



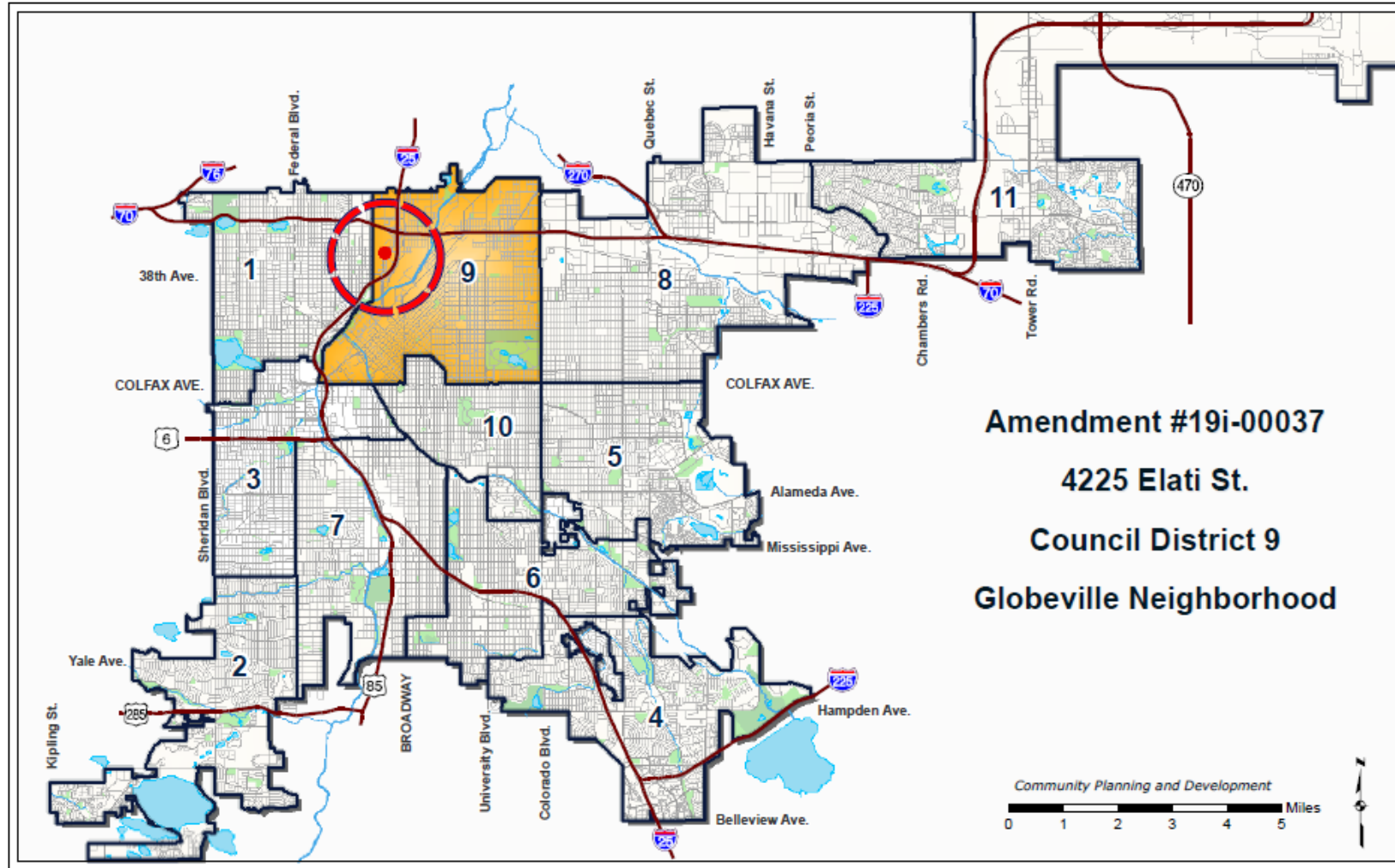
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# 4225 Elati Street

