

City Council Land Use, Transportation, and Infrastructure Committee

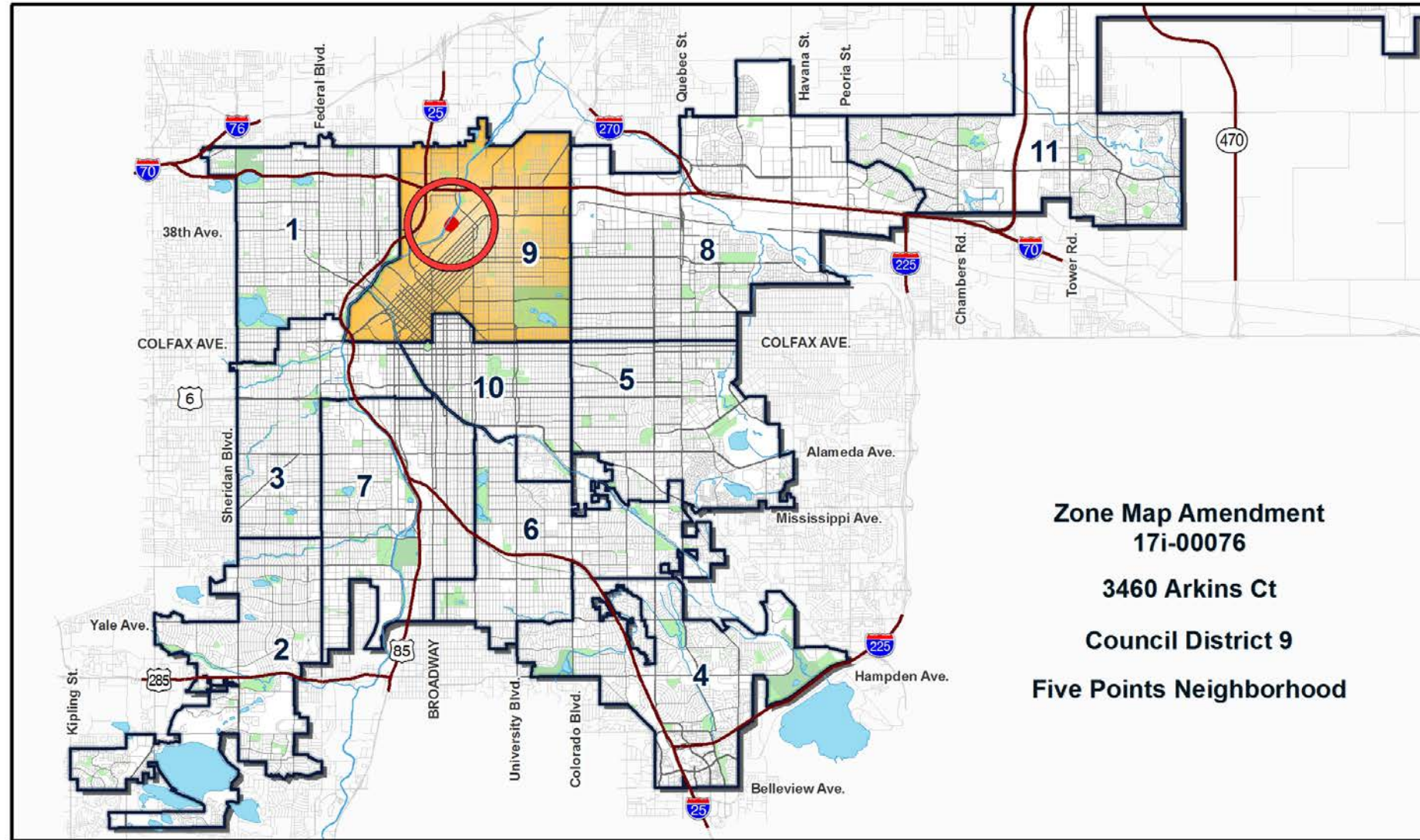
March 13, 2018



Official Map Amendment

