



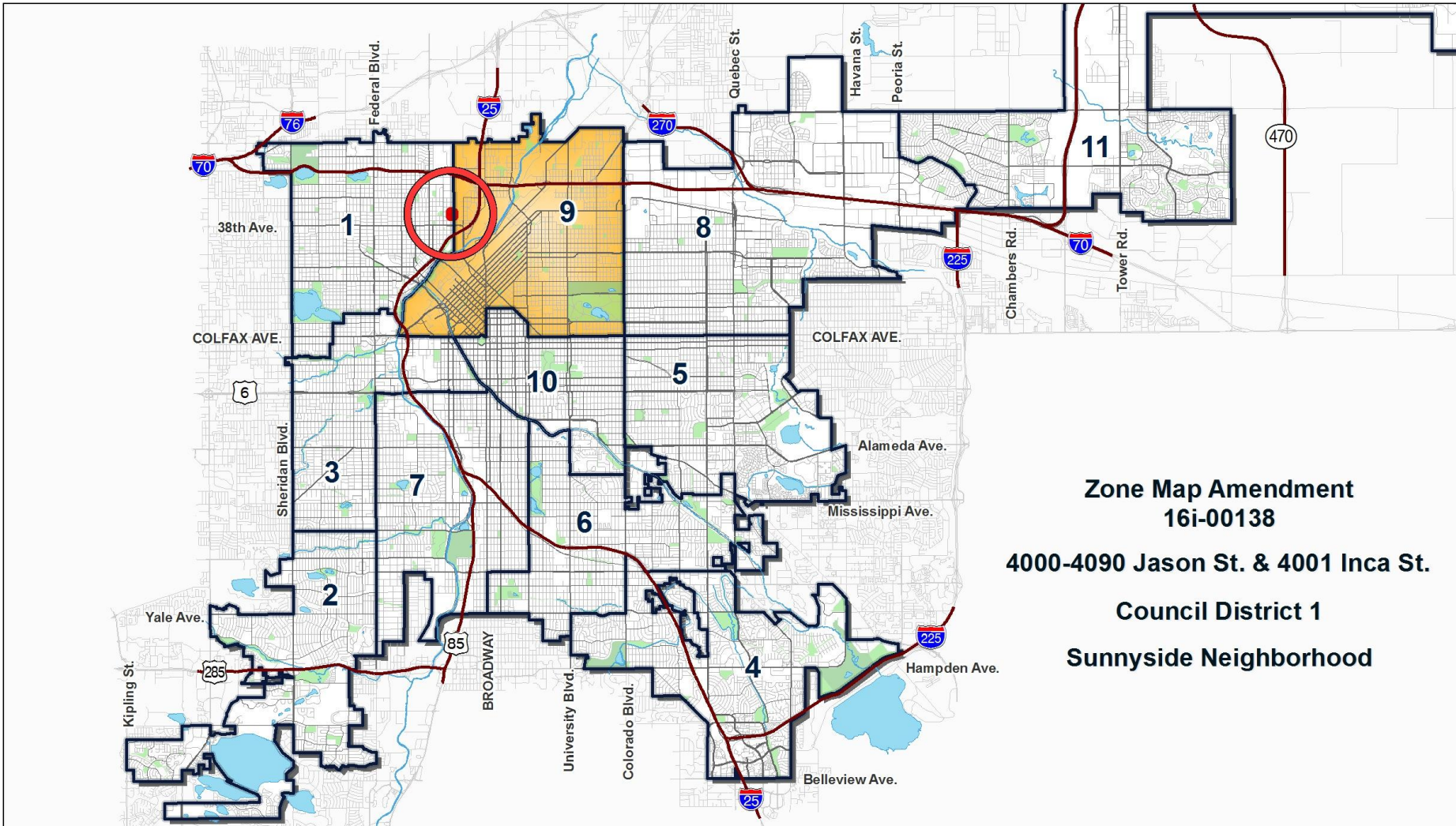
DENVER
THE MILE HIGH CITY

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

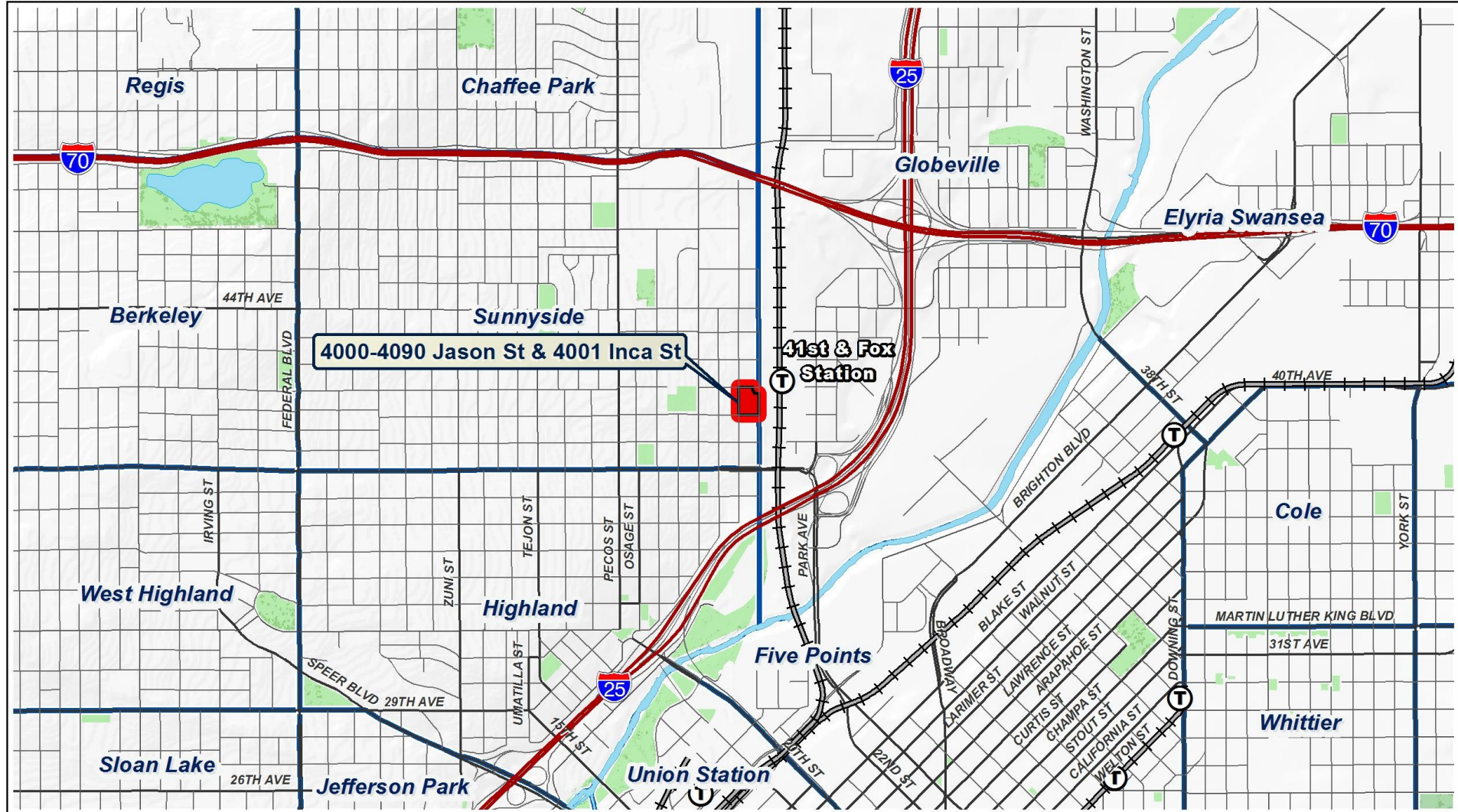
