



DENVER
THE MILE HIGH CITY

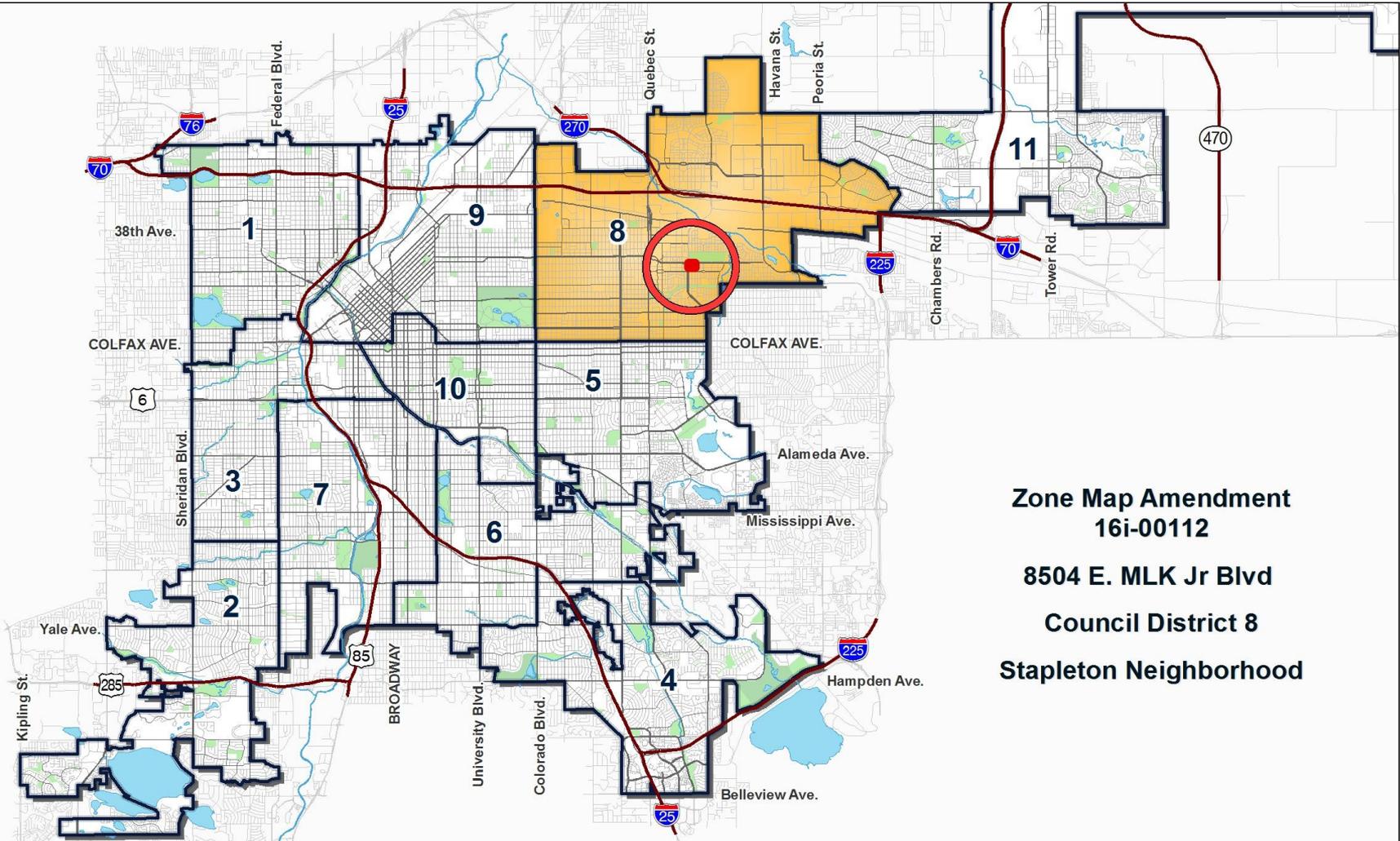
8504 E Martin Luther King Jr Blvd & 2962 N Central Park Blvd

