

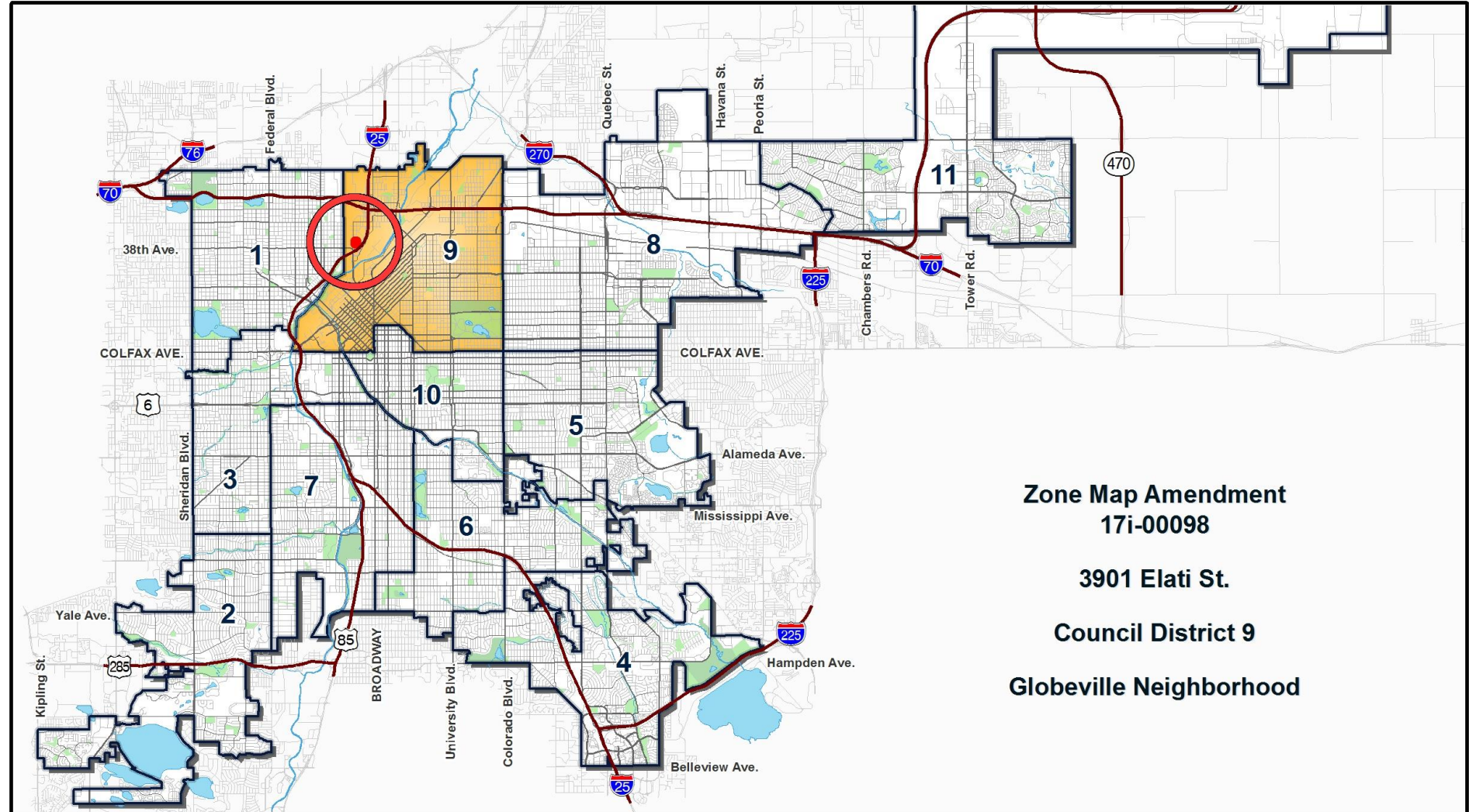


Official Map Amendment

#2017I-00098 rezoning 3901 Elati St. from
I-A UO-2 to C-MX-20

3901 Elati St.

I-A U0-2 to
