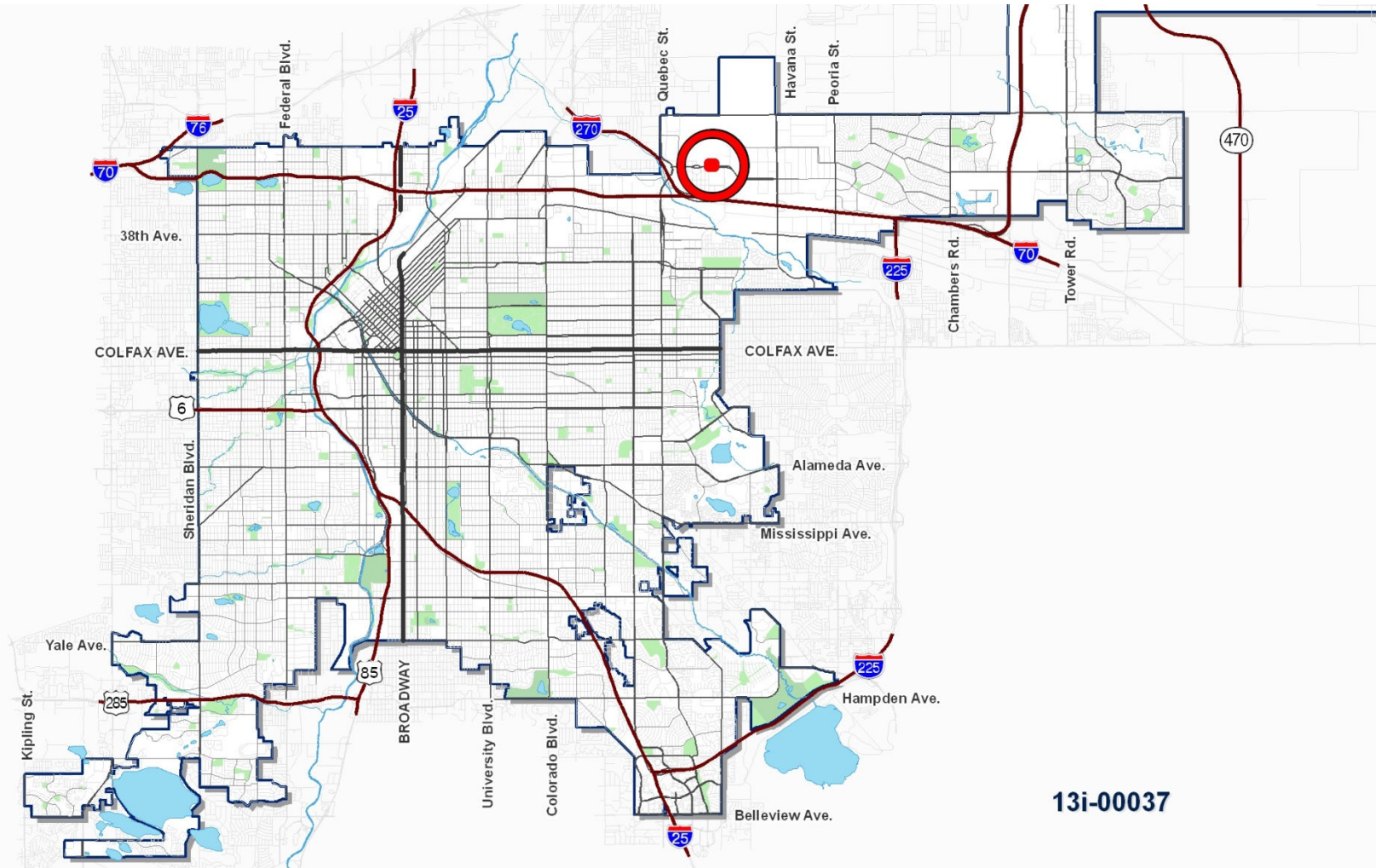


APPROX. 8822 BEEKMAN
PL.