C-MU-20 to M-RX-5A

Denver City Council
July 24, 2017

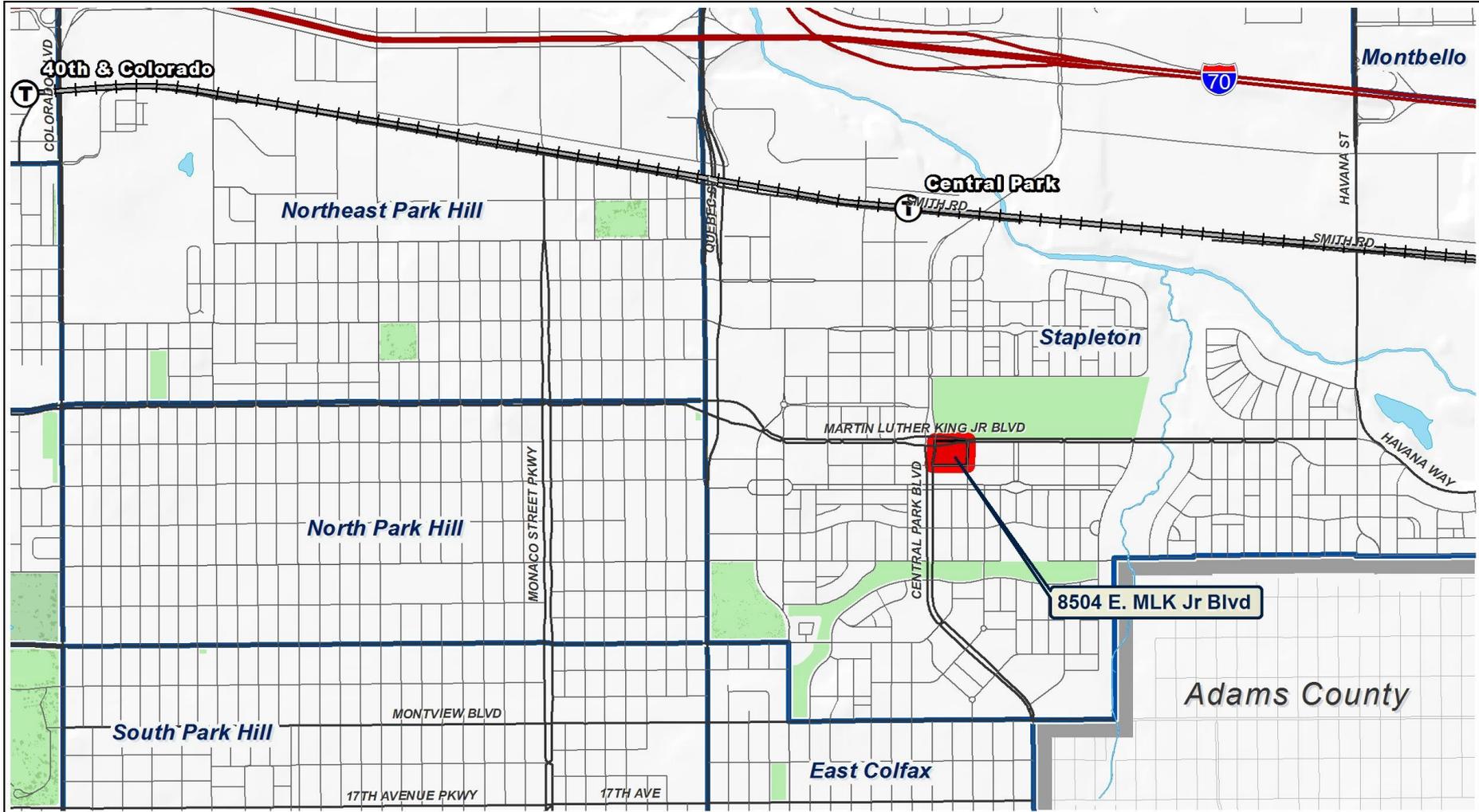
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