C-MX-20



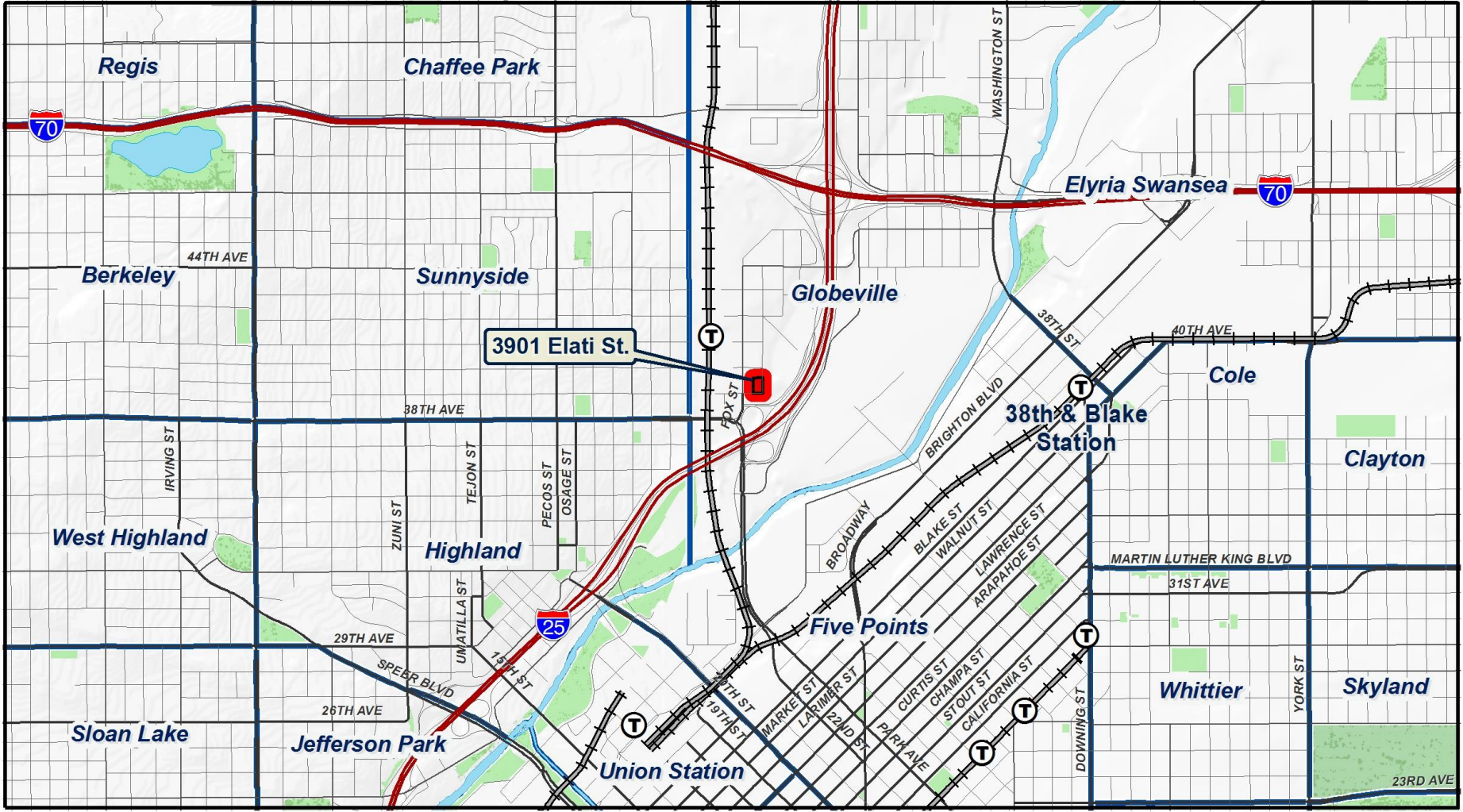
**Zone Map Amendment
17i-00098**

3901 Elati St.

Council District 9

Globeville Neighborhood

Globeville Neighborhood