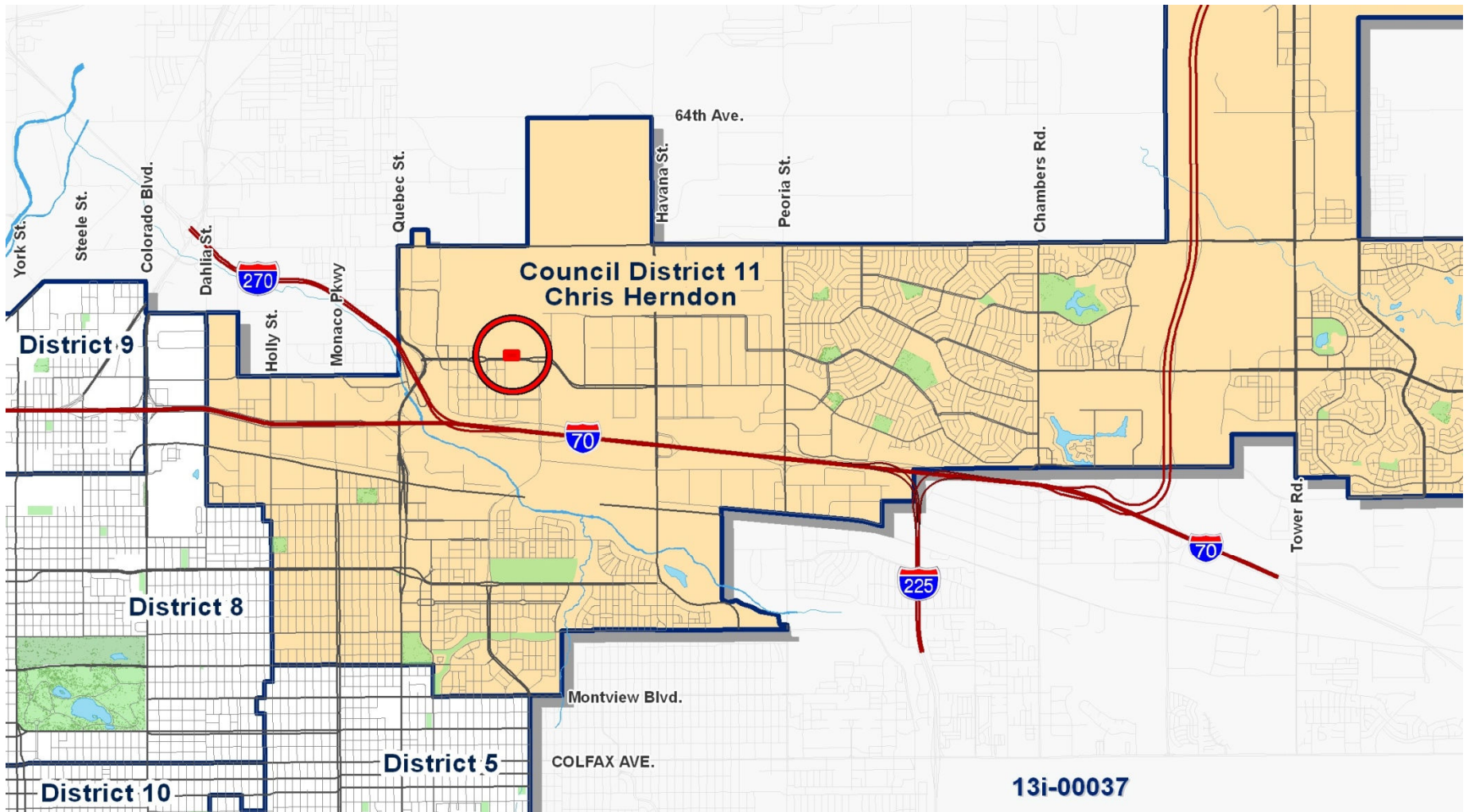
M-RX-5 to M-MX-5

Approx. 8822 Beekman Place M-RX-5 TO M-MX-5

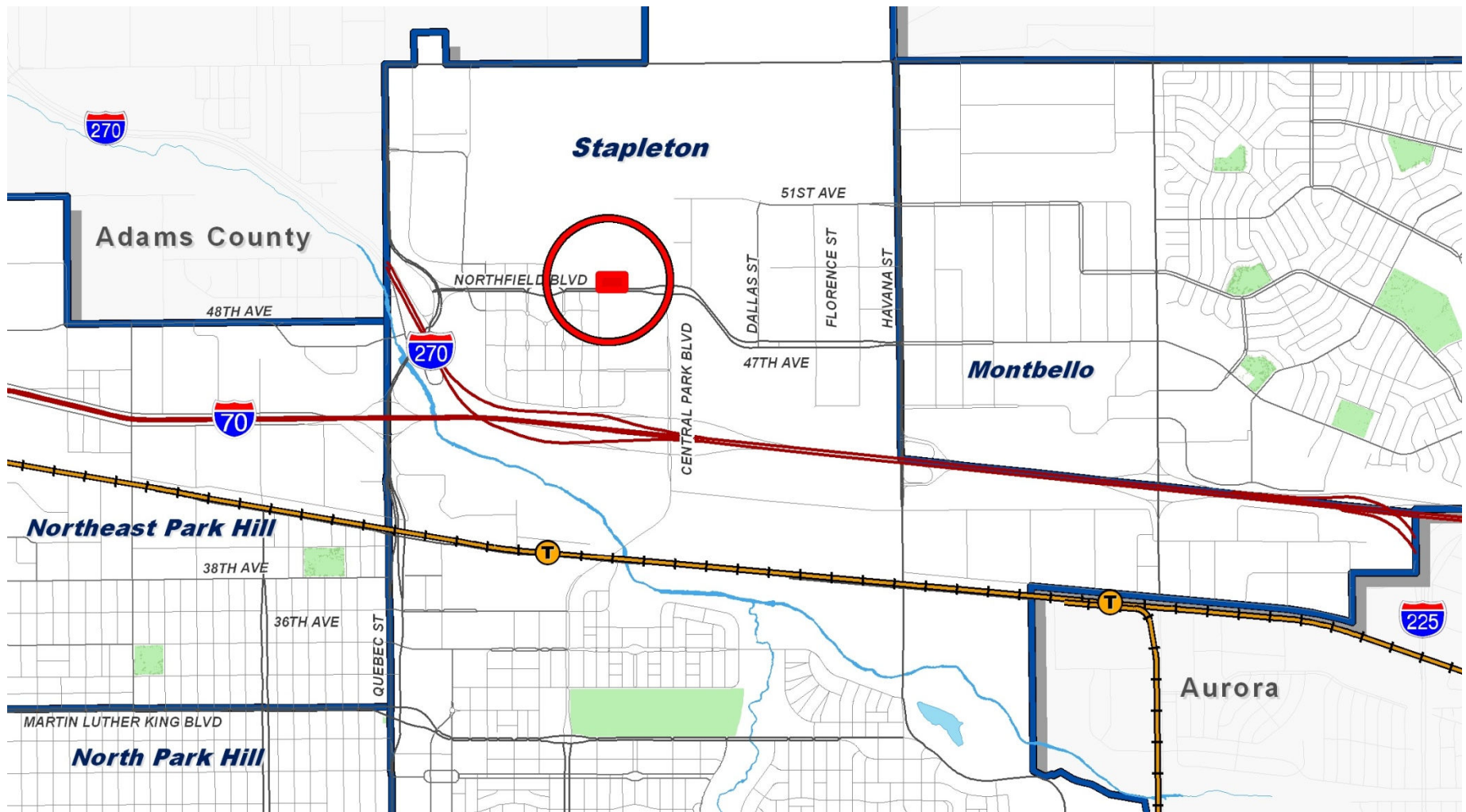


