



4235 N Columbine Street & 2535 E 40th Ave

Request: From I-A and I-B to I-MX-3

Date: 6.10.2025

Presenter: Rob Haigh

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from I-A, I-B to I-MX-3



Subject Property:

- 4.6 Acres
- Mostly Vacant

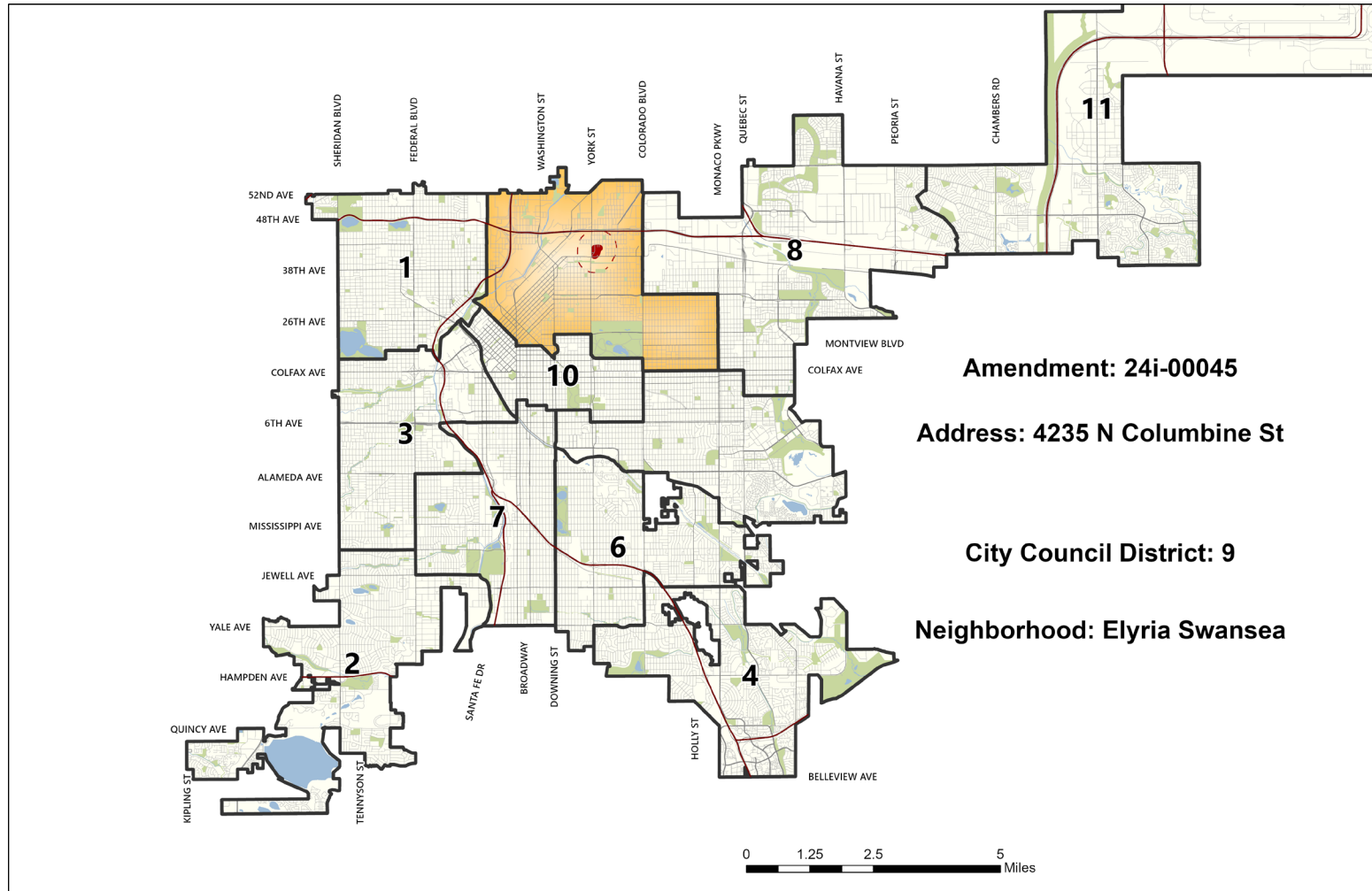
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

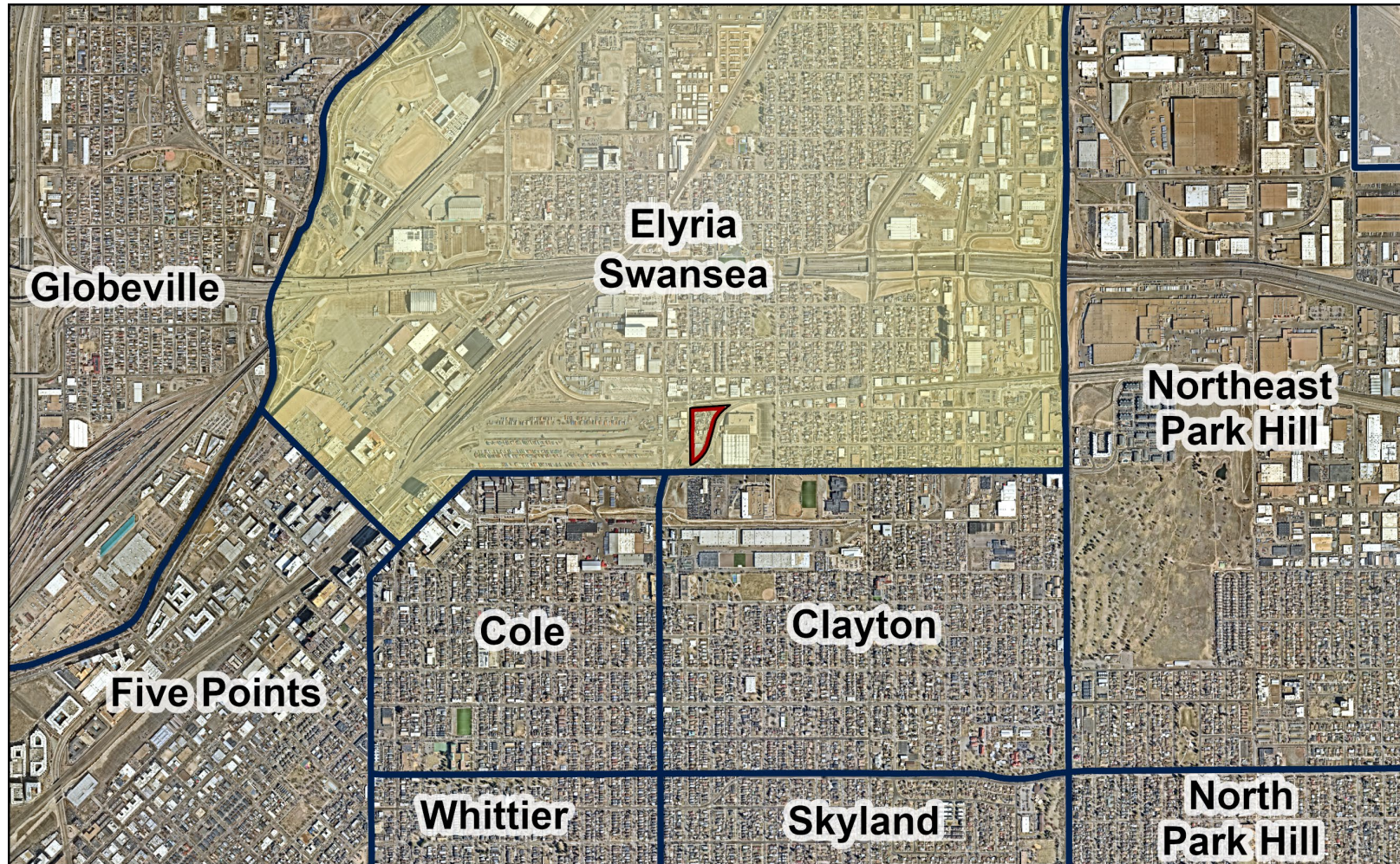
- Request
- Location and Context
- Process
- Review Criteria



