

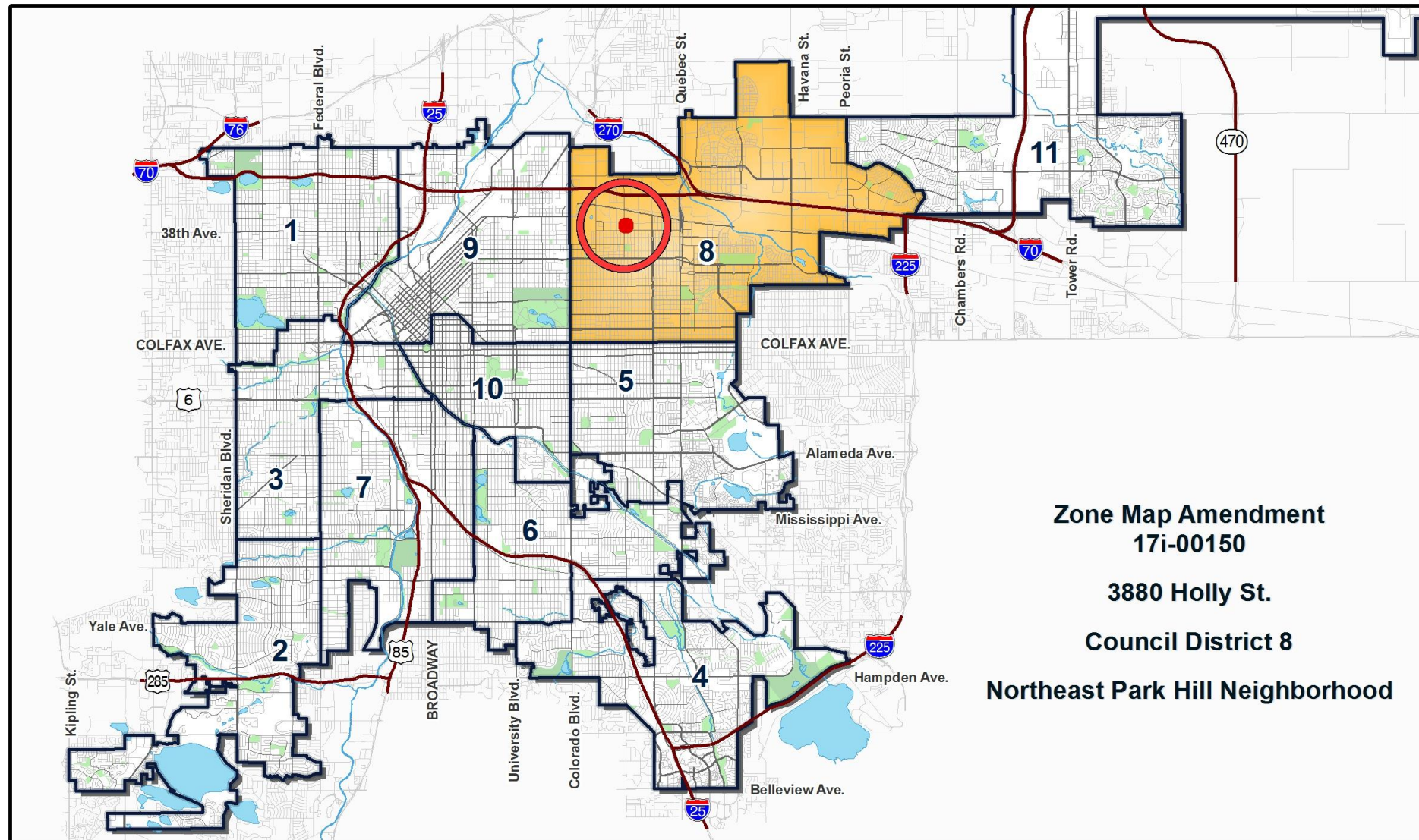


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# Official Map Amendment

#2017I-00150 rezoning 3880 Holly St. from  
I-MX-3 to I-A.

