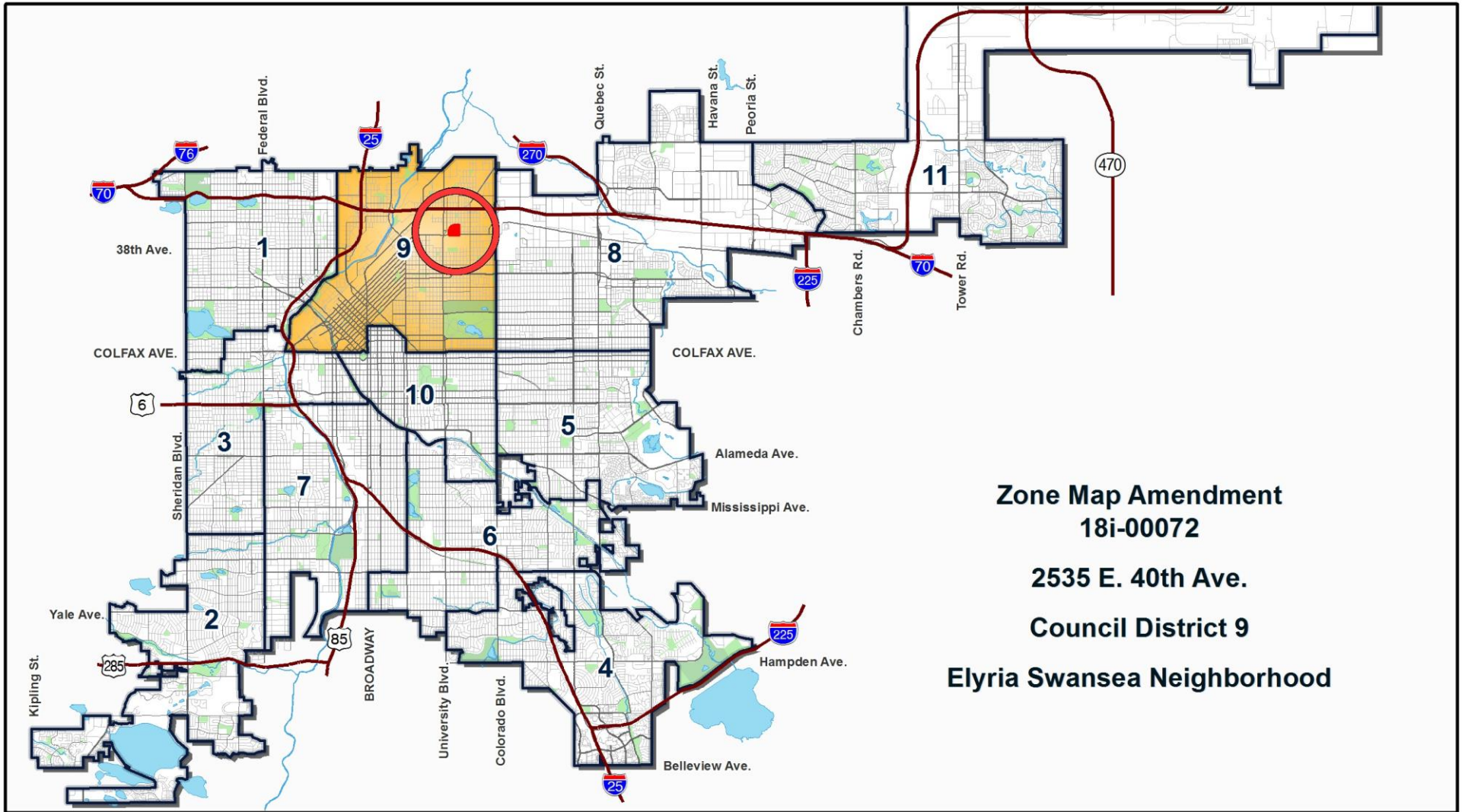




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# Official Map Amendment 2535 E. 40<sup>th</sup> Ave.