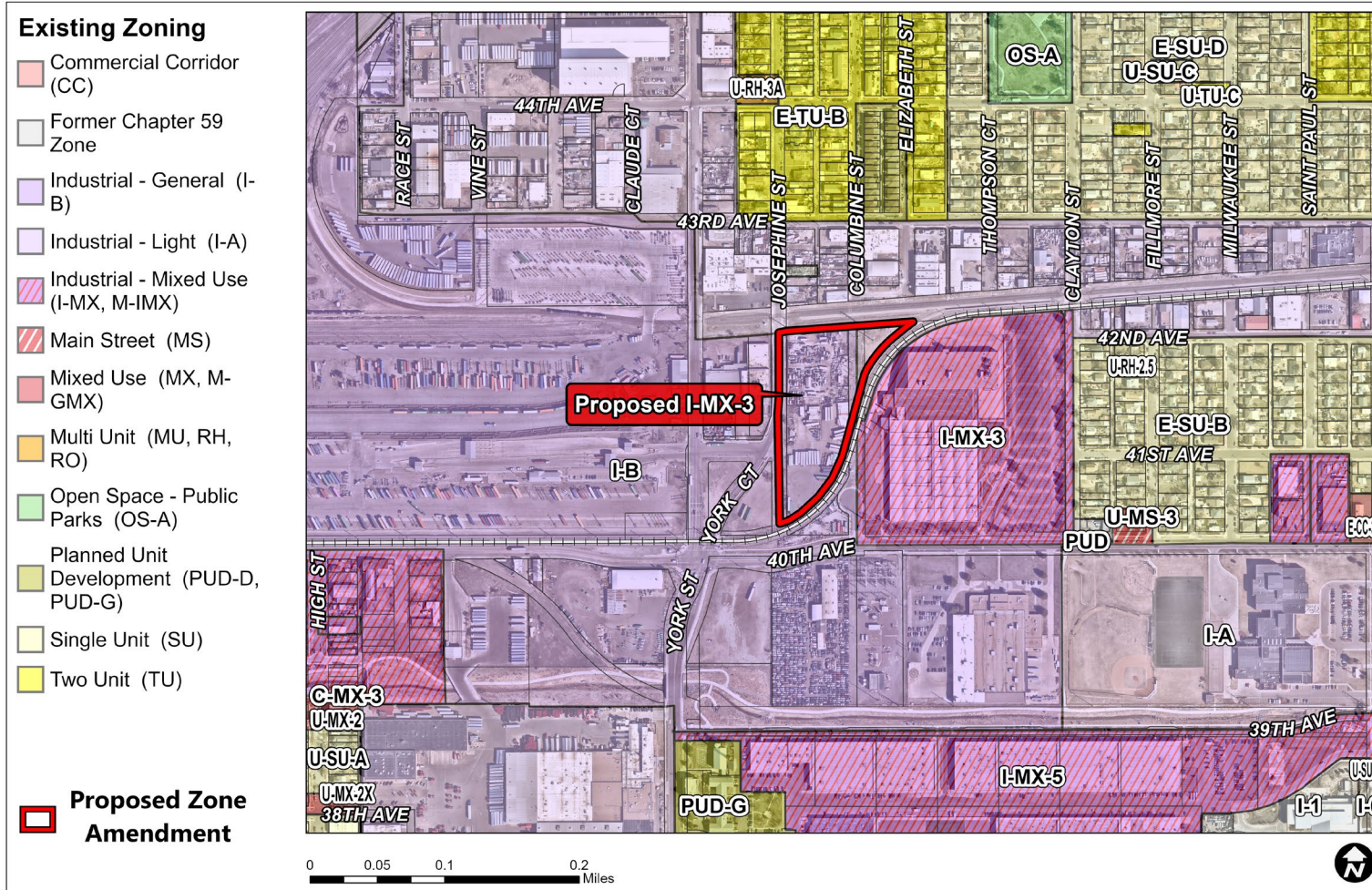
Council District 9 – Councilmember Watson



Statistical Neighborhood – Elyria Swansea



Existing Zoning – I-A & I-B



Proximity to:

- I-A
- I-B
- I-MX-3

Proposed Zoning – I-MX-3

General Purpose:

The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level.

The Industrial Mixed Use districts are also intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts.

The Industrial Mixed Use districts accommodate a variety of industrial, commercial, civic and residential uses and encourage affordable housing.

Specific Intent:

I-MX-3 applies to industrially-dominated areas served primarily by local or collector streets with a maximum building height of 3 stories.