# 3880 Holly St. I-MX-3 to I-A



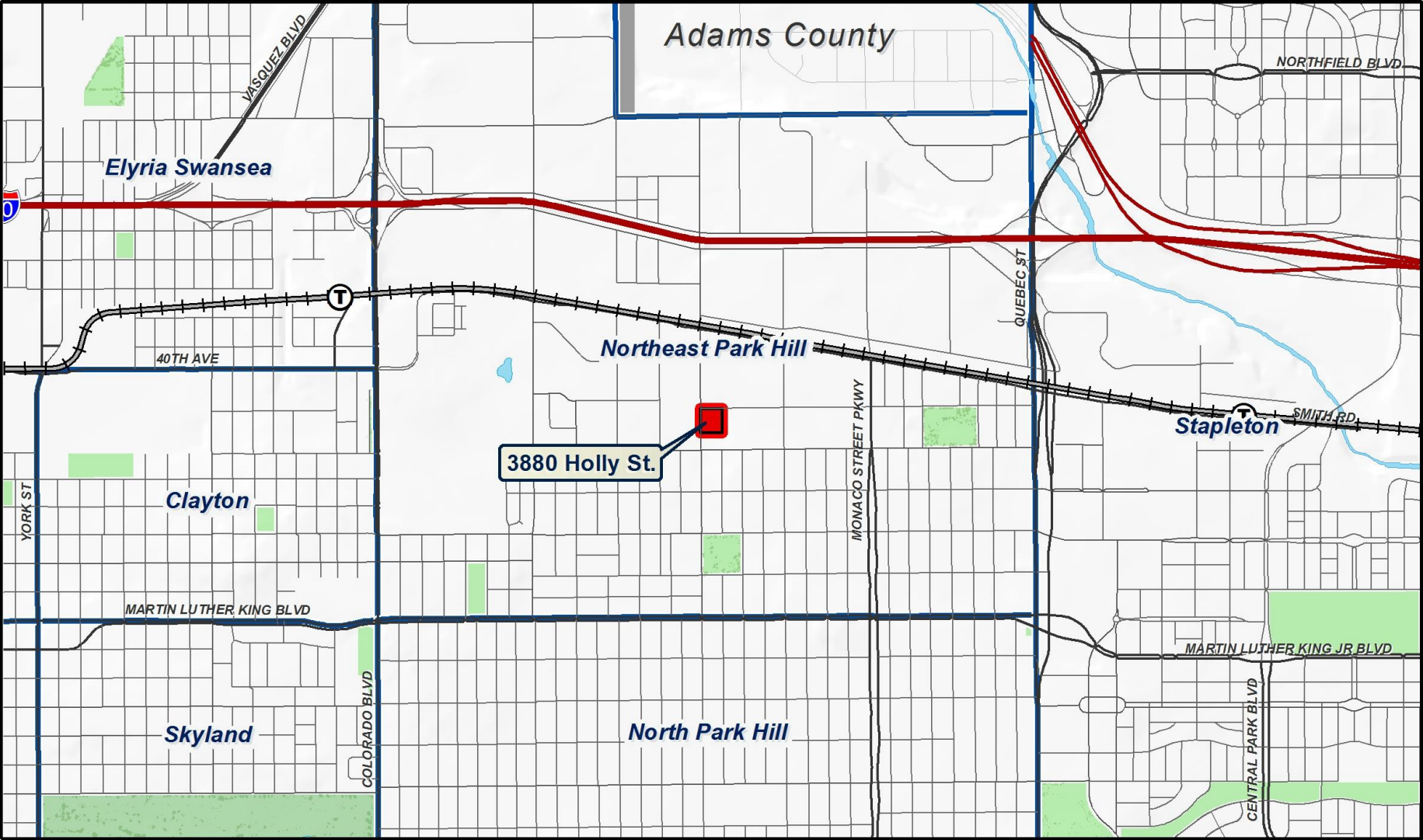
**Zone Map Amendment  
17i-00150**

**3880 Holly St.**

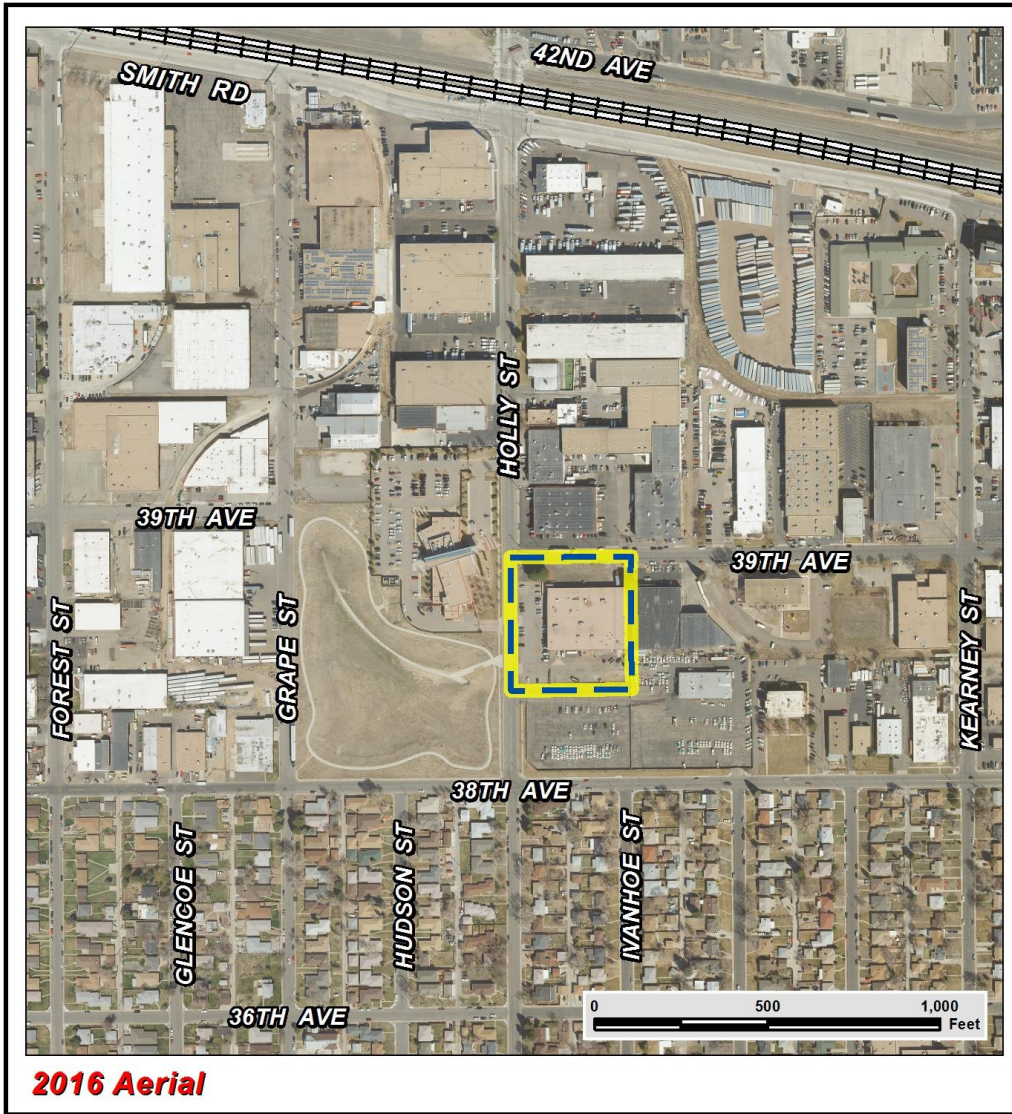
