



DENVER
THE MILE HIGH CITY

Official Map Amendments

#2015I-00006

3901-3991 Cook St.

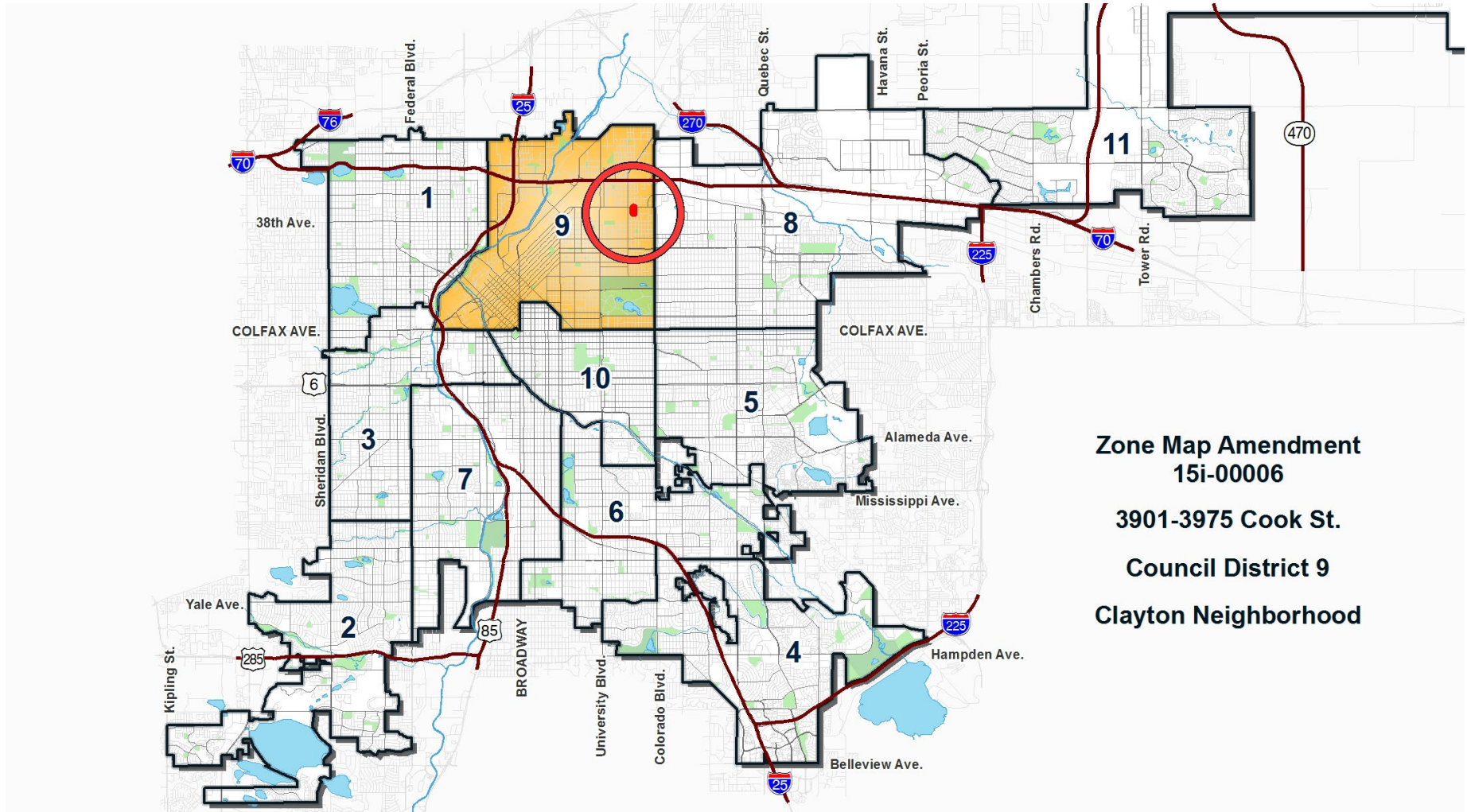
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Denver City Council
Neighborhoods and Planning
Committee
January 20th, 2016



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Location: North Denver, District 9