I-A, UO-2, I-A to I-MX-3

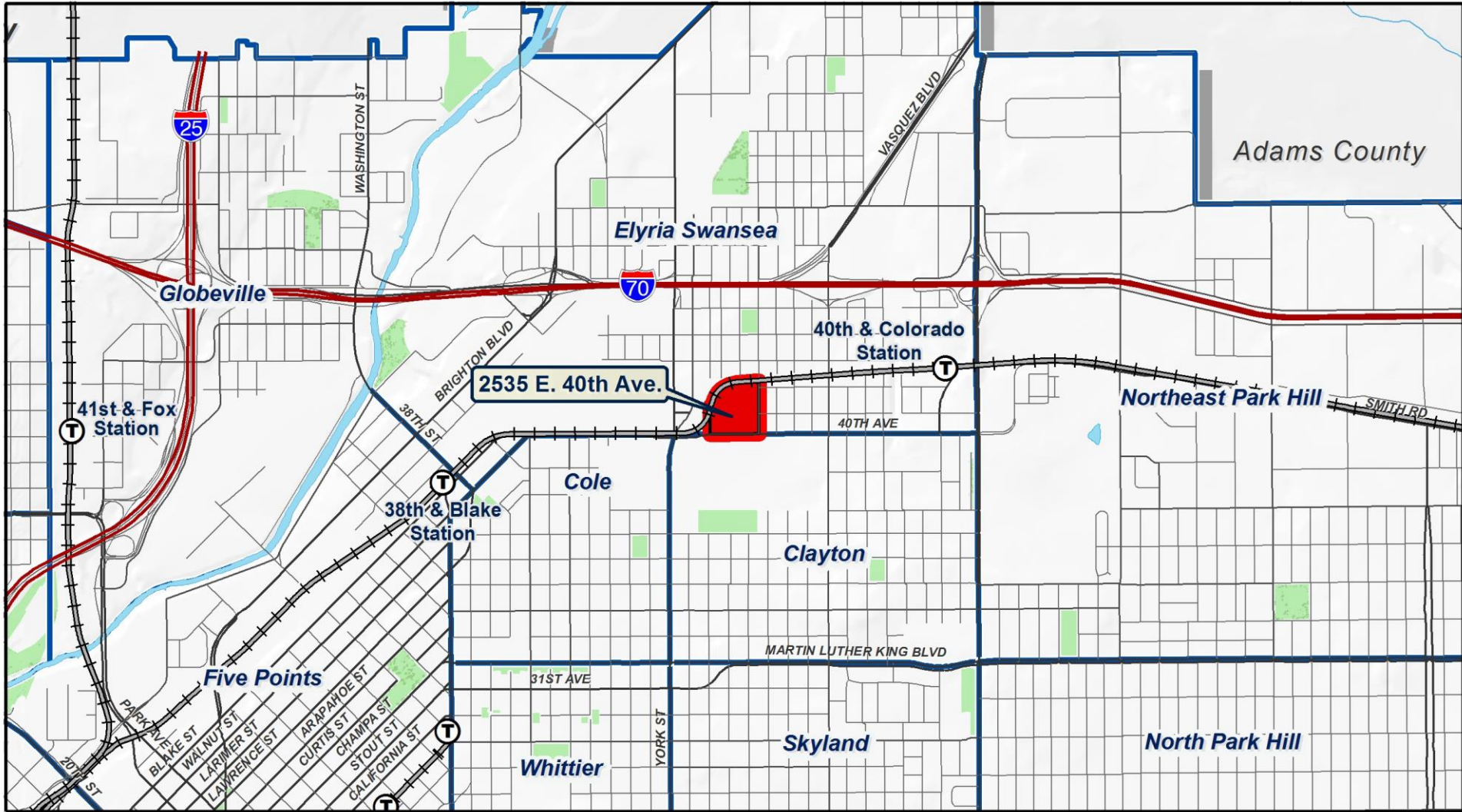


**Zone Map Amendment  
18i-00072**

**2535 E. 40th Ave.**

**Council District 9**

**Elyria Swansea Neighborhood**







### Request Area:

- 14 acre site
- An existing 1-2 story, 235,000 sq. ft, building
- No billboards currently on site