Request: I-A UO-2 to C-RX-12

Date: 08/27/2019

# Council District 9, Globeville Neighborhood

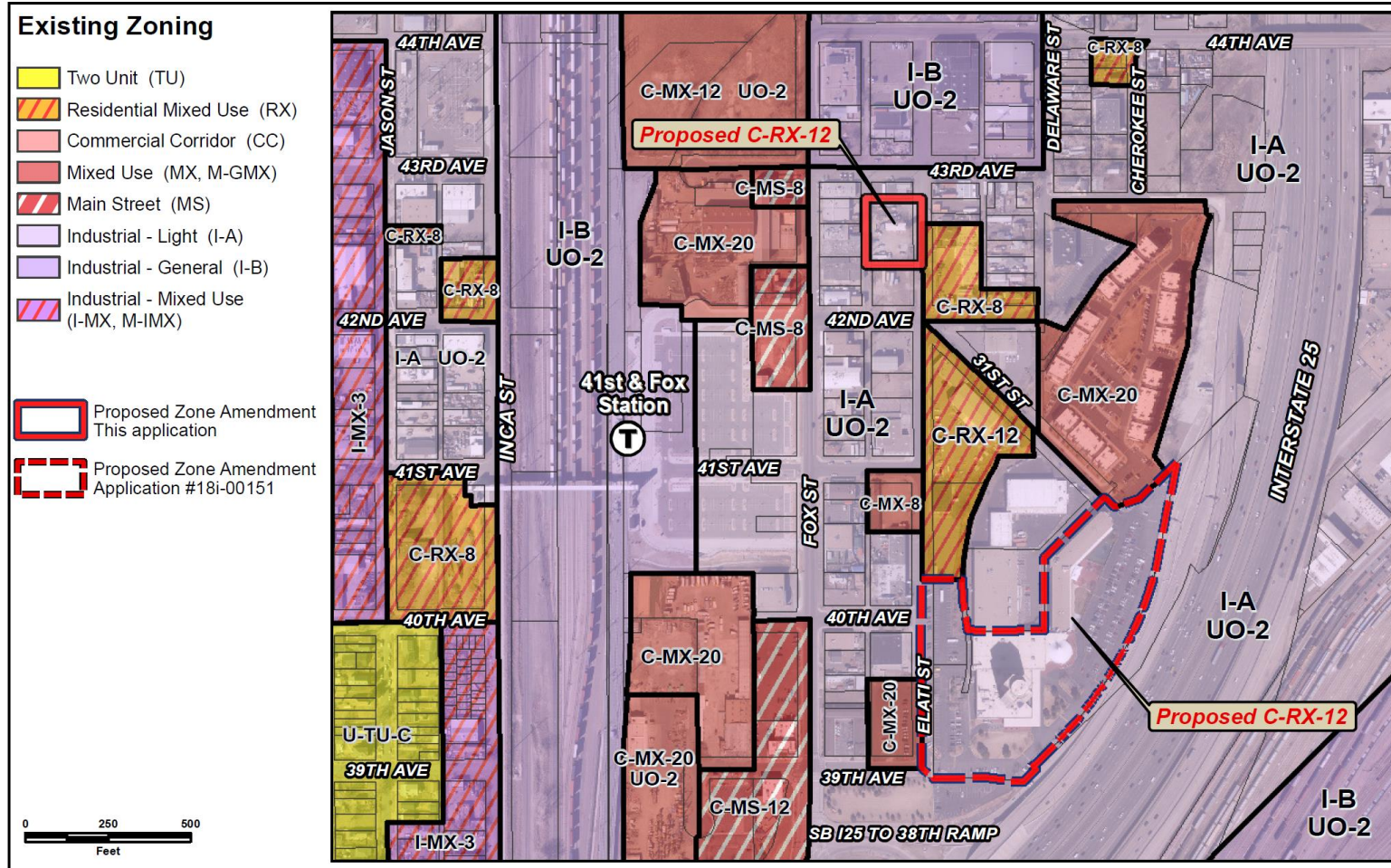


# Request: C-RX-12



- **Location:**
  - Approx. 25,000 SF
  - Commercial/Industrial
- **Proposal:**
  - Rezoning to C-RX-12 to allow for the redevelopment of the site.

