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TO: Denver City Council
FROM: Brandon Shaver, Senior City Planner
DATE: March 12, 2020
RE: Official Zoning Map Amendment Application #2019I-00121
 3275 & 3315 Denargo Street
 Rezoning from I-B, UO-2 to C-MX-12, DO-7

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2019I-00121.

Request for Rezoning

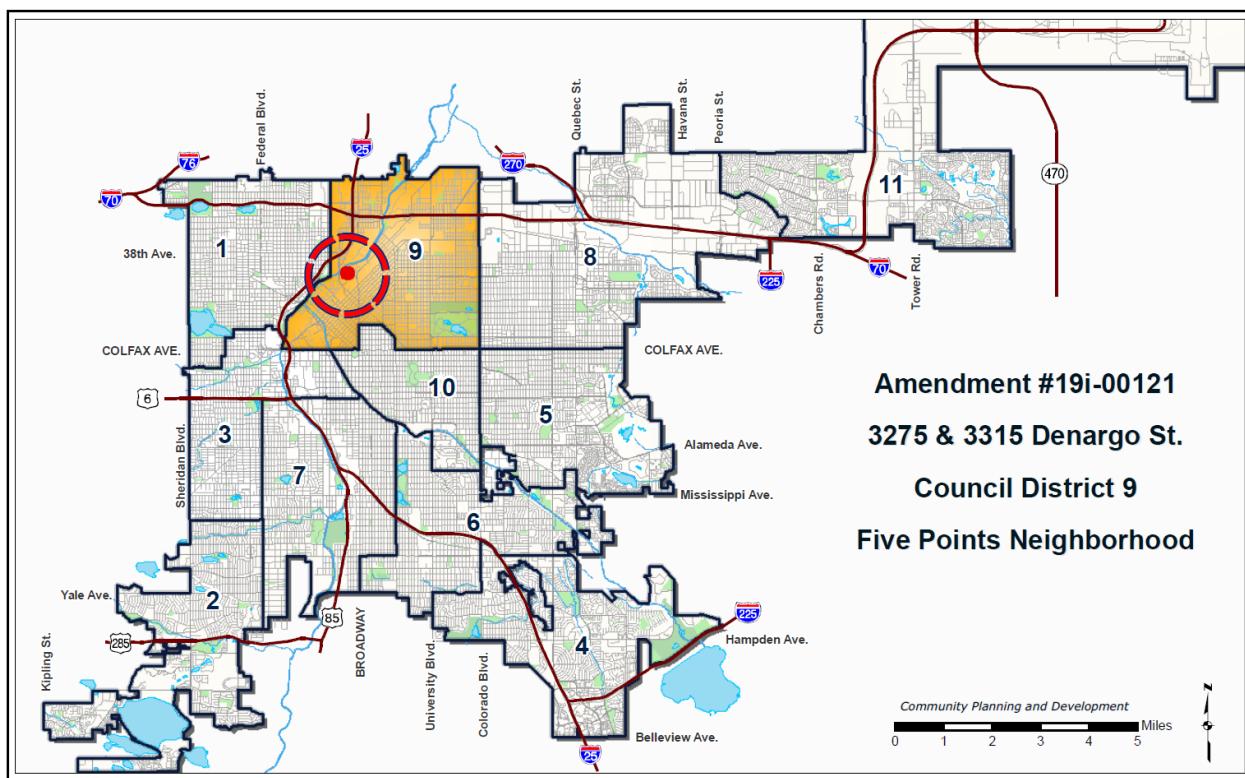
Address:	3275 & 3315 Denargo Street
Neighborhood/Council District:	Five Points / Council District 9
RNOs:	Inter-Neighborhood Cooperation (INC), RiNo Art District, UCAN, Northeast Denver Friends & Neighbors (NEDFANS), Elyria Swansea/Globeville Business Association, Center City Denver Residents Organization, Rio Norte, Denver Arts and Culture Initiative
Area of Property:	166,598 square feet or 3.82 acres
Current Zoning:	I-B, UO-2
Proposed Zoning:	C-MX-12, DO-7
Property Owner(s):	LoDo Self Storage LLC & AFTCO 3315 LLC
Owner Representative:	Eric McDaniel

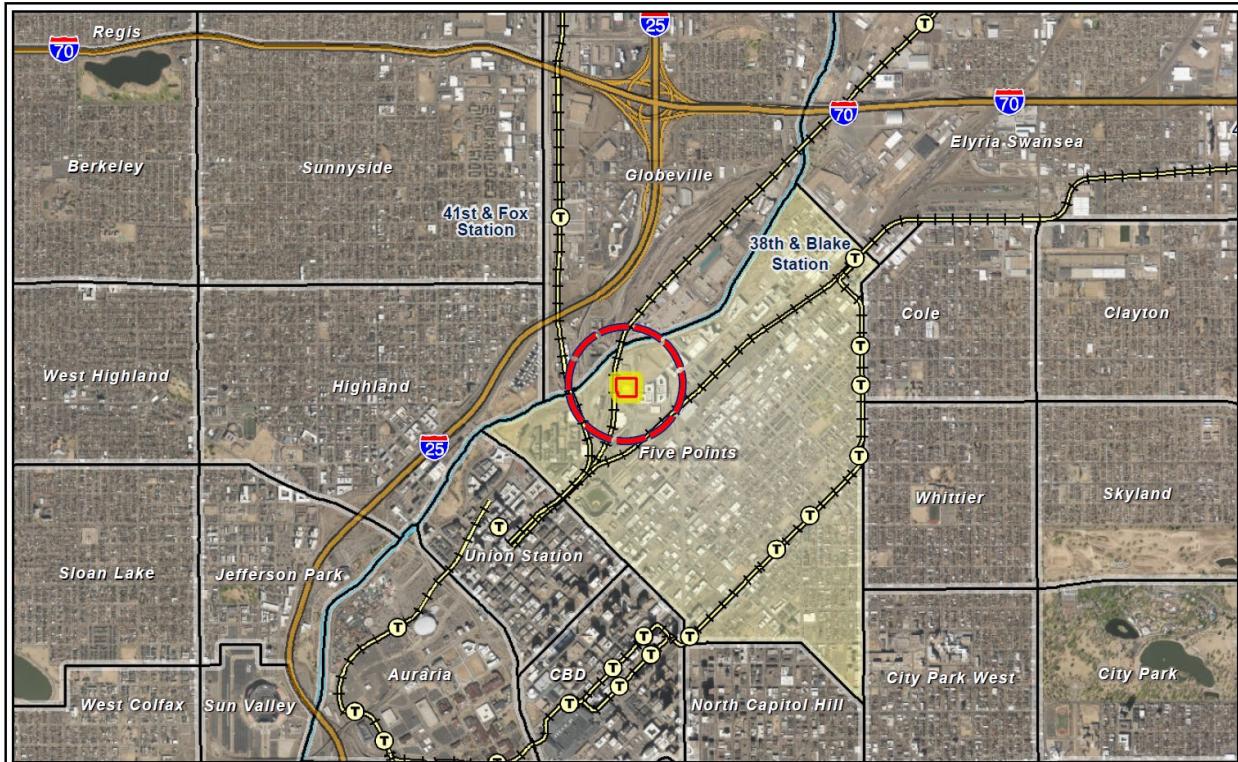
Summary of Rezoning Request

- The property is in the Five Points statistical neighborhood near the southwest corner of Denargo and Delgany streets.
- The properties, owned by LoDo Self Storage LLC and AFTCO 3315 LLC, are occupied by a self-storage facility and an industrial warehouse.
- The applicant is requesting this rezoning to enable mixed-use redevelopment. Concurrent with this rezoning, the applicant team is proposing to record an agreement that would ensure development of affordable housing units on the subject site.
- The proposed zone district, C-MX-12, DO-7, can be summarized as follows (see map below illustrating proposed zone district):
 - The C-MX-12 zone district stands for Urban Center, Mixed Use, with a maximum height of 12 stories. The C-MX zone districts are mixed-use zone districts that allow a wide range of residential and commercial uses with minimum build-to and increased transparency requirements intended to promote active pedestrian areas on public streets. The C-MX-12 zone district allows up to 12 stories and 150 feet in building height.

- The River North Design Overlay (DO-7) is intended to promote high-quality design, a human scale that promotes vibrant pedestrian-oriented streets, and multi-modal transportation options. These design standards mandate a higher design quality and street level activation than the C-MX base zone district and the overlay would apply to entire subject site.
- Further details of the requested zone district(s) can be found in the proposed zone district section of the staff report (below) and in Articles 7 and 9 of the Denver Zoning Code (DZC).

