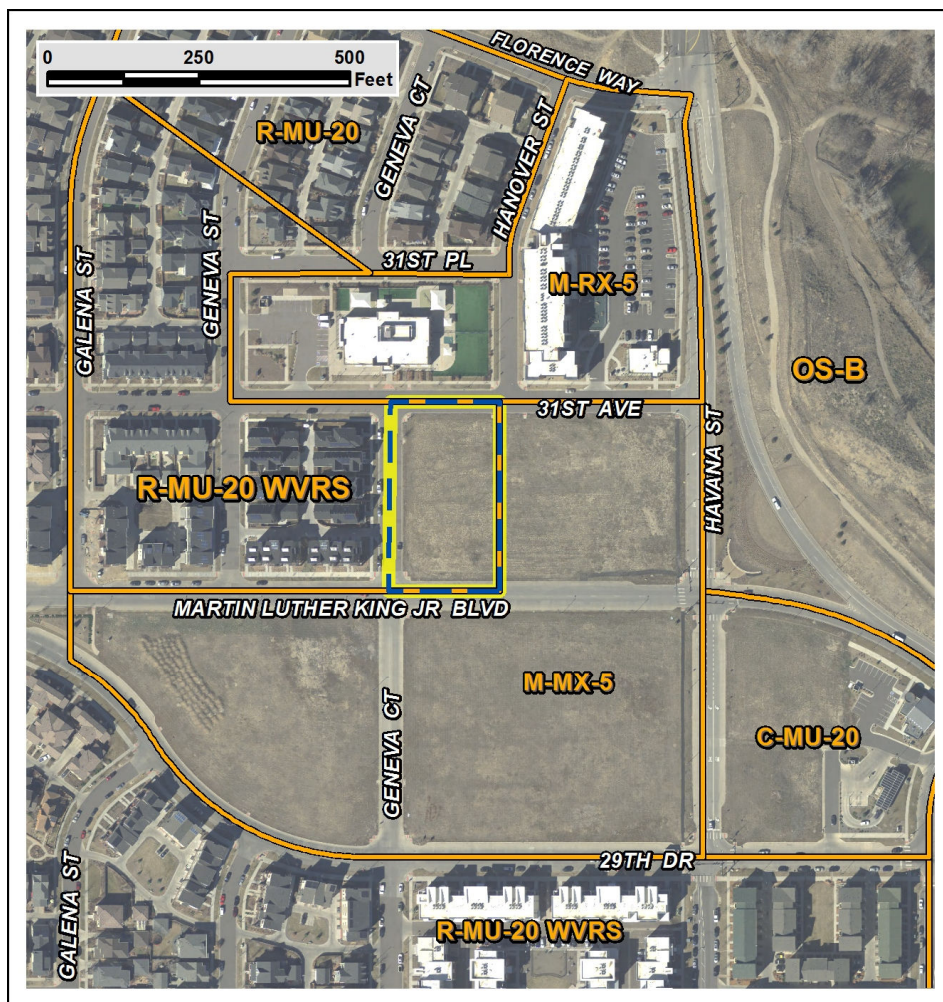
197-1



- The existing waivers relinquish the right to the following:
 - Some civic land uses including gallery, museum, boarding school and university or college.
 - Some commercial land uses including animal sales and service, banking and financial services, and medical or dental office or clinic.
 - The right to construct more than 2,500 square feet of individual office space, or 5,000 square feet of aggregate office space.

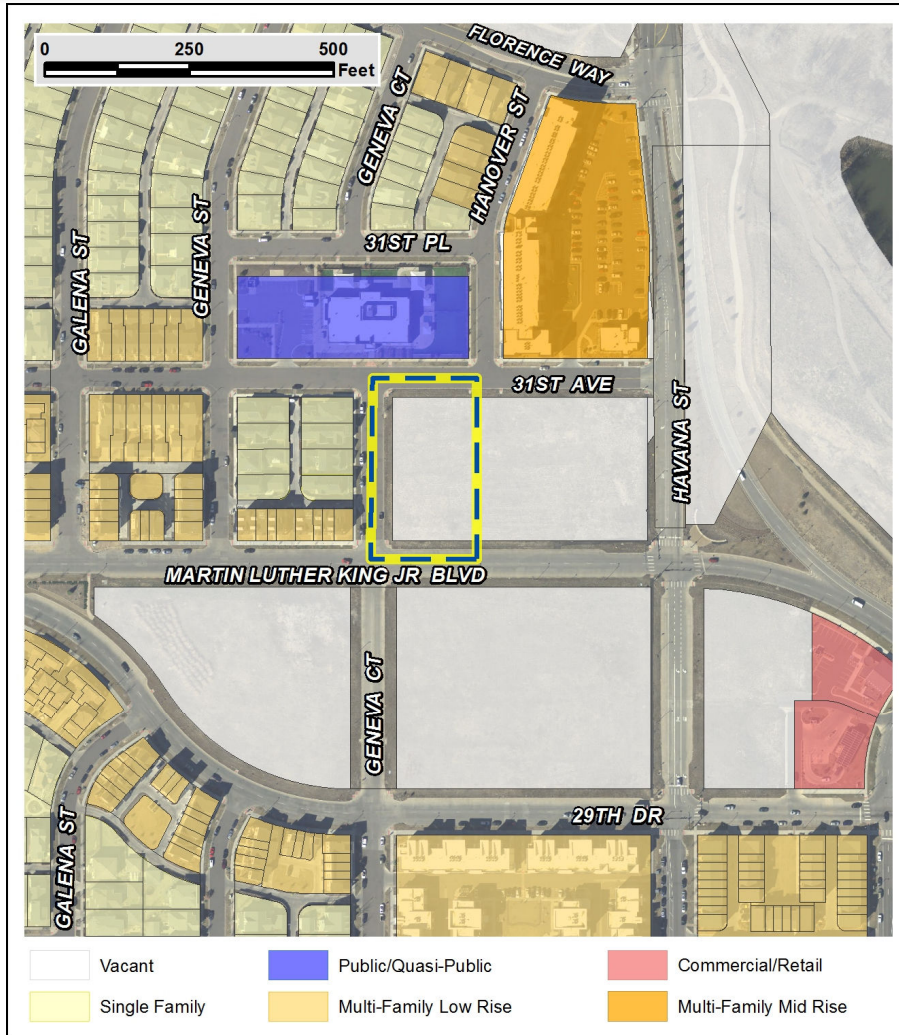
- Zoning – R-MU-20 w/waivers
- Stapleton Redevelopment, General Development Plan–South Area (2001)
- Land Use - Vacant
- Building Form/Scale – Surrounding residential and commercial structures 1-4-stories