City Council District 8



**Zone Map Amendment
16i-0012**
8504 E. MLK Jr Blvd
Council District 8
Stapleton Neighborhood

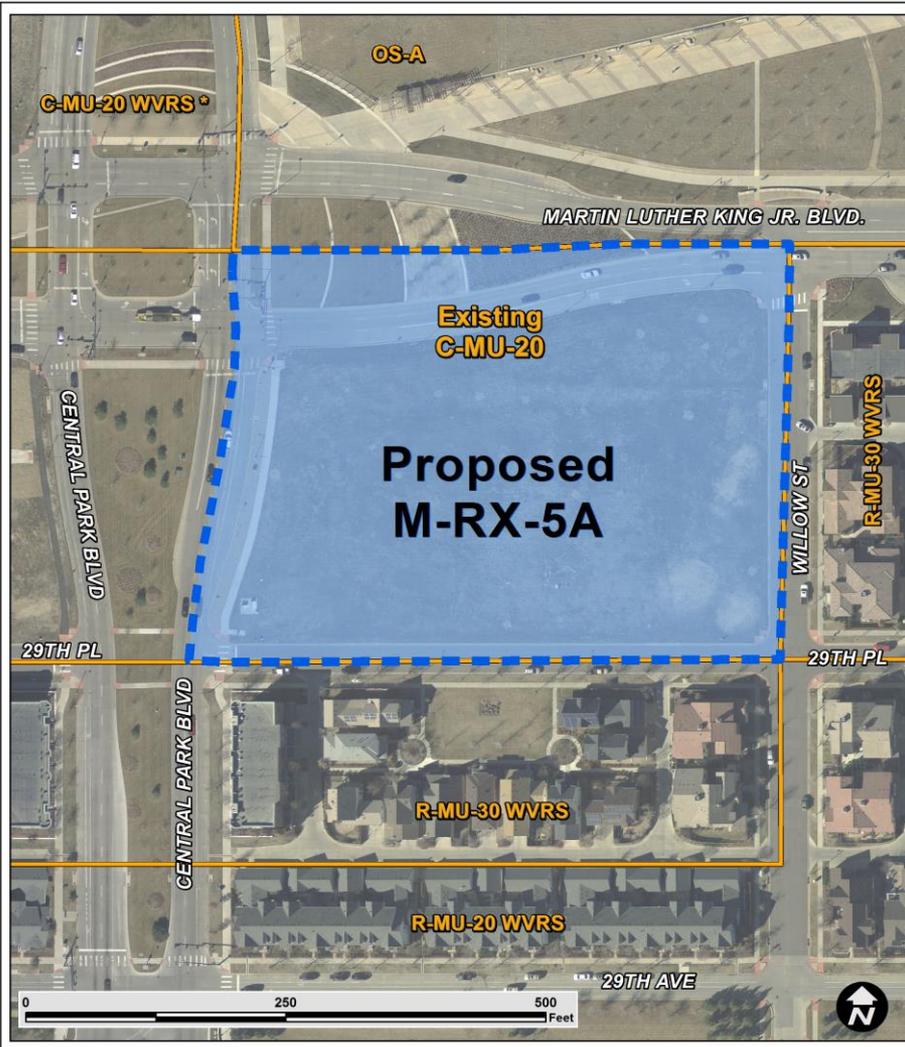
Stapleton Neighborhood





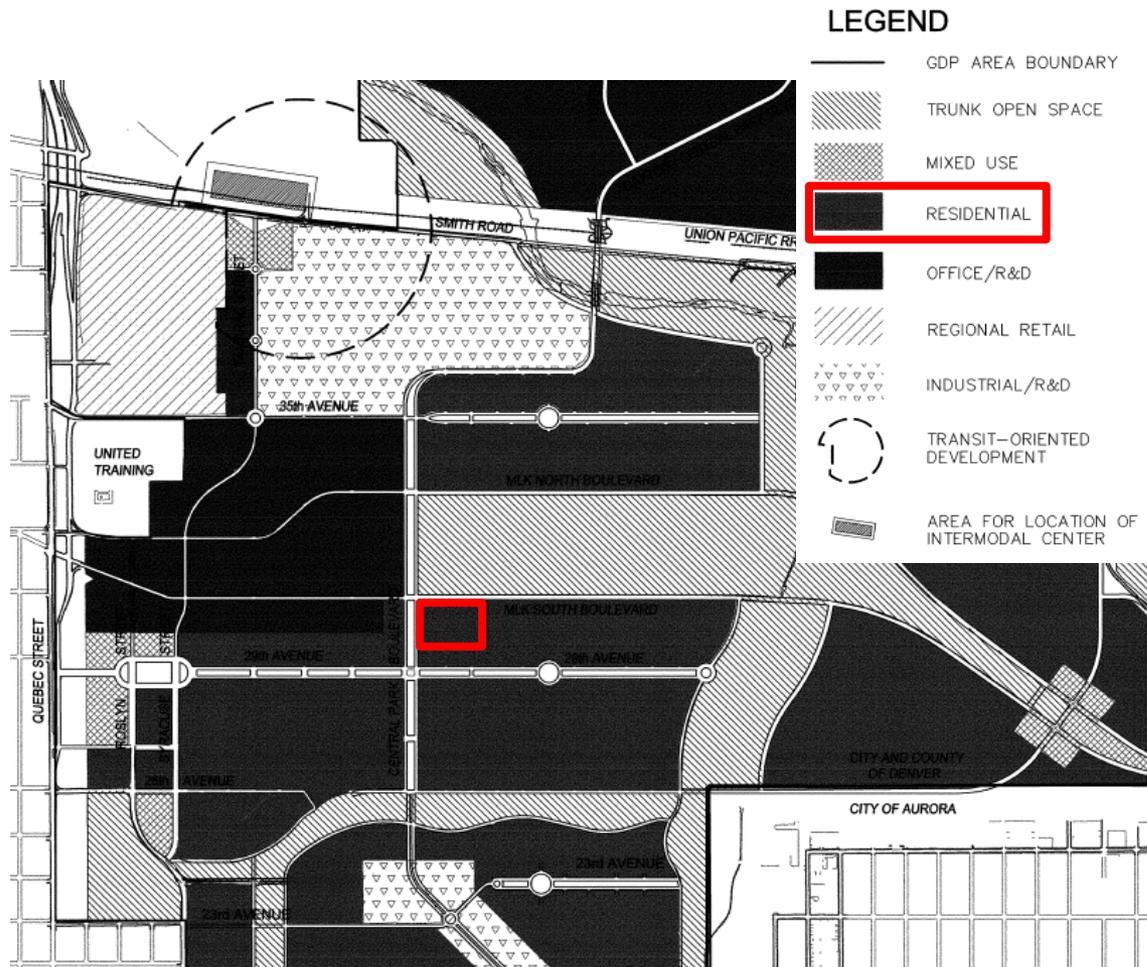
2016 Aerial

