



DENVER
THE MILE HIGH CITY

4232 N Jason St.

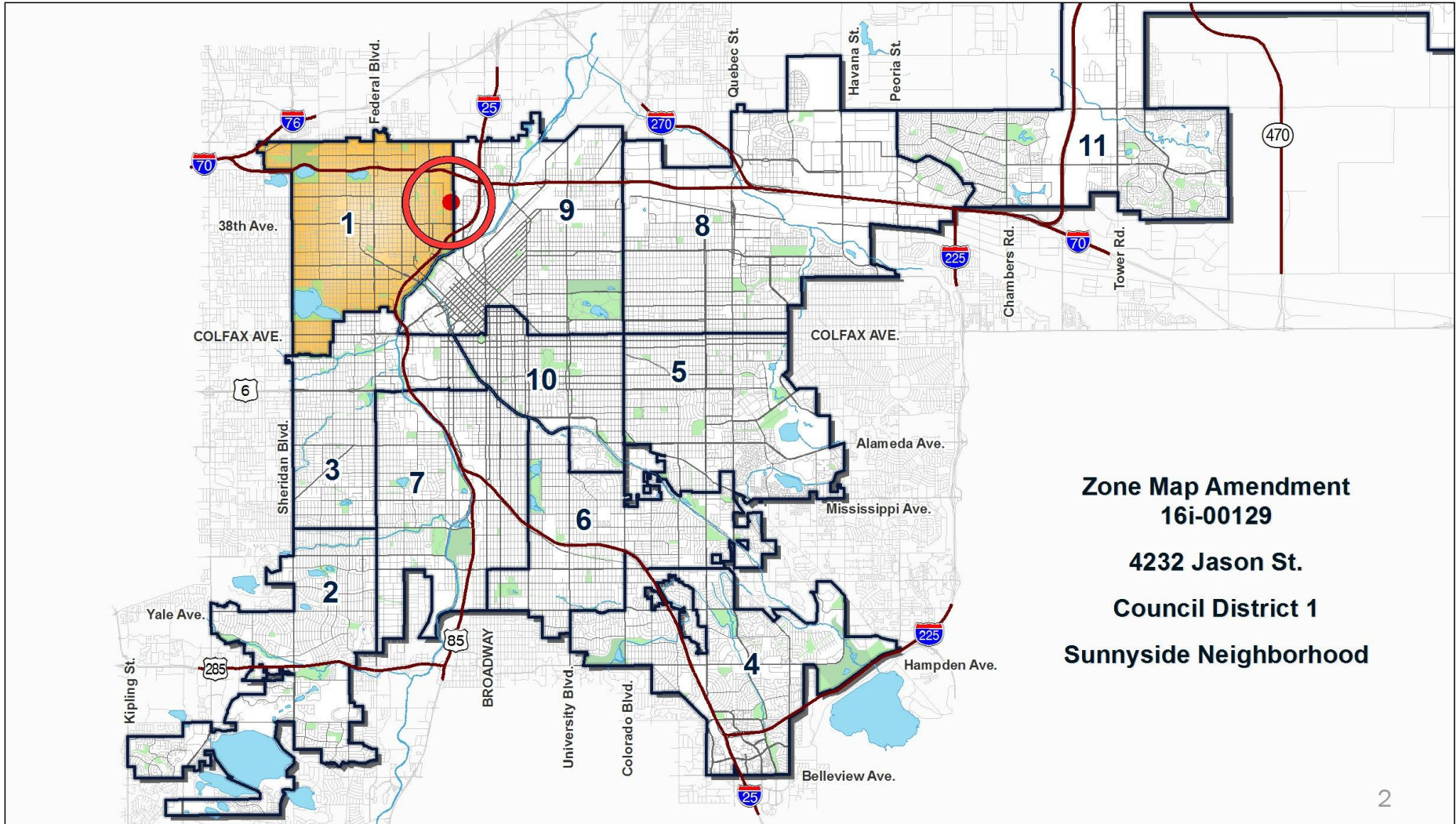
I-A UO-2 to C-RX-8