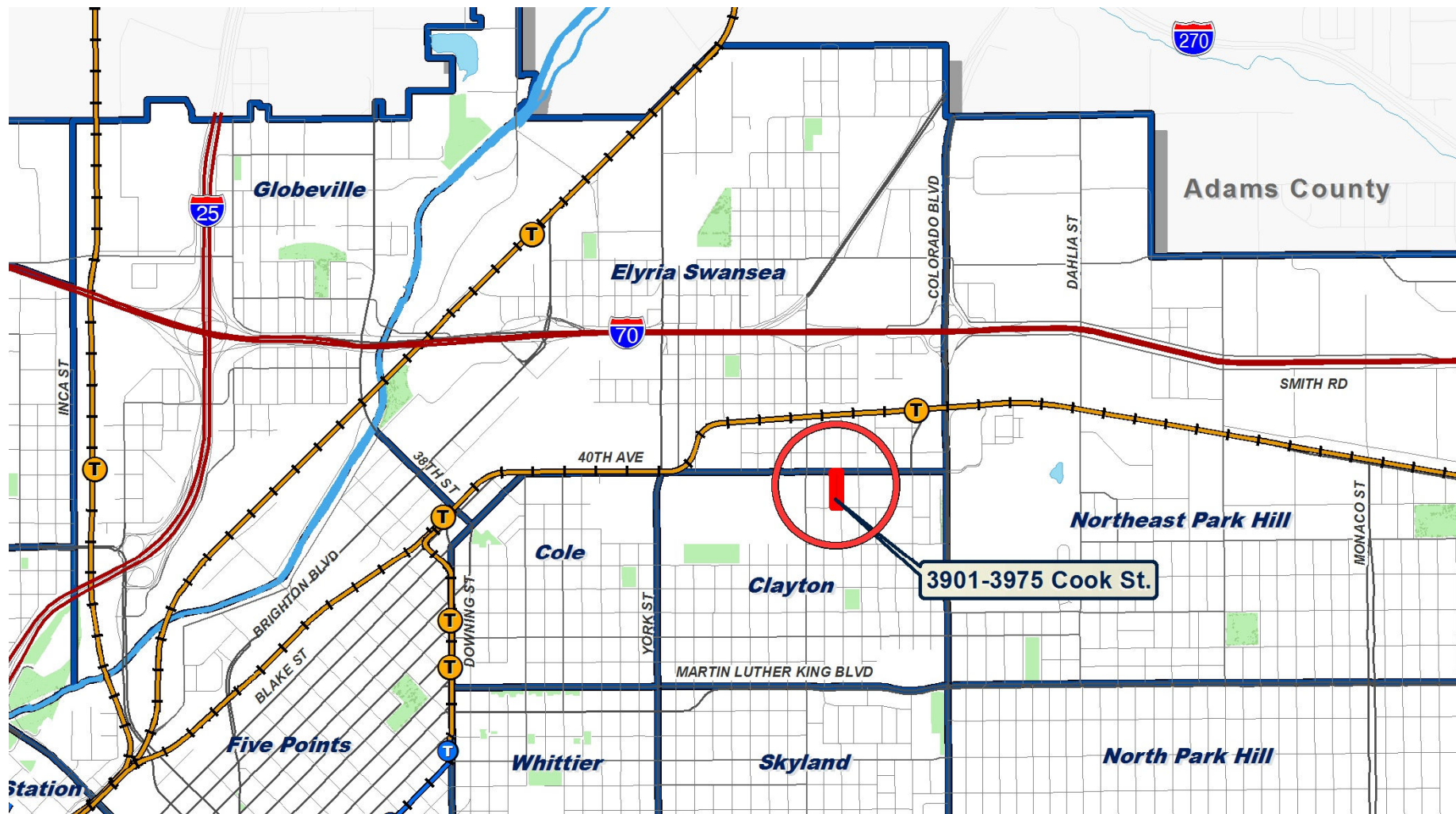


**Zone Map Amendment
15i-00006**
3901-3975 Cook St.
Council District 9
Clayton Neighborhood



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Location: Globeville



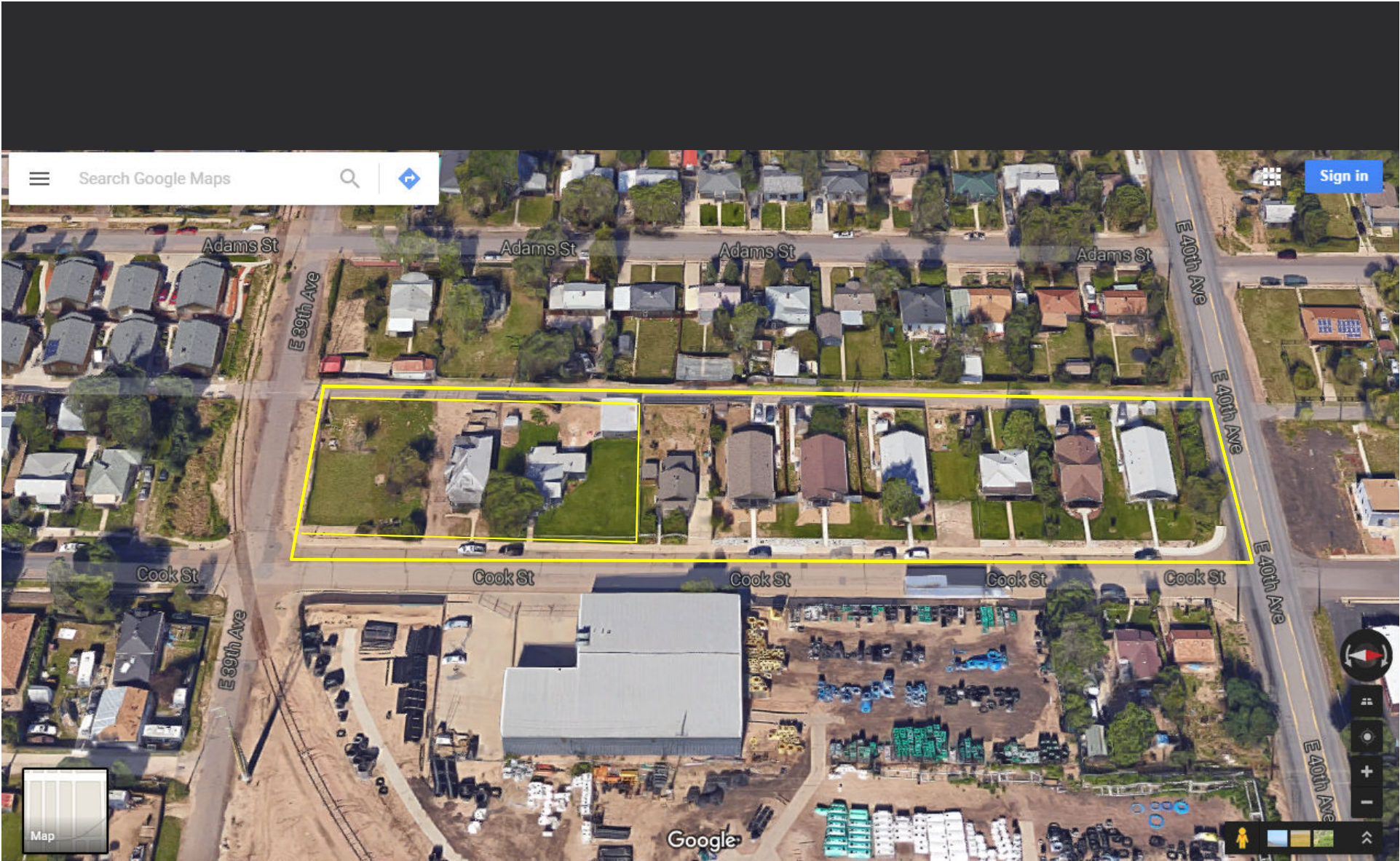
40th & Colorado Station Area



A Line – 40th/CO Station

- 1.72 Ac
- ½ Mile walk to 40th/CO Station platform
- 2nd Station Along the U of CO A Line
(Opens April 2016)





