



# 4235 N Columbine Street & 2535 E 40<sup>th</sup> Ave

Request: Rezoning from I-A and I-B to I-MX-3

Date: 7.28.2025

Presenter: Rob Haigh

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from I-A, I-B to I-MX-3



Subject Property:

- 4.6 Acres
- Mostly Vacant

*Reminder: Approval of a rezoning is not approval of a proposed specific development project*



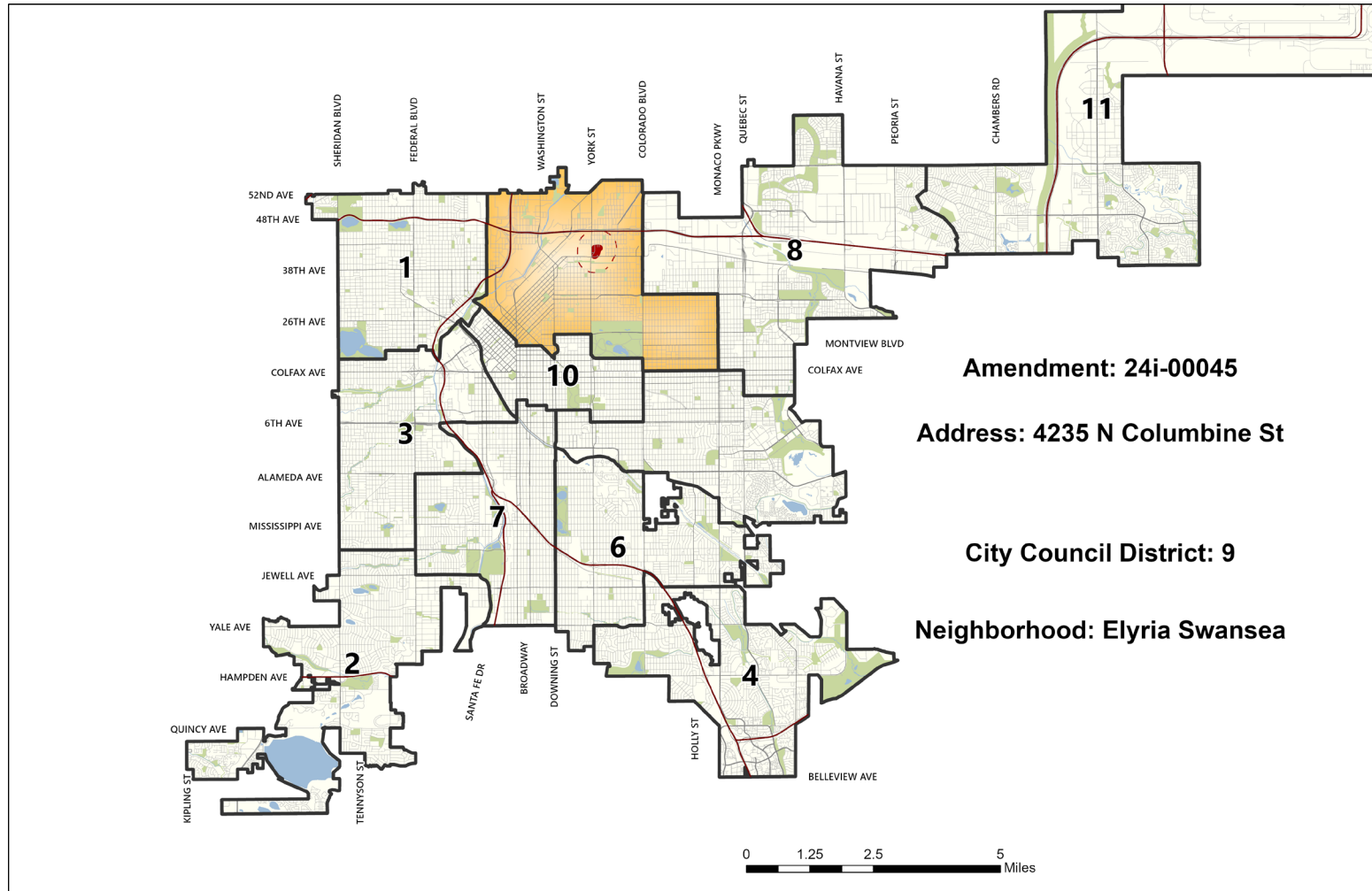
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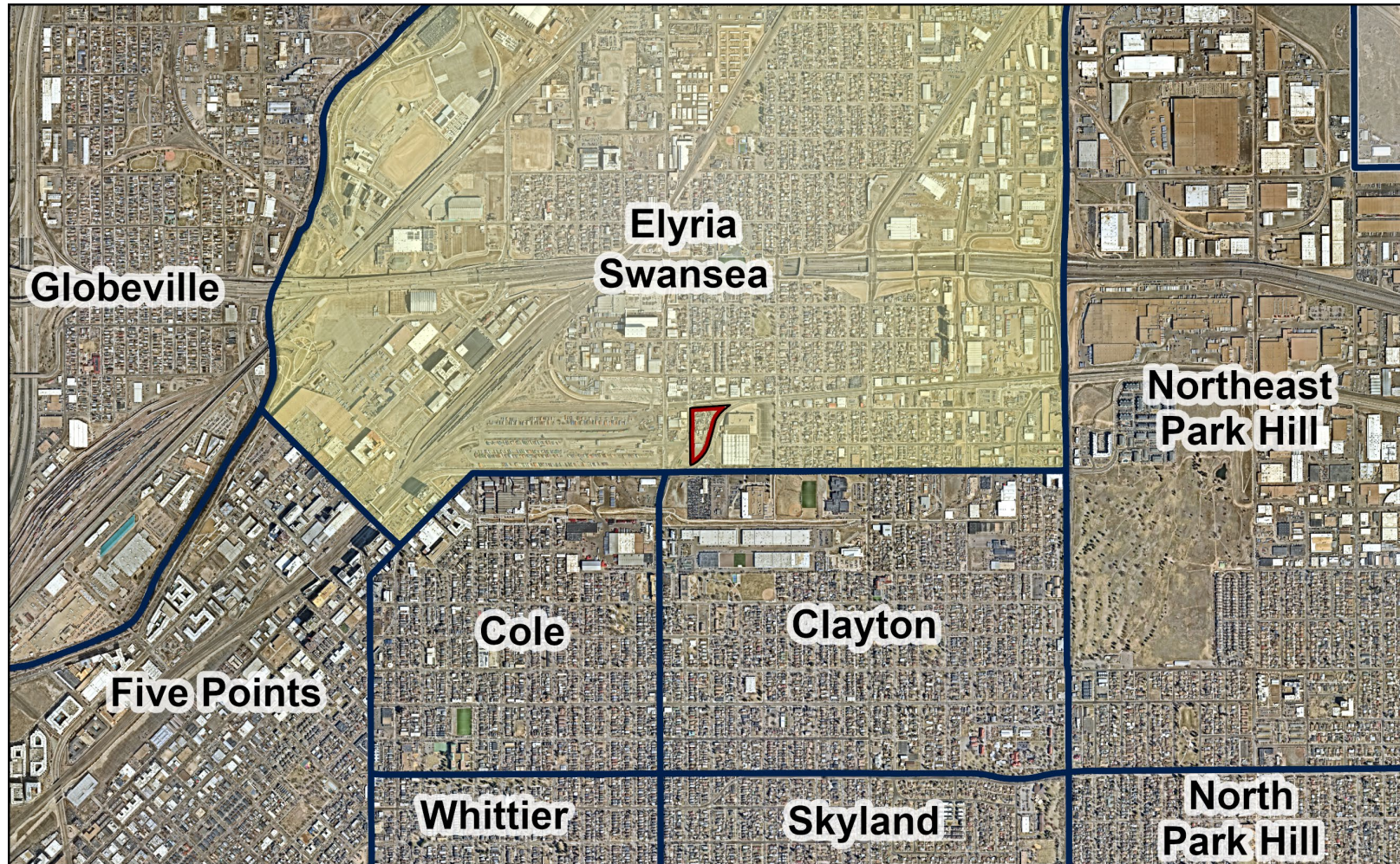


