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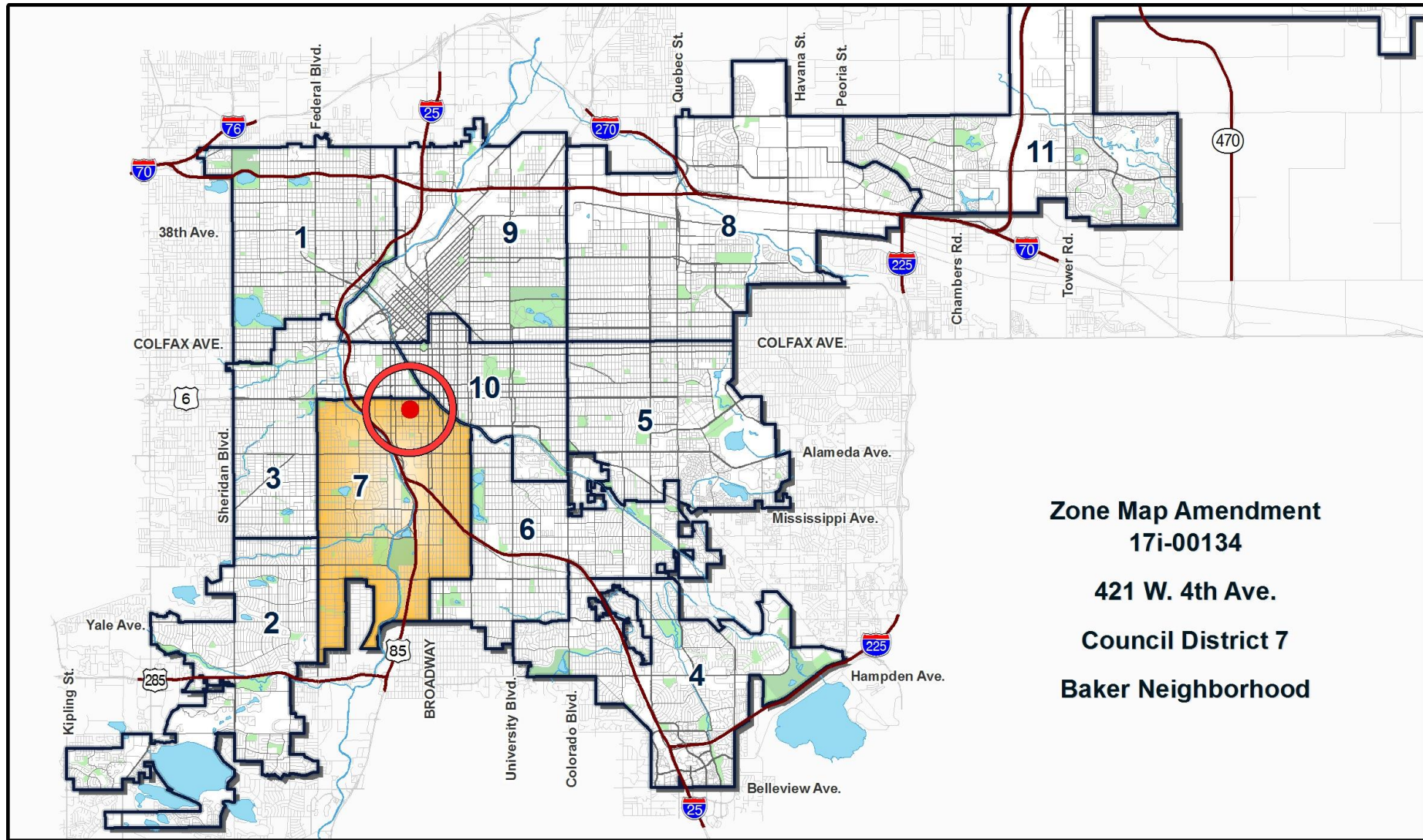
# Official Map Amendment

#2017I-00134 rezoning 421 W. 4<sup>th</sup> Avenue from  
U-RH-2.5 to U-MX-2.