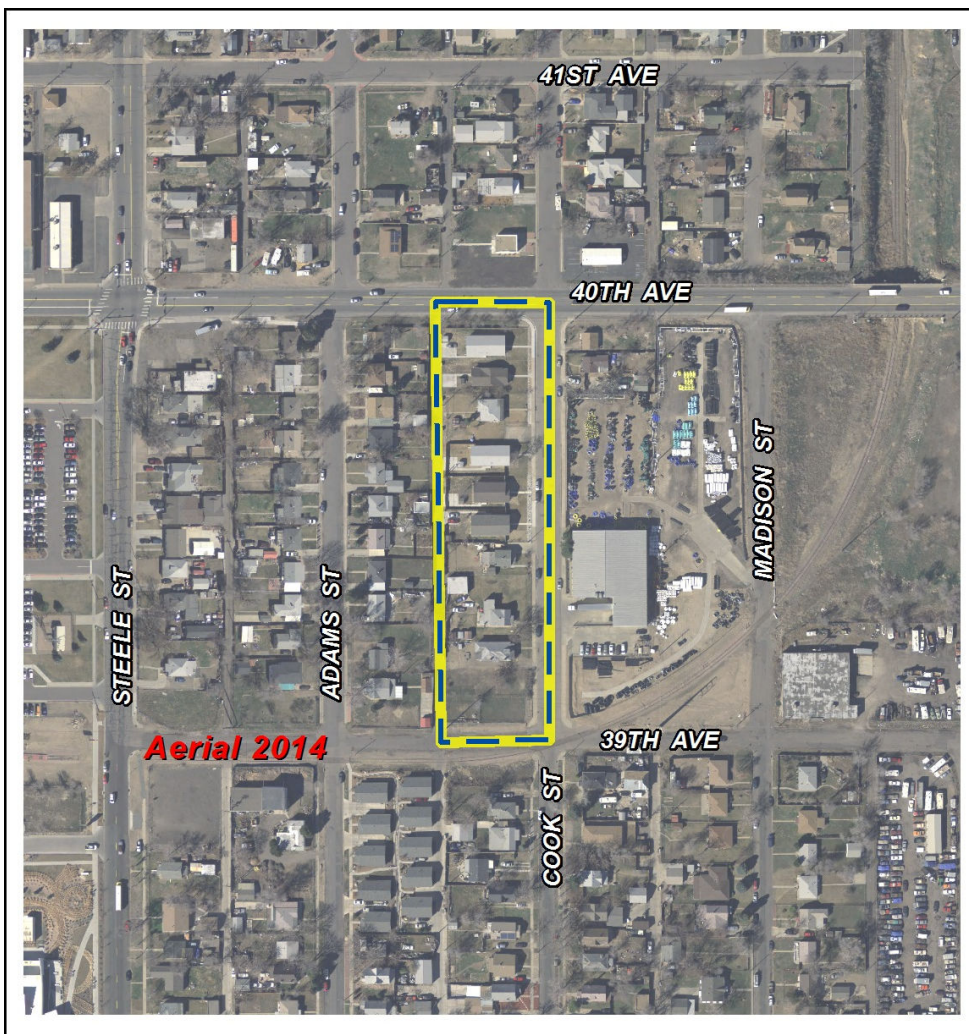
Search Google Maps

Sign in

Map

Google

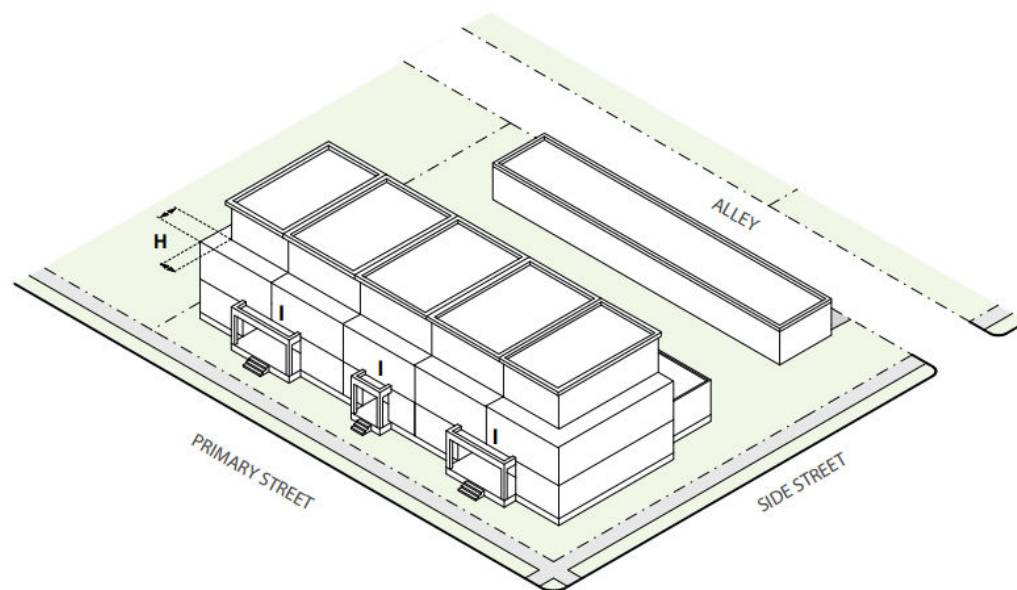
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