**Council District 8**

**Northeast Park Hill Neighborhood**

# Northeast Park Hill Neighborhood





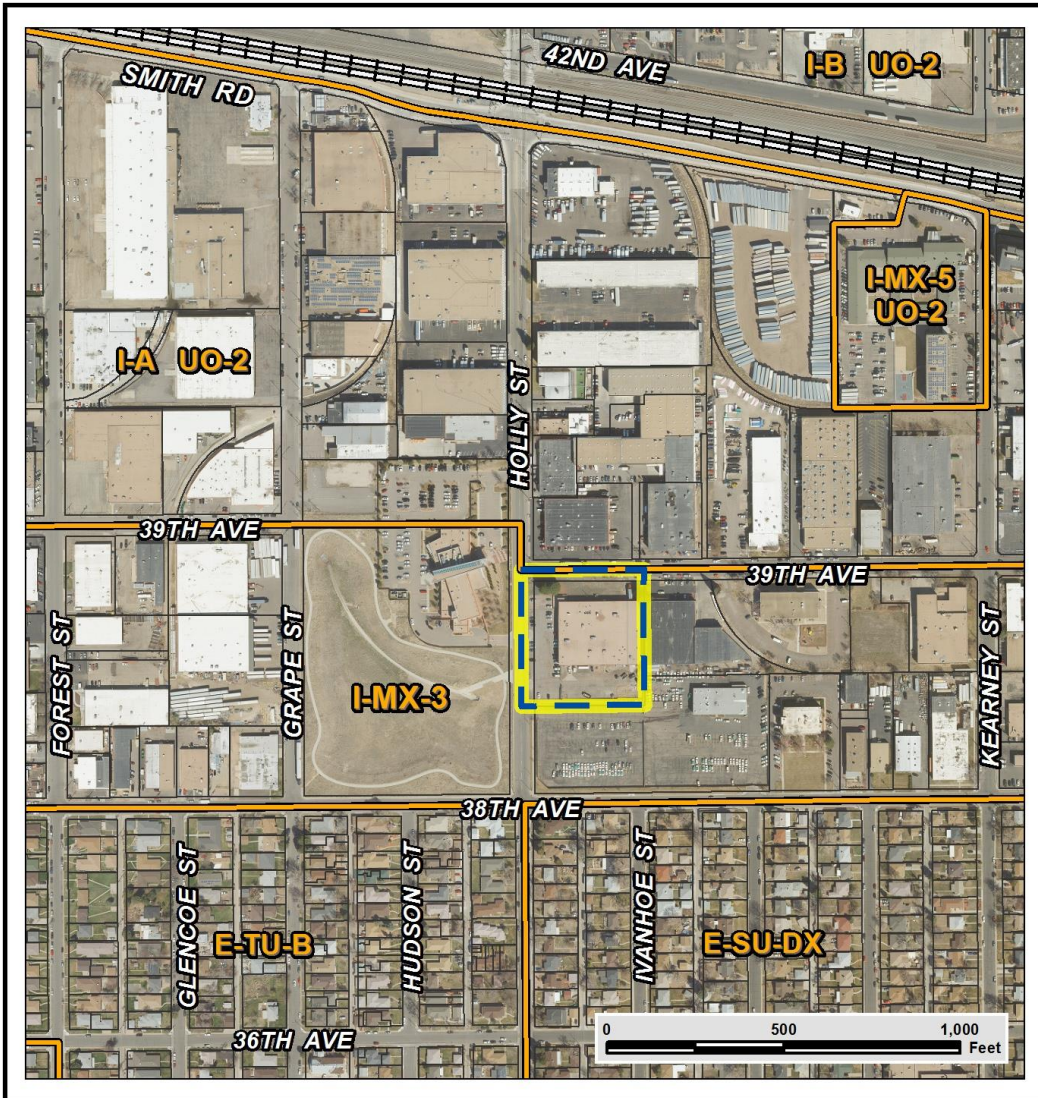


## Location

- Northeast Park Hill industrial area
- Corner of 39<sup>th</sup> Ave. & Holly St.
- 2.4 Acres
- 40,000 SF cultivation and extraction facility

## Proposal:

- Rezoning from I-MX-3 to I-A
- Requesting rezoning to bring uses into conformance



