



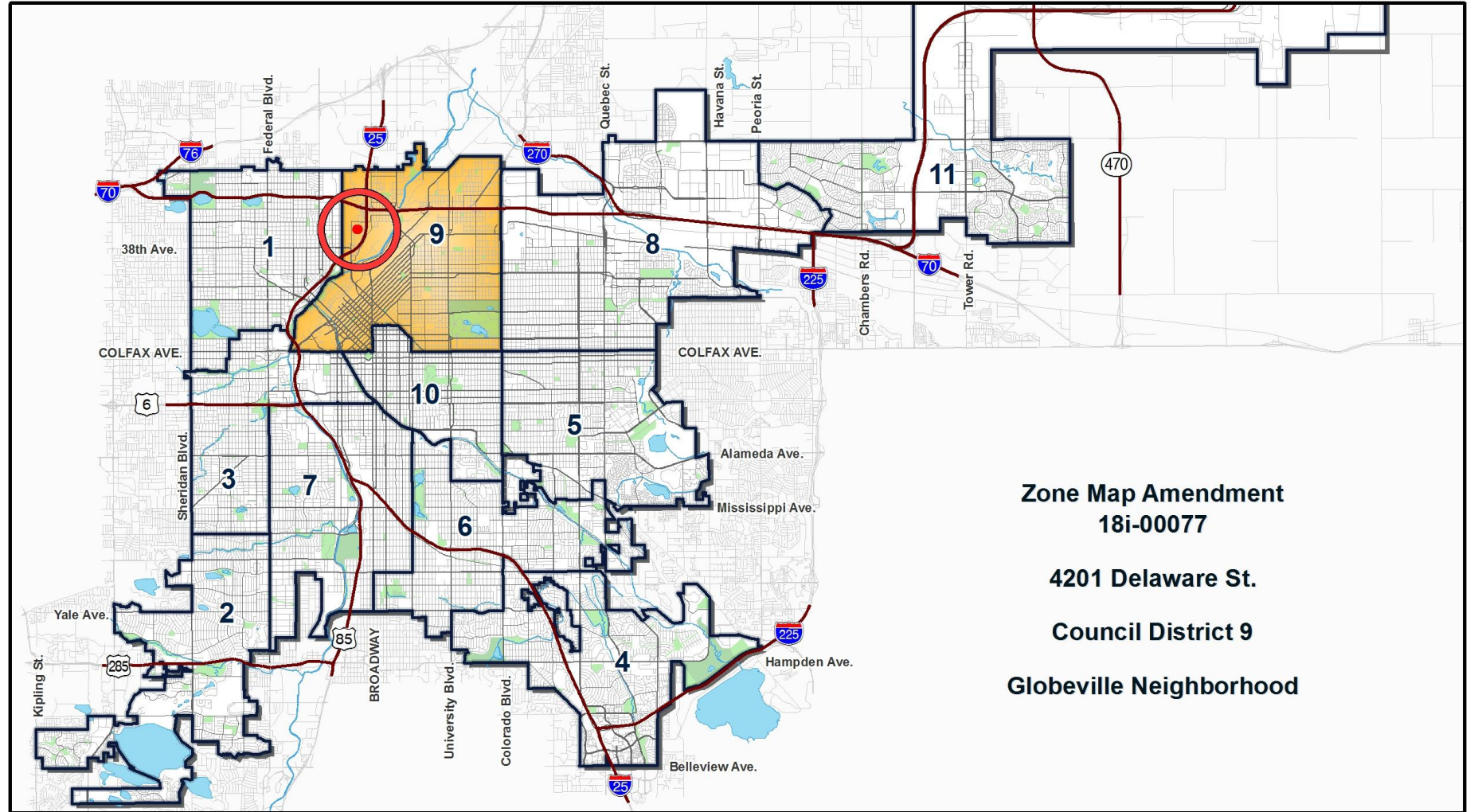
4201 Delaware Street

#2018I-00077 rezoning 4201 Delaware St. from
I-A UO-2 to C-RX-8

2/25/2019

4201 Delaware St.

I-A U0-2 to