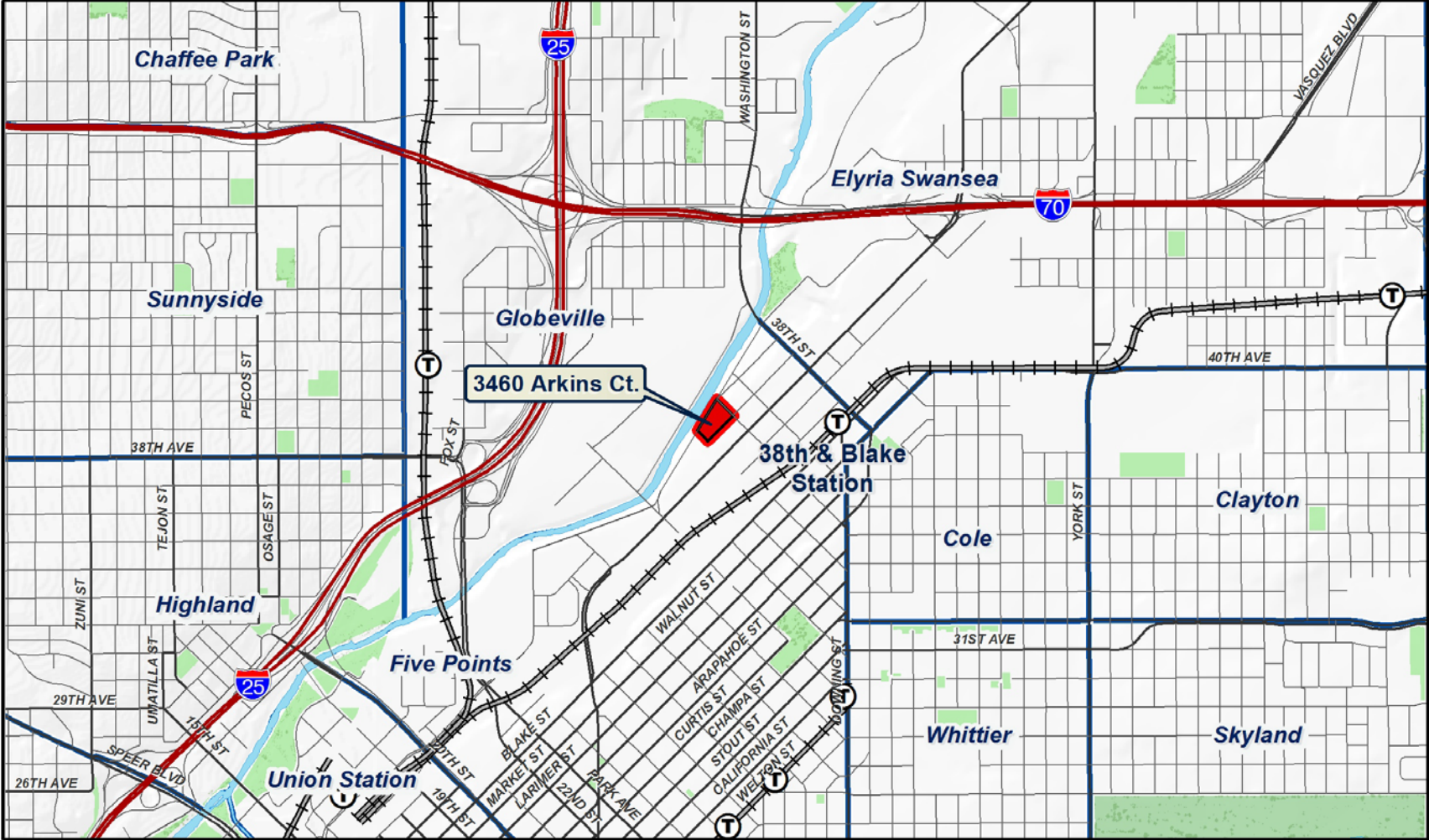
#2017I-00076 for 3400 Arkins Ct., 3460 Arkins Ct., & 1930 35th St from I-MX-5 UO-2 to OS-A.

