



DENVER
THE MILE HIGH CITY

4353 Cherokee Street

From: I-A with UO-2 Billboard Overlay

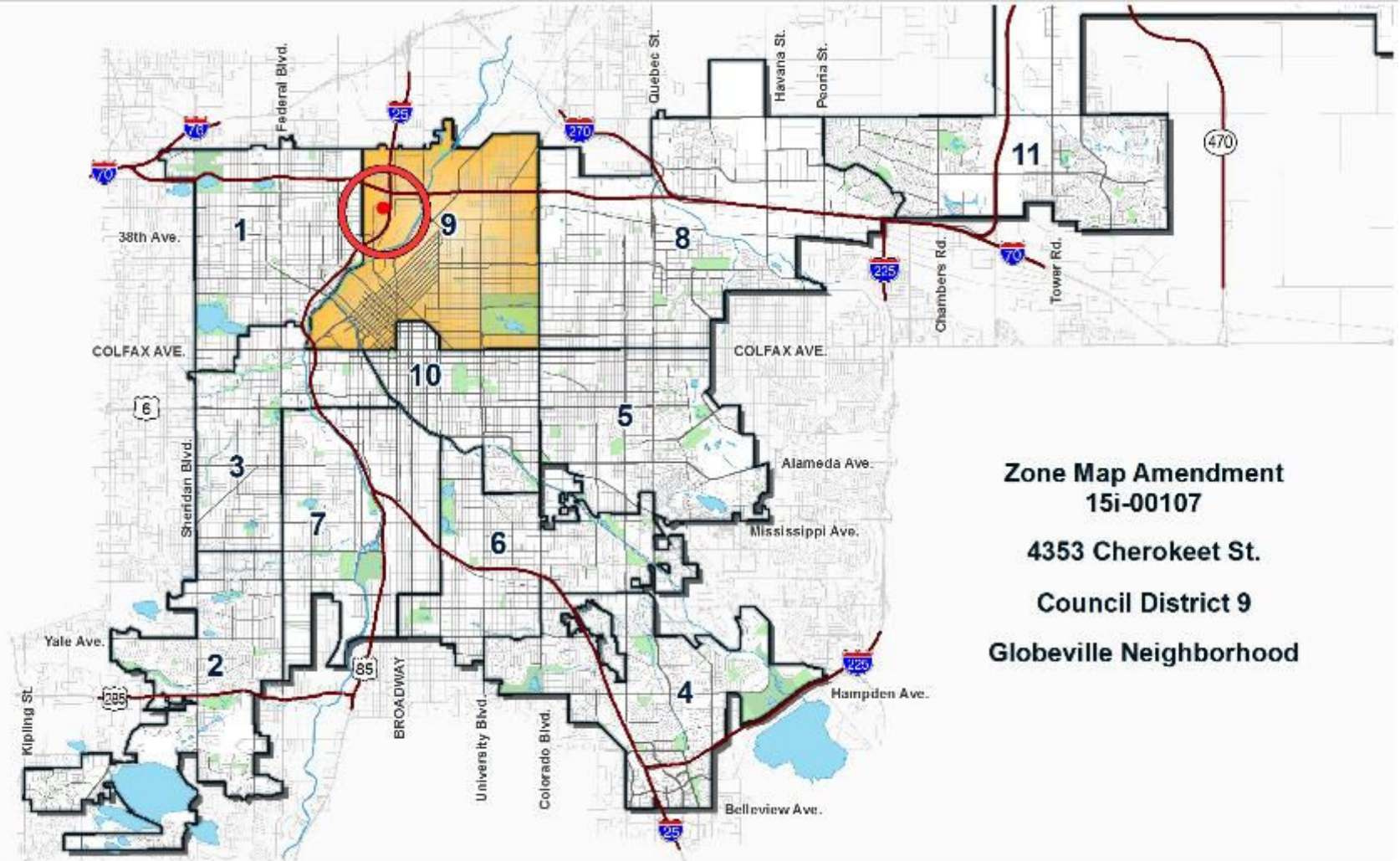
To: C-RX-8

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



Council District 9

4353 Cherokee Street



**Zone Map Amendment
15i-00107**

4353 Cherokee St.

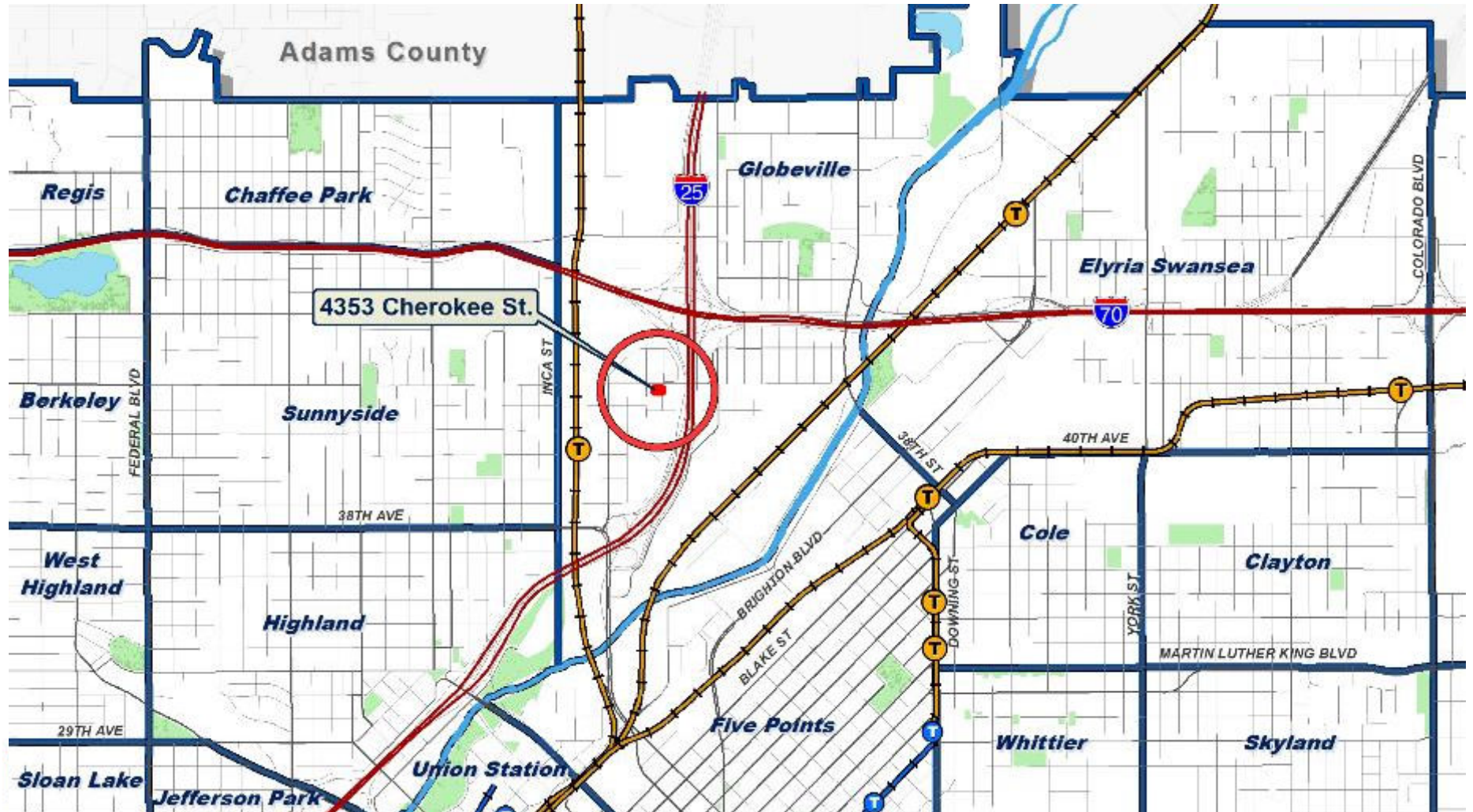
Council District 9

Globeville Neighborhood



DENVER
THE MILE HIGH CITY

Globeville Neighborhood





- 41st and Fox Light Rail Station Area
- 44th Avenue and Cherokee Street



- **Property**
 - 5,530 square feet
- **Property Owner:**
 - Request to rezone to from I-A with UO-2 Billboard Overlay to C-RX-8
 - Change zoning to be consistent with 41st and Fox station area plan.

S-MX-8 AIO, S-MX-8A AIO, S-MX-12 AIO, C-MX-8 AIO, C-MX-12 AIO, S-CC-5 AIO



Center Context – Mixed Use
 Suburban Context – Mixed Use
 Suburban Context – Commercial Corridors

SECTION 9.2.4 CAMPUS-EDUCATION/INSTITUTION (C)

9.2.4.1 INTENT

The Campus Education/Institution (C) District is intended to provide a high-quality educational environment for students and faculty. This district also encourages public and private educational facilities, including public and private universities, colleges, and trade schools, and is intended to provide a high-quality educational environment for students and faculty.