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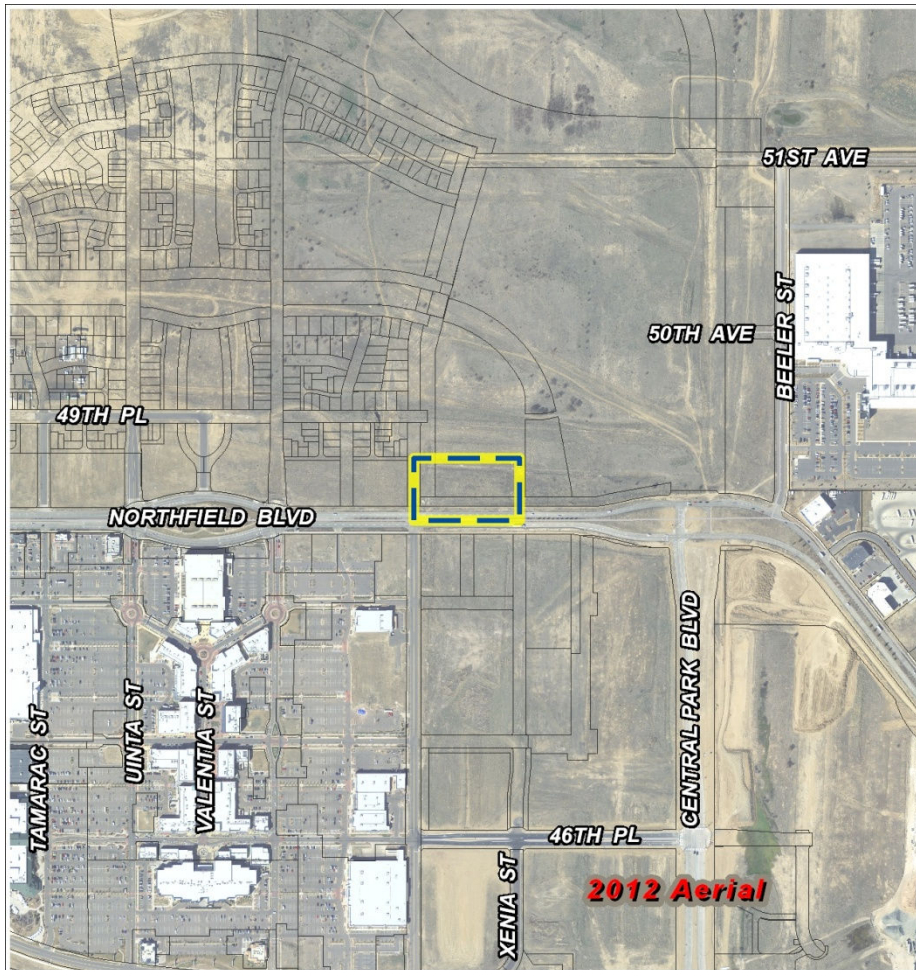
Council District 11