Existing Context



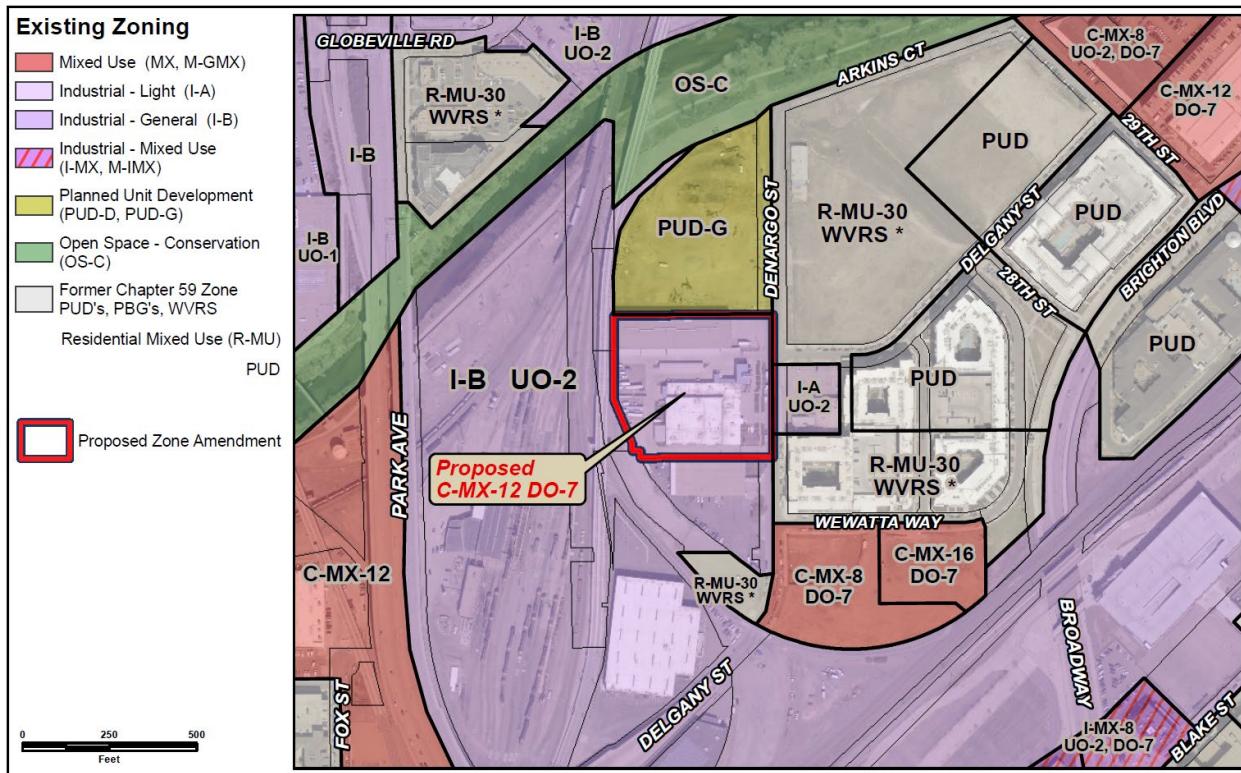


The subject property is located within the Five Points Neighborhood, just outside the ½ mile walkshed of Denver Union Station. Significant public and private reinvestment in recent years suggest this area is continuing to transition from an industrial area into a dynamic urban center. The subject site has approximately 400 feet of frontage along Denargo Street and has lot depths ranging from approximately 335 feet to 410 feet. It is located immediately east of the Burlington Northern Santa Fe railroad, southeast of the South Platte River and north of the major intersection of Delgany Street and Park Avenue West. In addition to being within walking distance of the commuter rail station, the subject property is served by RTD bus routes 8, 38 and various express routes along Park Avenue West.

The following table summarizes the existing context proximate to the subject site:

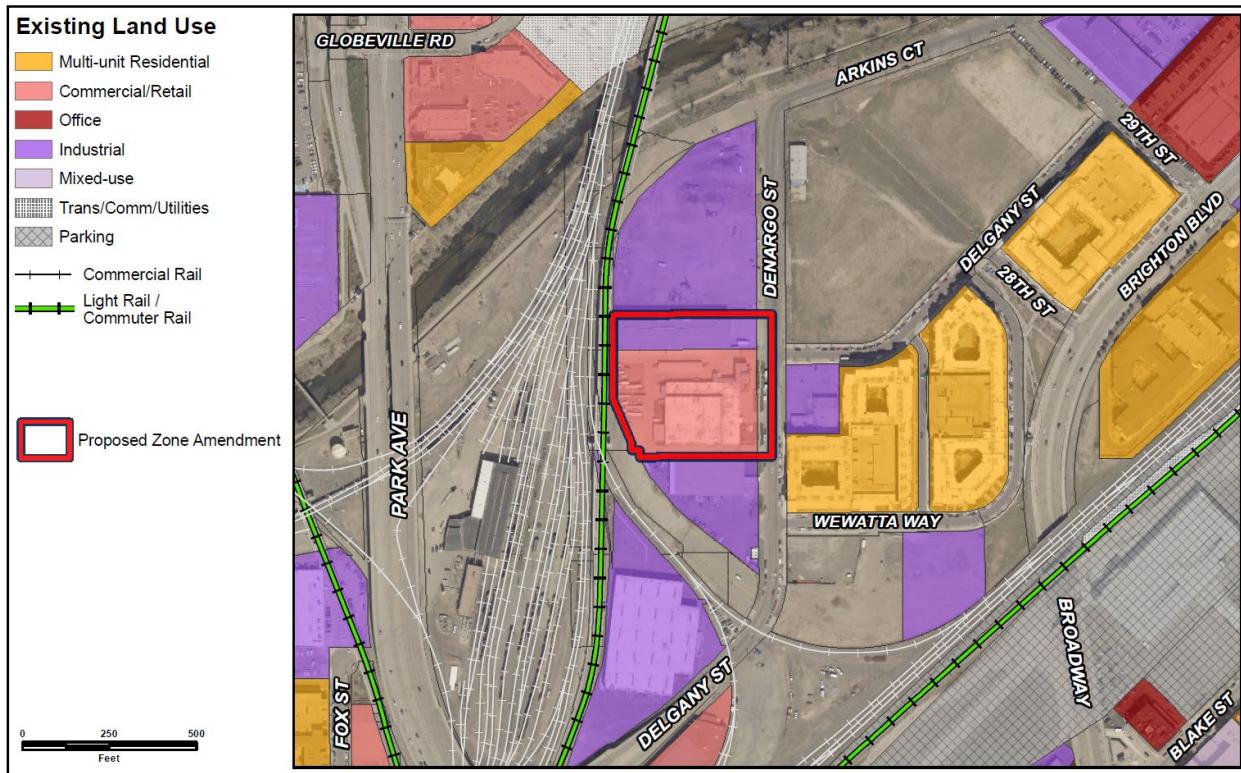
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	I-B, UO-2	Mini-storage and food processing	2-story mini-storage office building and two large 1-story warehouses	
North	PUD-G #12	Vacant	N/A	
South	I-B, UO-2	Food processing	1-story warehouse with loading docks and large surface parking lot	
East	I-A, UO-2 & R-MU-30 with waivers and conditions	Warehouse, multi-unit residential and vacant	Small 1-story warehouse, a 5-story apartment building and a vacant 11.19-acre parcel	
West	I-B, UO-2	Railroad junction	N/A	

1. Existing Zoning



The existing zoning on the subject property is I-B, UO-2 which is a general industrial district that includes a billboard use overlay. The zone district allows general industrial uses and unlimited height, except in areas within 175 feet of a protected district, but there are no protected districts in proximity to this site. This zoning continues west of the subject property to the Park Avenue viaduct. The I-A, UO-2 district to the east allows for the same heights, building siting standards and billboard uses as the subject property, but with less intensive industrial uses. To the northeast and southeast of the subject property, across Denargo Street, there are properties zoned R-MU-30 with waivers and conditions. The R-MU-30 zone district is described in Former Chapter 59 (FC59) Section 301(a)(3) as a “primarily residential district allowing higher density multiple unit dwellings of a density appropriate to the center-city and other activity centers such as light rail transit stations. Supporting commercial development, such as consumer retail and service uses and small-scale office uses, is encouraged to create a truly mixed-use environment.” The maximum height allowed under the base zoning is 140 feet, and there is no required front setback, except for one and two-unit residential structures, which have a 10-foot required front setback. The R-MU-30 portion of the property was not rezoned into the Denver Zoning Code in 2010 because, when the property was rezoned in 2007, there were four waivers and a condition applied. Relevant waivers limit the maximum height to 75 feet and allow zero-foot setbacks. PUD-G 12, approved in early 2015, is directly north of the subject. The PUD is based on the C-MX-12 zone district with altered building form requirements that anticipate future public open space abutting the South Platte River and the realignment of Denargo Street.