I-A UO-2 to C-RX-8

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

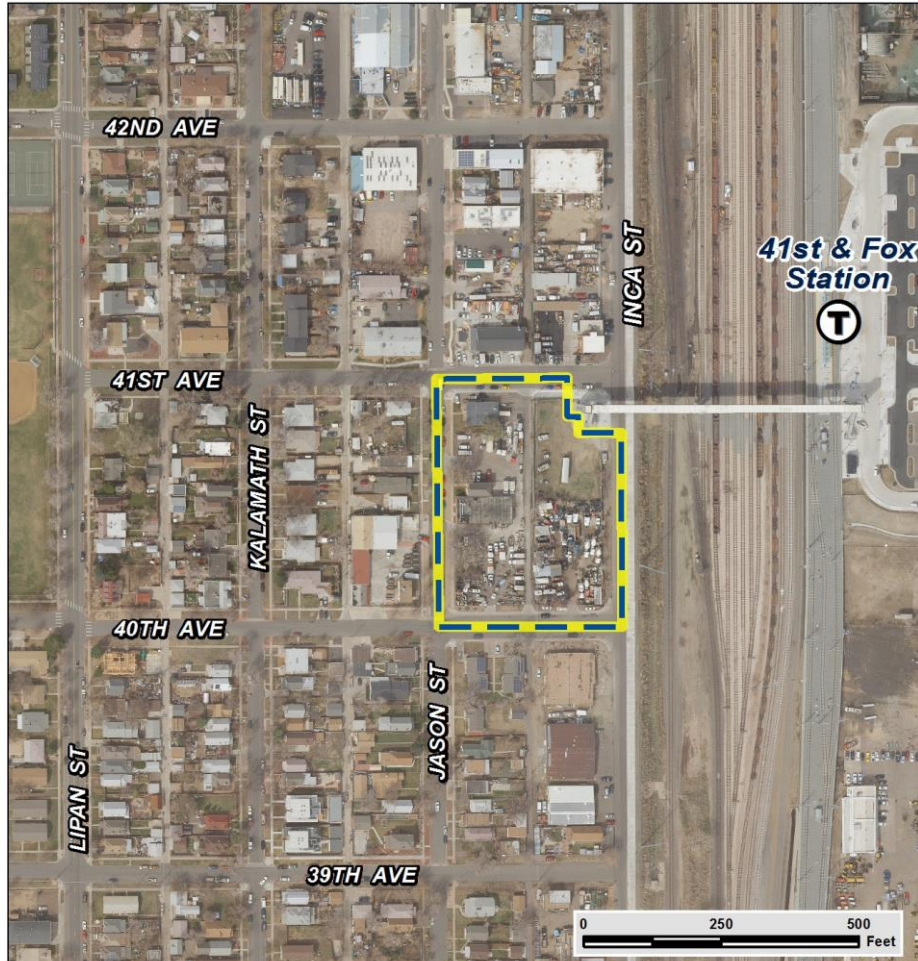
City Council
July 17, 2017