C-RX-8



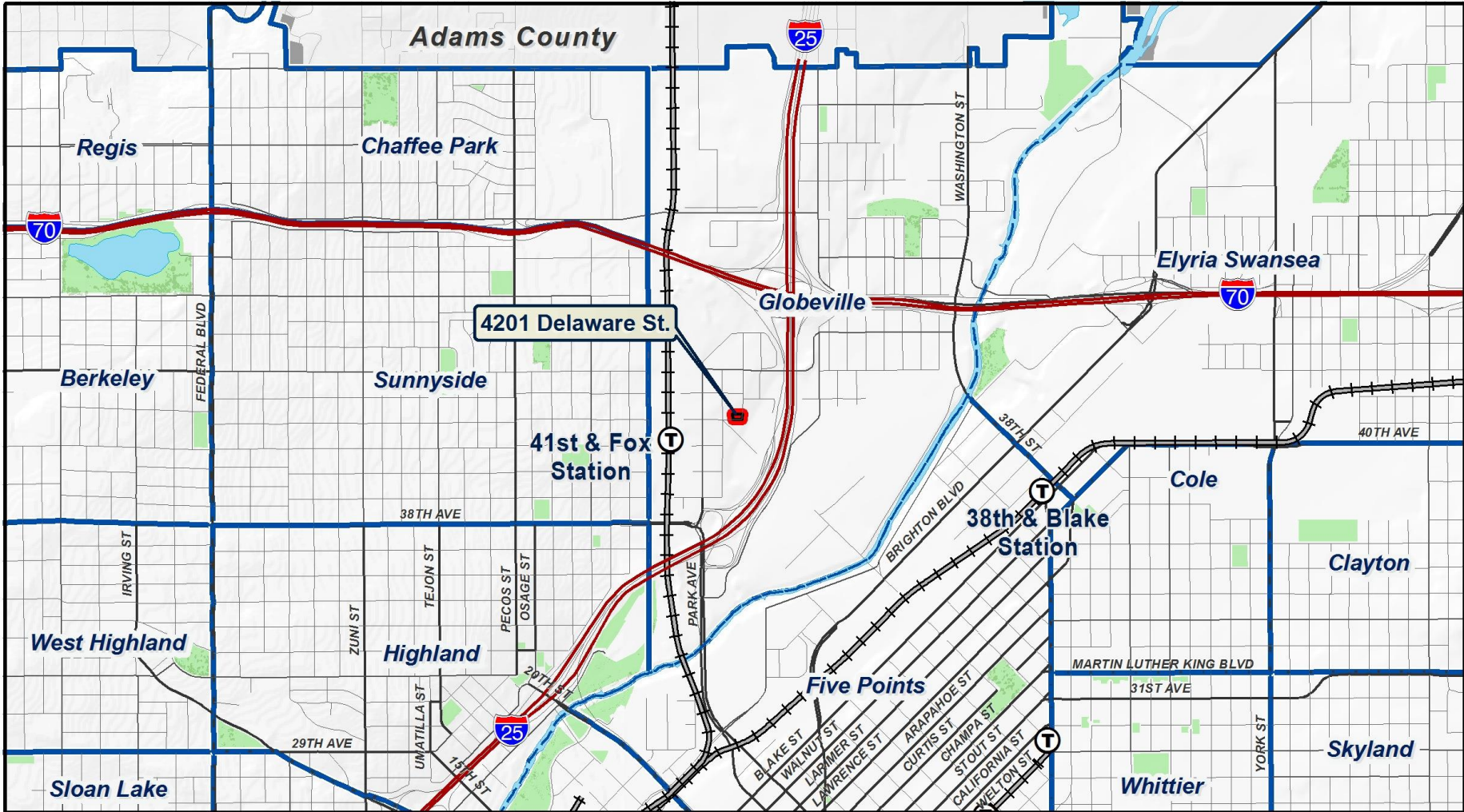
**Zone Map Amendment
18i-00077**

4201 Delaware St.

Council District 9

Globeville Neighborhood

Globeville Neighborhood





