



DENVER
THE MILE HIGH CITY

Application 2014i-00082
1410 & 1420 S Santa Fe Drive

Proposed Rezoning:

From E-CC-3 UO-1 UO-2 to I-A (UO-1 UO-2)

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

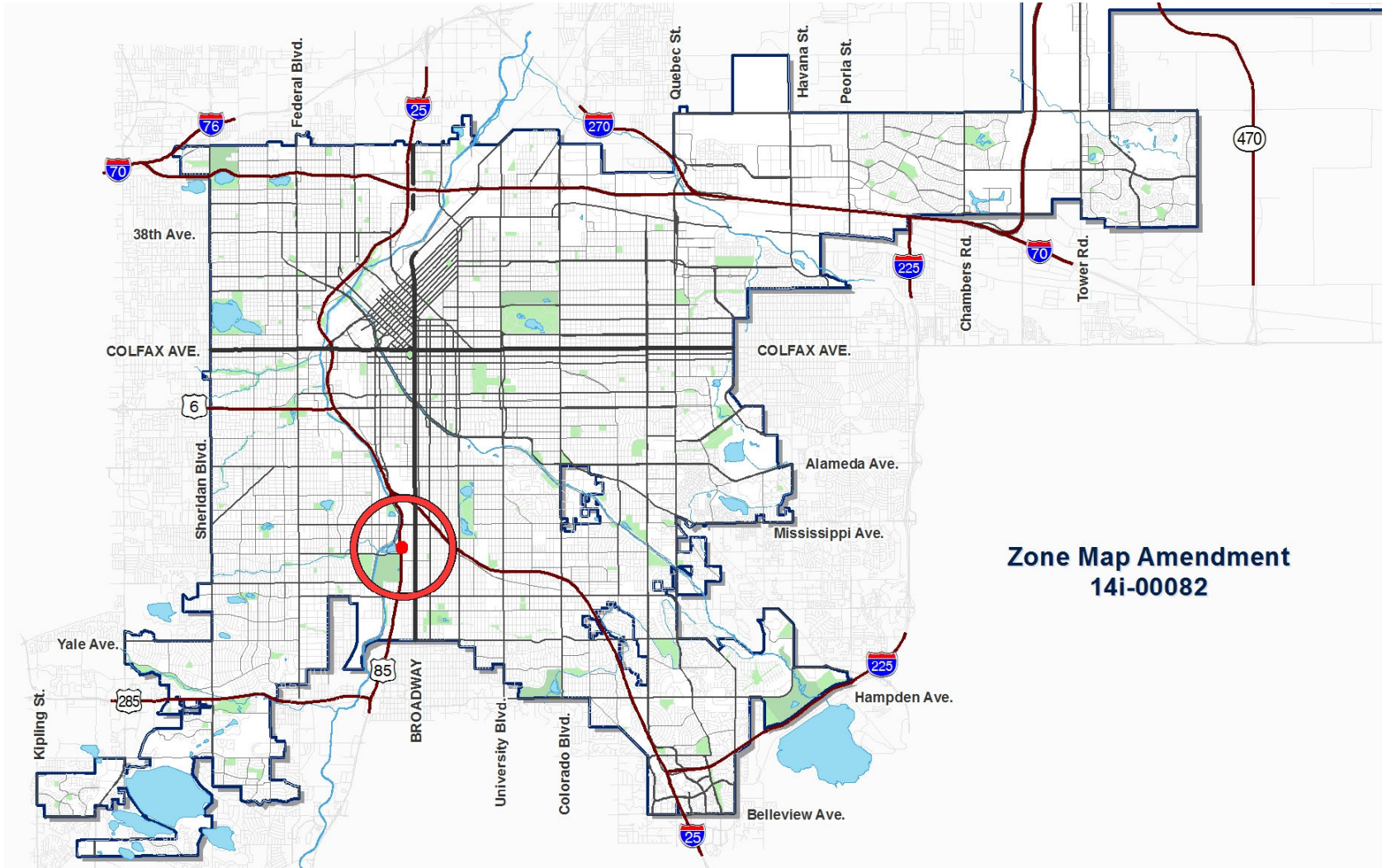
Denver City Council
Neighborhoods and Planning
Committee