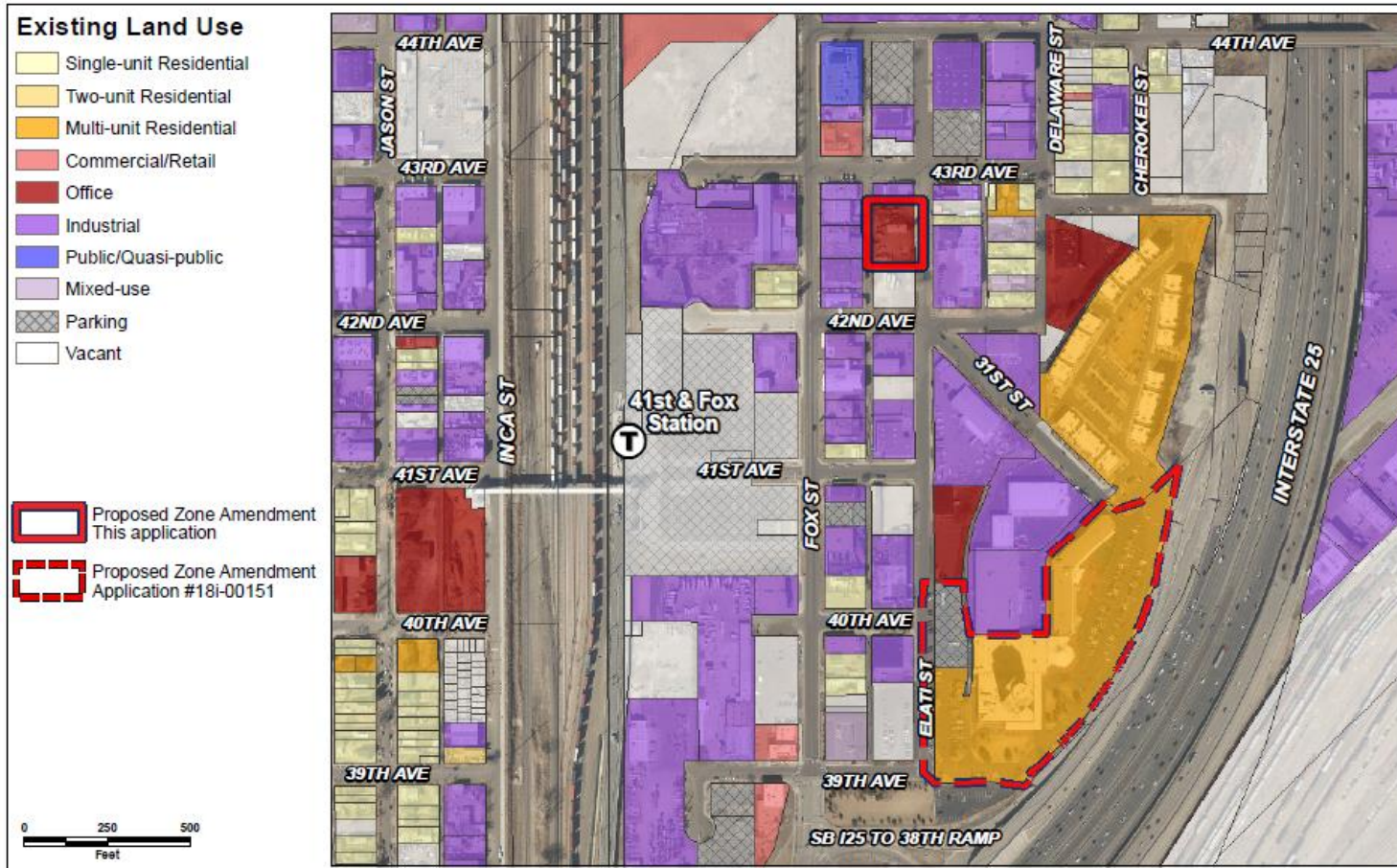
# Existing Zoning



Current zoning: I-A UO-2

Adjacent zoning: I-A UO-2, C-RX-8

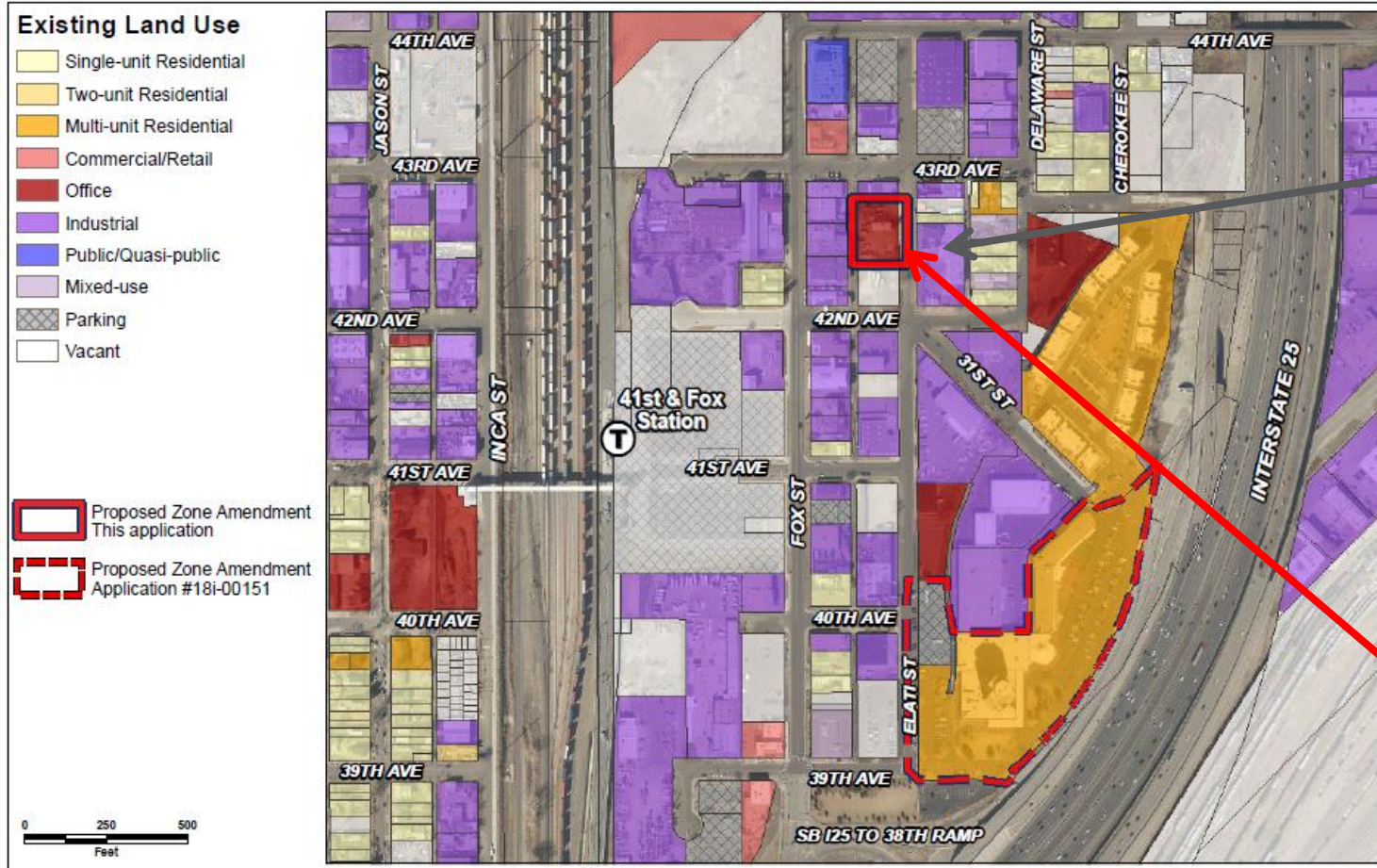
# Existing Land Use



Current land use: Office for industrial uses

Adjacent land use: industrial, multi-unit residential, office, parking, vacant

# Existing Context – Building Form/Scale



# Proposed Zone District

Design Standards	I-A UO-2 (Existing)	C-RX-12 (Proposed)
Primary Building Forms Allowed	General, Industrial	Town House, General
Height in stories/Height in feet (max)	N/A (FAR 2.0)	12/150'
Primary Street Build-To Percentages (min)	N/A	70%
Primary Build-To Ranges	N/A	0' to 15'*
Minimum Zone Lot Size/Width	N/A	N/A
Primary Setbacks (min)	20'	0' to 10'*
Building Coverages	N/A	N/A

\*Standard varies between building forms

# Process

- Informational Notice: 5/13/2019
- Planning Board Notice: 8/5/2019
- Planning Board Public Hearing: 8/21/2019
- LUTI Committee: 8/28/2019
- City Council Public Hearing: TBD
- Public Comment
  - Letter of Support from Globeville Civic Partners and United Community Action Network of Metro Denver (UCAN).
  - Letter of Support from property owner at 4320 N Elati Street



# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *41<sup>st</sup> and Fox Station Area Plan (2009)*
- *Globeville Neighborhood Plan (2014)*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