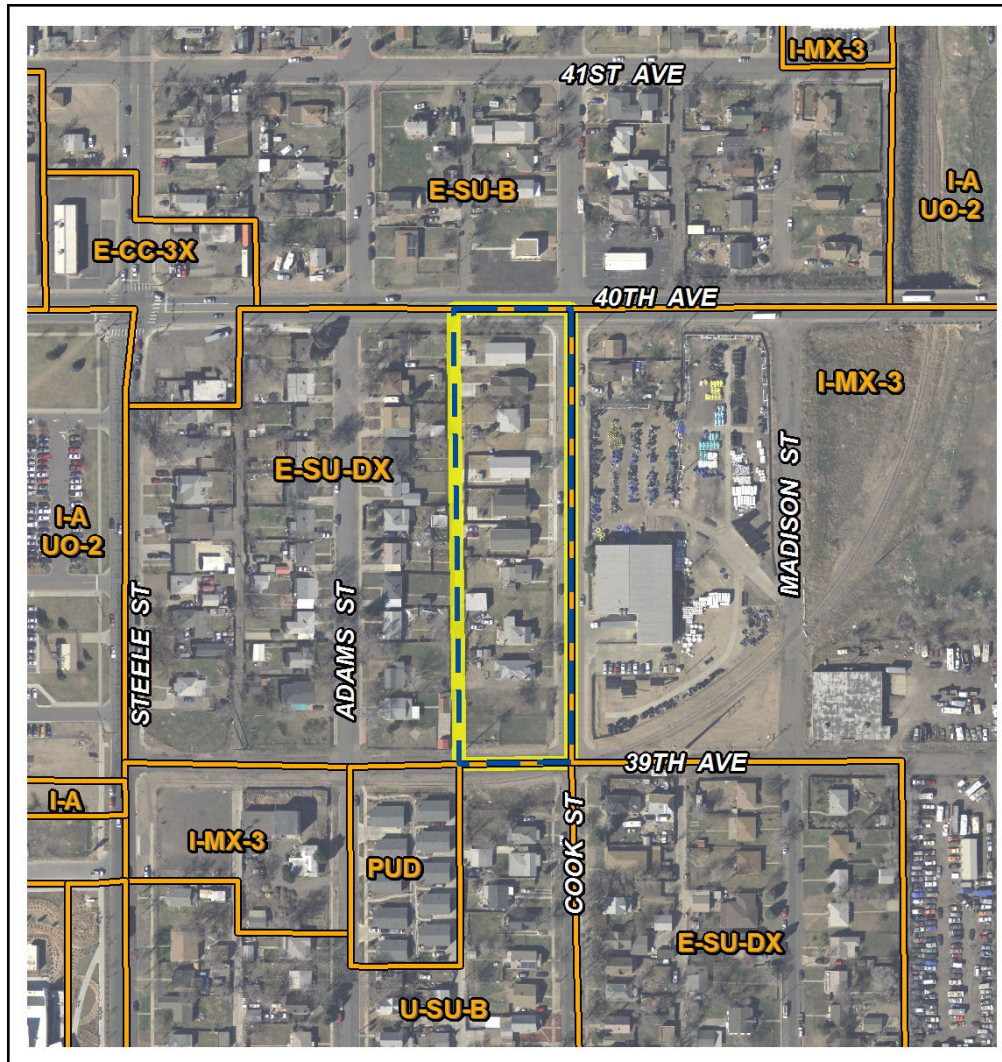


- Property:
 - 1.72 Ac.
 - Access to 40th / CO Commuter Rail
 - Owner Request: Zoning to allow for infill residential development