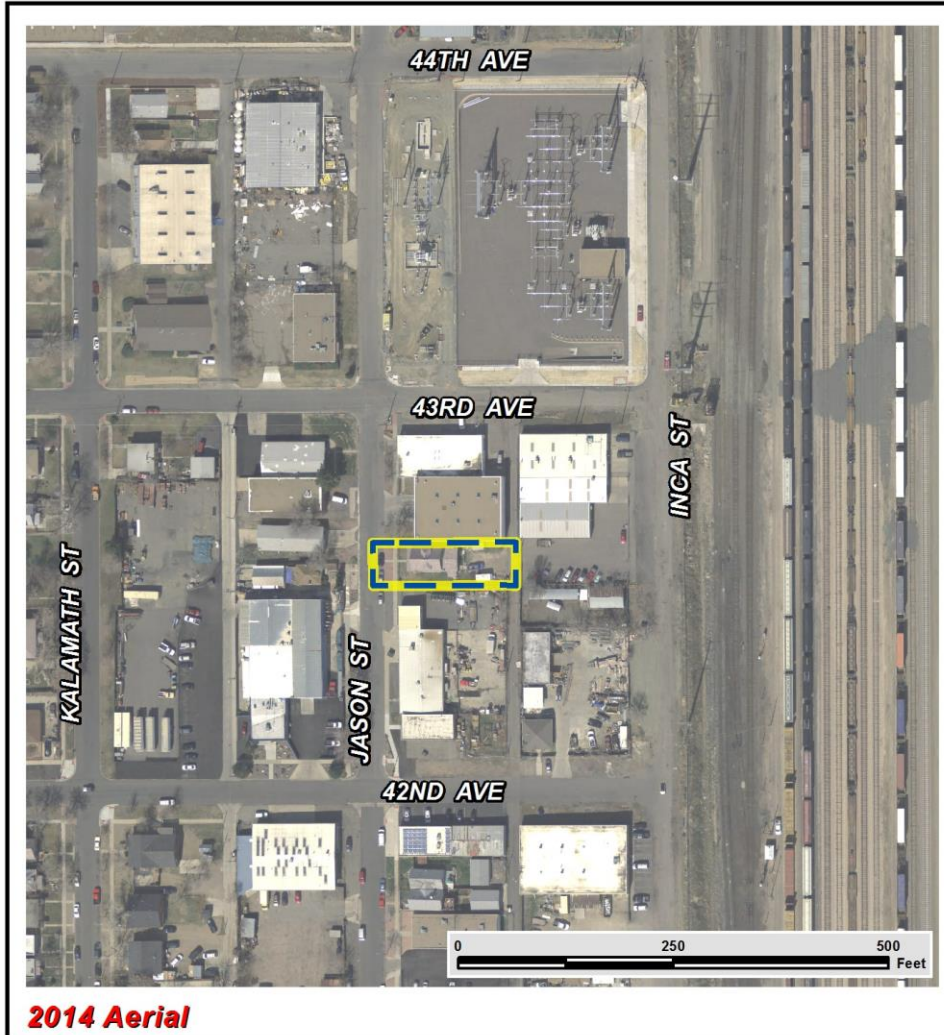
Land Use, Transportation and Infrastructure
Committee of the Denver City Council