# 421 W. 4<sup>th</sup> Ave.

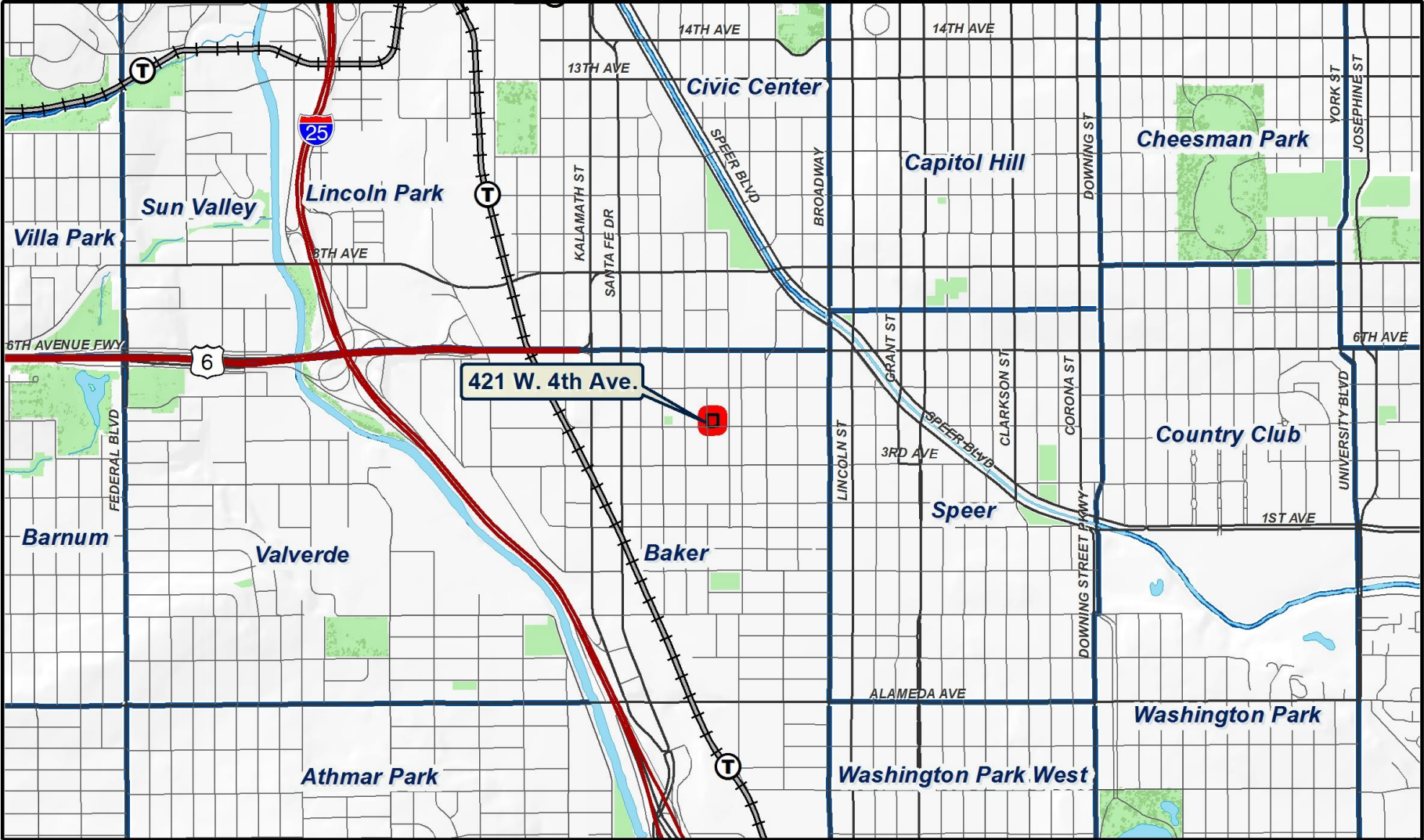
U-RH-2.5 to

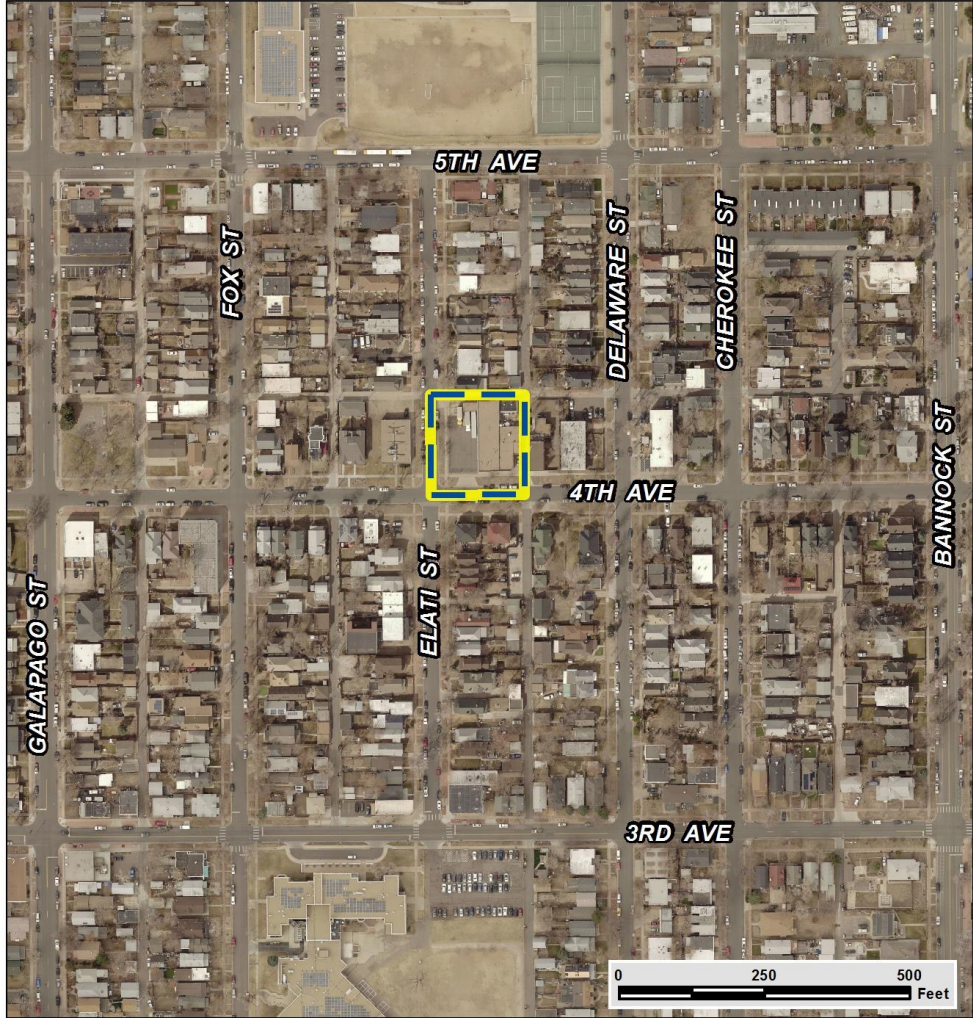
U-MX-2



**Zone Map Amendment  
17i-00134**  