February 4, 2015

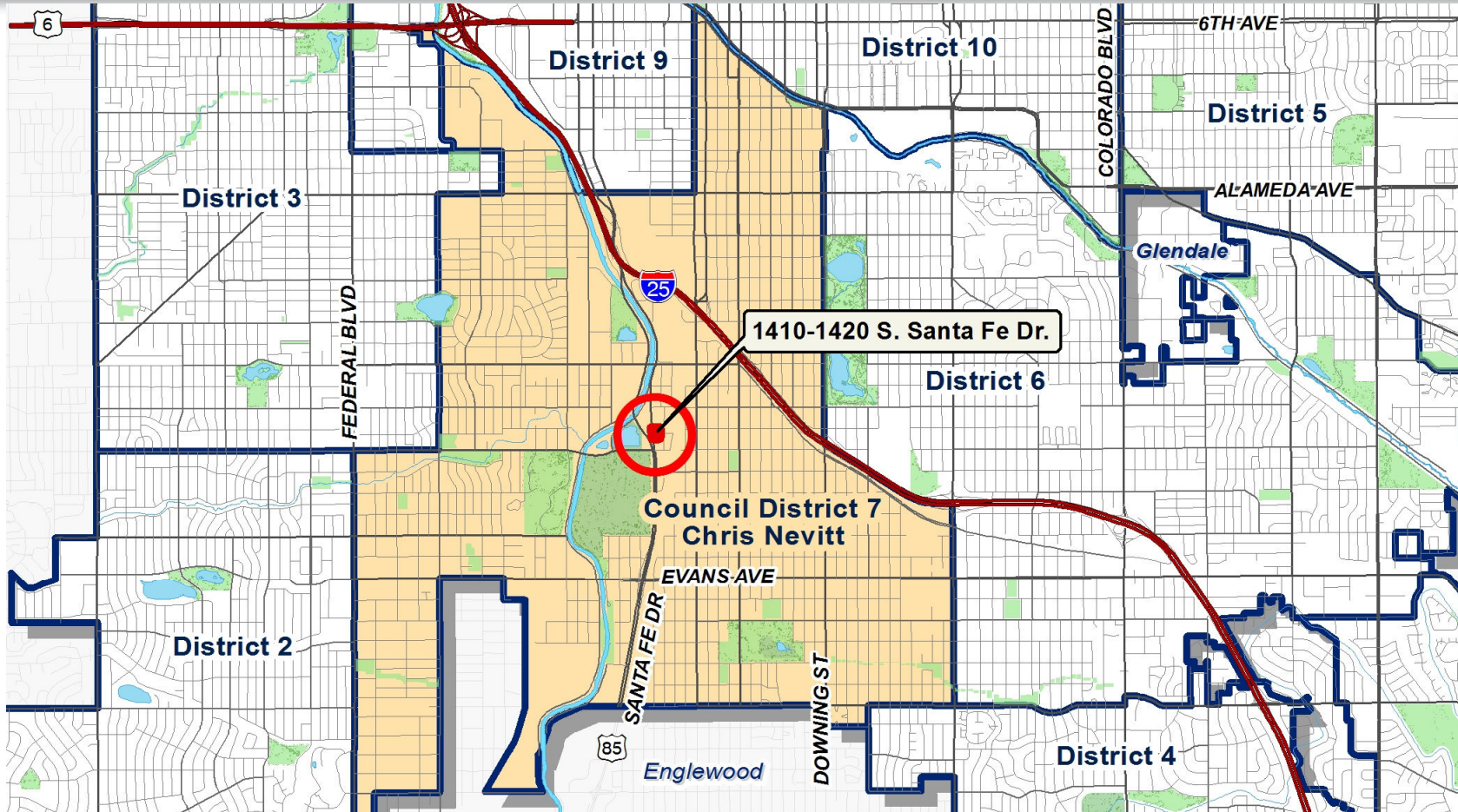


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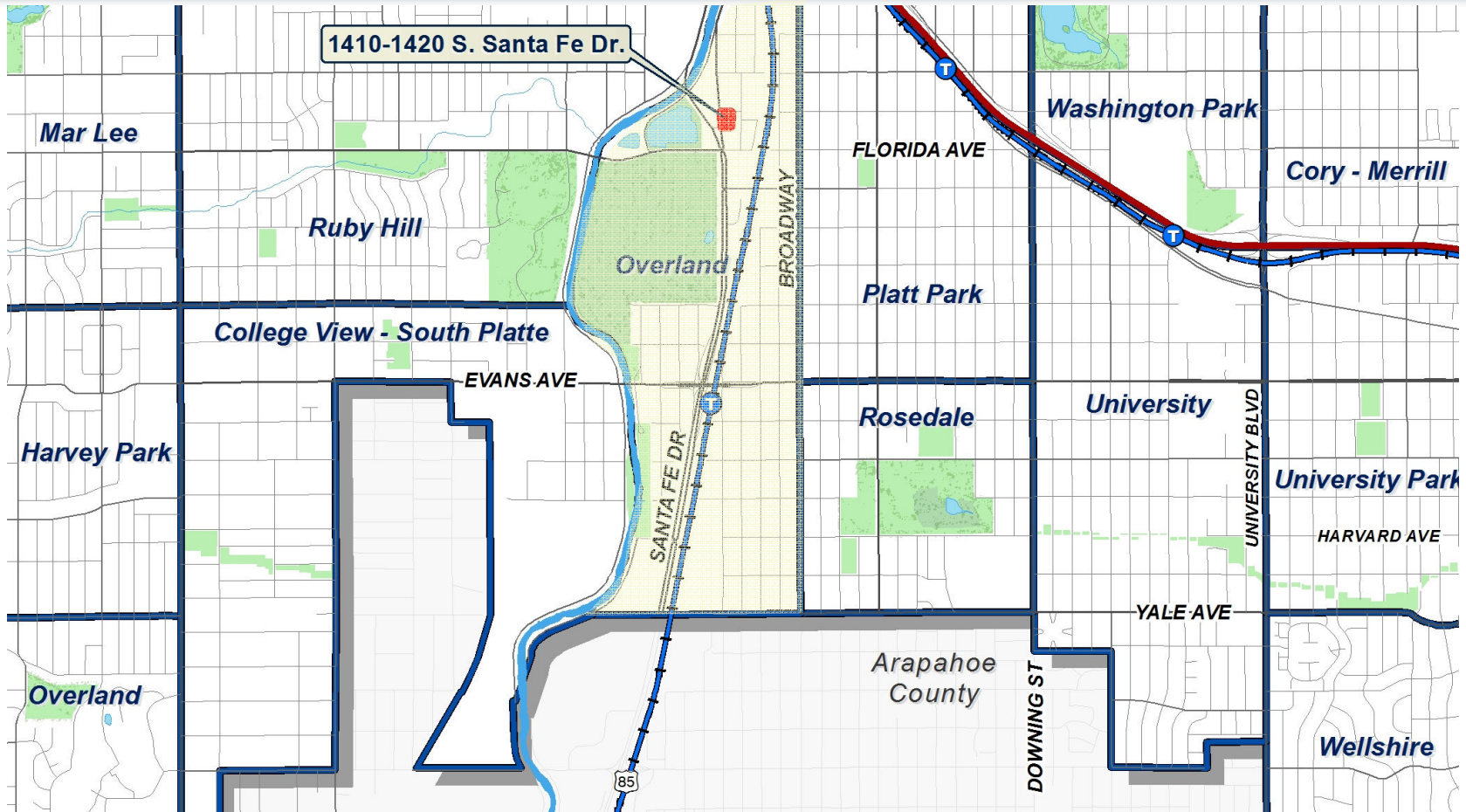
Location: South Denver