Stapleton Statistical Neighborhood

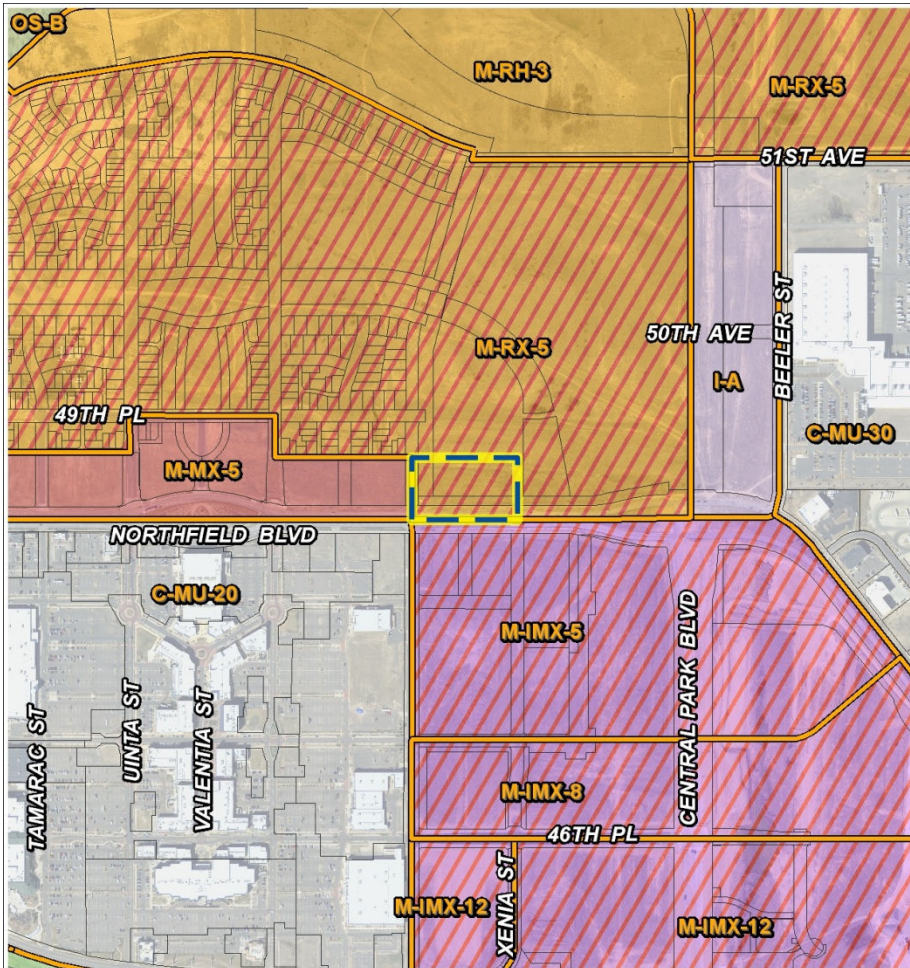


Approx. 8822 Beekman Place



- Northeast of the Northfield Shopping District
- North of Interstate 70
- South of the Rocky Mountain Arsenal
- West of Central Park Boulevard

Request



- Property:
 - ▣ 4.041 acres, 176,018
 - ▣ Vacant
- Forest City Stapleton II, LLC, Owner
 - ▣ Requesting rezoning to enable commercial mixed use land uses.
- Rezone from M-RX-

Request: M-MX-5

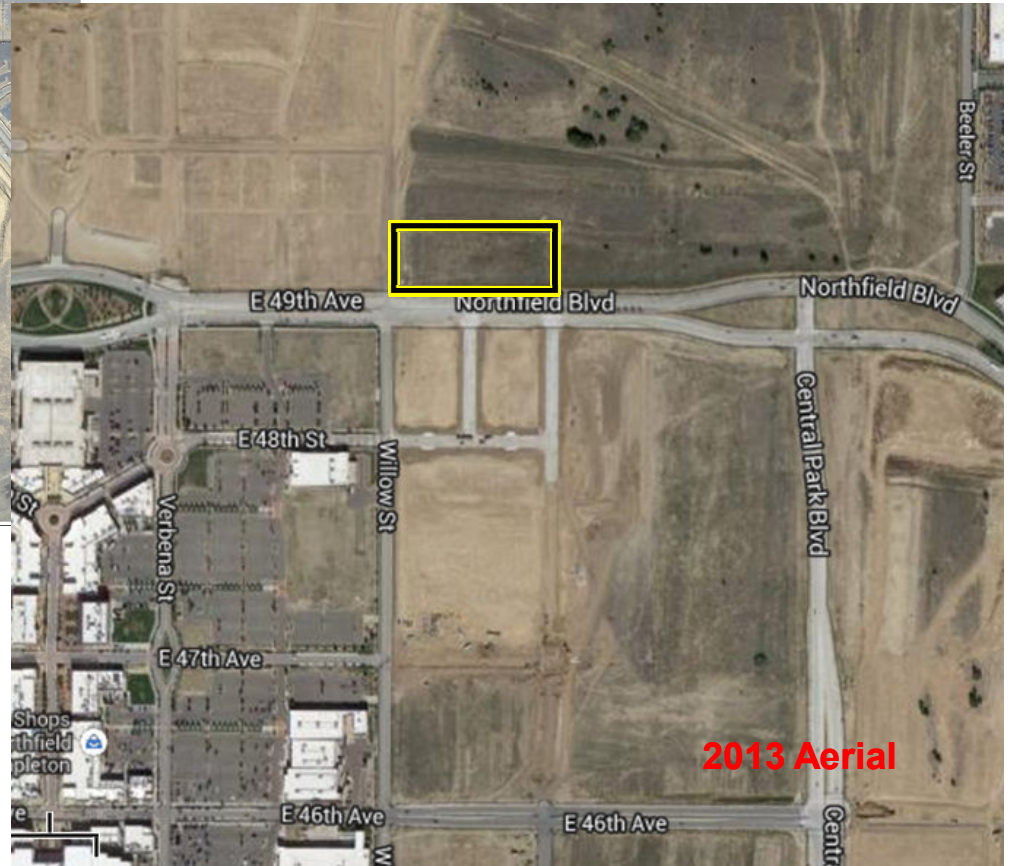
Master Planned Neighborhood Context – Mixed Use – 5 stories maximum height



