



DENVER
THE MILE HIGH CITY

Official Map Amendments

#2015I-00030

725 W 39th Ave

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

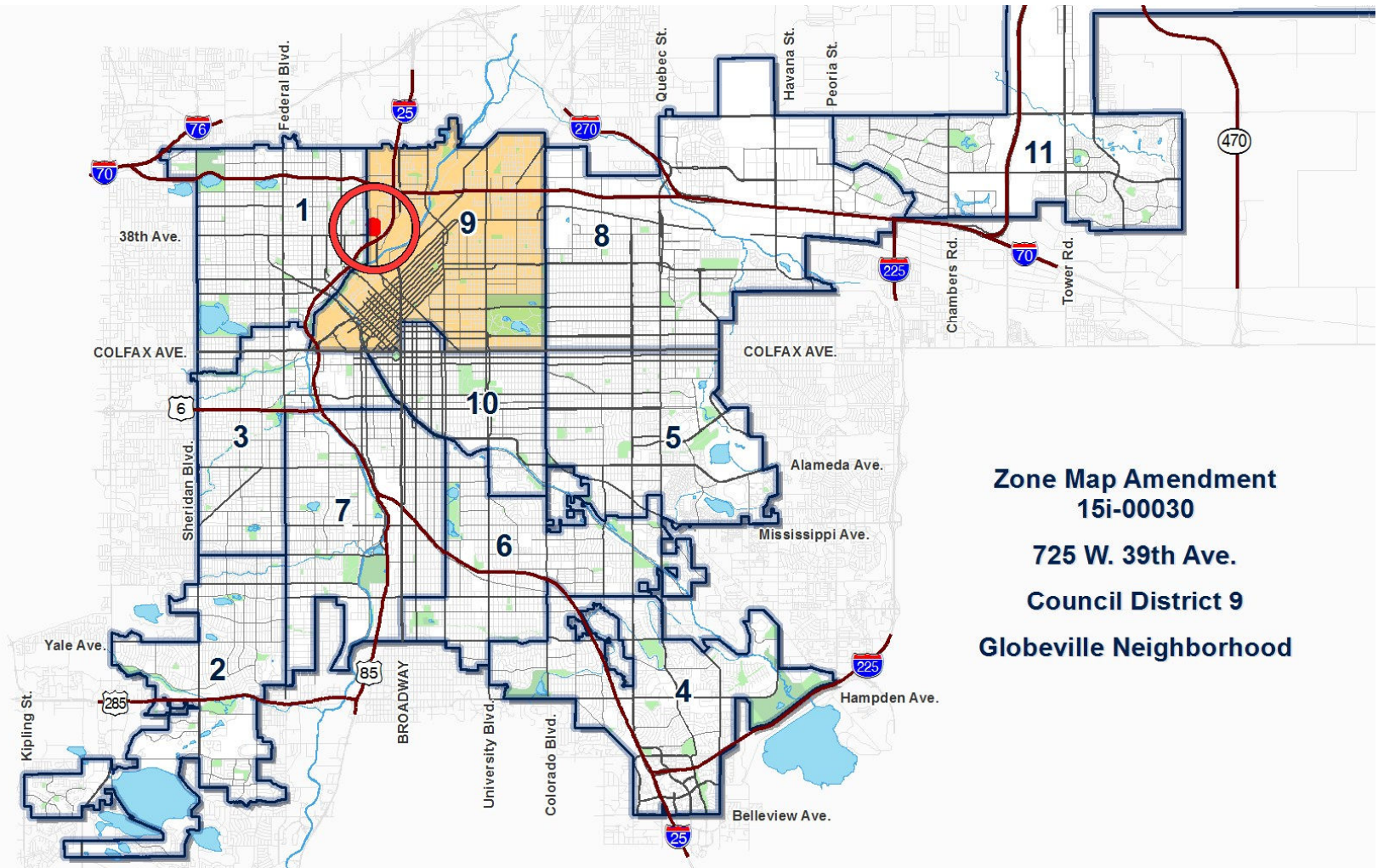
Denver City Council

March 29th, 2016



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Location: North Denver, District 9

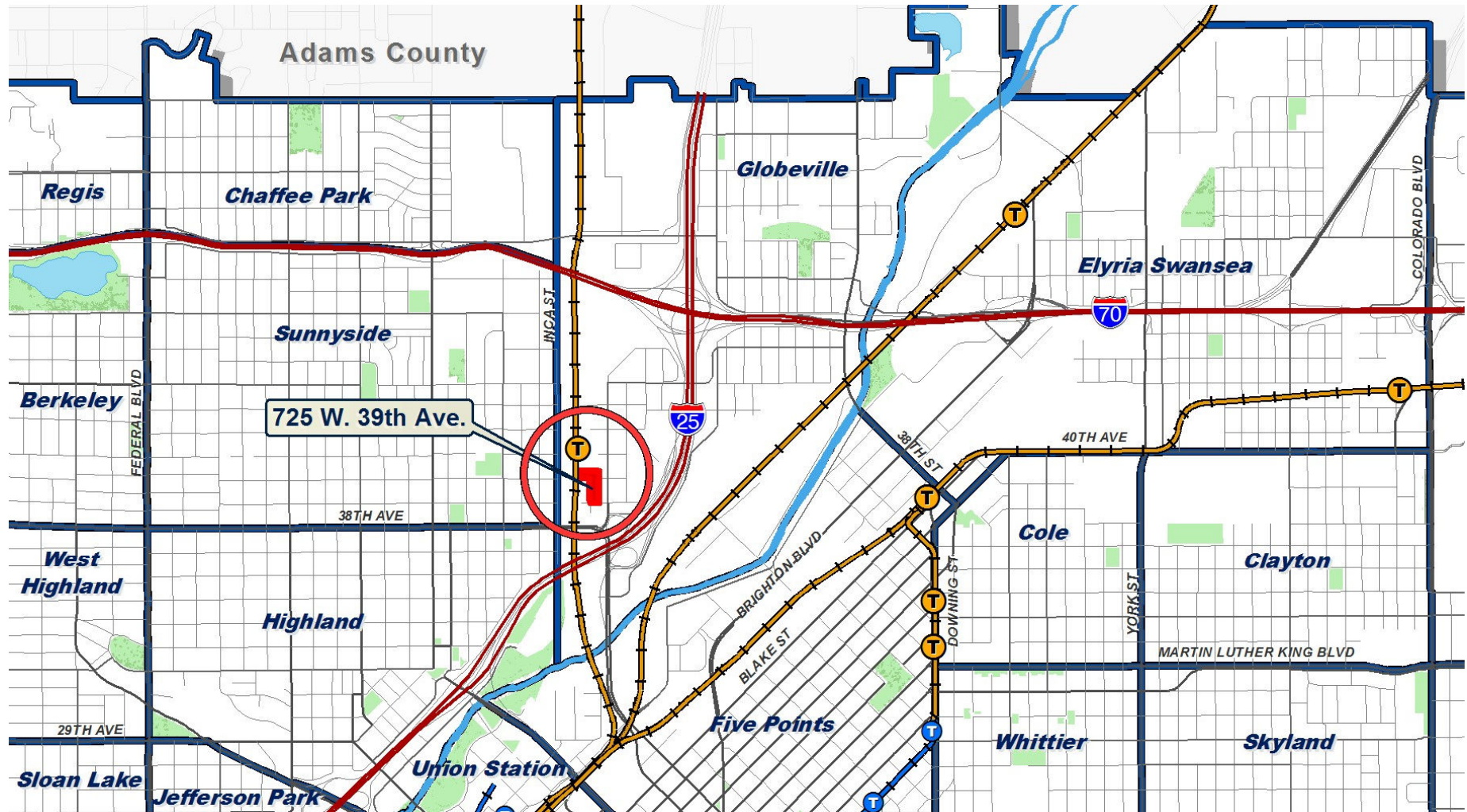


**Zone Map Amendment
15i-00030**
725 W. 39th Ave.
Council District 9
Globeville Neighborhood



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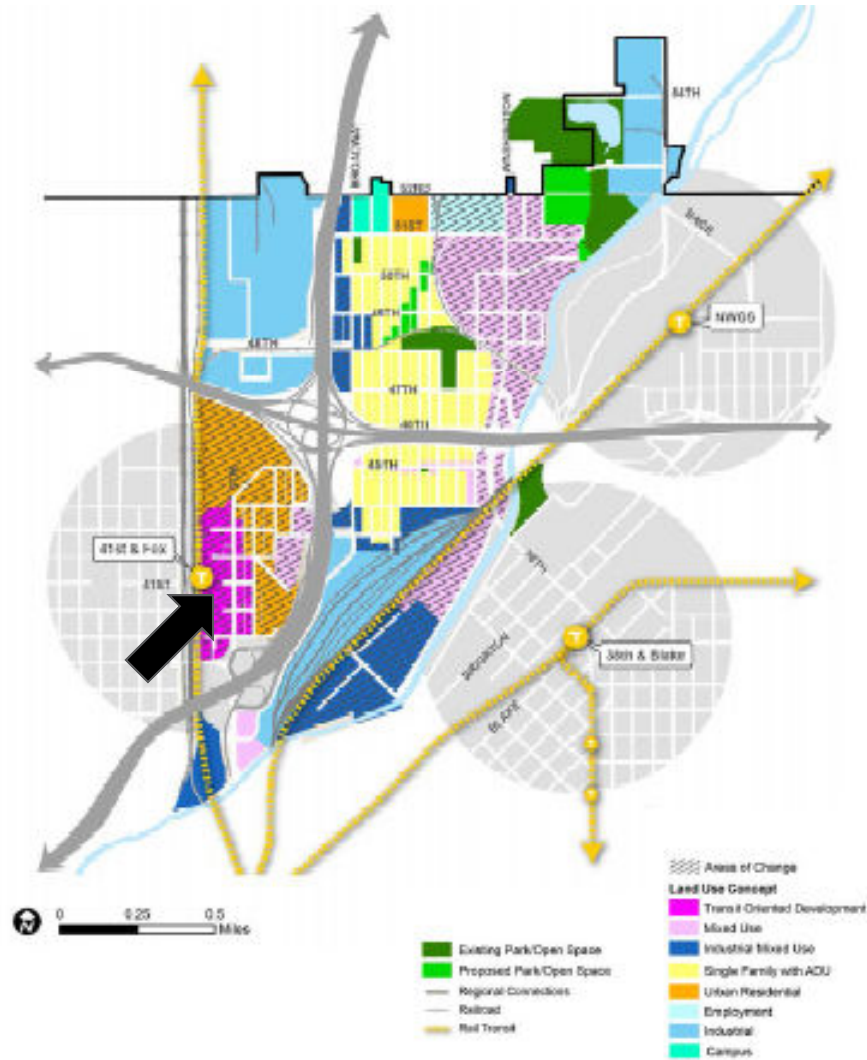
Location: Globeville





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SE Globeville



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Search Google Maps

Menu



38th & Inca

City of Cuernavaca Park

Highland

Sunnyside

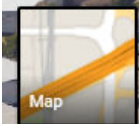
41st & Fox Station
Park-n-Ride

RTD Route 8

Fox St. - future bike

Gold Line

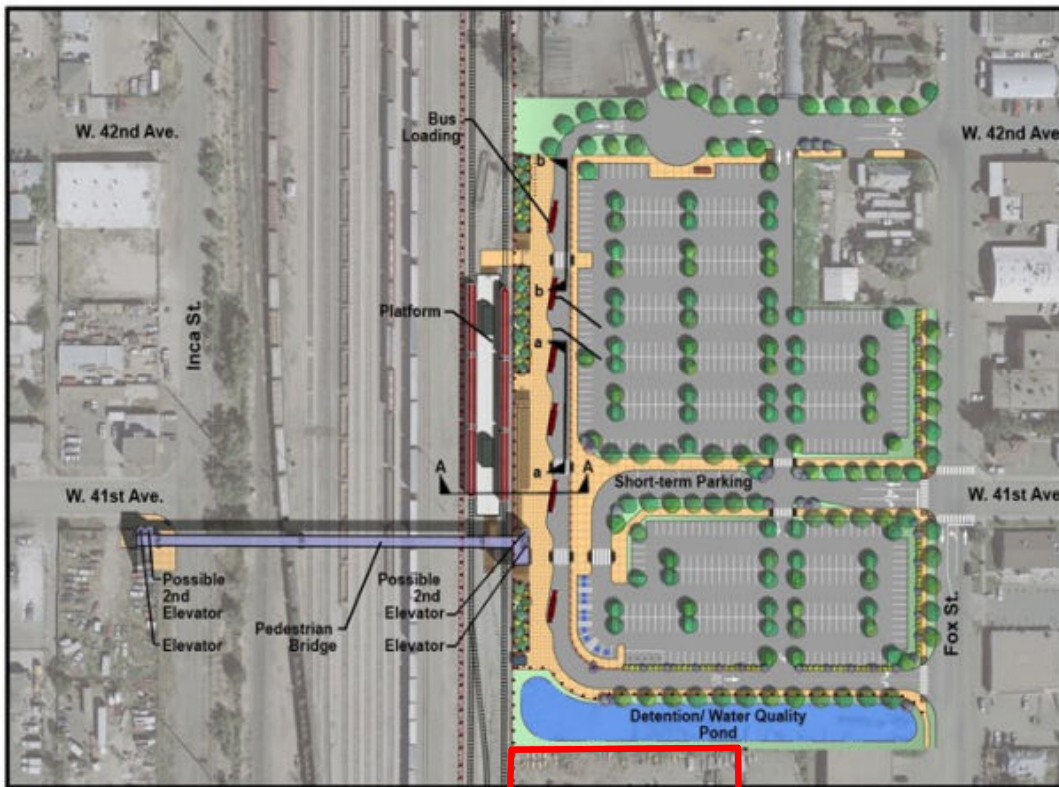
The Regency Student
Housing Community





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41st & Fox Station



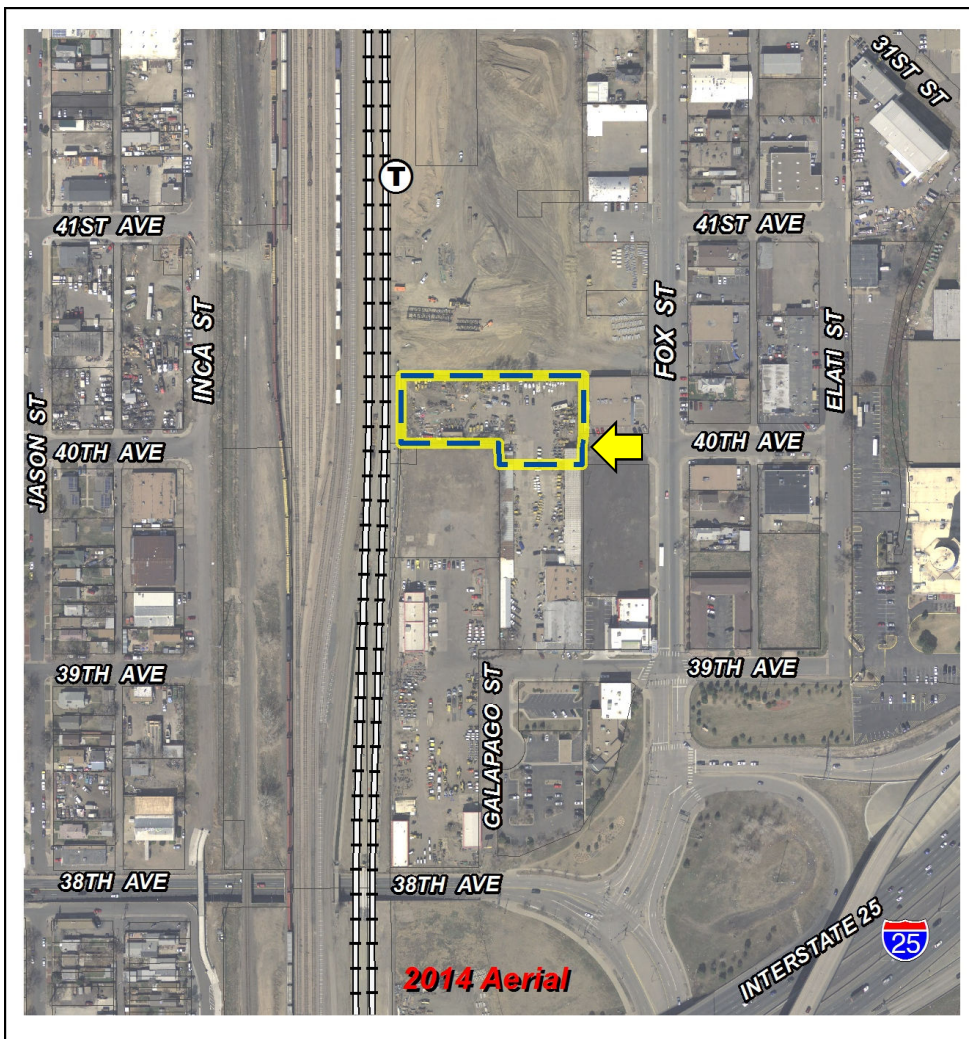
Legend

- Opening Day Parking (500 Spaces)
- Plaza/ Walkway
- Landscape Area
- Detention/ Water Quality Pond

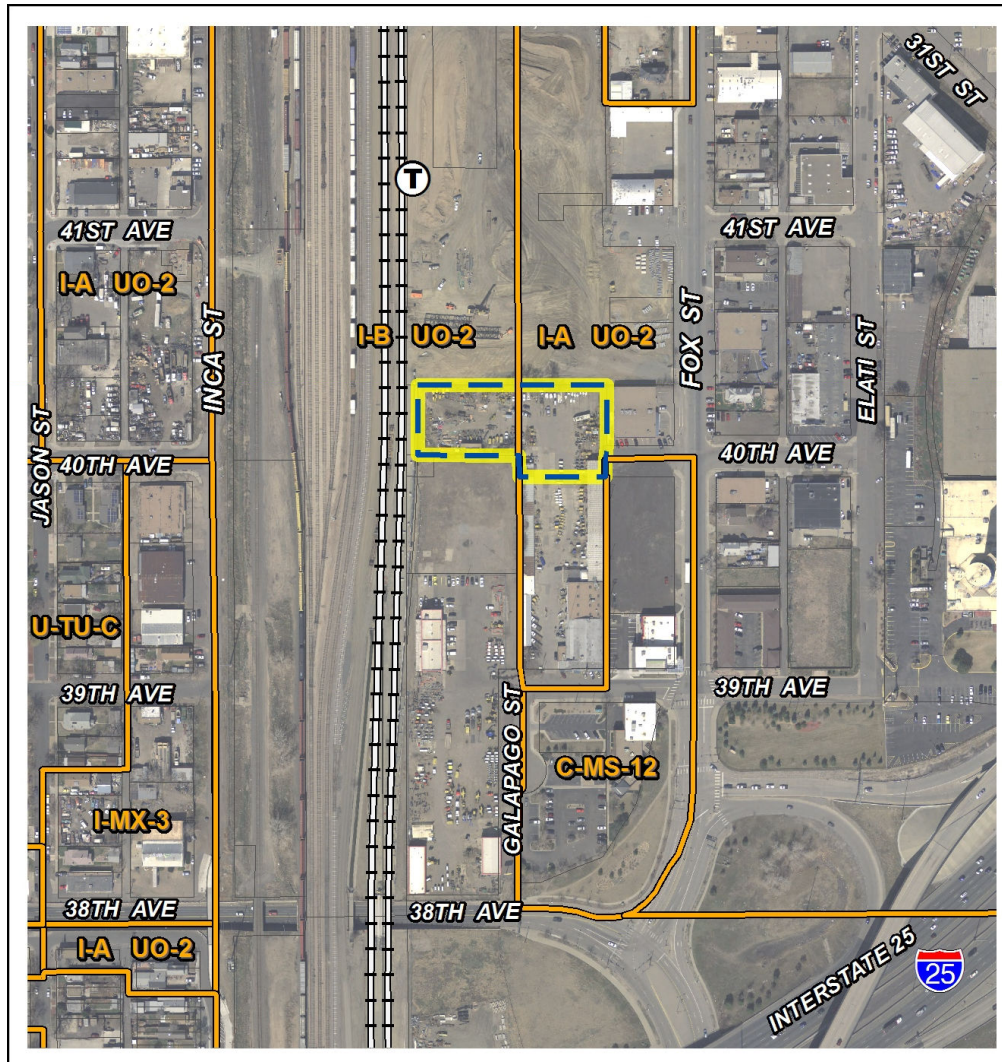


Site Plan (Opening Day)





- Property:
 - 1.44 Ac.
 - Access to Fox St at 39th Ave
 - Owner Request:
Zoning to allow for transit oriented development



- Site & Surrounding Zoning:

I-B, UO-2

- Heavy Industrial
- Billboard Use Overlay

I-A, UO-2

- Light Industrial
- Billboard Use Overlay

Request: C-MX-20

Urban Center - Mixed Use - 20 Story Max



C-MX-20

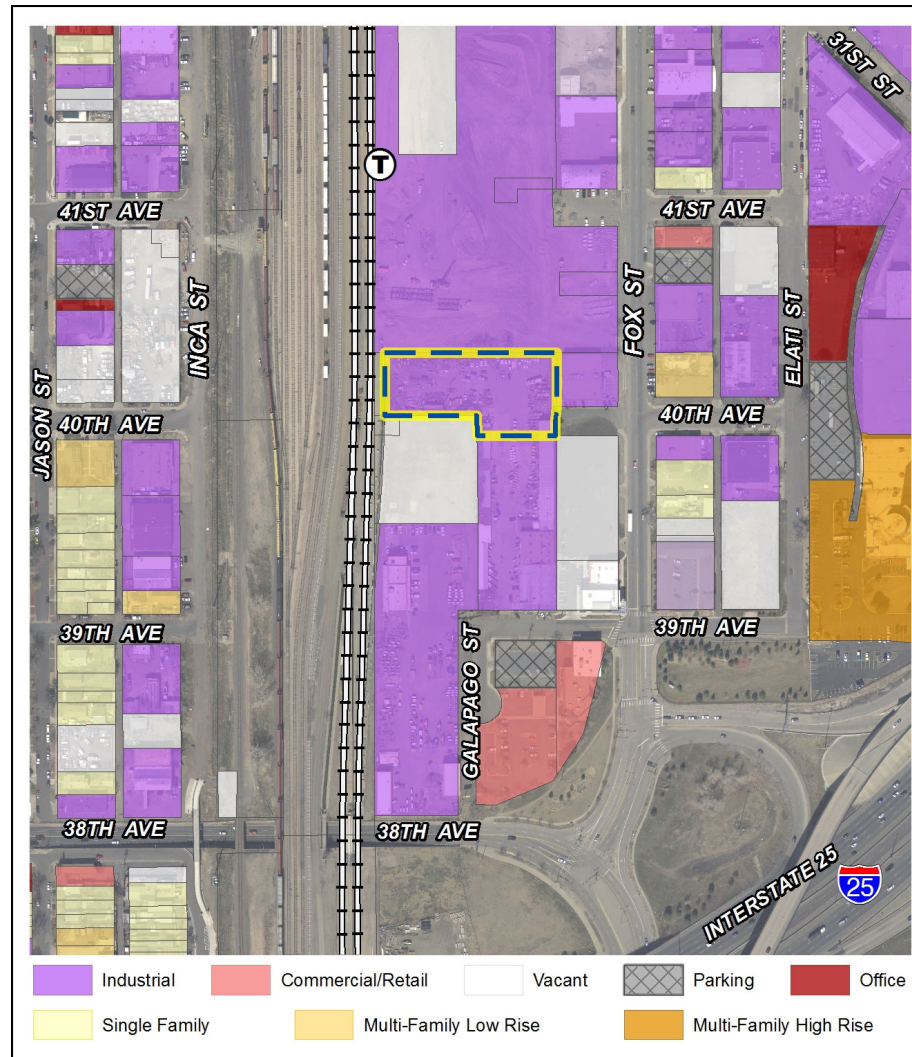
- Compact, Walkable & diverse uses,
- Supported by Collector, arterial streets and multi-modal transit
- **Mixed Use Development:** Street-active with pedestrian-scaled ground level
- Up to 20 stories





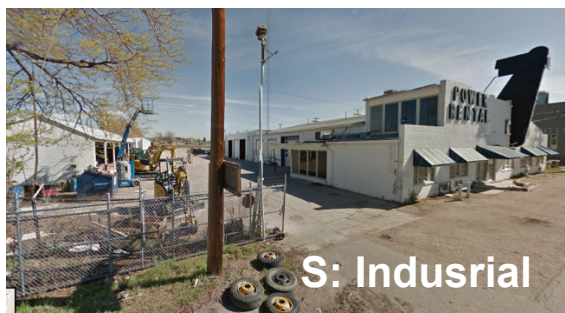
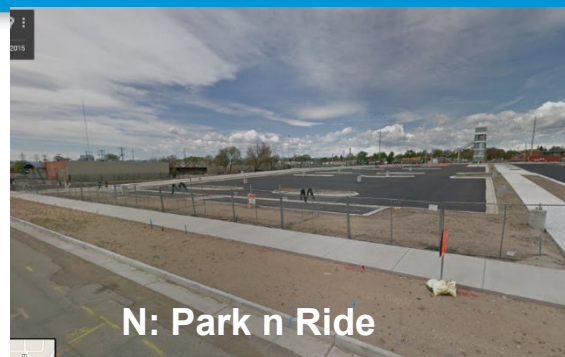
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Existing Context – Land Use



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Existing Context – Building Form/Scale





Rezoning Process

- Public Outreach
 - RNOs
- Denver Neighborhood Association, Inc., Elyria Swansea/Globeville Business Association, Inter-Neighborhood Cooperation (INC), North Highlands Neighbors Association, Globeville Civic Association #2, United Community Action Network Inc. (**UCAN**), Globeville Civic Association #1, Denver Urban Resident Association
 - Written Notice of Receipt of Application (Jul 9th)
 - Written Notice / Signs Posted for Nov 4th Planning Board Public Hearing (15 day)
 - Written Notice for Dec 9th Neighborhood and Planning Committee Meeting (Nov 23rd)
 - **February 29th 2016:**
 - **Council Approved Modification Request**
 - **Council Hearing Rescheduled to March 29th 2016**
 - **Applicant outreach**
 - Letter of Support from **UCAN**

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- 41st & Fox Station Area Plan
- Globeville Neighborhood Plan (2012)

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

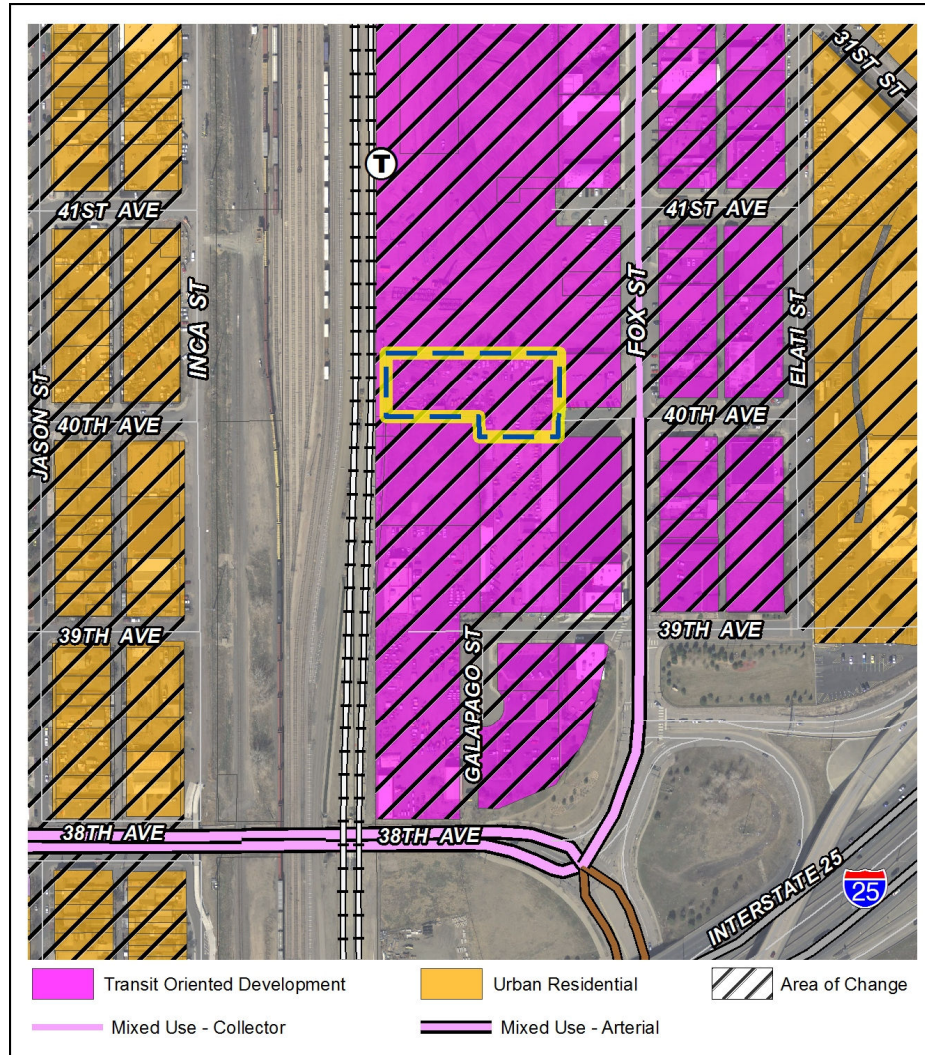


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Conserve land by promoting infill development (ES 2F)
- Promote sustainable centers of live / work activity (E&C 4A)
- Encourage Mixed Use, TOD (LU 4-A)
- Encourage densities for diverse housing needs & public transportation (LS 3-B)

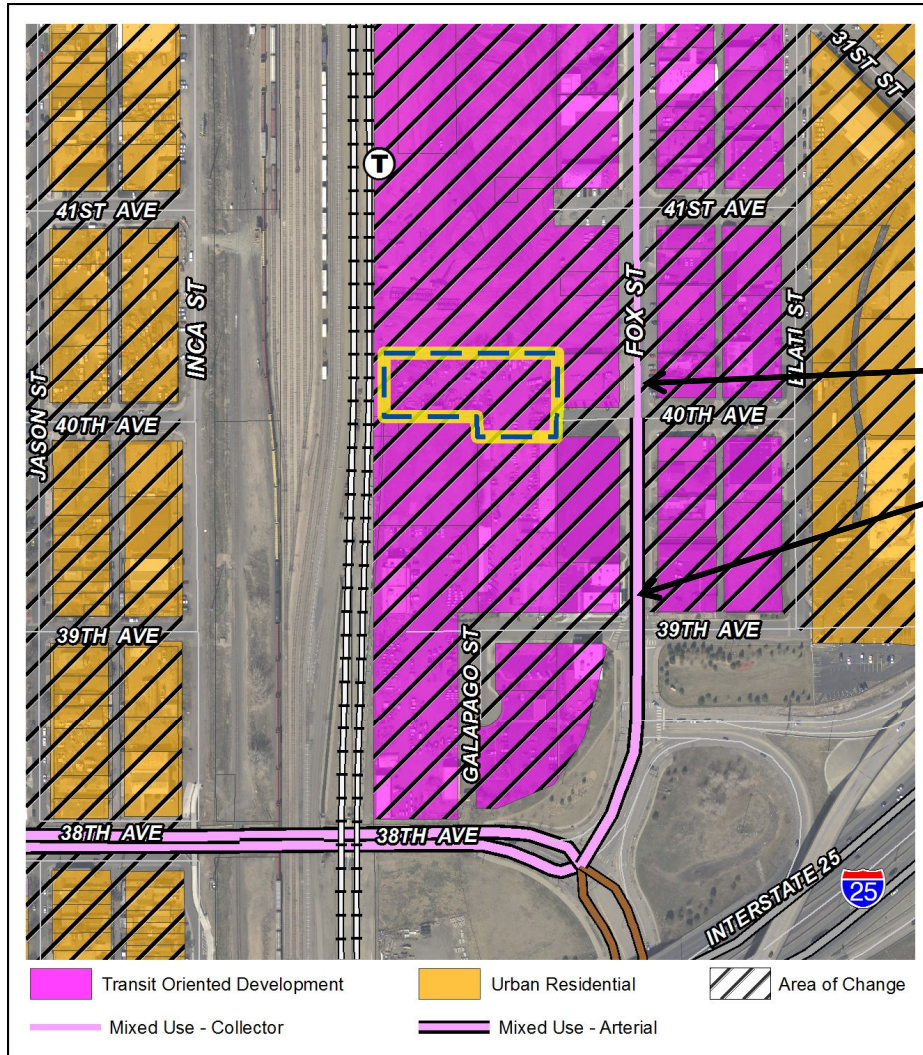
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - **Transit-Oriented Development**
 - Correlates with mass transit
 - Balanced mix of uses
 - Compact, mid to high density
 - **Area of Change**
 - Channel growth to achieve benefits . . .
 - Improved transit access to jobs housing and services
 - Fewer & shorter auto trips

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Street Classifications:
 - Fox Street
 - **Mixed Use Collector**
 - *Access between neighborhoods*
 - Mixed Use Arterial**
 - *Longer trips between urban areas*
 - *Support walking and biking, and vehicle mobility*
 - Tree lawns, sidewalks, on-street parking, alleys
 - **39th Ave & 40th Ave: Local / Undesignated**

Review Criteria: Consistency with Adopted Plans

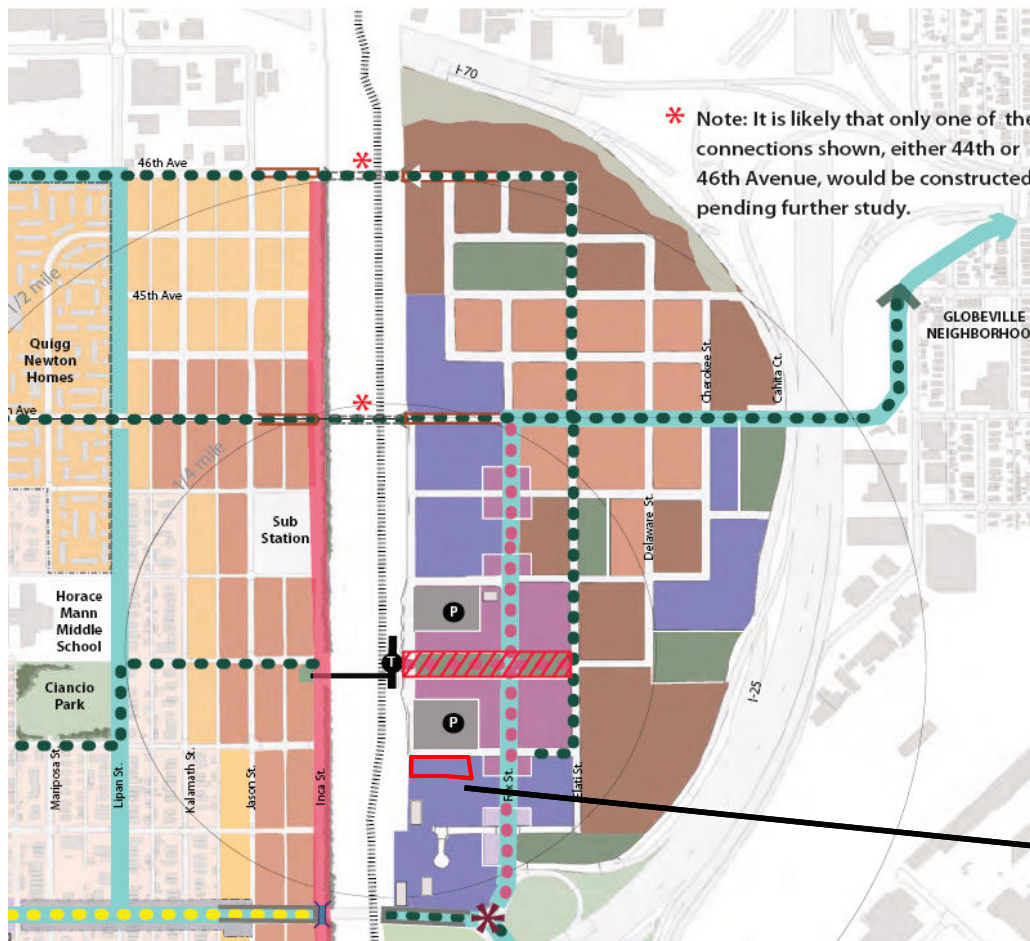
GLOBEVILLE NEIGHBORHOOD PLAN (2014)











- Supports land use and building height recommendations in 41st & Fox Station Area Plan

Review Criteria: Consistency with Adopted Plans

41st & Fox Station Area Plan (2009)



Land Use and Building Heights Map

-  Pedestrian Shopping District (2-8 stories)
-  Pedestrian Shopping District (2-5 stories)
-  Mixed-Use Office/Residential (3-20 stories)
-  Urban Residential (2-12 stories)
-  Urban Residential (2-8 stories)
-  Urban Residential (1-3 stories)
-  Single Family / Single Family Duplex
-  Proposed Open Space/ Parks/ Plaza

Employment, services and residential uses within walking distance

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- **C-MX-20 would result in uniform application of district building form, use 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, ped bridge & park-n-ride nearing completion**
 - **Nearby properties recently rezoned to C-MX-20, C-MX-12 & C-MS-8**
 - **New development: 39th Ave & Fox (Retail), and 42nd & Delaware (Regency)**

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

- **C-MX-20 (Urban Center–Mixed Use– 20 Story Max)**

- **Urban Center Context:** Compact, Walkable & Diverse Uses
- Meets the desired neighborhood context (per adopted plans)
- **C-MX-20 Mixed Use Development:**
 - Street-active and pedestrian-scaled ground level
 - Density, Diversity supports walking, shopping & public gathering near transit

CPD Finding: All review criteria have been met

Recommendation: **Approval**

Planning Board Recommendation: **Approval**

(Unanimous 8-0)

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