



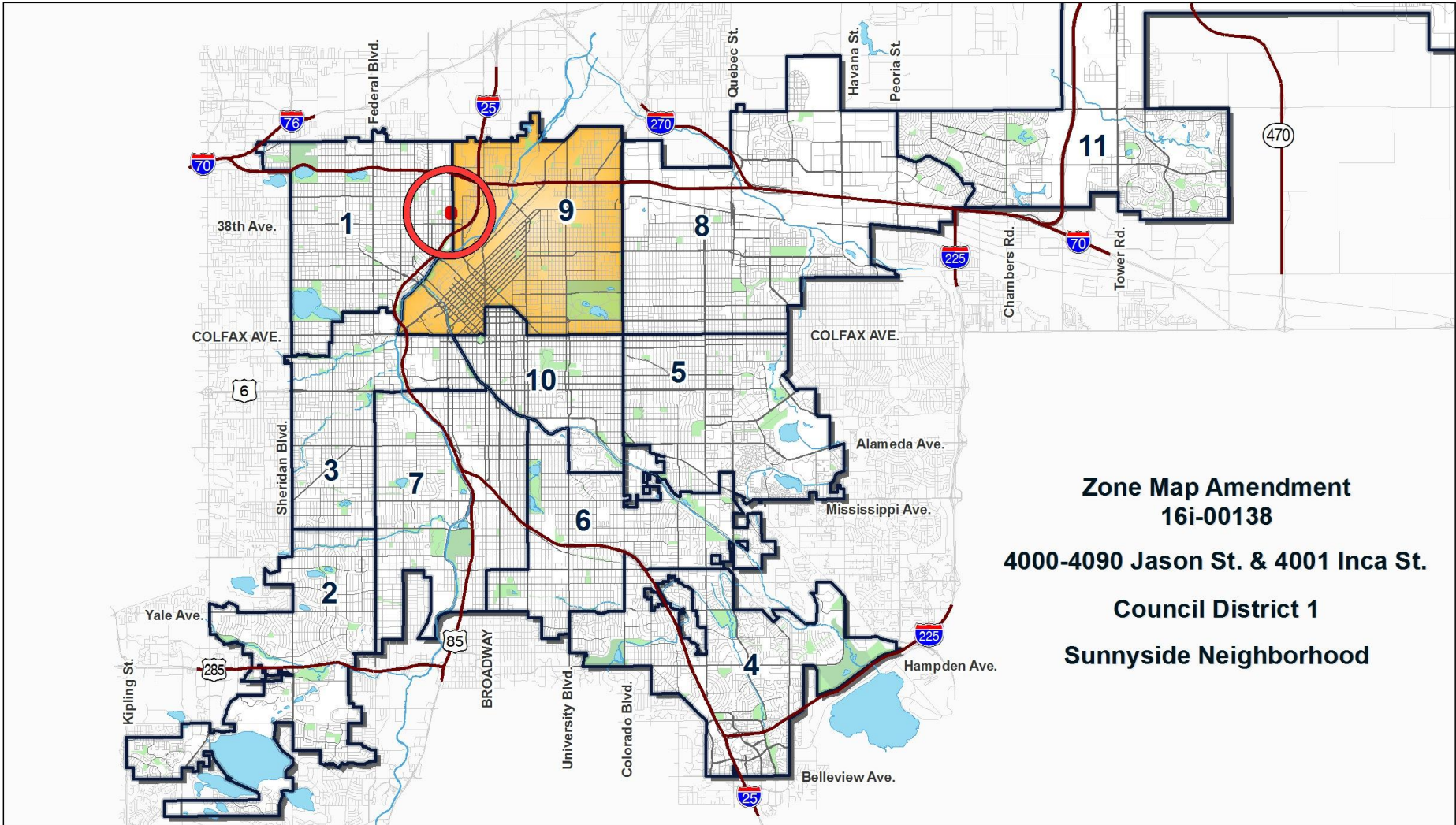
**DENVER**  
THE MILE HIGH CITY

**4000-4090 N. Jason Street & 4001  
Inca Street  