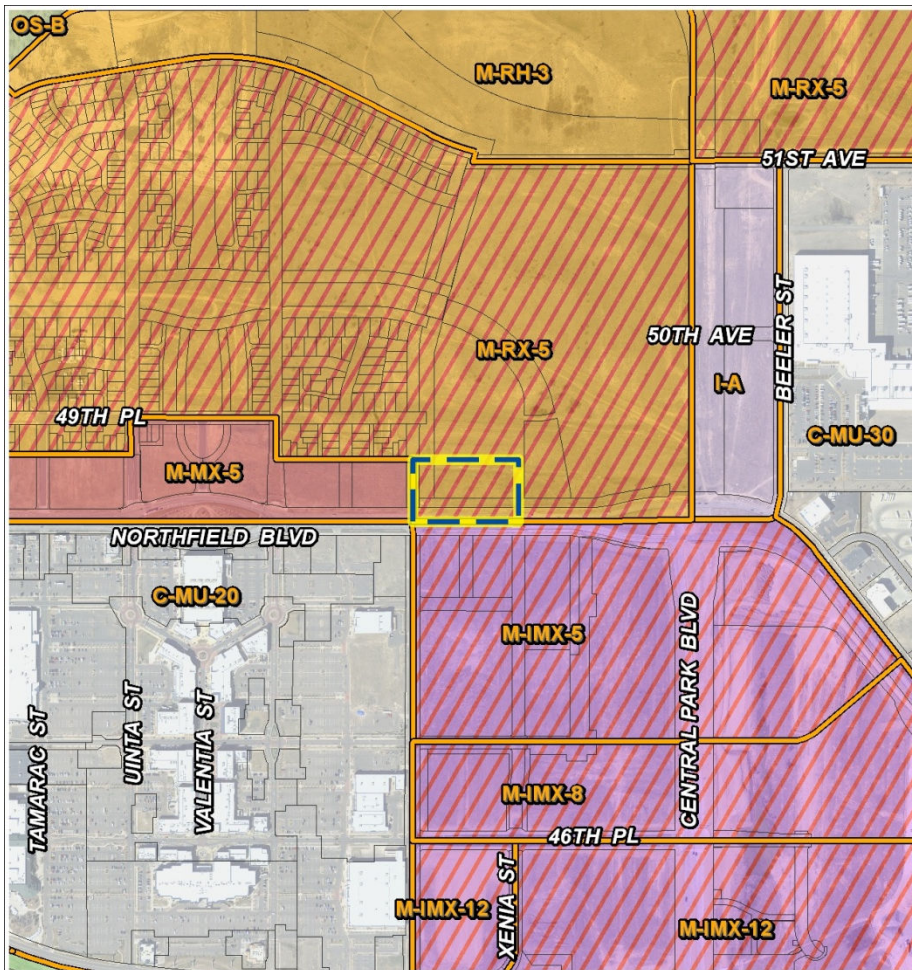
Existing Context



- Current Zoning M-RX-5
- Land Use- Vacant
- North Stapleton GDP – Residential/Mixed Use
- Surrounding Building Form/Scale –
 - East - 1-2-story large Commercial or Industrial structures in a modified grid street pattern.
 - West - mix of commercial and residential development.
 - South - 3-story apartment buildings under construction.
 - North - vacant with new utilities being installed.