- Intersection of MLK Blvd and Central Park Blvd
- Also bounded by 29th Place and Willow St
- Across from Central Park



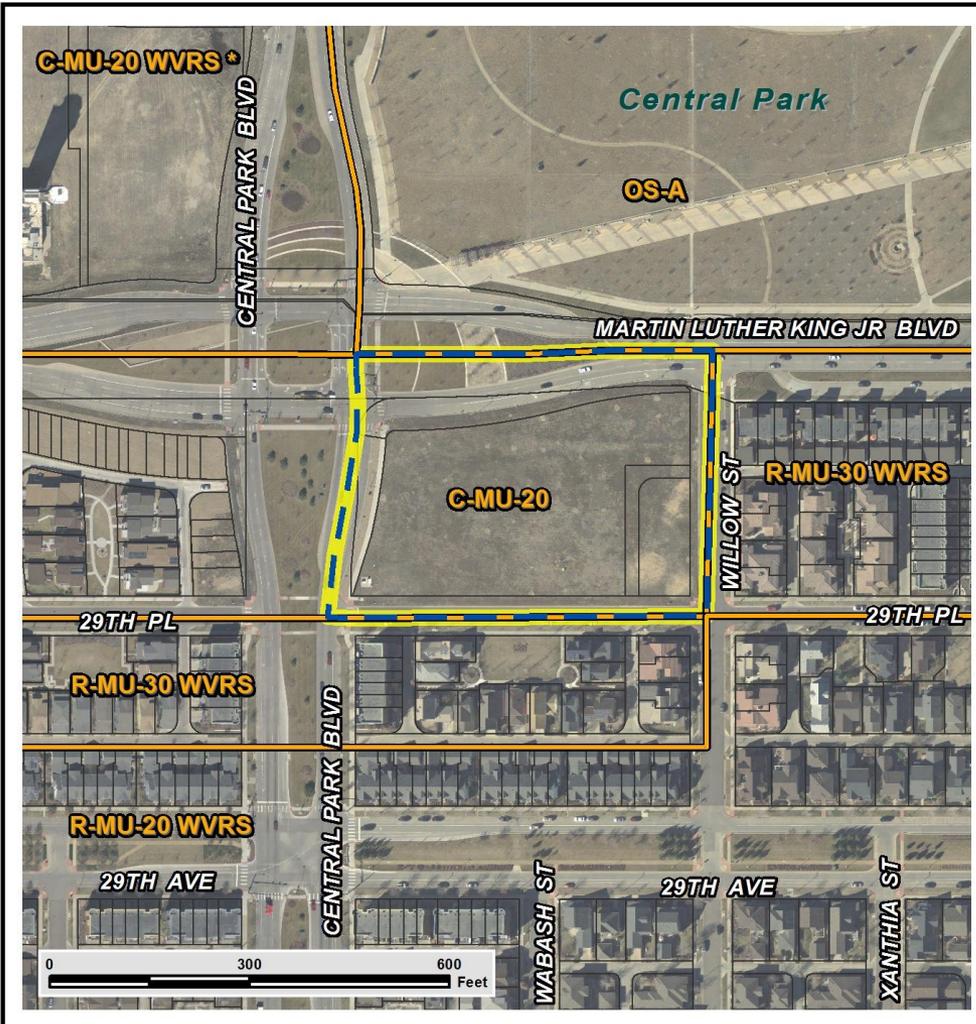
- Property:
 - 3.04 acres
 - Vacant
 - Requesting rezoning to develop the site
 - Rezone from C-MU-20 to M-RX-5A