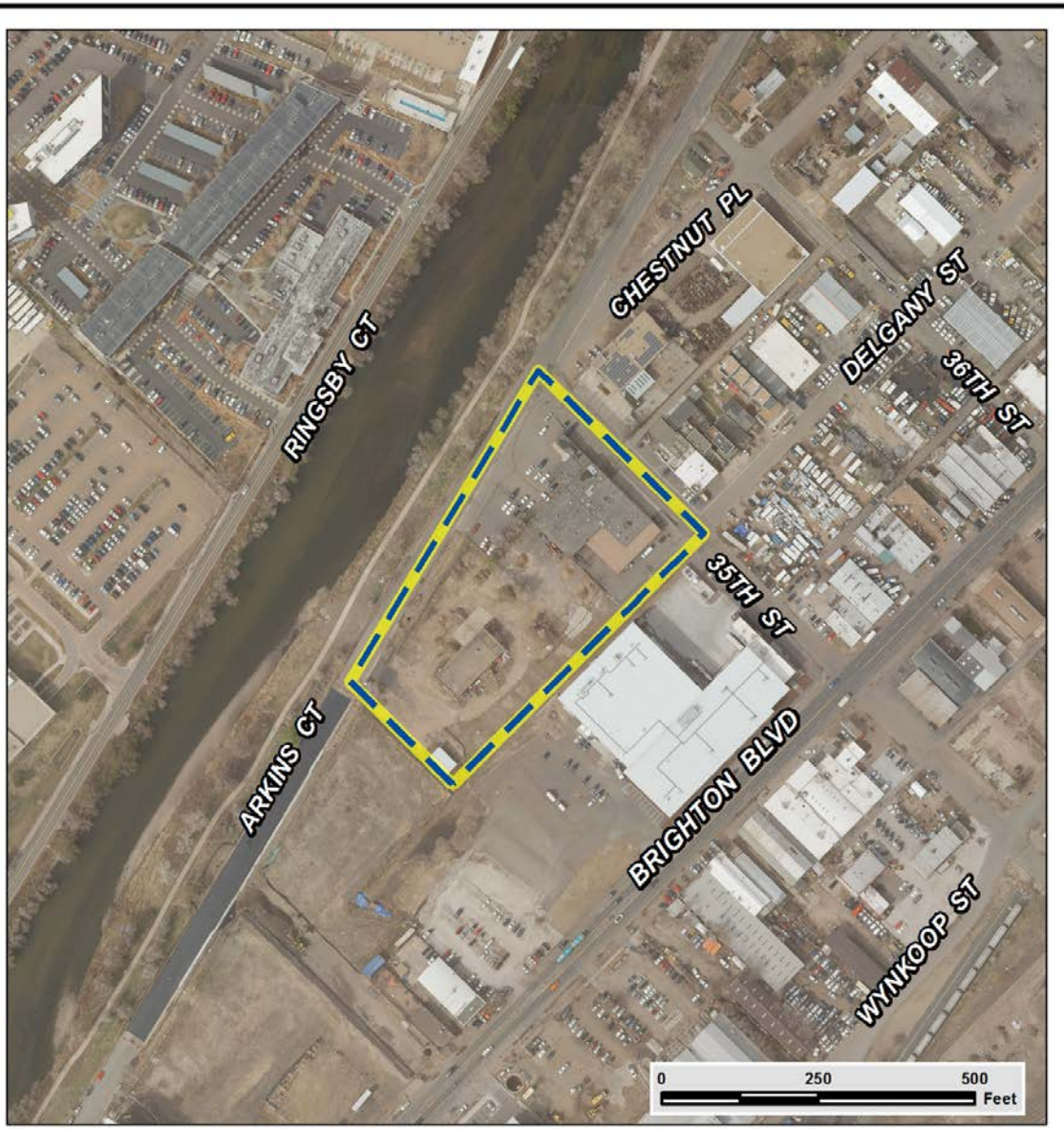
Council District 9



**Zone Map Amendment
17i-00076**
3460 Arkins Ct
Council District 9
Five Points Neighborhood

Five Points Neighborhood



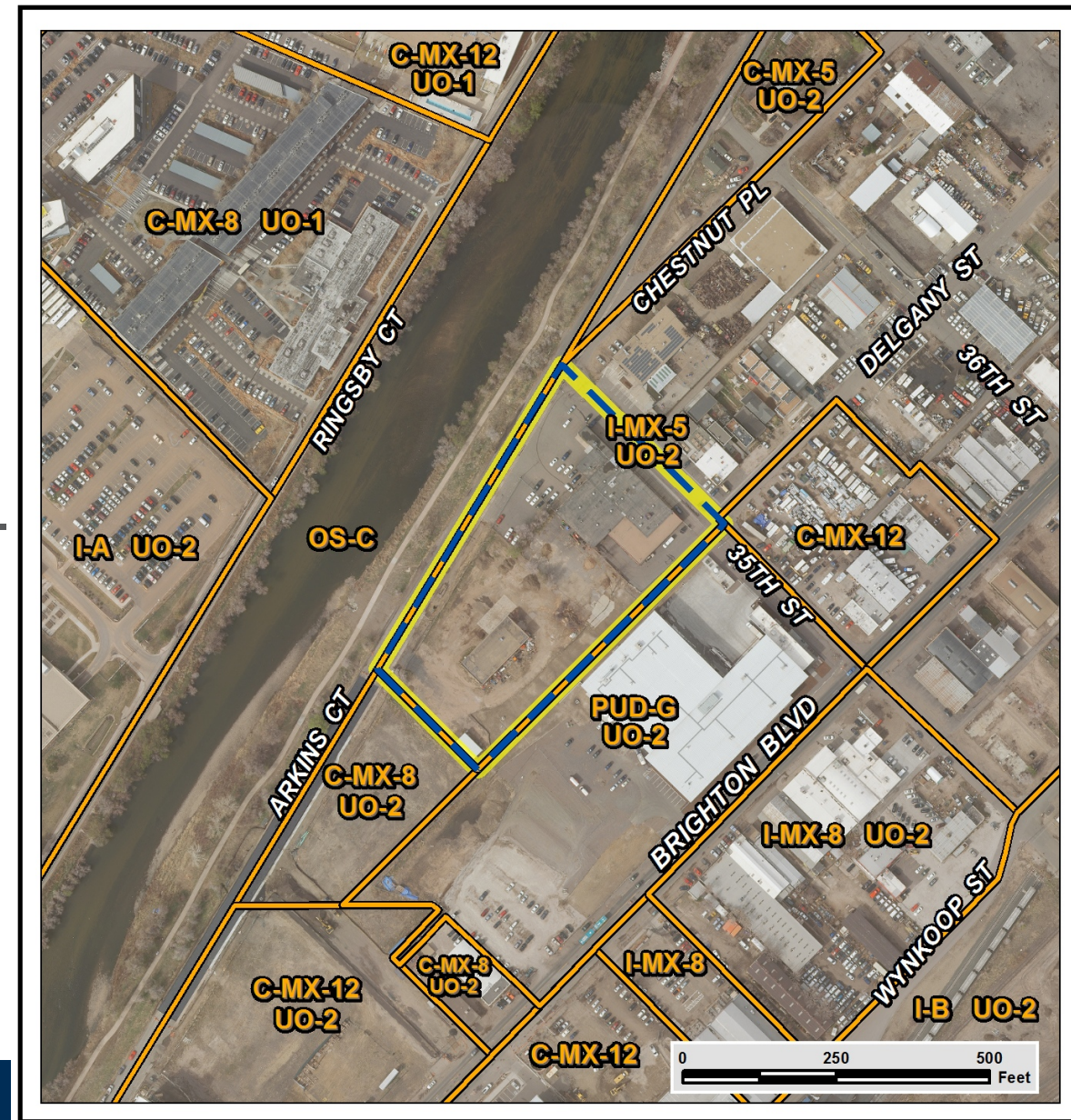


2016 Aerial

- **Request Area:** 3.2 acres