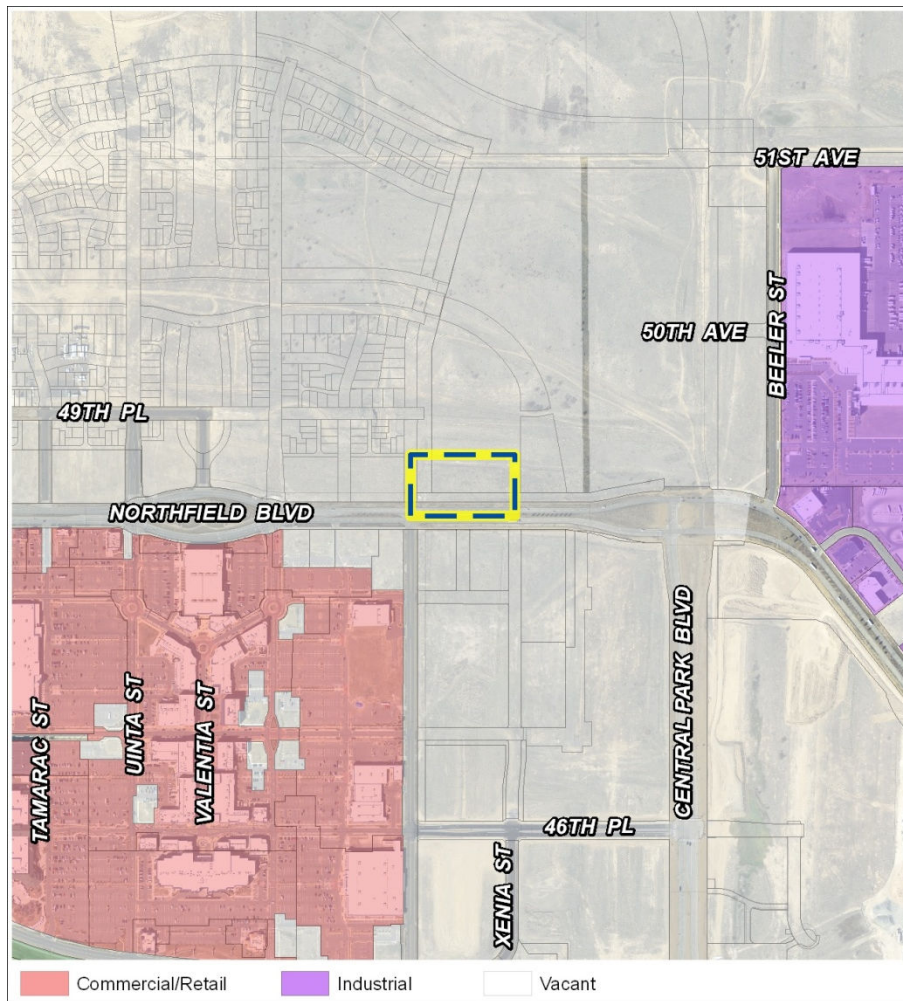


Existing Context - Zoning



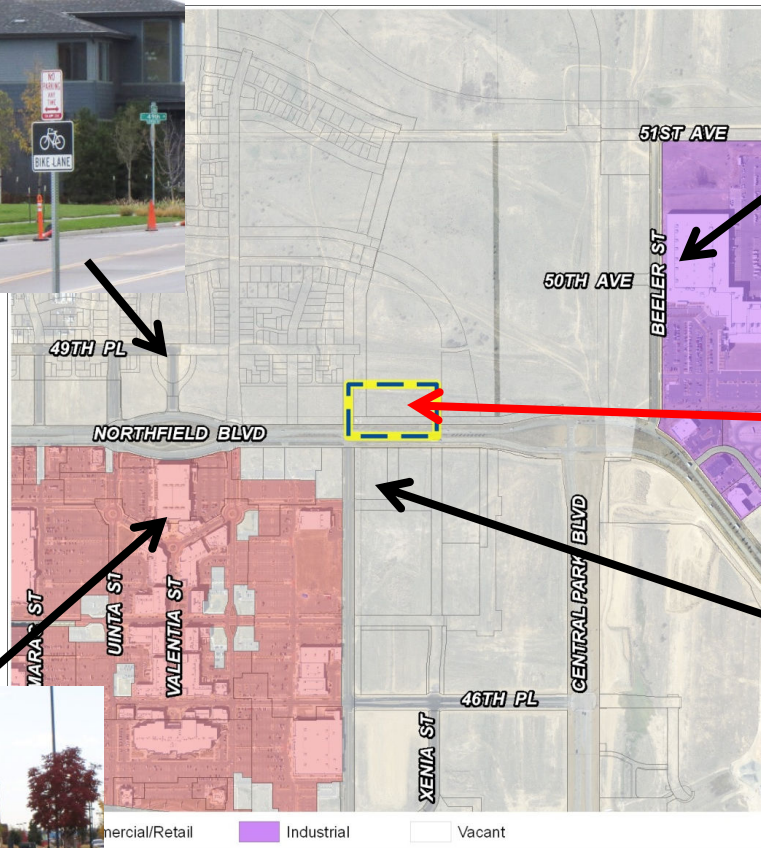
- Subject site is M-RX-5 (Residential Mixed Use)
- South is M-IMX-5 (Industrial Mixed Use)
- West is M-MX-5 (Commercial Mixed Use) and
- Southwest is C-MU-20 (Former Chapter 50 Commercial)

Existing Context – Land Use



- Site is currently vacant
- Surrounding land uses include the Northfield Shopping District to the southwest, Nobel Sysco Foods to the east and new residential development to the south and west

Existing Context – Building Form/Scale



Process



- Planning Board – October 16, 2013
- LUTI – October 29, 2013
- City Council – Tentatively December 16, 2013
- Public Outreach
 - ▣ RNOs - Northern Airport Corridor Association, Stapleton Master Community Association, Stapleton United Neighbors and Inter-Neighborhood Cooperation
- Notification signs posted on property
- No Public Comment Received