# Council District 9 – Councilmember Watson



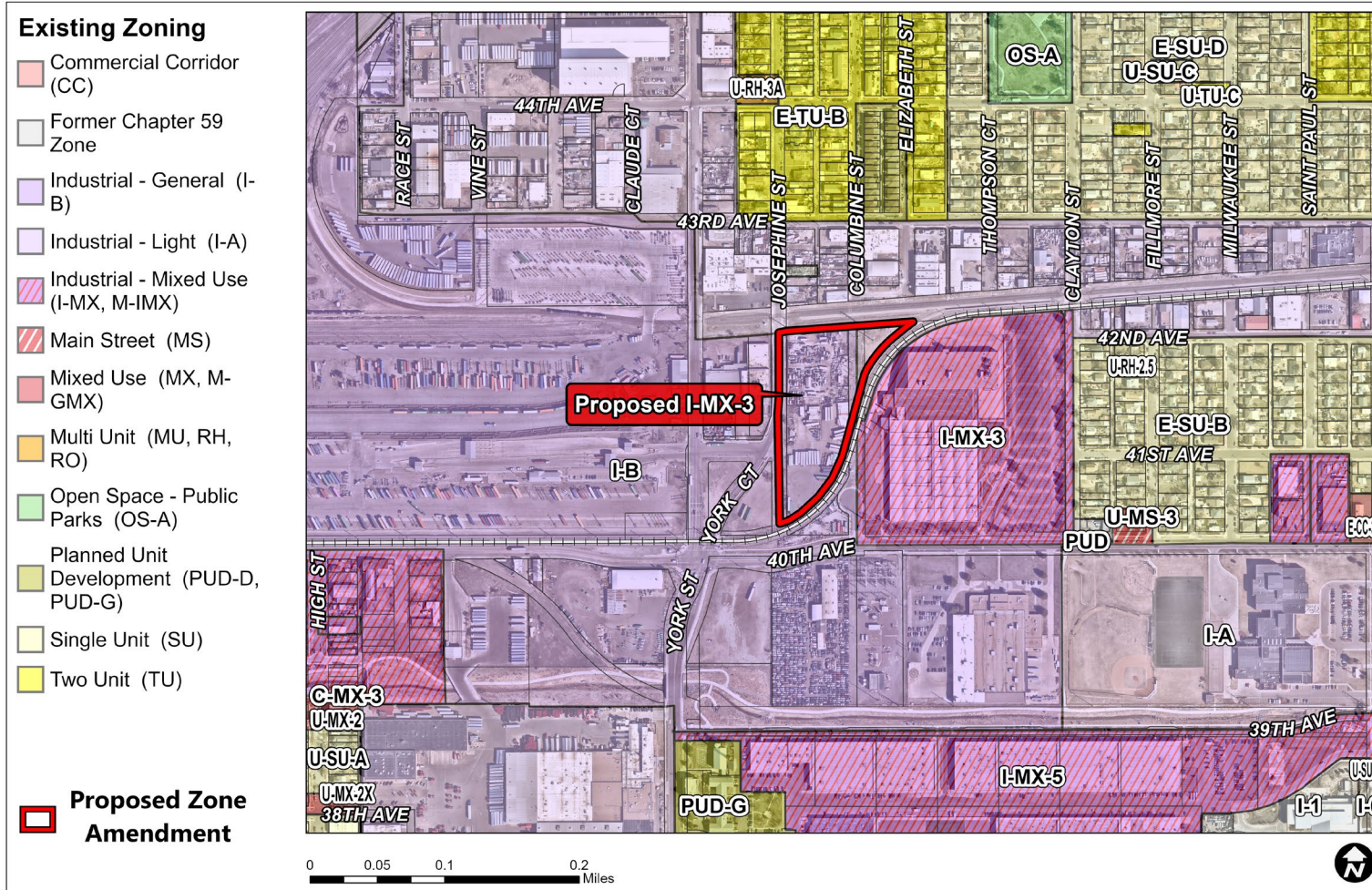


# Statistical Neighborhood – Elyria Swansea





# Existing Zoning – I-A & I-B



Proximity to:

- I-A
- I-B
- I-MX-3



# Proposed Zoning – I-MX-3

## General Purpose:

The **Industrial Mixed Use** districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level.

The Industrial Mixed Use districts are also intended to provide a **transition between mixed use areas and I-A or I-B Industrial Districts**.

The Industrial Mixed Use districts accommodate a **variety of industrial, commercial, civic and residential uses** and encourage affordable housing.

## Specific Intent:

I-MX-3 applies to industrially-dominated areas served primarily by local or collector streets with a maximum building height of 3 stories.