- **Proposal:** City Department of Parks and Recreation-initiated rezoning from I-MX-5/UO-2 to OS-A
- **Purpose:** Align zoning with intended future city park to serve growing RiNo area

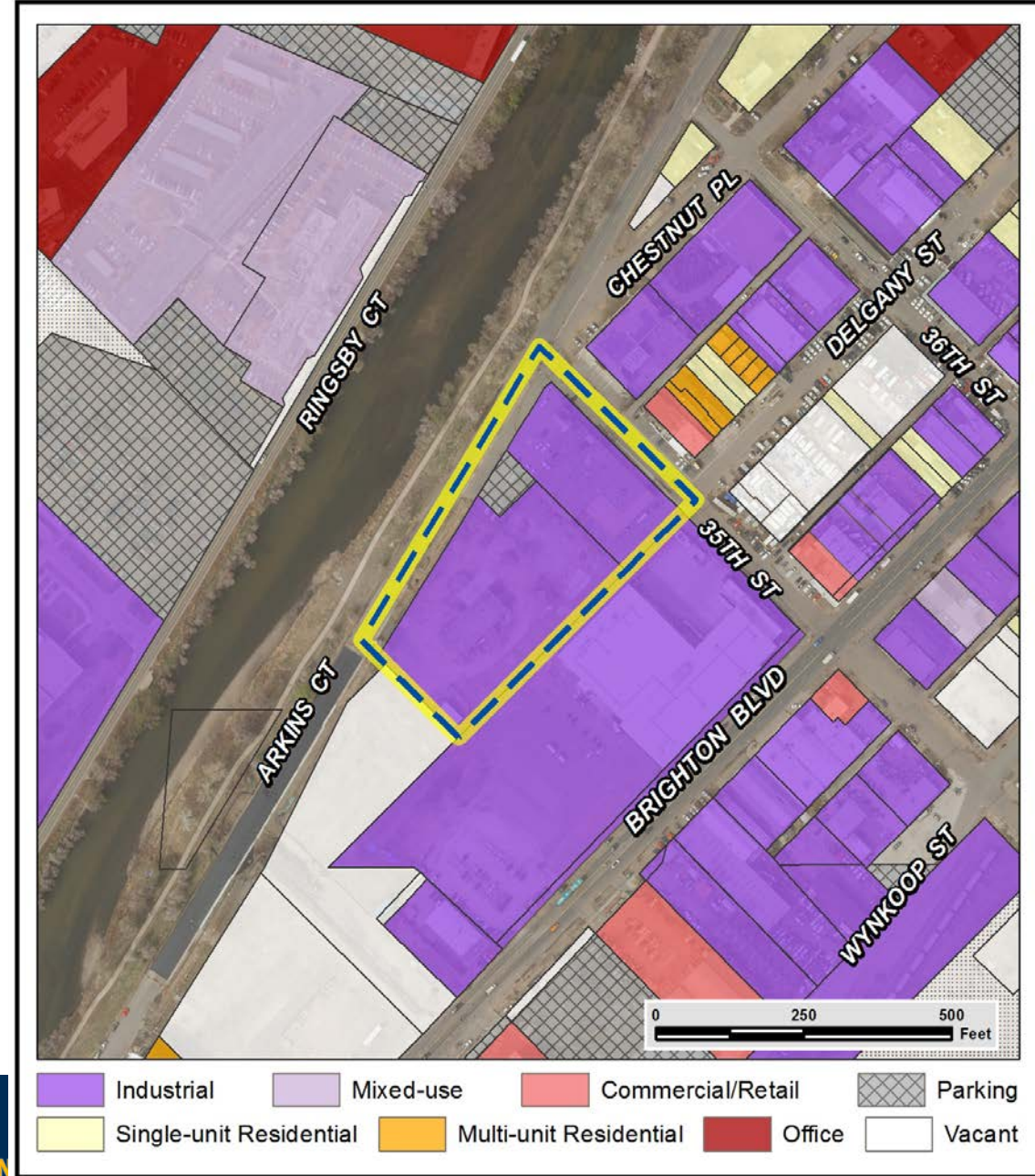
Existing Context: Zoning

- Subject site: I-MX-5, UO-3
- Surrounding Properties:
 - I-MX-5, I-MX-8, C-MX-8, C-MX-12