Review Criteria



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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ Comprehensive Plan 2000
 - ▣ Blueprint Denver: A Land Use and Transportation Plan (2002)
 - ▣ Stapleton Development Plan (1995)
 - ▣ North Stapleton General Development 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

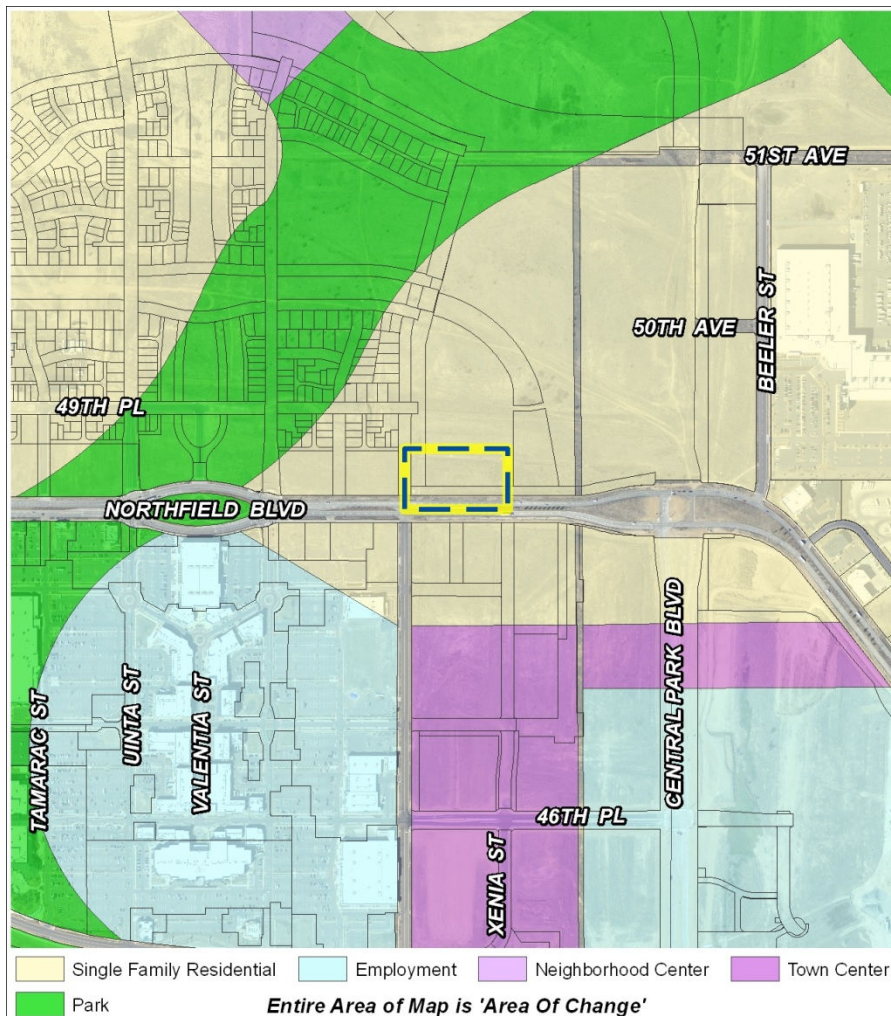
Review Criteria:

Consistency with Adopted Plans

Comprehensive Plan 2000

- **Land Use Strategy 1-B** – Ensure that the *Citywide Land Use and Transportation Plan* reinforces the city's character by **building on a legacy of high-quality urban design and stable, attractive neighborhoods**; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways and open space system.
- **Land Use Strategy 3-B** – **Encourage quality infill development** that is consistent with the character of the surrounding neighborhood; **that offers opportunities for increased density and more amenities**; and that broadens the variety of compatible uses.
- **Mobility Strategy 4-E** - Continue to **promote mixed-use development, which enables people to live near work, retail and services.**
- **Economic Activity Strategy 4-B** – **Enhance existing business centers and establish new business centers** in a manner **that offers a variety of high-quality uses that support Denver's business environment, complements neighboring residential areas, generates public revenue, and creates jobs.**

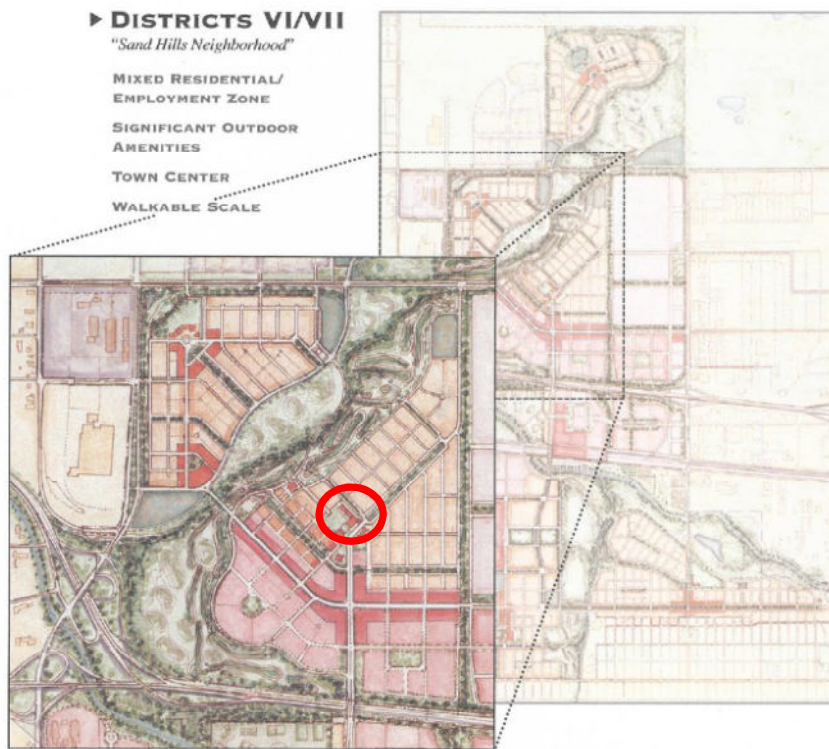
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Single Family Residential
 - “A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types...”
 - Area Of Change
- Street Classification
 - Northfield Blvd. – Undesignated Local