2016I-00138**

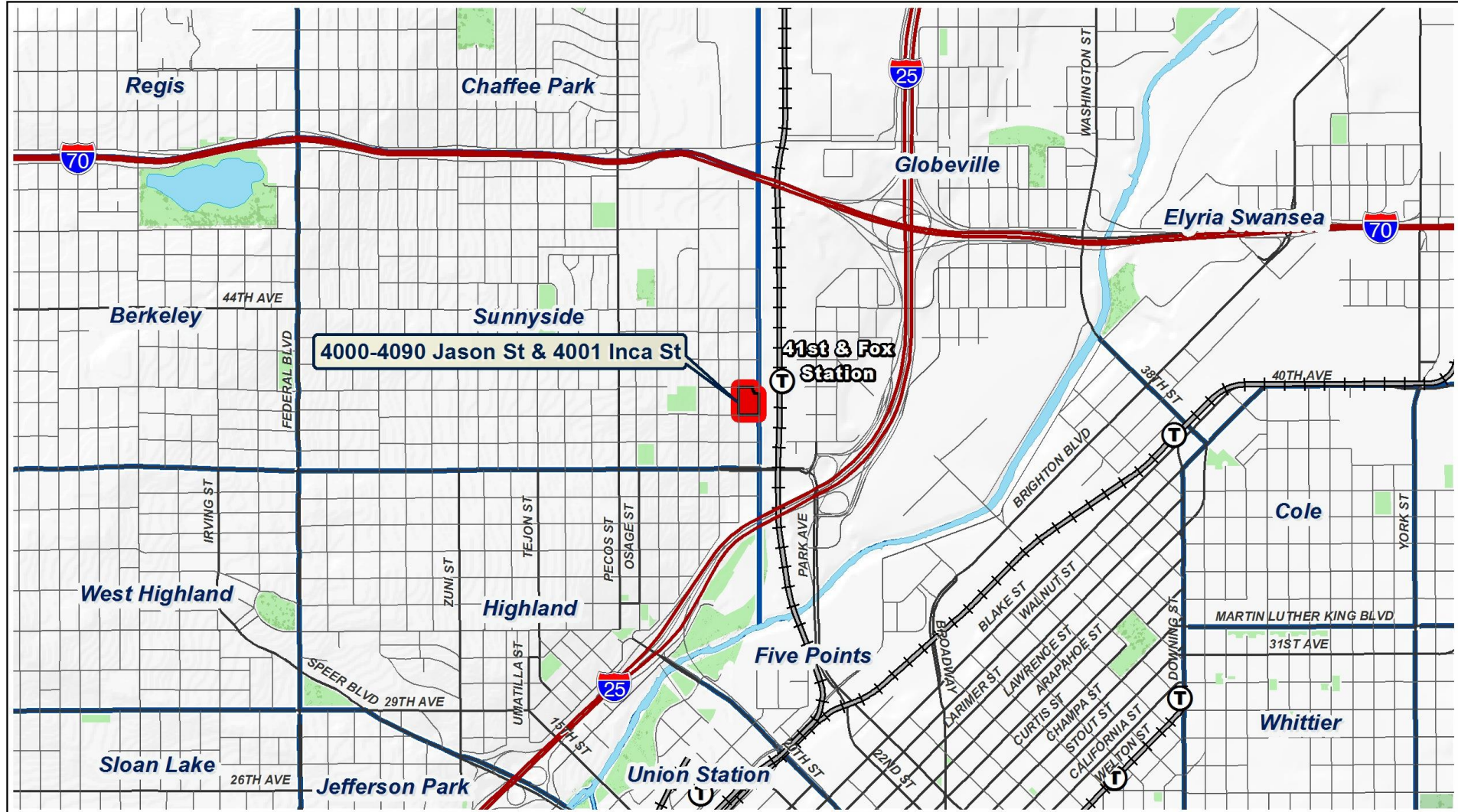
I-A UO-2 to C-RX-8

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

