



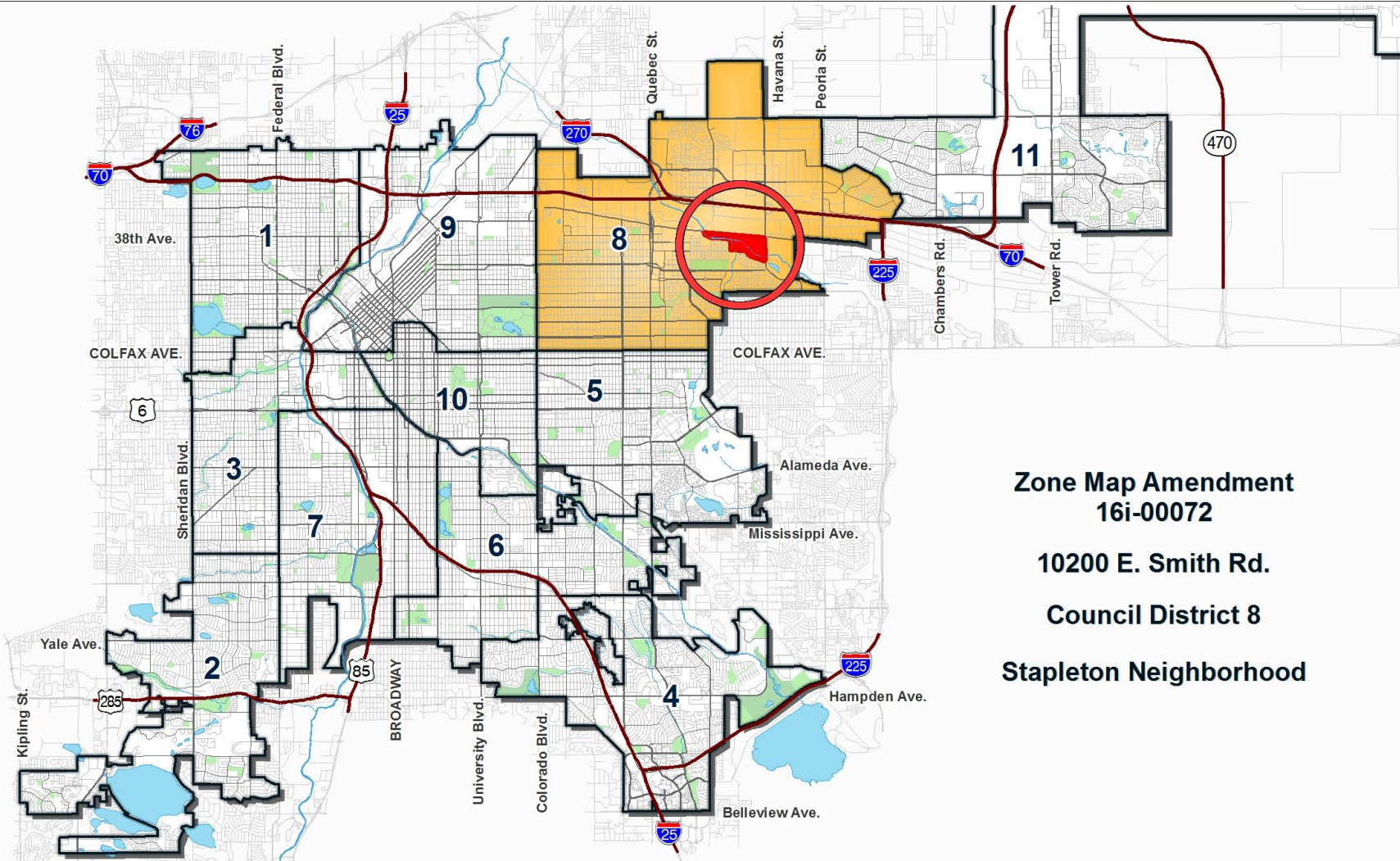
DENVER
THE MILE HIGH CITY

**10200 Smith Road, 9507 E. 35th
Avenue
2016I-00072**