May 9, 2017

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

City Council District 1



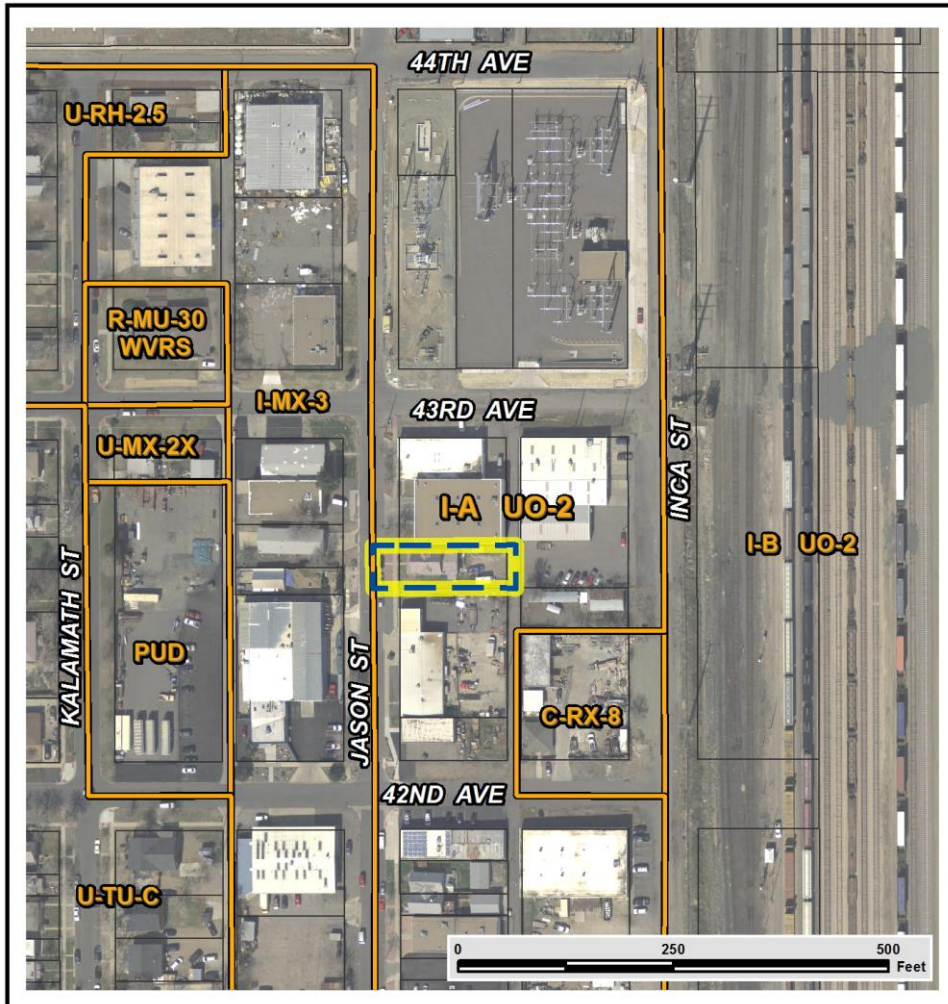


- Jason St between W 42nd Ave and W 43rd Ave
- 41st & Fox Station Area



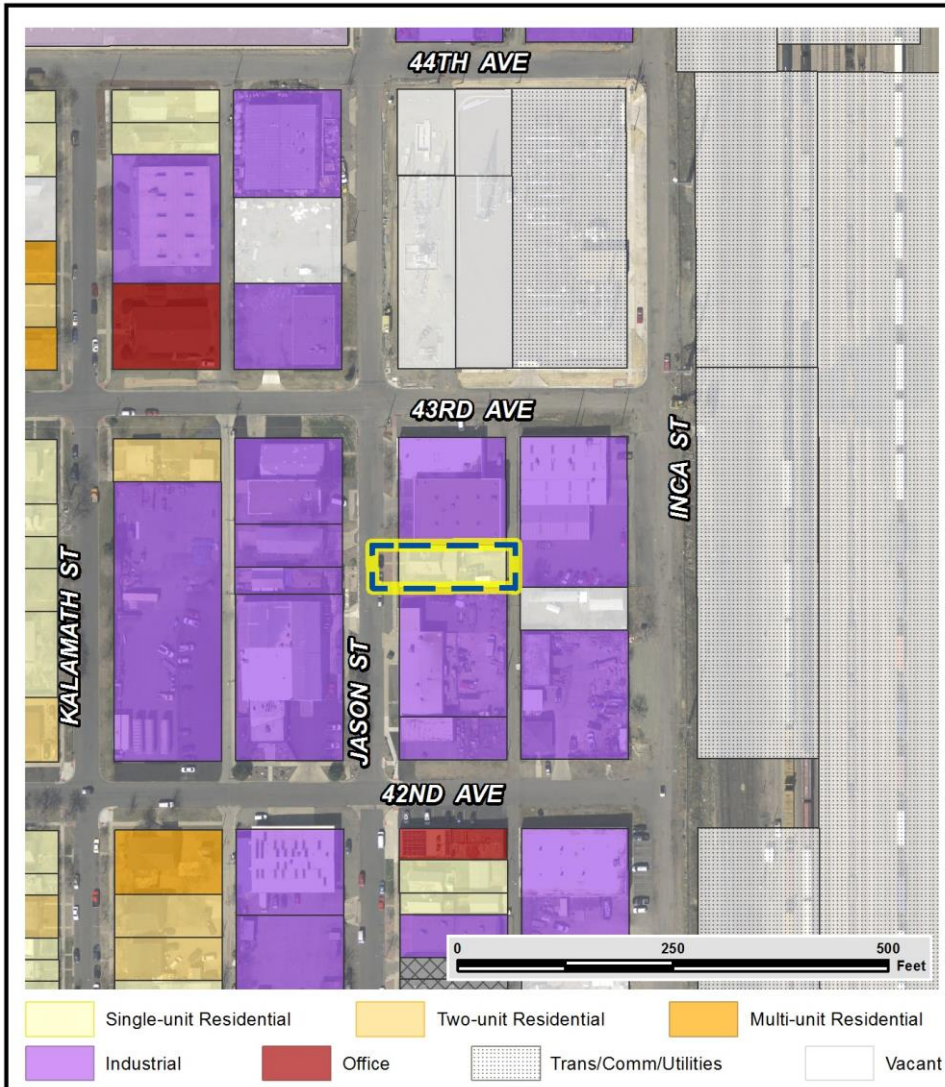
- Property:
 - 6,250 sq ft (Approx. 0.14 acres)