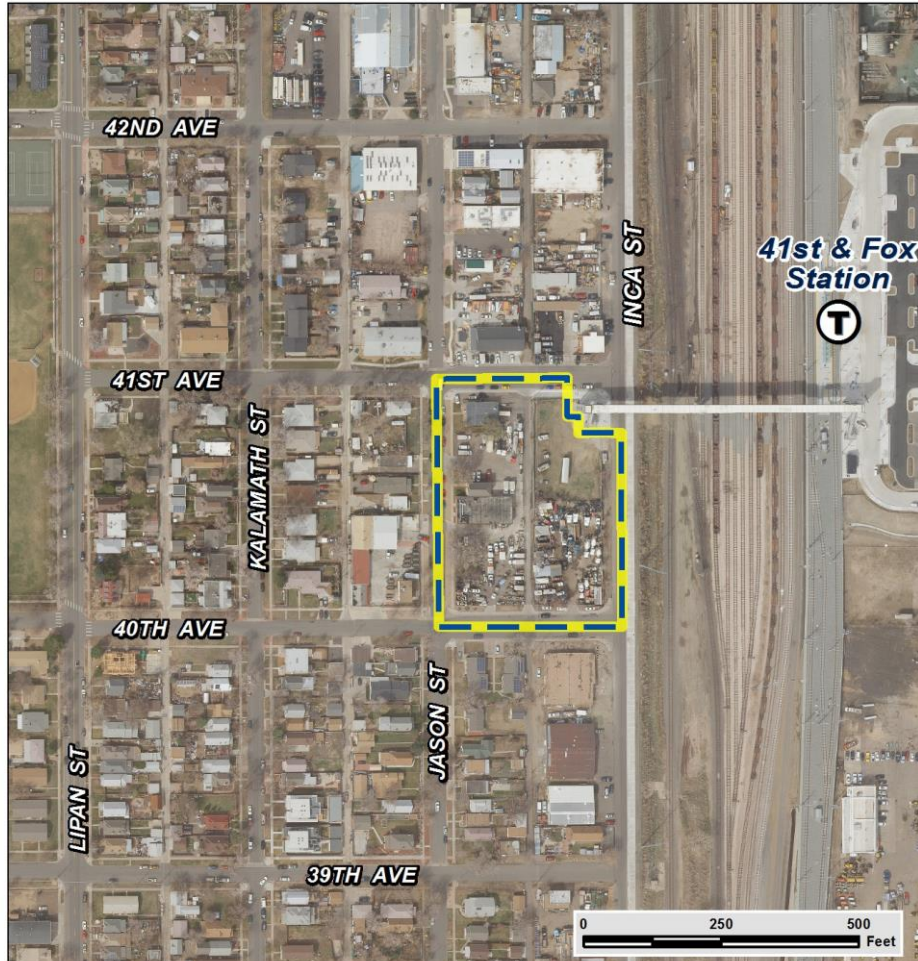
Land Use, Transportation, and  
Infrastructure Committee  
June 6, 2017