The C District is intended to provide a high-quality educational environment for students and faculty. This district also encourages public and private educational facilities, including public and private universities, colleges, and trade schools, and is intended to provide a high-quality educational environment for students and faculty.

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9.2.4.2 Design Standards

A. Height

Development in the C District shall conform to the following height standards:

- General Height Standards:
 - Maximum height shall not exceed 40 feet.
 - Maximum height shall not exceed 35 feet for buildings with a flat roof.
 - Maximum height shall not exceed 30 feet for buildings with a pitched roof.
- Signage:
 - Signage shall be limited to signs for the educational institution.
 - Signage shall be limited to signs for the educational institution.
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B. Architectural Style

Development in the C District shall conform to the following architectural style standards:

- Traditional
- Modern
- Contemporary
- Historic
- Eclectic
- Other

DENVER ZONING CODE
 May 22, 2012 / Revised 04/04/2015





Existing Context

- Zoning
- Land Use
- Building Form/Scale

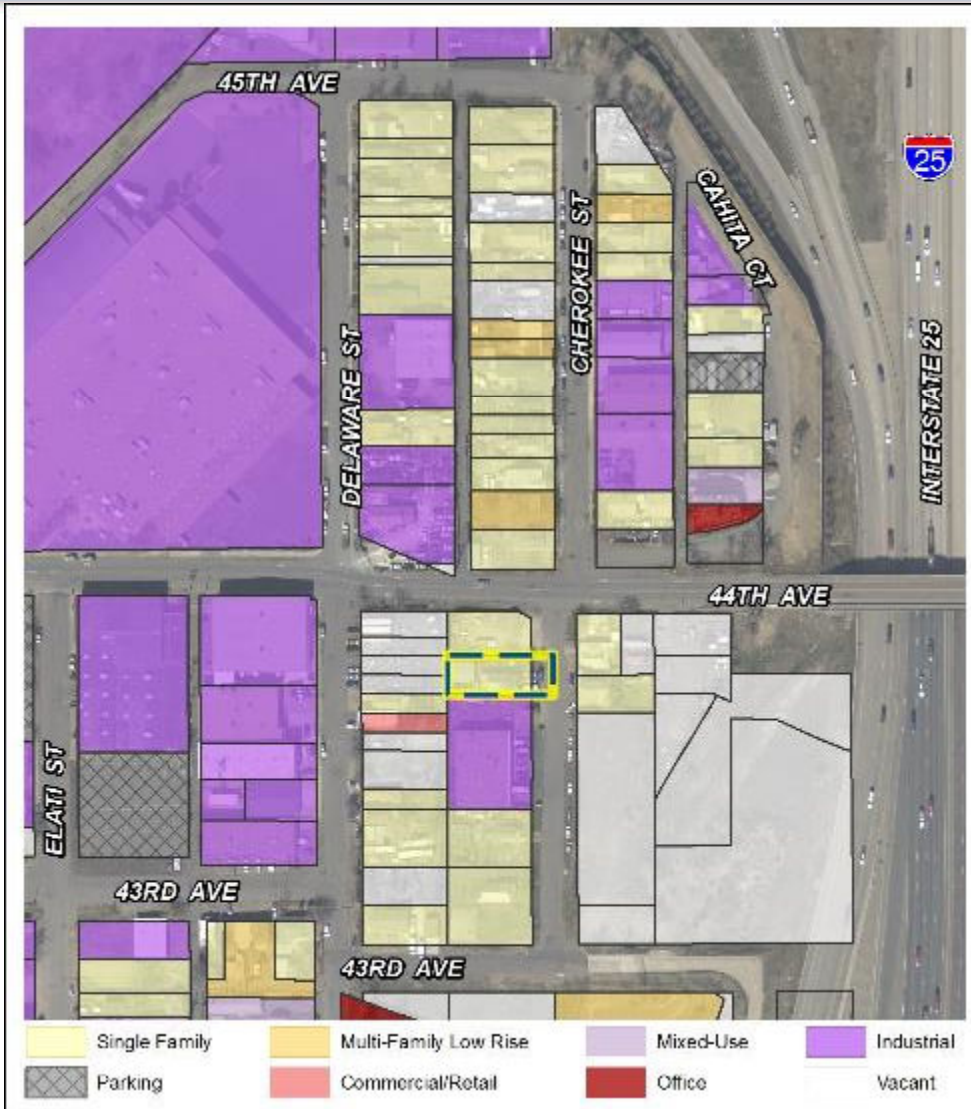
Existing Context – Zoning



- **Current zoning for site:**
 - I-A with UO-2
Billboard Overlay
- **Site surrounded by:**
 - C-RX-8
 - I-B UO-2
 - C-MX-20