### Proposal:

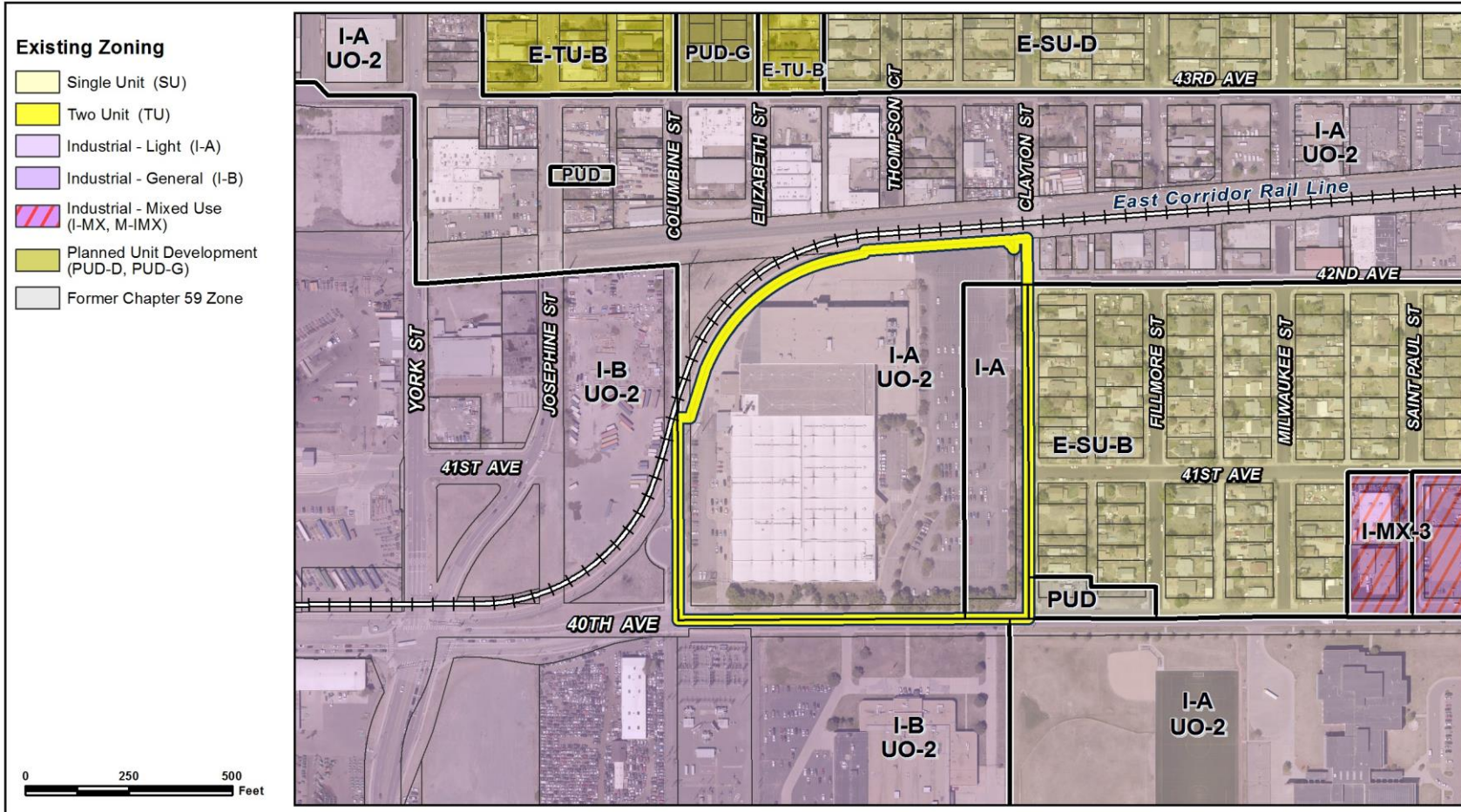
- Rezone from I-A UO-2, I-A to I-MX-3
- Removal of billboard use overlay (UO-2)