 - Requesting rezoning to redevelop the site
 - Rezone from I-A, UO-2 to C-RX-8
 - No billboard on site

Existing Context – Zoning



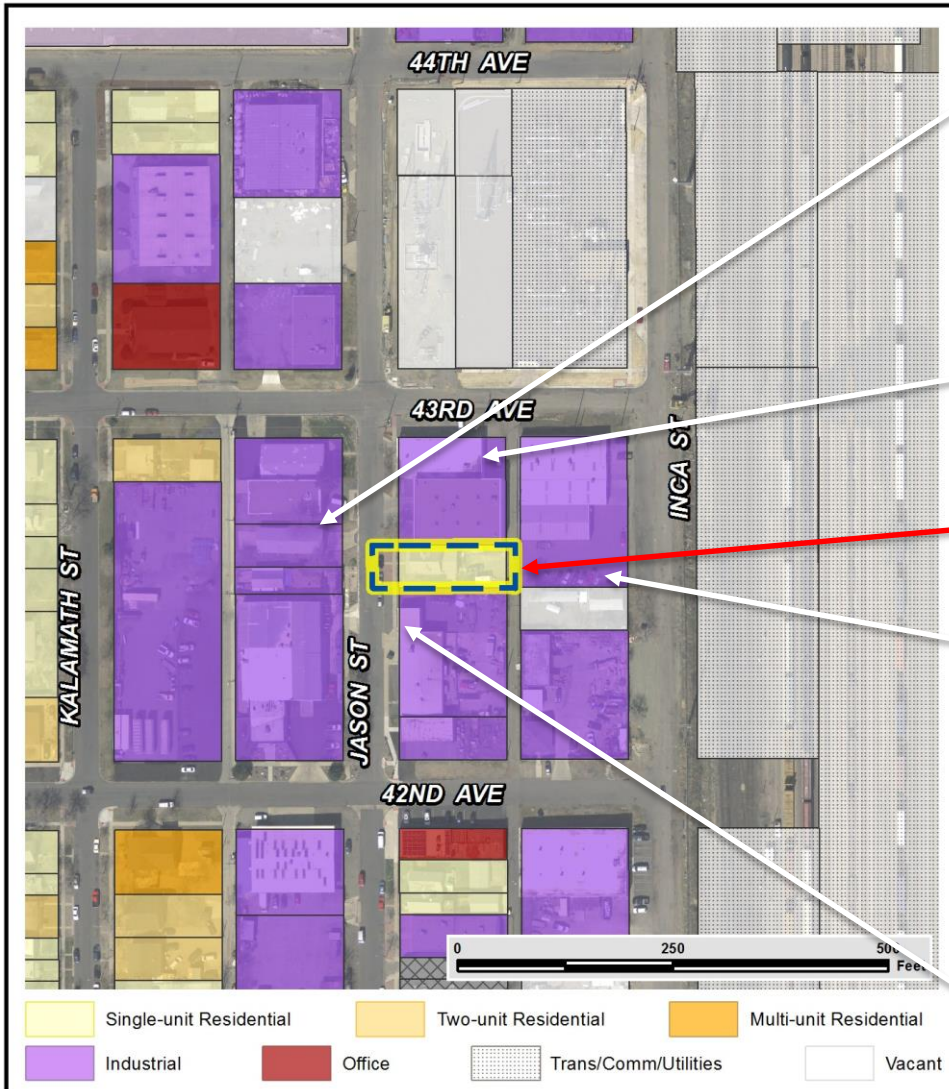
- Site:
 - I-A, UO-2
- Surrounding Zoning:
 - North – I-A, UO-2
 - South – I-A, UO-2
 - East – I-A, UO-2
 - West – I-MX-3