Existing Context: Land Use

- Subject Area: Industrial, Parking
- Surrounding Properties:
 - Industrial
 - Commercial/Retail
 - Vacant



Existing Context – Form/Scale (Subject Site)



Existing Context – Form/Scale (Subject Site)

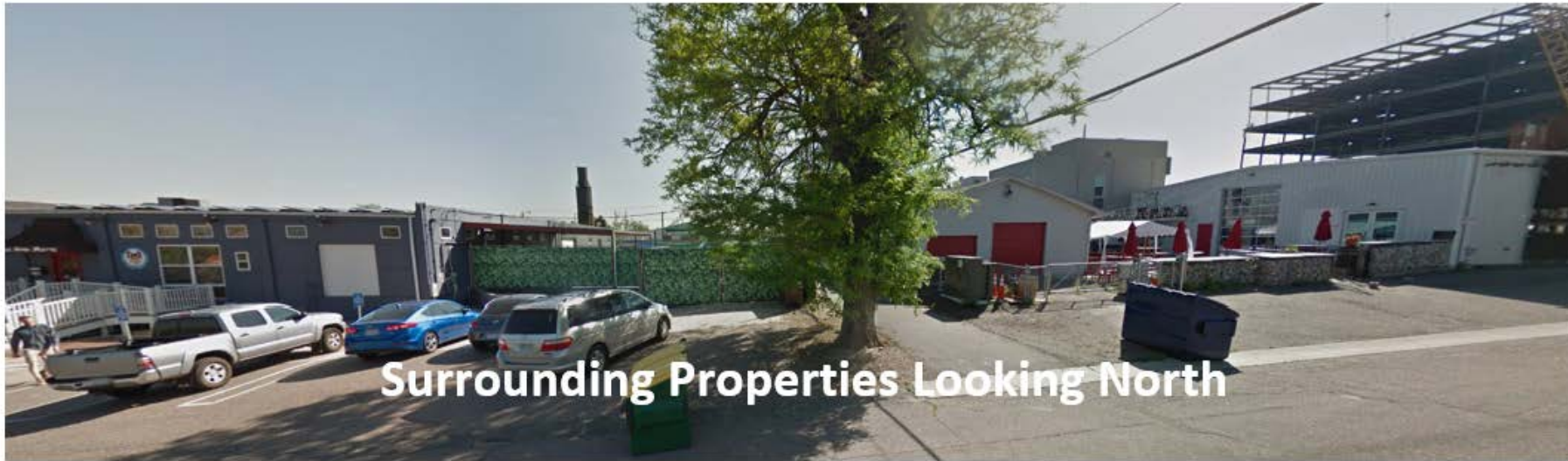


Subject Property (3400 Arkins Ct.)