**421 W. 4th Ave.**  
**Council District 7**  
**Baker Neighborhood**

# Baker Neighborhood





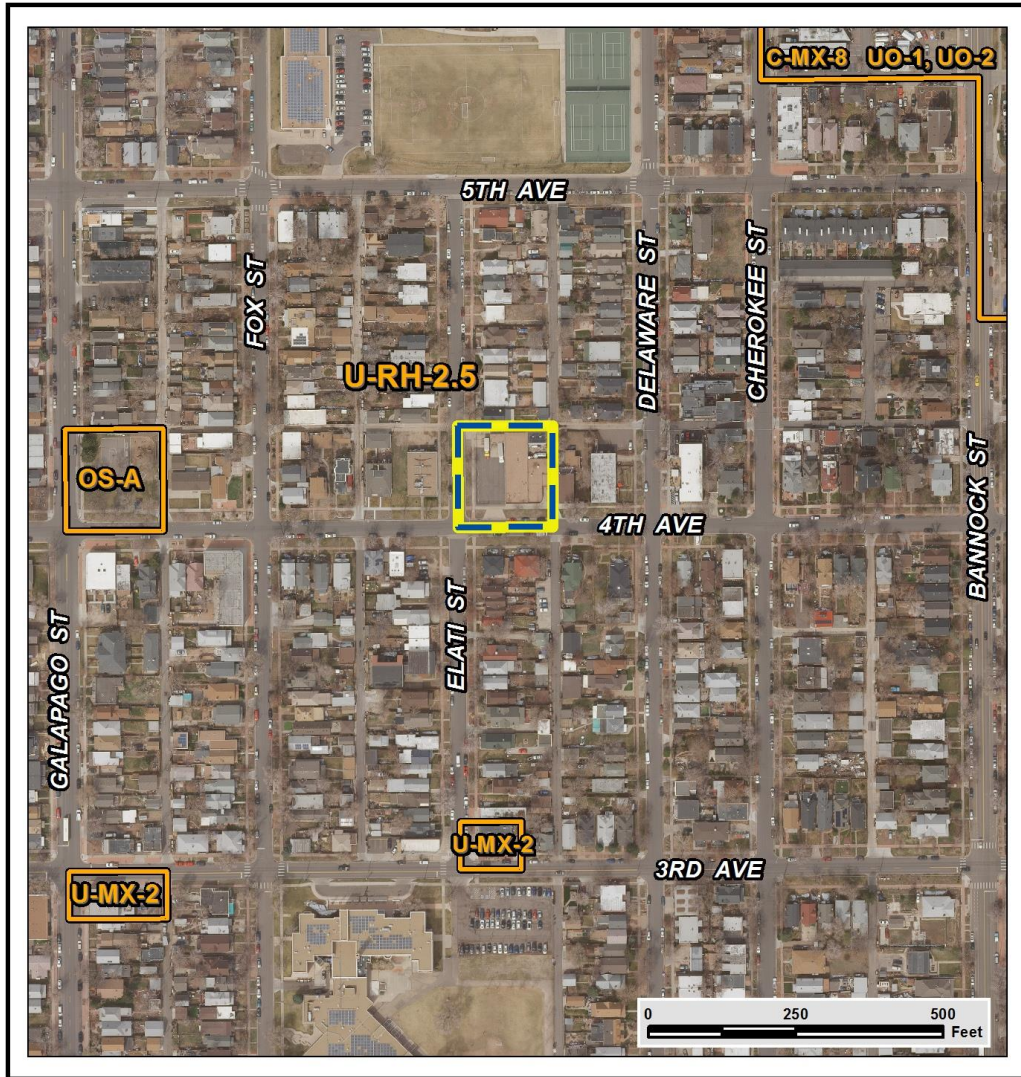
2017 Aerial

## Location

- Baker neighborhood
- Corner of 4<sup>th</sup> Ave. & Elati St.
- 15,625 square feet
- Vacant former fortune cookie factory

## Proposal:

- Rezoning from U-RH-2.5 to U-MX-2
- Requesting rezoning to allow for art uses and addition