# Sunnyside Neighborhood



# Location and Request



**2016 Aerial**

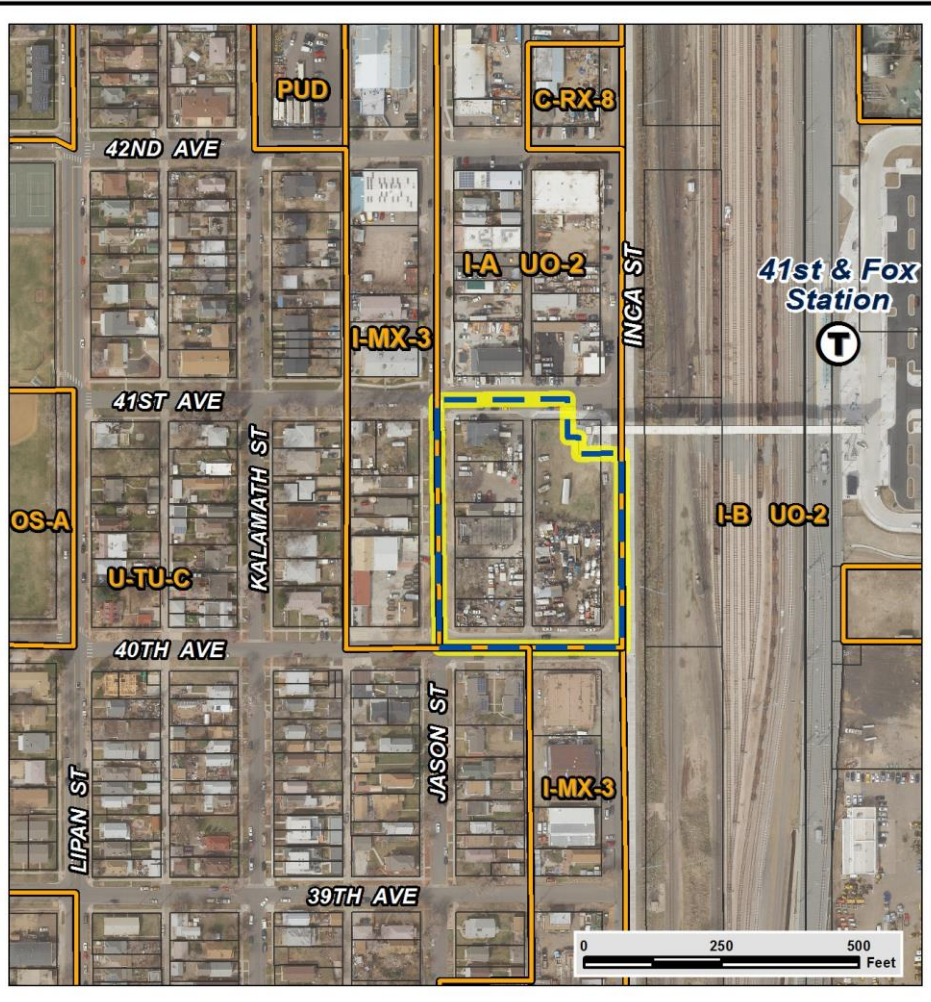
## 4000-4090 N. Jason Street & 4001 Inca Street

- 90,740 SF (2.08 acres)
- Most of one city block
- Mostly vacant, with some industrial, office, and parking
- Immediately adjacent to commuter rail pedestrian bridge

## Property Owner:

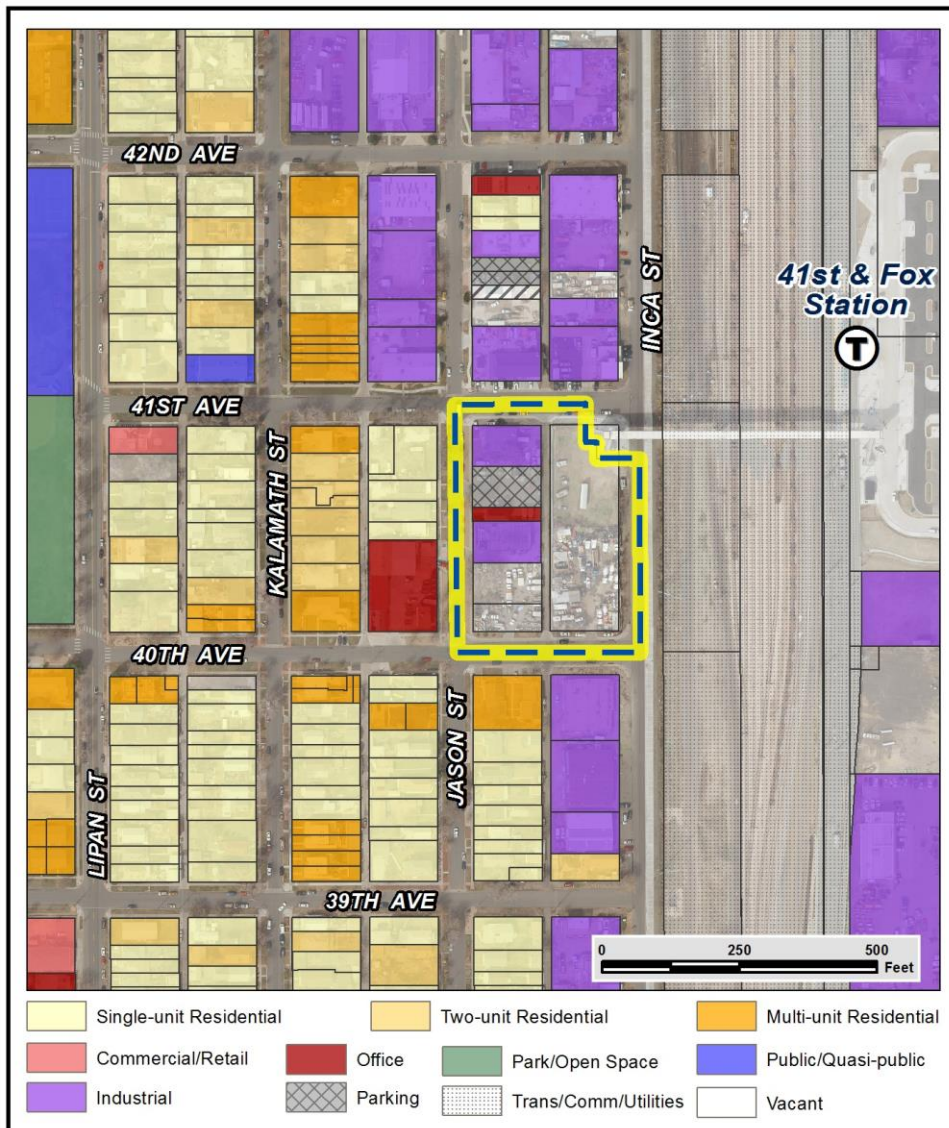
- Requesting rezoning from I-A UO-2 to C-RX-8