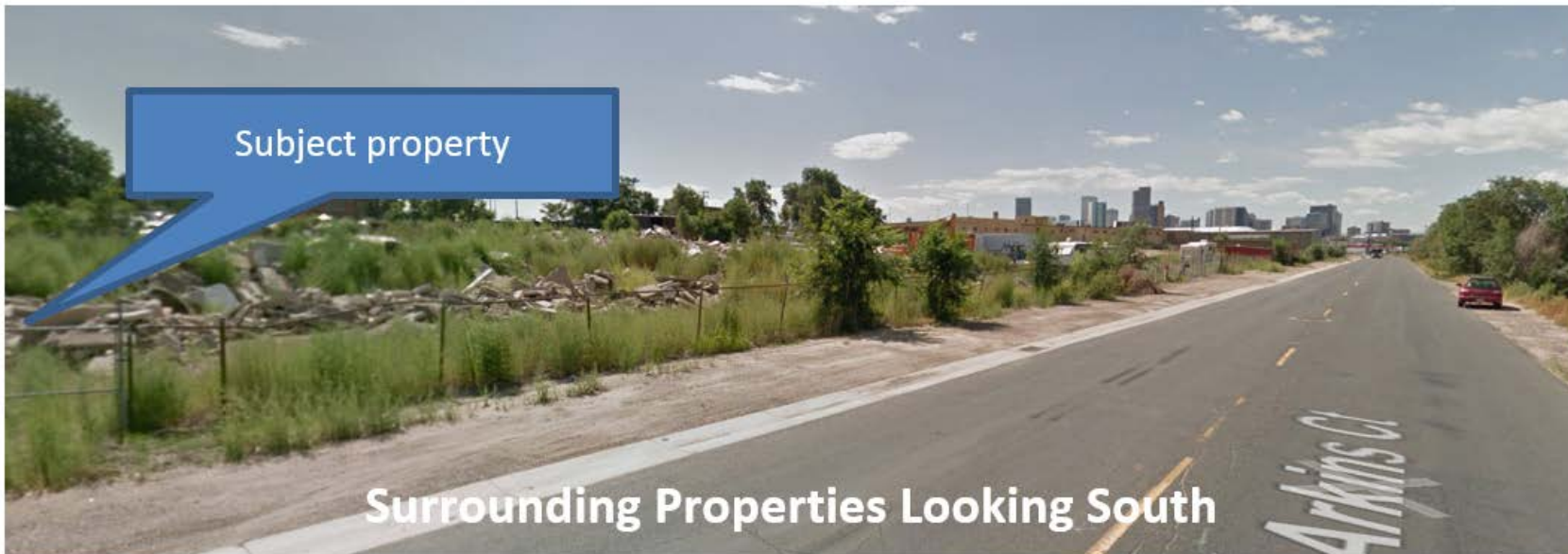
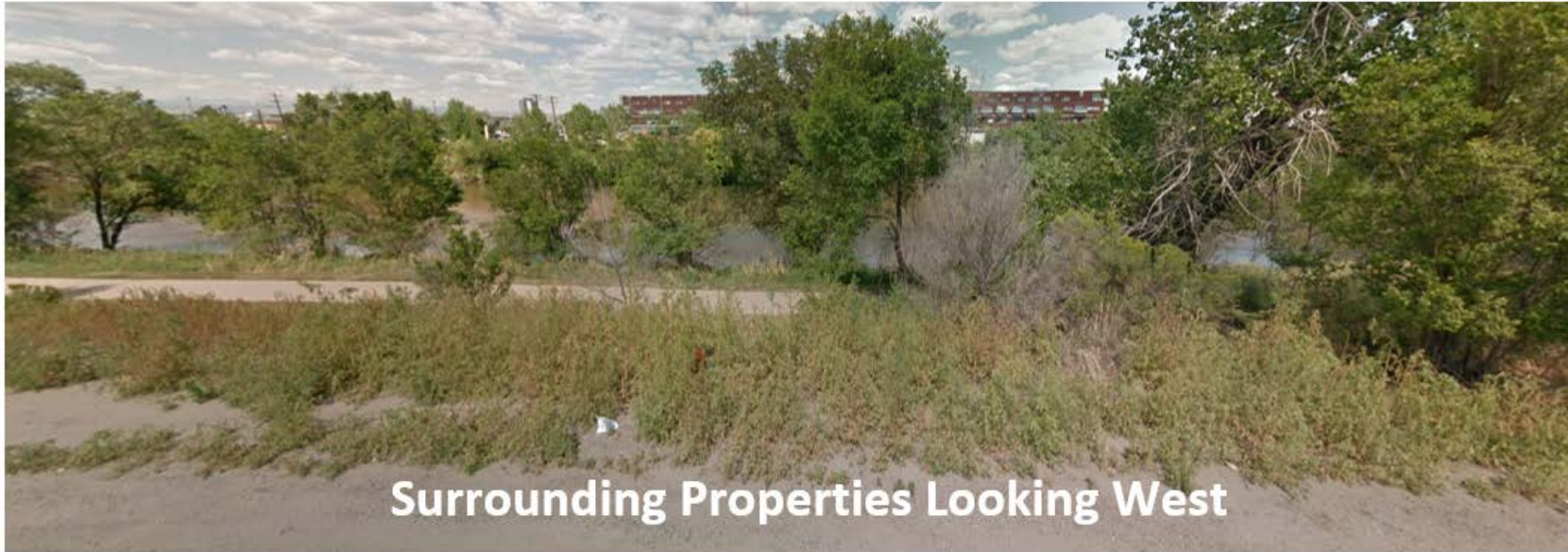


Subject Property (1930 35th St.)