Existing Context – Land Use

- **Site:** Single Unit Residential
- **Surrounding:** Industrial, vacant land, residential.



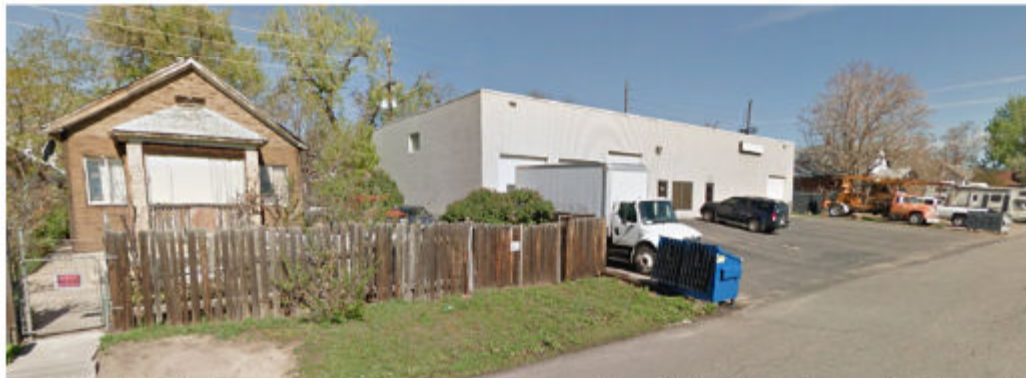
Existing Context – Building Form/Scale



Subject site, looking west.



Subject site, looking east.



One-story, single family residential structure and one-story industrial building to the south of the subject site, looking north



One-story industrial structure with outdoor auto storage to the northwest of the subject site



One and one-and-a-half residential structures to the north of the subject site, looking south

- Notice of Receipt of Application: Dec. 4th, 2015
- Notice of Planning Board Public Hearing: February 29th, 2016
 - Denver Neighborhood Association, Inc.;
 - Denver Urban Resident Association;
 - Elyria/ Swansea/Globeville Business Association;
 - Globeville Civic Association #1;
 - Globeville Civic Association #2;
 - Inter-neighborhood Cooperation;
 - North Highlands Neighbors Association;
 - United Community Action Network Inc.
- Notification signs posted on property (2/29 – 3/16)
- Planning Board (3/16)
- Planning and Neighborhoods Committee (4/6)
- City Council Public Hearing (5/23)

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- 41st and Fox Station Area Plan

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 – Conserve land by: promoting infill development with Denver at sites where services and infrastructure are already in place. Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods. Creating more density at transit nodes. (pg 39)
- Environmental Sustainability Strategy 4-A – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (pg 41)
- Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (pg 60)
- Land Use Strategy 4-A - Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (pg 60)
- Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services. (pg 78)
- Denver’s Legacies Strategy 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated. (pg 99)