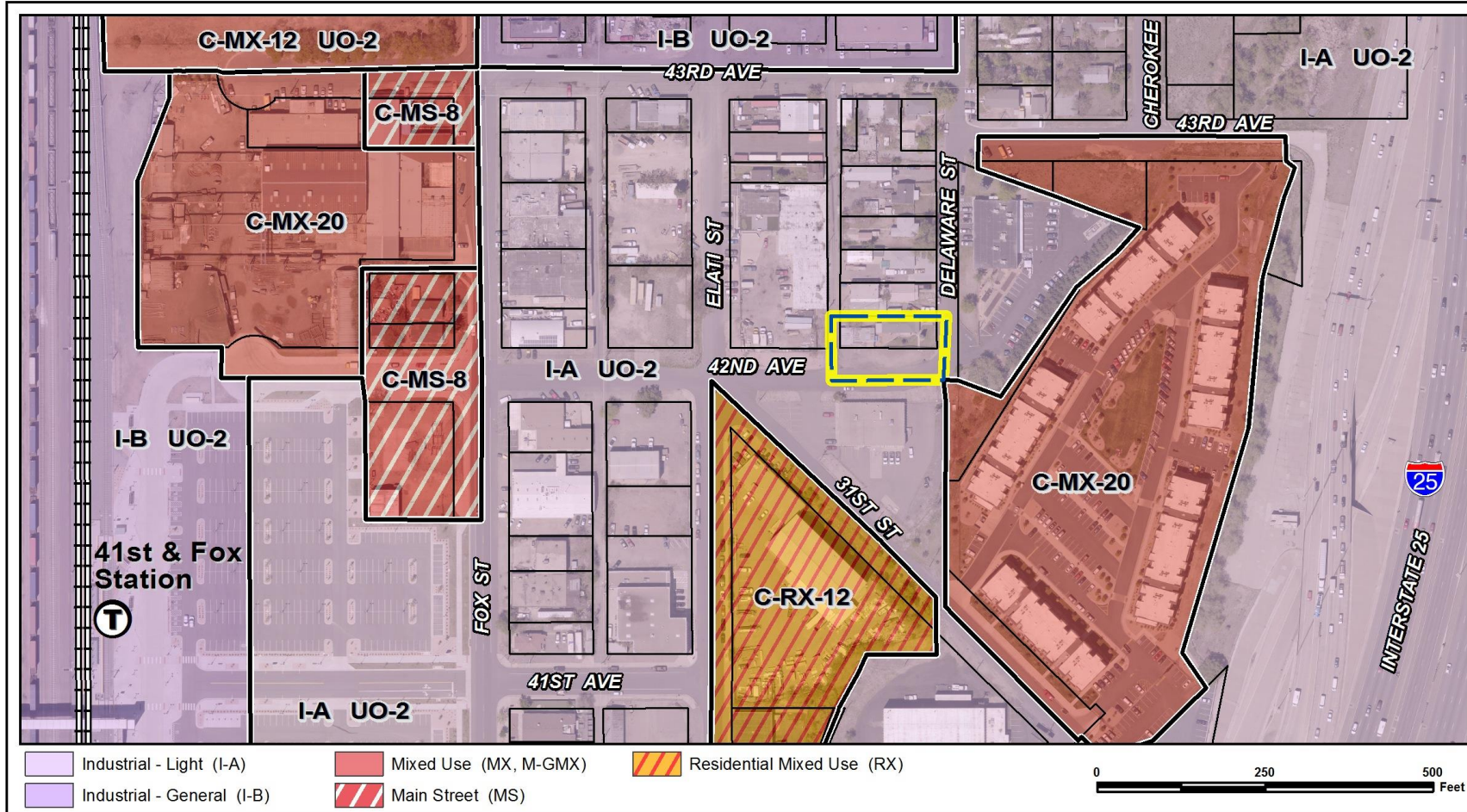
Location

- 41st & Fox Station Area
- Corner of 42nd Ave. & Delaware St.
- 7,170 square feet
- Single-unit residence

Proposal:

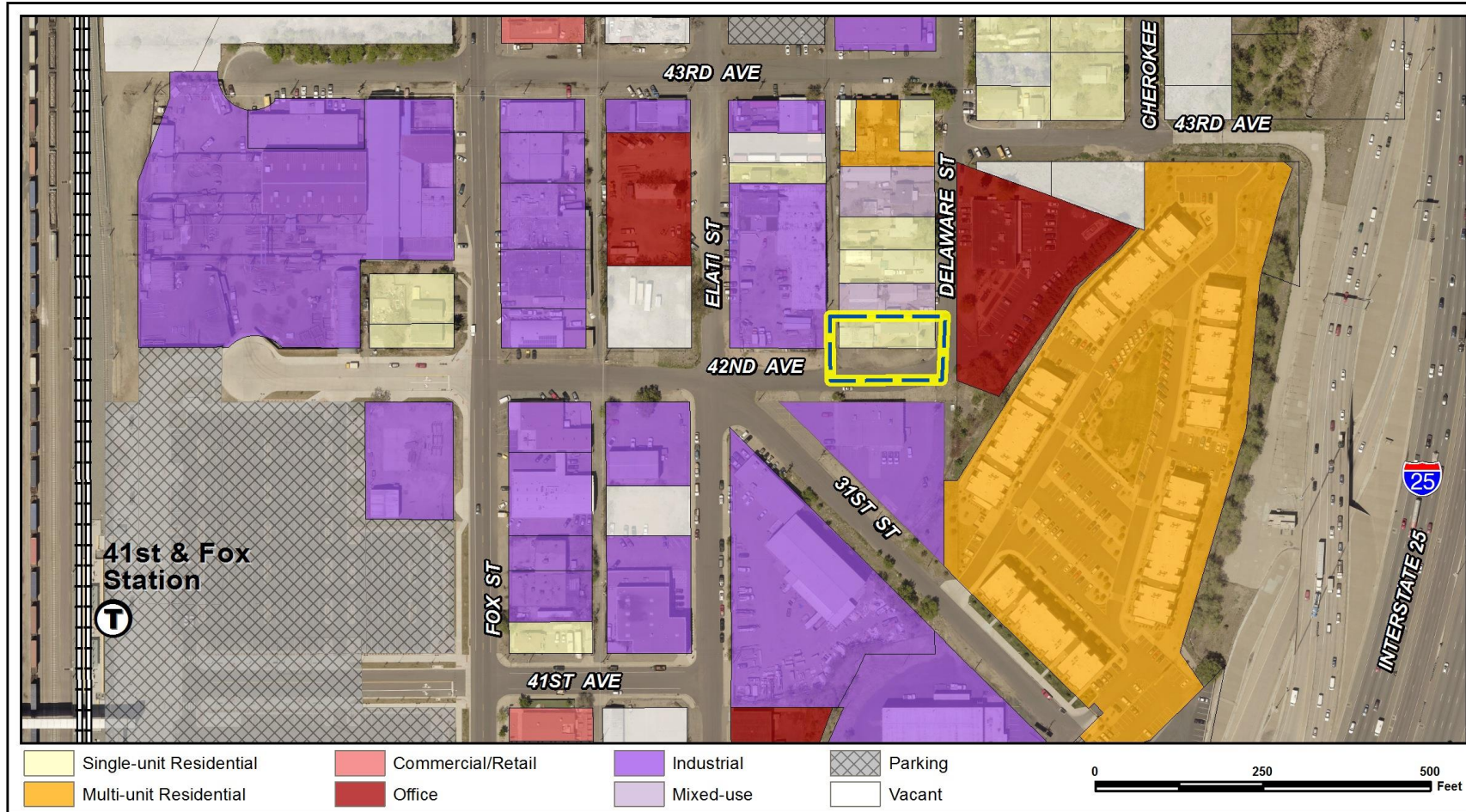
- Rezoning from I-A UO-2 to C-RX-8
- Requesting rezoning to develop property