Existing Context – Land Use



- Site – Residential
- North – Industrial
- South – Industrial
- East – Industrial
- West – Industrial

Existing Context – Building Form/Scale



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 & Fox Station Area Plan
- Sunnyside Neighborhood Plan

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

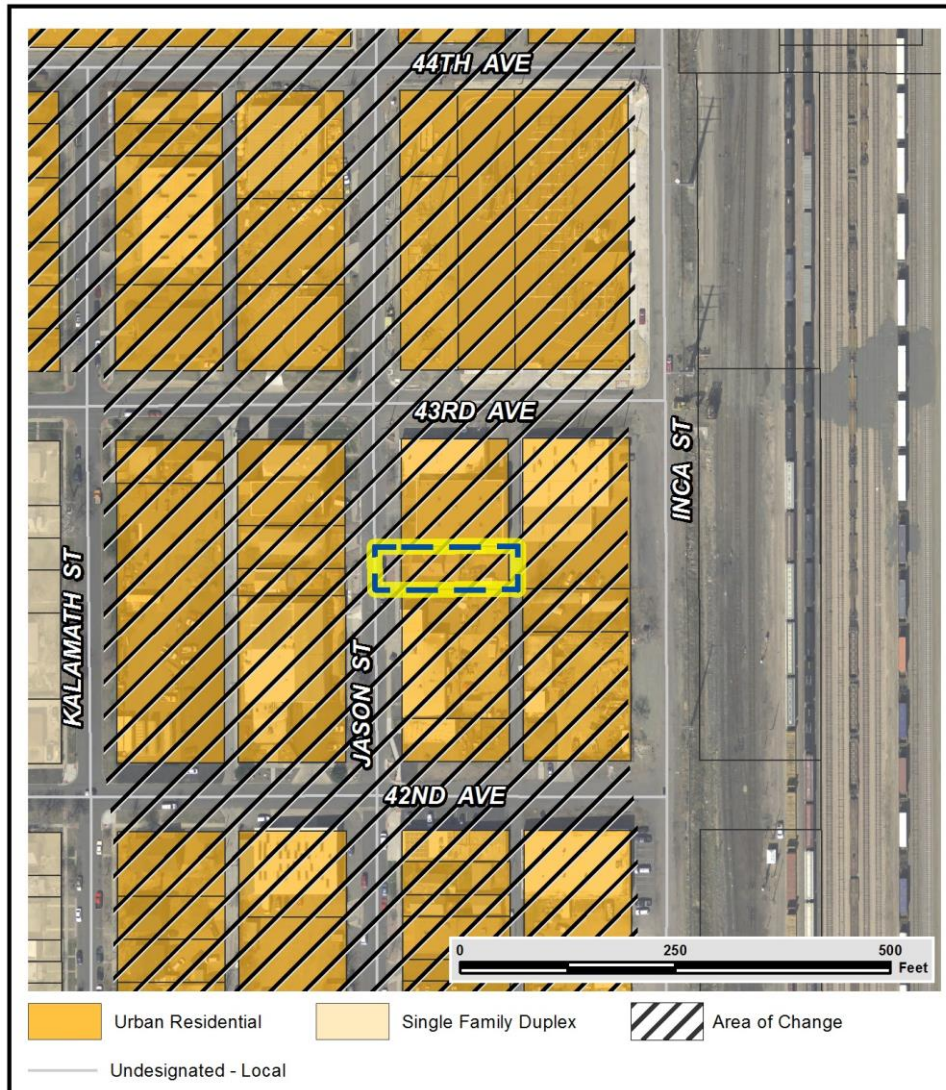
4. Justifying Circumstances

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

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

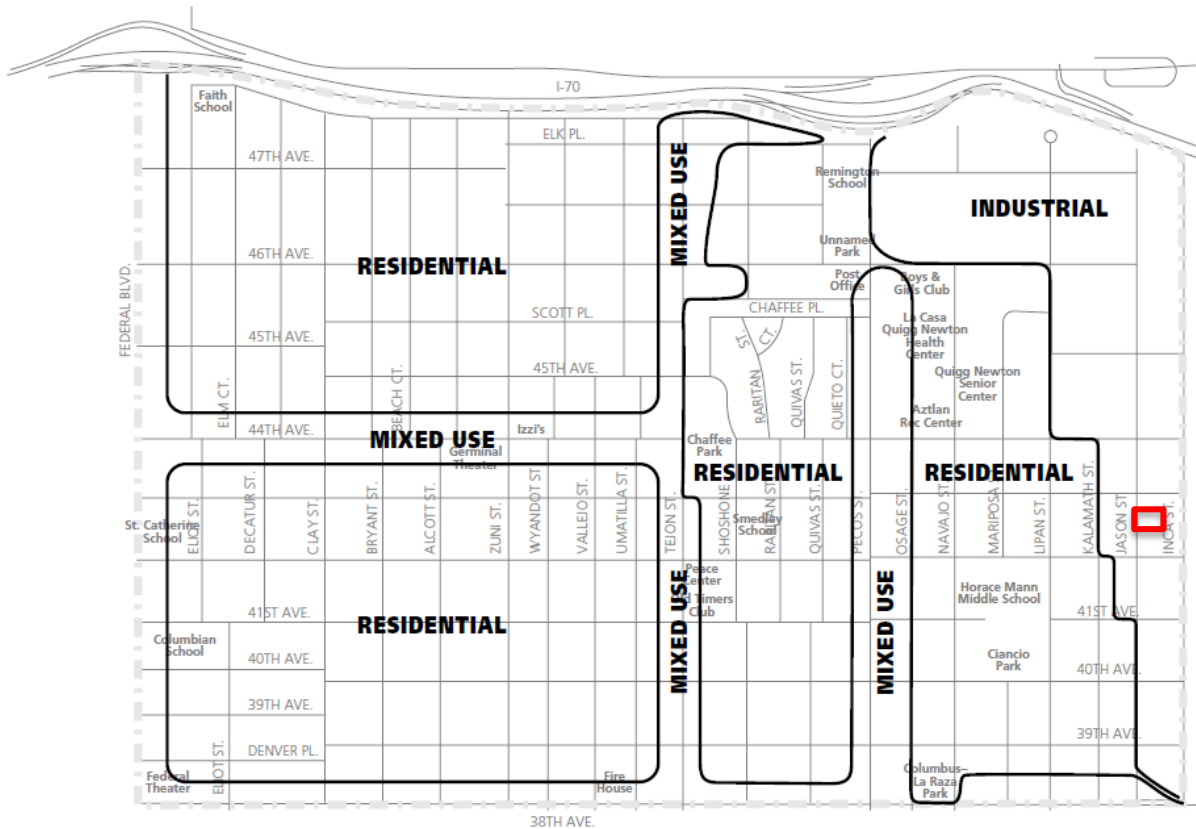


Blueprint Denver (2002)