## Existing Context: Zoning

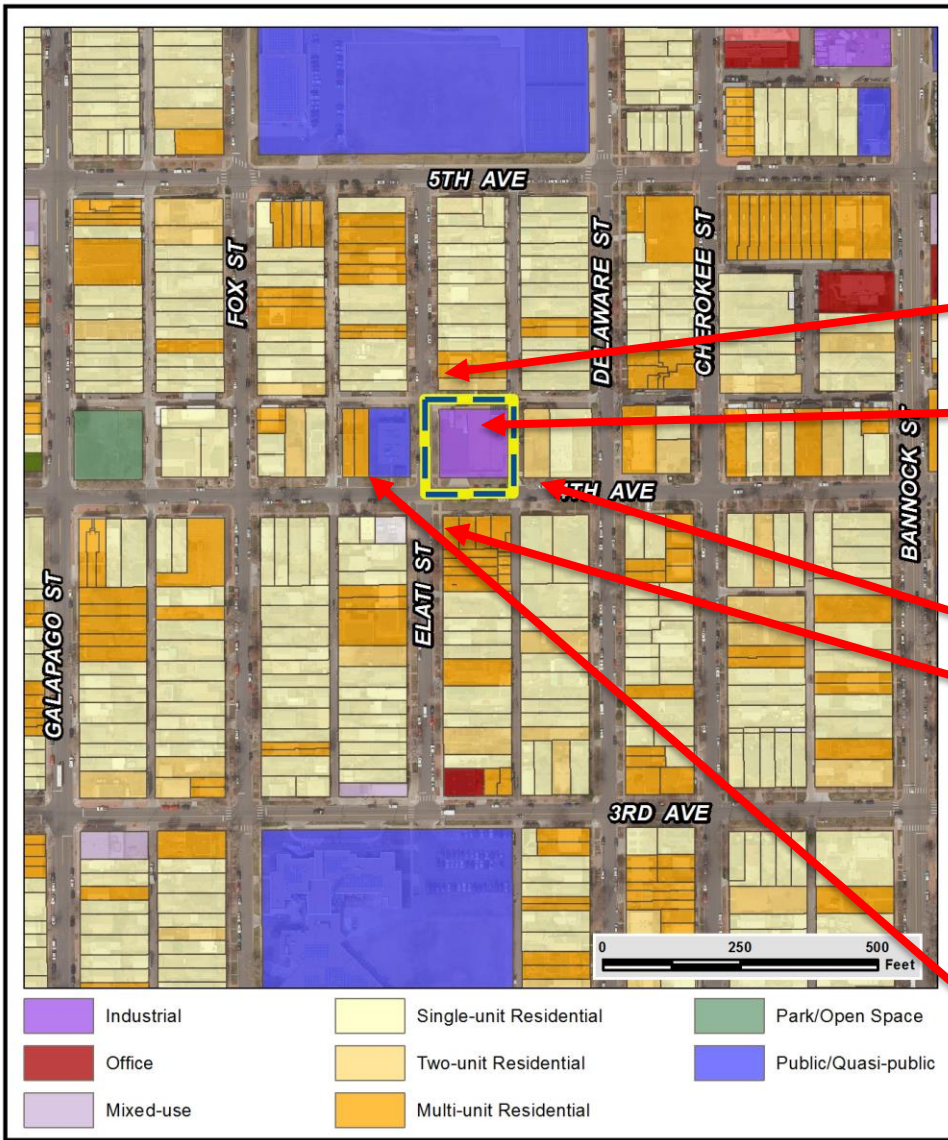
- Subject site: U-RH-2.5
- Surrounding Properties:
  - North – U-RH-2.5
  - East – U-RH-2.5
  - South – U-RH-2.5
  - West – U-RH-2.5

# Existing Context: Land Use

- Subject Property: Vacant former manufacturing
- North: Residential
- East: Residential
- South: Residential
- West: Union hall



# Existing Context: Building Form/Scale



# Process

- Planning Board (April 18, 2018)
  - 9-0 vote for recommendation of approval
  - No public comment
- Land Use, Transportation and Infrastructure Committee (May 8, 2018)
- City Council (June 18, 2018)
- Public comment
  - Letter of support from Baker Historic Neighborhood Association



# 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)
  - Baker Neighborhood Plan (2003)
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