# Existing Context – Zoning



- Subject site: I-A UO-2
- Surrounding sites:
  - I-A UO-2
  - I-MX-3
  - U-TU-C

# Existing Context – Land Use



- Subject property is vacant, industrial, office, parking
- North: industrial
- West: office, single-unit residential
- South: Multi-unit residential, industrial
- East: railroad tracks

# Existing Context – Form/Scale



Subject Property Looking South Towards Downtown

# Existing Context – Form/Scale





# Existing Context – Form/Scale

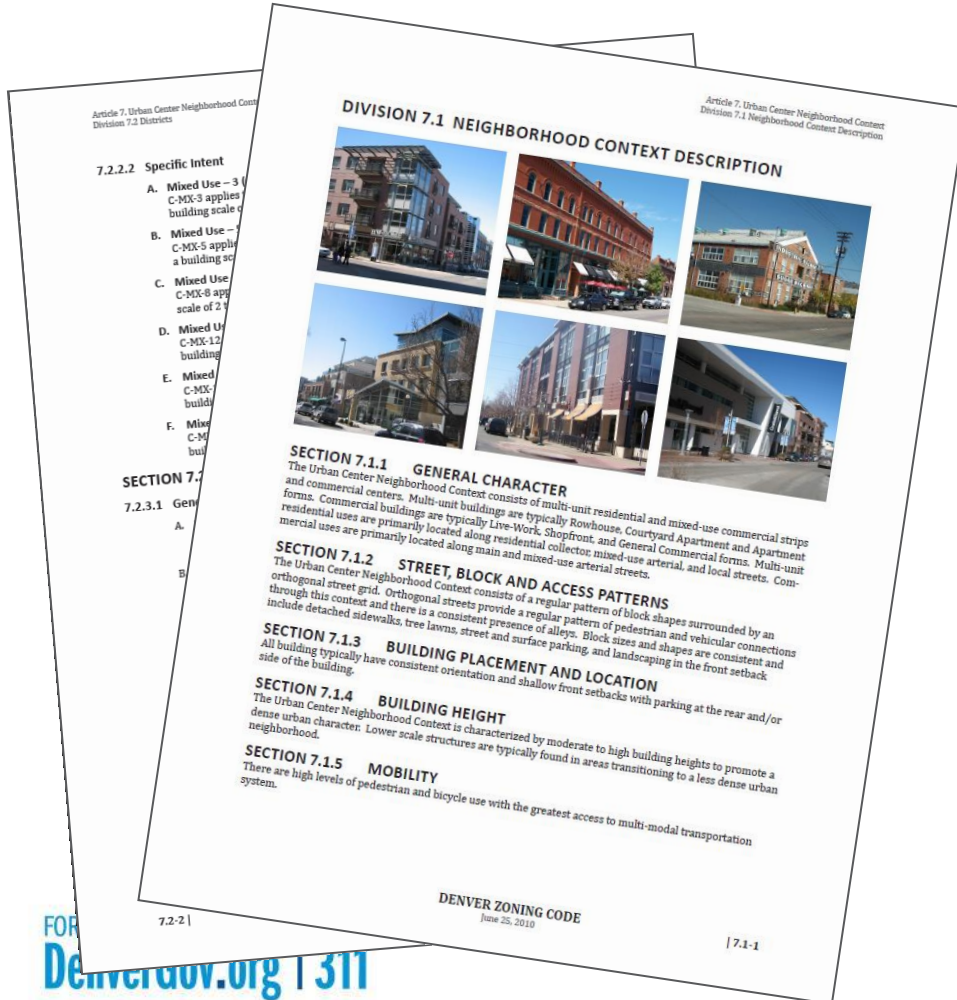


# Existing Context – Form/Scale



# Existing Context – Form/Scale





- Commercial uses are secondary to residential use
- Can have street-level retail
- Upper stories limited to residential & lodging

- Informational Notice: February 6, 2017
- Planning Board- notification signs and written notice (15 days): May 2 – May 17, 2017
- LUTI Committee: June 6, 2017
- City Council 1<sup>st</sup> Reading: June 19, 2017
- **City Council Public Hearing: July 17, 2017**

- Public Outreach
  - RNOs
    - Sunnyside United Neighbors, Comunidades Unidas  
Globeville Elyria & Swansea, Globeville Civic Association #2,  
Elyria Swansea/Globeville Business Association, United  
Community Action Network, United North Side Neighborhood,  
Globeville Civic Partners, North Neighborhoods Democratic  
Council, Globeville K.A.R.E.S., Denver Urban Resident  
Association, Denver Neighborhood Association, Inter-  
Neighborhood Cooperation
  - One comment in support of application at Planning  
Board

## 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 (2002)
- Sunnyside Neighborhood Plan (1992)
- 41<sup>st</sup> & Fox Station Area Plan (2009)