Sunnyside Neighborhood



Location and Request



2016 Aerial

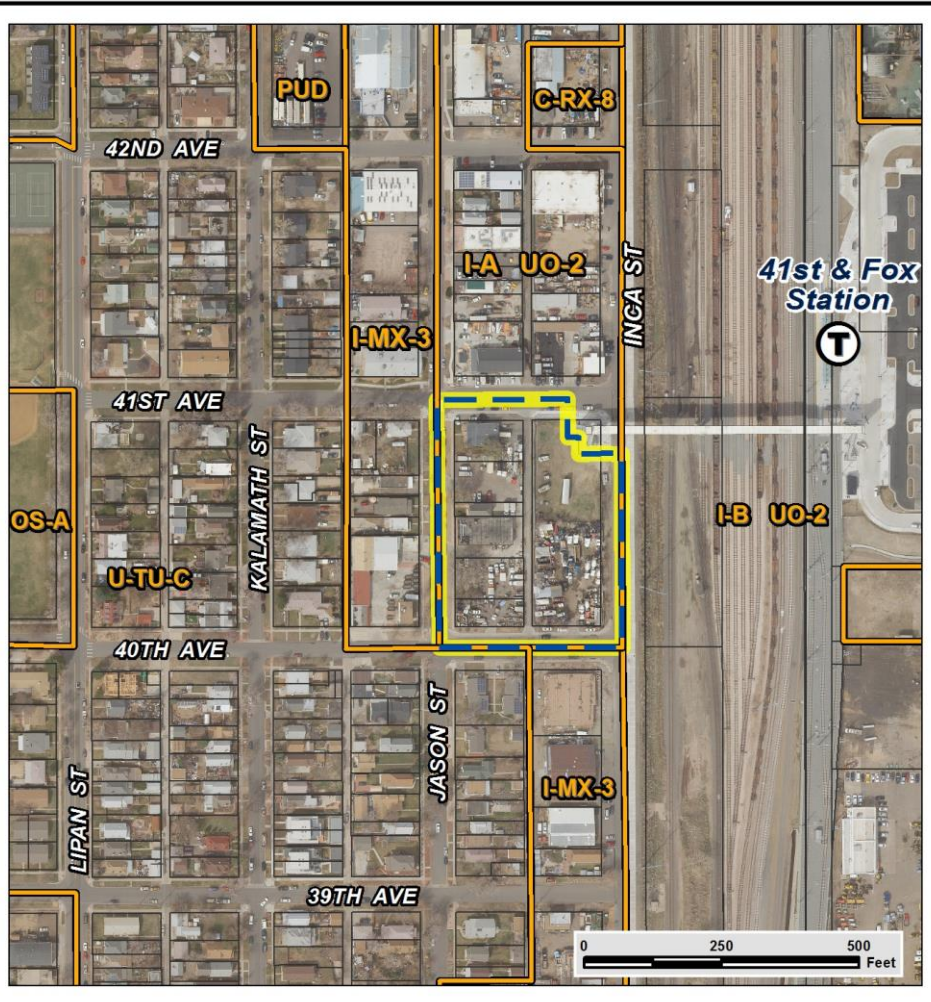
4000-4090 N. Jason Street & 4001 Inca Street