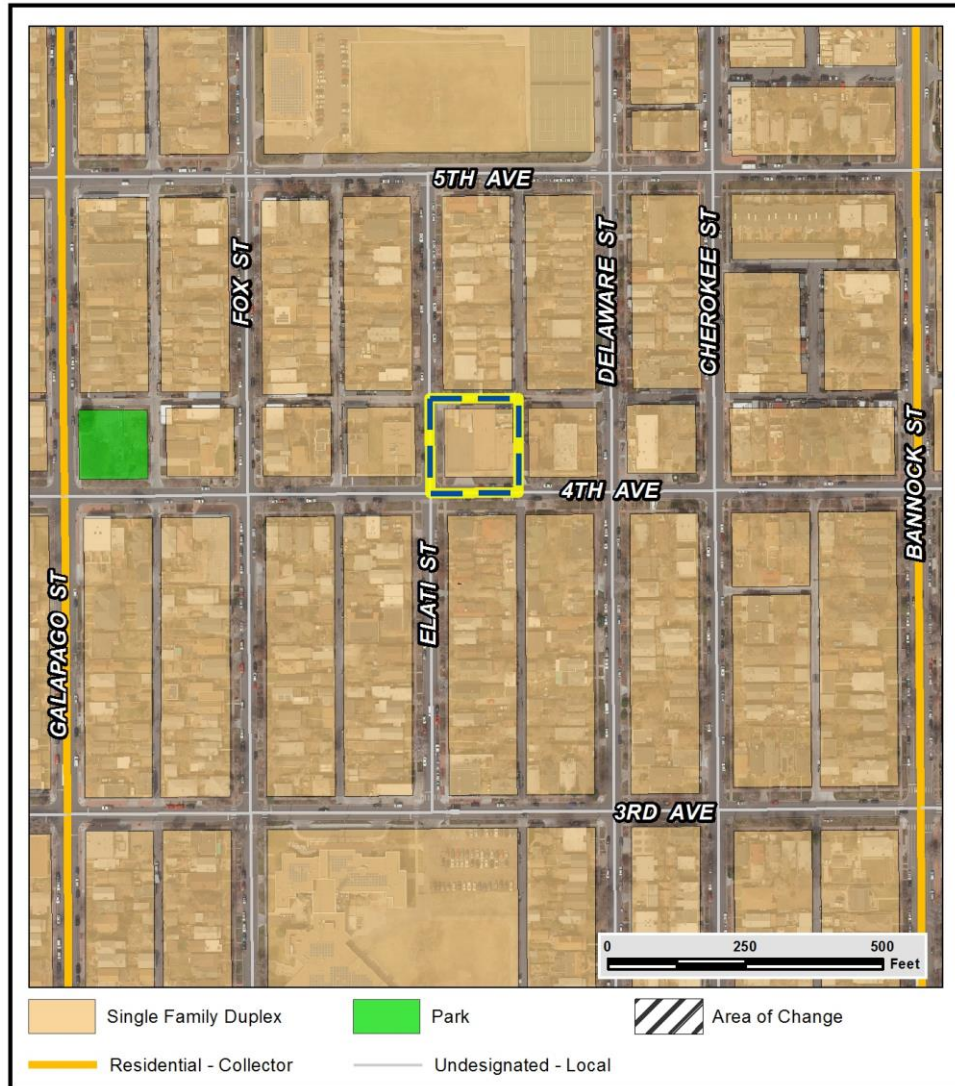
# Review Criteria: Consistency with Adopted Plans