### 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

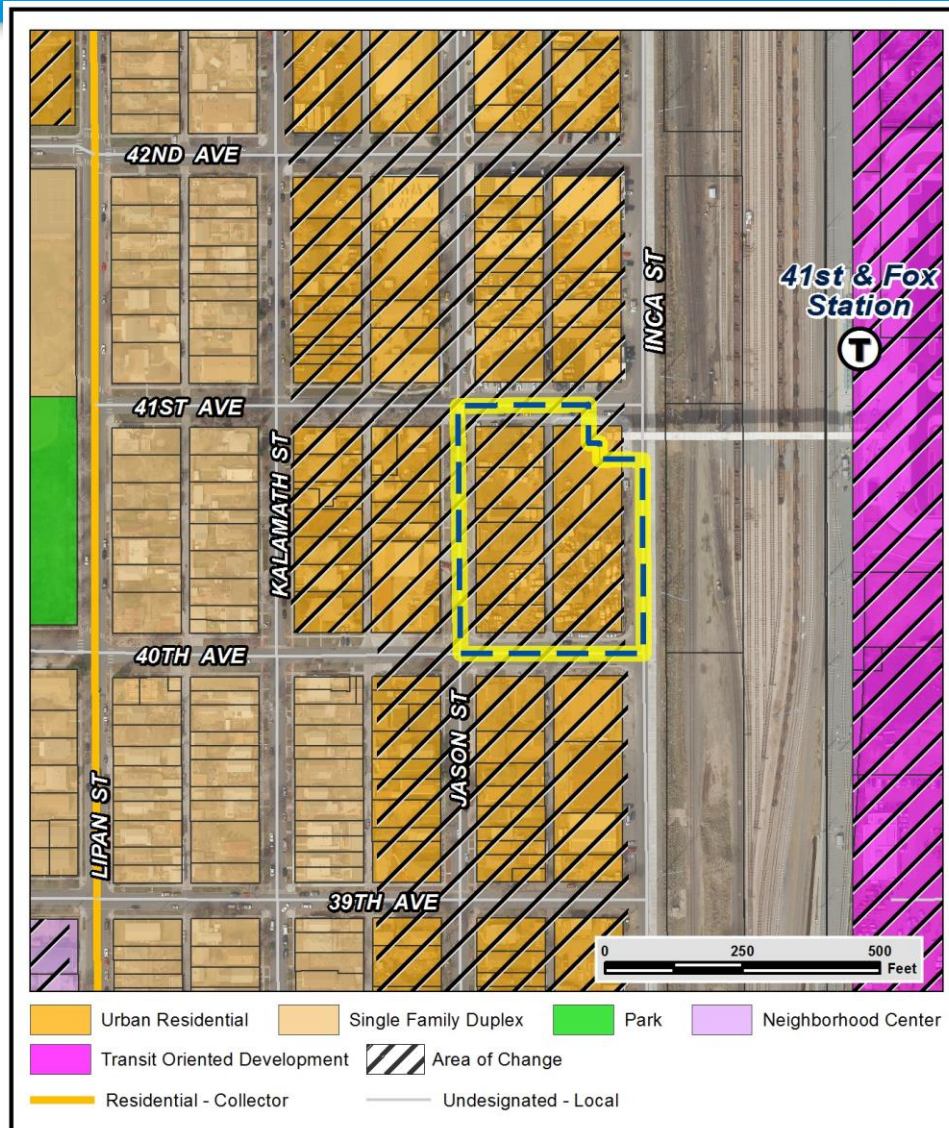


# Review Criteria: Consistency with Adopted Plans

## 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

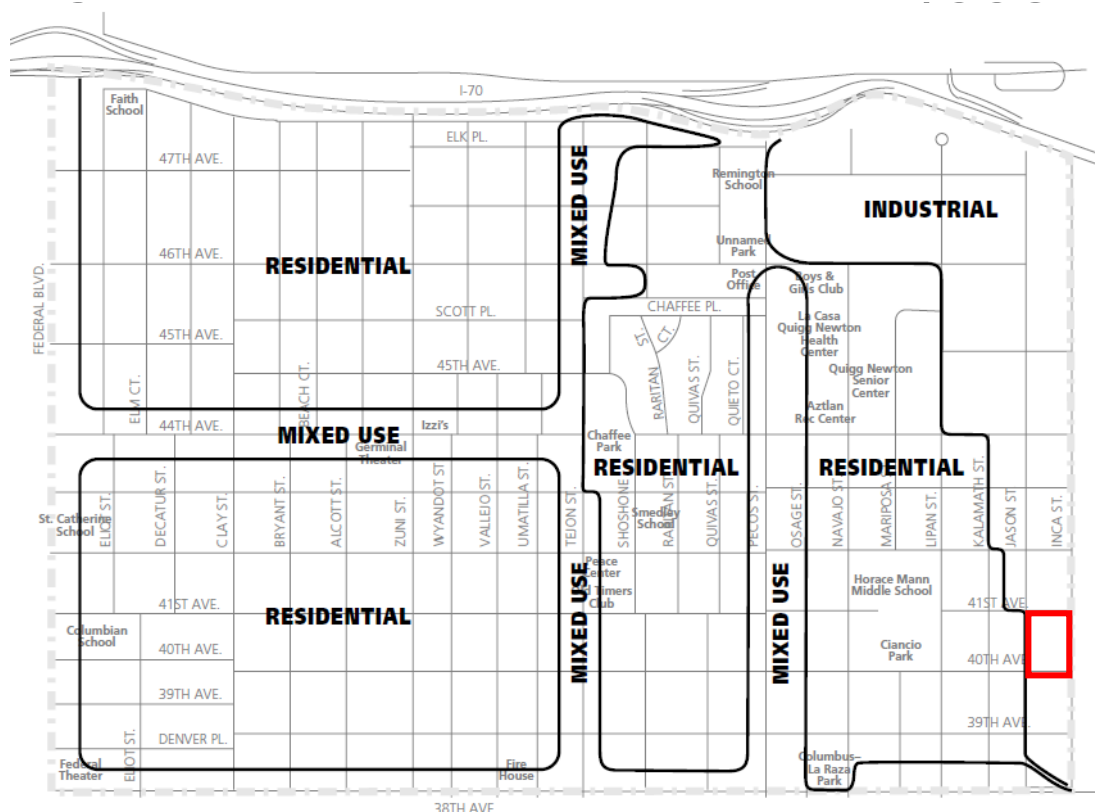
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Street Classifications
  - 41<sup>st</sup>, Jason, 40<sup>th</sup>, Inca:
    - Undesignated- Local
- Area of Change
- Urban Residential
  - “Higher density and predominantly residential”
  - “May include a noteworthy number of commercial uses”
  - “Retail or active uses on ground floor”