- 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:

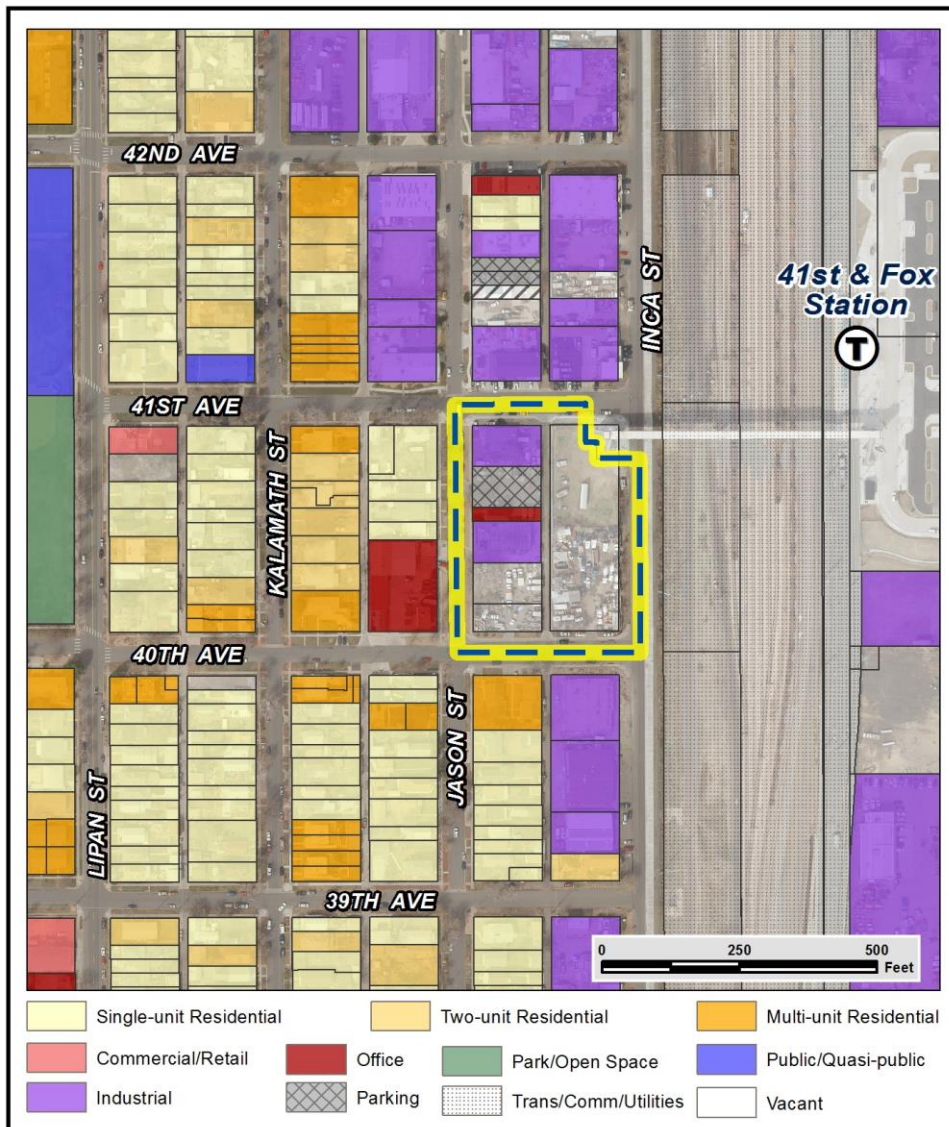
- Requesting rezoning from I-A UO-2 to C-RX-8

