

# **Denver Zoning Code Official Map Amendment**

Application #2011I-00004

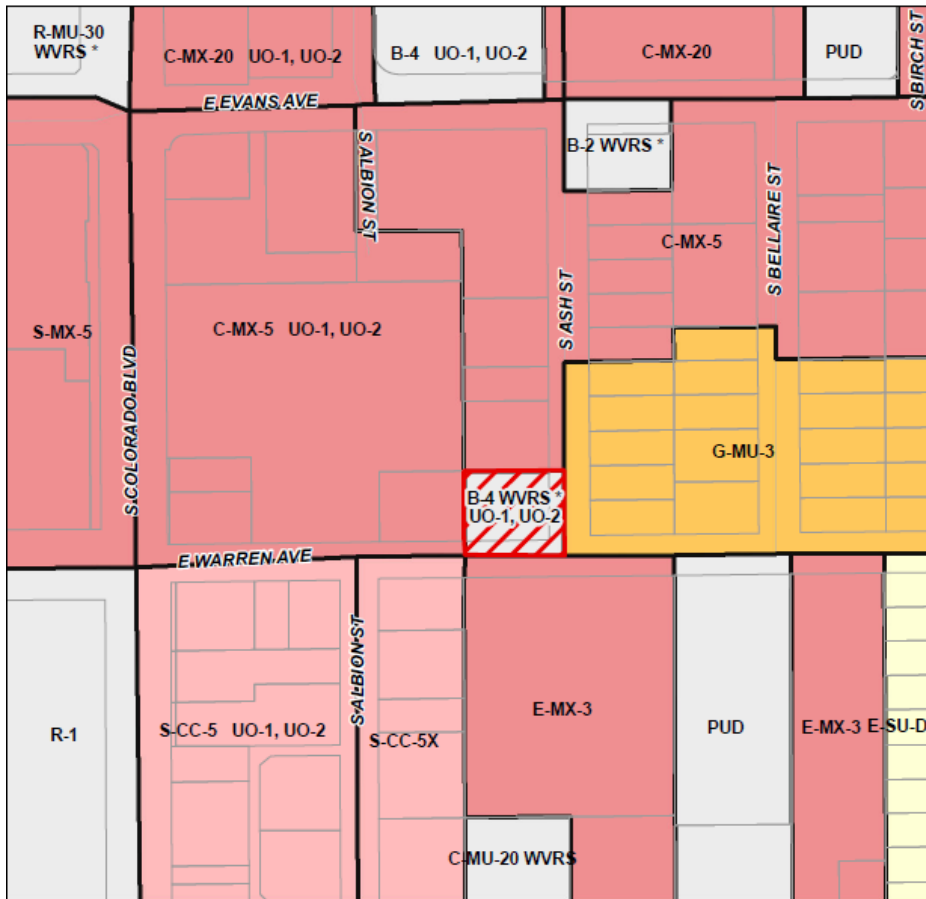
4175 e. Warren Avenue

B-4 w/wvrs and conditions to C-MX-5

# Official Map Amendment 2011I-00004

## 4175 E. Warren Avenue

### B-4 w/wvrs and cond. to C-MX-5



- 4175 E. Warren Avenue
- Council District #6
- Rezone from B-4 w/wvrs and cond. to C-MX-5
- 12,432 SF/.28 acres
- Purpose of rezoning: Respond to changing conditions; implement Colorado Center GDP

# Existing Conditions



## Nearby Area

- Warrens University; University Hills
- Consistent urban street grid pattern streets served by locals, collectors and arterials – Colorado Boulevard commercial corridor
- Nonresidential to north, west
- Colorado Center TOD-one block north
- School-south
- Single and multifamily residential-east





# Subject Property

## Existing Zoning



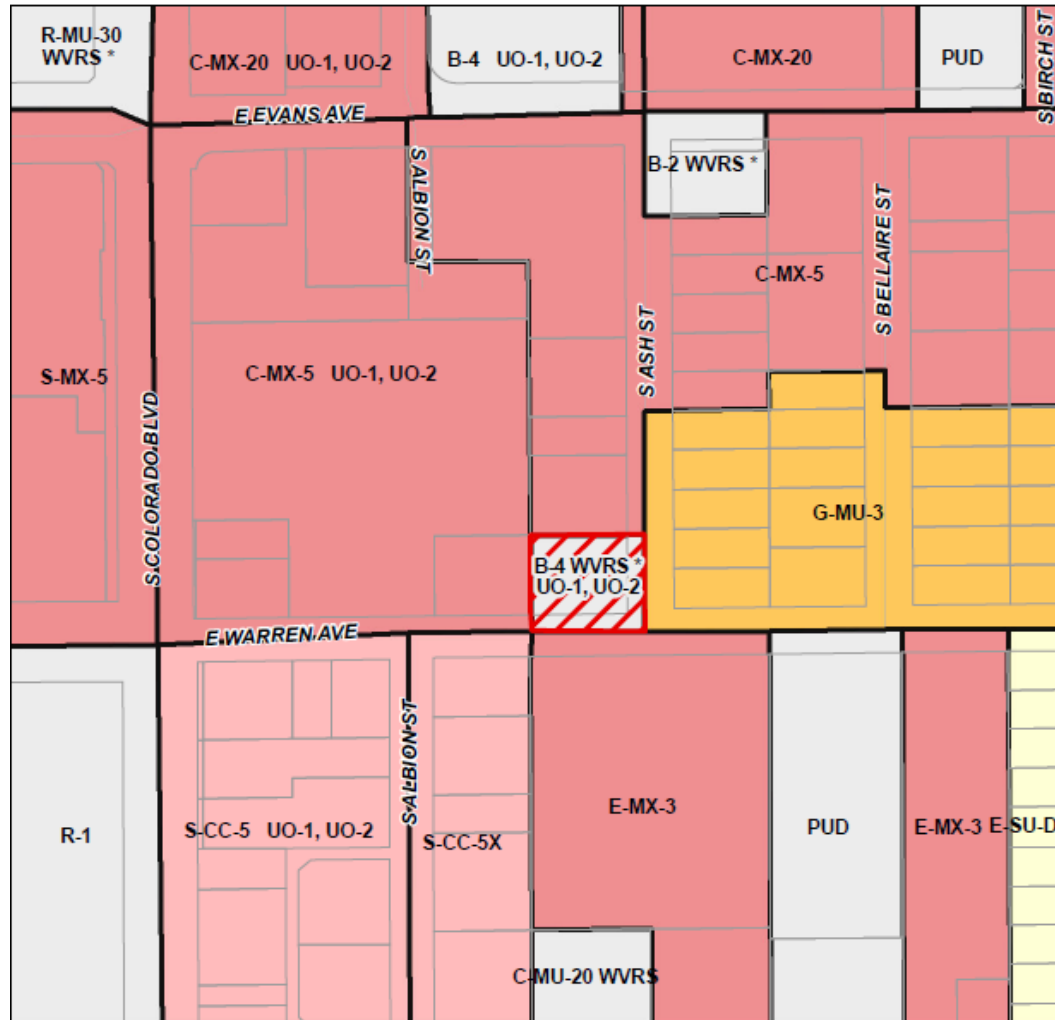
- B-4 w/wvrs & conditions
- Zoning specifically for rental car facility
- Variety of commercial uses allowed
- Veterinary clinic waived out
- Building restrictions
- Requirements for light glare prevention, landscape

# CPD Analysis

## General Review Criteria

1. Justifying Circumstances
2. Uniformity in District Regulations
3. Zone District purpose and intent
4. Public Health, Safety and General Welfare
5. Consistency with adopted plans
6. Consistency with neighborhood context

# Zoning to C-MX-5



- Neighborhood Context (C) mixed with deeper suburban commercial blocks and edge district conditions
- Urban center within one block of TOD
- MX offers a mix of uses and form consistent with GDP recommendations
  - *Residential; 1-4 stories; a mixture of housing types, range of for-sale and for-rent, affordable housing options recommended, structured parking on-site that is located below grade*
- MX offers potential through density and form for future redevelopment adjacent to transit
- Height C-MX-5 consistent with existing and desired building forms

# Plan Consistency

- Comp Plan 2000
- Blueprint Denver
- Colorado Center GDP





# CPD Analysis

## Comp Plan 2000

- Land Use
  - *“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.”*
  - *“Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces the impact on the environment, and encourages vibrant urban centers and neighborhoods.”*
- Mobility
  - *“Continue to promote mixed-use development, which enables people to live near work, retail and services.”*

# Public Comment Received

- Resident support letter

# CPD Recommendation - Approve

- The rezoning is consistent with the Blueprint Denver, Comprehensive Plan 2000, the Colorado Center GDP