### Purpose:

- Adaptively reuse existing building and site for mixed use infill redevelopment



# Existing Zoning

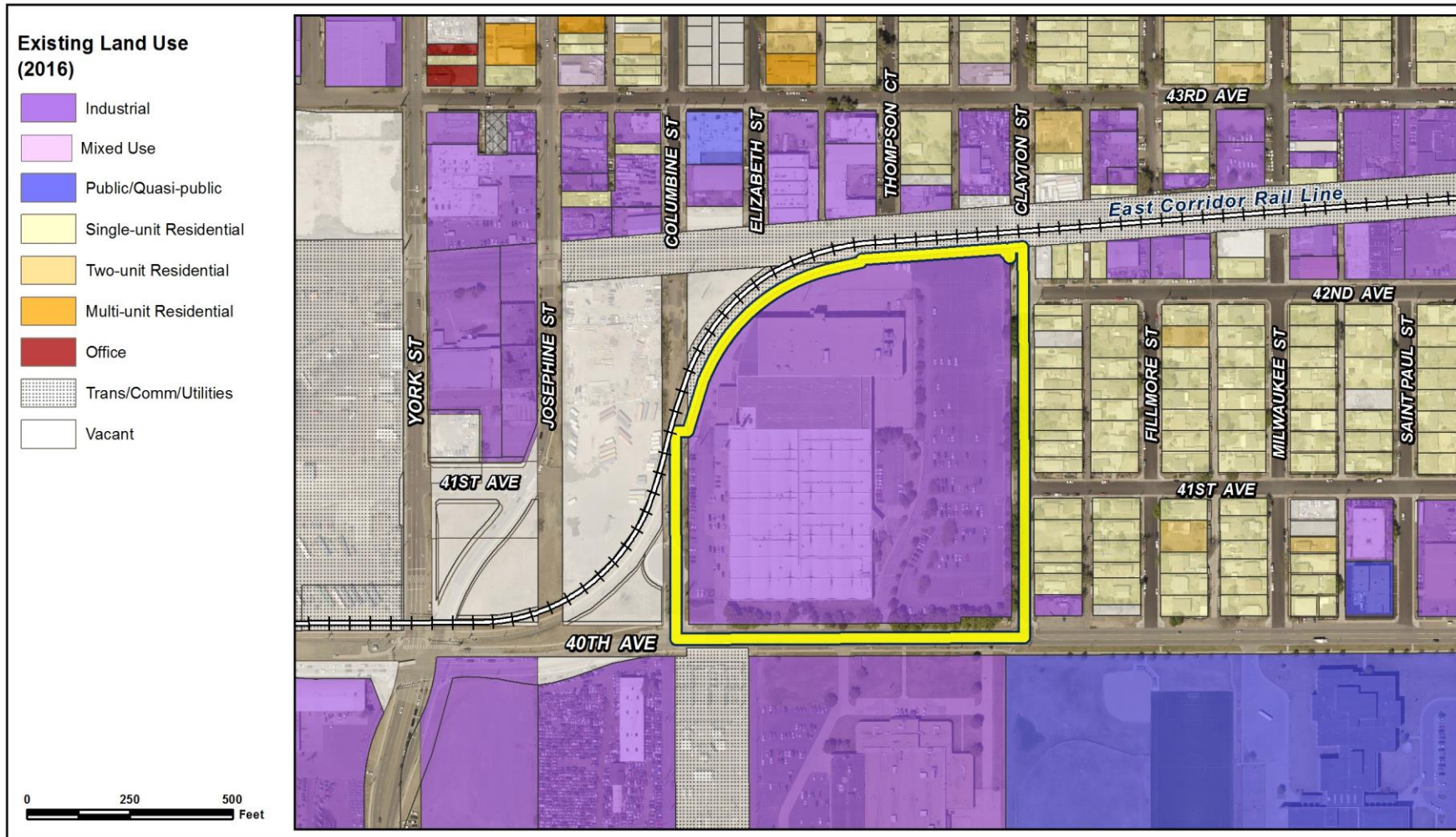


Subject Site: I-A UO-2, I-A  