Existing Context: Zoning



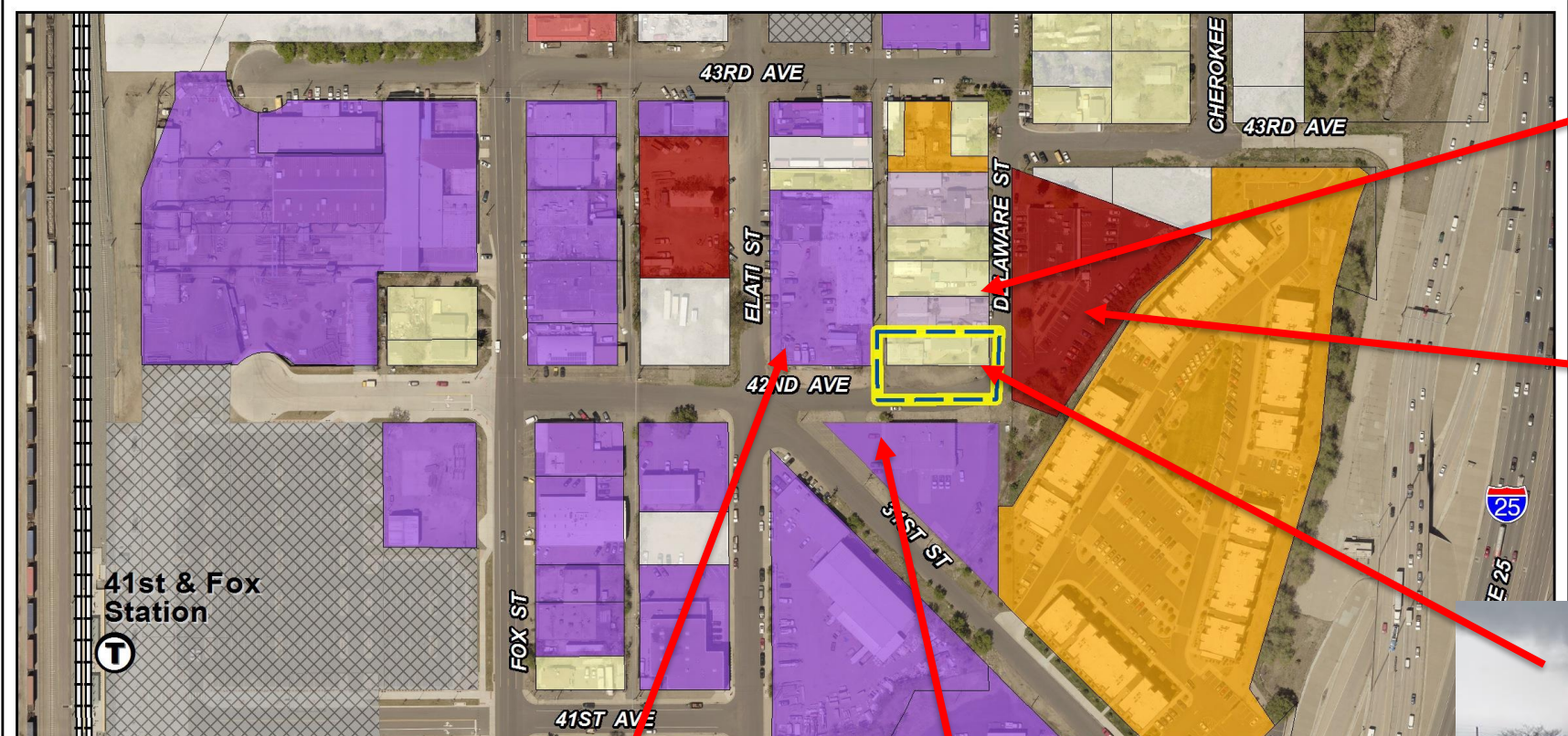
- Subject site: I-A UO-2
- Surrounding Properties: I-A UO-2; C-MX-20

Existing Context: Land Use



- Subject Property: Single-unit residential
- North: Residential
- East: Office
- South: Industrial
- West: Industrial

Existing Context: Building Form/Scale



- Single-unit Resident
- Multi-unit Resident



Process

- Planning Board (November 7, 2018)
 - 10-0 vote for recommendation of approval
 - No public comment
- Land Use, Transportation and Infrastructure Committee (January 15, 2019)
- City Council (February 25, 2019)
- Public comment
 - No other public comment

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 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*
- *41st & Fox Station Area Plan (2009)*
- *Globeville Neighborhood Plan (2014)*

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
- Environmental Sustainability Strategy 4-A
- Land Use Strategy 3-B
- Land Use Strategy 4-A
- Mobility Strategy 4-E
- Denver's Legacies Strategy 3-A