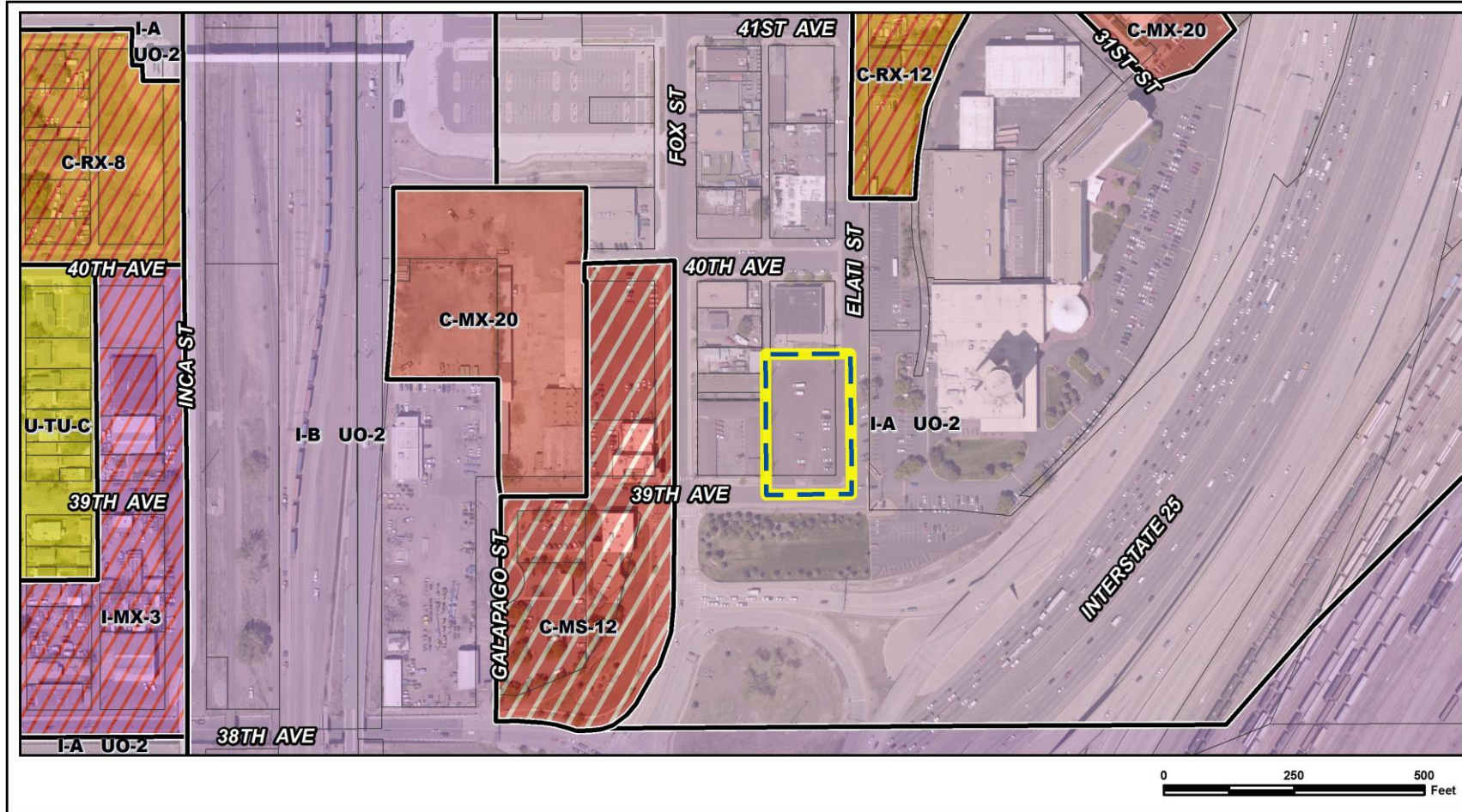
Location

- 41st & Fox Station Area
- Corner of 39th Ave. & Elati St.
- 29,688 square feet
- Vacant

Proposal:

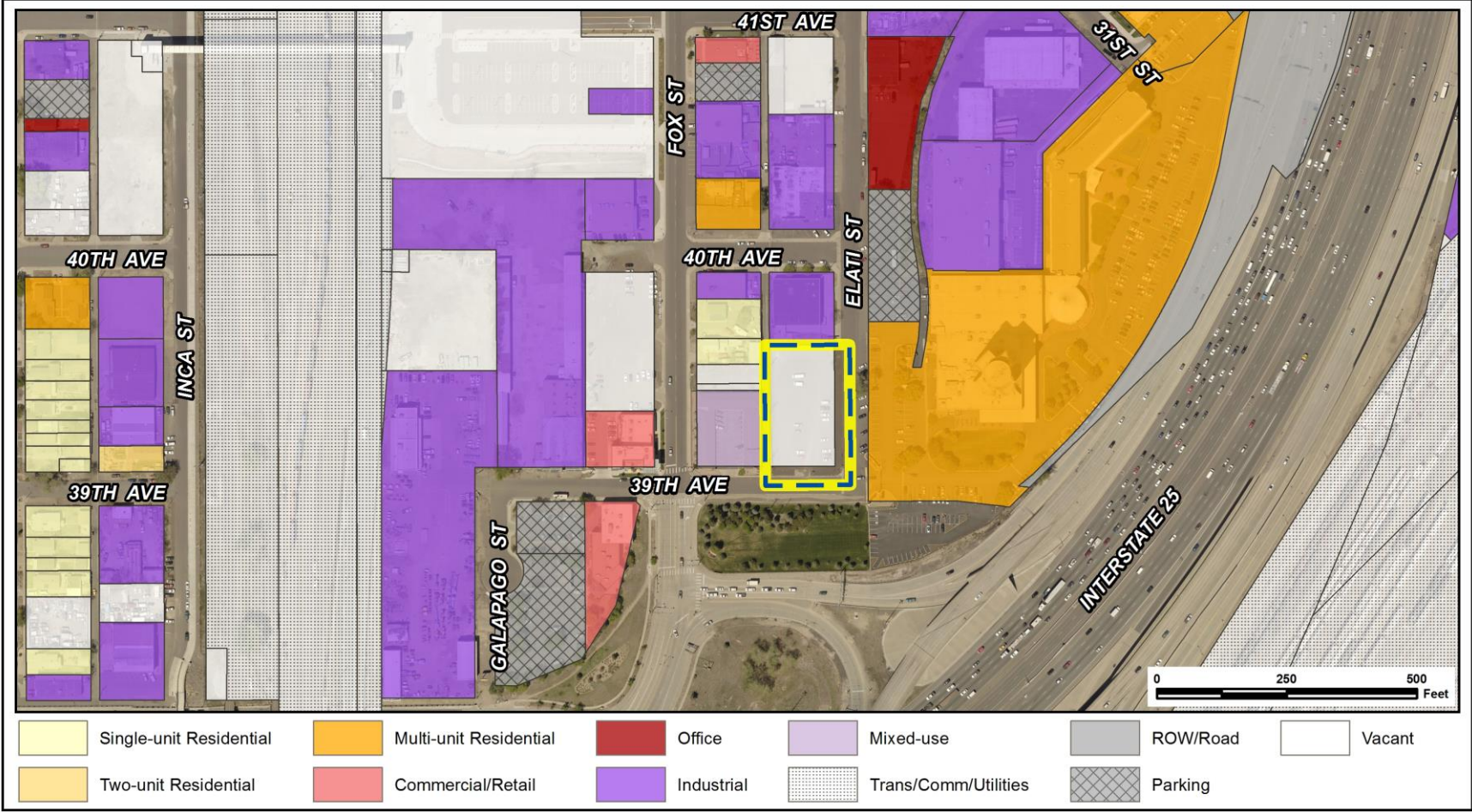
- Rezoning from I-A UO-2 to C-MX-20
- Requesting rezoning to develop property