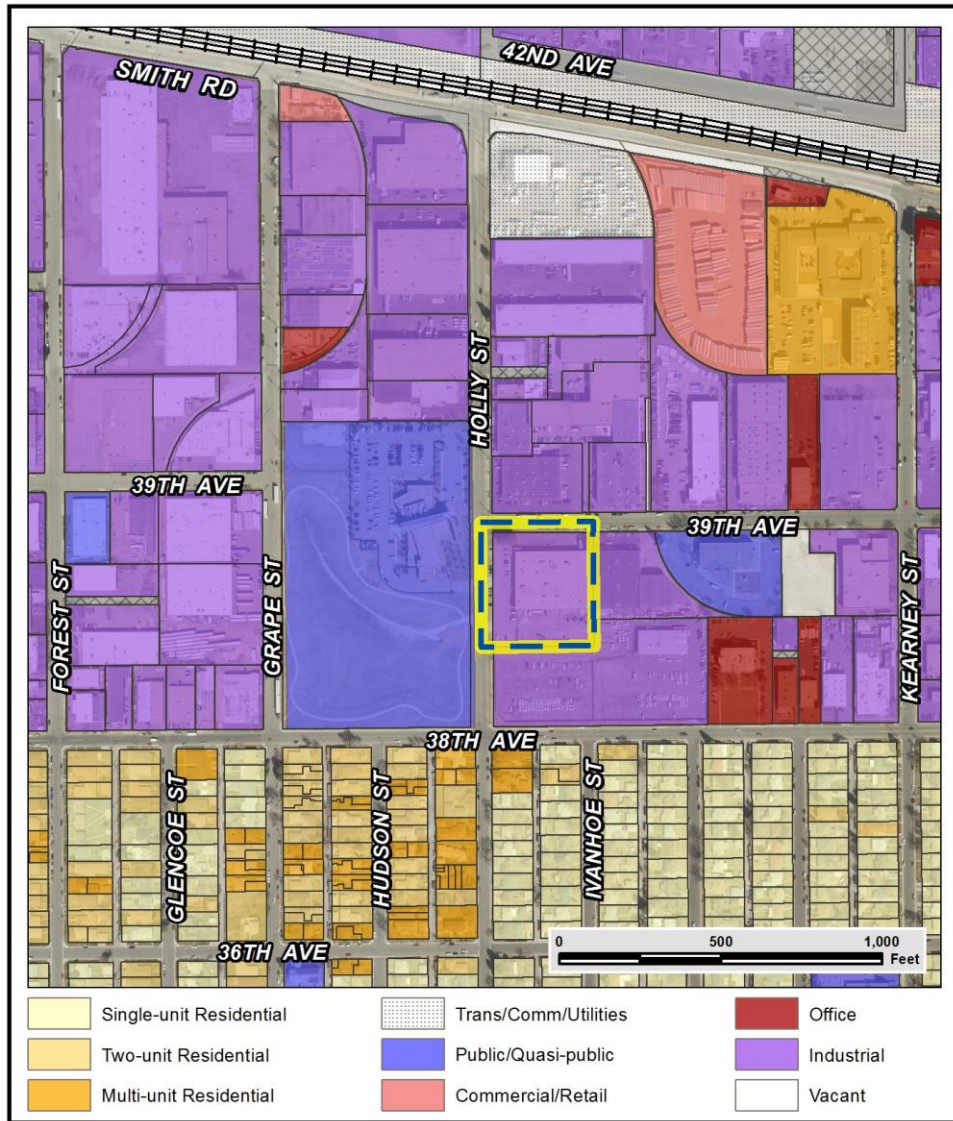
# Existing Context: Zoning

- Subject site: I-MX-3
- Surrounding Properties:
  - North – I-A
  - East – I-MX-3
  - South – I-MX-3
  - West – I-MX-3