- Allowed within a General Development Plan of 50 acres or more
- May not be within $\frac{1}{4}$ mile of a transit station
- M-RX-5A:
 - Residential mixed-use
 - Up to 5 stories
 - Wide range of building forms and uses



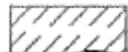
- Stapleton Redevelopment South Area GDP
 - Facilitate the development of a broad mix of housing types, densities, and price ranges
 - Create neighborhoods which incorporate multiple uses and walk to work possibilities
 - Site designated Residential
 - Urban Design Standards and Guidelines apply

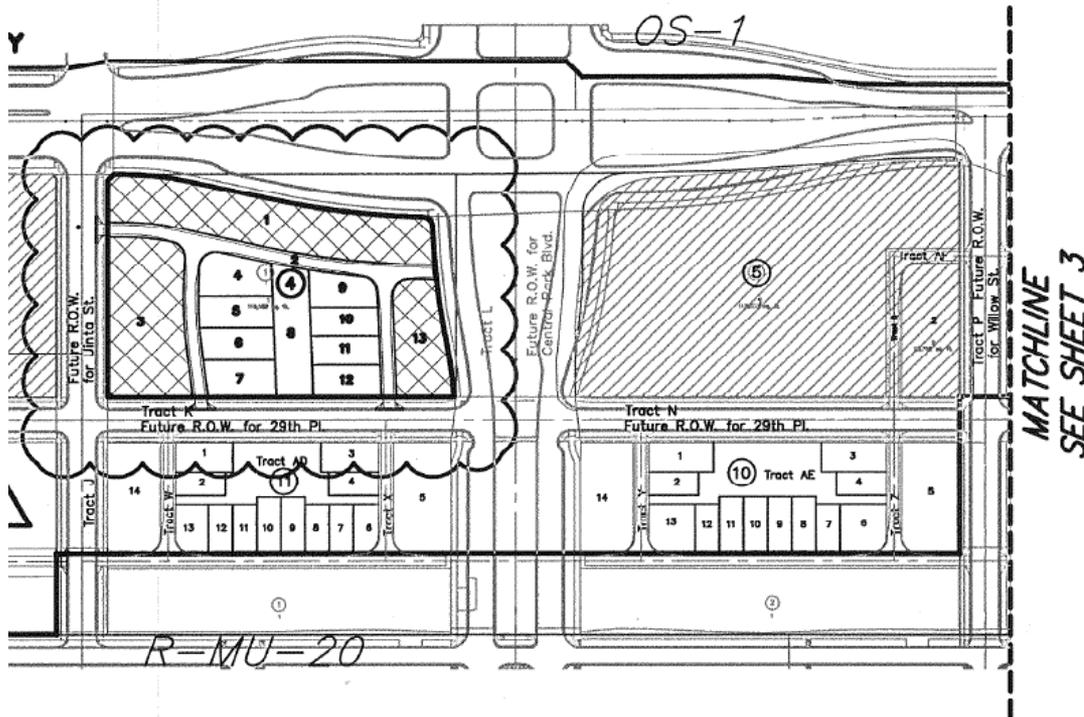
Existing Context – Zoning



- Site:
 - C-MU-20
- Surrounding Zoning:
 - North – OS-A
 - South – R-MU-30 w/ waivers
 - East – R-MU-30 w/ waivers
 - West – C-MU-20