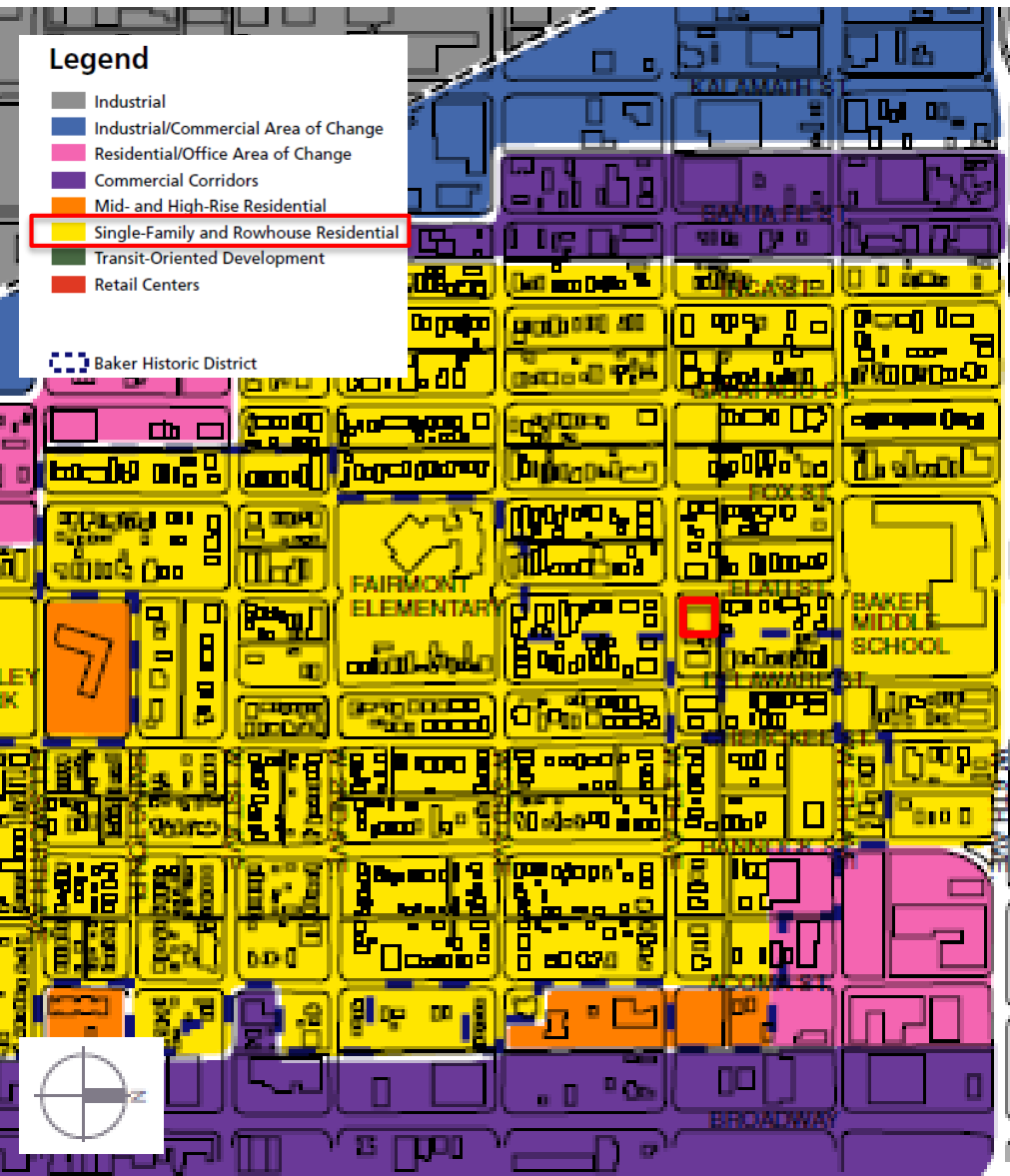
## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-D
- Mobility Strategy 4-E
- Economic Activity Strategy 5-A
- Neighborhoods Strategy 1-A

# Blueprint Denver (2002)

- Single Family Duplex
  - Primarily residential but with some complementary, small-scale commercial uses
- Area of Stability
  - Maintain the character of an area while accommodating some new development and redevelopment
- Undesignated Local
  - Providing local access





# Baker Neighborhood Plan (2003)

- Framework
  - Mixture of uses that assure the availability of neighborhood services and amenities that reinforce the role, identity, and needs of the neighborhood
- Single-Family and Rowhouse subarea
  - Vacant and underutilized commercial buildings offer opportunities for services and retail at an appropriate neighborhood scale
  - Existing non-conforming industrial uses undermine the integrity and pedestrian friendliness of the residential area

# 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 reuse or redevelopment
4. Justifying Circumstances
  - Changed or Changing Conditions: Increased need for neighborhood services
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - U-MX zone districts promote safe, active, and pedestrian-scaled, diverse areas through building forms that activate the public realm

# 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