2. Existing Land Use Map



3. Existing Building Form and Scale



Site - Aerial view, looking west (Source: Google Maps)

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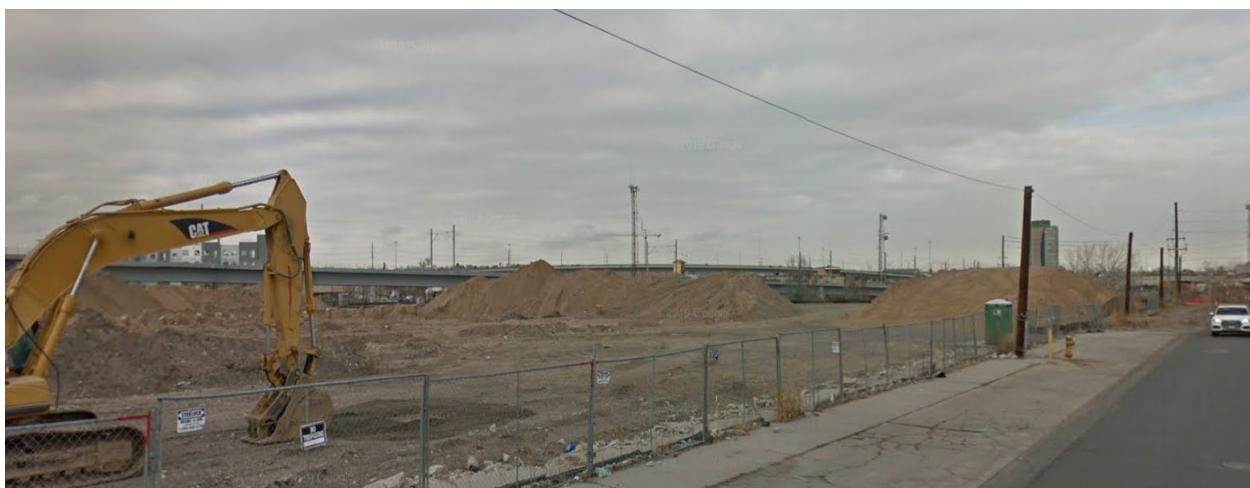
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Site - from Delgany Street (Source: Google Maps)



Site – from Denargo Street (Source: Google Maps)



North – from Denargo Street (Source: Google Maps)

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East – from Denargo Street (Source: Google Maps)



South – from Denargo Street (Source: Google Maps)



West – from Park Avenue West (Source: Google Maps)

Proposed Zoning

C-MX-12 Zone District

The requested C-MX-12 zone district has a maximum height, in feet, of 150 feet with allowable encroachments. The minimum primary street setback is 0', except for the town house building form which has a 10' minimum primary street setback. It also requires a minimum build-to of 70% with 40% transparency on primary streets. A variety of mixed residential and commercial uses are allowed. For additional details regarding building form standards in the C-MX-12 zone district, see DZC Section 7.3.3.4.

DO-7 (River North Design Overlay)

The River North (RiNo) Design Overlay addresses a variety of urban design objectives. Per DZC Section 9.4.5.11, the purpose of the overlay district is to promote high quality design, a human scale that promotes vibrant pedestrian-oriented streets, and multi-modal transportation options.

Specifically, the overlay addresses build-to requirements, residential setbacks, parking location and access, and building design such as mass reduction and transparency. The DO-7 sets forth the following requirements in addition to any base DZC zone district:

- A 16-foot minimum street level height;
- 50% transparency along primary streets (compared to 40% in the C-MX zone districts) and 40% transparency along side streets (compared to 25% in the C-MX zone districts); and
- For lots over 18,750 square feet in area or wider than 150 feet, 70% of all street level building frontages on Primary Streets must be occupied by street level nonresidential active uses. DZC Section 9.4.5.11.F.3 of the DO-7 overlay district defines street level nonresidential active uses by prohibiting several uses including all types of residential, Light Automobile Services, Mini-Storage Facilities, and Light Wholesale Trade or Storage.

Where standards in the DO-7 overlay zone district differ from standards in the C-MX-12 zone district, the DO-7 zone district standards will apply.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	I-B, UO-2 (Existing)	C-MX-12, DO-7 (Proposed)
Primary Building Forms Allowed	General; Industrial	Town House; General; Shopfront
Height in Stories / Feet (max)	N/A	12/150'
Primary Street Build-To Percentages (min)	N/A	70% to 75%*
Primary Street Build-To Ranges	N/A	0' to 15'*
Minimum Zone Lot Size/Width	N/A	N/A
Primary Street Setbacks (min)	20'	0' to 10'*
Building Coverage	N/A	N/A

*Standard varies between building forms

Proposed Affordable Housing Agreement

Concurrent with the rezoning, the applicant is also facilitating a voluntary affordable housing agreement to be signed and recorded by the property owner. The agreement would apply to the entirety of the site. General terms include a commitment to construct at least 10% of total units affordable to residents earning 80% or less of Area Median Income. A minimum of 25% of the units would have at least two bedrooms. The income-restricted units would remain at this level of affordability for a minimum period of 99 years.

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Asset Management: Approved – No comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – No comments

Denver Parks and Recreation: Approved – No comments

Public Works – R.O.W. - City Surveyor: Approved – Legal description accepted

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – No comments

Development Services – Project Coordination: Approved – No response

Development Services – Fire Prevention: Approved – No response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	9/18/19
Applicant submitted revised application	12/2/19
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	1/13/20
Planning Board Public Hearing (voted 5-0 in favor)	1/29/20
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	1/21/20
Land Use, Transportation and Infrastructure Committee of the City Council meeting:	2/4/20
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	2/24/20
City Council Public Hearing:	3/16/20

Public Outreach and Input

- **Registered Neighborhood Organizations (RNOs)**
As of the date of this report, staff has received two letters of support from RNOs pertaining to this application.
 - Globeville Elyria Swansea Business Association
 - RiNo Art District
- **Other Public Comment**
As of the date of this report, staff has not received any written comment pertaining to this application.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *River North Plan (2003)*
- *Housing an Inclusive Denver (2018)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for mixed-use development, including an increase in allowed housing density, while also enabling additional affordable housing units close to services and amenities. It is therefore consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities* (p. 28).
- Equitable, Affordable and Inclusive Goal 2 Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).

The proposed rezoning would enable mixed-use infill development at a location where services and infrastructure are already in place. The proposed C-MX-12 zoning would allow for a broader variety of uses including housing, retail services, and employment while the DO-7 overlay will require enhanced building forms at an intensity consistent with the desire for urban, walkable, mixed-use neighborhoods around transit, and is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life* (p. 34).

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

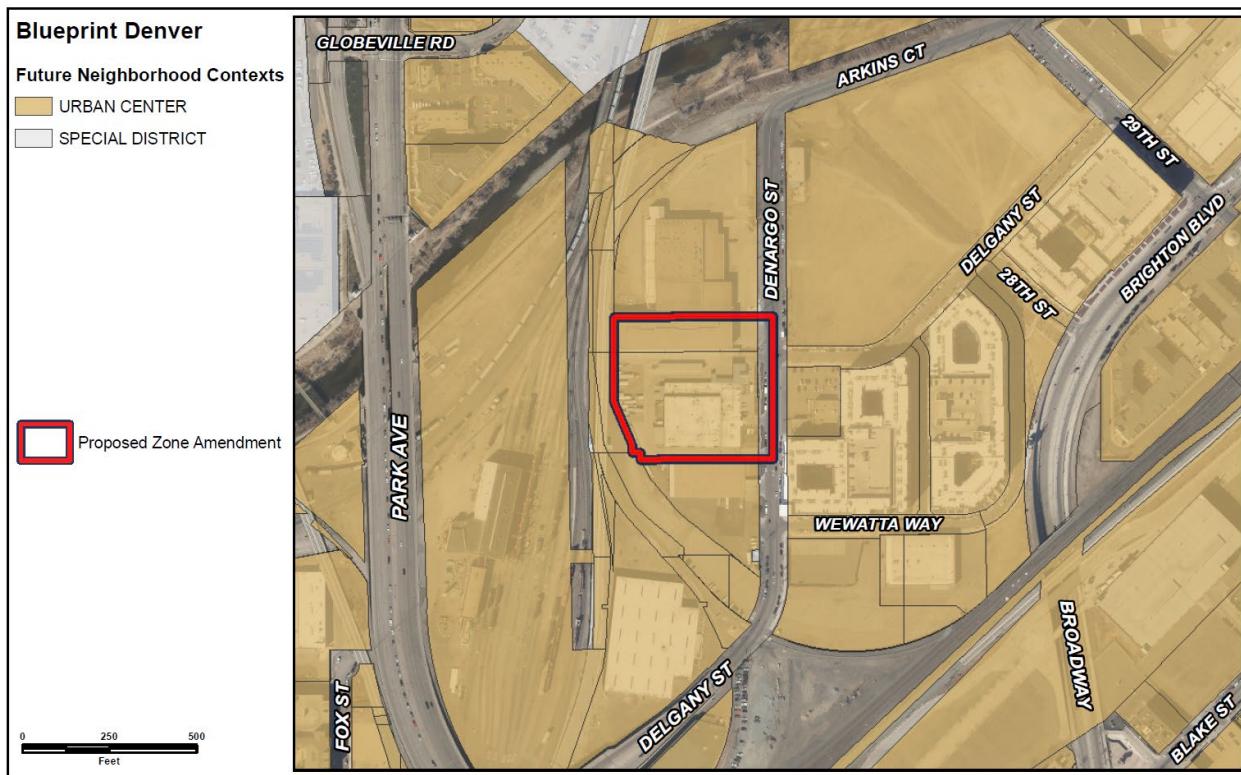
- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place* (p. 54).
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).