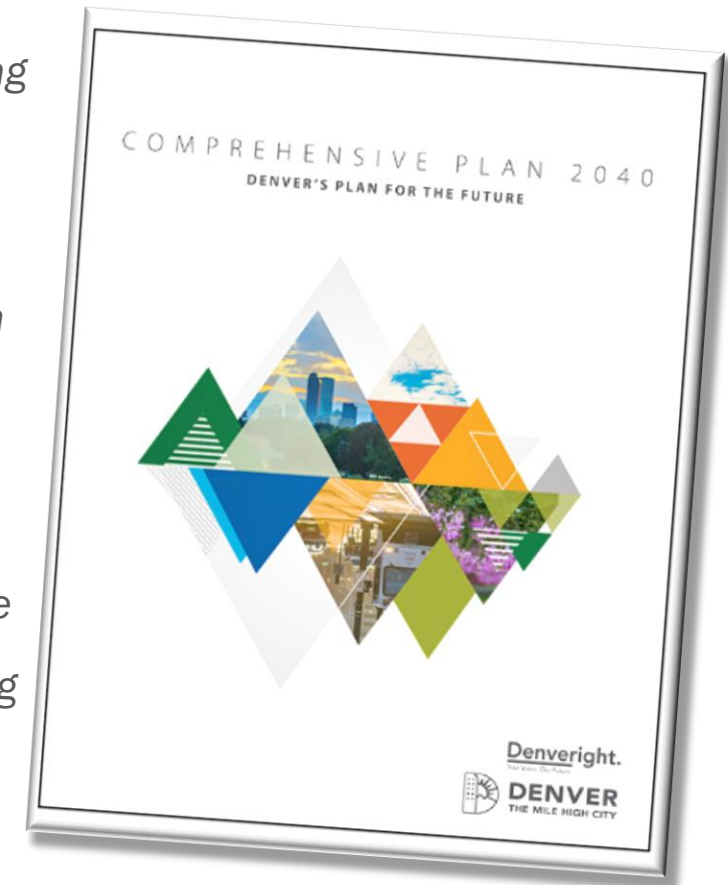
### 4. Justifying Circumstances

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

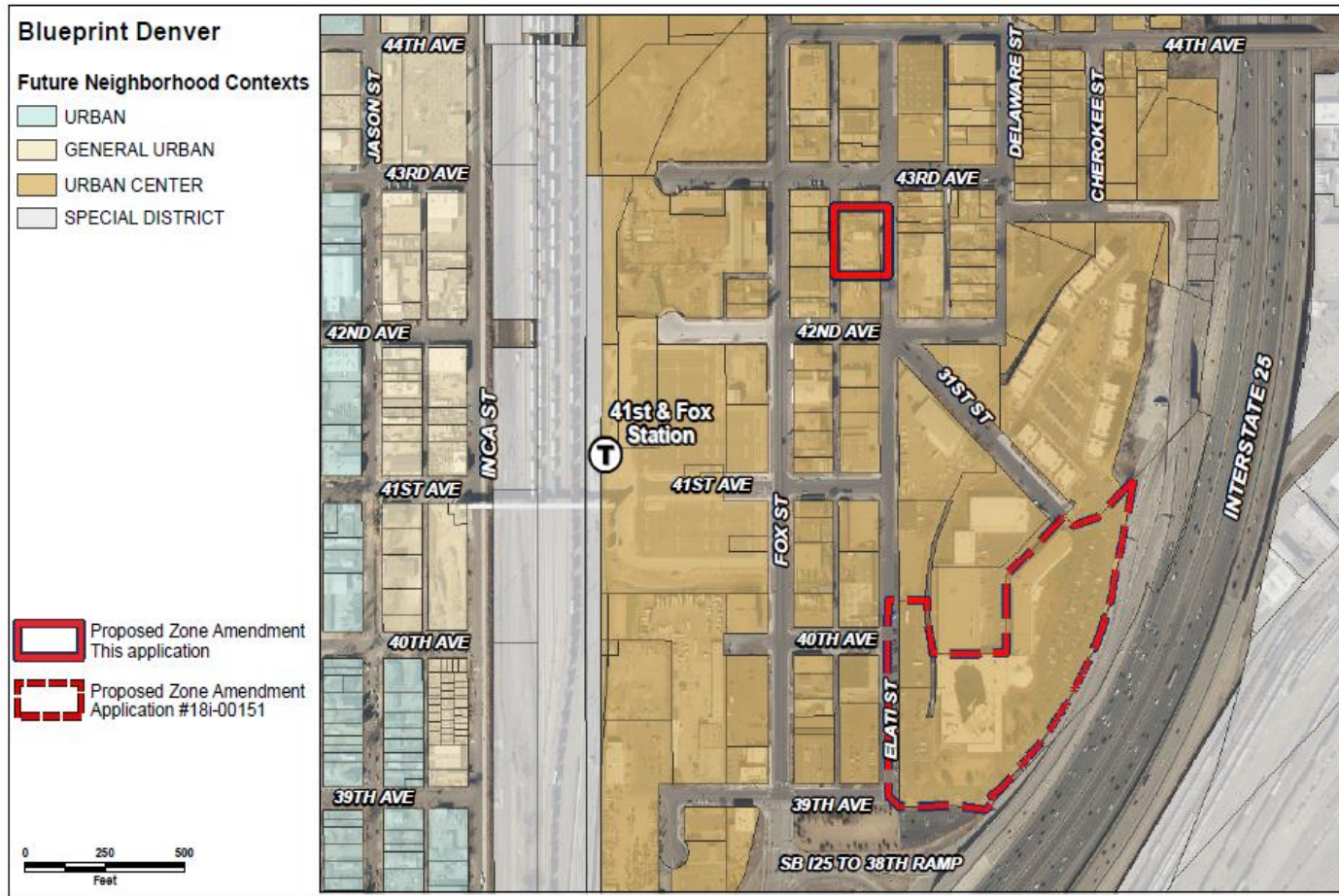
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- *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).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).*
- *Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).*
- *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).*
- *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).*

