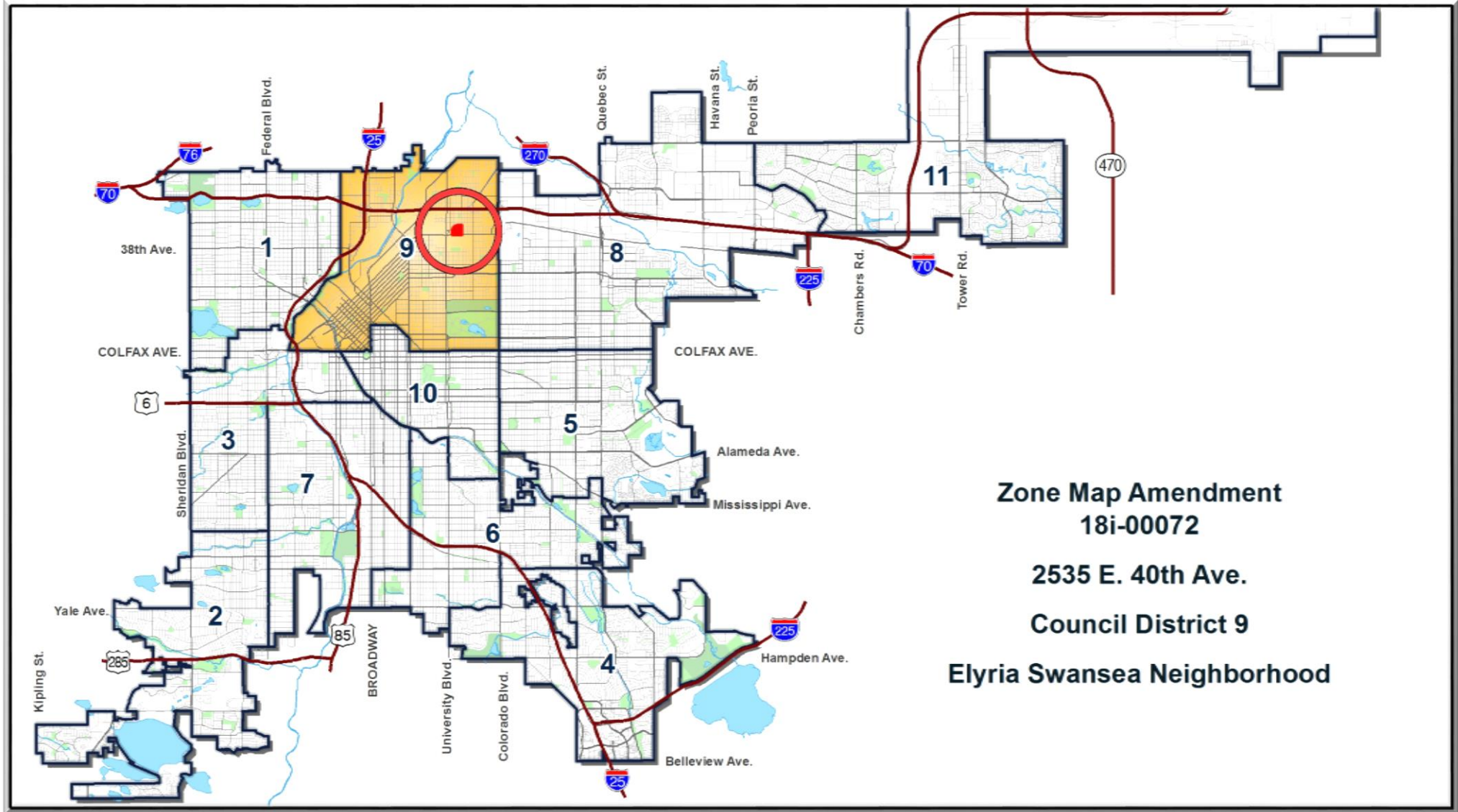




Official Map Amendment 2535 E. 40th Ave.