The requested map amendment will enable mixed-use development at an infill location where infrastructure is already in place. The requested C-MX-12 zone district broadens the variety of uses allowing residents to live, work and play in the area, therefore the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

Blueprint Denver (2019)

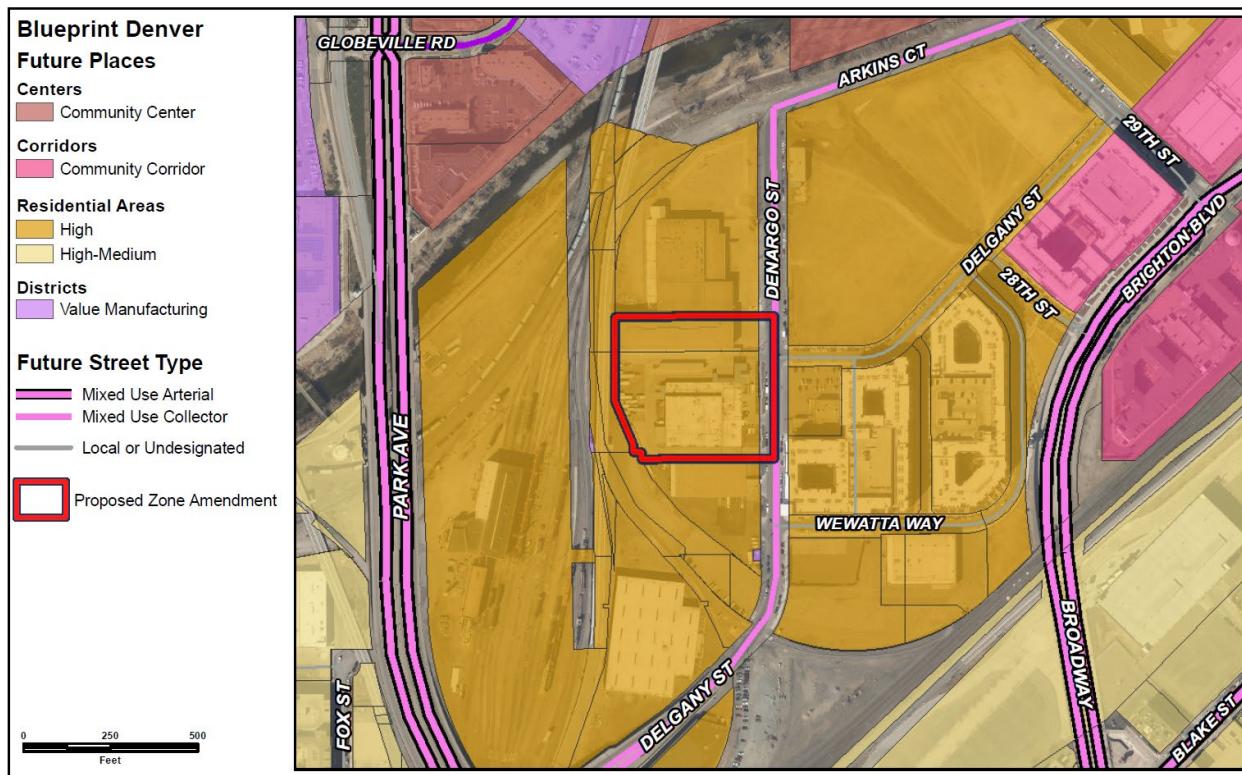
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a High Residential Area place within the Urban Center Neighborhood Context and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In Blueprint Denver, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is within the Urban Center Neighborhood Context. "This context contains high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity" (p. 252). The proposed C-MX-12 zone district is part of the Urban Center context and is "intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge" and "the Mixed-Use districts are focused on creating mixed, diverse neighborhoods" (DZC 7.2.2.1). Since the proposed district allows a mix of uses and allowable building forms that contribute to street activation, the proposed rezoning is to an Urban Center context is appropriate and consistent with the plan.

Blueprint Denver Future Places

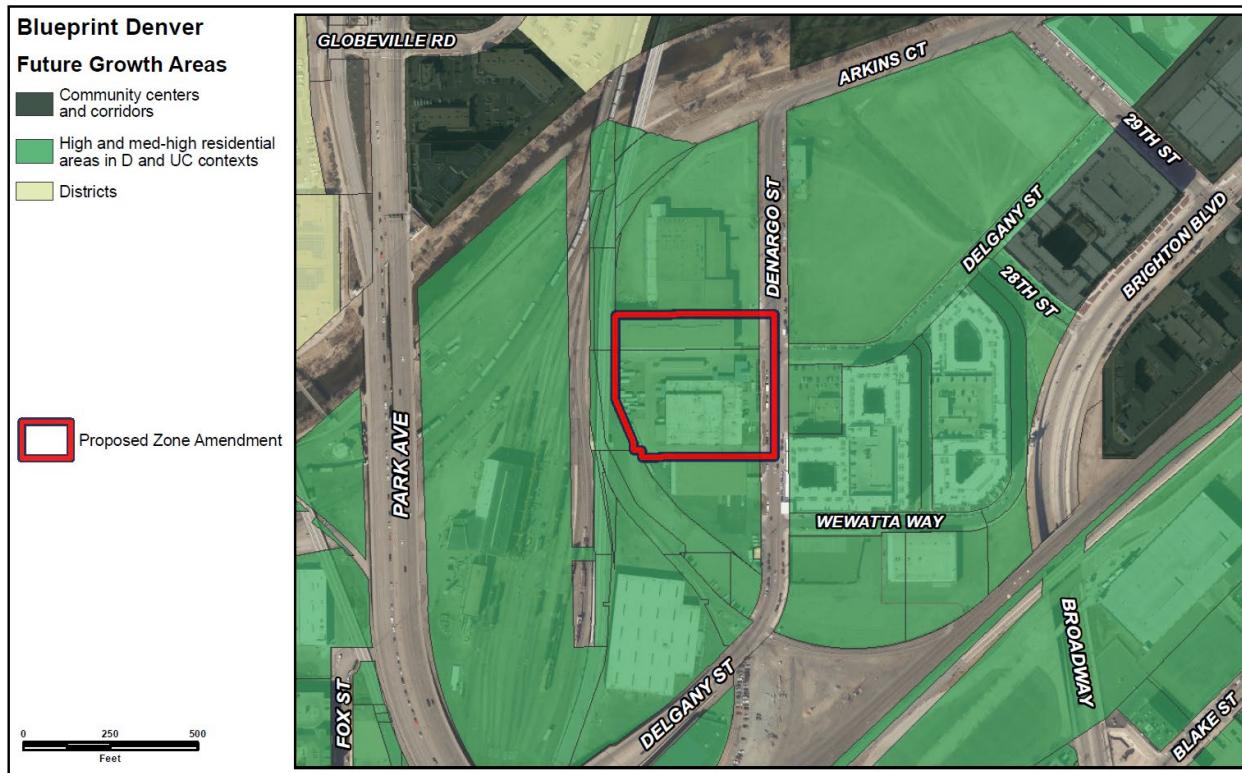


The Future Places map designates the subject property as High Residential Area. Blueprint Denver describes the aspirational characteristics of High Residential Areas in the Urban Center context as having a “high mix of uses throughout including many large-scale multi-unit residential uses. Commercial uses are prevalent. Buildings are the tallest of the residential places of this context. There is high lot coverage and shallow setbacks” (p. 260). Consistent with this guidance, the proposed C-MX-12 district provides for a mix of uses and stringent building form standards that create an active street level presence. Given the High Residential height guidance in Blueprint Denver, the requested 12-story district height is consistent with the surrounding context and appropriate for the High Residential guidance in this location.

Street Types

Blueprint Denver classifies Denargo Street as a Mixed-Use Collector. According to the plan, this street type supports a “varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback” (p. 159). The proposed C-MX-12 zone district with the DO-7 design overlay would allow a mix of residential and commercial uses at an intensity and orientation consistent with this street type classification.

Growth Strategy



Blueprint Denver designates the subject property as part of a High Residential Area in an Urban Center neighborhood context. High and High-Medium Residential Areas in Downtown and Urban Center neighborhood contexts are anticipated to see 15% of new housing growth and 5% of new employment growth by 2040 (p. 50-51). Focusing growth in these areas helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver (p. 49). The proposed map amendment to C-MX-12 will allow for continued residential and employment growth in a High Residential Area where it has been determined to be most appropriate. Therefore, the proposed rezoning is consistent with the Blueprint Denver growth strategy.