Surrounding Properties:

- I-A UO-2
- E-SU-B
- PUD
- I-B UO-2



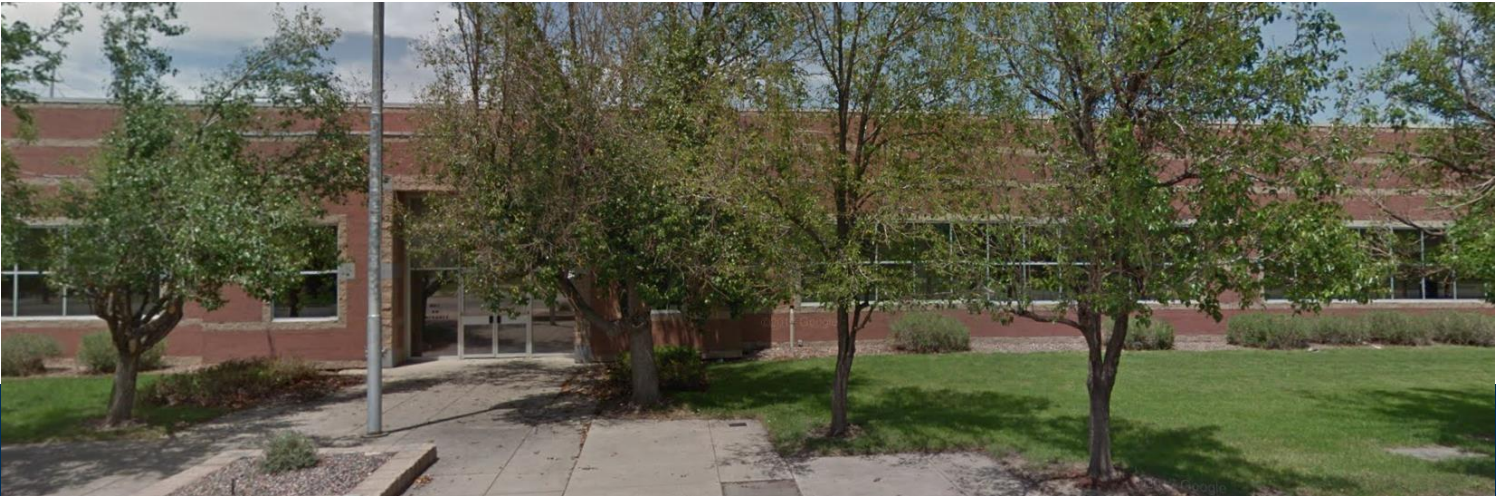
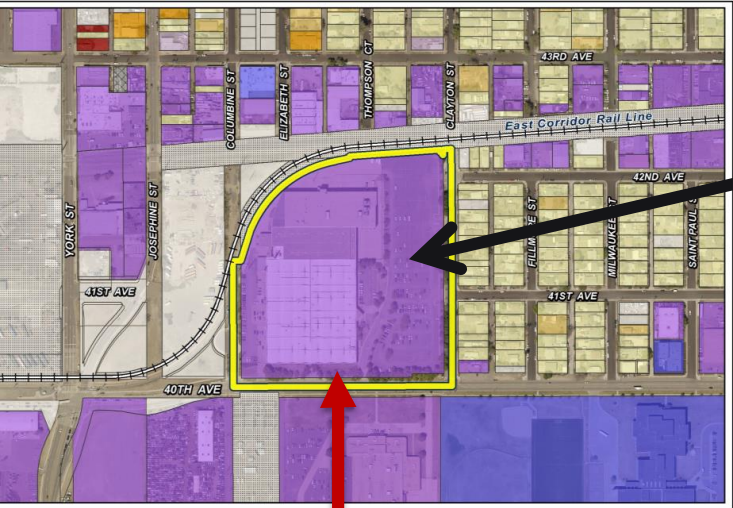
# Existing Land Use