- Land Use Concept:
 - Urban Residential
 - Higher density and primarily residential, but may include a noteworthy number of complementary commercial uses
 - New housing tends to be in mid- to high-rise structures
 - Greater housing base than employment base
 - Mix of housing types: single-family houses, townhouses, small multi-family apartments and sometimes high-rise residential structures
 - Area of Change
- Future Street Classification:
 - Undesignated Local

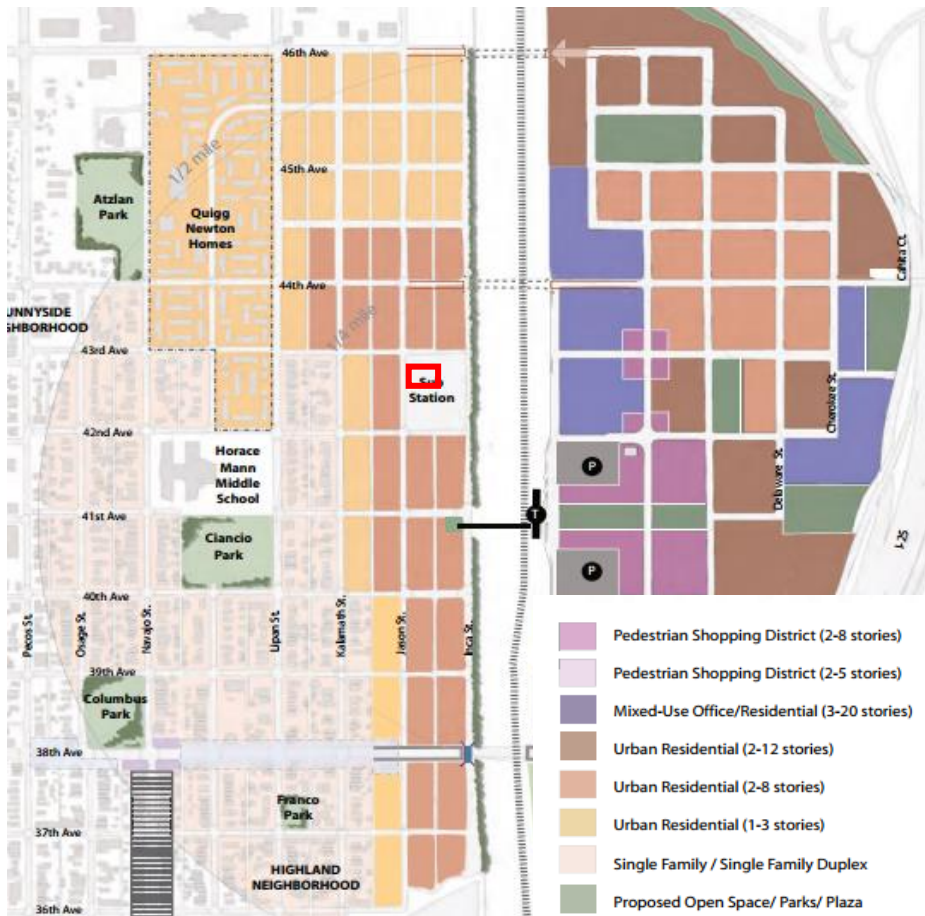
Review Criteria: Consistency with Adopted Plans

Sunnyside Neighborhood Plan (1992)



- Land Use
 - Industrial
- 41st & Fox Station Area Plan provides updated guidance for eastern edge of Sunnyside

Review Criteria: Consistency with Adopted Plans



41st & Fox Station Area Plan (2009)

- Land Use
 - Electrical Substation
- Inferred Land Use and Building Heights
 - Urban Residential
 - 2-8 Stories

Denver Zoning Code 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
4. Justifying Circumstances
 - Changed or Changing Condition: 41st & Fox station, New ped/bike infrastructure, Ongoing revitalization of neighborhood, Increased development activity/interest
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - C-RX zone districts promote safe, active, and pedestrian-scaled, diverse areas through building forms that activate the public realm.

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