G-RH-2.5

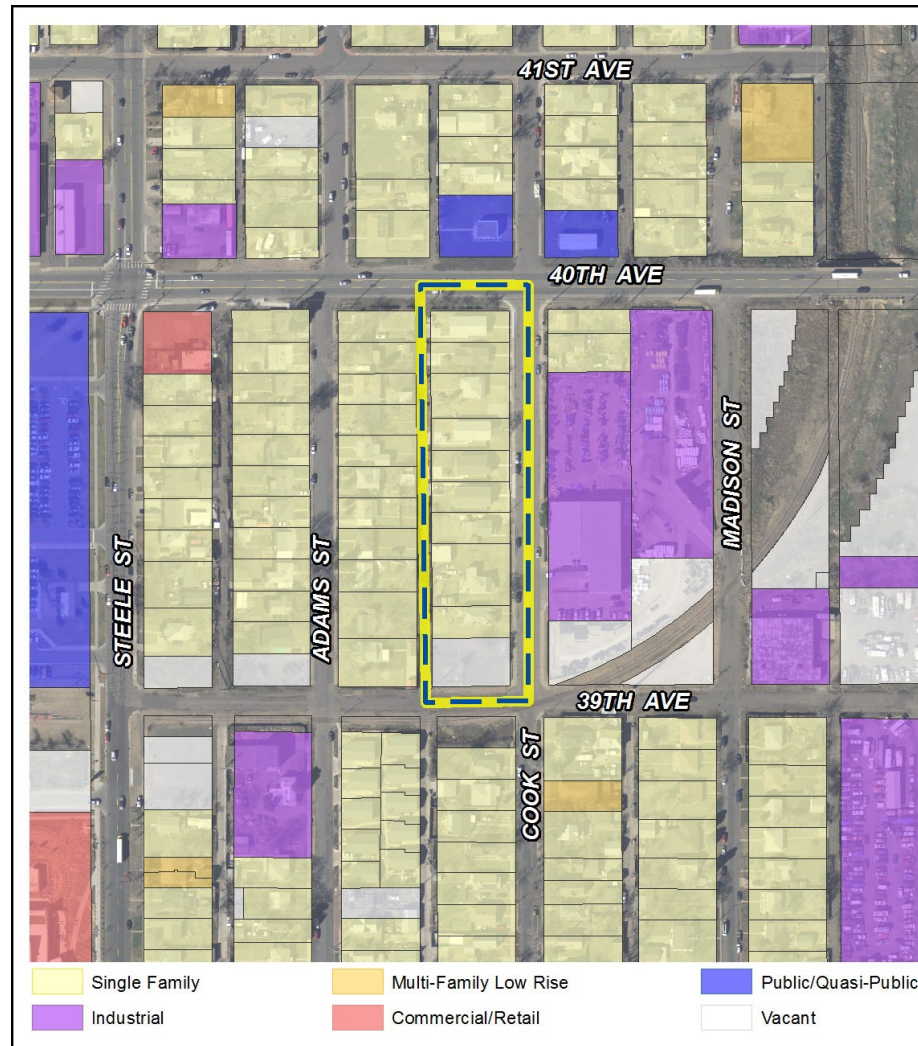
- Promotes safe, active, pedestrian-scaled residential
- Reinforces desired residential patterns
 - Shallow front yard
 - Tapered building heights on sides
 - Rear 20% of lot limited to 1 story





- Site & Surrounding Zoning:
 - E-SU-DX**
 - Allows Single Family Houses
 - 6,000 s.f. min lot size

Existing Context – Land Use



Existing Context – Building Form/Scale

N: Religious Assembly



E: Single Family Residential



Site at 39th & Cook



E: Industrial, outdoor storage



W: 39th & Adams St.



S: 39th & Cook





Rezoning Process

- Public Outreach
 - RNOs - Clayton United, Elyria Swansea/Globeville Business Association, United Community Action Network Inc., The Points Historical Redevelopment Corp, Inter-Neighborhood Cooperation (INC), Denver Neighborhood Association, Inc.
- Written Notice of Receipt of Application (Oct 14th)
 - Written Notice / Signs Posted for Planning Board Public Hearing (15 day)
 - Written Notice for Neighborhood and Planning Committee Meeting (Jan 5th, 2016)
 - **Tentative Council Hearing:** February 29th
 - **Applicant outreach**
 - No public comments to present

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Elyria & Swansea Neighborhoods Plan