OS-B to OS-A

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

Denver City Council
March 13, 2017



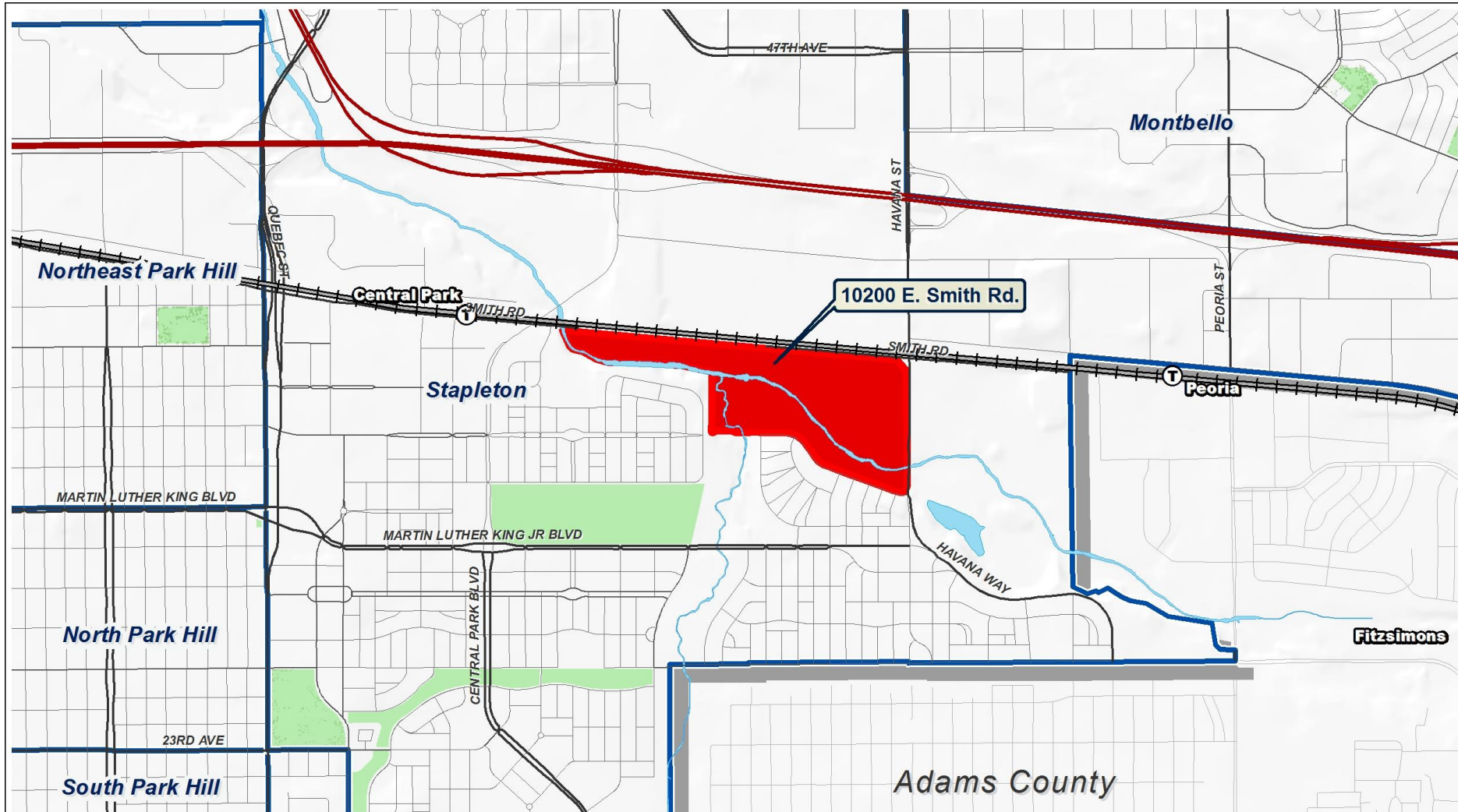
**Zone Map Amendment
16i-00072**

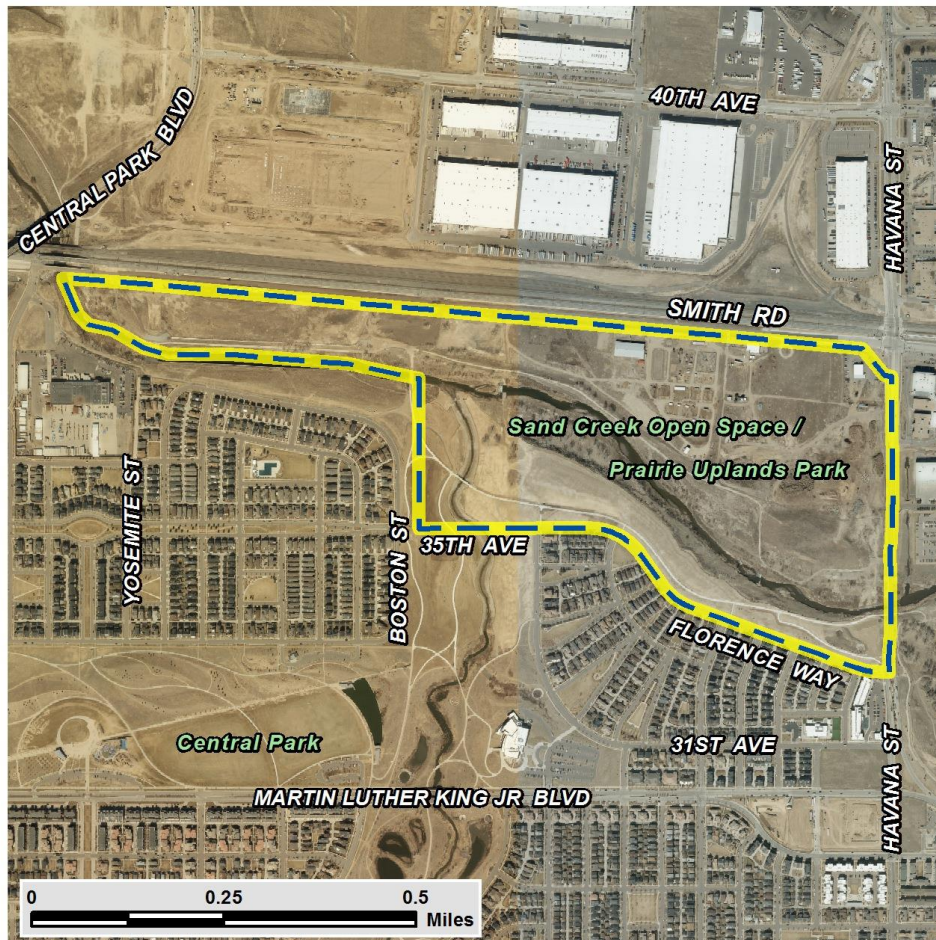
10200 E. Smith Rd.