Existing Context – Form/Scale (Surrounding Area)



Existing Context – Form/Scale (Surrounding Area)



Proposal: OS-A

Open Space Public Parks

DIVISION 9.3 OPEN SPACE CONTEXT (OS-A, OS-B, OS-C)

SECTION 9.3.1 OPEN SPACE CONTEXT DESCRIPTION



- For parks owned or operated by city
- Most common zoning for city parks, including nearby St. Charles Place Park and Globeville Landing Park

Process

- Informational Notice: 1/5/18
- Planning Board Notice Posted: 02/05/18
- Planning Board Public Hearing: 02/21/18
 - **Recommended approval 10-0**
- LUTI Committee: 03/13/18
- City Council Public Hearing: 04/23/18

Public Outreach

- RNOs
 - Inter-Neighborhood Cooperation (INC), RiNo Art District, UCAN, Globeville Civic Association #2, Globeville Civic Partners, Elyria Swansea/Globeville Business Association, Globeville K.A.R.E.S., Rio Norte, Denver Arts and Culture Initiative, Comunidades Unidas, Globeville Elyria & Swansea, North Neighborhoods Democratic Council
- No public comments to date

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 (2002)
- Denver Parks Game Plan (2003)
- River North Plan (2003)
- Elyria & Swansea Neighborhoods Plan (2015)
- 38th and Blake Station Area Plan (2009) and height amendments (2016)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

Review Criteria: Consistency with Adopted Plans

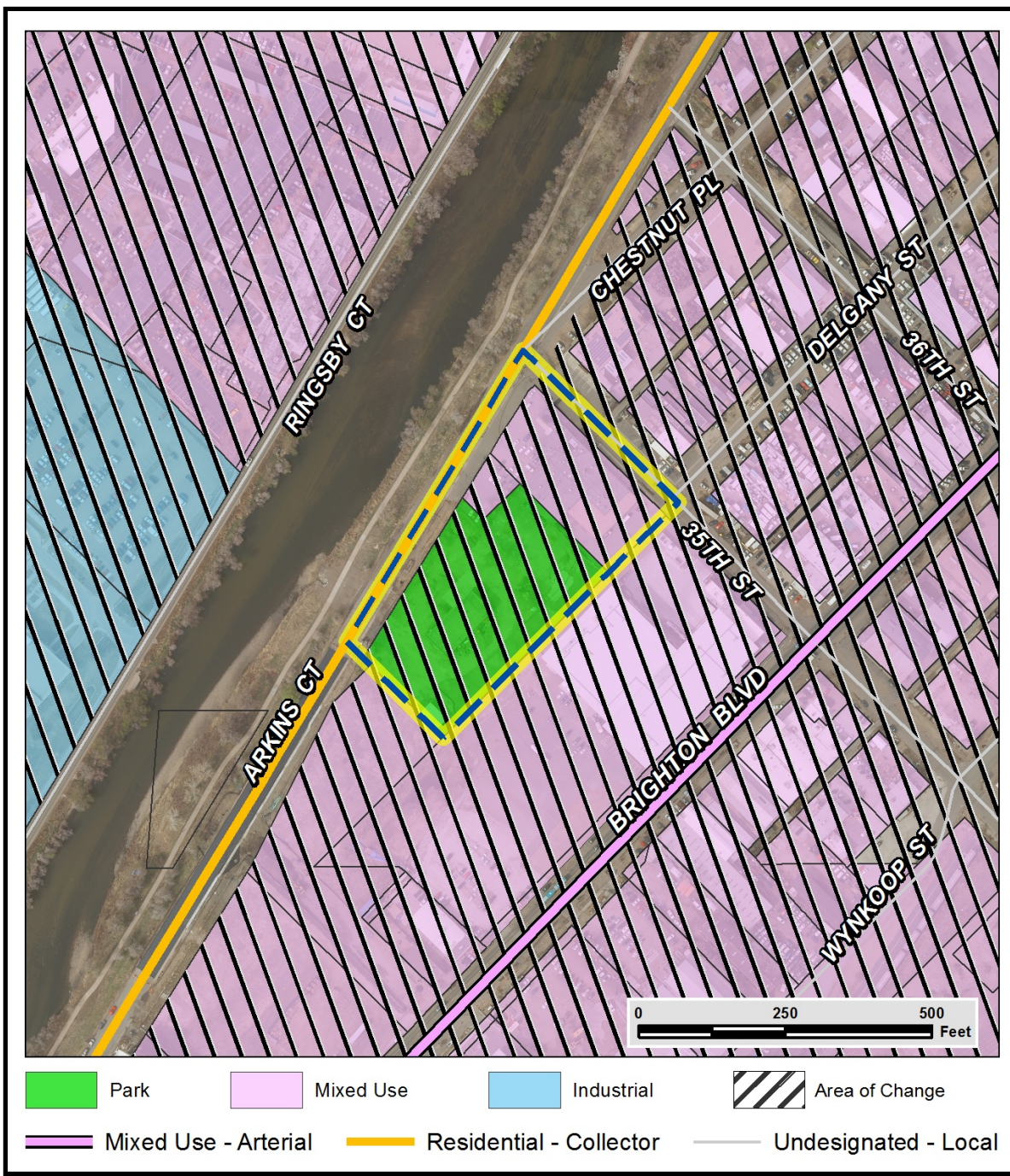
Comprehensive Plan 2000

Policies related to development of parks in areas with increasing demand:

- Land Use Vision (p. 55)
- Urban Design Vision (p. 97)
- Preservation of Urban Legacies (p. 55)
- Neighborhood Economic Activity Strategy 5-A (p. 136)