I-A, UO-2, I-A to I-MX-3

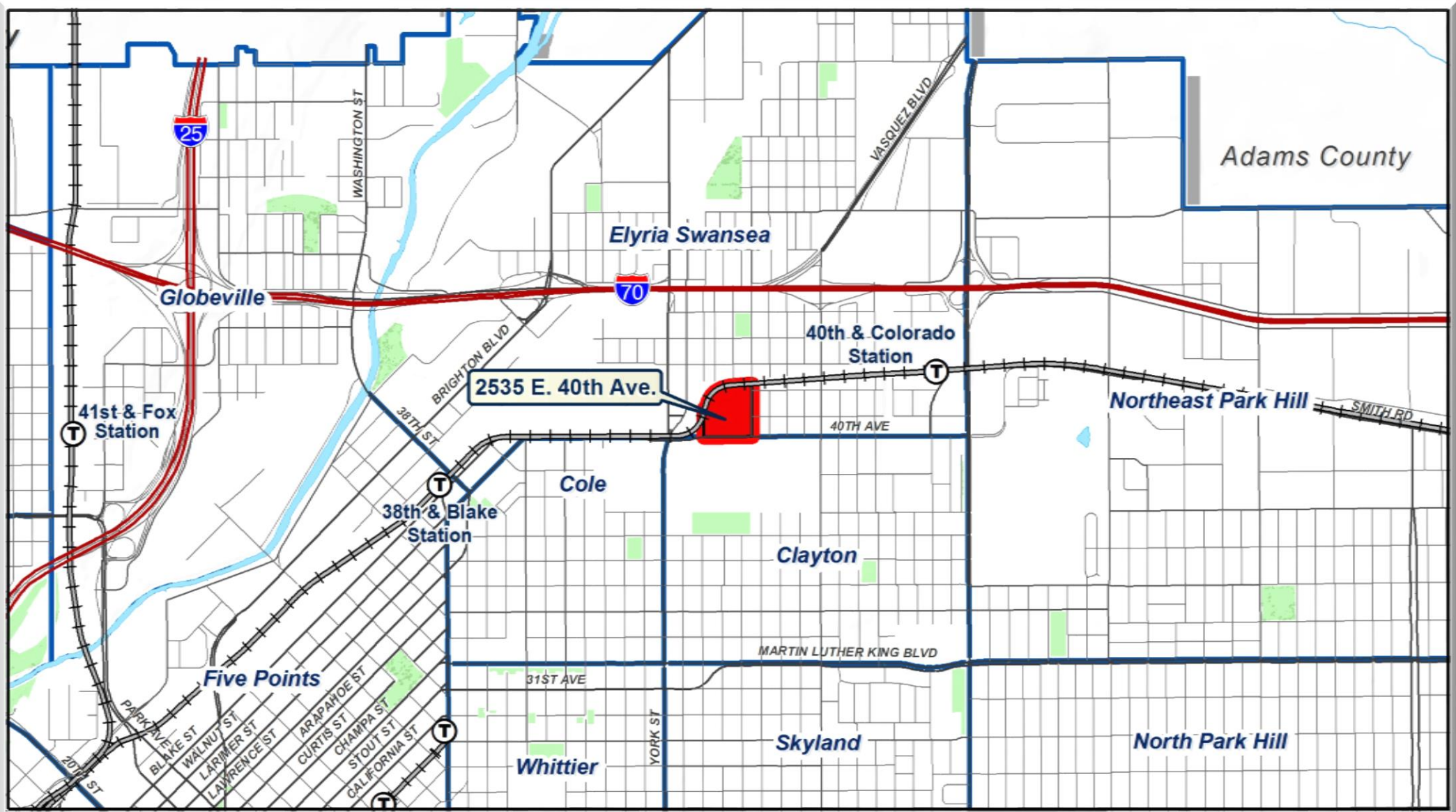


**Zone Map Amendment
18i-00072**

2535 E. 40th Ave.

Council District 9

Elyria Swansea Neighborhood





Existing Site:

- 14 acre site
- An existing 1-2 story, 235,000 sq. ft. building

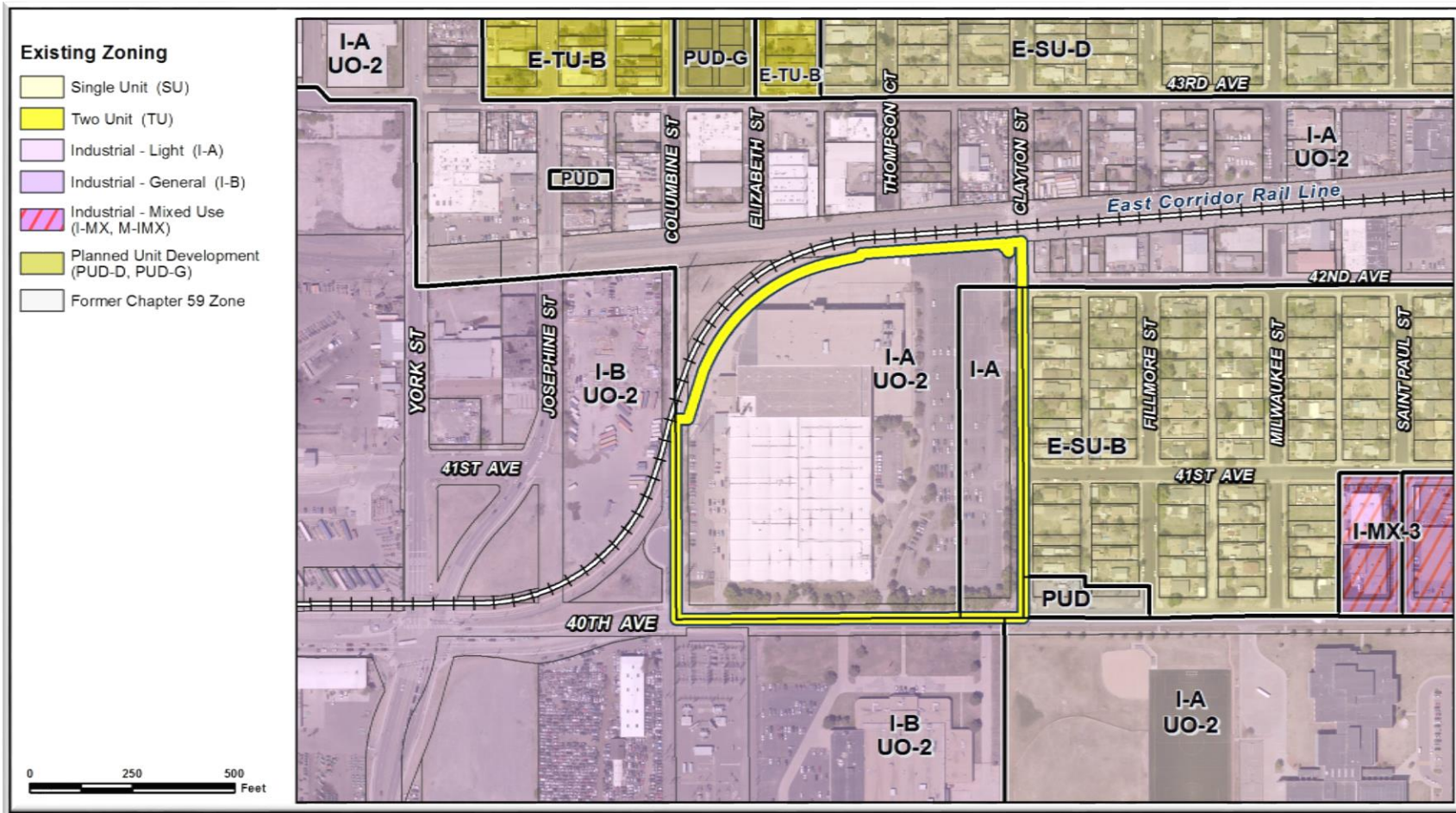
Request:

- Rezone from I-A UO-2, I-A to I-MX-3
- Removal of billboard use overlay (UO-2)

Purpose:

- Adaptively reuse existing building and associated site for mixed use infill redevelopment.