Building Forms:

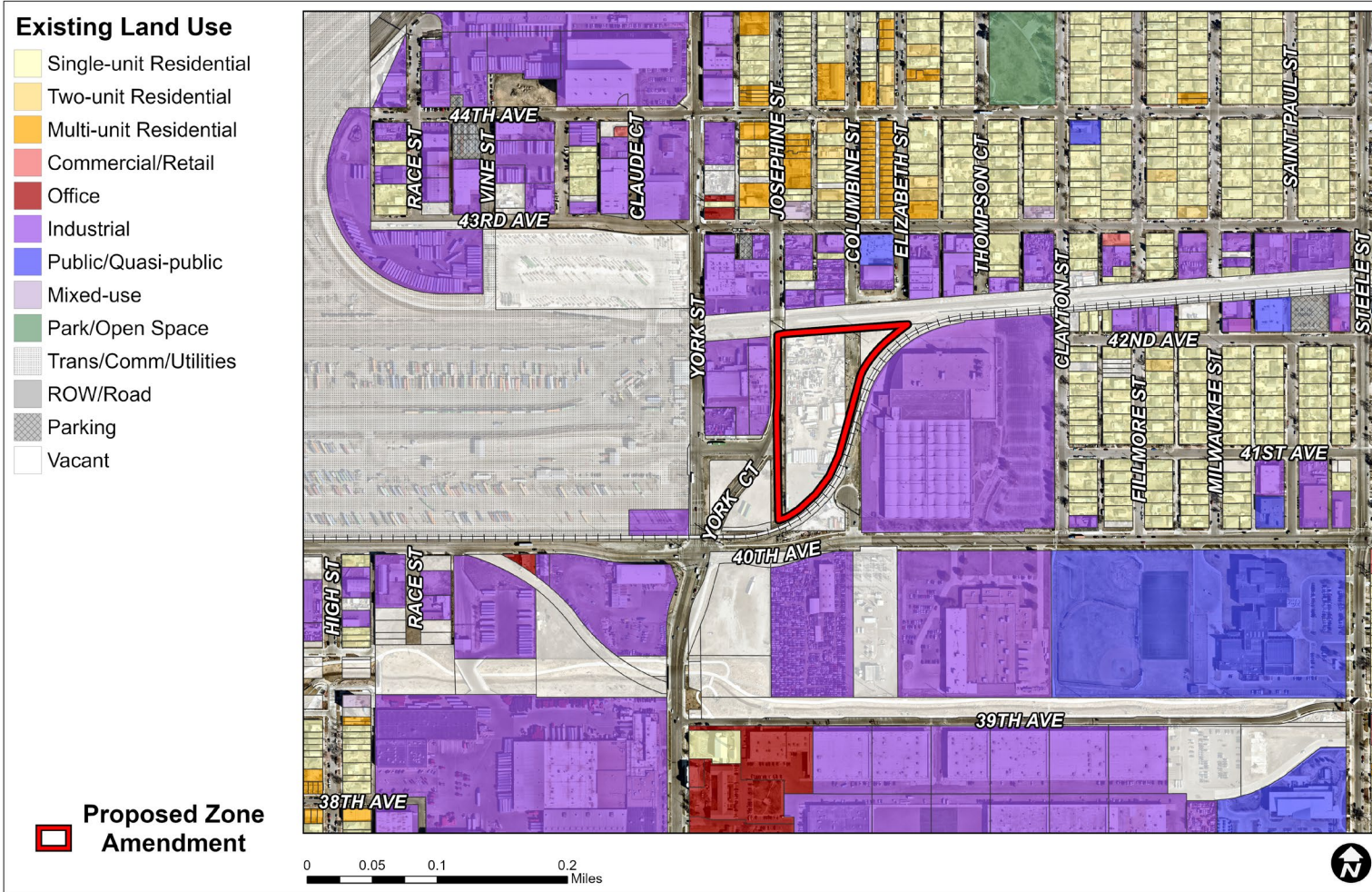
Town House, General, Industrial

Proposed Zoning – I-MX-3

Industrial (I-) Neighborhood Context Zone Districts		Building Forms		
		Town House	General	Industrial
Max Number of Primary Structures per Zone Lot		No Maximum		
Industrial Mixed Use	I-MX-3, -5, -8, -12	■	■	■
Light Industrial	I-A		■	■
General Industrial	I-B		■	■

■ = Allowed

Existing Context – Land Use



Commercial/Retail

Adjacent to:

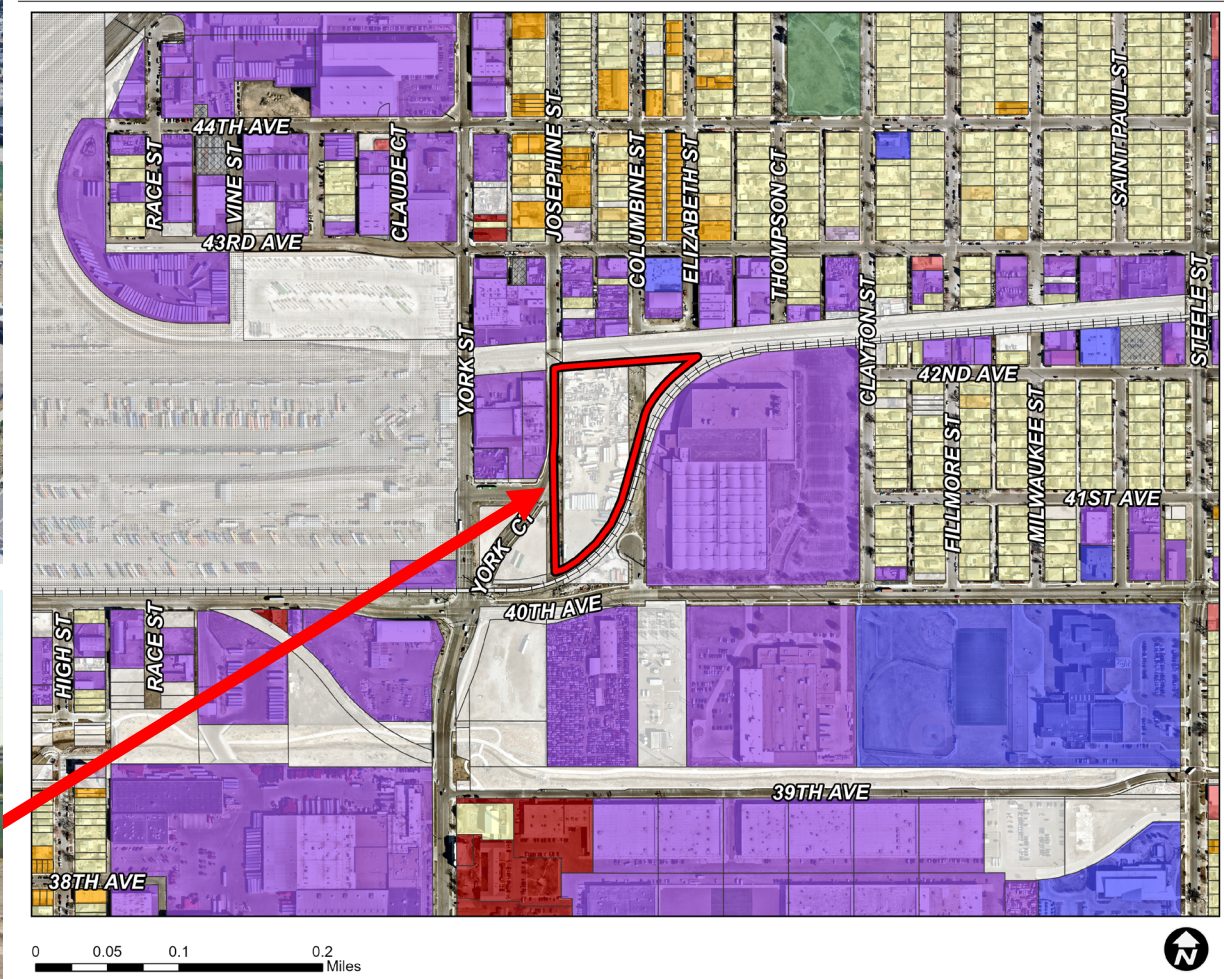
- Industrial
- Single-Unit Residential

Proximity to Railroad



- Site is adjacent to heavy rail tracks
- Railroad Safety Report (2016)
- Applicant provided Rail Safety Analysis

Existing Context – Building Form/Scale



Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: 10/11/2024 & 3/7/2025
- Planning Board Notice: 5/6/2025
- Planning Board Public Hearing: 5/21/2025
- **LUTI Committee: 6/10/2025**
- City Council Public Hearing: 7/28/2025

Public Comments

- RNOs in support:
 - Cole Neighborhood Association, Denver North Business Association, Clayton United RNO, United Community Action Network
- No RNOs in opposition
- 1 public comment received in support

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Elyria and Swansea Neighborhoods Plan

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Comprehensive Plan 2040



Equitable, Affordable, and Inclusive

- **Equitable, Accessible and Inclusive Goal 1** – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).
- **Equitable, Affordable and Inclusive Goal 1, Strategy A** – Increase development of housing units close to transit and mixed-use developments (p. 28).
- **Equitable, Affordable and Inclusive Goal 2, Strategy A** - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

Comprehensive Plan 2040



Environmentally Resilient

- **Environmentally Resilient Goal 8, Strategy A** - Promote infill development where infrastructure and services are already in place (p. 54).
- **Environmentally Resilient Goal 8, Strategy B** - Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).
- **Environmentally Resilient Goal 8, Strategy C** – Focus growth by transit stations and along high and medium-capacity transit corridors (p. 54).

Comprehensive Plan 2040



Strong and Authentic Neighborhoods

- **Strong and Authentic Neighborhoods Goal 4** – “Ensure every neighborhood is economically strong and dynamic.” (p.35)
- **Economically Diverse and Vibrant Goal 2, Strategy B** – “Facilitate the growth of a diverse business sector that serves as the foundation for a global, innovative economy.” (p. 46)
- **Economically Diverse and Vibrant Goal 2, Strategy D** – “Ensure a broad range of jobs to align with the skills and interests of local residents.” (p. 46)

Denver Zoning Code Review Criteria

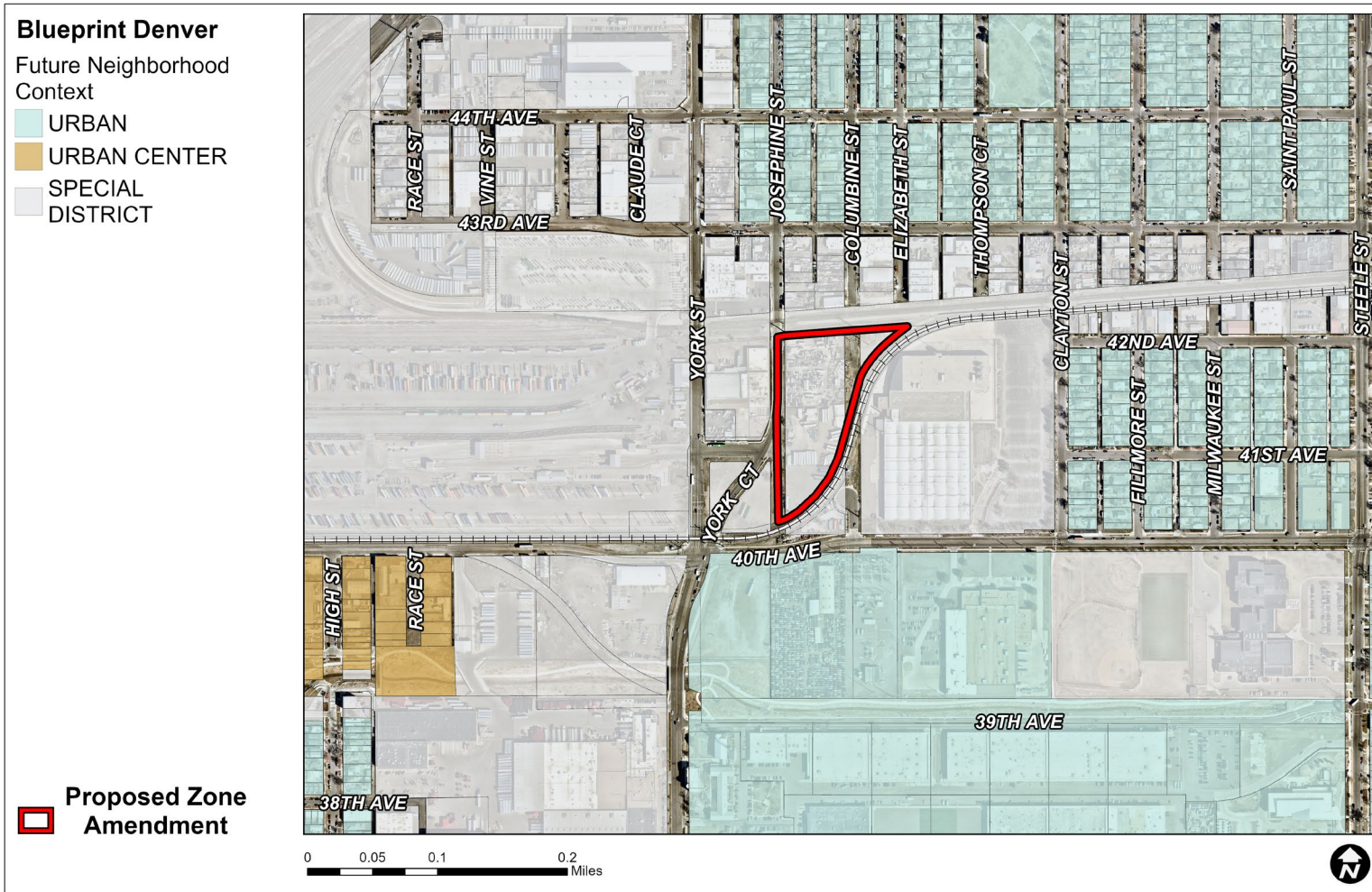
1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