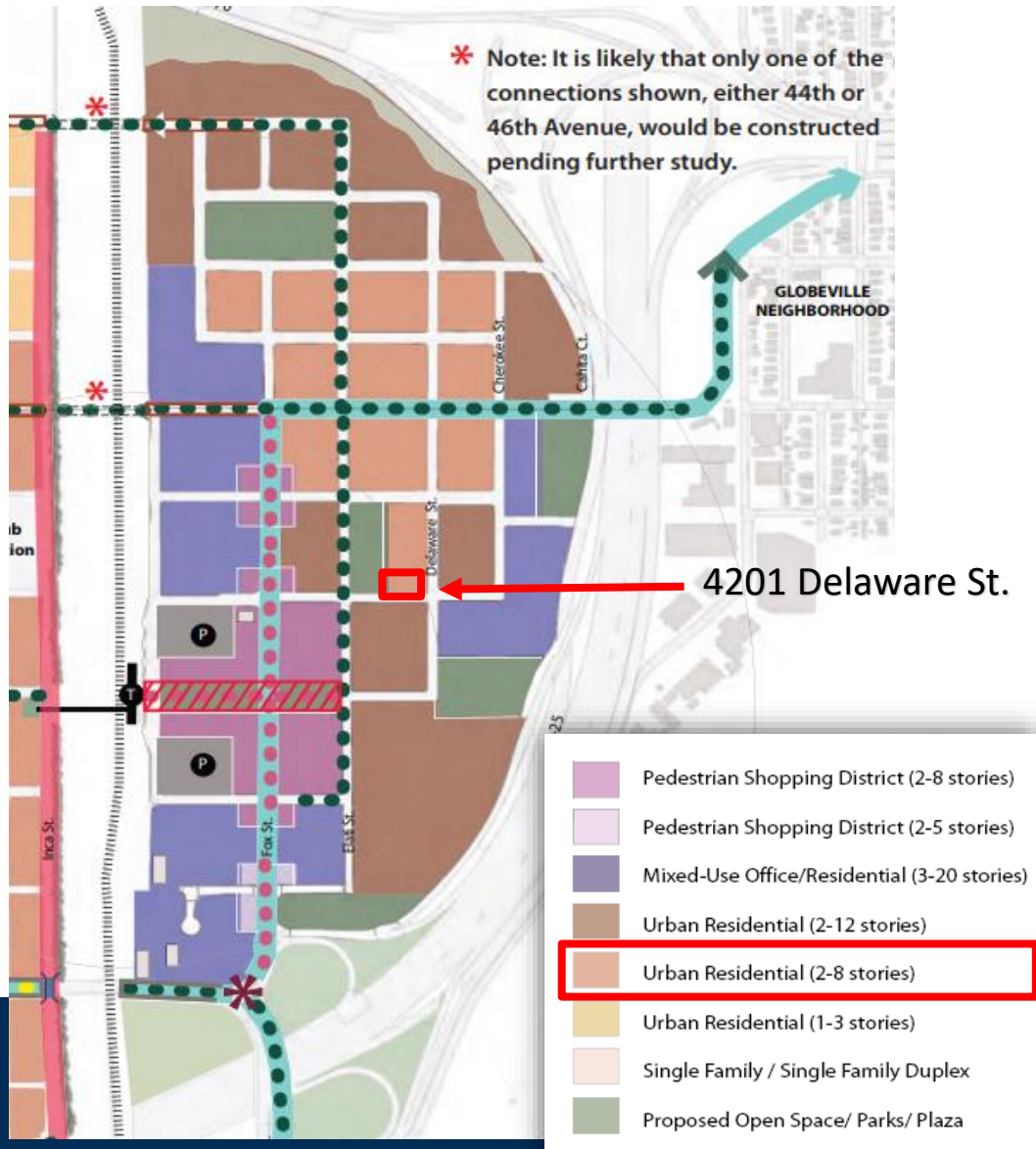
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Urban Residential
 - Primarily residential with complimentary commercial uses
 - Higher density
- Area of Change
 - Channel growth where it will be beneficial
- Undesignated Local
 - Providing local access

Review Criteria: Consistency with Adopted Plans



41st & Fox Station Area Plan (2009)

- Urban Residential (2-8 Stories)
 - Intended as new, moderate density neighborhoods
 - Provide a range of housing types that help support the pedestrian shopping district and employment base

Review Criteria: Consistency with Adopted Plans



Globeville Neighborhood Plan (2014)

- Concept land use and building height recommendations in this plan are intended to be fully consistent with the 41st and Fox Station Area Plan
- A diverse, transit supportive, and environmentally sustainable urban center
- Create a broad base of new jobs in diverse economic sectors by redeveloping opportunity sites throughout the neighborhood

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 redevelopment
4. Justifying Circumstances
 - Changed or Changing Conditions: Recently adopted plan, investment in the area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - C-RX-8 “applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 8 stories is desired”

CPD Recommendation

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