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

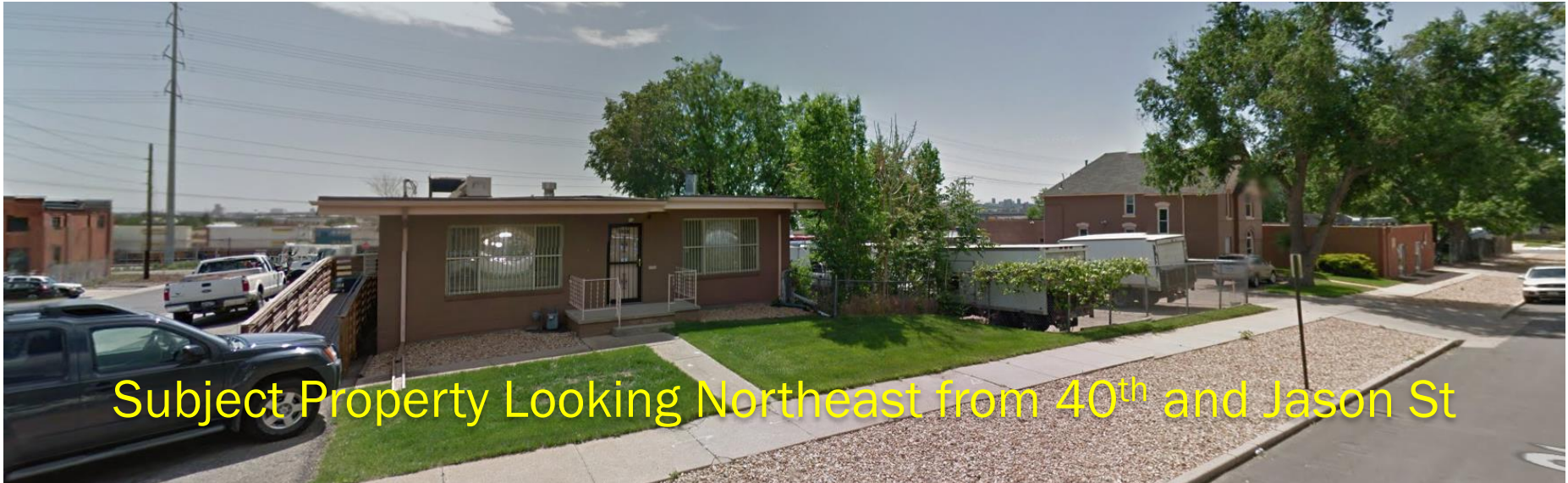


Subject Property Looking South Towards Downtown

Existing Context – Form/Scale



Existing Context – Form/Scale



Subject Property Looking Northeast from 40th and Jason St

Existing Context – Form/Scale





Looking West at Adjacent Properties from Jason St



Looking West at Adjacent Properties from Jason St



- 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 1st 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)
- 41st & Fox Station Area Plan (2009)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