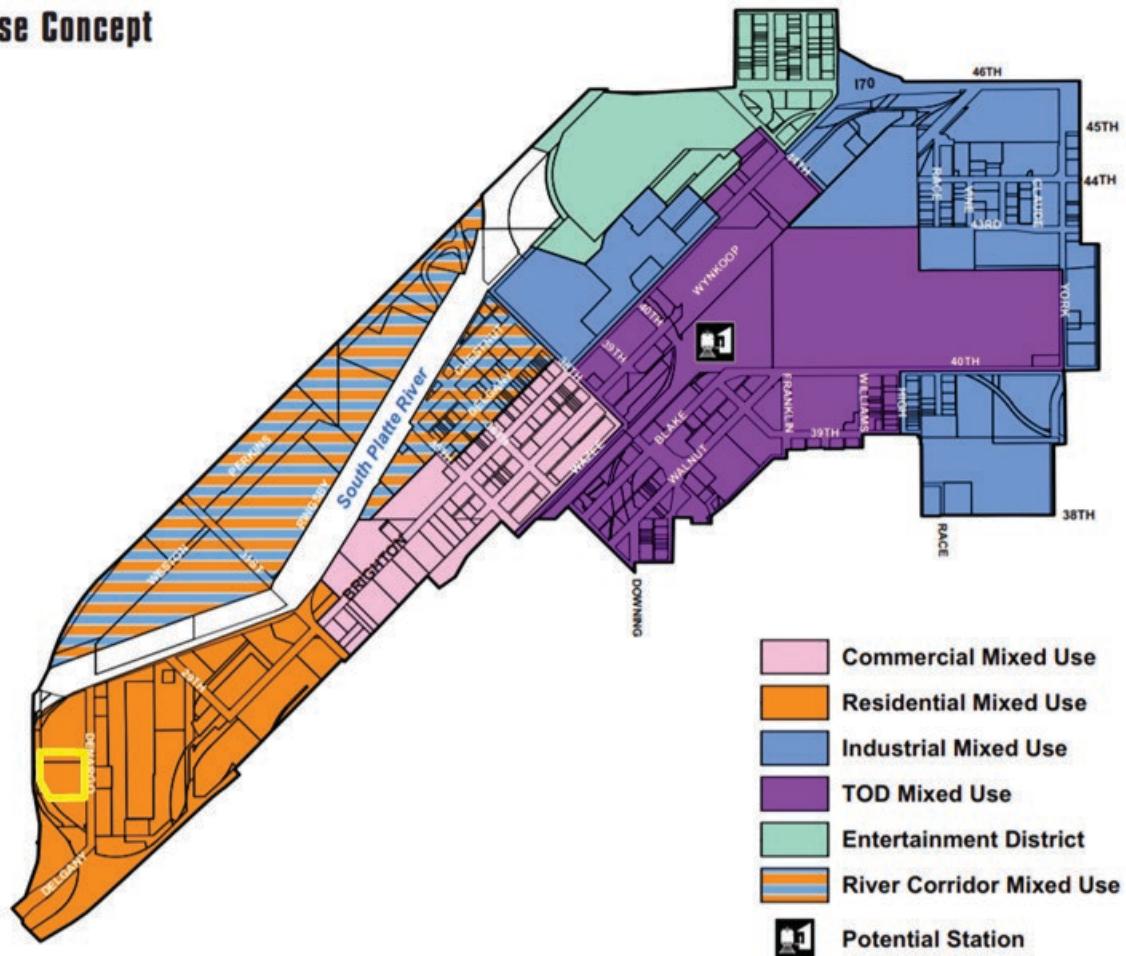
The proposed rezoning, with the inclusion of a design overlay, is also consistent with policies and strategies related to creating exceptional design outcomes in high-profile areas throughout Denver. “Mixed-use buildings should engage the street level and support pedestrian activity. The bulk and scale should be respectful of the surrounding character” (p. 102).

- Land Use & Built Form: Design Quality & Preservation Policy 3, Strategy D – *Use design overlays in limited areas to direct new development towards a desired design character unique to the area that cannot be achieved through other tools. Design overlays are most effective where a design vision has been articulated through a planning process* (p. 102).

River North Plan (2003)

The River North Plan was adopted by City Council in 2003 and applies to the subject property. It designates the area Residential Mixed-Use and includes specific recommendations for the Denargo Market area, including “facilitate the redevelopment of the Denargo Market area into an exciting mixed-use community” (p. 59).

Land Use Concept



The plan recommends “Residential Mixed-Use zoning, Commercial Mixed-Use zoning, or a combination of both” for the Residential Mixed-Use areas (p. 84). The plan recommendations for the Denargo Market area are to “create a compact, mixed-use, pedestrian friendly development” and “ensure that urban design reinforces the pedestrian-oriented and transit-supportive character of the area and creates friendly and useable public spaces” (p. 76). The plan does not include specific building height recommendations, but suggests there should be “appropriate massing, scale, building heights and building size for new development with height limits along the South Platte River” (p. 76). This site is not located along the river where such height limits would apply.

The proposed C-MX-12 zone district would be consistent with the recommendations of the River North Plan by allowing a residential, office, and retail uses in a pedestrian-friendly form. The allowed 12-story maximum height is appropriate for an urban development near downtown. The design and build- to requirements of the C-MX-12 zone district, in conjunction with the River North design overlay, would ensure an urban form compatible with a new, pedestrian-oriented development.

Housing an Inclusive Denver (2018)

Housing an Inclusive Denver is not adopted as a supplement to the Comprehensive Plan, but the plan was adopted by City Council. Housing an Inclusive Denver provides guidance and strategies to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents (p. 6). Core goals of the plan include: creating affordable housing in vulnerable areas and in areas of opportunity; preserving affordability and housing quality; promoting equitable and accessible housing; and stabilizing residents at risk of involuntary displacement (p. 7). To that end, the plan includes several recommendations, including “promote development of new affordable, mixed-income and mixed-use rental housing” (p. 83). As described above, the proposed development would include a housing commitment requiring 10% of all units to be affordable at 80% AMI for 99 years. Given this commitment, the proposed rezoning would facilitate additional affordable housing opportunities consistent with the goals and strategies of Housing an Inclusive Denver.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-MX-12, DO-7 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city’s adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities and foster the creation of a walkable, urban area within walking distance to downtown.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the justifying circumstance under DZC Section 12.4.10.8.A.4, *“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: (a.) Changed or changing conditions in a particular area, or in the city generally; or, (b.) A City adopted plan...”*

Recent physical changes within close proximity to the subject site include the opening three new apartment buildings in the Denargo Market area, completion of the reconstruction of Brighton Boulevard and the addition of bicycle and pedestrian connections through the area. The character of River North, and Denargo Market in particular, is rapidly changing and the rezoning request is justified to recognize the changing conditions.

The application also is justified by DZC Section 12.4.10.8.A.5, “It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.” This application proposes applying the supplemental zoning regulations of the DO-7. As further detailed below, application of the DO-7 to this site is consistent with the intent and purpose of the Design Overlay district, supplementing the otherwise generally applicable zone district standards with additional design limits appropriate to the River North area.

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

As described in the Denver Zoning Code, the General Character of the Urban Center (C-) district will include “multi-unit residential and mixed-use commercial strips and commercial centers.” It is also described as follows: “Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.” This rezoning request is to bring the subject Property’s zoning into conformance with the zoning that already exists in the surrounding neighborhood, i.e. mostly a mix of C-MX-8 and C-MX-12.

According to the zone district intent stated in the Denver Zoning Code, the C-MX-12 district “applies to areas or intersections primarily served primarily by major arterial streets where a building scale of 3 to 12 stories is desired” (DZC Section 7.2.2.2.D). The site is served by a collector street, but the property is in an area served by nearby arterial streets. The nearest arterial streets are two blocks east (Broadway/Brighton Boulevard) and two blocks south (Park Avenue West). Thus, the street classifications and desired building heights in this area are consistent with the zone district purpose and intent statements.

The River North Design Overlay (DO-7) has many purposes including “implement adopted plans; promote creative, high-quality, design in the general area covered by the adopted 38th and Blake Station Area Height Amendments and the RiNo Business Improvement District; provide flexibility to support the diverse design traditions of RiNo; activate the South Platte River frontage to promote the river as a neighborhood asset; maintain human scale and access to daylight as heights and densities increase throughout the district; promote vibrant pedestrian street frontages with active uses and street-fronting building entries; provide transitions between residential frontages and mixed-use streets; ensure that buildings are designed to adapt to new uses as the district changes and evolves; promote active transportation options, such as walking and biking; minimize potential conflict points between pedestrians and motor vehicles; minimize the visibility of surface and structured parking areas for vehicles; and encourage small, privately-owned, open spaces to increase design diversity along the street frontage and support pedestrian activity.” (DZC Section 9.4.5.11.B). The site, with its proximity to the South Platte River and adjacency to the newly constructed Brighton Boulevard warrants special attention to detail with regards to activation, building entries and other human-scaled elements. The site is located within the area of the RiNo Business Improvement District. Thus, the proposed map amendment is consistent with the purpose statements of the design overlay district.

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Attachments

1. Rezoning application
2. Letters of support



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			



REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	<ul style="list-style-type: none"><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.<input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.<input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8	<p>Justifying Circumstances - One of the following circumstances exists:</p> <ul style="list-style-type: none"><input type="checkbox"/> The existing zoning of the land was the result of an error.<input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.<input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.<input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:<ol style="list-style-type: none">a. Changed or changing conditions in a particular area, or in the city generally; or,b. A City adopted plan; orc. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.<input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.<input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:



REZONING GUIDE

Rezoning Application Page 3 of 3

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Inter- est % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification state- ment	Date	Indicate the type of owner- ship docu- mentation provided: (A) Assessor's record, (B) war- ranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner au- thorized a represen- tative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/01/12	(A)	YES
LODO Self Storage, LLC (Minor M. Scott III)	3275 Denargo Street Denver, CO 80216	100%	<i>M. Scott</i> 8/24/19		A	Yes
AFTCO 3315, LLC (Minor M. Scott III)	3315 Denargo Street Denver, CO 80216	100%	<i>M. Scott</i> 8/24/19		A	Yes

A PARCEL OF LAND BEING THOSE PORTIONS OF BLOCK 5 AND BLOCK 9, GARDEN ADDITION TO DENVER AND THE VACATED PORTIONS OF WEST 33RD AVENUE, AND WEST MONCRIEFF PLACE, AND OF UNPLATTED PROPERTY IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 27, AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 27 TO BEAR SOUTH $89^{\circ}42'49''$ WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH $60^{\circ}41'39''$ WEST, A DISTANCE OF 1131.64 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED SEPTEMBER 28, 1967 IN BOOK 9790 AT PAGE 663, IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER, SAID CORNER BEING ON THE WEST LINE OF DENARGO STREET, AND THE POINT OF BEGINNING;

THENCE SOUTH $00^{\circ}18'29''$ EAST, A DISTANCE OF 420.00 FEET, ALONG SAID WEST LINE OF DENARGO STREET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF BLOCK 10, OF SAID GARDEN ADDITION;

THENCE SOUTH $89^{\circ}42'29''$ WEST, A DISTANCE OF 336.79 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF LOT 7, BLOCK 10, OF SAID GARDEN ADDITION, SAID CORNER BEING ON THE EASTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD PROPERTY;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH $00^{\circ}17'31''$ WEST, A DISTANCE OF 20.00 FEET;
- 2) SOUTH $89^{\circ}42'29''$ WEST, A DISTANCE OF 25.00 FEET;
- 3) NORTH $00^{\circ}17'31''$ WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 33, OF SAID BLOCK 9, GARDEN ADDITION TO DENVER;
- 4) NORTH $22^{\circ}05'36''$ WEST, A DISTANCE OF 134.60 FEET TO THE SOUTHWEST CORNER OF LOT 4, OF SAID BLOCK 9, GARDEN ADDITION TO DENVER;
- 5) NORTH $00^{\circ}17'31''$ WEST, A DISTANCE OF 255.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 9790 AT PAGE 663;

THENCE NORTH $89^{\circ}42'29''$ EAST, A DISTANCE OF 411.66 FEET ALONG THE NORTH LINE OF LAST SAID PARCEL TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 167,289 SQUARE FEET OR 3.8404 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING



Real Property Records

Date last updated: Thursday, August 1, 2019

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

[Link to comparable sales information for this property](#)

[Link to chain of title information for this property](#)

[Link to property sales information for this neighborhood](#)

[Back to Property List](#)

[Link to property tax information for this property](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to map/historic district listing for this Property](#)

The property description shown is data from the Assessor's active, in-progress 2017 file. The "current year" values are from the 2017 tax year for real property tax due in 2018. These values are based on the property's physical status as of January 1, 2017.

PROPERTY INFORMATION

Property Type: INDUSTRIAL - WAREHOUSE

Parcel: 0227403009000

Name and Address Information

Legal Description

LODO SELF STORAGE LLC

GARDEN ADD B9 & VAC 33RD AV
ADJ & VAC MONCRIEFF PL ADJ BEG
SW COR L4 B9 TH N 155FT E 410
FT S 320FT W 335FT N 20FT W 25
FT N 20FT A/L 21DEG 48MIN
05SEC 134.6FT TO POB

PO BOX 2890

Tax District 474B

EVERGREEN, CO 80437-2890

Property Address: 3275 DENARGO ST

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	12545300	3638140		
Improvements	1000	290		
Total	12546300	3638430	0	3638430
Prior Year				
Land	6272600	1819050		
Improvements	1000	290		
Total	6273600	1819340	0	1819340

Style: Other

Reception No.: 0000115952

Year Built: 1969

Recording Date: 06/30/99

Building Sq. Foot: 61,242

Document Type: Quit Claim

Bedrooms:

Sale Price: 10

Baths Full/Half: 0/0

Mill Levy: 81.365

Basement/Finished: 0/0

Lot Size: 125,453

[Click here for current zoning](#)

Zoning Used for Valuation: I-B

Note: Valuation zoning maybe different from City's new

 [Print](#)

LODO SELF STORAGE, LLC
P.O. Box 2890
Evergreen, Colorado 80437

August [●], 2019

8/2/19

Via Electronic Mail
201 W. Colfax Ave., Dept. 205
Denver, Colorado 80202
Email: rezoning@denvergov.org

Re: Zone Map Amendment (Rezoning) Application (the "Rezoning Application") with respect to the property commonly known as 3275 Denargo Street, Denver, Colorado 80216, and further identified by Assessor's Parcel Number 02274-03-009-000 (the "Property")

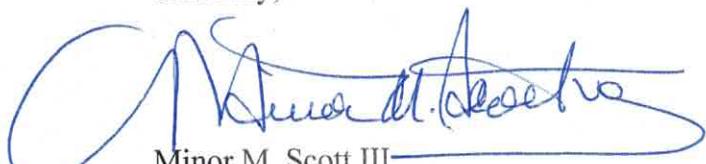
Ladies and Gentlemen,

Lodo Self Storage, LLC, a Colorado limited liability company, hereby authorizes the following representative to act on its behalf in connection with all matters relating to the Rezoning Application:

Eric McDaniel
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237
Telephone: (720) 943-5657
Email: eric.mcdaniel@kimley-horn.com

Thank you for your assistance.

Sincerely,



Minor M. Scott III
for
Lodo Self Storage, LLC

**WRITTEN CONSENT OF THE MANAGER
OF
LODO SELF STORAGE, LLC**

August [●], 2019

8/2/19

The undersigned, being the manager (the "Manager") of LODO SELF STORAGE, LLC, a Colorado limited liability company (the "Company"), does hereby ratify, consent to, and approve the adoption of the following resolutions in lieu of a meeting and each and every action effected thereby or pursuant thereto.

WHEREAS, the Company is the owner of that certain parcel of property located at 3275 Denargo Street, Denver, Colorado 80216, and further identified by Assessor's Parcel Number 02274-03-009-000 (the "Property");

WHEREAS, the Company desires to submit a Rezoning Application in order to obtain a Zone Map Amendment from the City and County of Denver (the "Rezoning Application") to rezone the Property from zone district I-B to zone district C-MX-12 (the "Rezoning"); and

WHEREAS, the Manager has determined that it is in the best interest of the Company to authorize the preparation and submission of the Rezoning Application and consummate the Rezoning.

NOW, THEREFORE, BE IT RESOLVED, that the Rezoning Application, and the other documents related thereto, to be executed and delivered by the Company, in substantially the forms previously submitted to and reviewed by the Manager, are hereby authorized and approved, and Minor M. Scott III (the "Authorized Person") is hereby authorized to execute and deliver the Rezoning Application, in the name and on behalf of the Company, with such changes thereto as he shall approve, the execution thereof with any changes thereto by the Authorized Person to be conclusive evidence of such approval;

RESOLVED FURTHER, that the Authorized Person is authorized and directed to do and perform, or cause to be done and performed, all such other acts, deeds and things, and to negotiate, make, execute, deliver and perform, or cause to be negotiated, made, executed, delivered and performed, the Rezoning Application and all such other agreements, undertakings, documents, instruments, certificates or filings, in each case in the name and on behalf of the Company as the Authorized Person may deem necessary or appropriate to effectuate and carry out fully the Rezoning;

RESOLVED FURTHER, that all actions heretofore taken by the Authorized Person in respect of the Rezoning Application and the Rezoning, are hereby confirmed, ratified and adopted as the valid and subsisting actions of the Company; and

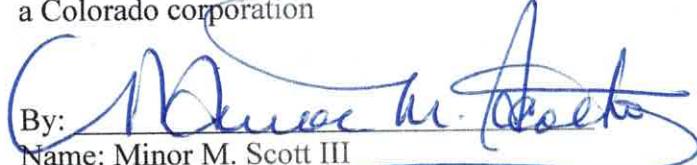
RESOLVED FURTHER, that, subsequent to the execution of the Rezoning Application and the documents and transactions contemplated therein, the Authorized Person is hereby authorized and directed to cause the Company to perform each such agreement, certificate or other document or instrument in accordance with its terms.

(Signature page follows)

IN WITNESS WHEREOF, the undersigned, being the manager of the Company, hereby consents to and evidences its approval of the actions set forth above as of the date first written above.

MANAGER

AFTCO, Inc.,
a Colorado corporation

By: 
Name: Minor M. Scott III
Title: President

Real Property Records
Date last updated: Thursday, August 1, 2019

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

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[Back to Property List](#)

The property description shown is data from the Assessor's active, in-progress 2017 file. The "current year" values are from the 2017 tax year for real property tax due in 2018. These values are based on the property's physical status as of January 1, 2017.