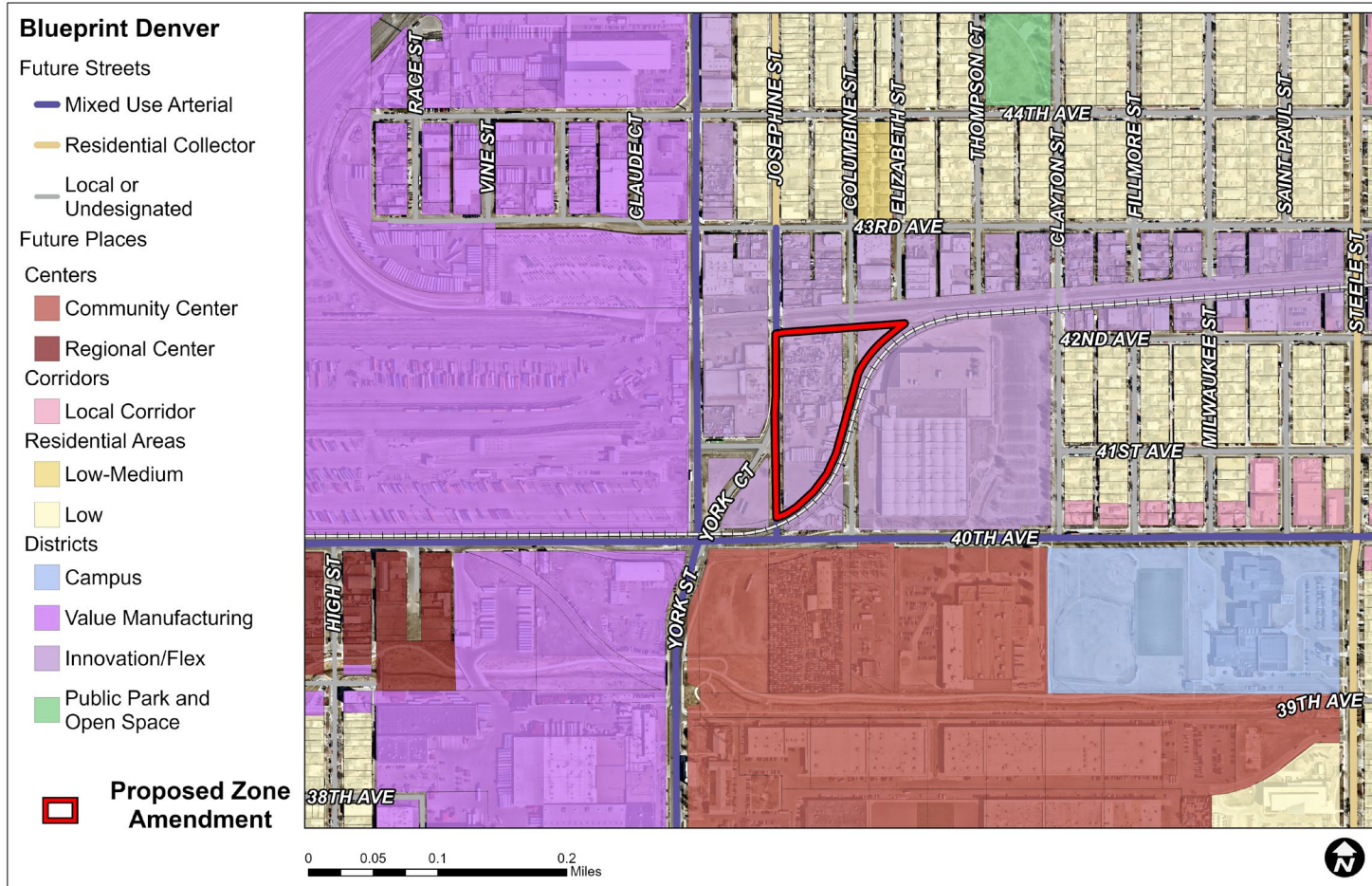
Blueprint Denver 2019



Special District:

- Districts are contexts with a specially designed purpose, such as educational campuses, civic centers or manufacturing areas.
- They can be mixed-use and offer a diverse range of amenities and complementary services to support the district's purpose.

Blueprint Denver 2019



Innovation/Flex Future Place

- Assembly facilities, labs, small logistics and warehousing, local food catering, tech firms, value manufacturing and related offices uses are found in these areas.
- Residential uses are compatible.
- Multi-tenant buildings, often with office uses in the front and manufacturing in the back, are common.
- Building scale varies greatly, and can be dependent upon the surrounding context and character.

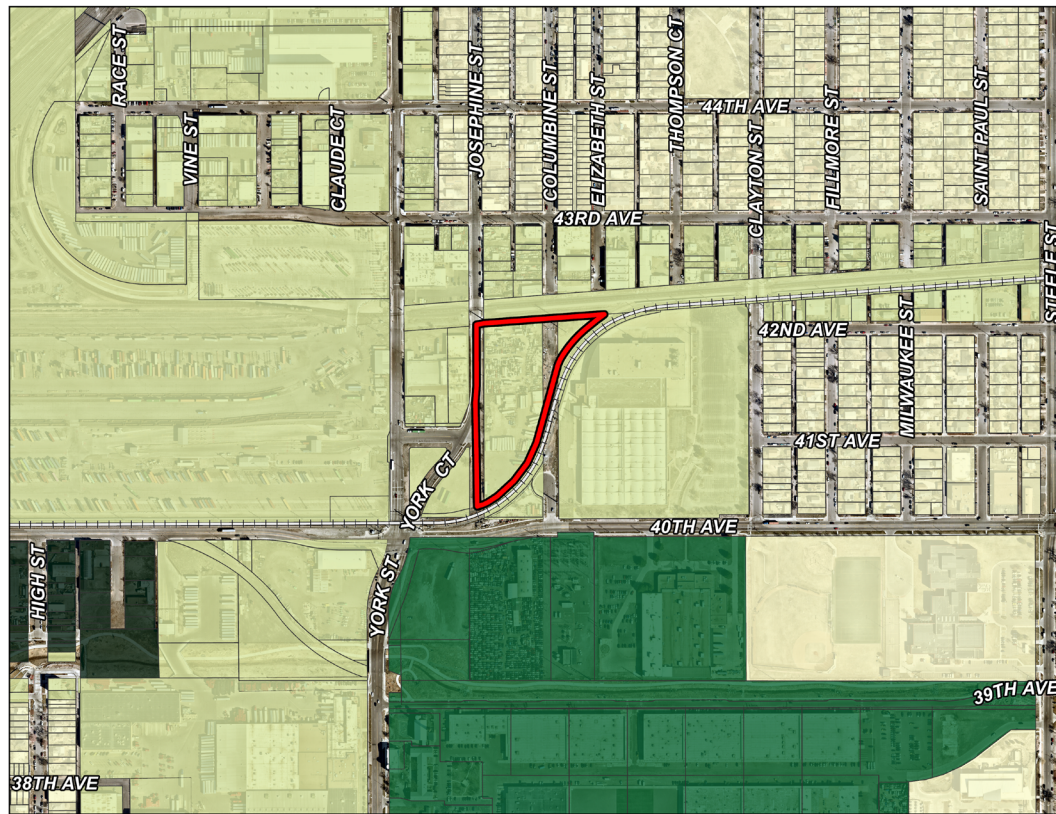
Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