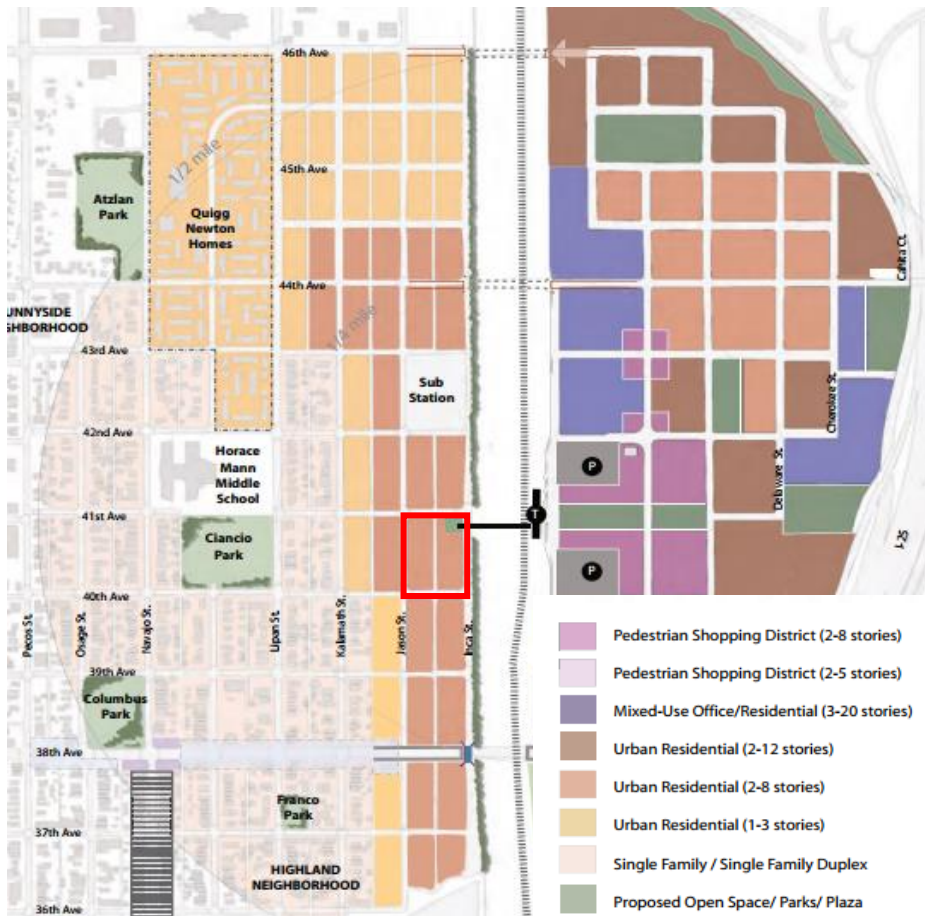
# Review Criteria: Consistency with Adopted Plans



## Sunnyside Plan (1992)

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

# Review Criteria: Consistency with Adopted Plans



## 41<sup>st</sup> & Fox Station Area Plan (2009)

- Land Use
  - Urban Residential
  - 2-8 Stories

-  Pedestrian Shopping District (2-8 stories)
-  Pedestrian Shopping District (2-5 stories)
-  Mixed-Use Office/Residential (3-20 stories)
-  Urban Residential (2-12 stories)
-  Urban Residential (2-8 stories)
-  Urban Residential (1-3 stories)
-  Single Family / Single Family Duplex
-  Proposed Open Space/ Parks/ Plaza

## 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: 41<sup>st</sup> & 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 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