## Building Forms:

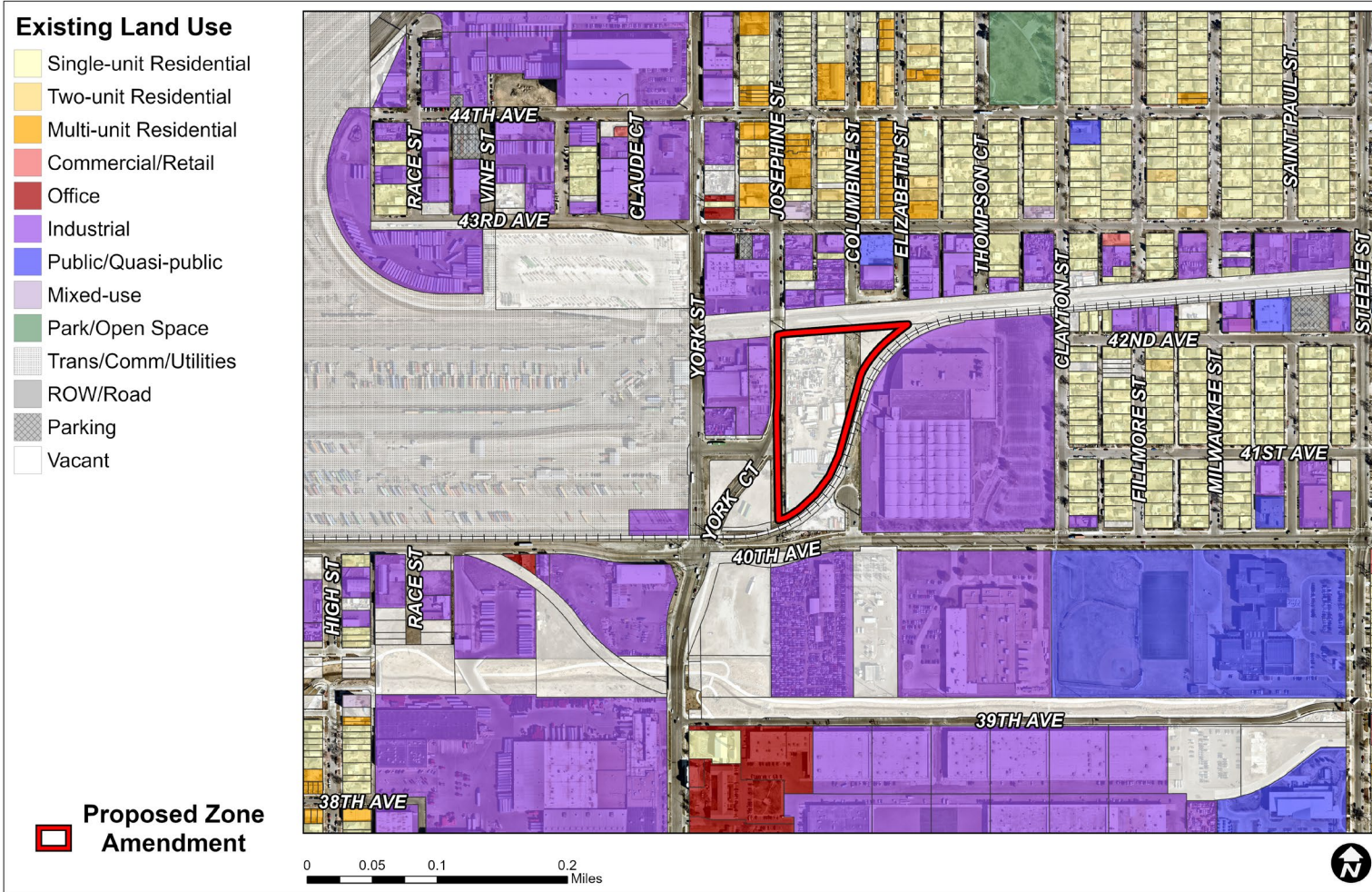
Town House, General, Industrial

# Proposed Zoning – I-MX-3

Industrial (I-) Neighborhood Context Zone Districts		Building Forms		
		Town House	General	Industrial
Max Number of Primary Structures per Zone Lot		No Maximum		
Industrial Mixed Use	I-MX-3, -5, -8, -12	■	■	■
Light Industrial	I-A		■	■
General Industrial	I-B		■	■

■ = Allowed

# Existing Context – Land Use



## Commercial/Retail

Adjacent to:

- Industrial
- Single-Unit Residential



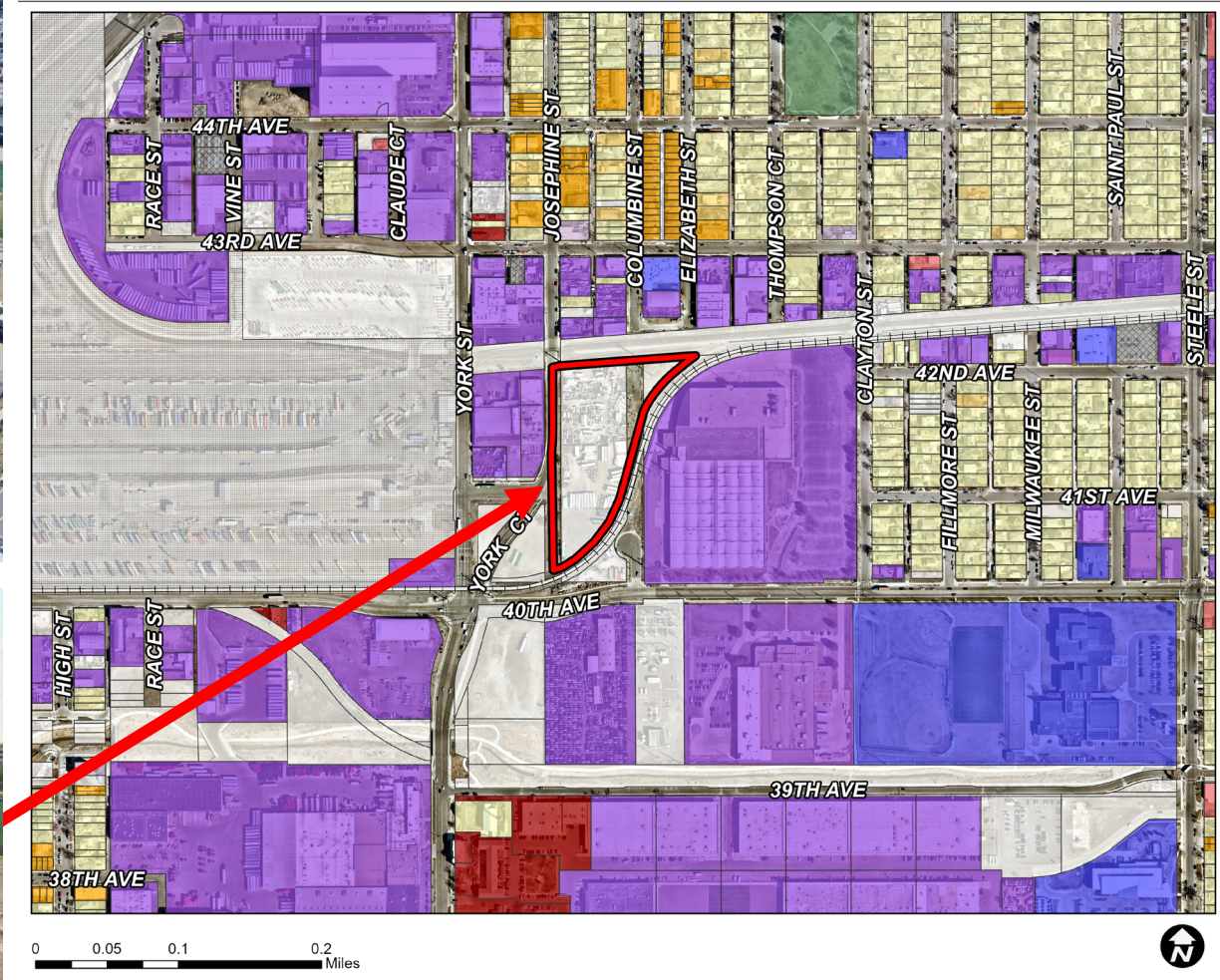
# Proximity to Railroad



- Site is adjacent to heavy rail tracks
- Railroad Safety Report (2016)
- Applicant provided Rail Safety Analysis



# Existing Context – Building Form/Scale





# Agenda

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# Process

- Informational Notice: 10/11/2024 & 3/7/2025
- Planning Board Notice: 5/6/2025
- Planning Board Public Hearing: 5/21/2025
- LUTI Committee: 6/10/2025
- City Council Public Hearing: 7/28/2025

# Public Comments

- RNOs in support:
  - Cole Neighborhood Association, Denver North Business Association, Clayton United RNO, United Community Action Network
- No RNO provided a statement of opposition
- 1 public comment received in support

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# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Elyria and Swansea Neighborhoods Plan

## 2. Public Interest

## 3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Comprehensive Plan 2040



## Equitable, Affordable, and Inclusive

- **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 1, Strategy A** – Increase development of housing units close to transit and mixed-use developments (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).



# Comprehensive Plan 2040



## Environmentally Resilient

- **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).
- **Environmentally Resilient Goal 8, Strategy C** – Focus growth by transit stations and along high and medium-capacity transit corridors (p. 54).

# Comprehensive Plan 2040



## Strong and Authentic Neighborhoods

- **Strong and Authentic Neighborhoods Goal 4** – “Ensure every neighborhood is economically strong and dynamic.” (p.35)
- **Economically Diverse and Vibrant Goal 2, Strategy B** – “Facilitate the growth of a diverse business sector that serves as the foundation for a global, innovative economy.” (p. 46)
- **Economically Diverse and Vibrant Goal 2, Strategy D** – “Ensure a broad range of jobs to align with the skills and interests of local residents.” (p. 46)

# Denver Zoning Code Review Criteria

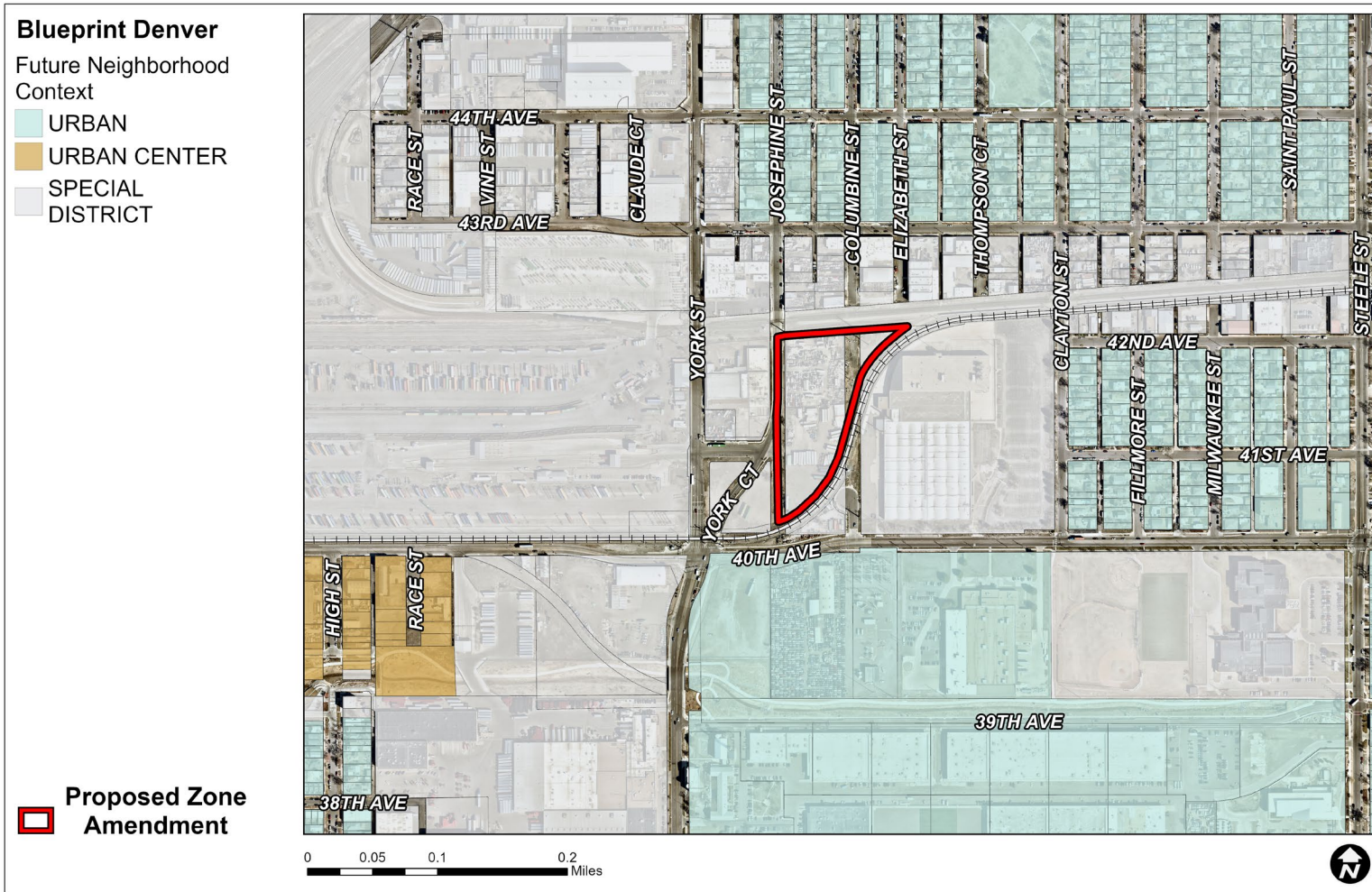
## 1. Consistency with Adopted Plans

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- Blueprint Denver (2019)