PROPERTY INFORMATION

Property Type: INDUSTRIAL - FOOD PROCESSING

Parcel: 0227404001000

Name and Address Information

Legal Description

AFTCO 3315 LLC

S 80FT OF L 20 TO 35 INC & N
1/2 VAC W 33 AVE ADJ BLK 5
GARDEN AVE

PO BOX 2890

Tax District

474B

EVERGREEN, CO 80437-2890

Property Address: 3315 DENARGO ST

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	4114400	1193180		
Improvements	1000	290		
Total	4115400	1193470	0	1193470
Prior Year				
Land	3703000	1073870		
Improvements	1000	290		
Total	3704000	1074160	0	1074160

Style: Other

Reception No.: 2018014783

Year Built: 1981

Recording Date: 02/07/18

Building Sq. Foot: 32,713

Document Type: Warranty

Bedrooms:

Sale Price: 3854000

Baths Full/Half: 0/0

Mill Levy: 81.365

Basement/Finished: 0/0

Lot Size: 41,145

[Click here for current zoning](#)

Zoning Used for Valuation: I-B

Note: Valuation zoning maybe different from City's new zoning code.

**WRITTEN CONSENT OF THE MANAGER
OF
AFTCO 3315 LLC**

August [●], 2019 8/2/19

The undersigned, being the manager (the "Manager") of AFTCO 3315 LLC, a Colorado limited liability company (the "Company"), does hereby ratify, consent to, and approve the adoption of the following resolutions in lieu of a meeting and each and every action effected thereby or pursuant thereto.

WHEREAS, the Company is the owner of that certain parcel of property located at 3315 Denargo Street, Denver, Colorado 80216, and further identified by Assessor's Parcel Number 02274-04-001-000 (the "Property");

WHEREAS, the Company desires to submit a Rezoning Application in order to obtain a Zone Map Amendment from the City and County of Denver (the "Rezoning Application") to rezone the Property from zone district I-B to zone district C-MX-12 (the "Rezoning"); and

WHEREAS, the Manager has determined that it is in the best interest of the Company to authorize the preparation and submission of the Rezoning Application and consummate the Rezoning.

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RESOLVED FURTHER, that the Authorized Person is authorized and directed to do and perform, or cause to be done and performed, all such other acts, deeds and things, and to negotiate, make, execute, deliver and perform, or cause to be negotiated, made, executed, delivered and performed, the Rezoning Application and all such other agreements, undertakings, documents, instruments, certificates or filings, in each case in the name and on behalf of the Company as the Authorized Person may deem necessary or appropriate to effectuate and carry out fully the Rezoning;

RESOLVED FURTHER, that all actions heretofore taken by the Authorized Person in respect of the Rezoning Application and the Rezoning, are hereby confirmed, ratified and adopted as the valid and subsisting actions of the Company; and

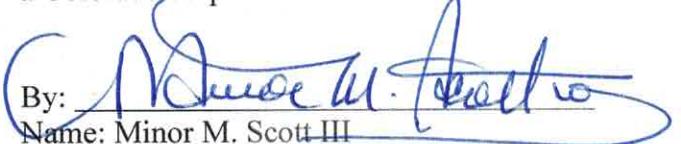
RESOLVED FURTHER, that, subsequent to the execution of the Rezoning Application and the documents and transactions contemplated therein, the Authorized Person is hereby authorized and directed to cause the Company to perform each such agreement, certificate or other document or instrument in accordance with its terms.

(Signature page follows)

IN WITNESS WHEREOF, the undersigned, being the manager of the Company, hereby consents to and evidences its approval of the actions set forth above as of the date first written above.

MANAGER

AFTCO, Inc.,
a Colorado corporation

By: 
Name: Minor M. Scott III
Title: President

AFTCO 3315 LLC
P.O. Box 2890
Evergreen, Colorado 80437

8/2/19
August [●], 2019

Via Electronic Mail
201 W. Colfax Ave., Dept. 205
Denver, Colorado 80202
Email: rezoning@denvergov.org

Re: Zone Map Amendment (Rezoning) Application (the "Rezoning Application") with respect to the property commonly known as 3315 Denargo Street, Denver, Colorado 80216, and further identified by Assessor's Parcel Number 02274-04-001-000 (the "Property")

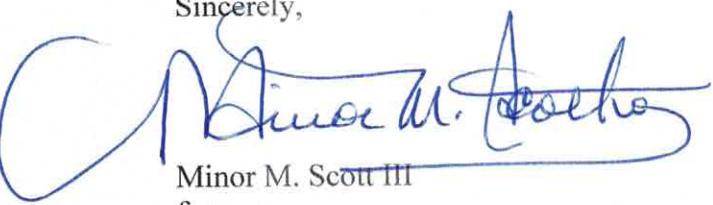
Ladies and Gentlemen,

AFTCO 3315 LLC, a Colorado limited liability company, hereby authorizes the following representative to act on its behalf in connection with all matters relating to the Rezoning Application:

Eric McDaniel
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237
Telephone: (720) 943-5657
Email: eric.mcdaniel@kimley-horn.com

Thank you for your assistance.

Sincerely,



Minor M. Scott III
for
AFTCO 3315 LLC



December 2, 2019

Community Planning & Development
City and County of Denver
201 W. Colfax Avenue, Dept. 205
Denver, Colorado 80202

RE: ***Denargo Market Phase V***
3275 and 3315 Denargo Street
Zone Map Amendment
2019I-00121

Ladies and Gentlemen,

This document will serve as supporting documentation for the Zone Map Amendment Application for 3275 Denargo Street (2.89 acres) and 3315 Denargo Street (0.95 acres) which are currently zoned as I-B, UO-2. Both zone lots are to undergo rezoning for Urban Center – Residential Mixed Use – 12 stories maximum height (C-MX-12), River North Design Overlay District (DO-7).

Review Criteria complying with DZC Sec. 12.4.10.7:

1. Consistency with Adopted Plans

There are currently 3 plans adopted by the City which pertain to the parcels: Blueprint Denver 2019, Comprehensive Plan 2040, and River North Plan 2003. The rezoning of these parcels complies with the goals of the adopted plans.

Blueprint Denver 2019

Rezoning the I-B, UO-2 parcels to C-MX-12 is consistent with the rezoning components of the Blueprint Denver 2019 as listed below:

- Neighborhood Context
Rezoning to C-MX-12 will be compatible with the existing zone lots located to the north, east, southeast parcels that provide a high residential, mixed-use neighborhood. The proposed new zoning is consistent with the Blueprint Denver Neighborhood Context Map for an Urban Center context. The Urban Center neighborhood context describes an area of higher residential density with street activation, walkability and access to amenities.
- Future Places
This C-MX-12 zone district is consistent with the goals and strategies of the Blueprint Denver 2040 Future Places Map for this area. The proposed rezone area falls within the high residential areas in D and UC context designations. The Blueprint Denver identifies buildings in these contexts as the tallest of residential places with high lot coverage and shallow setbacks.

- Street Type
Both proposed C-MX-12 Urban Center zone districts are located along a Mixed-Use Collector with proximity and direct access to a Mixed-Use Arterial. Rezoning of the I-B, UO-2 properties will allow for a prominent multi-story mixed-use building. This will allow for the goals of both the Mixed-Use Collector to be achieved through redevelopment. The full redevelopment will provide pedestrian-oriented transportation methods through detached walks.
- Growth Strategy – High and High-Medium Residential Areas in D and C Contexts (p. 50)
The River North area is identified as an area of growth. As noted on page 50 of Denver Blueprint, these D and C Context areas are expected to take on 5% of employment and 15% of housing in Denver by 2040. The rezone and full development of Denargo Market Phase V will provide additional bedrooms and multifamily units for the future housing needs of River North.

Denver Comprehensive Plan 2040

Rezoning the I-B, UO-2 parcels to C-MX-12 is consistent with the vision elements of the Denver Comprehensive Plan 2040 as listed below:

- Equitable, Affordable and Inclusive, Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).
 - o With this high-density residential development, affordable apartments units will either be provided as part of the project or pay the linkage fee to contribute to affordable housing funding.
- Strong and Authentic Neighborhoods, Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life (p. 34).
 - o The rezoning of these parcels will bring these parcels and development goals in line with the adopted plans for the area. The full development of Denargo Market Phase V will help to build a strong and authentic neighborhood and improve the economic viability and neighborhood culture through new housing opportunities.
- Connected, Safe and Accessible Places, Goal 6, Strategy A – Create a citywide network for bicycling, walking and rolling that is safe and accessible to people of all ages and abilities (p. 41).
 - o As part of the Denargo Market Phase V development, the existing street frontage will be removed and updated to provide an enhanced pedestrian corridor along Denargo Street. Existing City streetlights will also be replaced per the current City standard.
- Economically Diverse and Vibrant, Goal 7, Strategy A – Encourage the development of creative districts (p. 47).
 - o The Denargo Market Phase V development will incorporate a mixture of uses that will enhance the River North neighborhood context which will continue to make

the River North neighborhood a desirable community to both live and work. The development will continue the enhancement of this creative arts district.

- Environmentally Resilient, Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).
 - o The future redevelopment of the parcels would meet the City's commitment to environmental standards and provide new housing opportunities for many to both live and work in the creative River North neighborhood.
- Healthy and Active, Goal 2, Strategy A – Ensure equitable access to parks and recreation amenities for all residents (p. 58).
 - o While the specific site plan has not been determined, the Denargo Market Phase V redevelopment will provide a fitness center as an amenity for future residents. Additionally, the close proximity to the downtown core, parks and recreation facilities, and the South Platte River will provide future residents with opportunities to enjoy the community.

River North Plan 2003

Rezoning the I-B, UO-2 parcels to C-MX-12 is consistent with specific goals listed in the General Framework of the River North Plan 2003 along with helping to resolve issues identified.

- Much of the land in the study area is currently underutilized.
 - o The proposed rezoning would allow the site to be redeveloped into an area that is consistent with adopted plans for the neighborhood.
- The current zoning does not allow some appropriate uses, allows other inappropriate uses, and does not provide appropriate development and design standards for new development.
 - o The rezoning of these parcels will bring them in line with the residential mixed-use designation and remove the industrial use zone district that is discouraged in this area.
- Create opportunities for employees of current and future employers to live within the study boundaries and seek to connect residents of adjacent neighborhoods with jobs within the Plan's boundaries.
 - o The proposed zone districts would provide an opportunity to redevelop the parcels into a high residential area that would provide a service for residents that would look to work and live in the neighborhood.
- Build upon the unique land uses that exist and identify redevelopment sites and opportunities that foster creation of a compatible mix of uses.
 - o Rezoning both parcels to C-MX-12 would bring a mixture of uses that will incorporate residential units along with a retail or restaurant component.
- Improve and create new connections within the River North Area, to downtown, and to nearby neighborhoods especially improved pedestrian and bicycle connections.
 - o Pedestrian connections will be provided by means of enhanced detached walks along the project frontage.
- By adding new development to the current uses and structures, create a unique

environment both in terms of an eclectic mix of uses and exciting, innovative architecture.

- High-quality architectural design elements and site features would be incorporated into the project to enhance the character of the neighborhood.

2. Uniformity of District Regulations and Restrictions

The application seeks to rezone the parcels to C-MX-12 with the DO-7 overlay zone district. The current I-B, UO-2 zoning does not meet purpose of the River North Design Overlay or adopted plans of the area. The new proposed zone districts will support and meet the City's vision for this area.

3. Public Health, Safety and General Welfare

The development of a high-density residential building will improve the general welfare of the public by either providing affordable housing units as part of the development or by paying the linkage fee. In addition, accessible sidewalk connectivity will be provided along the project frontage which will enhance the neighborhood area.

Additional Review Criteria for Non-Legislative Rezonings (DZC Sec. 12.4.10.8):

4. Justifying Circumstances

The Justifying Circumstances are found in Section 12.4.10.8.A. The parcels qualify under subsections A.4.a and A.5.

The conditions of the neighborhood have changed significantly over recent years. Neighborhood changes began with the adoption of Denargo Market Urban Design Standards and Guidelines and General Development Plan. Both plans created a vision of a mixed-use community that turns the Denargo Market neighborhood into an urban center destination. Since the adoption of those guiding documents, public and private infrastructure has been improved. Several parcels have already undergone urban center redevelopment. Urban center redevelopment has been completed at 2525 Wewatta Way and 2797 Wewatta Way, while 2520 Wewatta Way and 3325 Denargo Street remain under construction. All of the aforementioned addresses are changing an underutilized area into a high-density urban center.

The City has established an overlay zone district, River North Design Overlay District (DO-7), which promotes a vibrant, urban center redevelopment context for the Denargo Market area. The rezone of these parcels would meet the specific criteria for overlay districts as outlined in DZC Section 9.4.5.1.B. The full redevelopment of the Denargo Market Phase V parcels will reinforce the desired urban center context for the redeveloping River North neighborhood. The proposed rezone assemblage will be consistent with the City of Denver adopted River North Plan 2003, as outlined above, in that the development would generate opportunities for both housing and employment, and foster creation of a compatible mix of uses. Rezoning both parcels to C-MX-12 would bring a mixture of uses that will incorporate residential units along with a retail or restaurant component in an urban center context.

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

The requested C-MX-12 zoning is consistent with the adjacent neighborhood context, zone district purpose and intent as the parcels listed above are bordered by PUD-G #12, R-MU-30, C-MX-8, and C-MX-16 properties. Blueprint Denver specifically notes this neighborhood area is of Urban Center context with requirements for high residential development with buildings that are generally the tallest of the residential plans in this context. The proposed zone map amendment will allow for this Urban Center context to be realized.

According to the Denver Zoning Code (“DZC”) Section 7.2.2, the general purpose of the Mixed-Use Districts is intended to:

- promote safe, active, and pedestrian-scaled, diverse areas using building forms that clearly define and activate the public street edge
- enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods
- ensure new development contributes positively to established residential neighborhoods and character and improves the transition between commercial development and adjacent residential neighborhoods
- focused on creating mixed, diverse neighborhoods
- require pedestrian enhancements
- have shallow front setback range, with high build-to requirements

While the specific site plan has not been determined, the Denargo Market Phase V redevelopment will be consistent in meeting these DZC goals for a new Mixed-Use district and will provide pedestrian connectivity through the construction of detached walks along the mixed-use collector street.

The specific intent of the C-MX-12 zone districts applies to areas served primarily by major arterial streets where a building scale of 3 to 12 stories is desire. The Denargo Market Phase V development meets the C-MX-12 intent of the DZC because of the proximity and direct access to a Mixed-Use Arterial and will ultimately meet the story requirement of the zone district.

(The rest of this page left blank intentionally)

Summary of Request

As presented within this letter, the re-zoning of the specified parcels is beneficial in that it allows for the unencumbered development of a high-density residential product that will both serve and improve the surrounding neighborhood community.

Please contact me at (303) 228-2322 or meaghan.turner@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Meaghan Turner, PE
Project Manager



January 14, 2020

Brandon Shaver, Senior City Planner
Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Application No. 2019I-00121

Dear Mr. Shaver,

On October 8, 2019, the Board of Directors of the Elyria-Swansea-Globeville Business Association met with representatives of 3275 and 3315 Denargo Street to understand their rezoning request.

We know they are seeking to rezone from I-B/UP-2 to C-MX-12/DO-7 and that they intend to meet the RiNo design guidelines, which require 70% of the front footage to be active retail space. We believe the broader business community will benefit from this rezoning, and we support their application.

Please feel free to contact me at 303-956-8572 should you have any questions.

Sincerely,

Larry Burgess, President
Elyria-Swansea-Globeville Business Association



12/9/2019

Adam Wallace
Cyprus Real Estate
2420 17th Street, Suite 3015
Denver, CO 80202

Re: Design and Site Rezoning of locations Denargo Market DM3, DM4, and D5

Dear Mr. Wallace

Thank you for taking the time to present your development design and associated rezoning proposals to the RiNo Design Review Group on 18 November.

RiNo believes these sites offer great potential and we look forward to the developments contributing increased street level activity and vibrancy to this area. Given the extent of clear horizontal space between the development sites and adjacent property, created by the railway tracks and river, we believe that the heights of 8 stories (DM3), 16 stories (DM4), and 12 stories (DM5) can be readily accommodated.

With regard to the design elements discussed, below is a summary of key points:

- **First to third floor level:** We support the use of brick masonry, which will weather positively and create a sense of timelessness; however we would welcome further consideration of the design approach of the first-third floors. The dark color and unrelieved surface lack human scale at this most visible part of the building from street level. We discussed that this is likely to be a graphical issue and the design intention is for a slightly lighter shade of brick and to alternate the brick orientation and coursing to create texture.
- **Parking garage fenestration:** We fully support the City's policy of creating continuity between integrated parking levels and the wider development and this is also included in DO-7. We would ask that further information be provided of the perforated paneling at openings to ensure that these are distinct from the glazing above.
- **Materiality:** We would suggest that utilizing a natural timber fronted cladding product will deliver increased depth and visual interest in comparison to an artificial product, weathering positively and supporting the use of brick masonry. Experience with artificial timber cladding on developments elsewhere is that it can present a fake and low quality appearance.
- **External mural:** We are supportive of the large scale mural and would welcome the opportunity to support the artist engagement and shortlisting processes. Alex Pangburn, RiNo's Director of Curation, has extensive contacts within the local creative community, please feel free to reach out to her at alex@rinoartdistrict.org.

- **Internal art curation:** Likewise, we would welcome the opportunity to be part of art curation within the development, ensuring that the selected products are representative of RiNo's unique sense of place.

Finally, we note that the development sites are located within the DO-7 area and so should comply with all zoning requirements stipulated in that document.

We trust the above in order, please contact John Deffenbaugh, RiNo Projects Director, john@rinoartdistrict.org, with any queries. We would welcome the opportunity to discuss the above points further once you have had the chance to consider responses.

Yours sincerely,



Tracy Weil
President, RiNo Art District

CC

Molly Veldkamp, RiNo Portfolio Integration Manager, City and County of Denver

Leah Dawson, Senior Development Project Administrator, City and County of Denver

Justin Croft, President, RiNo BID

By email