Existing Zoning

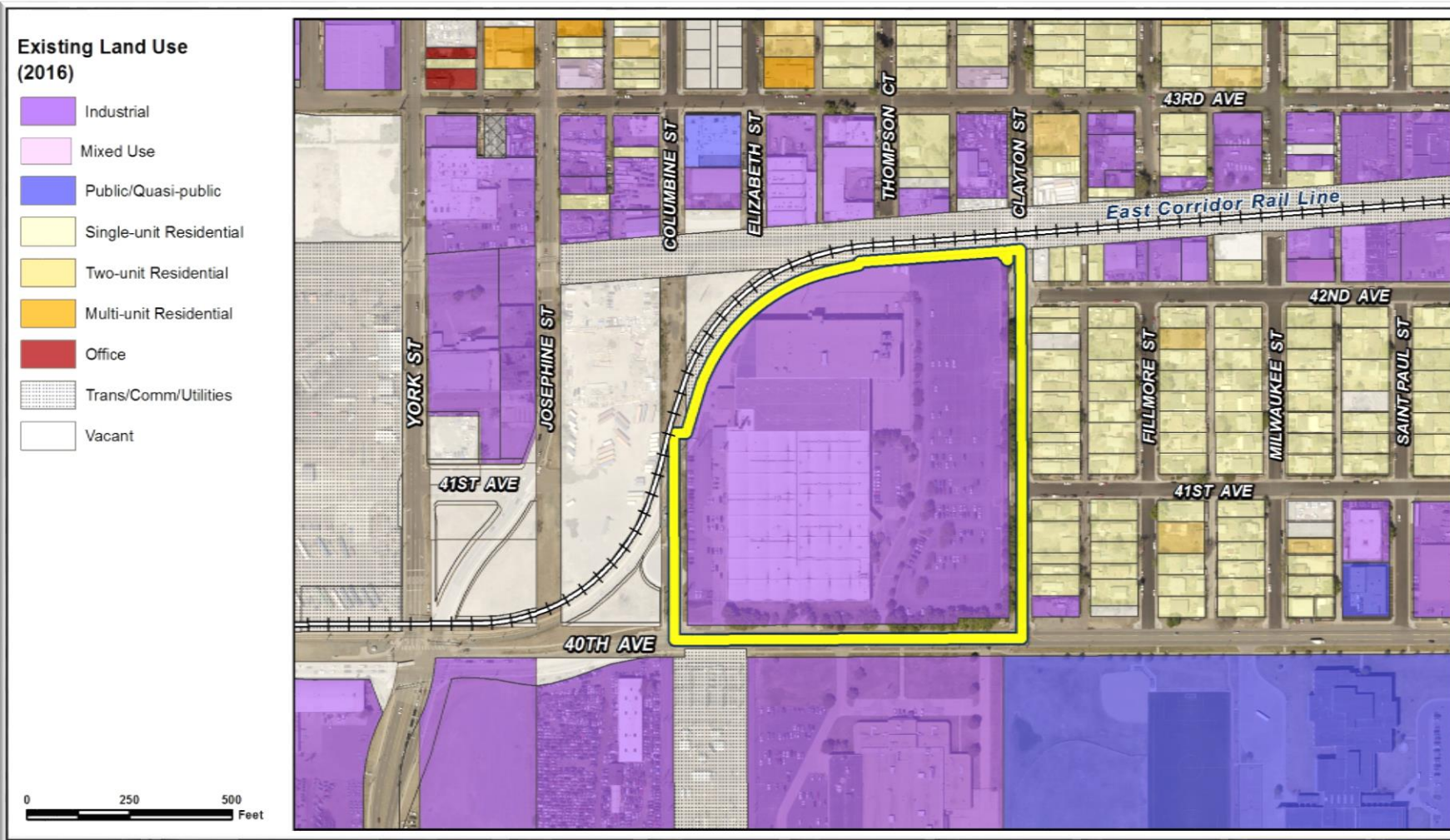


Subject Site Zoning:
I-A UO-2, I-A

Surrounding Properties:

- I-A UO-2
- E-SU-B
- PUD
- I-B UO-2

Existing Land Use



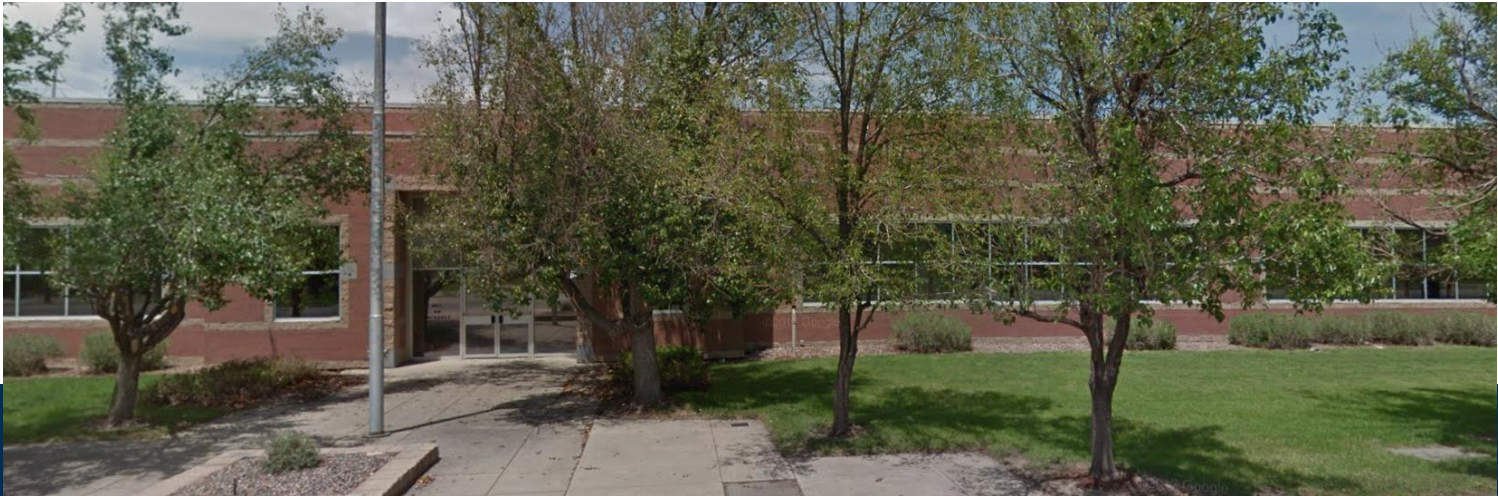
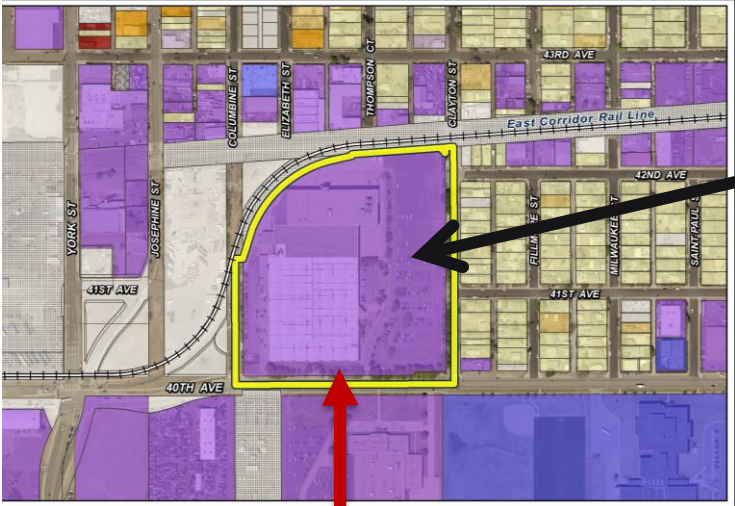
Site

- Currently used as non-profit dance studio and offices

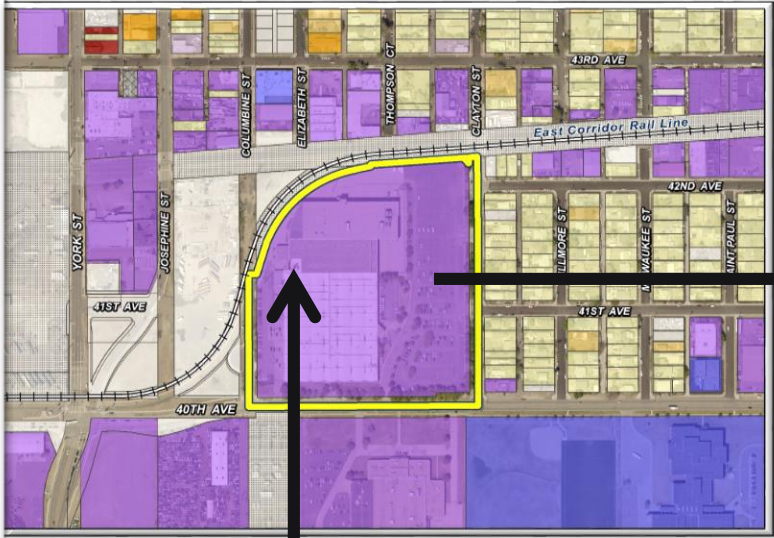
Surrounding Uses

- Primarily industrial to the north, south
- Single-unit residential to the east
- Bruce Randolph High School to the southeast
- Vacant, utilities and Industrial to the south and west