- Primarily industrial to the north, south
- Single-unit residential to the east
- Bruce Randolph High School to the southeast
- Vacant, Utilities and Industrial to the south and west

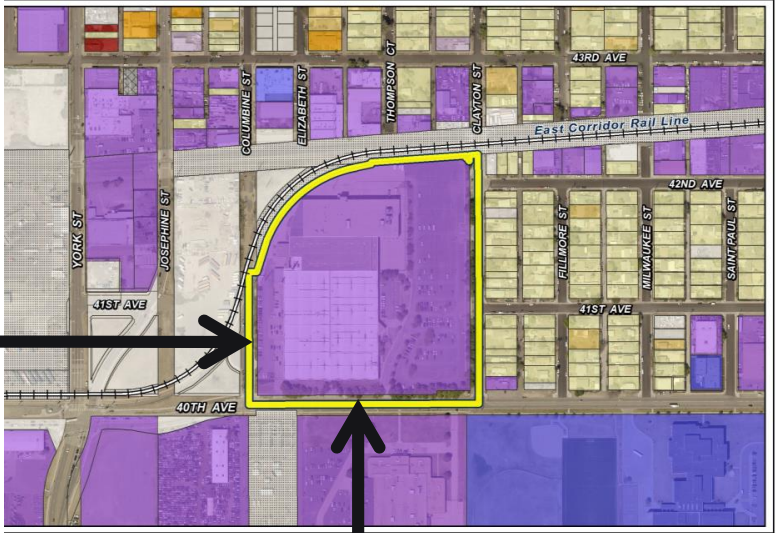


# Existing Context – Building Form/Scale



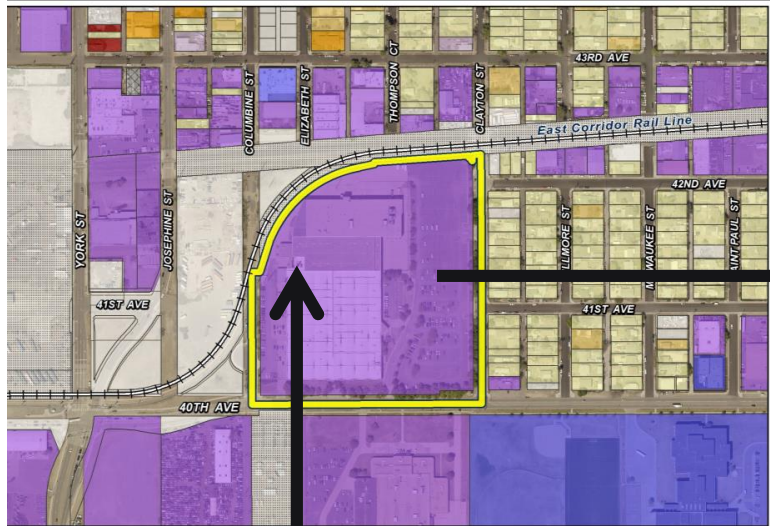


# Existing Context – Building Form/Scale



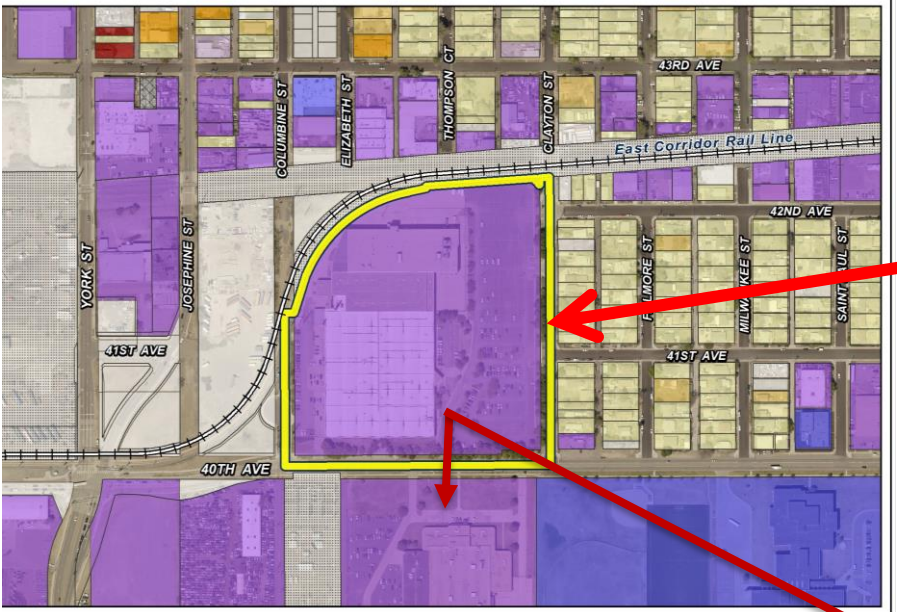


# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale





# Process

- Informational Notice: 10/15/18
- Planning Board Notice Posted: 1/18/19
- Planning Board Public Hearing: 2/6/19
  - *Planning Board Decision: 9-0 in favor*
  - *Recommendation of Approval to City Council*
- LUTI Committee: 2/26/19
- City Council Public Hearing (tentative): 04/8/19

# Registered Neighborhood Organizations

- Inter-Neighborhood Cooperation (INC),
- UCAN,
- The Points Historical Redevelopment Corp,
- Clayton United,
- Cross Community Coalition,
- Elyria and Swansea Neighborhood Association,
- Elyria Swansea/Globeville Business Association,
- Opportunity Corridor Coalition of United Residents,
- Denver Arts and Culture Initiative,
- Unite North Metro Denver

## Public Comment

Clayton United RNO voted to support rezoning and submitted comment form (attached)

Public Comment from property owner in area in support.



# 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

## 1. Consistency with Adopted Plans

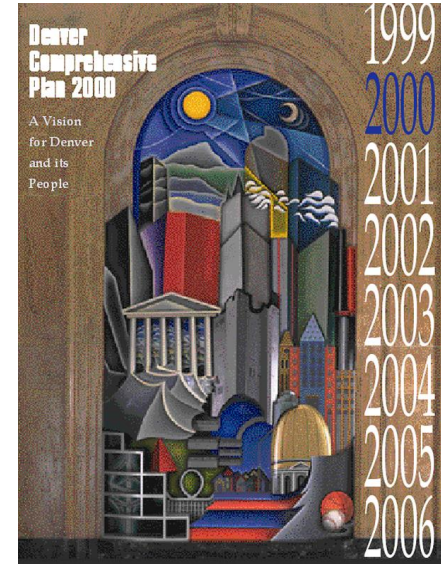
- *Denver Comprehensive Plan 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*
- *Elyria and Swansea Neighborhoods Plan(2015)*



# Review Criteria: Consistency with Adopted Plans

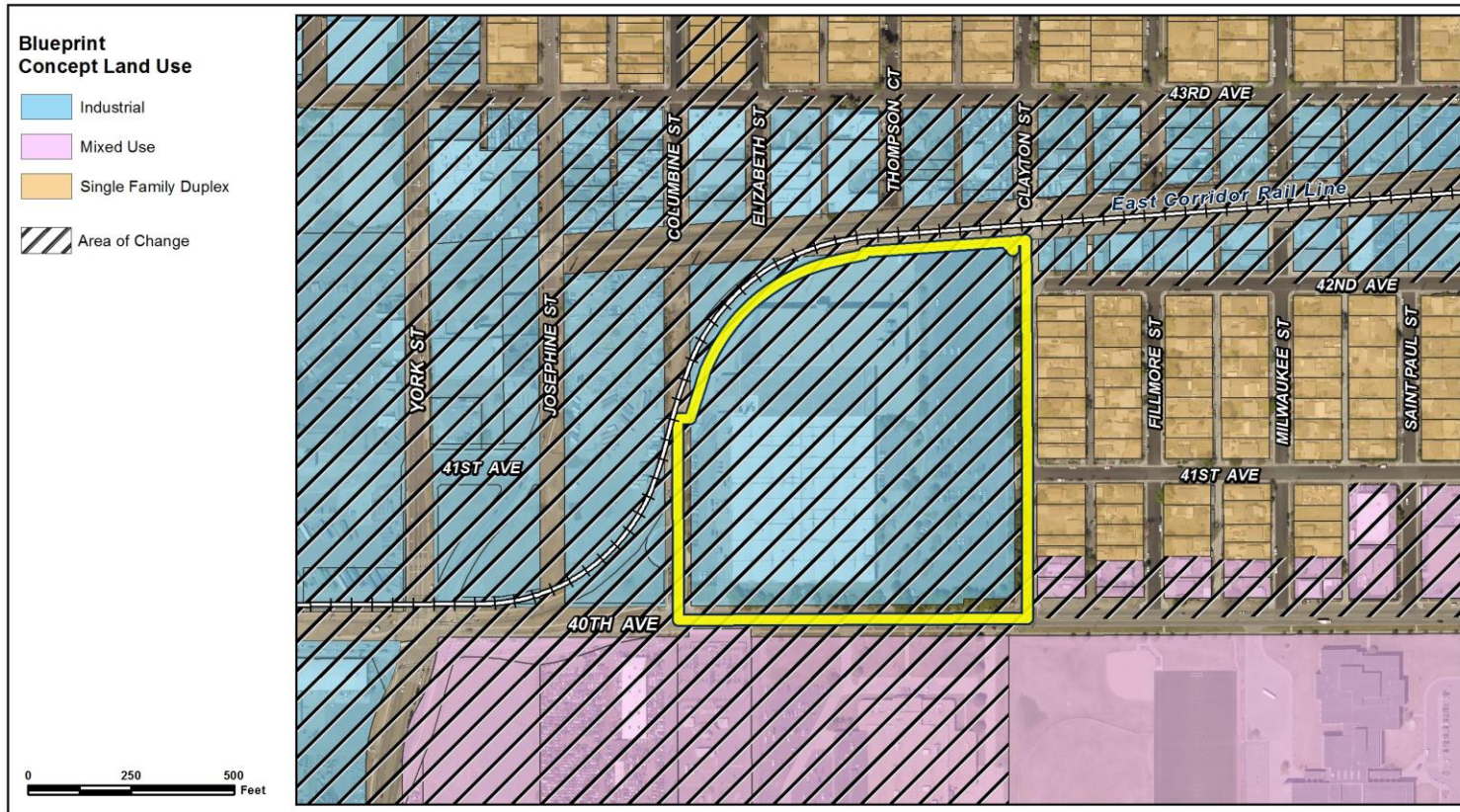
## *Comprehensive Plan 2000*

- Land Use Strategy 3-B
- Environmental Sustainability Strategy 2-F
- Environmental Sustainability Strategy 4-A
- Mobility Strategy 4-E
- Neighborhoods Strategy 1-F



The proposed rezoning to I-MX-3 is consistent with *Comprehensive Plan 2000* because it would **enable mixed use infill development** where infrastructure is already in place and is consistent with strategies of increasing density and accommodating new uses near transit.

# Review Criteria 1: Consistency with Adopted Plans



## Blueprint Denver (2002)

- **Land Use Concept: Industrial**

Blueprint notes the need for Industrial areas may be decreasing and buildings are suitable for conversion to office and residential (p.40).