Existing Context: Zoning



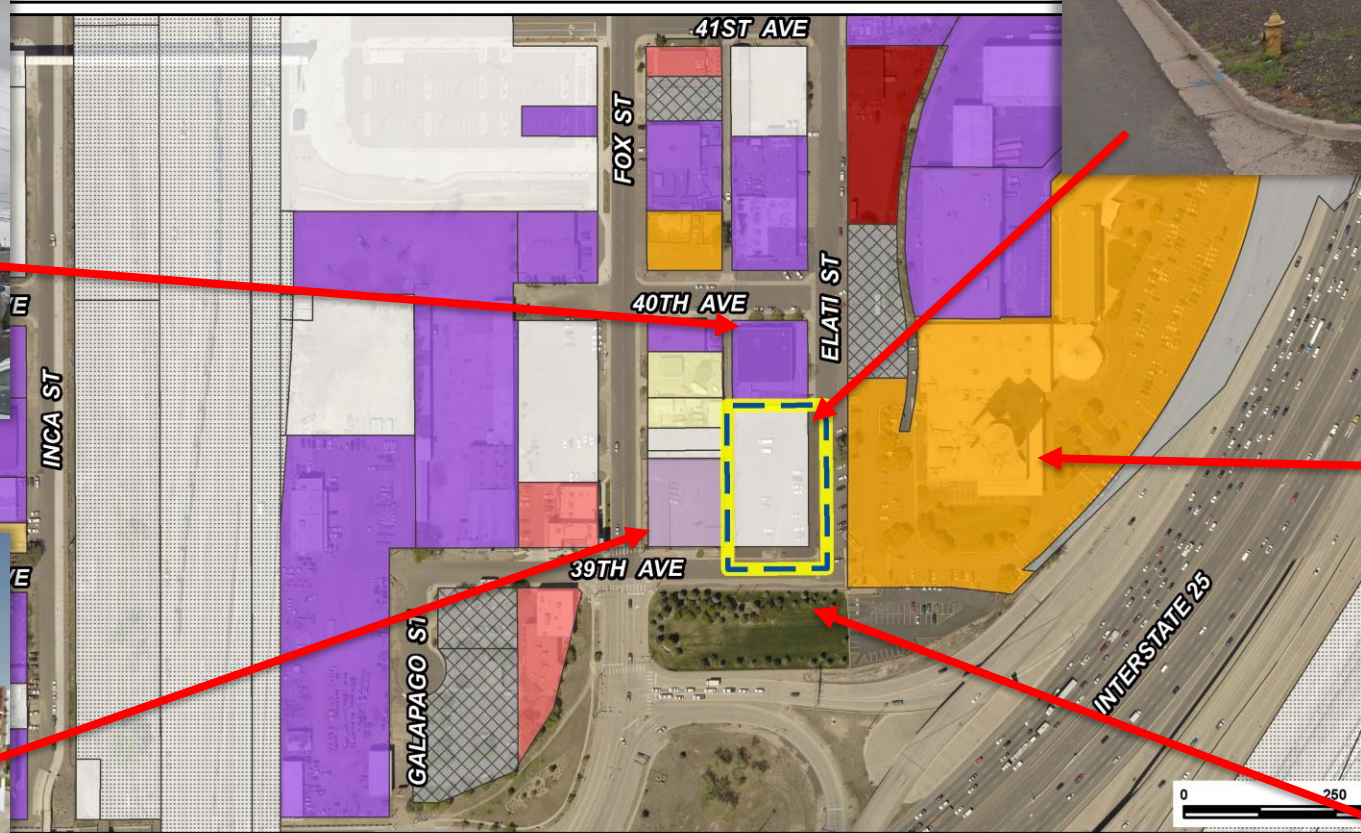
- Subject site: I-A UO-2
- Surrounding Properties: I-A UO-2

Existing Context: Land Use



- Subject Property: Vacant
- North: Industrial warehouse
- East: Residential
- South: ROW
- West: Motel

Existing Context: Building Form/Scale



Single-unit Residential	Multi-unit Residential	Office	Mixed-use	ROW/Road
Single-unit Residential	Commercial/Retail	Industrial	Trans/Comm/Utilities	Parking



Process

- Planning Board (July 18, 2018)
 - 10-0 vote for recommendation of approval
 - No public comment
- Land Use, Transportation and Infrastructure Committee (August 7, 2018)
- City Council (Tentative: September 17, 2018)
- Public comment
 - No public comment received

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)
- 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

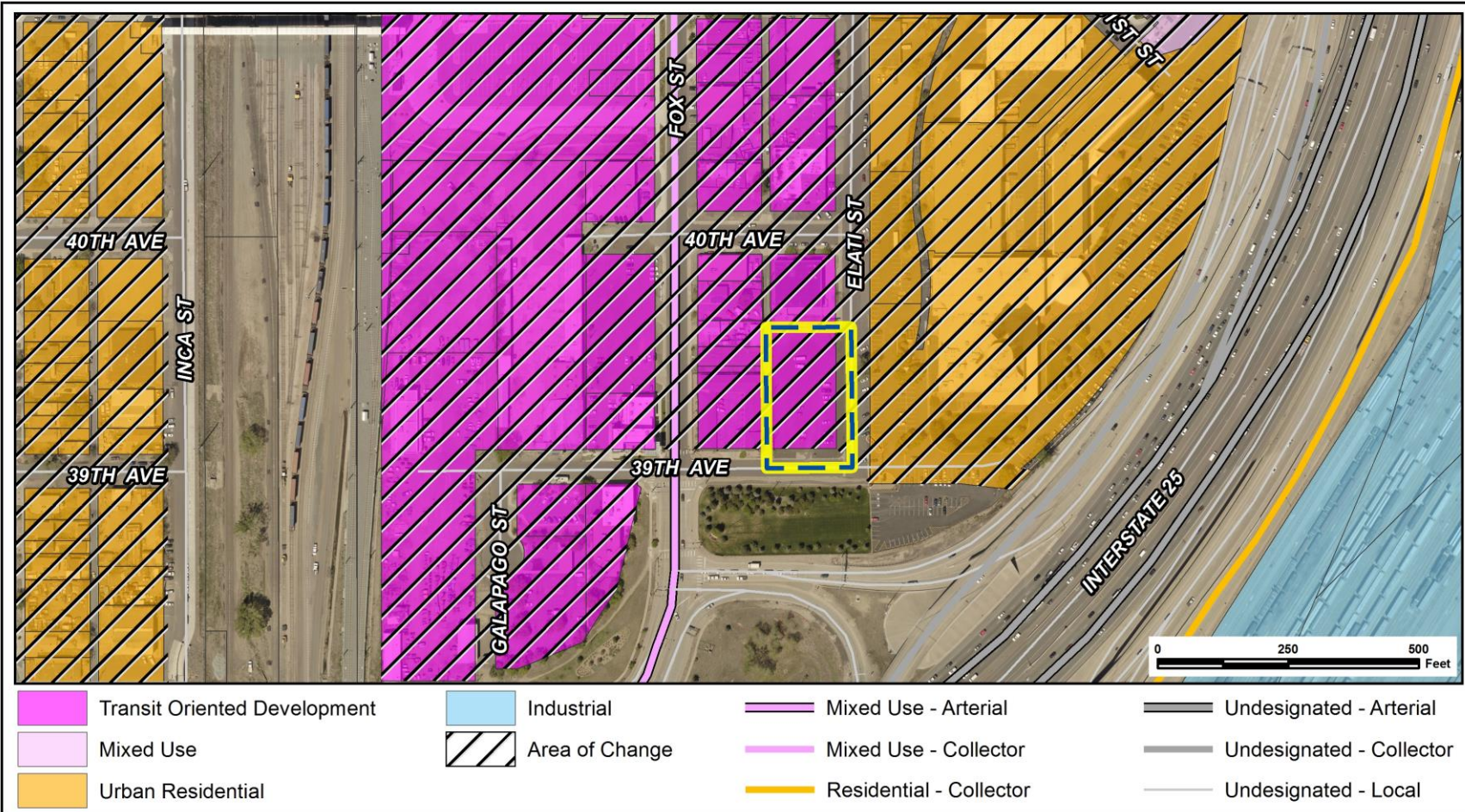
Review Criteria: Consistency with Adopted Plans

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

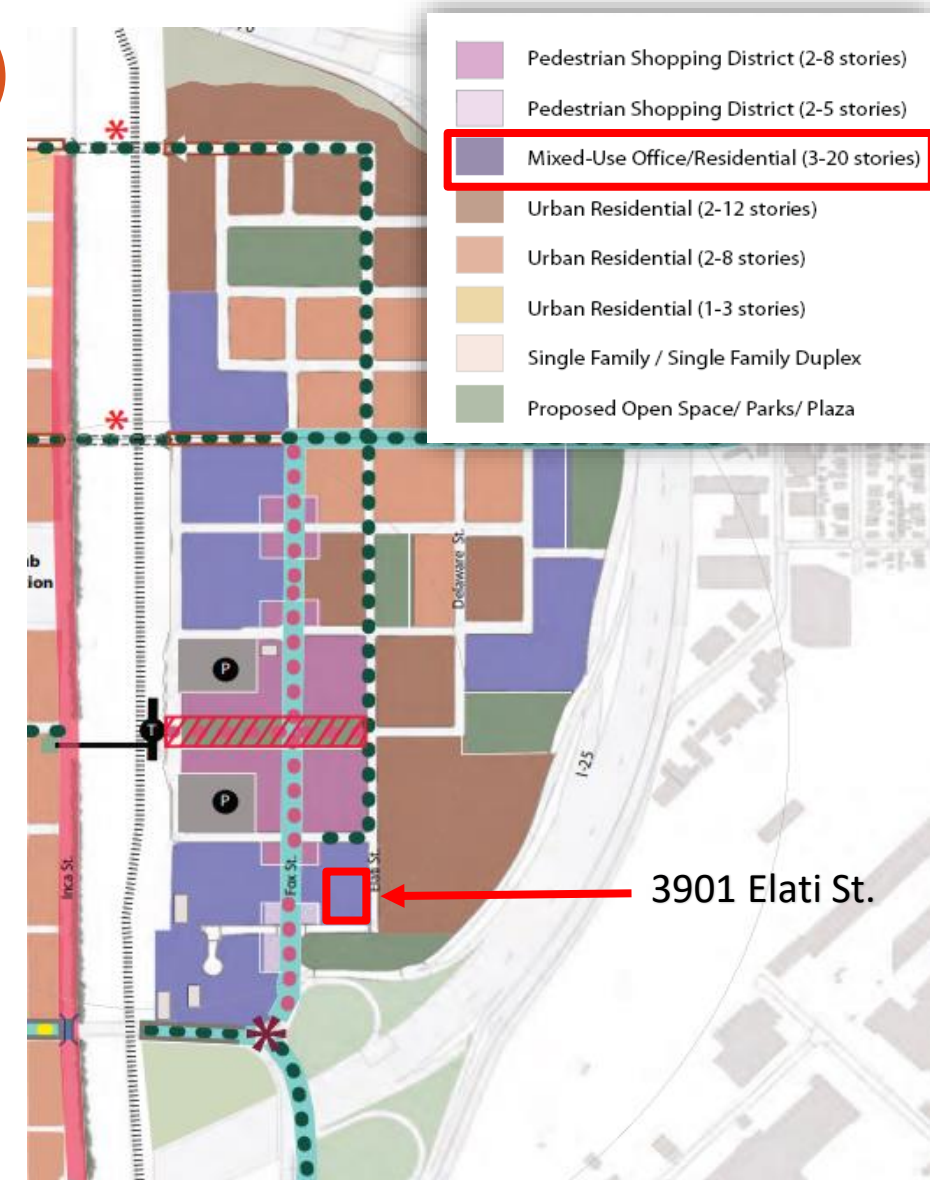
Blueprint Denver (2002)

- Transit Oriented Development
 - A balanced mix of uses
 - Compact mid- to high-density development
- Area of Change
 - Channel growth where it will be beneficial
- Undesignated Local
 - Providing local access



41st & Fox Station Area Plan (2009)

- Mixed-Use Office/Residential (3-20 stories)
- Development of a high intensity activity node close to the station on the east side
- Capture views of Downtown and buffer the station area by locating taller structures along I-25 and I-70
- A sizeable employment base as well as housing and may include a wide variety of uses including hotels and lodging



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 development of vacant parcel
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-MX-20 “is intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge” and for “areas or intersections served primarily by major arterial streets where a building scale of 3 to 20 stories is desired”

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