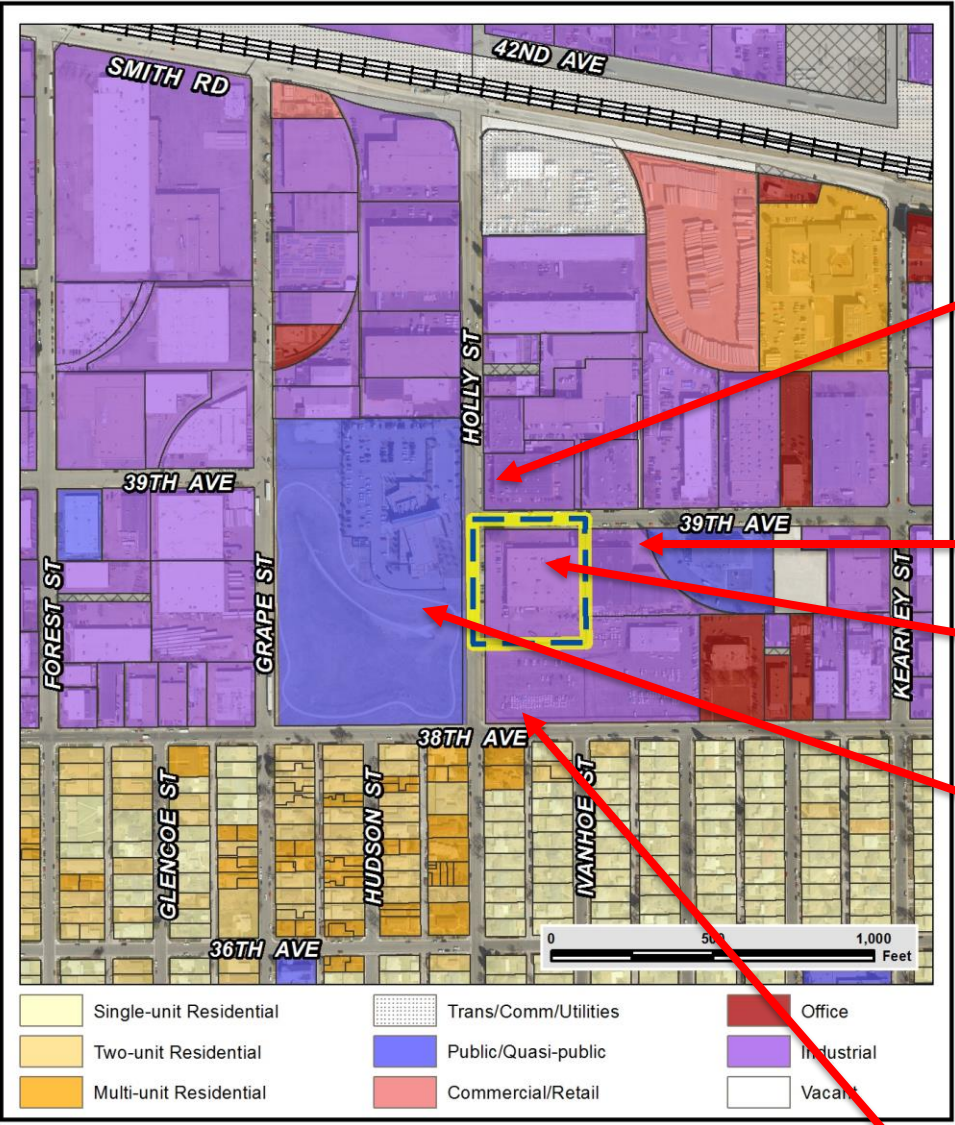
# Existing Context: Land Use

- Subject Property: Marijuana cultivation and extraction
- North: Industrial warehouse
- East: Industrial warehouse
- South: Vehicle storage
- West: Police station





# Existing Context: Building Form/Scale



# Process

- Planning Board (April 4, 2018)
  - 5-3 vote for recommendation of approval
  - No public comment
- Land Use, Transportation and Infrastructure Committee (May 8, 2018)
- City Council (June 18, 2018)
- Public comment
  - Letter of support from Northeast Park Hill Coalition
  - Letters from seven surrounding property owners



# 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

# Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver (2002)
- Park Hill Neighborhood Plan (2000)