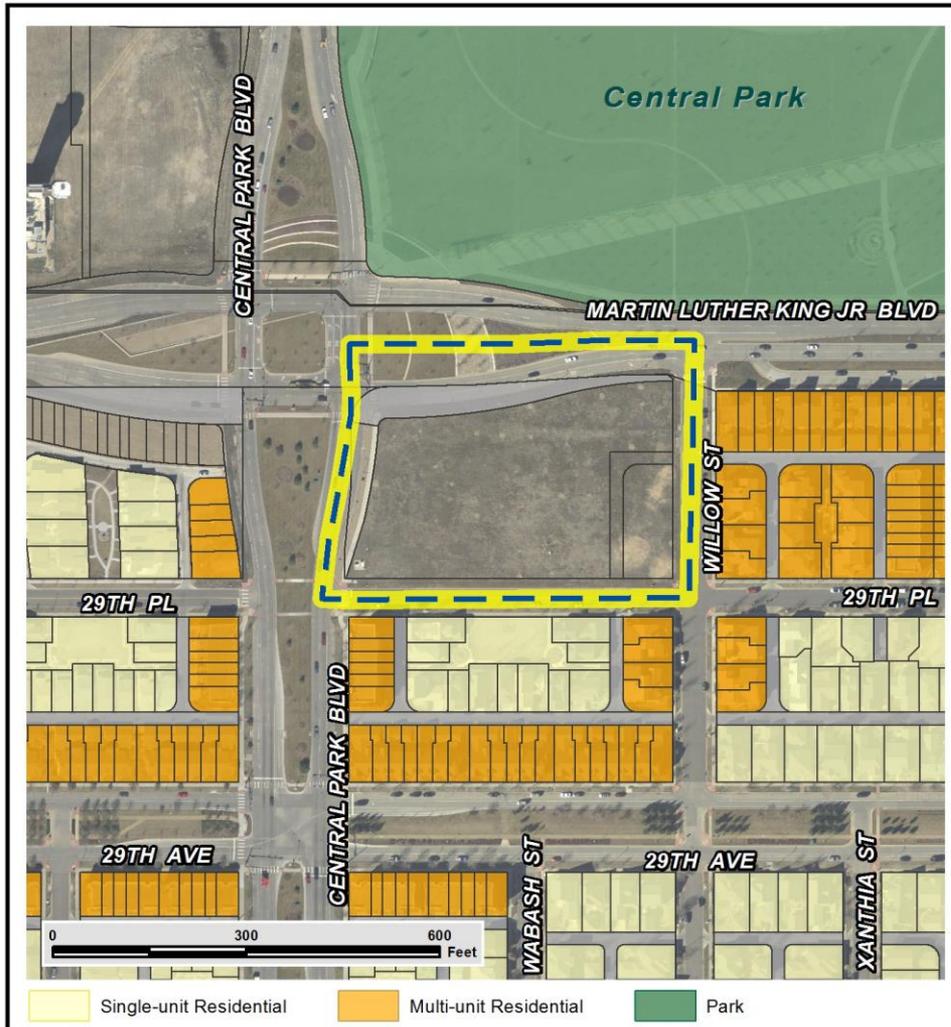
Existing Context – Planned Building Group

 NOT INCLUDED IN RDP



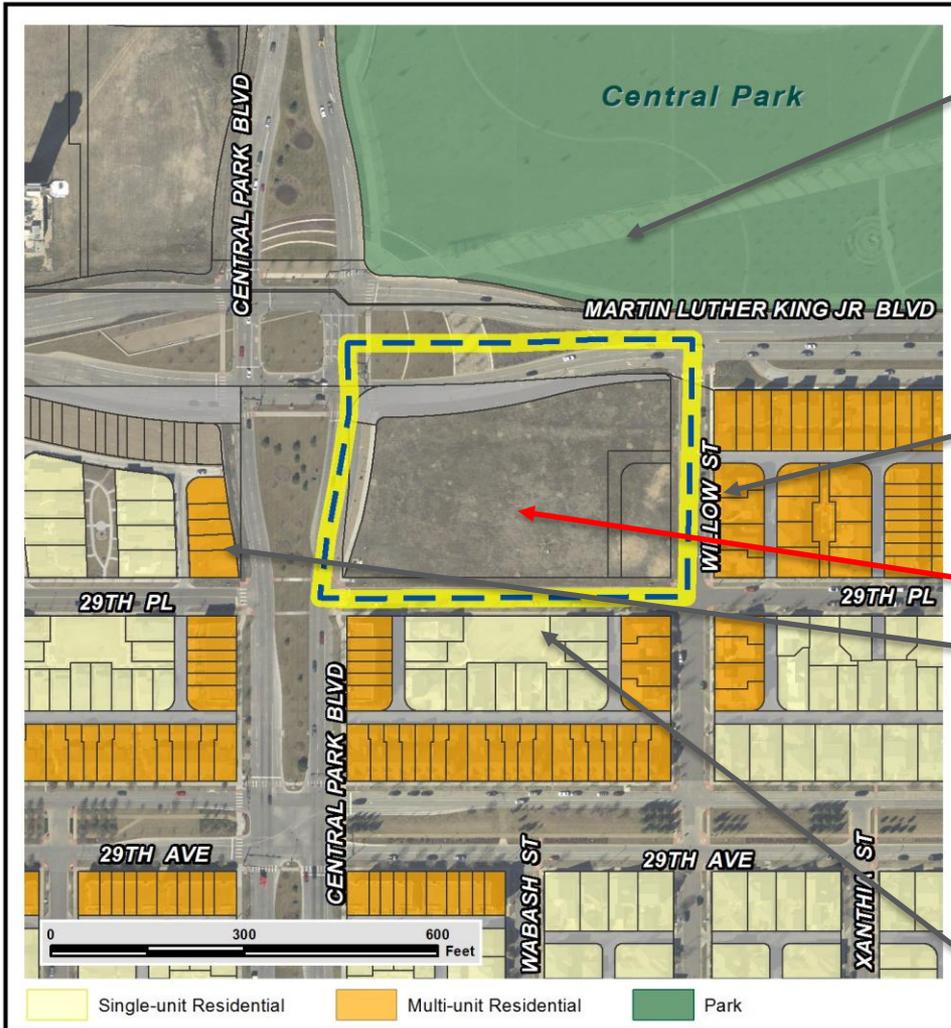
- Stapleton Residential Development Plan
 - Property (Block 5) is excluded from PBG
 - Was thought to be included in 2010, so not rezoned