Blueprint Denver

Growth Strategy

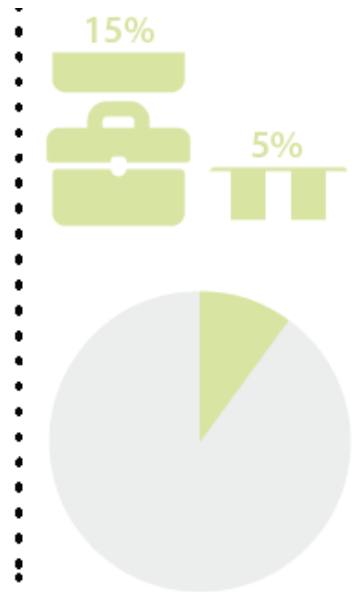
- Regional centers
- Community centers and corridors
- Districts
- All other areas of the city



Proposed Zone Amendment

Growth Areas Strategy

- Special Districts
- 15% of new jobs
- 5% of new housing



Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

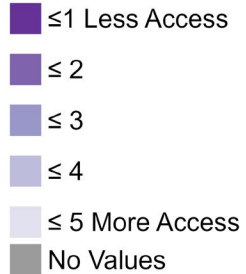
- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



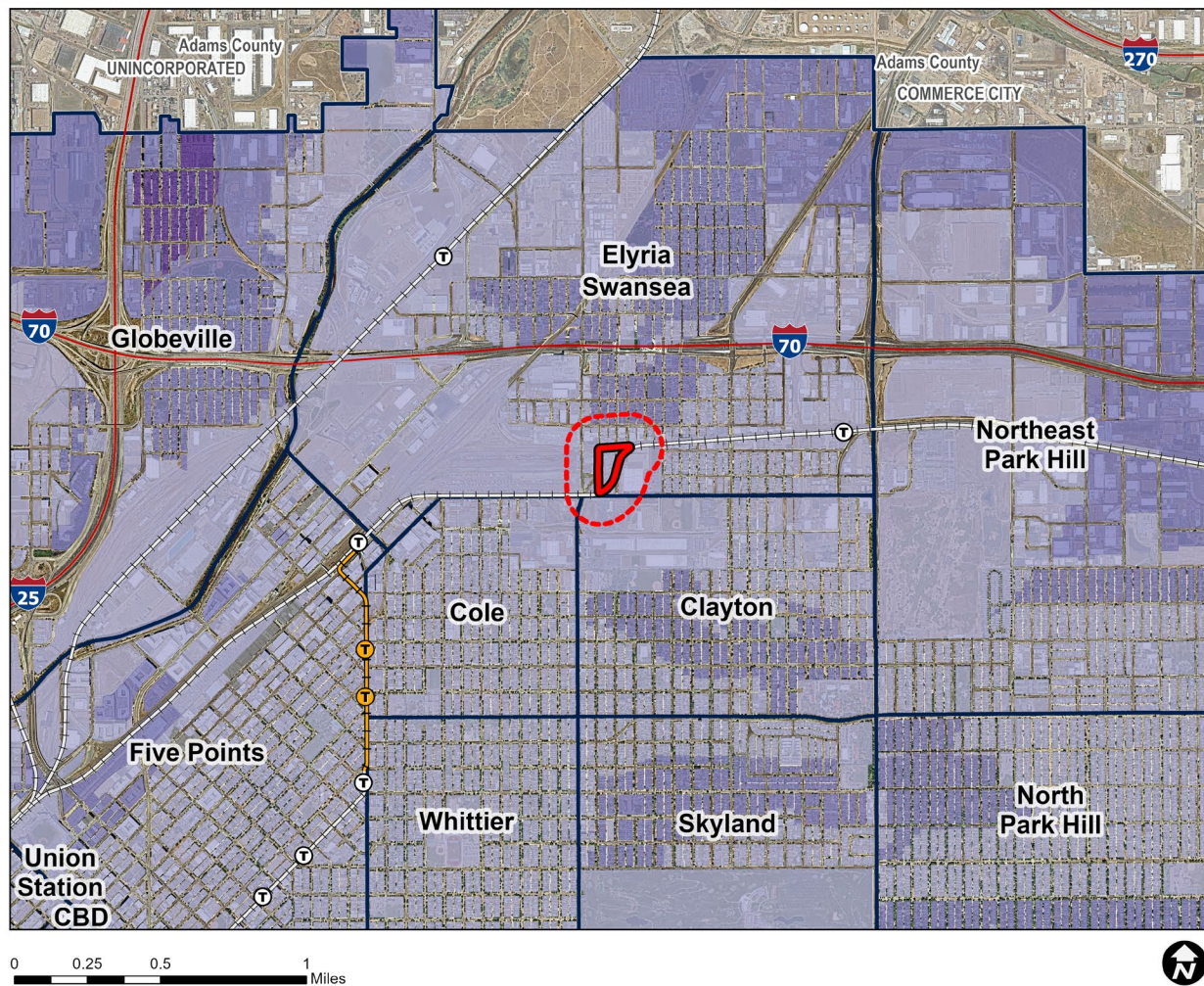
Blueprint Denver – Equity Analysis

Blueprint Denver

Access To Opportunity
Cumulative Score -
2023



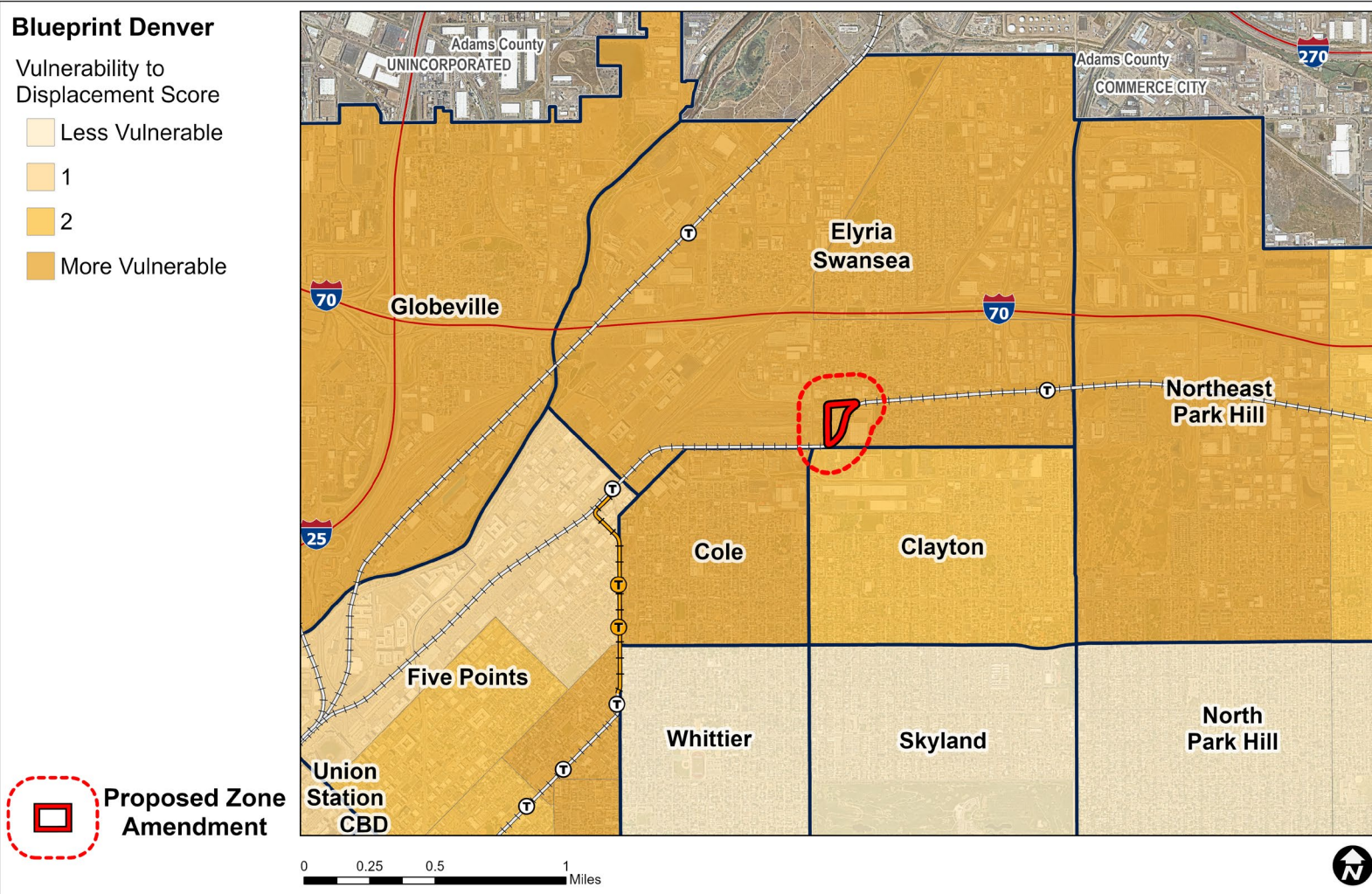
 Proposed Zone
Amendment



Access to Opportunity

- Moderate Access
- 3.2/5

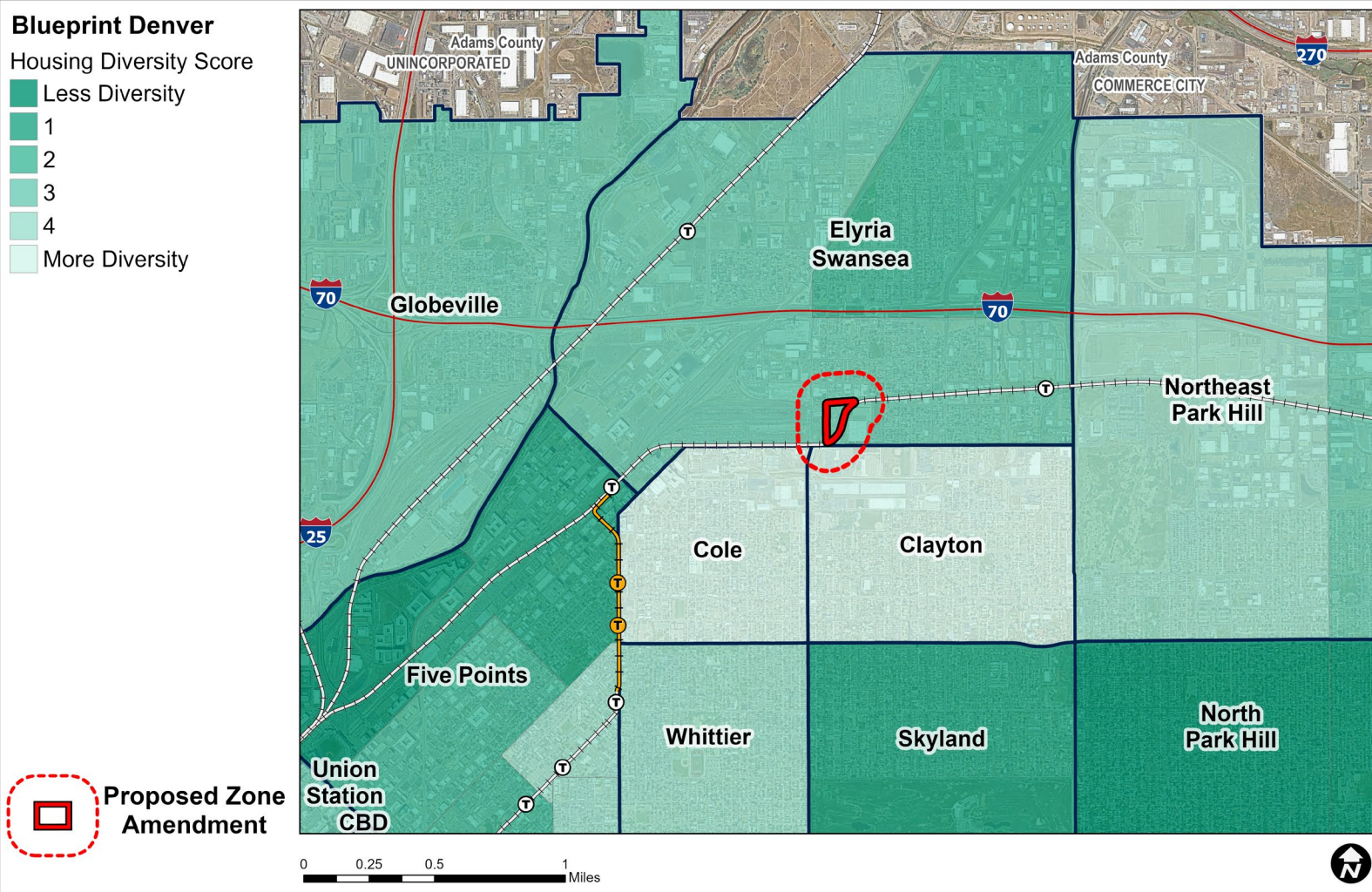
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- Higher vulnerability
- 3/3

Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- Moderate diversity
- 3/5

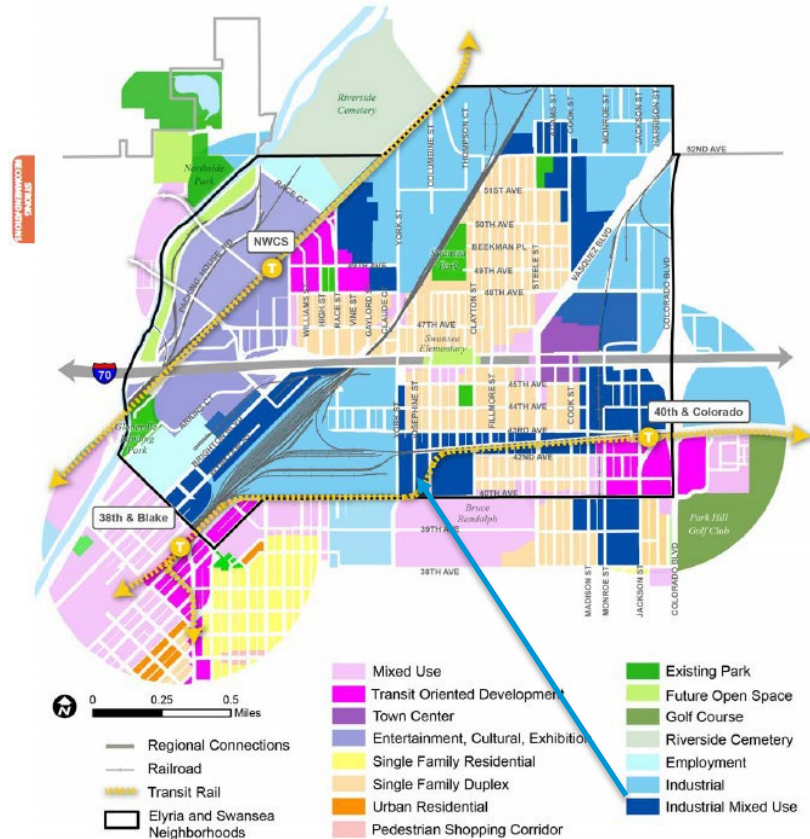
Blueprint Denver 2019

This application addresses climate by:

- Enabling additional multi-unit housing along a transit corridor and in biking or walking distance to amenities like the 39th Avenue Greenway and the York Street Yards development.
- Allowing Mixed use and multi-unit buildings are more energy efficient than low density residential development types.

Elyria and Swansea Neighborhoods Plan

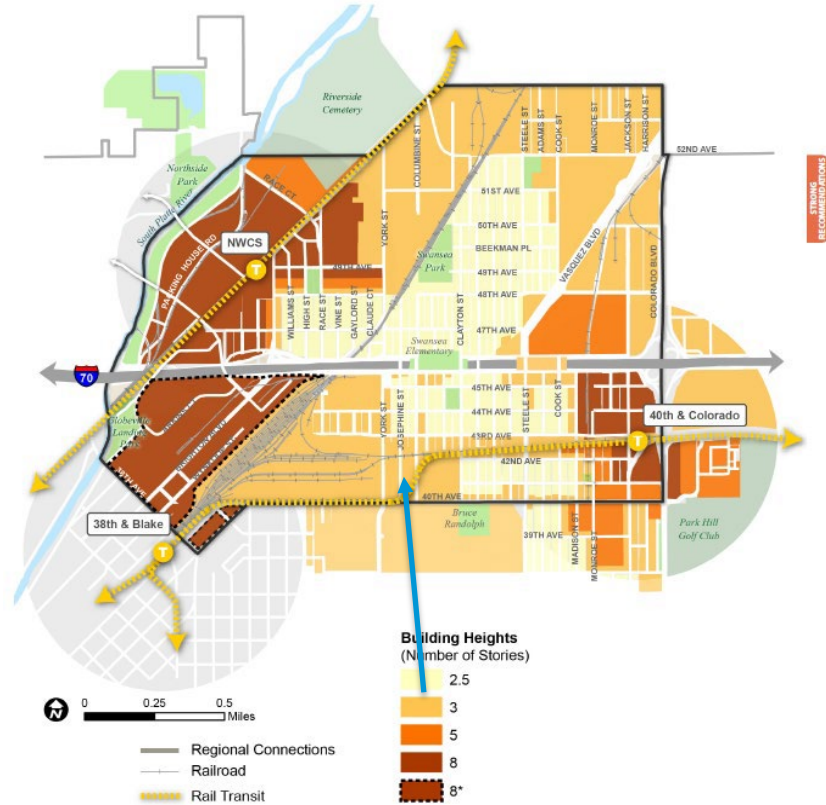
CONCEPT LAND USE MAP



Concept Land Use: Industrial Mixed Use

Elyria and Swansea Neighborhoods Plan

FUTURE MAXIMUM BUILDING HEIGHTS MAP



Maximum Building Heights: Up to 3 Stories

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Neighborhood Context, Purpose and Intent

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION



The I-MX-3 zone district falls within the industrial context description set forth in the Code.

The general purpose of the industrial mixed-use districts, which includes I-MX-3, is to “accommodate a variety of industrial, commercial, civic, and residential uses” and to “provide a transition between mixed-use areas and I-A or I-B Industrial Districts.” (DZC Section 9.1.2.1.A.1.B.–C).

The I-MX-3 district zoning will allow the subject property to serve both purposes.

CPD Recommendation

CPD recommends **Approval**, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context,
Zone District Purpose and Intent