Existing Context – Zoning



- Existing Zoning – R-MU-20 with waivers
- Surrounding Zoning
 - North – M-RX-5
 - South & East – M-MX-5
 - West - R-MU-20 with waivers

Existing Context – Land Use

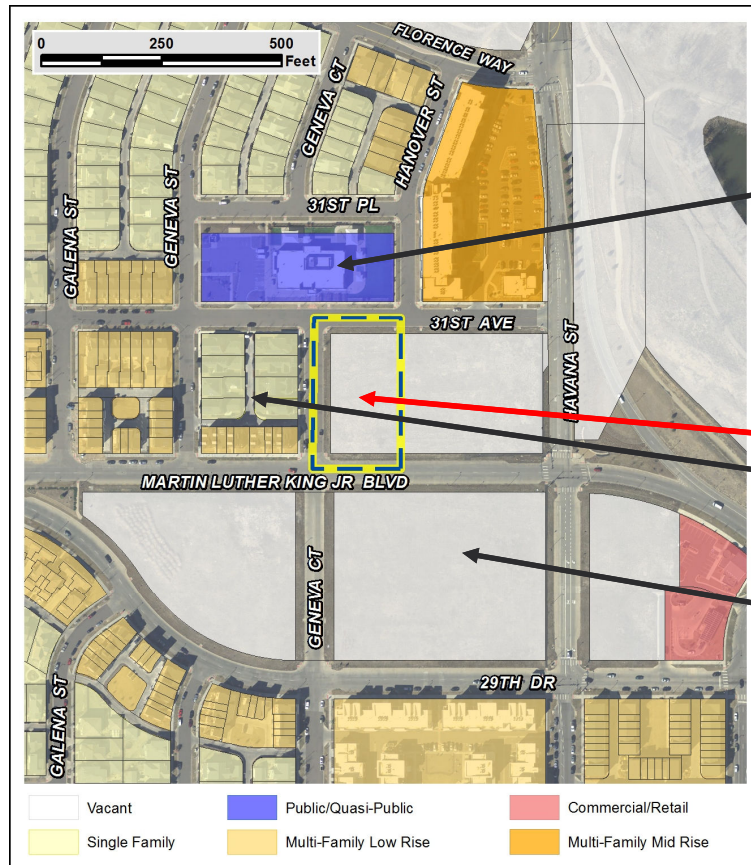


- Site – vacant
- North – Child Care Center
- South - Commercial development
- East – vacant
- West – Single-family and Low-rise Multi-family



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Existing Context – Building Form/Scale



FOR CITY SERVICES VISIT DenverGov.org | CALL 311

- Informational Notice – March 24, 2016
- Planning Board – June 1, 2016, notification signs and electronic notice completed. Planning board voted 9-1 to recommend approval.
- Neighborhoods and Planning Committee – August 3, 2016
- City Council – tentatively September 12, 2016
- Public Outreach
 - RNOs
 - Stapleton Master Community Association, Stapleton United Neighbors, Denver Neighborhood Association, Inc., and Inter-Neighborhood Cooperation
 - To date, no public comment letters