Council District 8

Stapleton Neighborhood

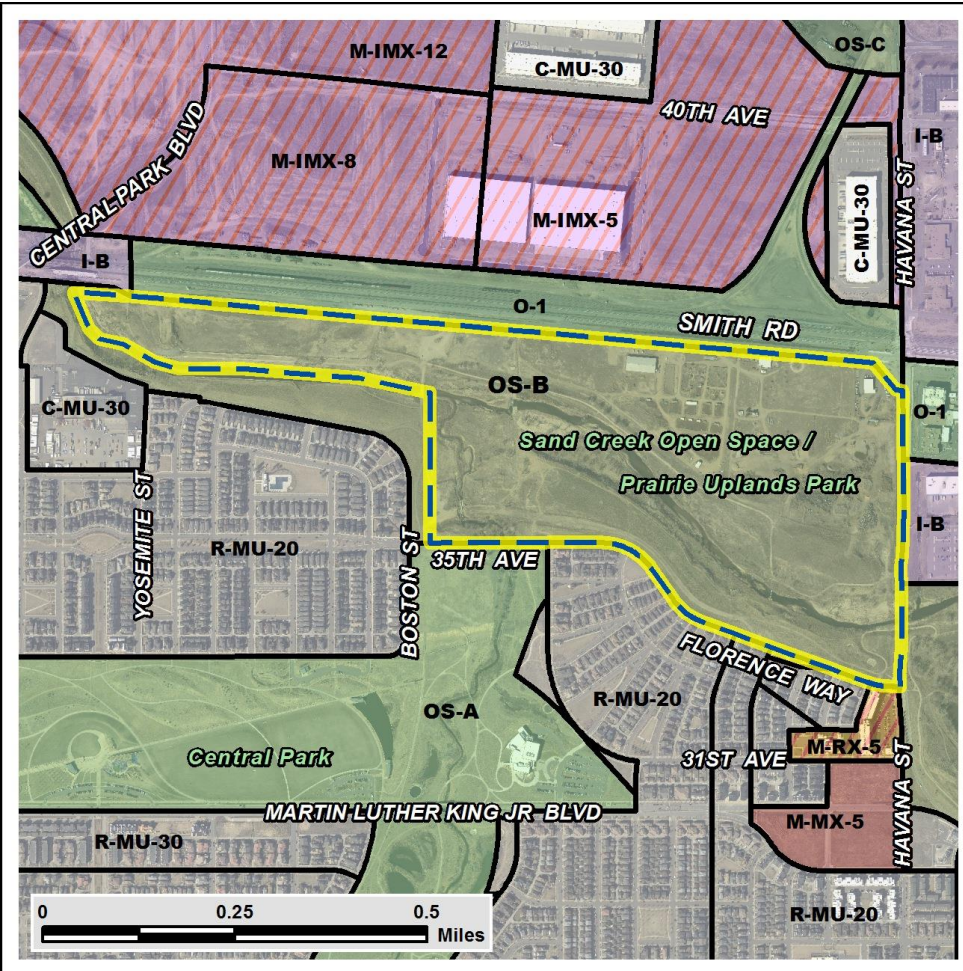
Stapleton Neighborhood





2016 Aerial

- 10200 Smith Rd,
9507 E. 35th Avenue
- SW corner of Smith
Rd and Havana St
- Stapleton
Development Plan
area



10200 Smith Road

- 4,492,976 SF (103 acres)
- Warehouse, Urban Garden, Open Space

9507 E. 35th Avenue

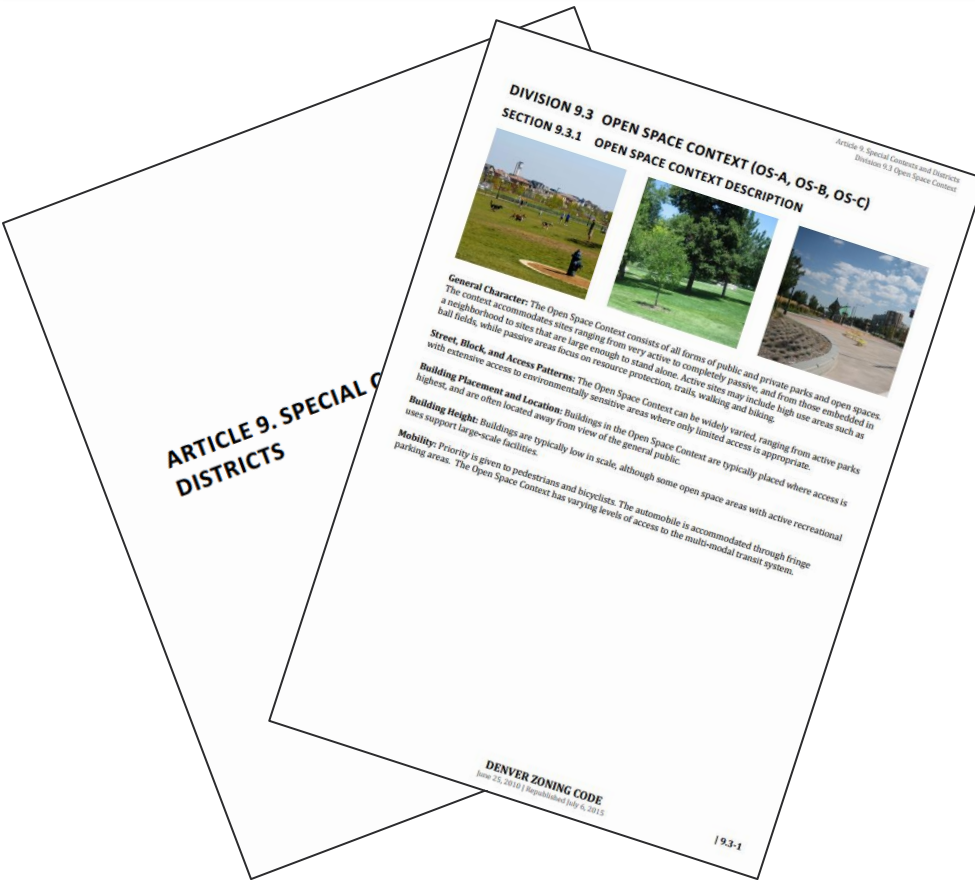
- 1,983,314 SF (46 acres)
- Open space

Property Owner:

- Requesting rezoning due to recent city acquisition

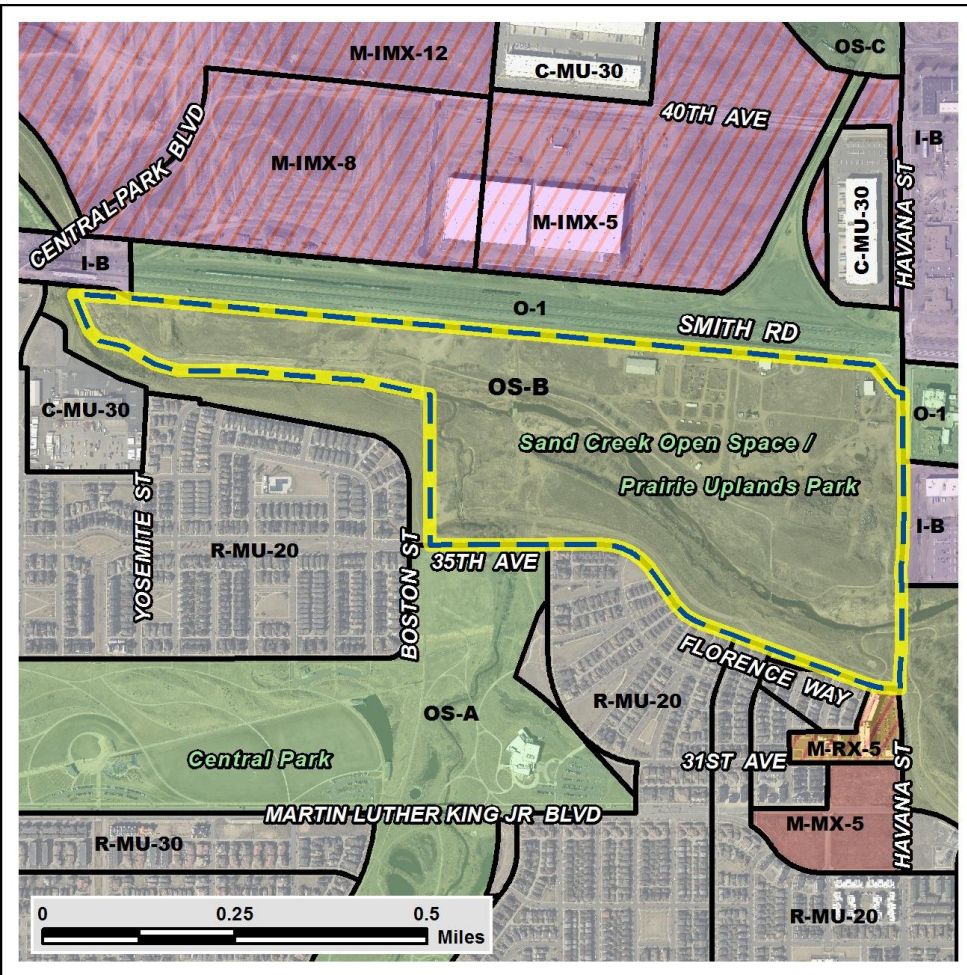
Rezone from OS-B to OS-A

Request: OS-A Open Space Public Parks District



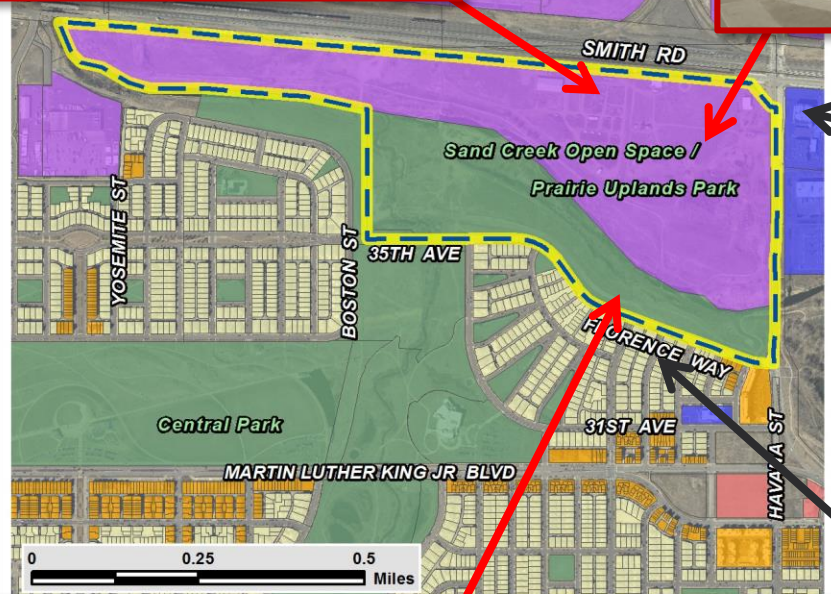
- Protect and preserve parks
- Specifically for parks owned, operated, or maintained by the City
- OS-B (current zoning of subject property) is for non city owned parks and open space

Existing Context – Zoning



- Subject site: OS-B
- Surrounding sites:
 - O-1
 - OS-A
 - OS-1
 - R-MU-20 w/c
 - M-RX-5
 - C-MU-30
 - UO-1
 - I-B

Existing Context – Form/Scale



- Planning Board
 - January 4, 2017 - Recommended approval by a vote of 7-0
- LUTI Committee
 - January 24, 2017
- City Council
 - First Reading: February 13, 2017
 - Action: March 13, 2017

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
- Denver Parks Game Plan (2003)
- Stapleton Development Plan (1995)
- Central Park Boulevard Station Area Plan (2012)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

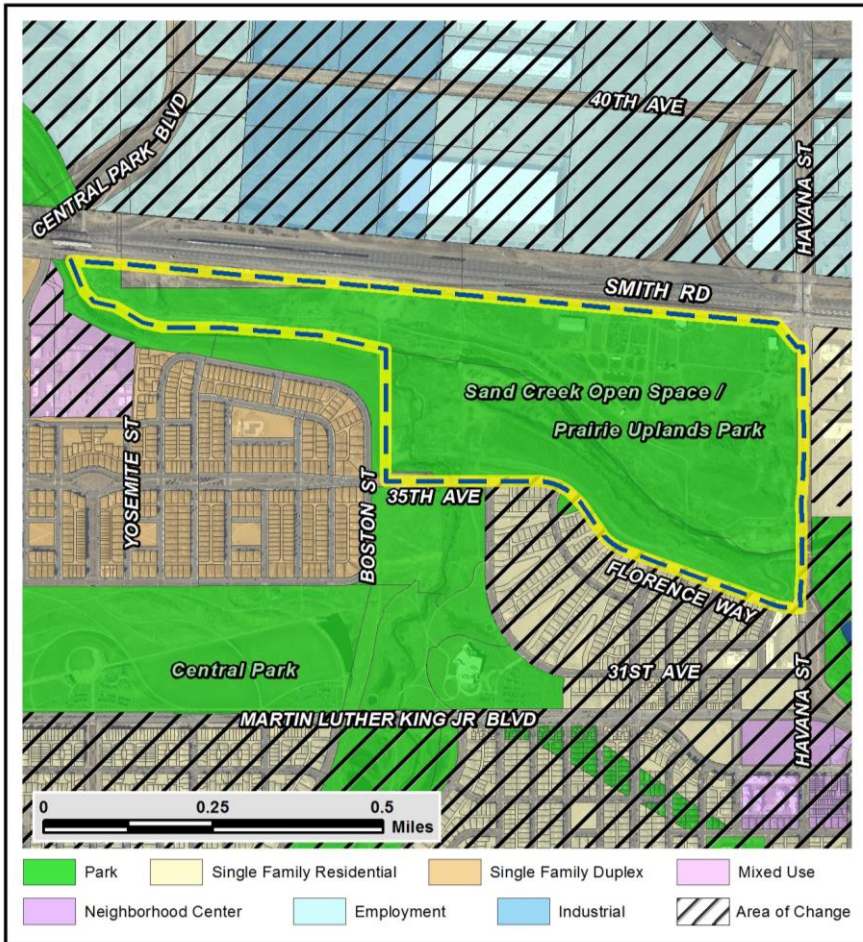
4. Justifying Circumstances

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

Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2002)

- Land Use Concept:
 - Park and Open Space
- Area of Stability
 - Changes in zoning are appropriate to align existing conditions with zone district
 - Current OS-B zoning inconsistent with city ownership



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan, Stapleton Development 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**
 - CPD finds that the rezoning is consistent with the changed condition of the recent city acquisition of the subject properties.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

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

- OS-A zone district purpose is for city-owned, operated, or maintained property.
- The November 2015 city acquisition of the subject properties from private ownership creates inconsistency with the current OS-B zoning, which is for parks and open space not owned by the city

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