## 2. Public Interest

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# Blueprint Denver 2019

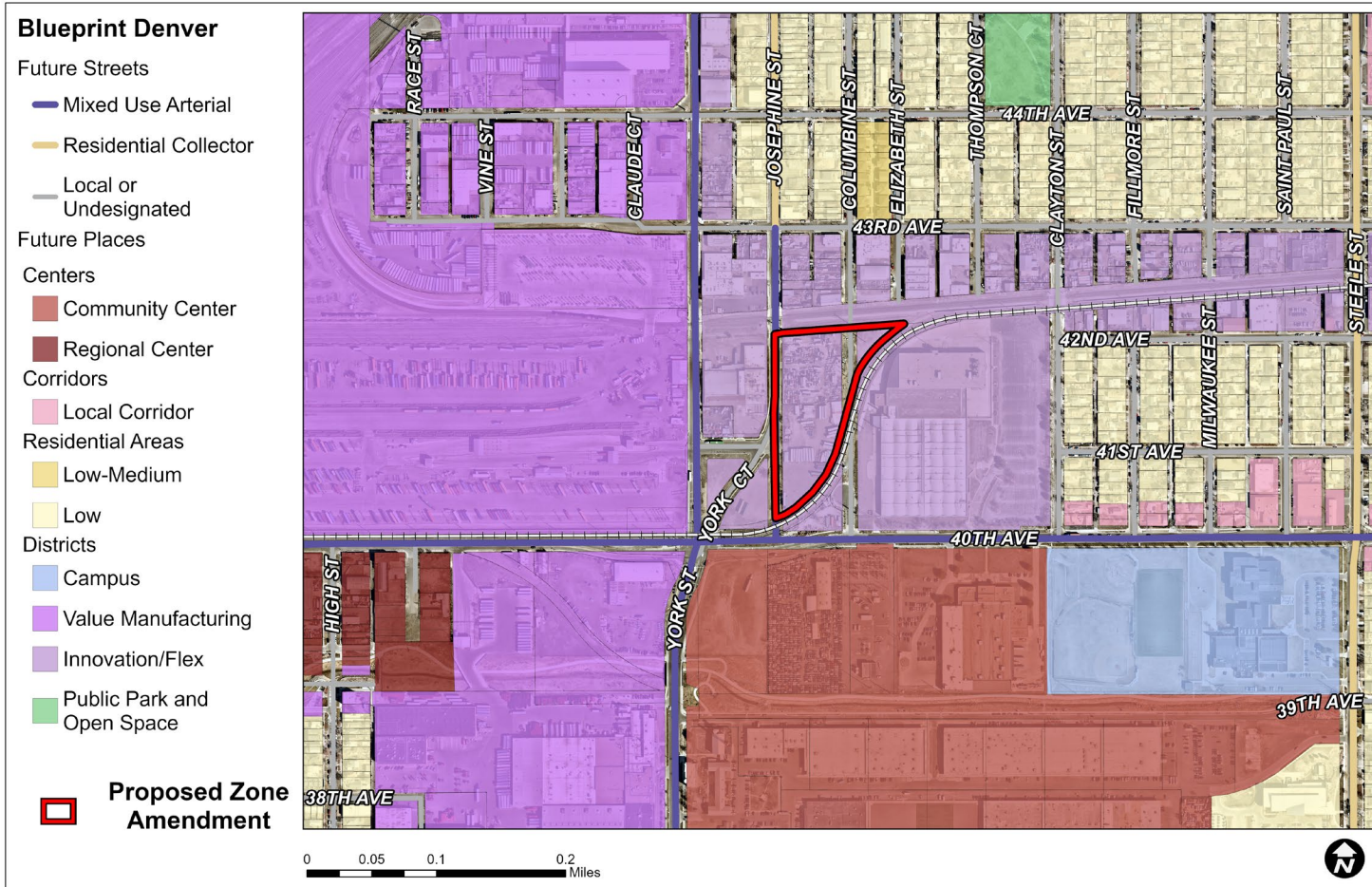


## Special District:

- Districts are contexts with a specially designed purpose, such as educational campuses, civic centers or manufacturing areas.
- They can be mixed-use and offer a diverse range of amenities and complementary services to support the district's purpose.



# Blueprint Denver 2019



## Innovation/Flex Future Place

- Assembly facilities, labs, small logistics and warehousing, local food catering, tech firms, value manufacturing and related offices uses are found in these areas.
- Residential uses are compatible.
- Multi-tenant buildings, often with office uses in the front and manufacturing in the back, are common.
- Building scale varies greatly, and can be dependent upon the surrounding context and character.

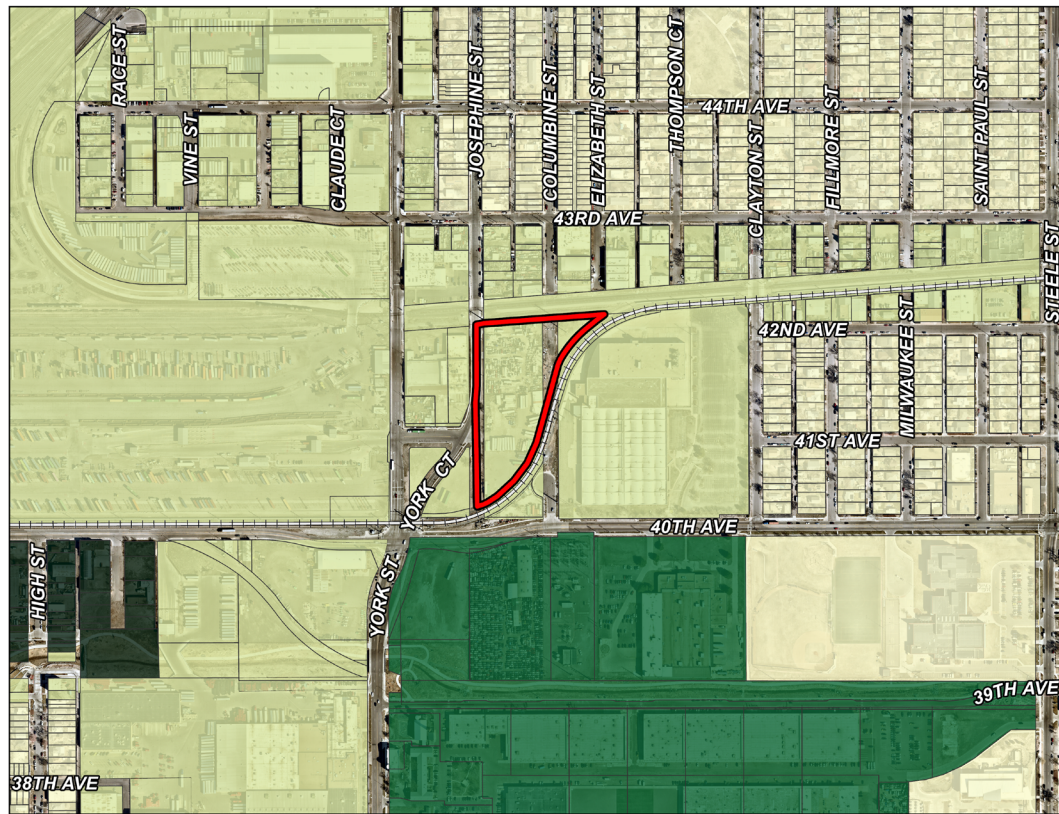
*Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.*