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

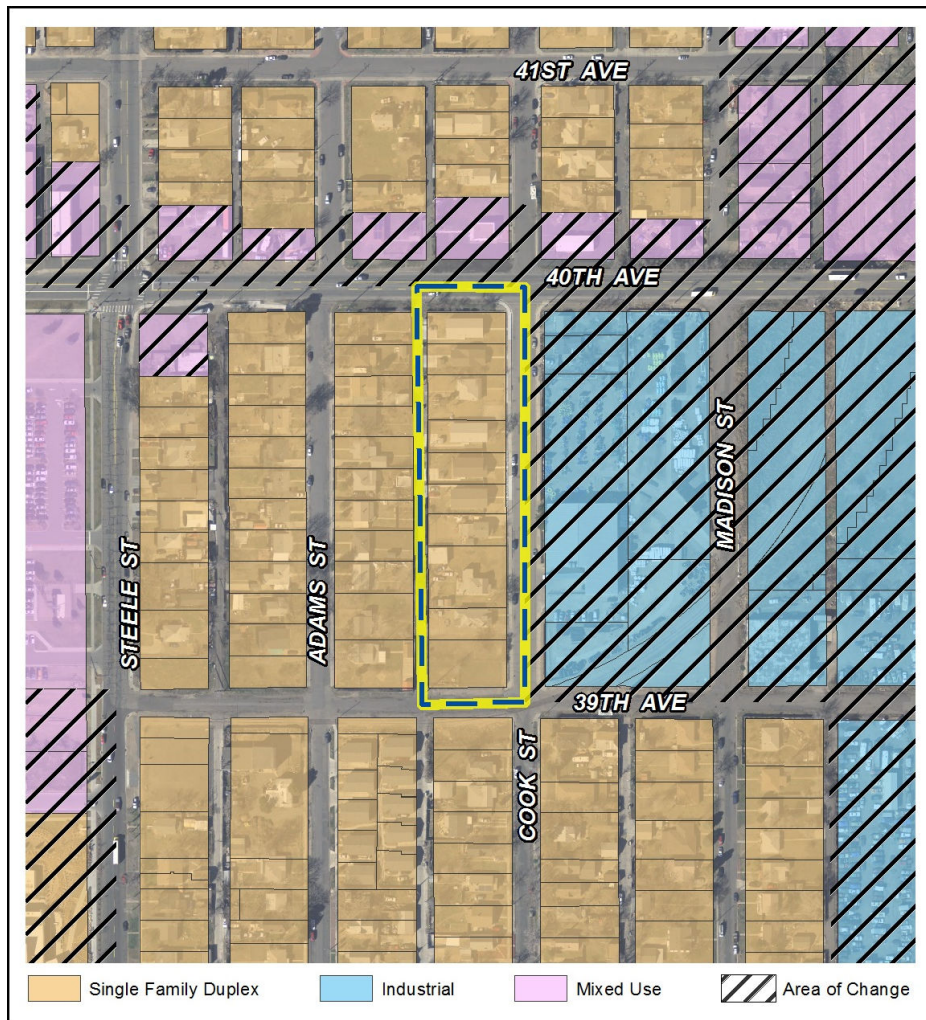


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Conserve land by promoting infill development (ES 2F) . . . consistent with neighborhood character (LS 3-B)
- Neighborhood investment for a range of housing types and prices (1-F)

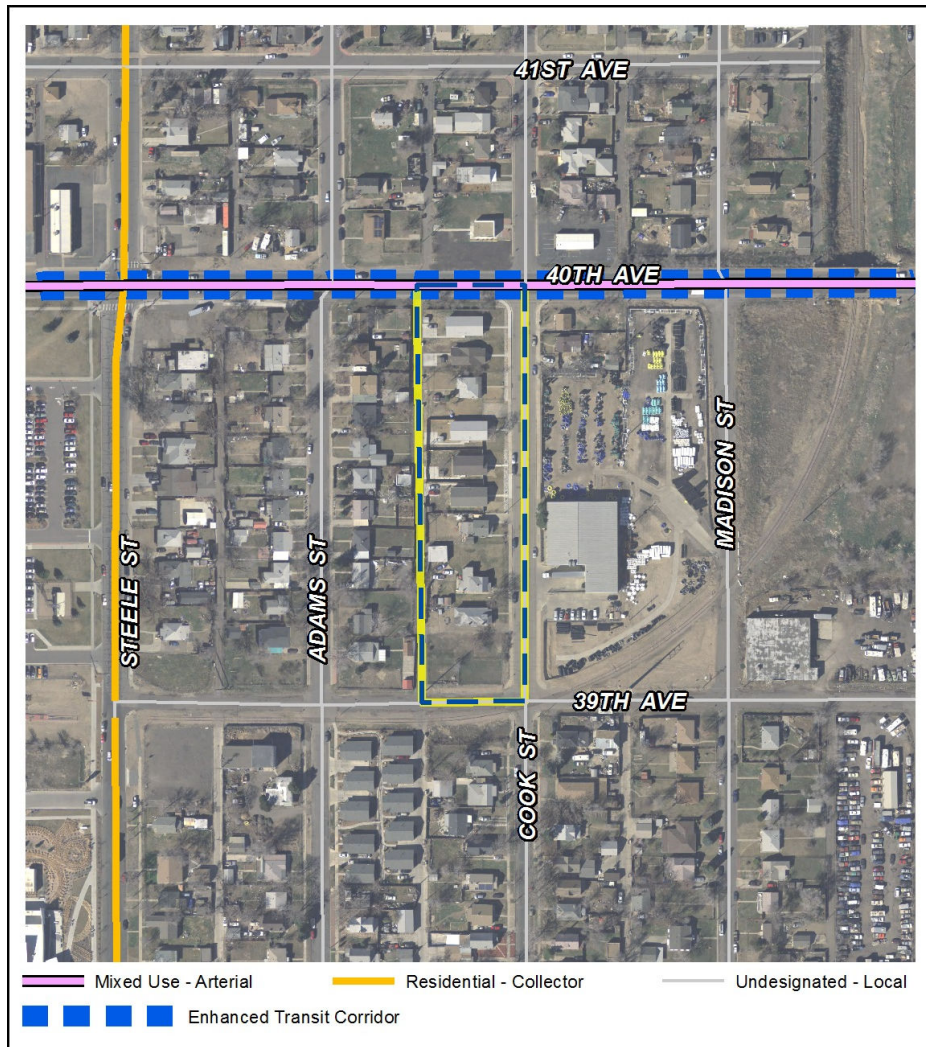
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - **Single Family Duplex**
 - Primarily Residential
 - Moderate Density
 - Mix of Housing Types
 - SF, Duplex, Row Houses, Small apartments
 - **Area of Stability**

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Street Classifications:

40th Ave

- **Mixed Use Arterial**
- *Connect Neighborhoods to Regional Destinations*
- *E/W connector between Colorado & 38th Blake*
- **RTD Bus Route 44**
(Downtown to Stapleton & Airport & 40th)

Cook St. & 39th Ave

- Local / Undesignated to access individual homes and businesses



Review Criteria: Consistency with Adopted Plans

2015

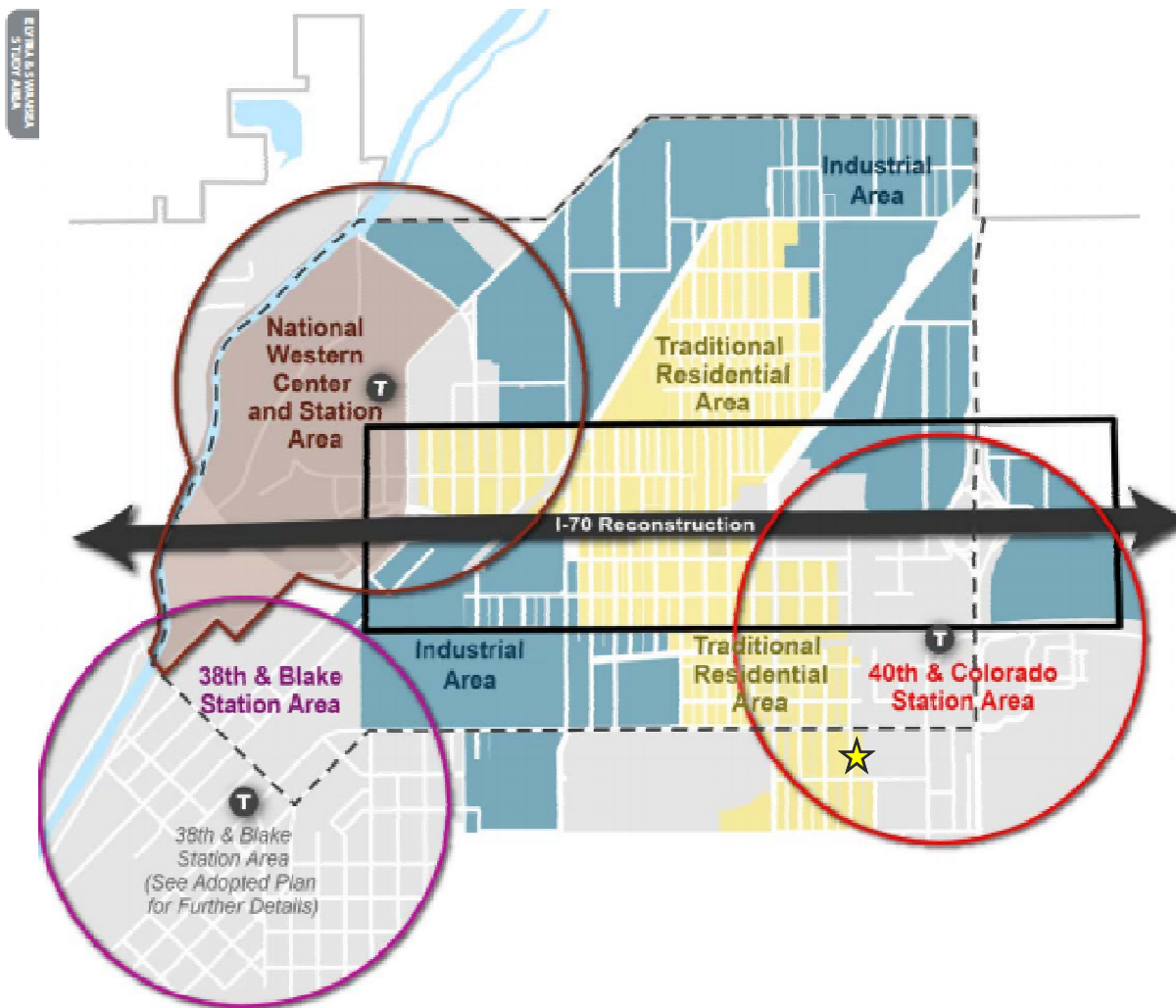
ELYRIA & SWANSEA NEIGHBORHOODS PLAN



Adopted by Denver City Council
2/23/15

Review Criteria: Consistency with Adopted Plans

Elyria and Swansea Study Area





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Review Criteria: Consistency with Adopted Plans

Concept Land Use



- Mixed Use
- Transit Oriented Development
- Town Center
- Entertainment, Cultural, Exhibition
- Single Family Residential
- Single Family Duplex
- Urban Residential
- Pedestrian Shopping Corridor

Maximum Building Heights

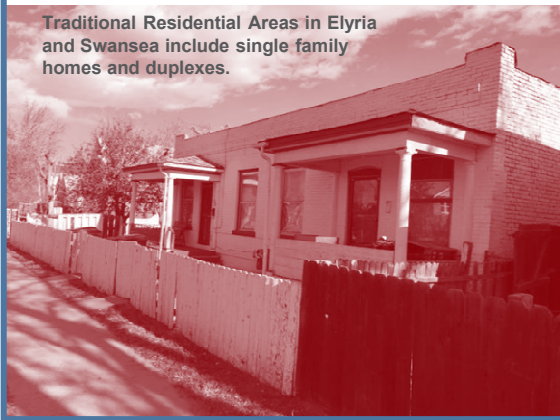


- Building Heights**
(Number of Stories)
- 2.5
 - 3
 - 5
 - 8

Traditional Residential Areas: E. 2 ENCOURAGE INVESTMENT IN RESIDENTIAL AREAS OF STABILITY



Traditional Residential Areas in Elyria and Swansea include single family homes and duplexes.