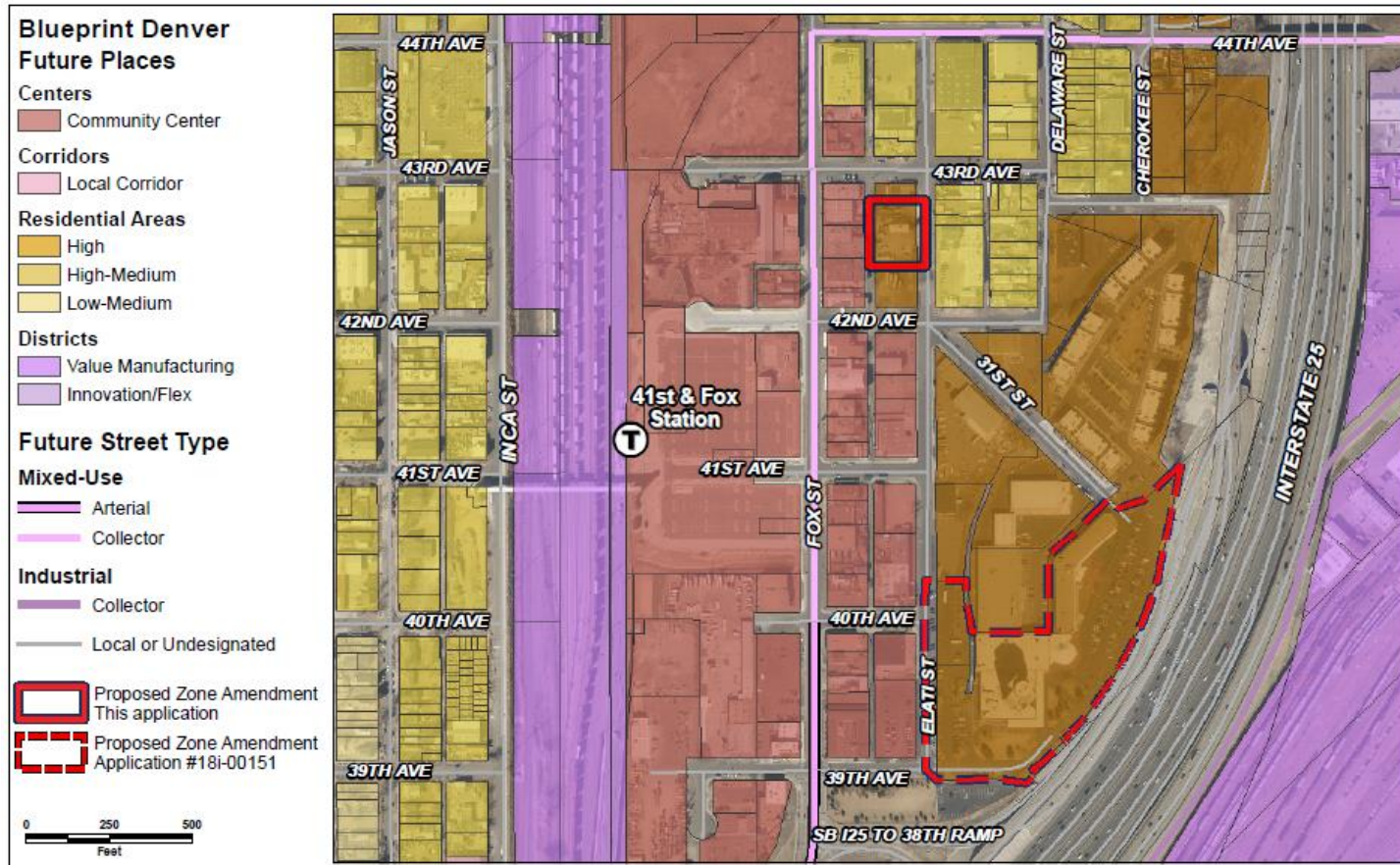


# Consistency with Adopted Plans: Blueprint Denver



- **Urban Center Neighborhood Context**
  - High intensity residential and significant employment areas
  - Development typically contains a substantial mix of uses, with good street activation and connectivity

# Consistency with Adopted Plans: Blueprint Denver



- **High residential Future Place**
  - A high mix of uses throughout, including many large scale multi-unit residential uses
  - Commercial uses are prevalent
  - Buildings are generally the tallest of the residential places in this context. There is high lot coverage and shallow setbacks
- **Street types**
  - Elati Street: Undesignated local
  - Fox Street: Mixed-use collector

*Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.*

# Consistency with Adopted Plans: Blueprint Denver

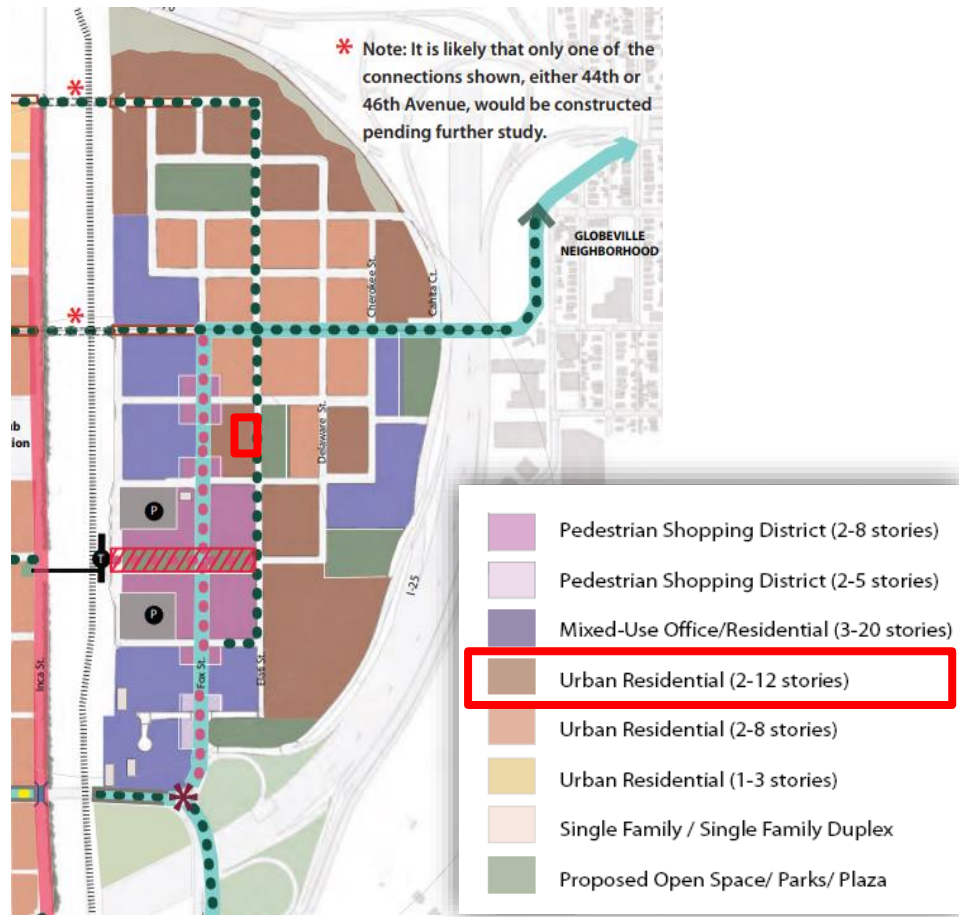


## Growth Area Strategy: High-medium residential area

- 30% of new housing
- 5% of new employment

*Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.*

# Review Criteria: Consistency with Adopted Plans



## 41<sup>st</sup> and Fox Station Area Plan (2009)

- Key elements of the plan concept include the following
  - Development of a high intensity activity node close to the station on the east side
  - Capture views of Downtown and buffer the station area by locating taller structures along I-25 and I-70
- Urban Residential (2-12 stories)
  - Contain the highest population density in the station area
  - Uses primarily residential but may include a noteworthy number of complementary commercial uses

# Review Criteria: Consistency with Adopted Plans

## Globeville Neighborhood Plan (2014)

- Vision
  - The 41st and Fox Station will develop over the coming decades into the focal point of a diverse, transit supportive, and environmentally sustainable urban center
- Urban Residential
  - Higher density and primarily residential but may include complementary commercial uses
  - A mixture of housing types is present
- Area of Change
  - Purpose is to channel growth where it is desirable and would be the most beneficial





# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
  - Implementation of adopted plans
  - Facilitate increased housing density and a mix of uses
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - Changed or changing conditions
    - 41<sup>st</sup> and Fox Station and pedestrian bridge
    - Inca Street multi-use path
    - Nearby development and redevelopment
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# CPD Recommendation

CPD recommends approval based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent