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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, May 08, 2012**

**10:30 AM City & County Building, Room 391**

**Committee Members:** Robb, Chair; Montero, Co-Chair; Lehmann; López;  
Shepherd; Susman

**Committee Staff:** Gretchen Williams

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**Members Present:** Lehmann, Robb, Shepherd, Susman

**Members Absent:** Lopez, Montero

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### Bill Requests

**BR12-0327 Changes the zoning classification from R-MU-30 (Residential mixed-use, higher density) with waivers to C-MX-5(Urban Center context, mixed-use, 5 stories) at 3200-3262 Blake in Council District 9.**

*Ellen Ittelson, Community Planning & Development*

A motion offered by Councilmember Shepherd, duly seconded by Councilmember Susman, to file the bill carried by the following vote:

AYES: Lehmann, Robb, Shepherd, Susman(4)

NAYS: (None)

ABSENT: Lopez, Montero(2)

ABSTAIN: (None)

This 1-acre vacant site is the entire half-block facing Blake between 32nd and 33rd

streets, in the River North Neighborhood. Across Blake from this site is the Fireclay Lofts development. Council recently rezoned the parcel on the southwest corner of Blake and 32nd to the same classification, C-MX, as the request for this property.

The site is about five blocks from the 38th & Blake transit station, and the proposed zoning conforms to the recommendations of the 38th & Blake Station Area Plan.

The proposal is consistent with Comprehensive Plan 2000 and Blueprint Denver, in which it is identified as a mixed-use Area of Change, and the Northeast Downtown Neighborhoods Plan.

The proposed zoning will move the property from the Former Chapter 59 to the new Denver Zoning Code.

Staff recommends approval. The Planning Board on April 18 unanimously recommended approval.

Ben Gelt, representing the owner, said the property is on the market.

Councilwoman Lehmann said she is concerned we are zoning too much property for multi-unit residential and not enough for uses that provide jobs for the new residents. Ms. Ittelson replied that the area has been slowly changing from a historically industrial area to a mixed use area. The current zoning on this property is for mixed-use, but primarily residential, as denoted by the zoning designation of R-MU. The proposed zoning, C-MX, or commercial mixed use, offers more opportunity for a wide range of non-residential uses, including industrial and commercial, which provide jobs.