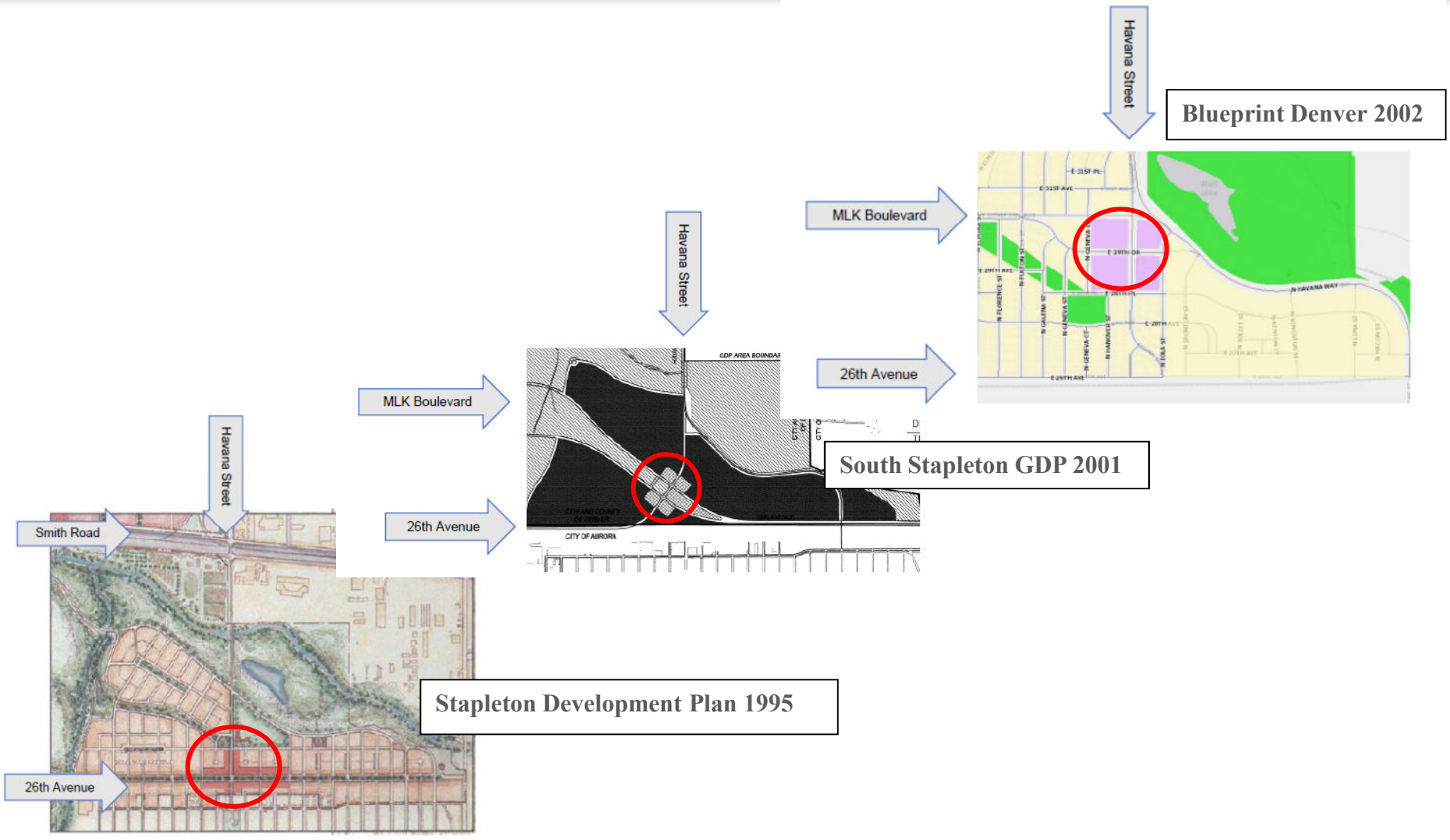
Denver Zoning Code Review Criteria

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 (2002)
 - Stapleton Development Plan (1995)
 - Stapleton Redevelopment, General Development Plan–South Area (2001)
2. Uniformity of District Regulations
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Town Center Location