Review Criteria: Consistency with Adopted Plans

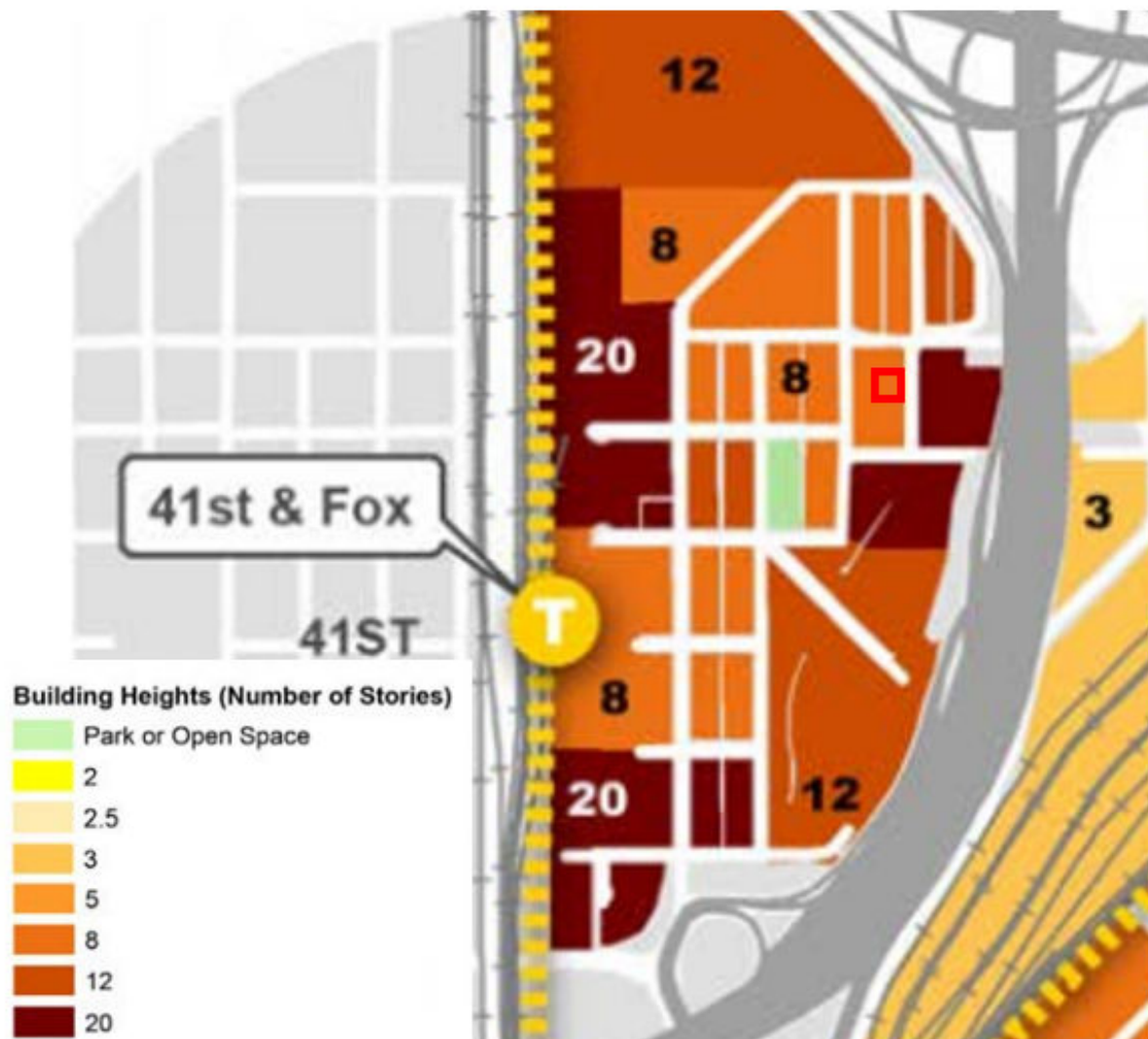
Blueprint Denver (2002)

- Land Use Concept:
 - Urban Residential;
 - Area of Change
- Future Street Classification:
 - 44th Avenue
 - Mixed Use Collector
 - Cherokee St.
 - Undesignated Local



- **Area of Change:** “The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips” (p. 127)
- **Urban Residential:** “Higher density and primarily residential but may include a noteworthy number of complementary commercial uses” (pg 41). *Blueprint Denver* also notes that “retail or other similar active uses on the main floor” are appropriate options for Urban Residential Areas along with “prominent street facing entries,” “extensive ground floor windows,” and “pedestrian scaled facades and contextual design” (pg 66). A mixture of housing types is present in these Urban Residential areas, including single family houses, townhouses, small multifamily apartments, and sometimes mid to high-rise residential structures (pg 41).





Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, the 41st and Fox Station Area Plan and the Globeville Neighborhood Plan

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

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
 - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
 - 41st and Fox station is under construction with a projected opening date in fall 2016, creating a shift in transportation opportunity that supports higher-intensity, mixed use development.
 - Other large properties in the station area are pursuing rezoning for future transit oriented redevelopment, signaling an evolution in the surrounding environs.
 - Adopted plan recommendations further reinforce that redevelopment of the area is desired.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - **Urban Center Residential Mixed Use** Zone Districts are intended to promote moderate to high building heights to promote a dense urban character. There are also high levels of pedestrian and bicycle use with the greatest access to the multimodal transportation system and are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance.

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