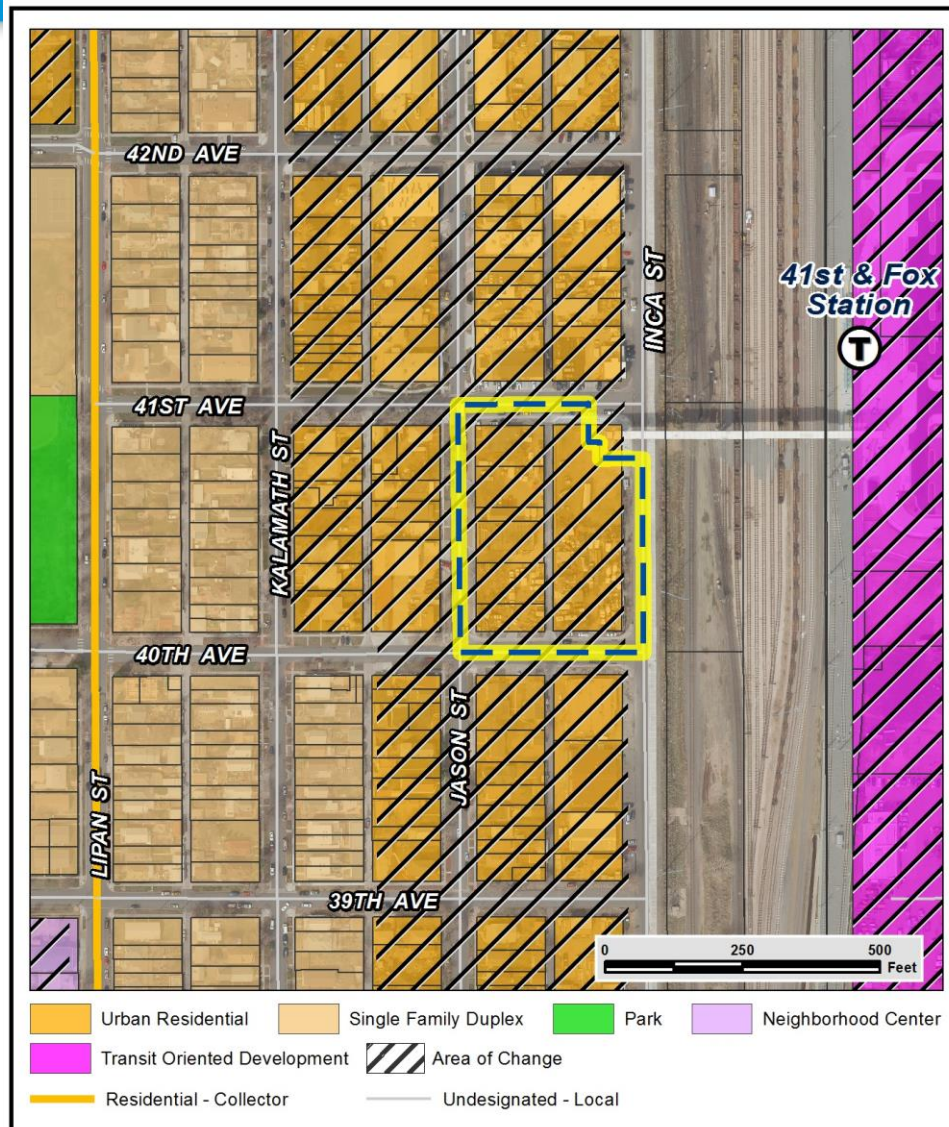
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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

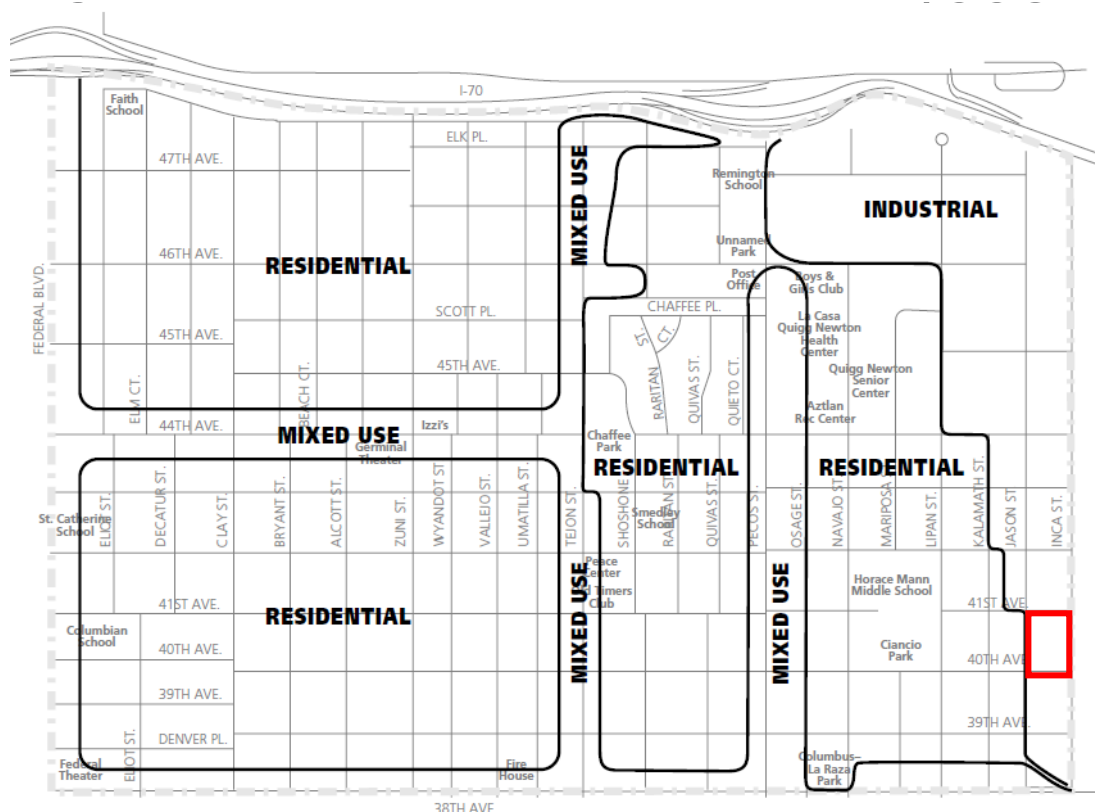
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Street Classifications
 - 41st, Jason, 40th, 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”

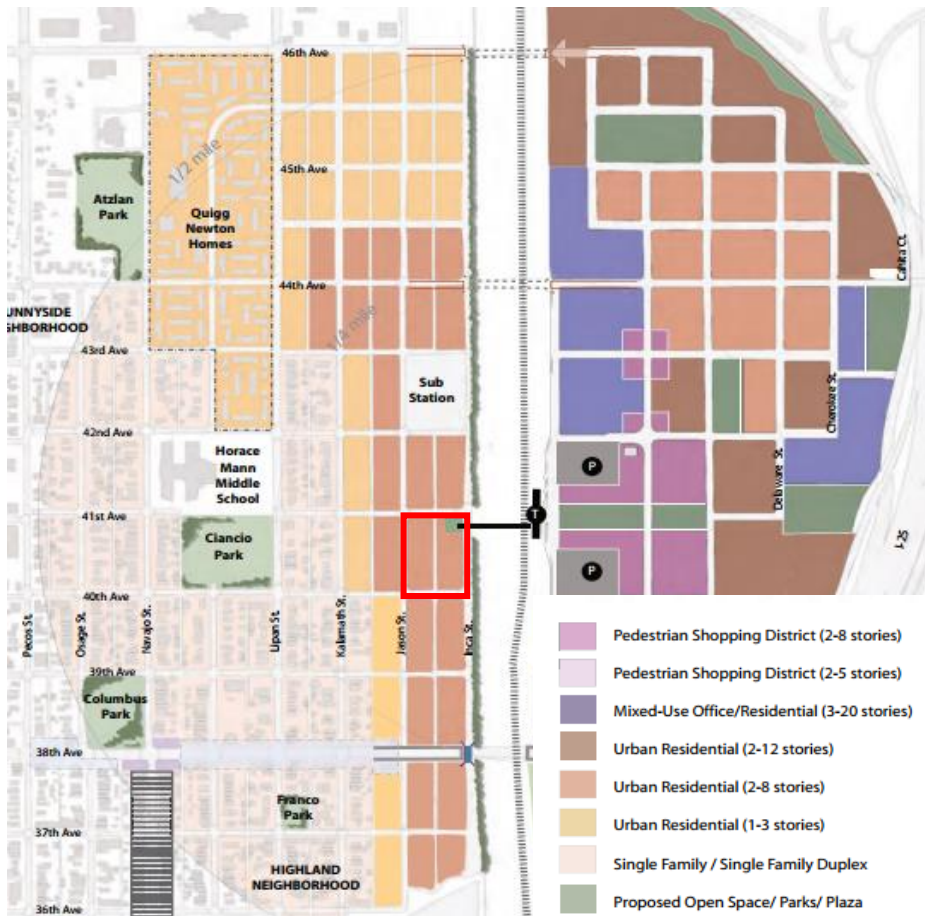
Review Criteria: Consistency with Adopted Plans



Sunnyside Plan (1992)

- Land Use
 - Industrial
- 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
 - 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 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