# Blueprint Denver 2019

## Blueprint Denver

### Growth Strategy

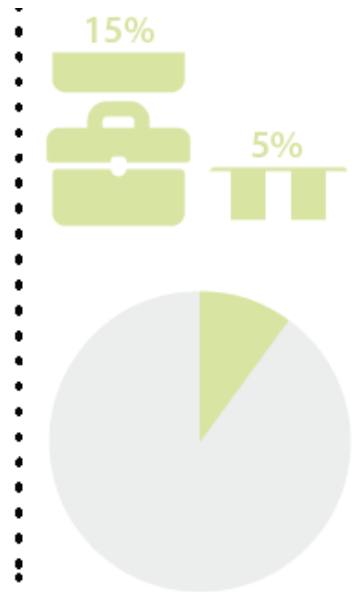
- Regional centers
- Community centers and corridors
- Districts
- All other areas of the city



Proposed Zone Amendment

## Growth Areas Strategy

- Special Districts
- 15% of new jobs
- 5% of new housing





# Blueprint Denver – Equity Analysis

## Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.

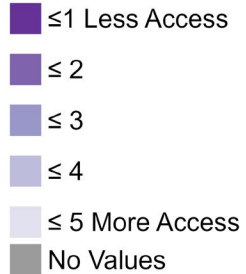




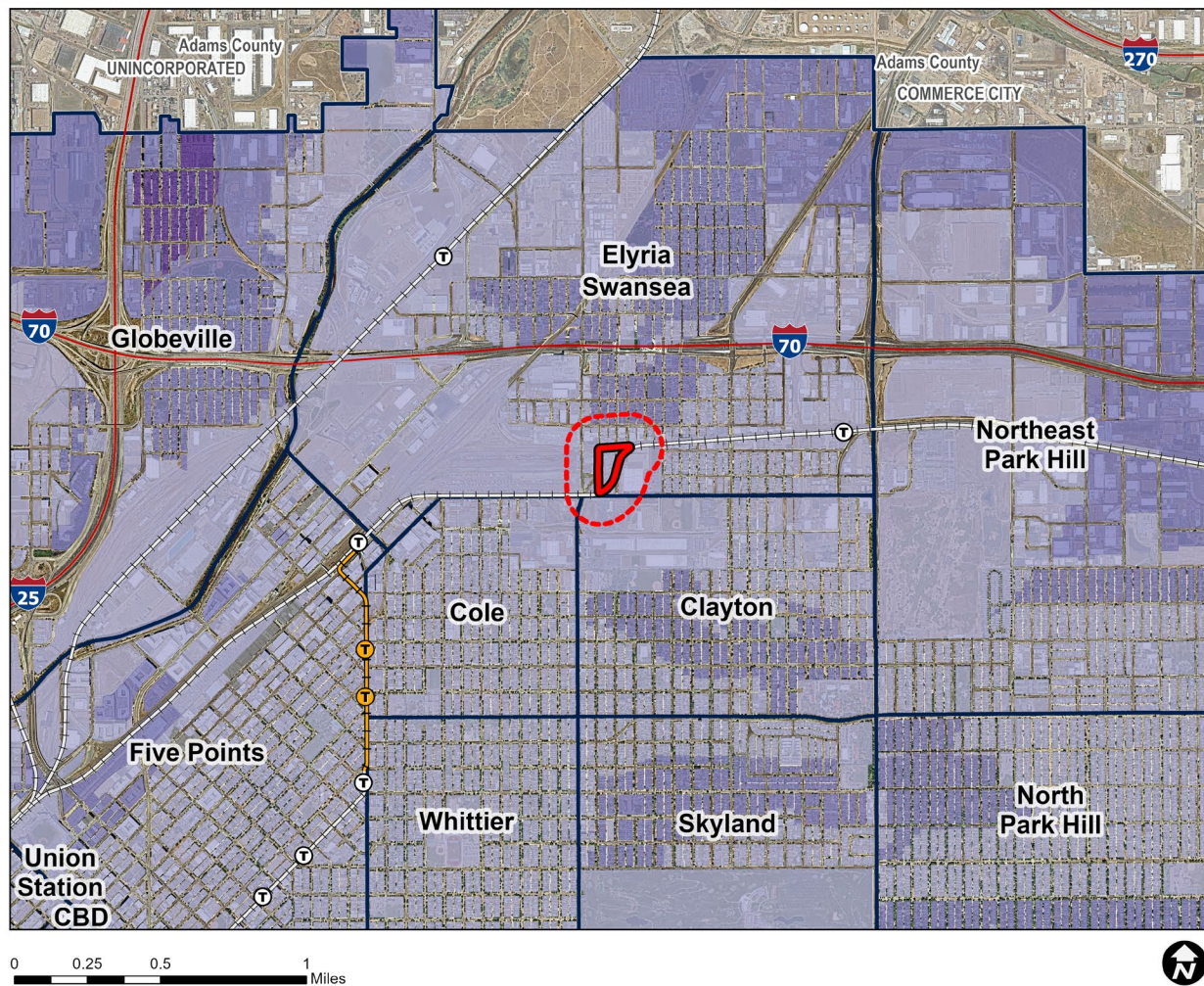
# Blueprint Denver – Equity Analysis

## Blueprint Denver

Access To Opportunity  
Cumulative Score -  
2023



 Proposed Zone  
Amendment

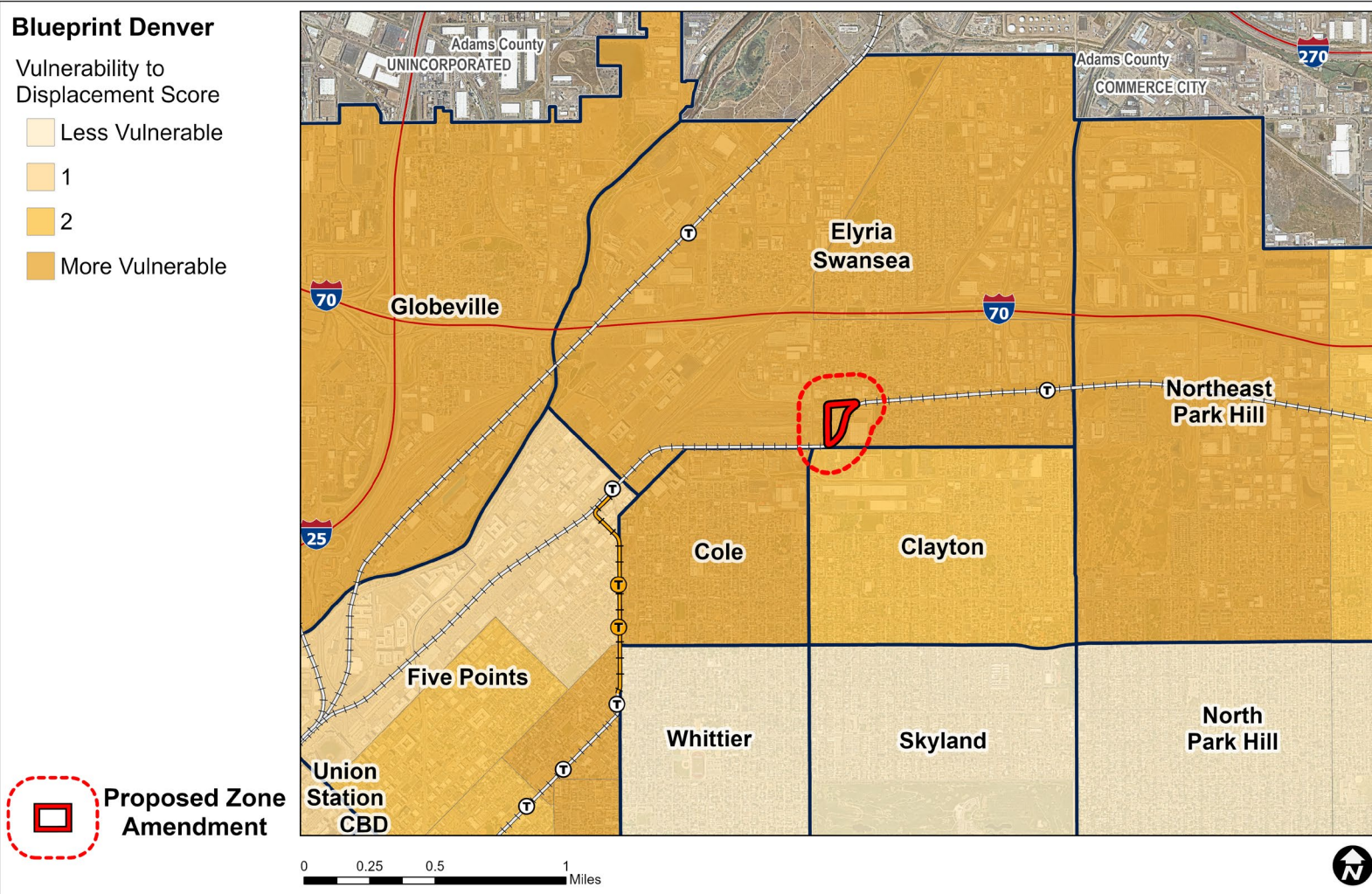


## Access to Opportunity

- Moderate Access
- 3.2/5



# Blueprint Denver – Equity Analysis

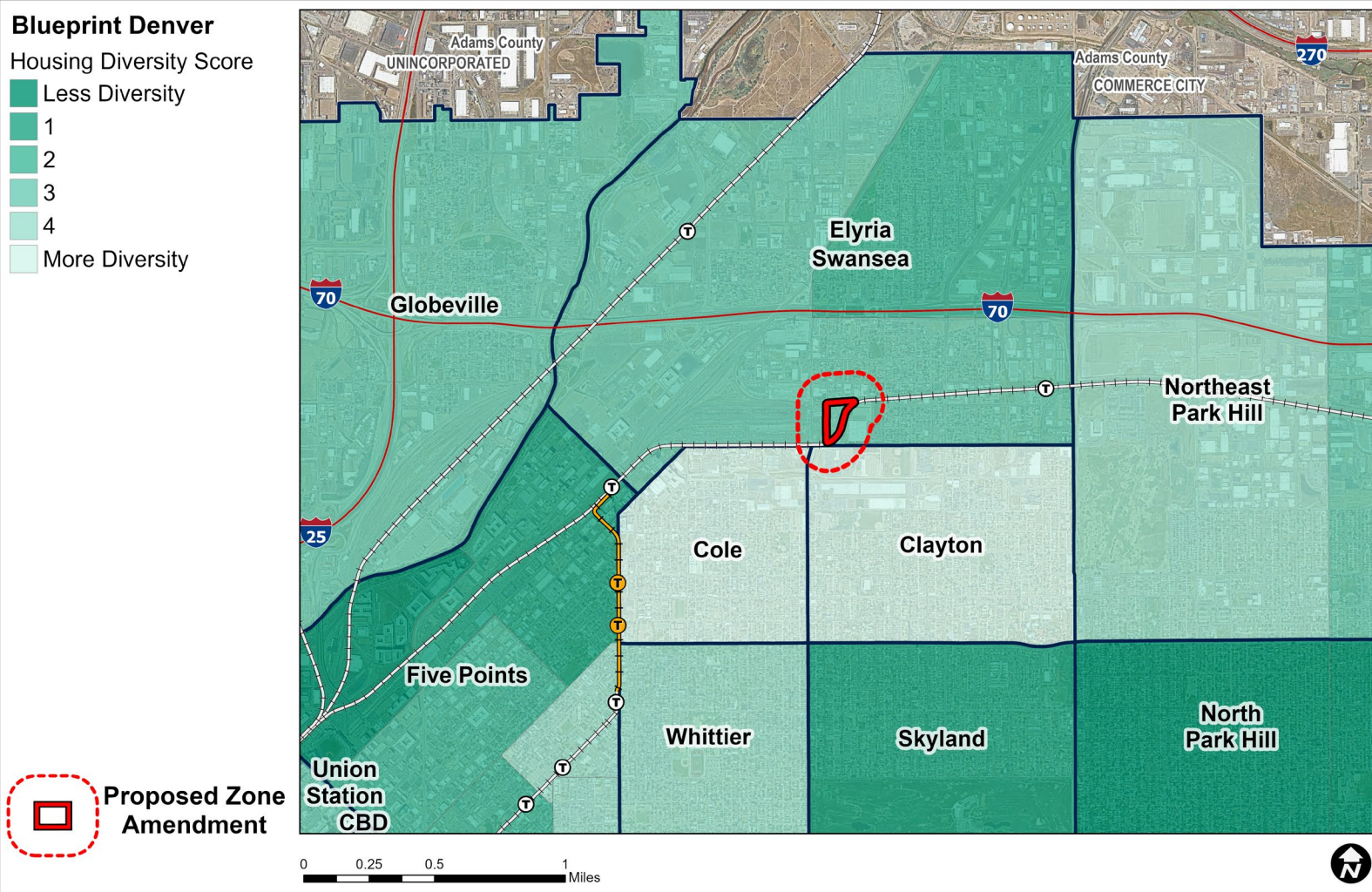