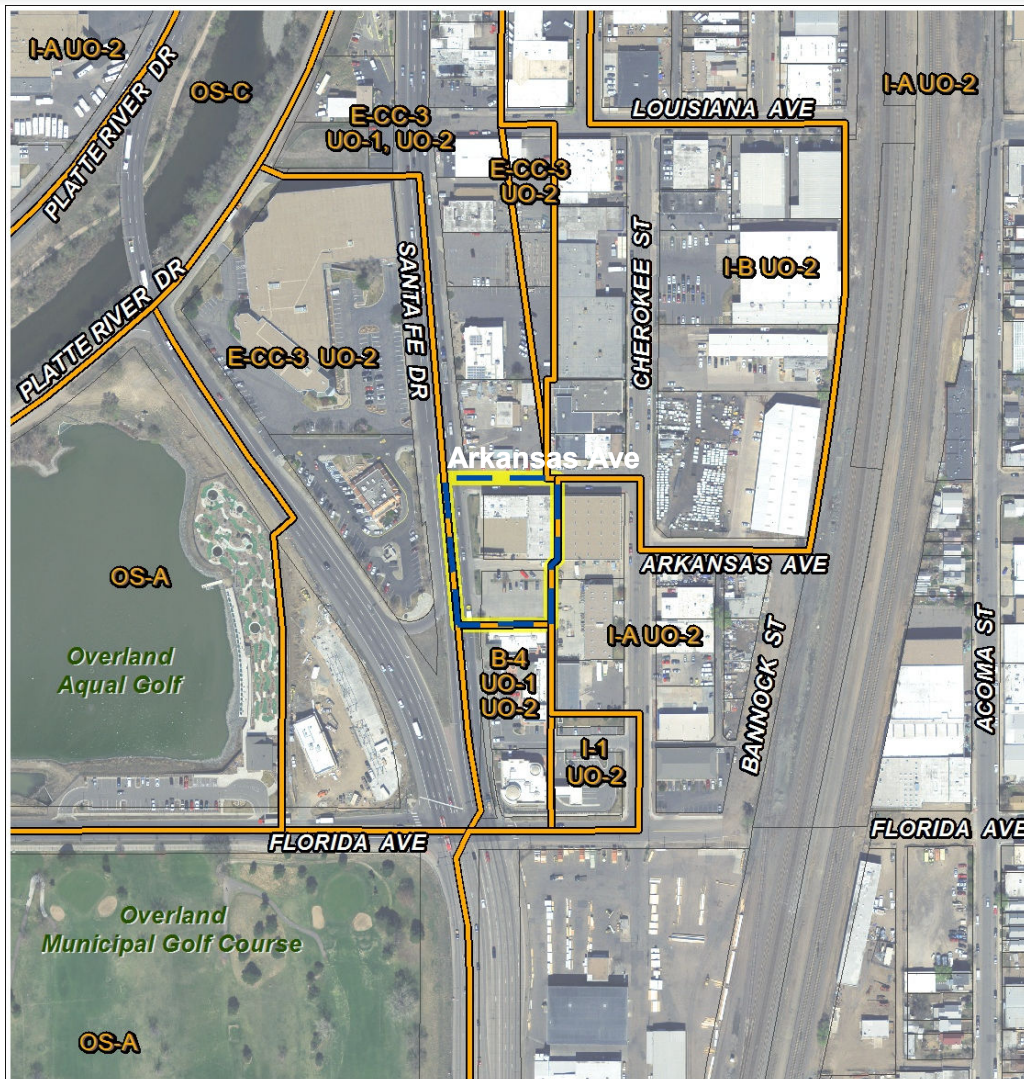


**Zone Map Amendment
14i-00082**



Overland Neighborhood





- **Property: 30,050 s.f.**
 - 1410 S Santa Fe Drive: (17,600 s.f.)
 - 1420 S Santa Fe Drive: (12,450 s.f.)

