

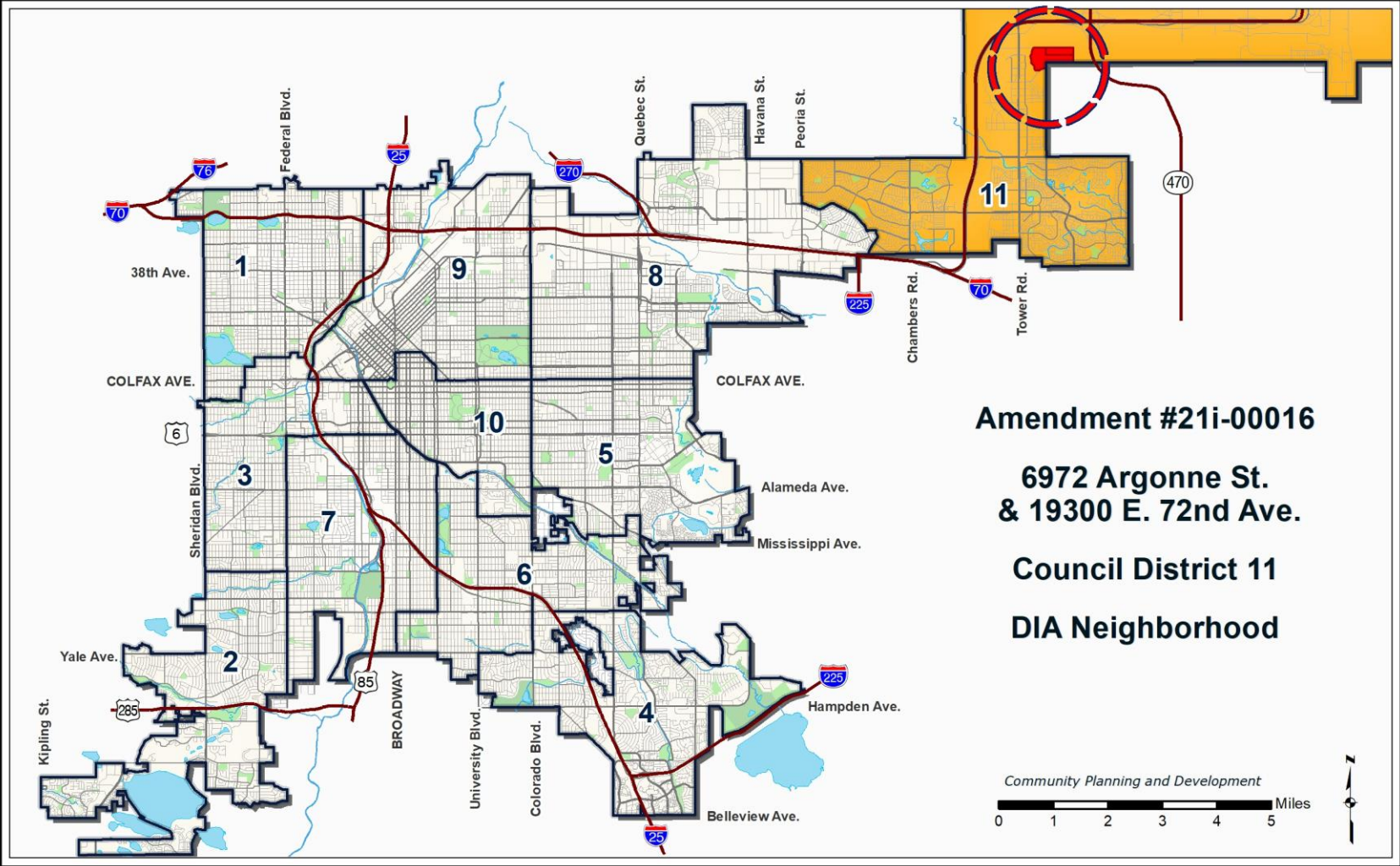
6972 Argonne St. & 19300 72nd Ave

From C-MU-10 w/waivers AIO; C-MU-30 w/waivers UO-1 AIO;
C-MU-30 w/waivers & conditions UO-1 AIO to I-MX-8
w/waiver UO-1 AIO; I-MX-8 w/waiver AIO

Date: 3/29/2022

2021I-00016

Council District 11 – Councilmember Gilmore

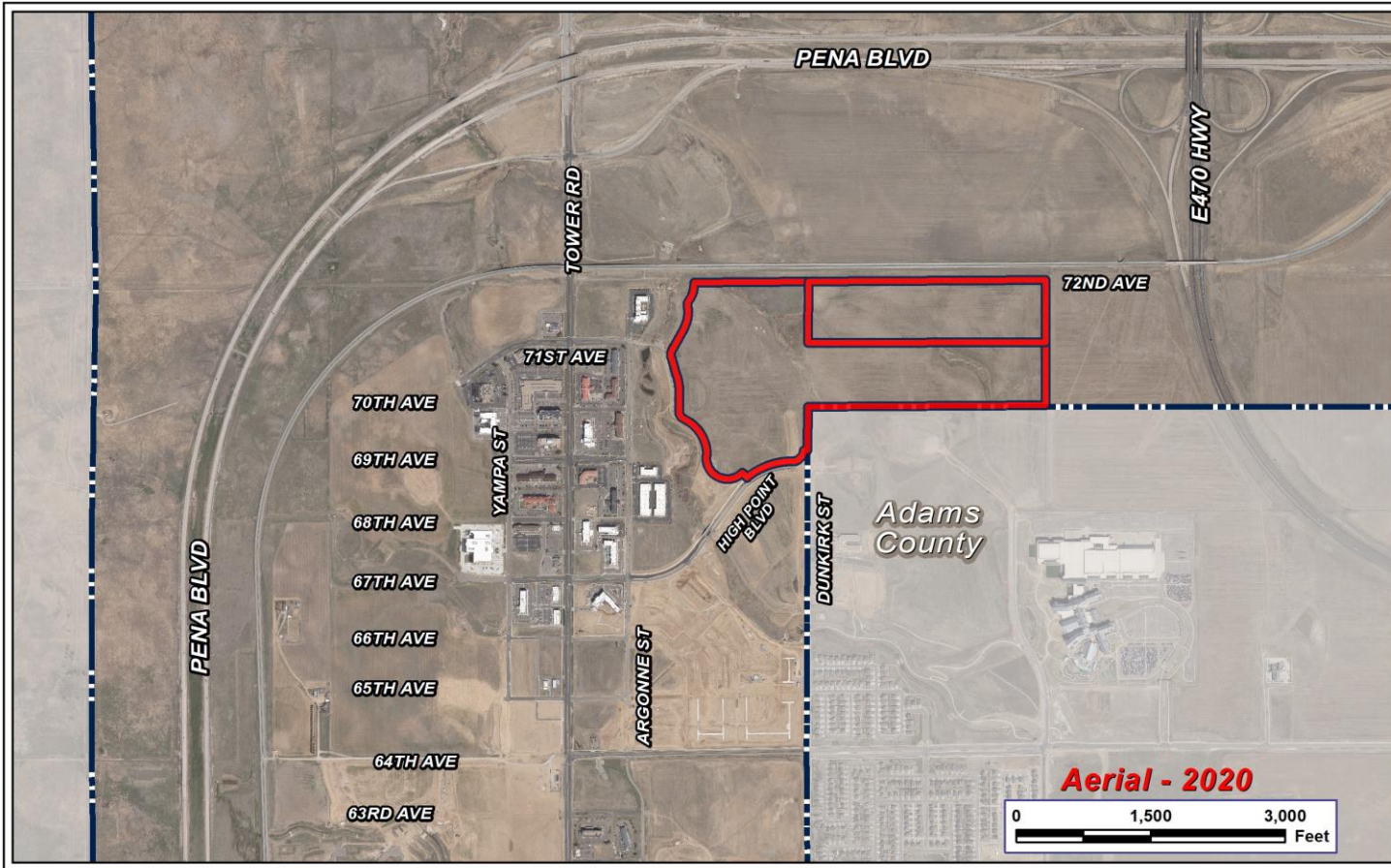


Statistical Neighborhood – DIA



Request: I-MX-8 w/waiver AIO; I-MX-8 w/waiver UO-1 AIO

- Industrial Neighborhood Context – Mixed Use – 8 stories maximum height
- Allows industrial, commercial, and residential uses
- Town house, General, and Industrial building forms
- Proposal: Requesting rezoning to facilitate development of a Pepsi bottling and distribution facility



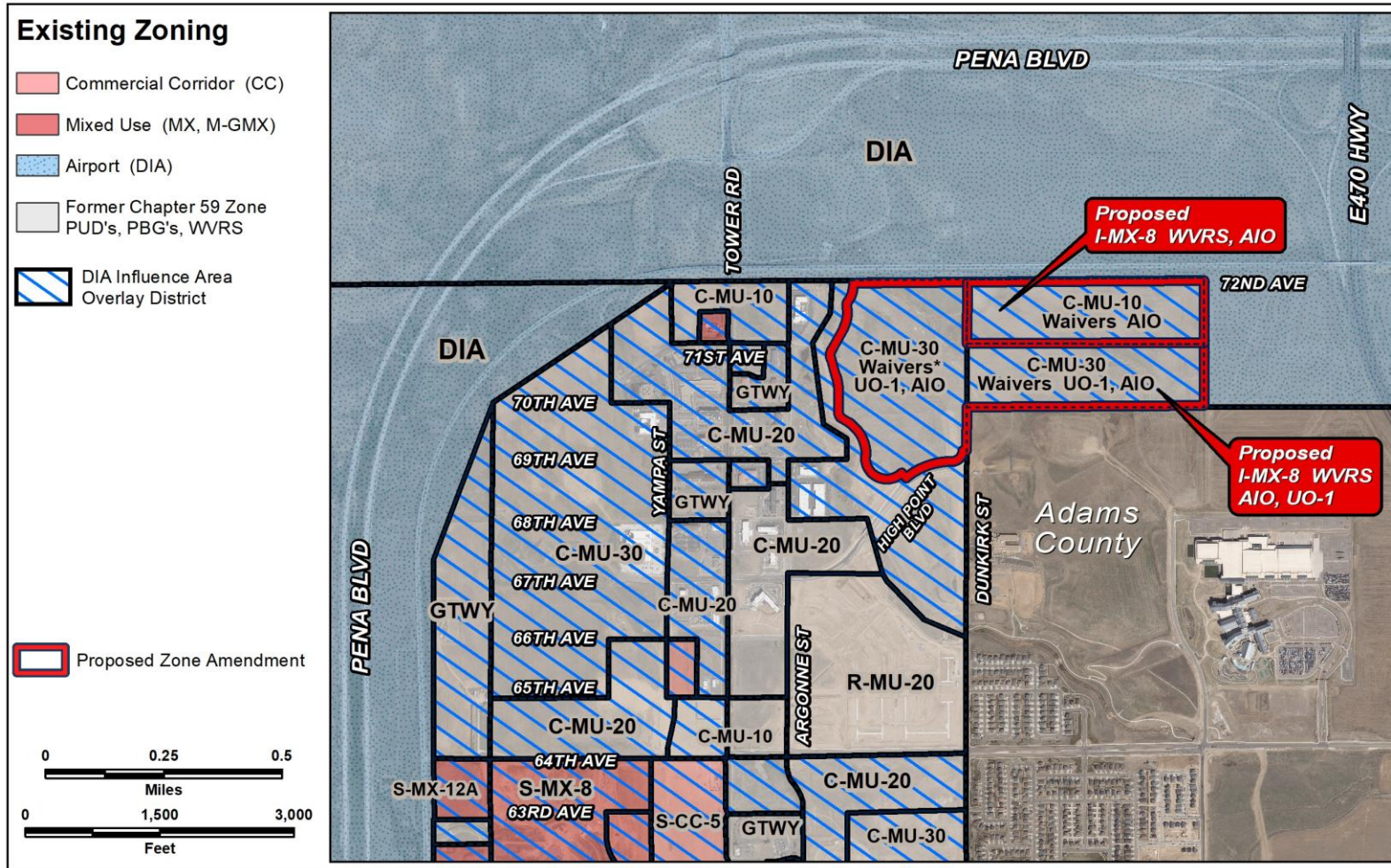
Request: I-MX-8 w/waiver AIO; I-MX-8 w/waiver UO-1 AIO

Waiver: Removes requirement for Zoning Permit with Special Exception Review (ZPSE) for Manufacturing, Fabrication, and Assembly – General uses on properties larger than 60,000 square feet or that operate between 10 p.m. and 5 a.m.

AIO – DIA Influence Area Overlay prohibits residential and surface parking as primary uses

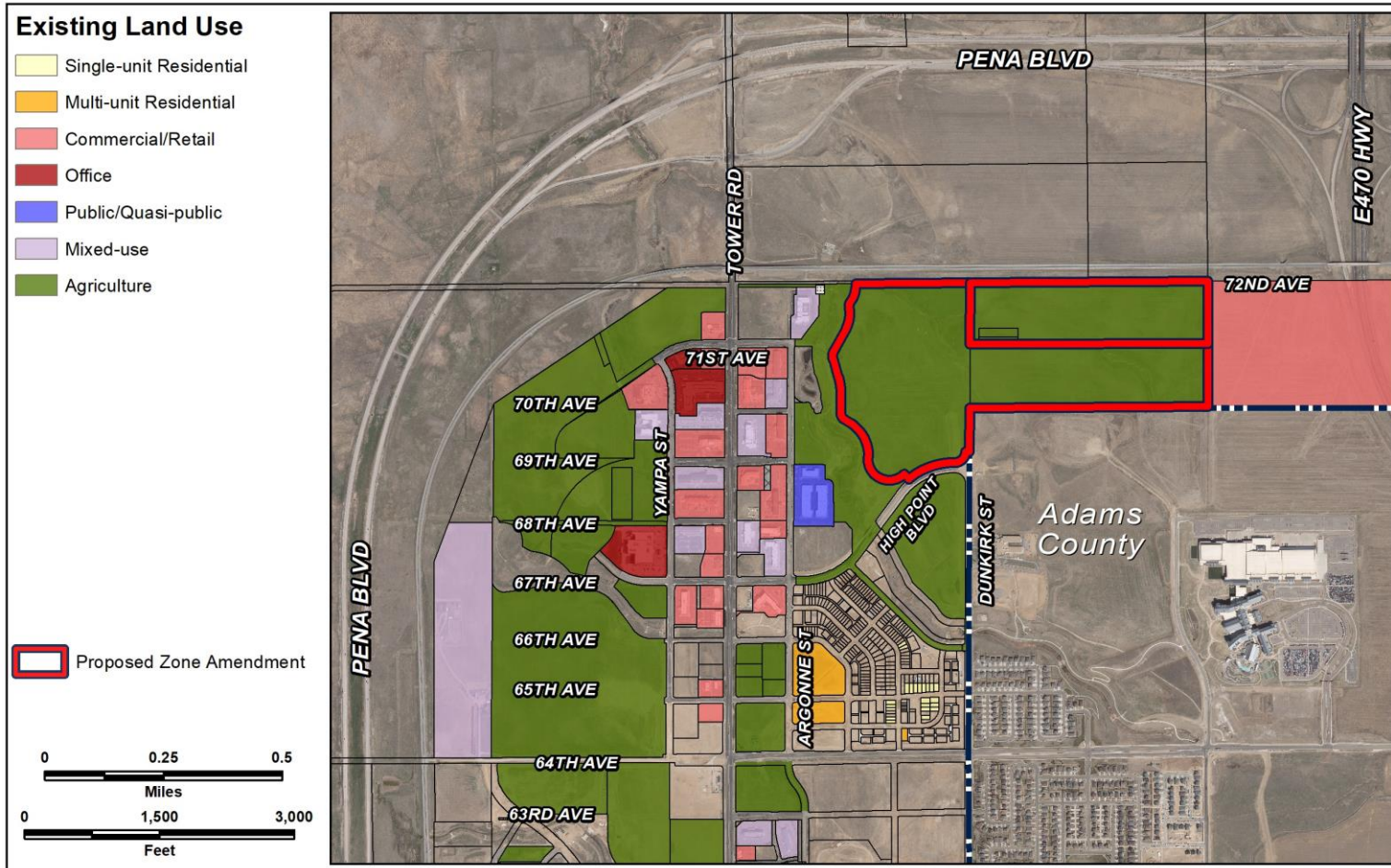
UO-1 Adult Use Overlay allows certain adult uses

Existing Zoning



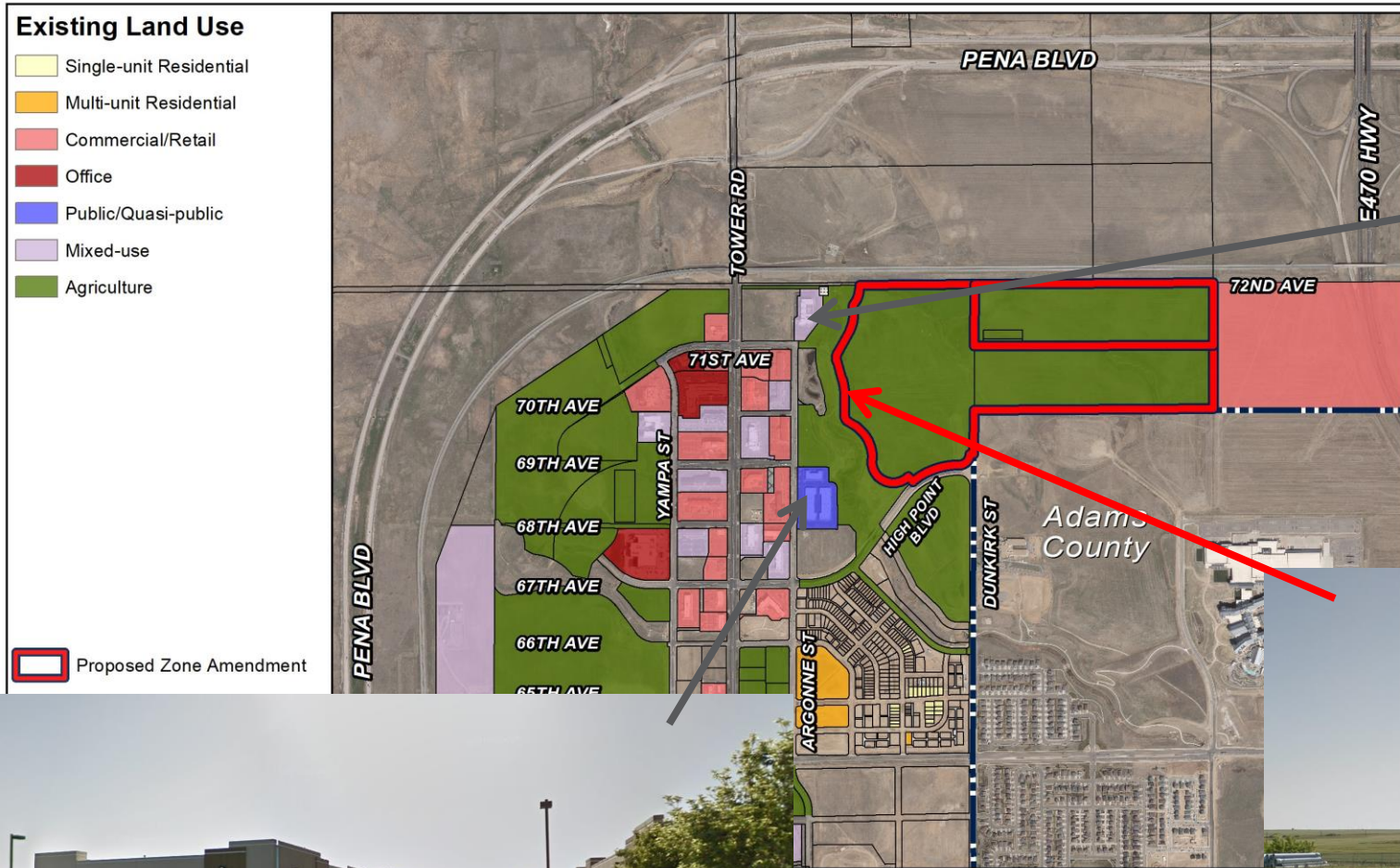
- C-MU-10 & C-MU-30 – FC59 commercial mixed-use
- Waivers & conditions prohibit residential and other uses, require aviation easement

Existing Land Use



- Site: vacant/agriculture
- Surrounding: vacant, hotel, commercial, industrial/flex, airport

Existing Context – Building Form/Scale



Large Development Review

Large Development Framework – 2021

- Far Northeast Plan amendment
- GDP amendment
- Rezoning
- Mobility study

General Development Plan

High Point General Development Plan

- Lays out locations of future streets and open spaces
- Calls for office/mixed-use on the site
- West Fork of Second Creek open space and trail
- Amended to reflect revised street network and call for industrial uses
- Denver Gateway Urban Design Standards and Guidelines apply

Process

- Informational Notice: 10/7/21
- Planning Board Notice Posted: 2/25/22
- Planning Board Public Hearing: 3/16/22
- LUTI Committee: 3/29/22
- City Council Public Hearing (tentative): 5/16/22

Public Outreach

- RNOs
 - Inter-Neighborhood Cooperation (INC); Master Homeowners Association for Green Valley Ranch; Montbello 20/20; Green Valley Ranch Citizens Advisory Board
- LDR and plan amendment processes
- 3 comments in opposition

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*
- *Far Northeast Area Plan*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

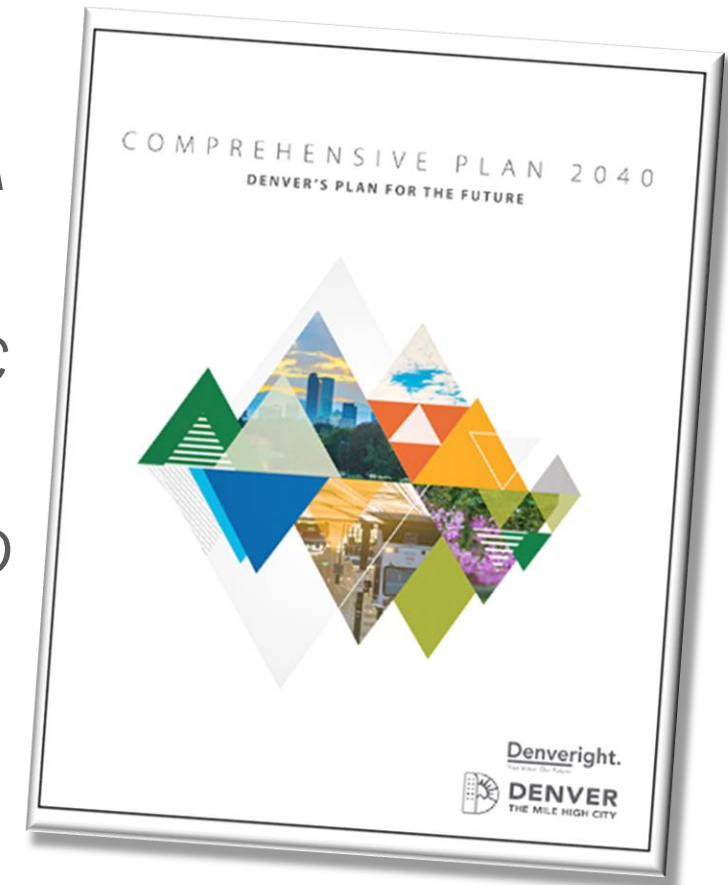
4. Justifying Circumstances

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

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

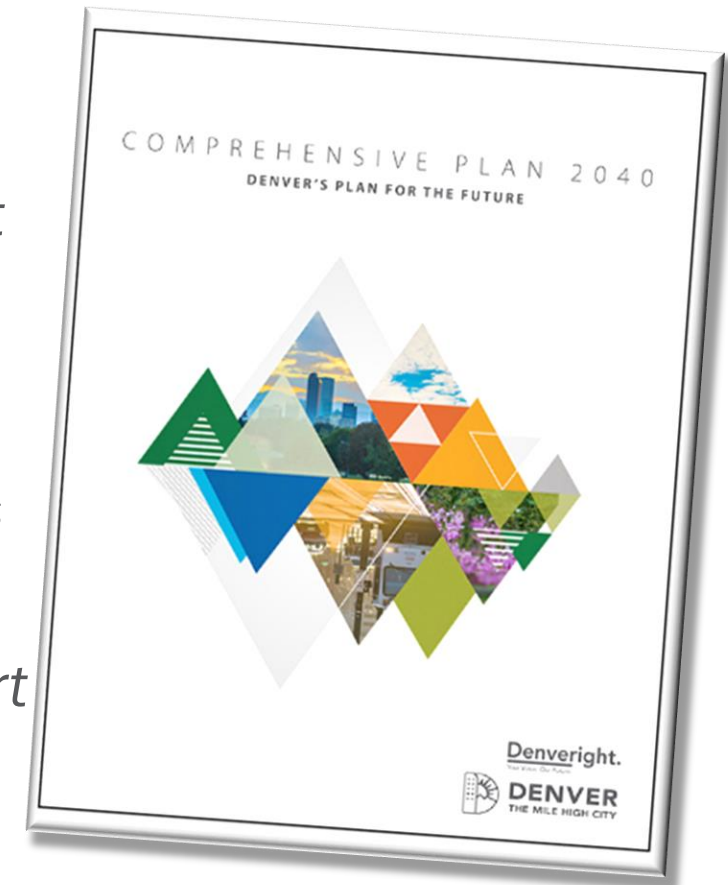
- *Strong and Authentic Neighborhoods Goal 1, Strategy A
- Build a network of well connected, vibrant, mixed-use centers and corridors*
- *Strong and Authentic Neighborhoods Goal 1, Strategy C
- Ensure neighborhoods are safe, accessible and well-connected for all modes*
- *Strong and Authentic Neighborhoods Goal 1, Strategy D
- Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities*



Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

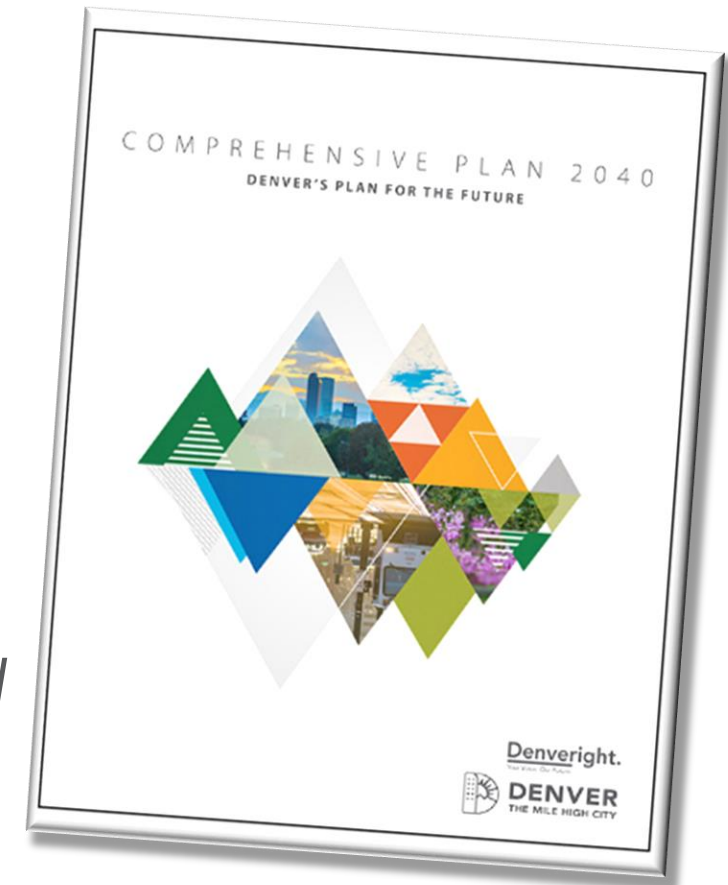
- *Connected, Safe, and Accessible Places Goal 3, Strategy A - Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees*
- *Connected, Safe, and Accessible Places Goal 6, Strategy A - Create a citywide network for bicycling, walking and rolling that is safe and accessible to people of all ages and abilities*
- *Connected, Safe, and Accessible Places Goal 8, Strategy A - Improve multimodal connections within and between mixed-use centers including downtown, Denver International Airport and major urban centers*



Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

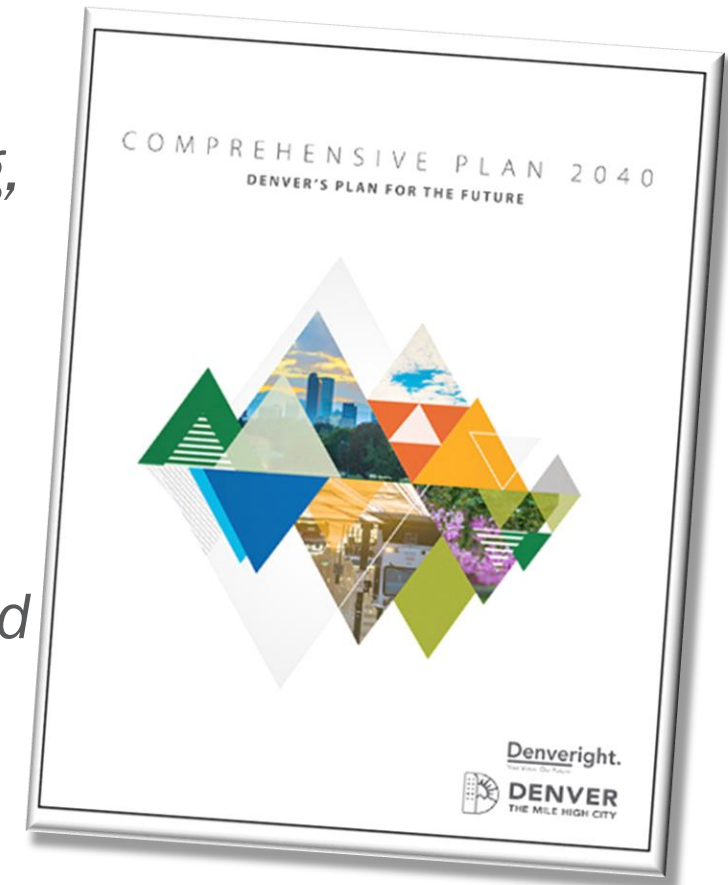
- *Economically Diverse and Vibrant Goal 1, Strategy C - Support business development and grow the talent necessary to compete in the global economy*
- *Economically Diverse and Vibrant Goal 2, Strategy B - Facilitate the growth of a diverse business sector that serves as the foundation for a global, innovative economy*
- *Economically Diverse and Vibrant Goal 2, Strategy D - Ensure a broad range of jobs to align with the skills and interests of local residents*



Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- *Healthy and Active Goal 1, Strategy A - Promote walking, rolling and biking through the development of a safe and interconnected multimodal network*
- *Healthy and Active Goal 2, Strategy C - Expand the supply of parks, recreational facilities and programs relative to Denver's population growth*
- *Denver and the Region Goal 4, Strategy C - Promote Denver International Airport as a vibrant, well-connected economic center and leverage its national and international connections to strengthen the regional economy*



Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1, Strategy C – Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts

Review Criteria: Consistency with Adopted Plans

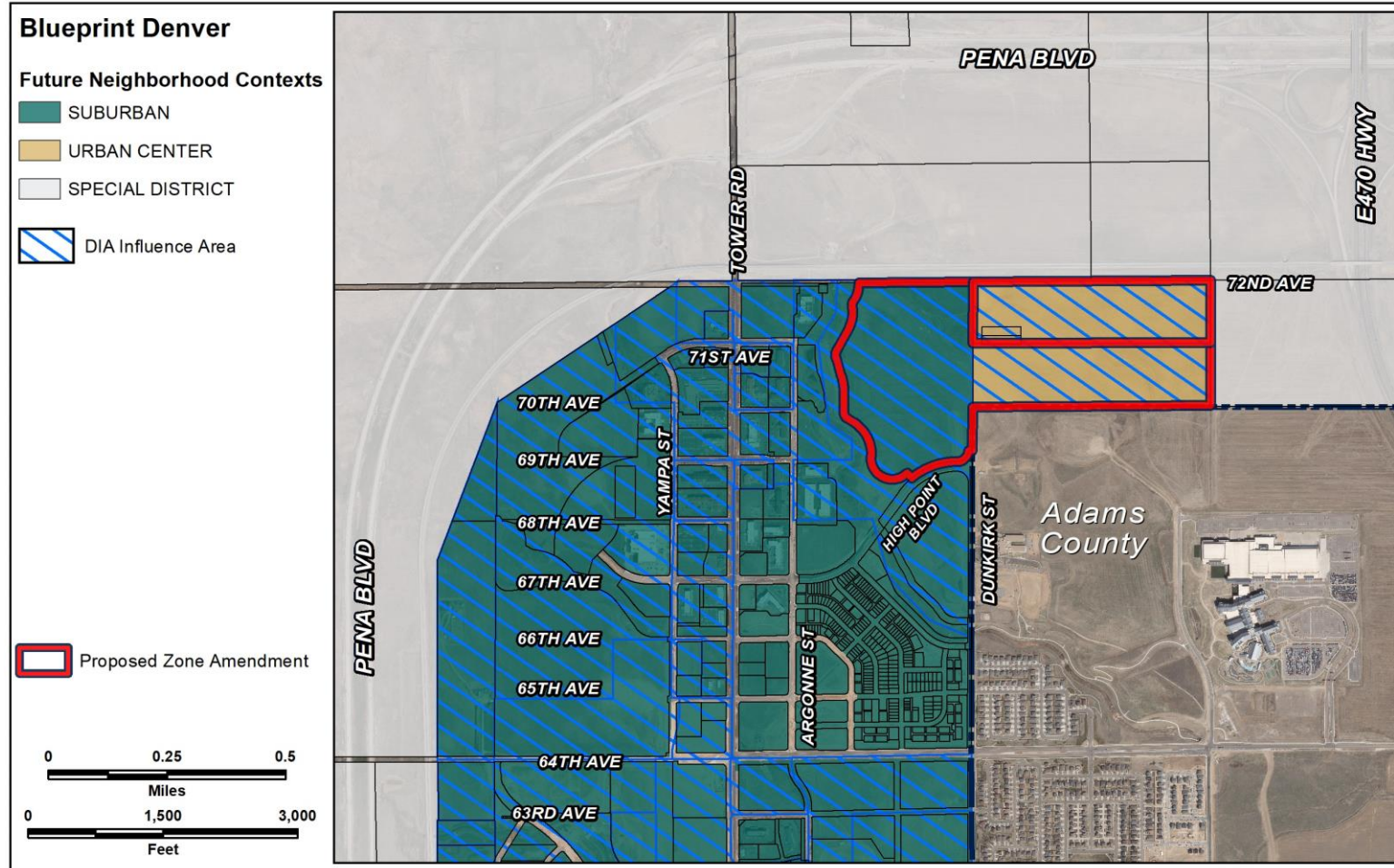
Climate

Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors

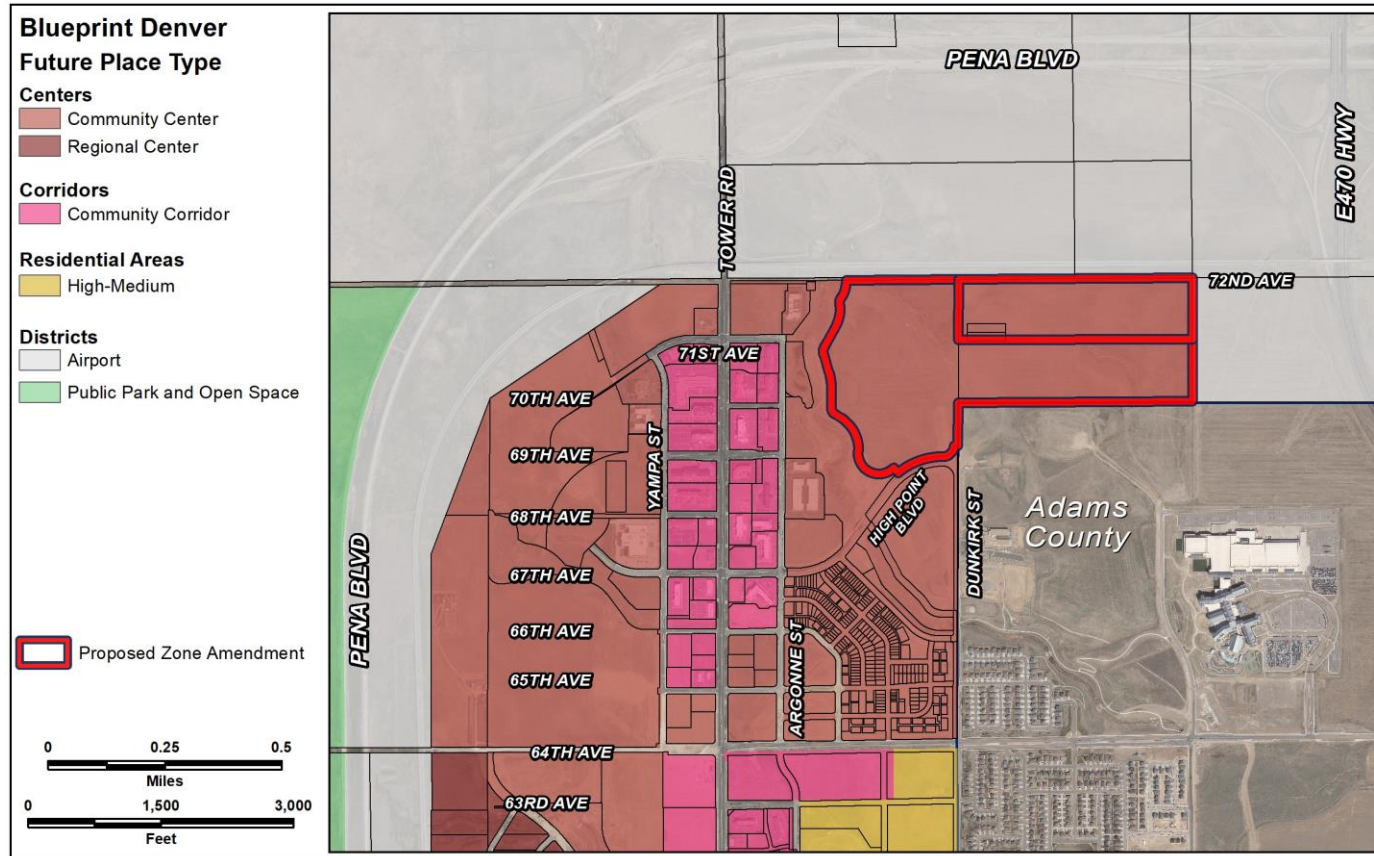


Consistency with Adopted Plans: Blueprint Denver



- Urban Center
 - High intensity residential and significant employment areas
- Suburban
 - Commercial and mixed-use are usually located along corridors or in larger centers

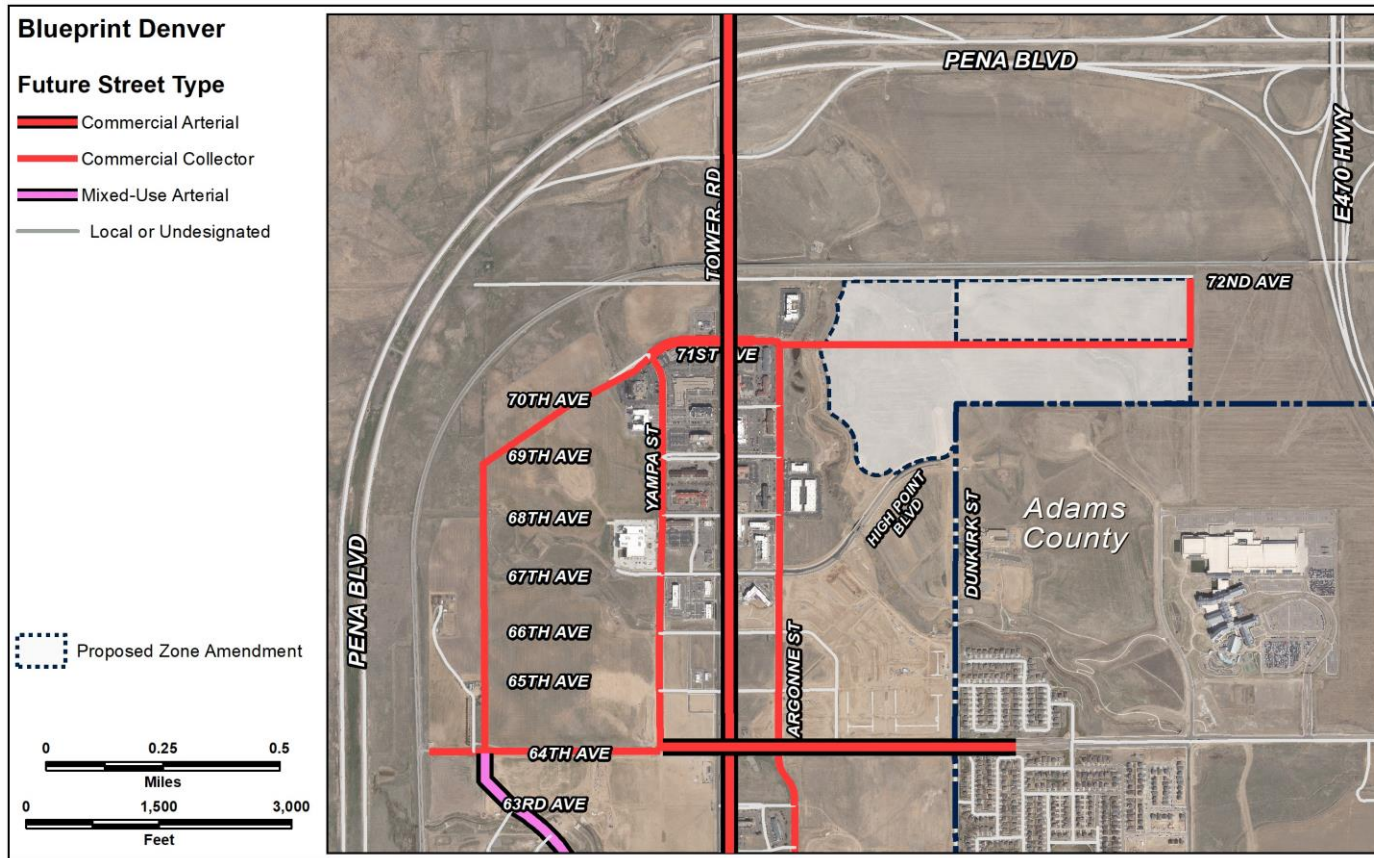
Consistency with Adopted Plans: Blueprint Denver



- Community Center
 - A mix of office, commercial and residential uses
 - A mix of larger and smaller scale buildings, some setback from the street to accommodate parking
 - 5-12 stories

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

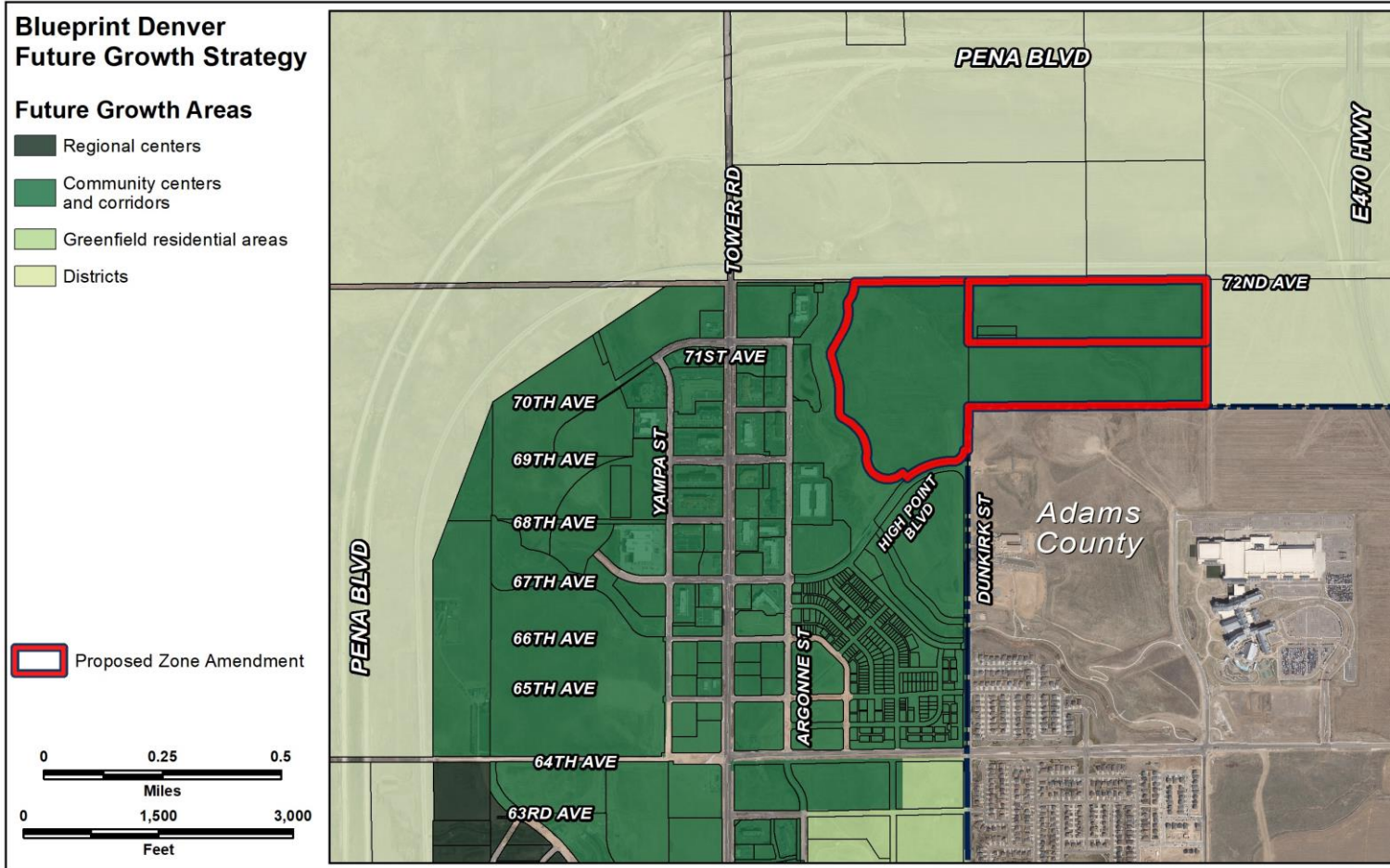
Consistency with Adopted Plans: Blueprint Denver



- Commercial collector
 - Collect movement from local streets and convey it to arterial streets
 - Typically contain commercial uses including shopping centers, auto services and offices

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Adopted Plans: Blueprint Denver



Growth Areas Strategy

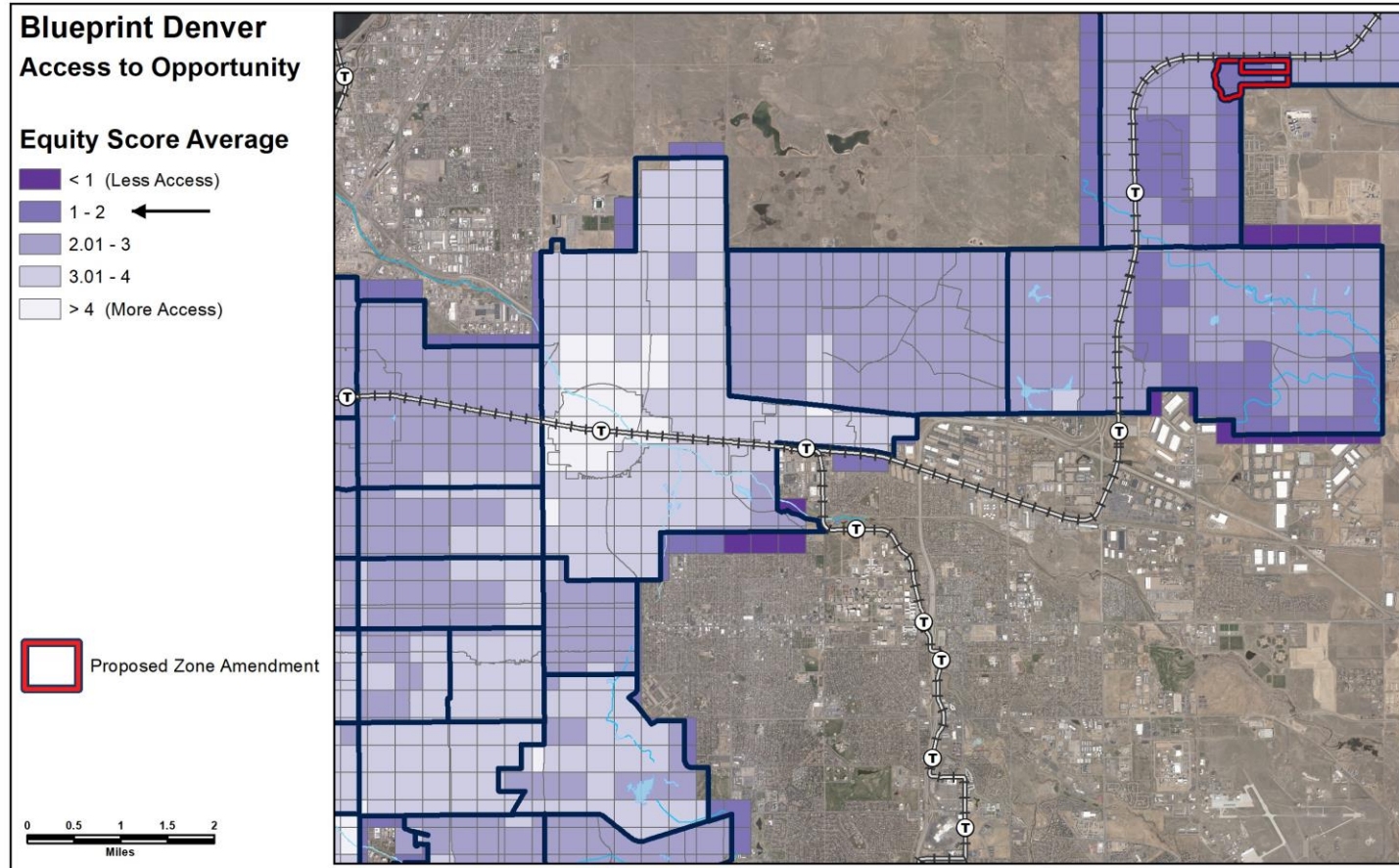
- Community centers and corridors
- 25% of new housing
- 20% of new jobs

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Consistency with Adopted Plans: Blueprint Denver

- Land Use and Built Form: General Policy 3, Strategy A - Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code
- Land Use and Built Form: General Policy 3, Strategy B - Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area
- Land Use and Built Form: Economics Policy 7, Strategy B - Maintain existing zoning regulations that limit the type and location of residential uses allowed north of 56th Avenue as needed. If any new or existing regulatory tools need consideration, a city-led process with community input should occur

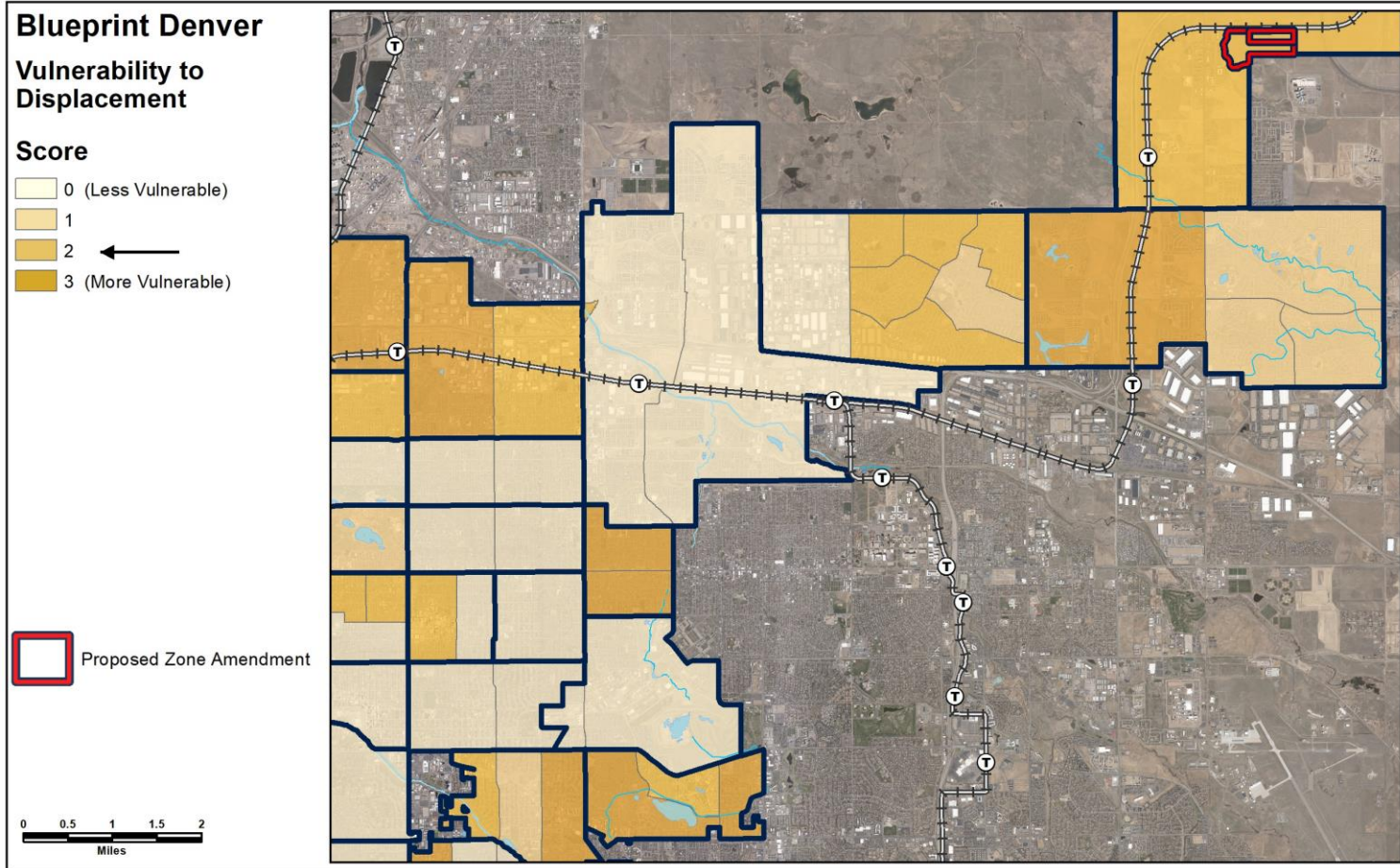
EQUITY ANALYSIS - ACCESS TO OPPORTUNITY



SCORE OF 1-2 OUT OF 4

**Absence of street network
means it score low on
access**

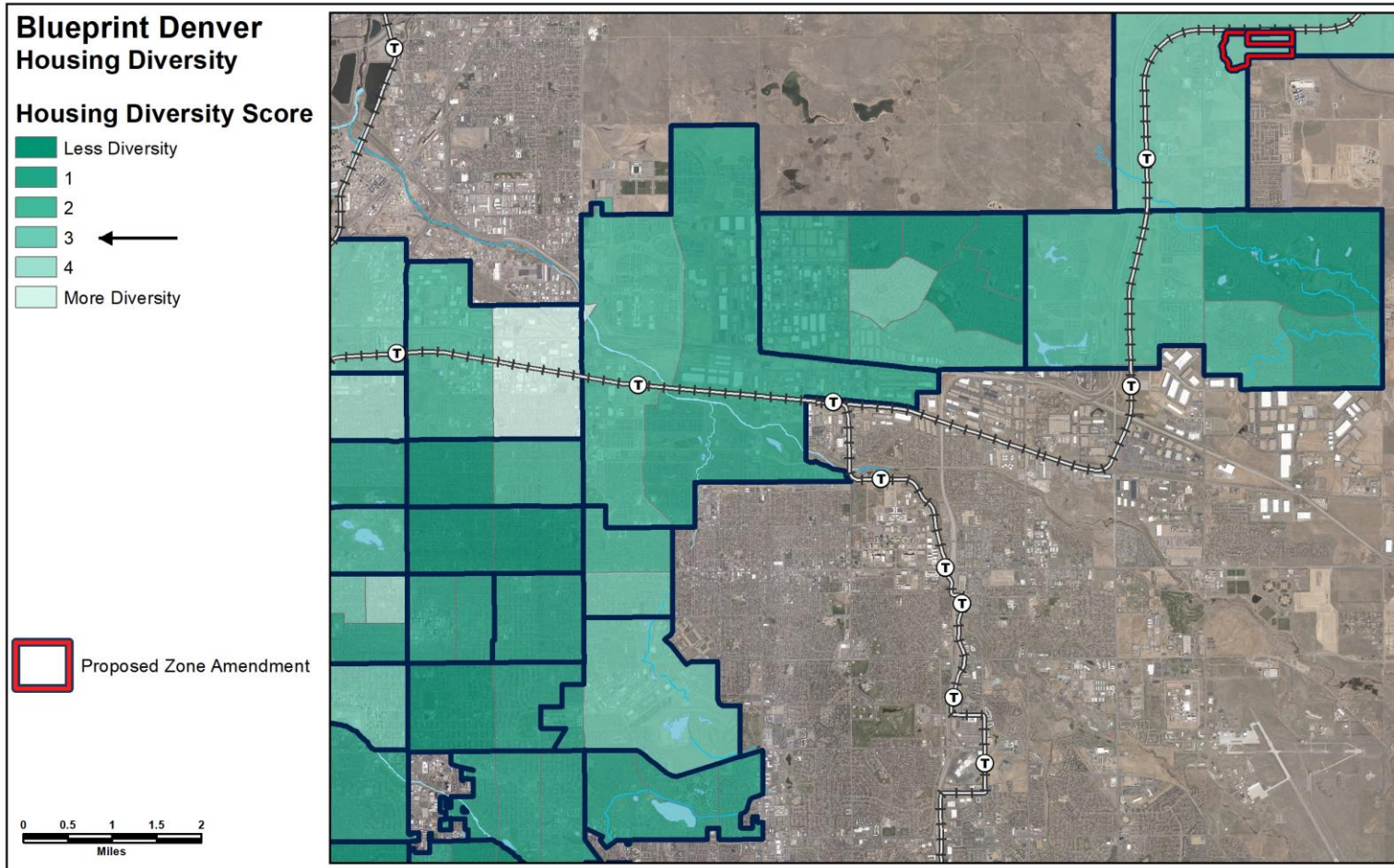
EQUITY ANALYSIS - VULNERABILITY TO INVOLUNTARY DISPLACEMENT



SCORE OF 2 OUT OF 3

No housing allowed

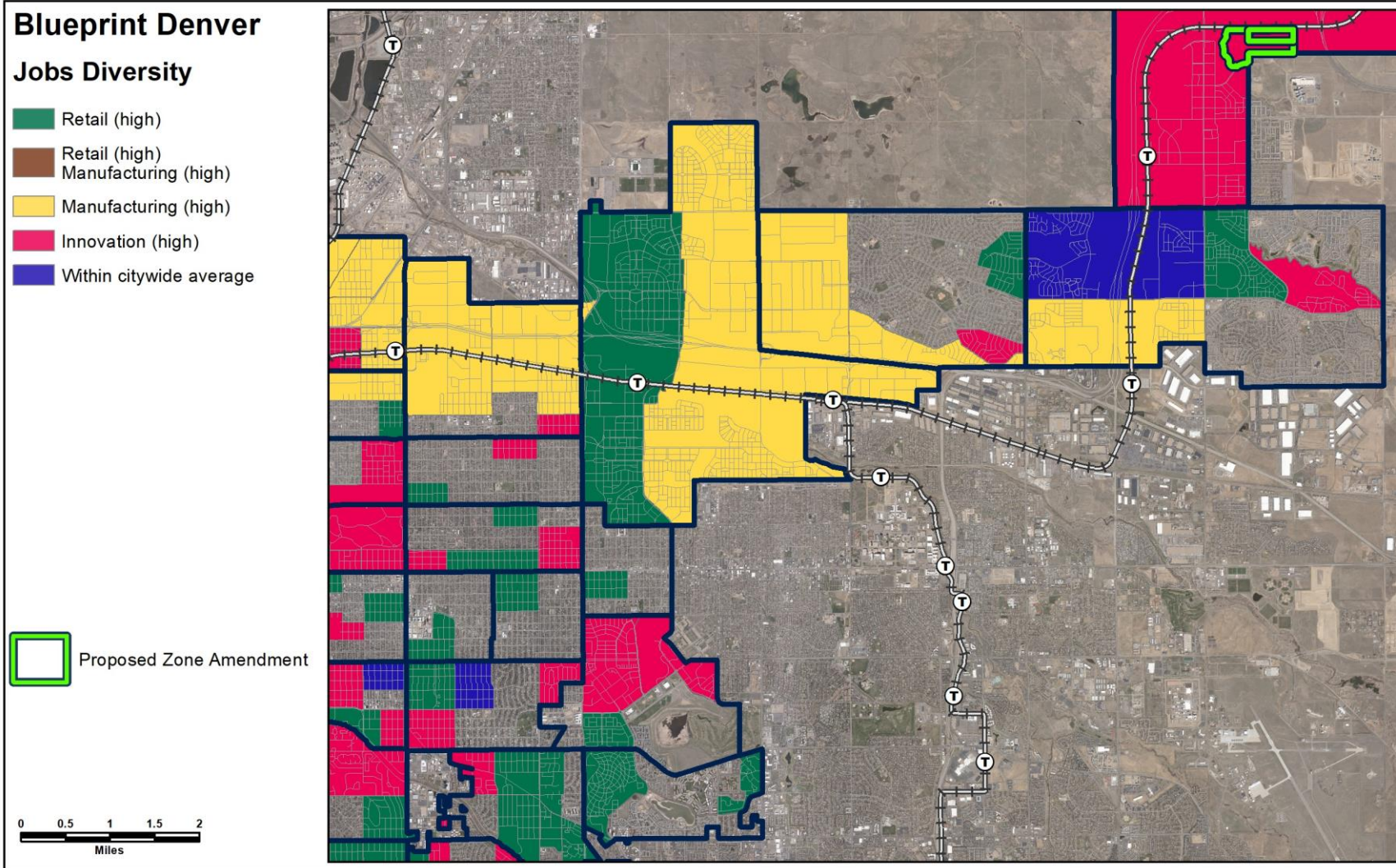
EQUITY ANALYSIS - HOUSING DIVERSITY



SCORE OF 3 OUT OF 5

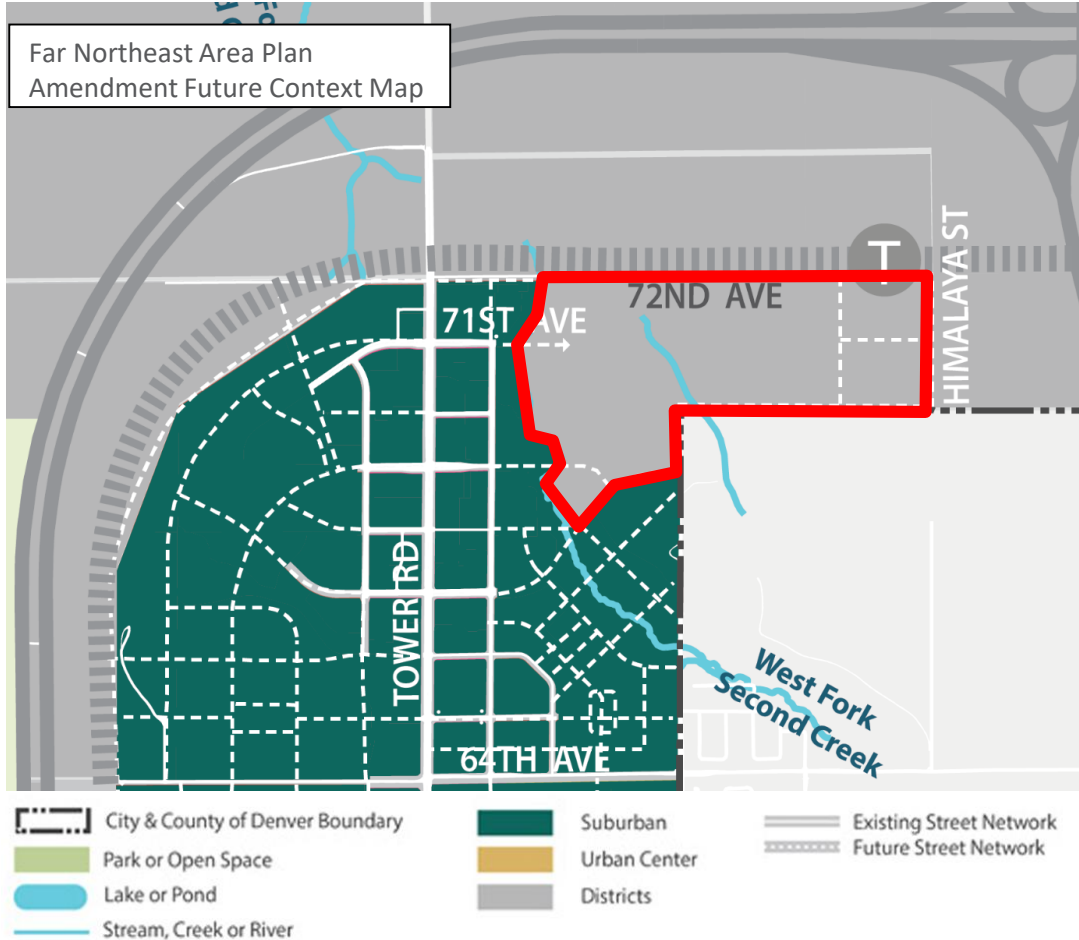
No housing allowed

EQUITY ANALYSIS - JOB DIVERSITY



More innovation jobs than citywide average

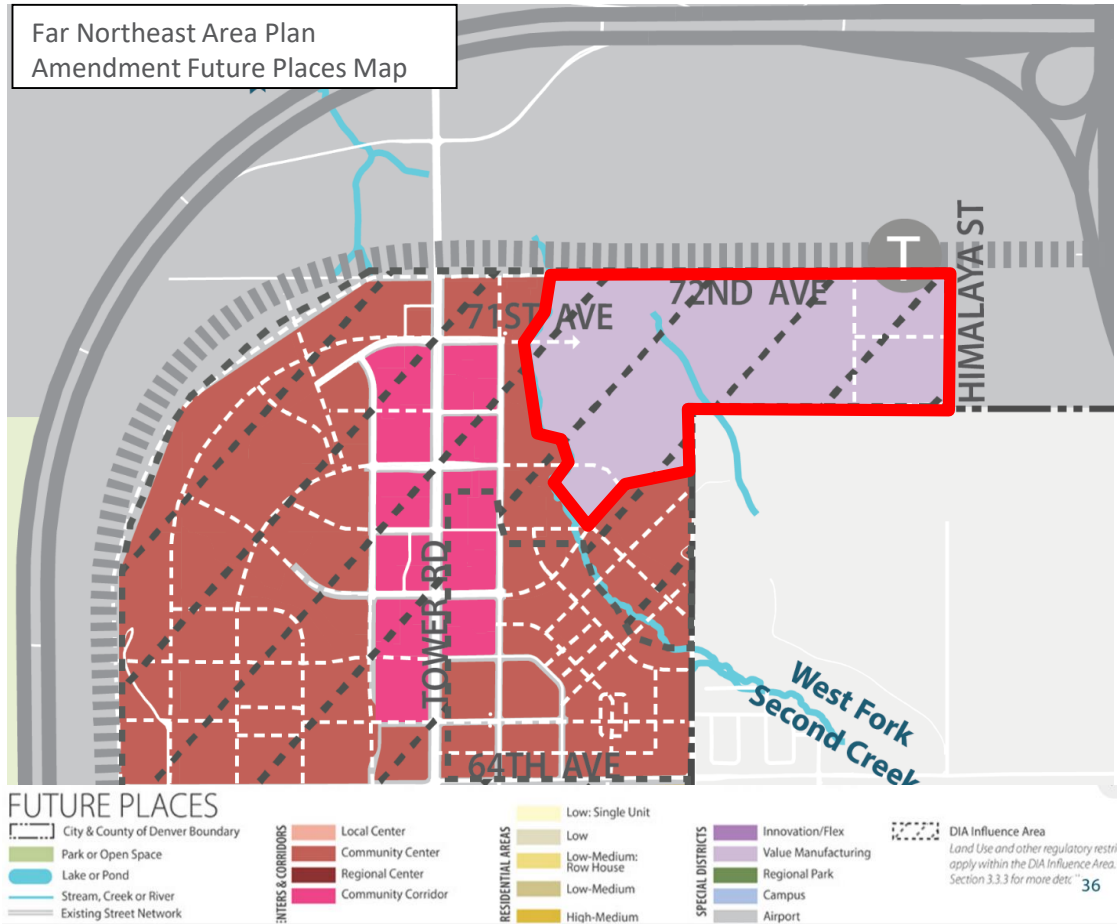
Review Criteria: Consistency with Adopted Plans



Far Northeast Area Plan amendment

- Districts context - areas that serve a specific purpose, usually highly-specific based on uses, such as education, industry or health care

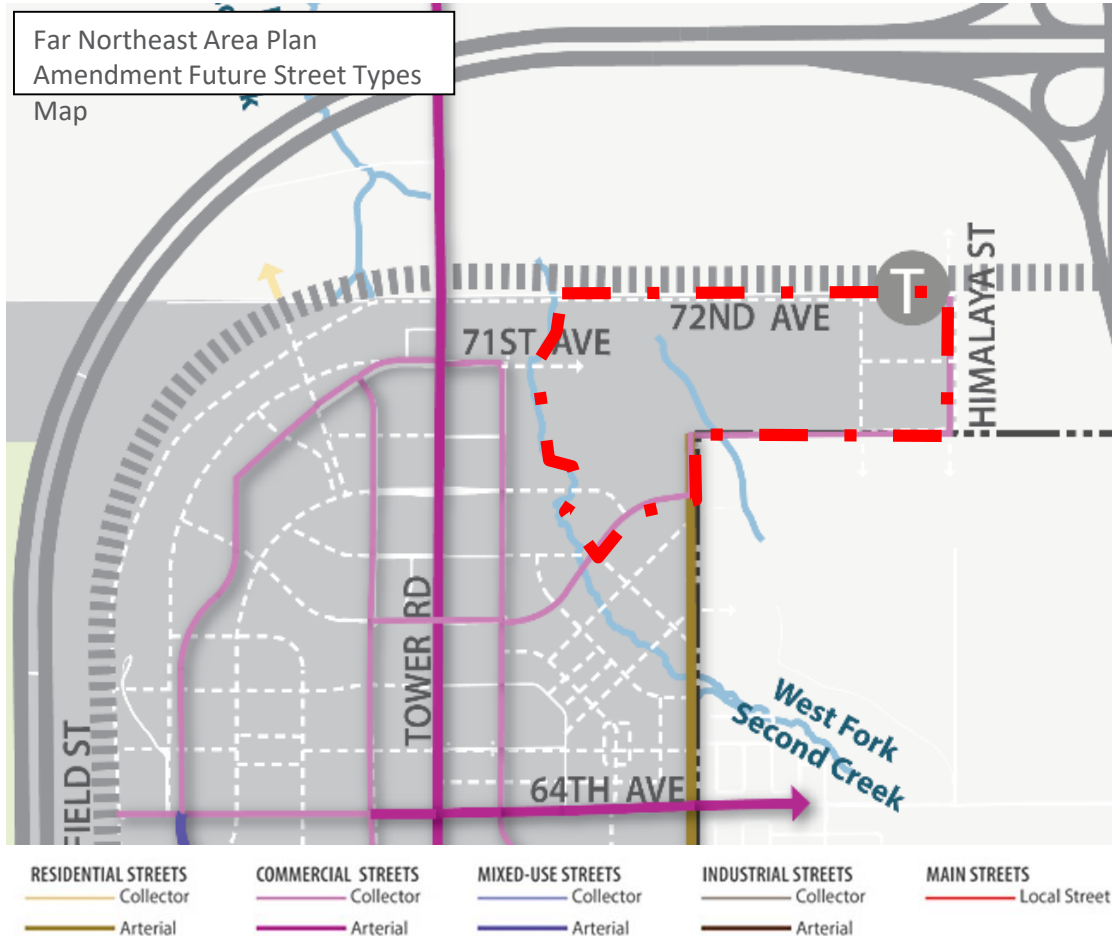
Review Criteria: Consistency with Adopted Plans



Far Northeast Area Plan amendment

- Value manufacturing place - manufacturing, R&D labs, robotics, tech and flex spaces
- 8-story maximum height

Review Criteria: Consistency with Adopted Plans



Far Northeast Area Plan amendment

- Local streets - provide the shortest trips, at the lowest speeds, with the lowest volume of traffic, and with the lowest degree of through-travel

Review Criteria: Consistency with Adopted Plans

Far Northeast Area Plan amendment

- Strategy DIA-5.2.D - Allow for large scale employment and manufacturing centers to be accommodated in atypical block sizes at value manufacturing and innovation flex districts
- Strategy DIA-6.3.D – Support development of manufacturing centers appropriate for value manufacturing and innovation flex districts north of 64th Avenue without requiring additional review for large manufacturing uses.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)
- Small Area Plans
- Others, as applicable: e.g., General Development 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

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
 - New adopted plan and has retained Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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: Consistency with Neighborhood Context, Purpose and Intent

SECTION 9.1.1 INDUSTRIAL CONTEXT DESCRIPTION



- Industrial context generally consists of areas of light industrial, heavy industrial and general industrial areas
- I-MX districts accommodate a variety of industrial, commercial, civic and residential uses
- I-MX-8 applies to industrially-dominated areas served primarily by collector or arterial streets with a maximum building height of 8 stories

CPD Recommendation

CPD recommends approval if Far Northeast Area Plan amendment is 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