Blueprint Denver (2002)

- Area of Change
 - Provide adequate parks and open space, especially where density is increased (p. 23)
- Park
- Mixed Use
 - Wide range of residential and nonresidential uses



38th and Blake Station Area Plan (2009)

- Most recent, focused plan guidance
- New Open Space and Parks for entire site

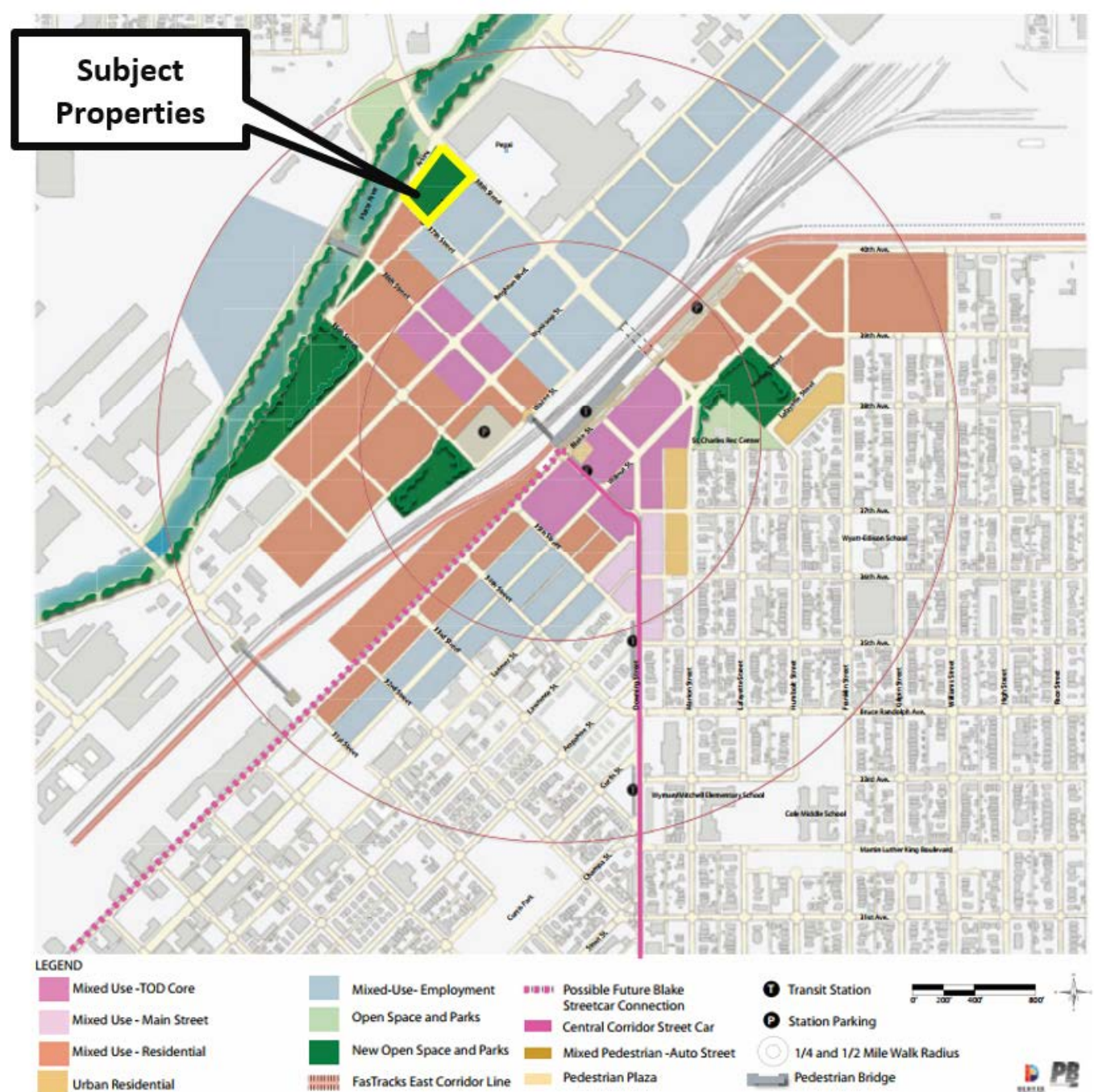


Figure 1.6 – Future Land Use

- Elyria Swansea
 - Identify Park future land use for site
- River North Plan (2003)
- Denver Parks Game Plan (2003)
 - Open spaces within ½ mile of every home (p. 31)



ELYRIA & SWANSEA PLAN LAND USE MAP

Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - *Request is consistent with a standard zone district*
3. Further Public Health, Safety and Welfare
 - *Implements adopted plans, supports development in a park with increasing, unmet demand for parks*
4. Justifying Circumstances
 - *RiNO is undergoing a transformation with new residential and nonresidential development generating increased demand for parks and open space*
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - *The OS-A zone district is specifically for city parks*

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