Tandem House Infill



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- **U-RH-2.5 would result in uniform application of district use, building form and design regulations**

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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



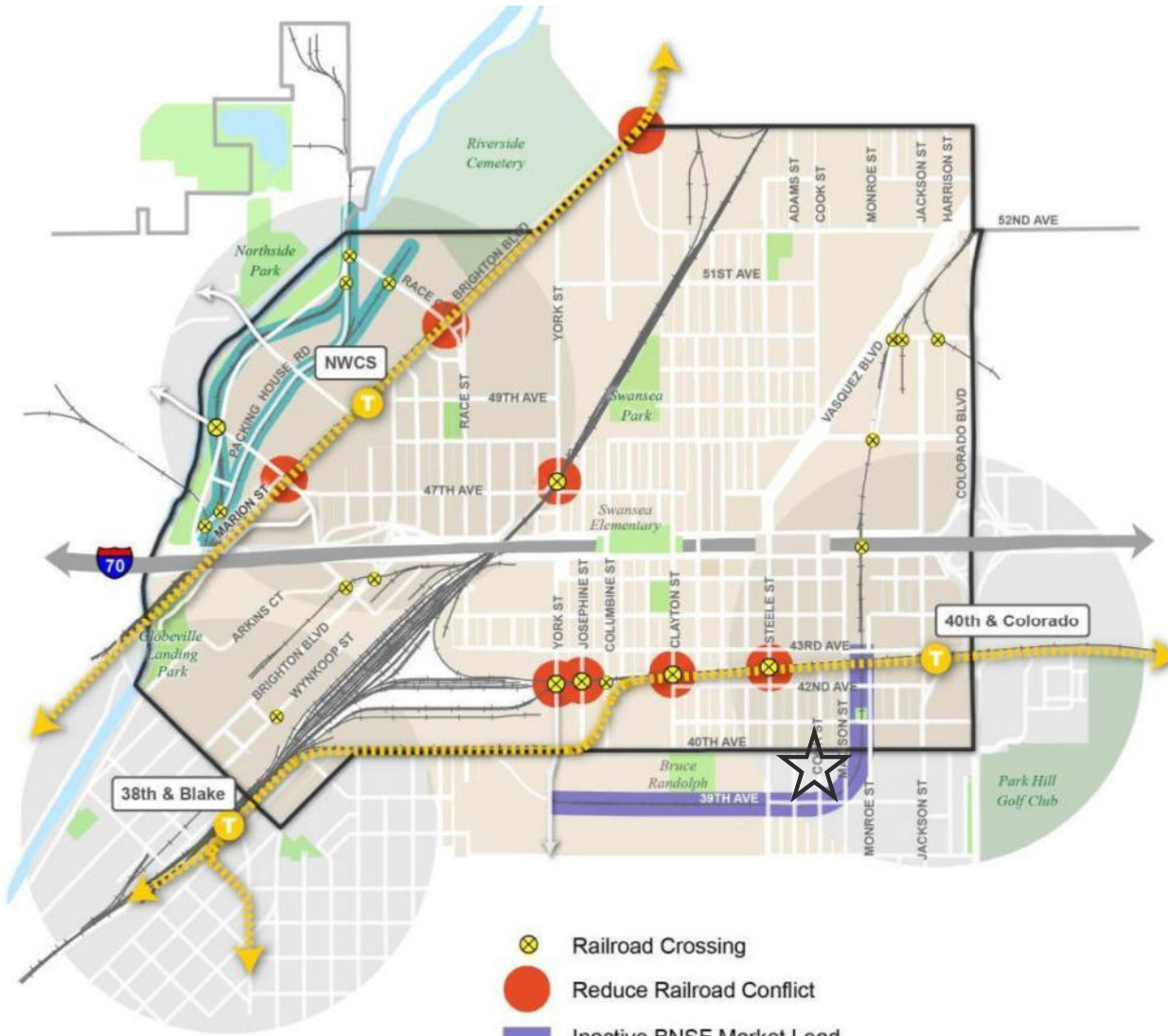
Justifying Circumstance

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
 - **Station platform & park-n-ride nearing completion (Apr 2016)**
 - **City Acquisition of the BNSF Market Lead (Under Contract)**
 - **New Sidewalks to be Built along 40th Avenue**



- Railroad Crossing
- Reduce Railroad Conflict
- Inactive BNSF Market Lead
- Denver Rock Island Railroad
- Regional Connections
- Railroad
- Rail Transit
- Elyria and Swansea Neighborhoods



- 5. Consistency with Neighborhood Context and Zone District Purpose and Intent**
- **Urban Neighborhood Context:**
 - Primarily residential, range of smaller scale uses
 - Street / block grid pattern supports pedestrian and vehicle mobility
 - Presence of alleys

 - **U-RH-2.5 (Urban Neighborhood - Rowhouse– 2.5 Story Max)**
 - Promotes safe & active residential uses
 - Reinforce desired neighborhood character
 - Pedestrian scale and orientation



CPD Recommendation

CPD Finding: All review criteria have been met

Recommendation: Approval

Planning Board recommendation: **Approval** (10-0)

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