Existing Context – Land Use



- Site – Vacant
- North – Park
- South – Residential
- East – Residential
- West – Residential

Existing Context – Building Form/Scale



- Planning Board (May 3, 2017) – 5-4 vote for recommendation of approval
 - Four members of the public spoke
- Land Use, Transportation and Infrastructure Committee (May 23, 2017)
- City Council (July 24, 2017)
- Public comment
 - 17 letters in opposition, 1 in support

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
- Stapleton Development Plan (1995)

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

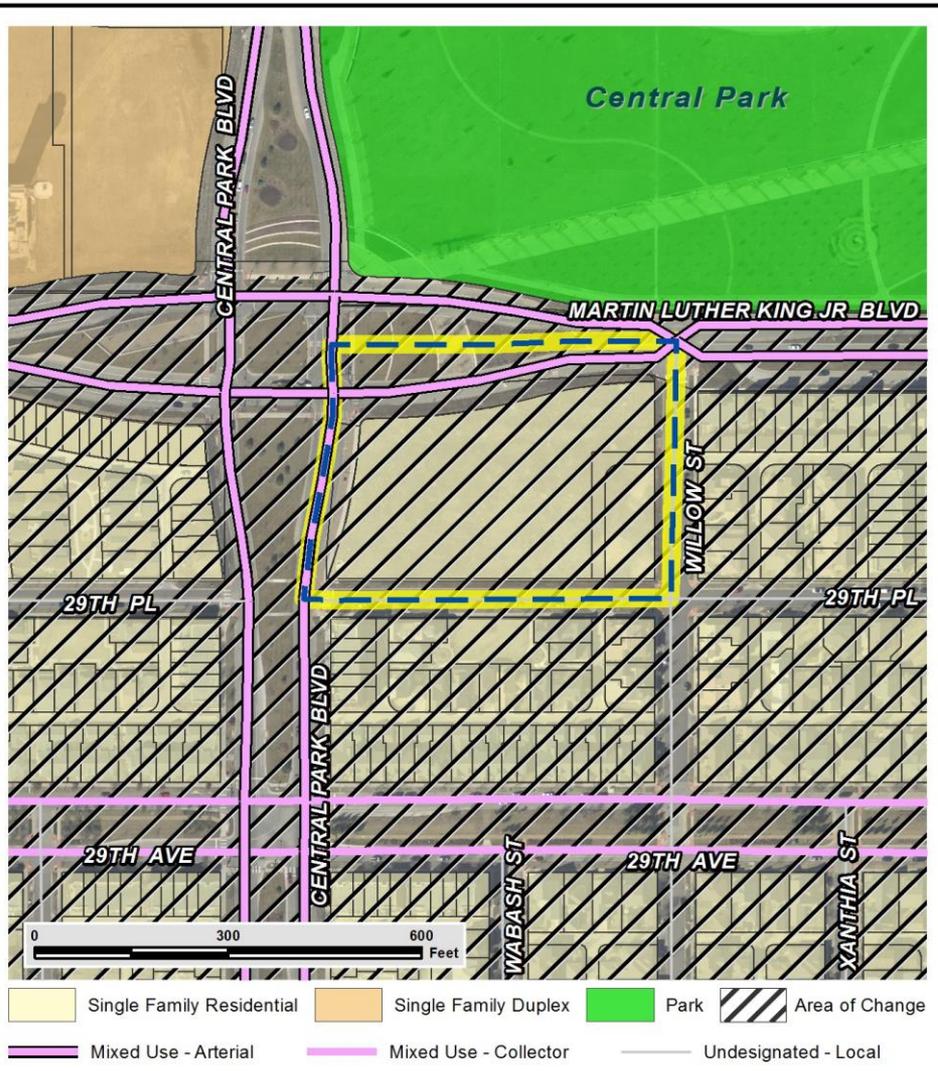
Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Mobility Strategy 4-E
- Housing Strategy 6-A

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

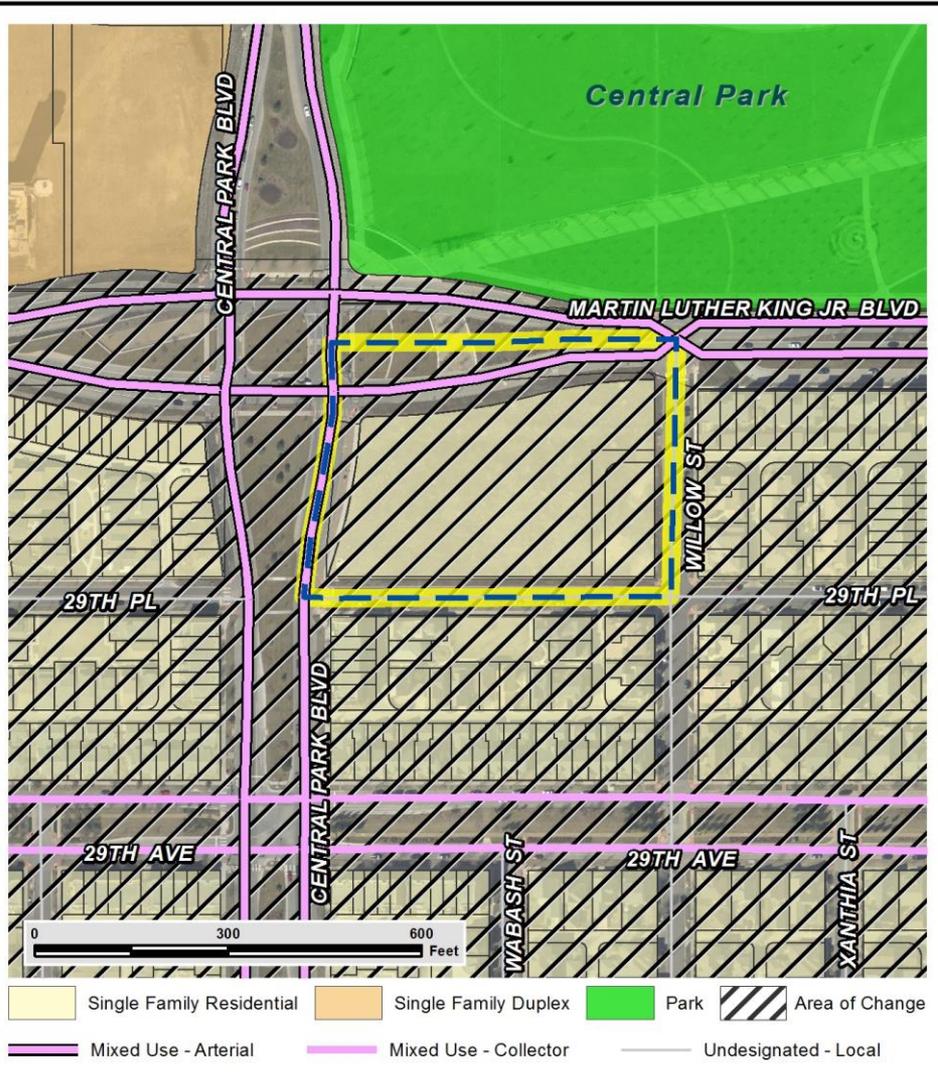
- Land Use Concept:
 - Single Family Residential
 - Single family homes are predominant residential type
 - Density less than 10 du/acre
 - Employment base significantly smaller than housing base
 - Area of Change



Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - Martin Luther King & Central Park Blvd.
 - Mixed Use Arterial
 - E. 29th Pl. & Willow St.
 - Undesignated Locals
- Stapleton Area:
 - Network of urban villages
 - Reduce number and length of trips taken



Review Criteria: Consistency with Adopted Plans



Stapleton Development Plan (1995)

- District II
 - Predominantly employment with residential adjacent to parks
 - Higher densities at intersections
 - Higher density housing along Yosemite (Central Park Blvd) and Central Park

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: Buildout of Stapleton neighborhood and development of surrounding parcels
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - M-RX zone districts promote development of new mixed-use neighborhoods

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