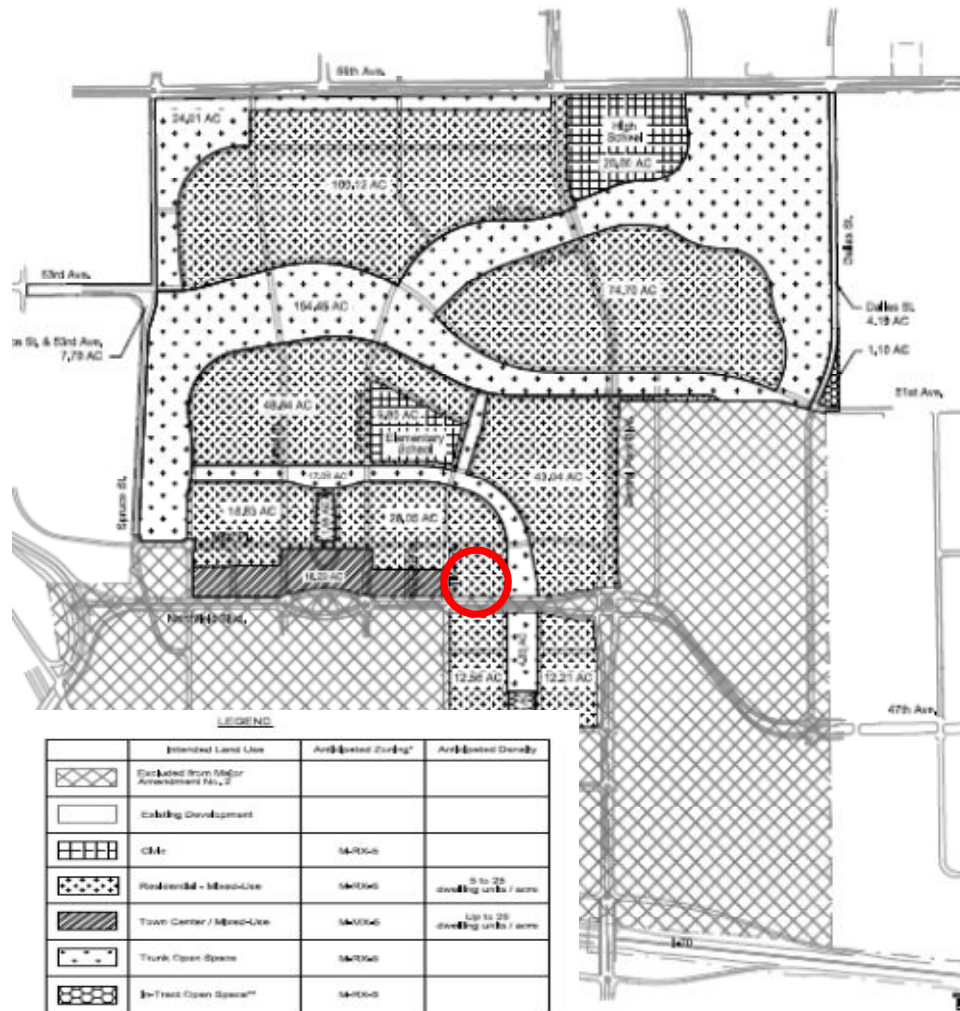
Review Criteria: Consistency with Adopted Plans



Stapleton Development Plan (1995)

- ❑ Land Use Concept: Mixed Residential / Employment Zone
- ❑ Town Center
- ❑ Walkable Scale
- ❑ Significant Outdoor Amenities

North Stapleton GDP



- Land Use Concept – Residential/Mixed Use
- Street Classification –
 - Northfield Blvd. – Major Arterial
 - Willow and Xenia Streets - Collector

Review Criteria

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, North Stapleton GDP
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

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**
 - ▣ **Changing Conditions**
 - CPD finds this criteria is met. The desire to continue to redevelop the property into a new mixed use neighborhood is an appropriate justifying circumstance for the proposed rezoning.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria



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

CPD Recommendation



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