## 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



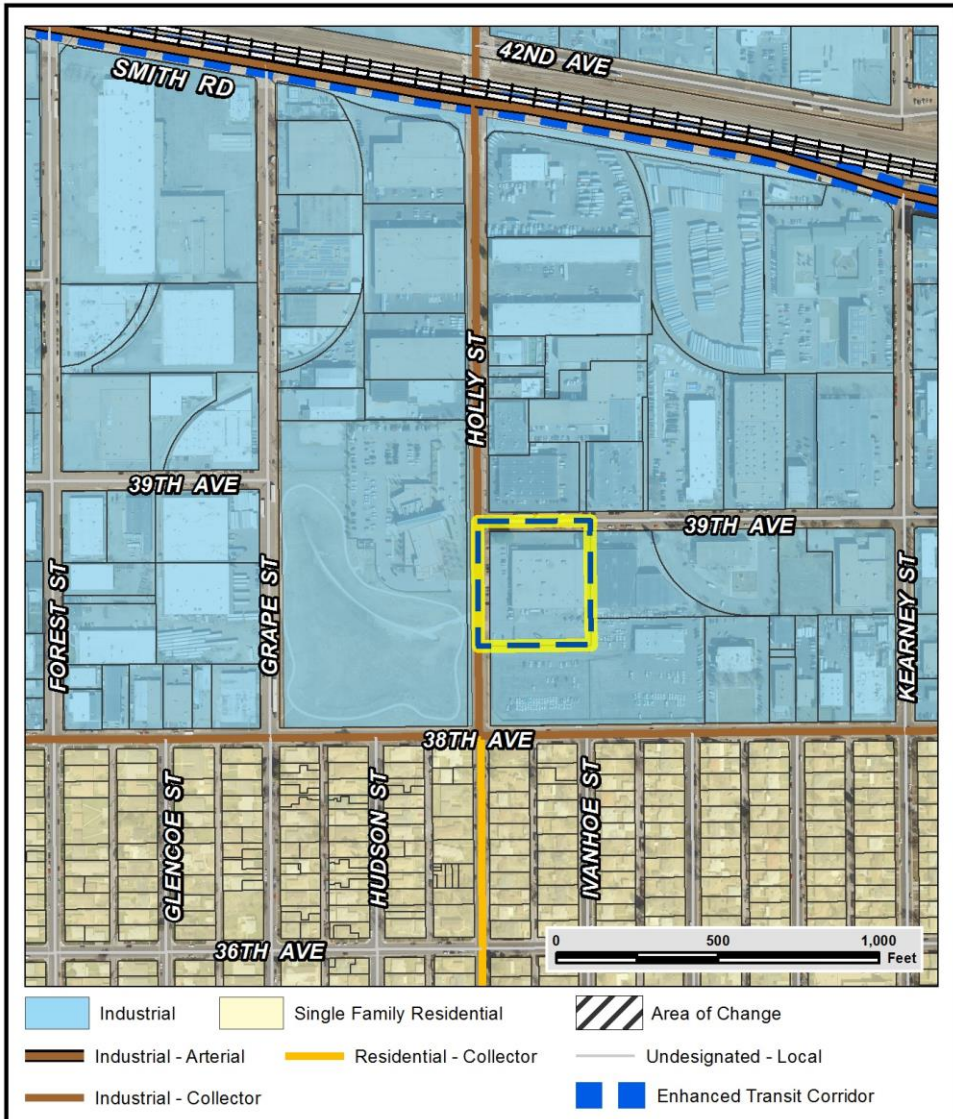
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Land Use Strategy 3-B
- Economic Activity Strategy 4-B

# Blueprint Denver (2002)

- Industrial
  - Light and heavy industrial warehousing
- Area of Stability
  - May be appropriate to change zoning to better match existing uses
- Industrial Collector
  - Industrial streets serve industrial areas
- Undesignated Local
  - Providing local access





# Park Hill Neighborhood Plan (2000)

- Contain all industrial development and related uses to and within currently zoned industrial districts only
- Encourage stable, attractive and safe uses that serve the community through employment opportunities and business creation
- Retain and expand businesses that do not detract from the residential character of the neighborhood
- Create a stable, safe, attractive, buffer area between the industrial and residential uses in the neighborhood

# 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, allows existing business to continue
4. Justifying Circumstances
  - Changed or Changing Conditions: Need for industrial areas has increased
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - I-A “is intended to be an employment area containing offices, business and light industrial uses that are generally compatible with adjacent Residential or Mixed Use Commercial Zone Districts”



# CPD Recommendation

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