- **Property Owner:**
 - Requesting rezoning from E-CC-3 to I-A
 - To allow for a marijuana cultivation facility
 - **Retain UO-1 (Adult Use)** Retains 1st Amendment Freedom of Speech Right
 - Retain UO-2

- **From: E-CC-3 (Urban Edge – Commercial Corridor – 3 Story Max)**
 - Development along auto-dominated corridors
 - Deep build-to requirement (allows for some parking between building and street)
 - Provides for a transition between commercial and residential
- **To: I-A (Light Industrial)**
 - Intended for employment areas
 - Containing offices, businesses and lighter manufacturing / warehousing uses
 - Residential uses





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Request: I-A Light Industrial Use

Article 9, Special Contexts and Districts
Division 9.1 Industrial Context

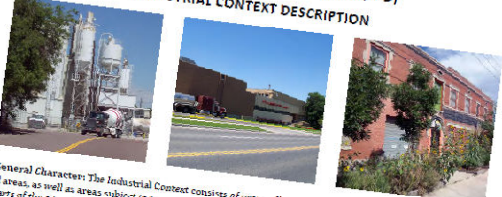
SECTION 9.1.2
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Industrial
I-MX-2,
I-A,
I-B

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DIVISION 9.1 INDUSTRIAL CONTEXT (I-MX, I-A, I-B)
Article 9, Special Contexts and Districts
Division 9.1 Industrial Context

SECTION 9.1.1 INDUSTRIAL CONTEXT DESCRIPTION



General Character: The Industrial Context consists of areas of light industrial, warehouse and heavy industrial areas, as well as areas subject to transitions from industrial to mixed-use. The Industrial Context includes outdoor storage, heavy commercial services, and waste services. The Industrial Context includes multi-story buildings with tall ceilings that accommodate industrial processes, loading bays, and specialized equipment. Industrial uses are primarily located along or in proximity to highway or arterial streets, and often include heavy rail access.

Street, Block, and Access Patterns: The Industrial Context consists of an irregular pattern of large blocks. Vehicle access is typically a drive from the street to a surface parking lot. Truck access, loading, and parking are important attributes. The Industrial Mixed Use Districts have a more urban context with a rectangular street grid and alley access.

Building Placement and Location: Industrial buildings are typically placed to accommodate the specific activity, often with parking surrounding the building. In many cases, the Industrial Context incorporates existing buildings with raised loading docks presenting particular access and parking challenges. Building placement in the Industrial Mixed Use districts is closer to the street with parking, loading and access in the rear of the site. Reuse of existing industrial buildings with street-facing loading presents design challenges.

Building Height and Form: Building heights range from 1-8 stories which utilize simple forms to maximize open floor space to accommodate warehousing, although older industrial areas include multi-story warehouse buildings, manufacturing uses, adaptive reuse of industrial structures, and multi-storied mixed use buildings.

Mobility: The Industrial Context has typically had a relatively low level of access to the multi-modal transit system, although many areas are adjacent to transitioning Areas of Change associated with new or existing rail transit lines.

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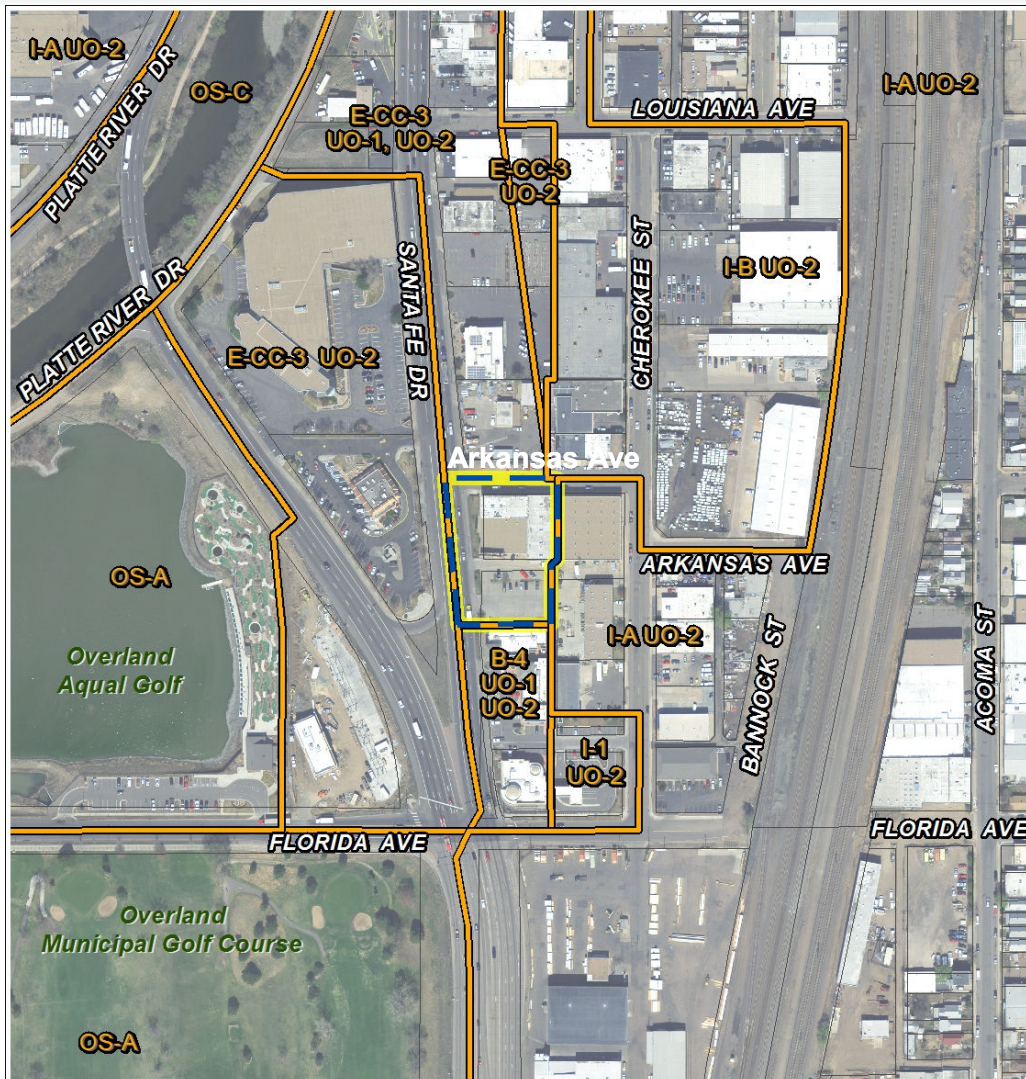
DENVER ZONING CODE
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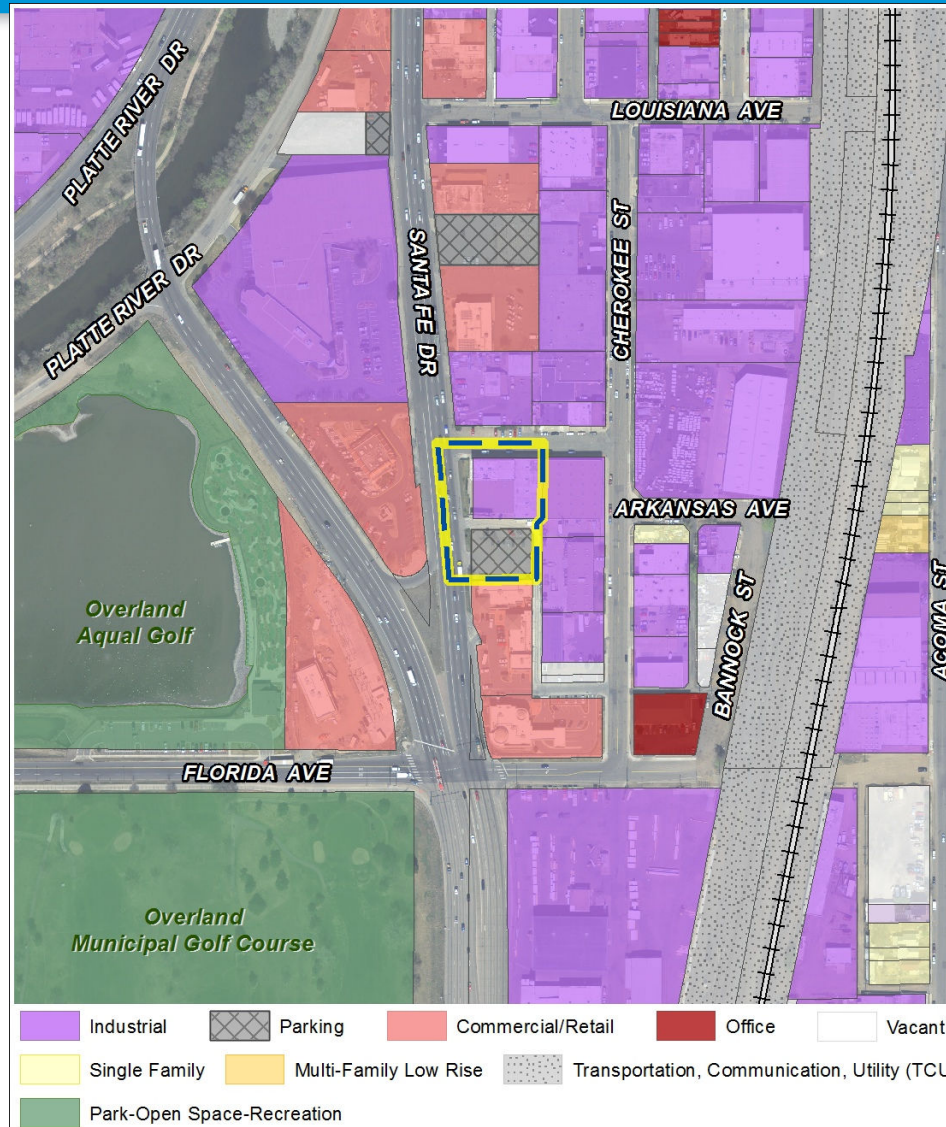


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- Intended for employment areas
- Offices, businesses and light industrial uses
- No new residential uses allowed



- Site:
 - E-CC-3, UO-1, UO-2
- Surrounding Use:
 - B-4 UO-1, UO-2
 - I-B, UO-2
 - E-CC-3, UO-2



Existing Context – Land Use





Existing Context – Land Use

- Existing Use:
 - Industrial
- Surrounding Use:
 - Industrial
 - Commercial
 - Retail

S Acoma St

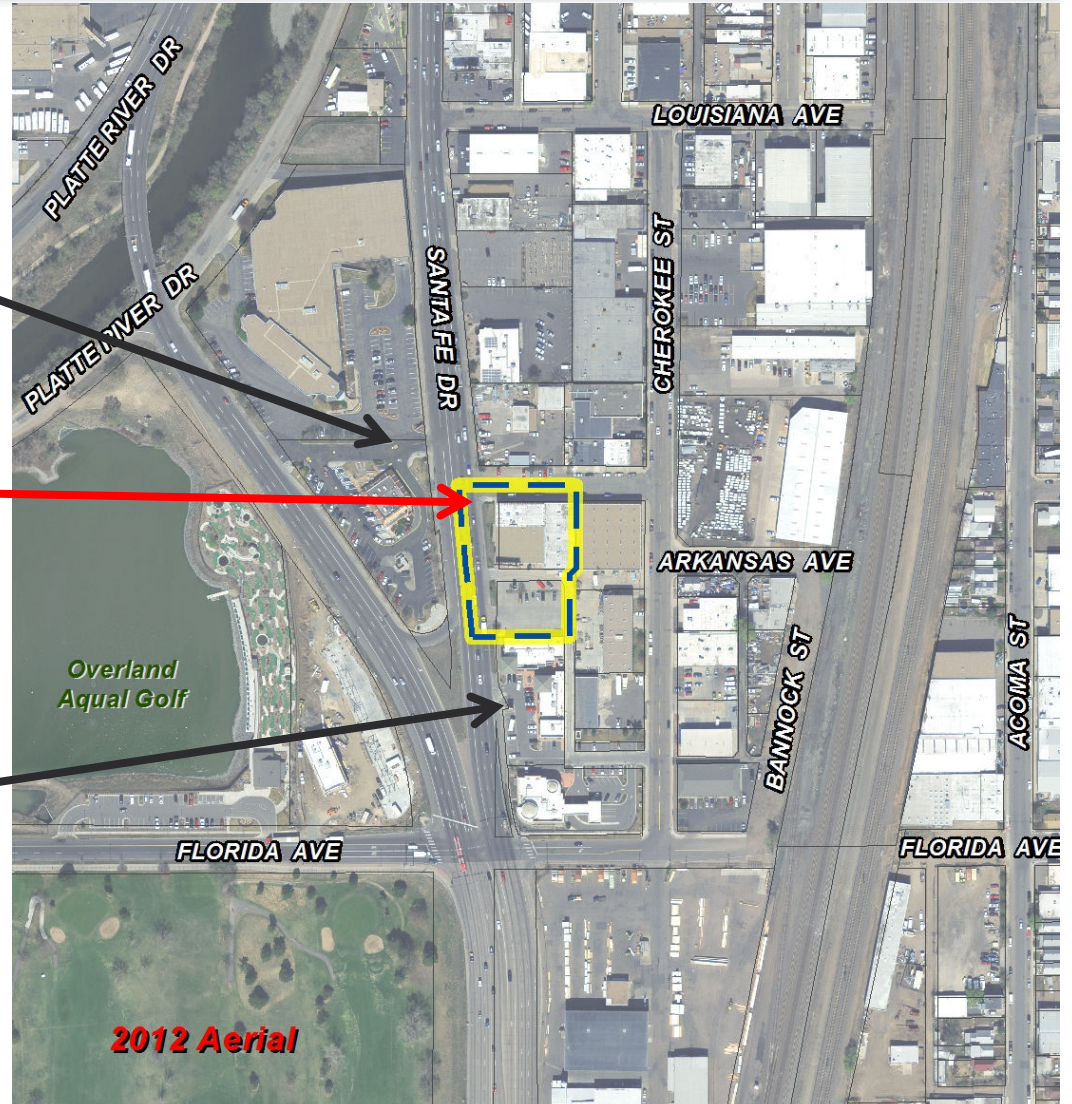
S Acoma St

S Acoma St



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Existing Context – Building Form/Scale



- Public Outreach
 - RNOs
 - Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation; **Overland Park Neighborhood Association**
 - Notification signs posted on property
 - Written Notice for Planning Board Public Hearing
 - **Planning Board Hearing: Jan 7 2015**
 - Recommended Approval (Unanimous Vote)
 - No public comments received to date

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Overland Neighborhood Plan (1993)

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



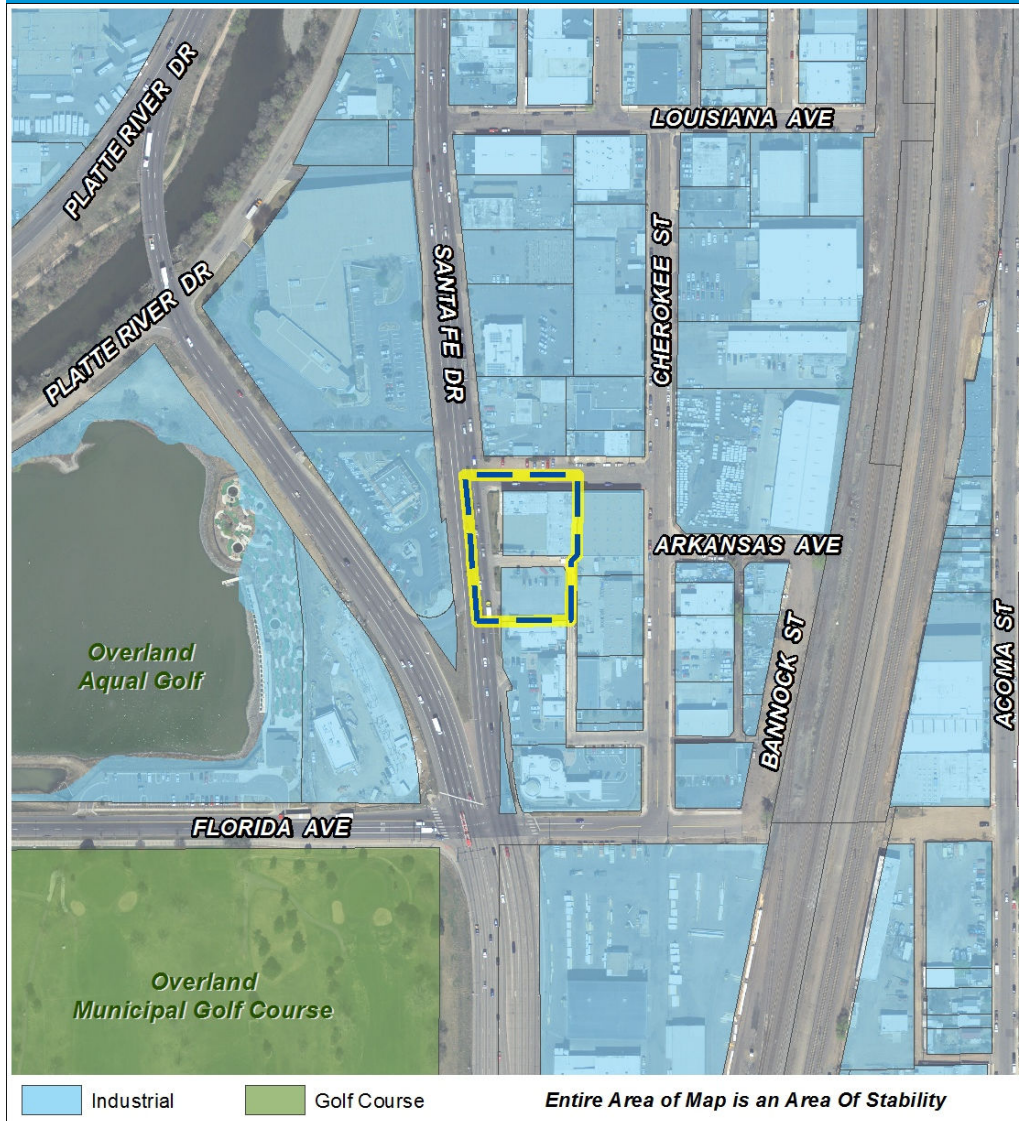
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

Industrial Areas:

- **Opportunities for smaller custom fabrication and entrepreneurial start-up business in historic industrial areas.**
- Denver's older industrial areas along **the South Platte River and railroad tracks** has been **an important part of Denver's economic base** for over a century.
- Maintaining and enhancing the vitality of historic industrial requires attention to **address the age of the buildings and infrastructure, and the changing needs of industrial users.**

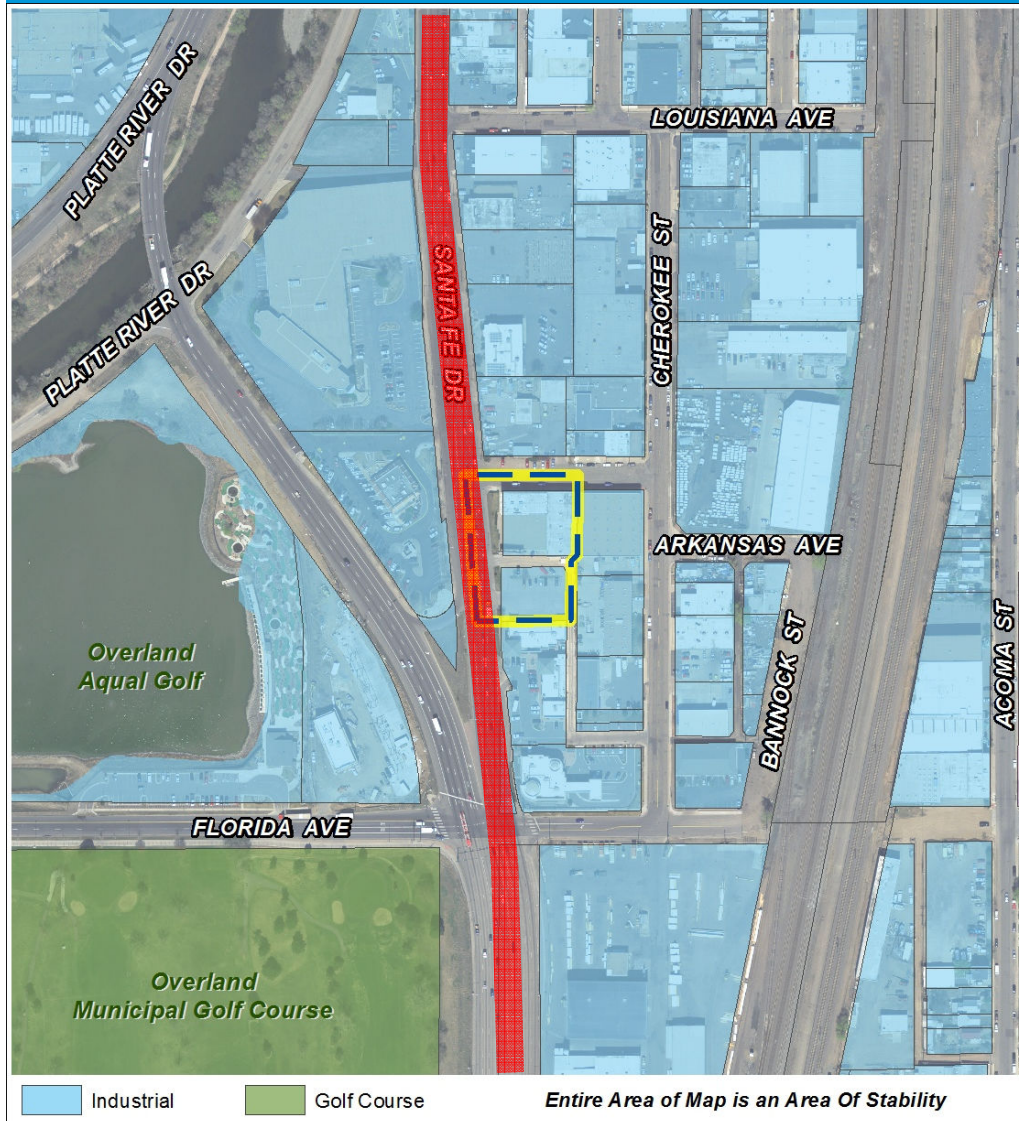
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- **Concept Land Use:**
 - Industrial
 - **Area of Stability (2 types)**
 - 1. **Committed and**
 - 2. **Reinvestment** - Maintain the character of the area, but accommodate new development and select redevelopment.
 - Fitting for aging industrial district

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Future Street Classification:
 - S Santa Fe Drive
 - **Commercial Arterial**
 - Typically serve commercial areas,
 - Contain small retail strip centers with front parking lots.
 - **Often highly auto-oriented** and less amenable to walking and bicycling.
 - Designed to **balance traffic mobility with access to nearby business.**
 - W Arkansas Ave
 - Undesignated- Local



Review Criteria

Consistency with Adopted Plans

Overland Neighborhood Plan (1993)

- Acknowledges presence of Industrial uses in Northeast half of the neighborhood
- Encourages landscape buffers between industrial and residential uses (N/A)

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



Justifying Circumstance

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 –**
 - The land or its surrounding environs has **changed or is changing** to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area
 - 1. Recent retail development adjacent to property**
 - 2. New residential development in South Overland neighborhood generates more rooftops / retail demand near Evans & Broadway than Santa Fe**
 - 3. Aging industrial properties in need of reinvestment**
 - 4. New Regulations apply:**
 - Nov 2000: Medical Marijuana legalized in the Colorado Constitution
 - November 2012: Recreational Marijuana legalized in the Colorado Constitution
 - DZC 2010: Specifies where growing of Marijuana is allowed

5. Consistency with Neighborhood Context and Zone District Propose and Intent

- **Industrial Context**

- Irregular pattern of large blocks
- Parking often surrounds the building
- Located near highway or arterial streets

- **I-A (Light Industrial)**

- Intended for employment areas
- Offices, businesses and light industrial uses
- No new residential uses allowed

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

Aerial for Discussion



Notes:

- Existing Building is built to R-O-W
- I-A requires 20' front and 10' side min setbacks
- **Becomes a compliant structure**
 - Legally established but no longer conforms to new setback standards
- S-CC-3 allows for parking between street and building



Notes for Discussion

- Existing Building in I-A
- Alley
- Minimum Area Requirement (Exempt)