## Vulnerability to Involuntary Displacement

- Higher vulnerability
- 3/3



# Blueprint Denver – Equity Analysis



## Expanding Housing Diversity

- Moderate diversity
- 3/5



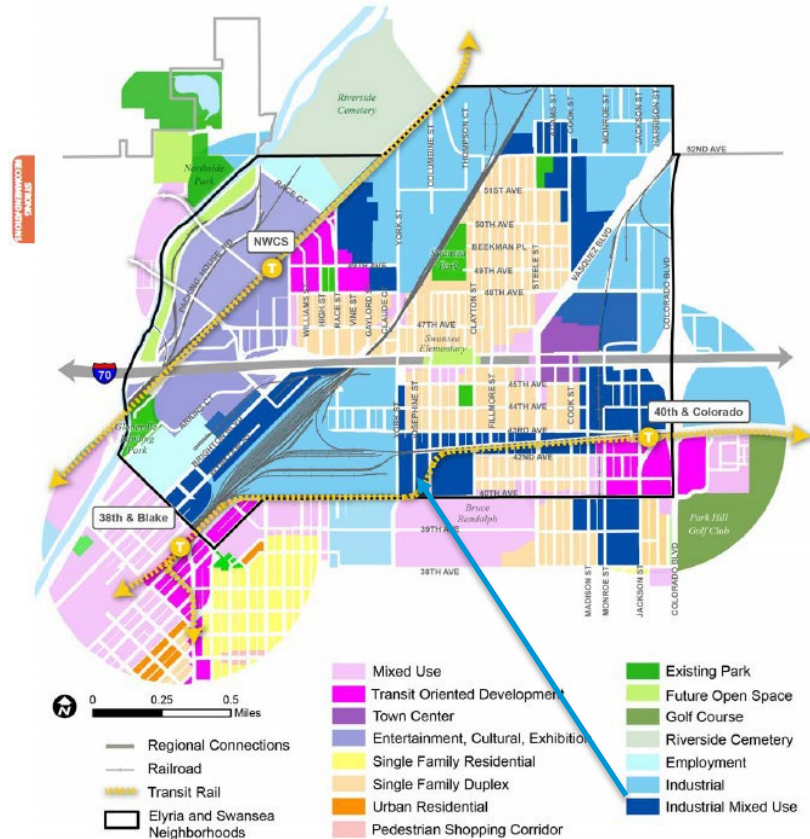
# Blueprint Denver 2019

*This application addresses climate by:*

- Enabling additional multi-unit housing along a transit corridor and in biking or walking distance to amenities like the 39th Avenue Greenway and the York Street Yards development.
- Allowing Mixed use and multi-unit buildings are more energy efficient than low density residential development types.

# Elyria and Swansea Neighborhoods Plan

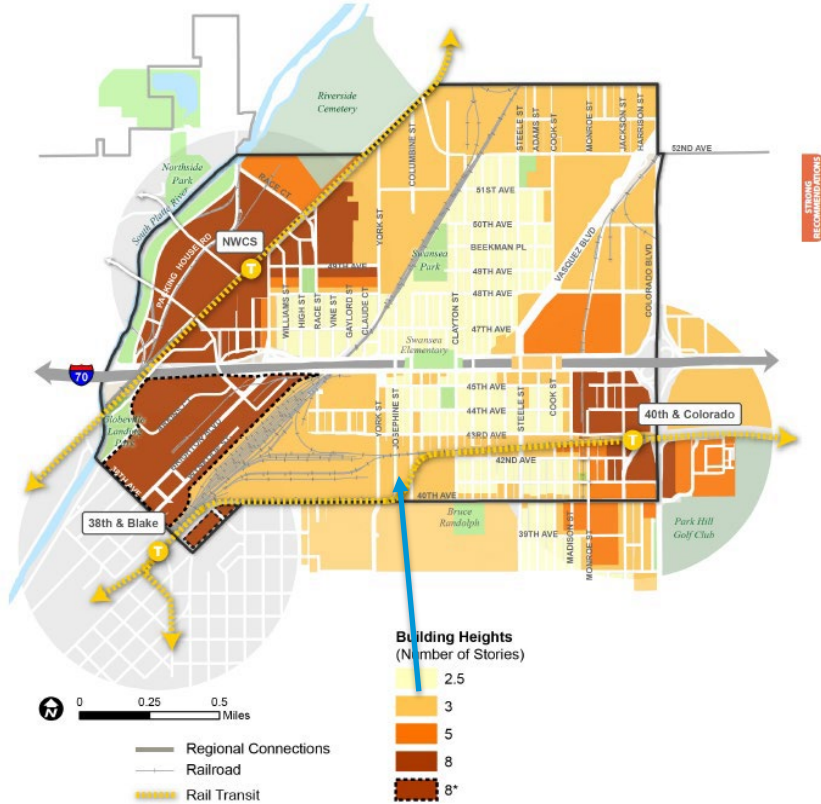
CONCEPT LAND USE MAP



Concept Land Use: Industrial Mixed Use

# Elyria and Swansea Neighborhoods Plan

FUTURE MAXIMUM BUILDING HEIGHTS MAP



Maximum Building Height:

- Up to 3 Stories



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# Consistency with Neighborhood Context, Purpose and Intent

## DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION



The I-MX-3 zone district falls within the industrial context description set forth in the Code.

The general purpose of the industrial mixed-use districts, which includes I-MX-3, is to “accommodate a variety of industrial, commercial, civic, and residential uses” and to “provide a transition between mixed-use areas and I-A or I-B Industrial Districts.” (DZC Section 9.1.2.1.A.1.B.–C).

The I-MX-3 district zoning will allow the subject property to serve both purposes.



# CPD Recommendation

CPD recommends **Approval**, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context,  
Zone District Purpose and Intent