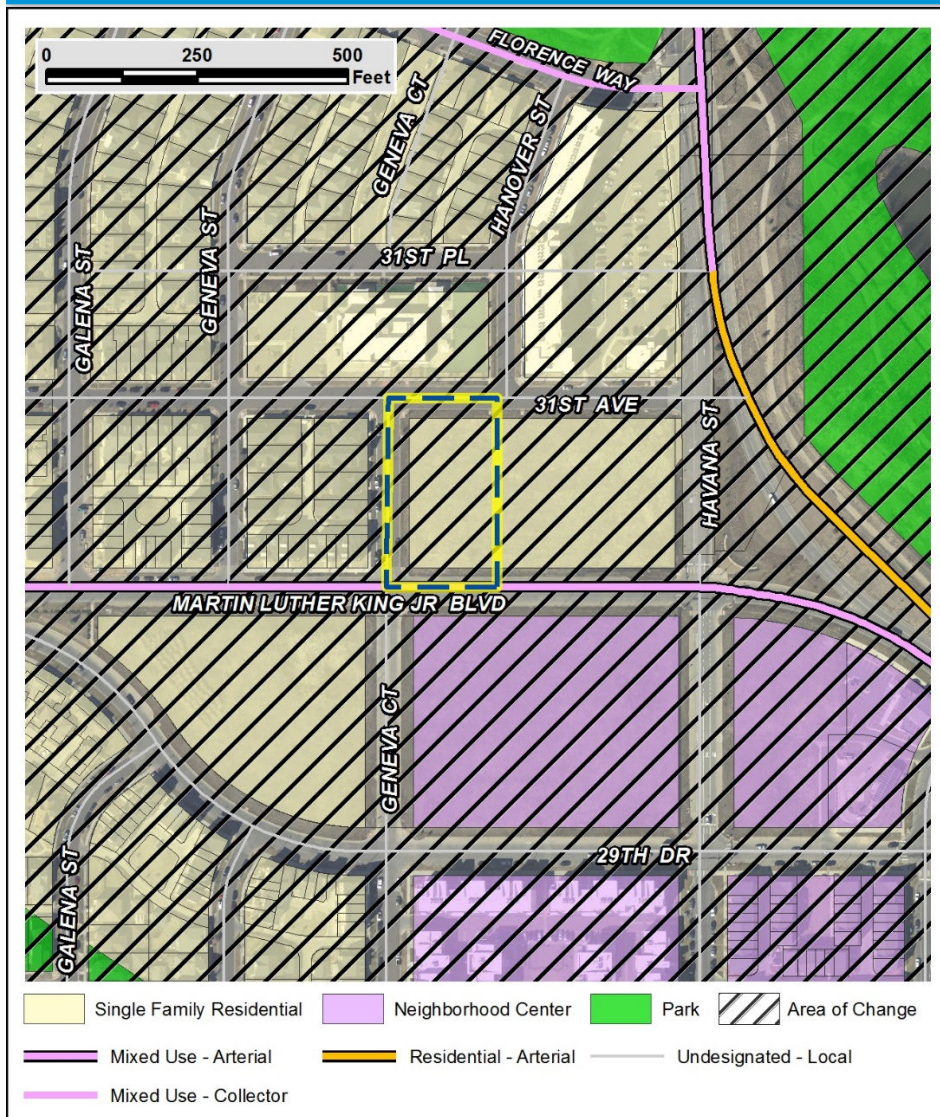


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- **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.*” (p. 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*” (p. 60).
- **Land Use Strategy 3-D** – “*Identify and enhance focal points in neighborhoods, and encourage the development of such focal points where none exist*” (p. 60).
- **Economic Activity Strategy 5-A** – “*Support small-scale economic development in neighborhoods using the following key strategies... Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas*” (p. 136).

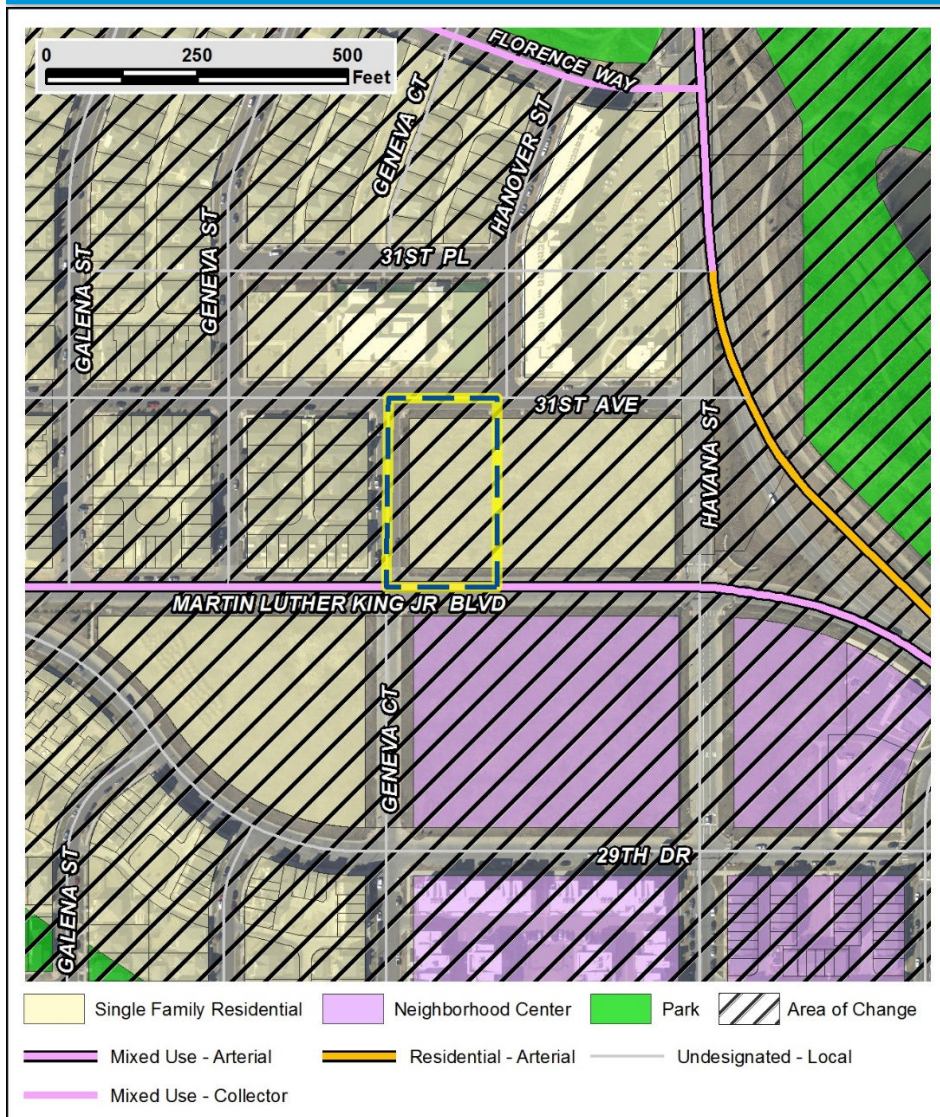
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Residential
 - “primarily of residential land uses with complementary land-use types such as stores, parks, and schools”
 - Employment base significantly smaller than housing base

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

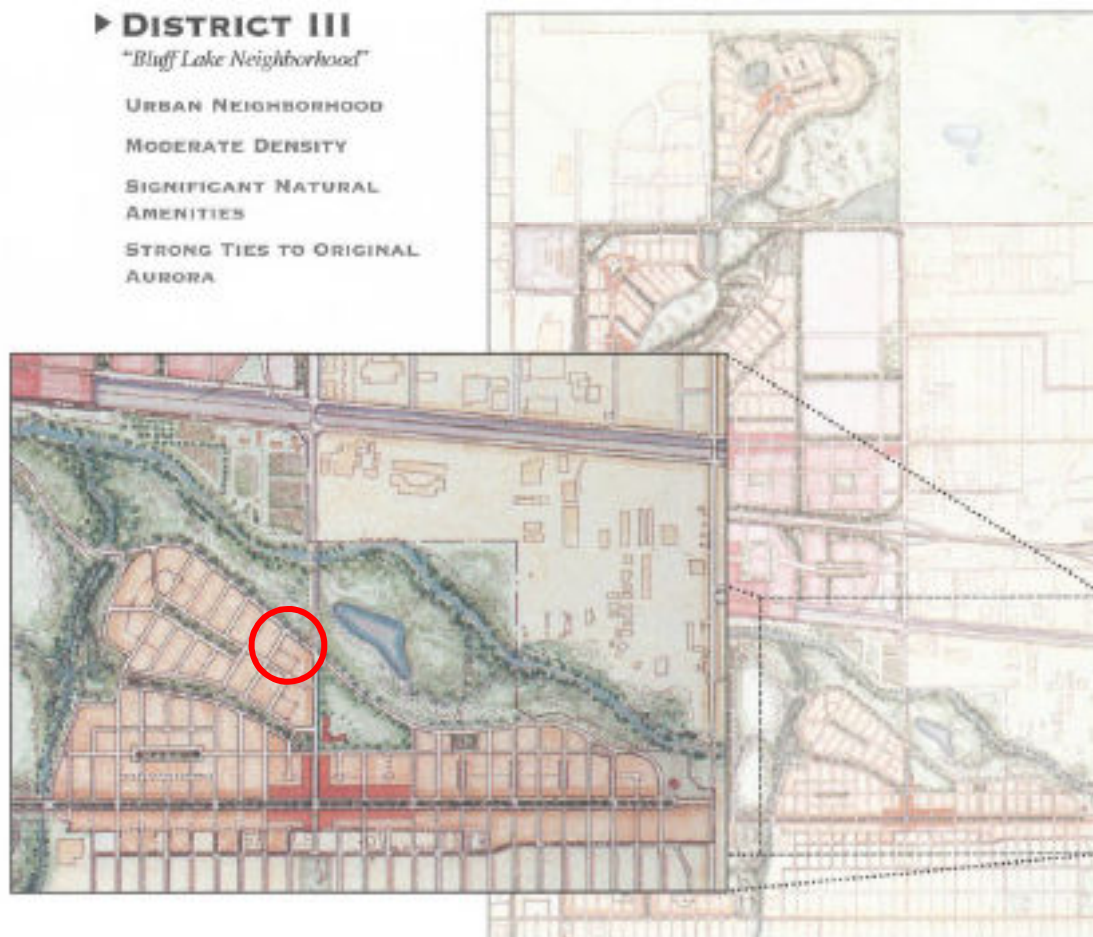
- Future Street Classification:
 - Martin Luther King
 - Mixed Use Arterial – streets providing a high degree of mobility with emphasis on a variety of travel choices
 - Located in high-intensity mixed-use areas with substantial pedestrian activity
 - 31st Ave. & Geneva Ct.
 - Undesignated Locals – providing local access

Review Criteria: Consistency with Adopted Plans

Stapleton Development Plan – District III

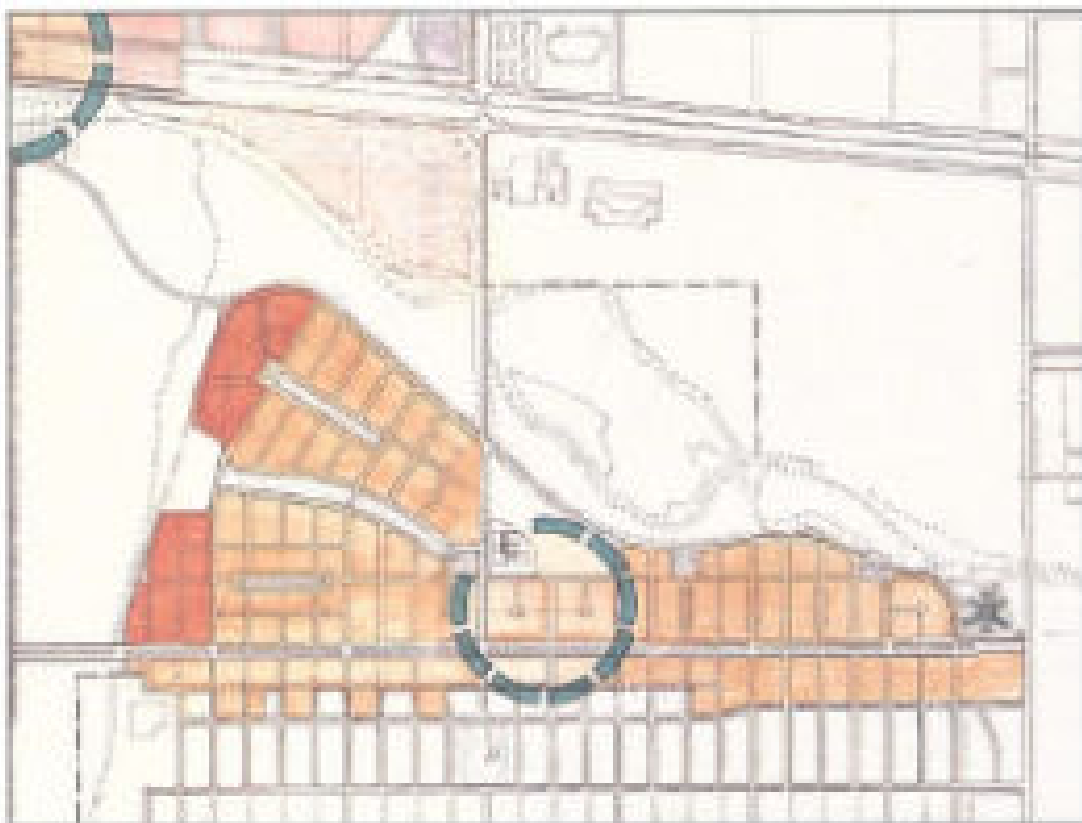
SECTION V D / DEVELOPMENT PLAN
DISTRICT DESCRIPTIONS

- ▶ **DISTRICT III**
"Bluff Lake Neighborhood"
- URBAN NEIGHBORHOOD
- MODERATE DENSITY
- SIGNIFICANT NATURAL AMENITIES
- STRONG TIES TO ORIGINAL AURORA



Review Criteria: Consistency with Adopted Plans

Stapleton Development Plan (1995) – District III



Key Elements

- Predominately Residential
- District Center at Havana & 26th
- Transportation elements include improved Havana Street
- Develop UDSG for correctional facility
- Elementary School site at neighborhood center



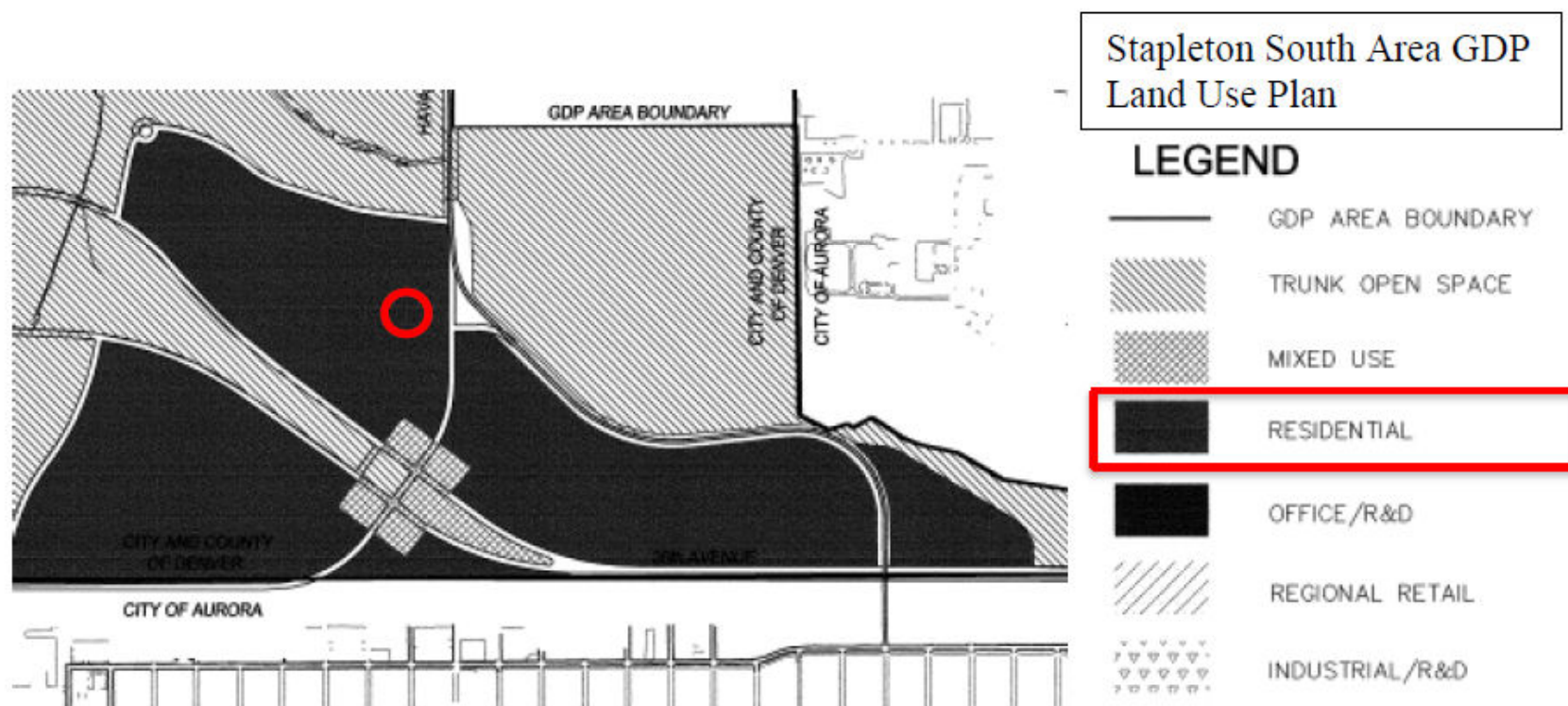
Review Criteria: Consistency with Adopted Plans

Stapleton Redevelopment GDP - South Area (2001)

- GDP required by the R-MU-20 zone district
- Based on Stapleton Development Plan
- Encompasses 2,155 acres *“shaped by an open space system that connects walkable neighborhoods, mixed-use town and neighborhood centers, regional retail and major concentrations of new business opportunities”*
- *“The Concept (land use) Plan may change and evolve over time but will remain consistent with zoning”*
- *“The R-MU-20 zone district is primarily residential...along heavily traveled streets development may be either residential or mixed-use, combining residential with neighborhood-serving retail, office or service uses.”*

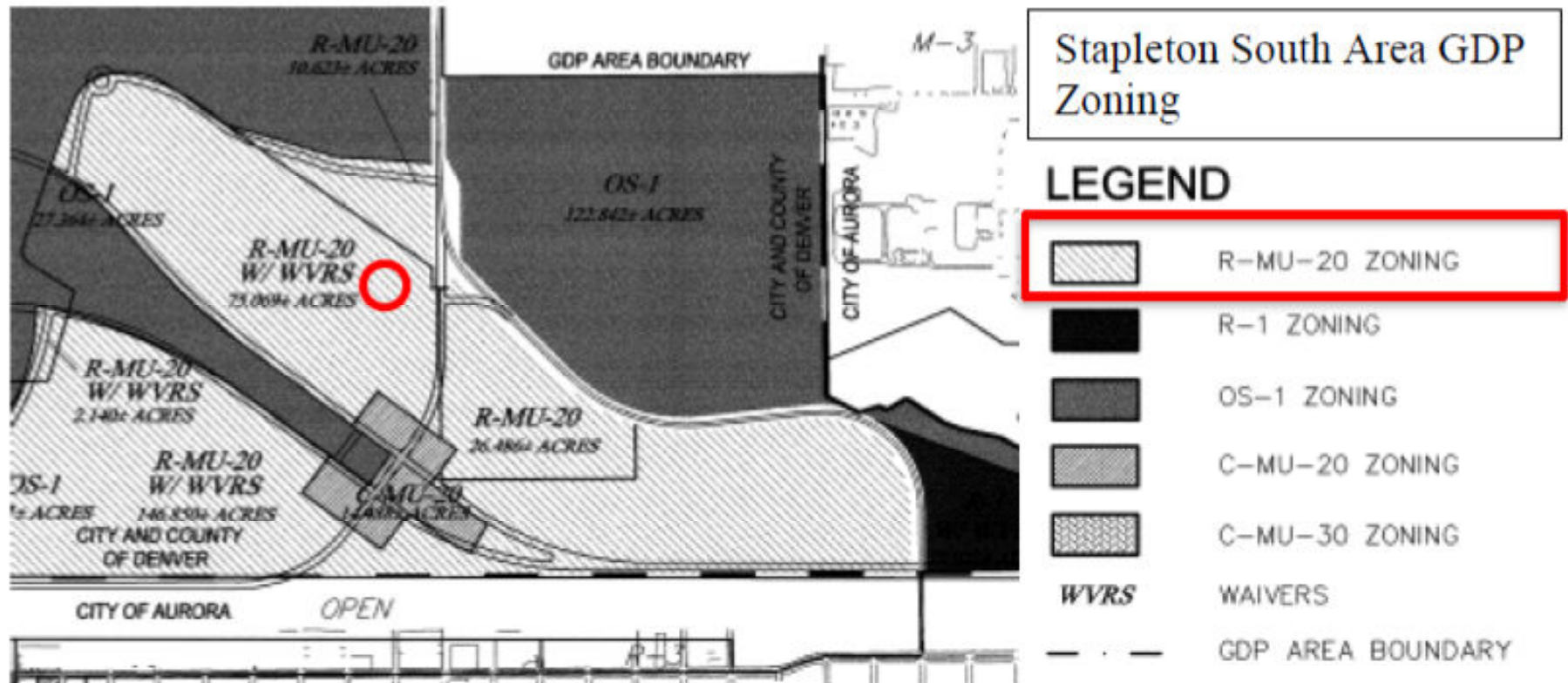
Review Criteria Consistency with Adopted Plans

Stapleton Redevelopment GDP - South Area (2001) – Land Use



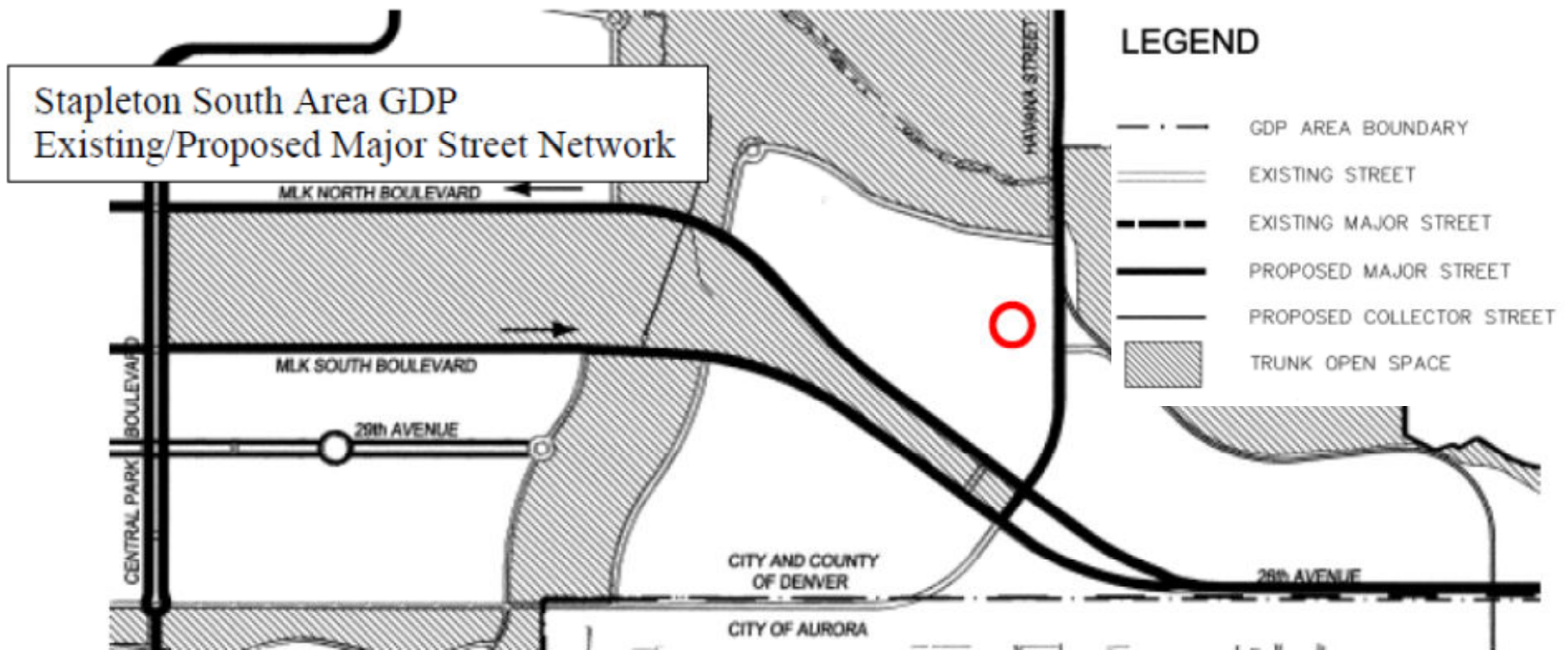
Review Criteria Consistency with Adopted Plans

Stapleton Redevelopment GDP - South Area (2001) – Zoning



Review Criteria Consistency with Adopted Plans

Stapleton Redevelopment GDP - South Area (2001) – Major Street



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 (2002), Stapleton Development Plan (1995), Stapleton Redevelopment, General Development Plan–South Area (2001)

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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances - Changed or Changing Conditions
 - The ongoing redevelopment of Stapleton
 - The completion of major regional infrastructure
 - The on-going development of the Eastbridge town center and additional residential dwelling units

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

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

— Master Planned Context:

- Intended for large developing areas that will develop in phases over time
- Development consists of single-unit, two-unit and multi-unit residential uses, mixed use centers embedded in residential areas, larger town centers, high density transit oriented developments, as well as commercial office and mixed-use industrial employment centers; and a variety of block patterns.

— M-MX-5 Zone District:

- Master Planned zone districts intended to provide flexibility for master planned development of large sites to respond to market opportunities over time.
- Zoning regulations support phased mixed-use development and allow a wide variety of land uses and building forms.
- M-MX-5 zone district promotes development of new town centers and mixed-use neighborhoods up to 5 stories in height.

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



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Transportation Considerations – What is reviewed, when, and by whom...

Process - Scope	Transportation Considerations	City Staff	Planning Board	City Council
<p>Area Plan Describes VISION for an area</p>	<p>Review for consistency with Comprehensive Plan - Identify and prioritize mobility goals</p>	<p>Drafts</p>	<p>Reviews and Approves</p>	<p>Adopts</p>
<p>Zoning Defines REGULATIONS for a property</p>	<p>Consider street classifications relative to neighborhood context</p>	<p>Reviews</p>	<p>Reviews and recommends</p>	<p>Final Decision</p>
<p>Permit Assesses specific project</p>	<p>Assess potential traffic impacts associated with any development Determine if traffic study is needed Identify and require mitigation measures as needed to optimize traffic flow before</p>	<p>Reviews and makes final determination</p>	<p>None</p>	<p>None</p>



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Eastbridge Town Center



Galloway
Planning. Architecture. Engineering

EASTBRIDGE

King Soopers & Evergreen Development

ILLUSTRATIVE SITE PLAN



05.18.2016

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