- **Area of Change**

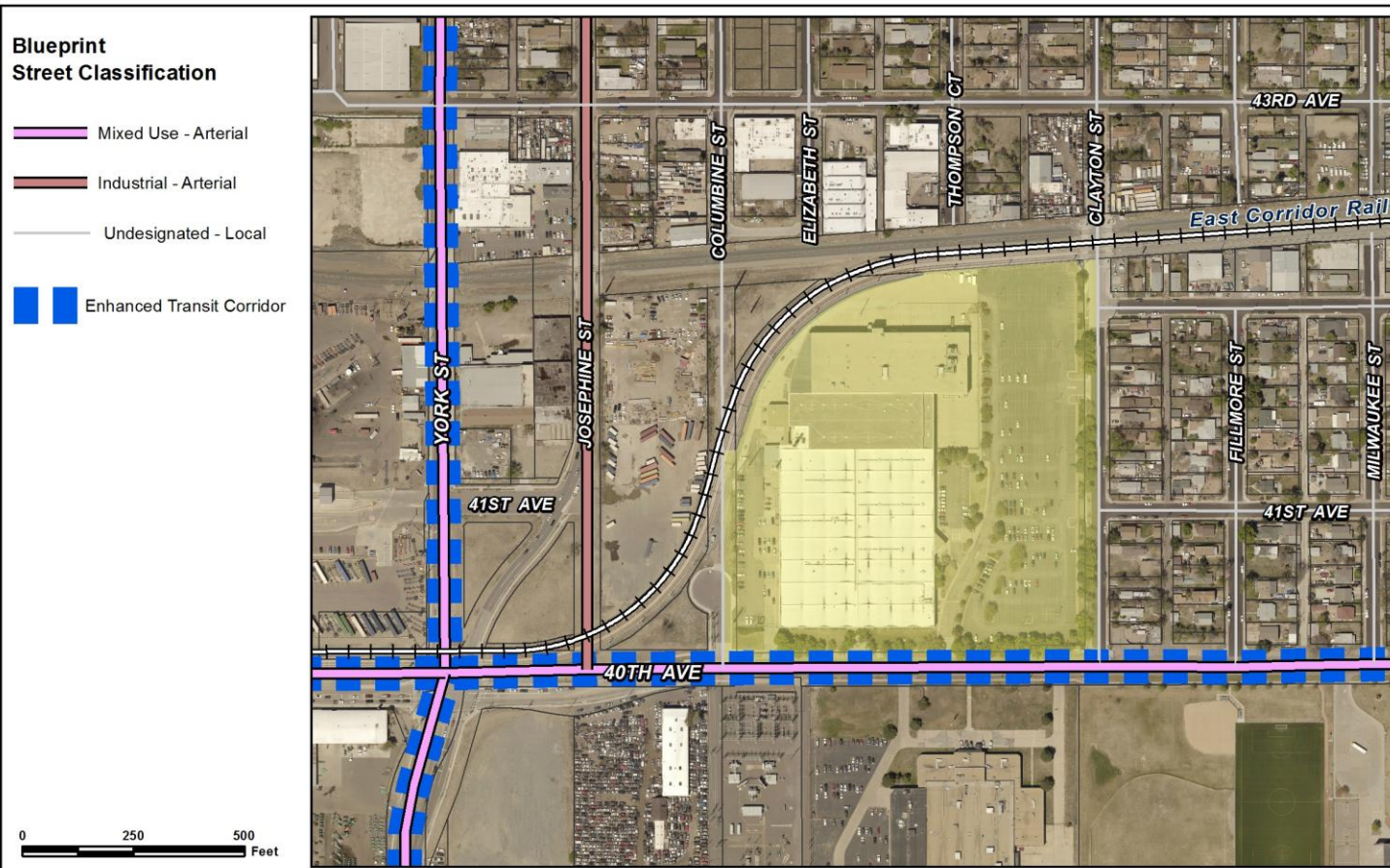


# Review Criteria 1 : Consistency with Adopted Plans

## Blueprint Denver (2002)

- Future Street Classification:
  - E. 40<sup>th</sup> Ave = Mixed-use Arterial and an Enhanced Transit Corridor
  - Clayton Street = undesignated local.

Overall street network serving this site is appropriate for the proposed I-MX-3 district and is consistent with Plan recommendations.



# Review Criteria 1: Consistency with Adopted Plans



## *Elyria & Swansea Neighborhood Plan (2015)*

- **Future Land Use =  
Industrial Mixed Use**

The proposed I-MX-3 district is consistent with the Plan's development vision for the area by **allowing a mix of compatible uses** including residential and light industrial uses.

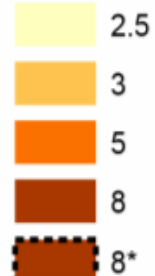


# Review Criteria 1: Consistency with Adopted Plans



- Elyria & Swansea  
Neighborhood Plan*
- Recommended maximum height of 3 stories.
  - I-MX-3 is consistent with the plan guidance.

**Building Heights**  
(Number of Stories)



# Review Criteria

## 2. Uniformity of District Regulations

- Request is consistent with a standard zone district and will result in the uniform applications of the requested zone district.

## 3. Further Public Health, Safety and Welfare

- Proposed rezoning furthers the public health, safety and welfare through the **implementation of adopted plans** and **encouraging the adaptive re-use** and infill redevelopment of this underutilized site, **enabling a mix of uses within a mile of transit.**



# Review Criteria

## 4. Justifying Circumstances

“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include:

- a. Change or changing conditions in a particular area or the city generally; or
- b. A City adopted plan...”

- **Adoption of the Elyria & Swansea Neighborhoods Plan (2015)**
- **40<sup>th</sup> & Colorado and 38<sup>th</sup> & Blake Stations A Line**
- **Area investment and change such as the Eastside Human Services Center at 38<sup>th</sup> and Steele Street.**

# Review Criteria

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

- Consistent with the Industrial context description as there is surrounding industrial and could be considered transitioning
- Consistent with the purpose and intent of the Industrial Mixed- Use Districts

Industrial mixed use districts accommodates a variety of industrial, commercial, civic, and residential uses

Intent of I-MX-3 is consistent as the building heights and surrounding industrial context



# CPD Recommendation

CPD recommends the application move forward for consideration by the full City Council, 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