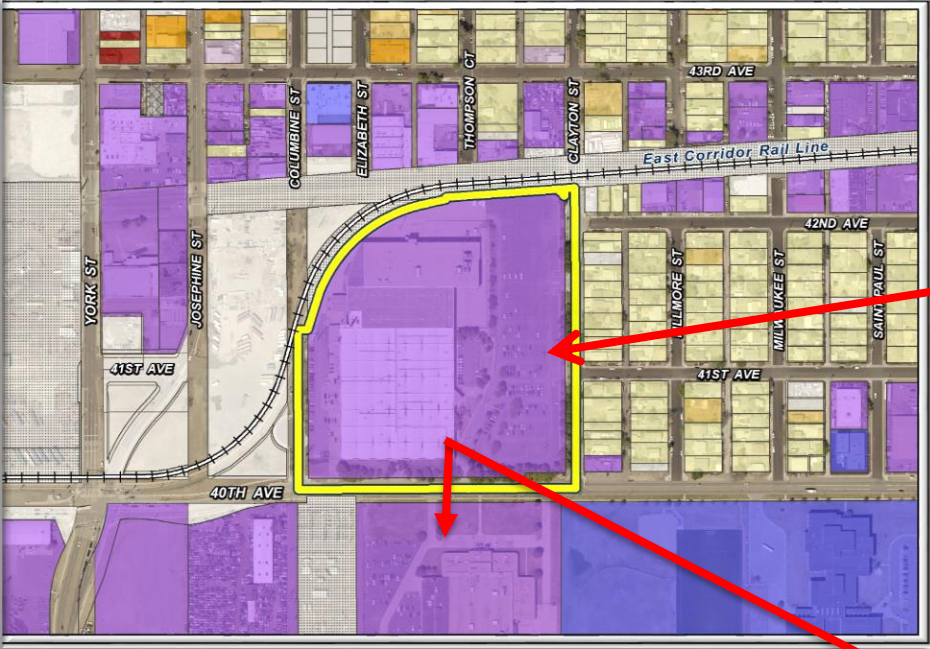
Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



Process

| Action/Process Step | Date |
|---|------------|
| Informational Notice of Application sent to Council, RNO's & property owners within 200' of site | 10/15/2018 |
| Planning Board Hearing Notice Sign Posted and Written Notice Sent to Council, RNO's, and property owners within 200' of site | 1/18/2019 |
| Planning Board Public Hearing: <ul style="list-style-type: none"> Board unanimously recommended approval (9-0) | 2/6/2019 |
| Written notice of LUTI meeting sent to Council and RNO's: | 2/11/2019 |
| LUTI Meeting | 2/26/2019 |
| Property posted and written notification of Council hearing: | 3/19/2019 |
| City Council Public Hearing | 4/8/2019 |

Registered Neighborhood Organizations

- Inter-Neighborhood Cooperation (INC),
- UCAN,
- The Points Historical Redevelopment Corp,
- Clayton United,
- Cross Community Coalition,
- Elyria and Swansea Neighborhood Association,
- Elyria Swansea/Globeville Business Association,
- Opportunity Corridor Coalition of United Residents,
- Denver Arts and Culture Initiative,
- Unite North Metro Denver

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

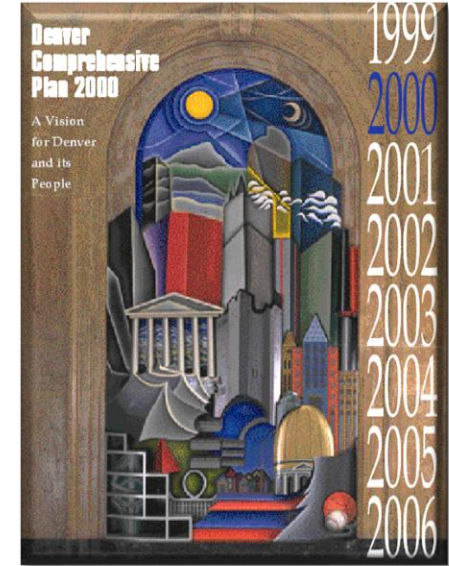
1. Consistency with Adopted Plans

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*
- *Elyria and Swansea Neighborhoods Plan (2015)*

Review Criteria: Consistency with Adopted Plans

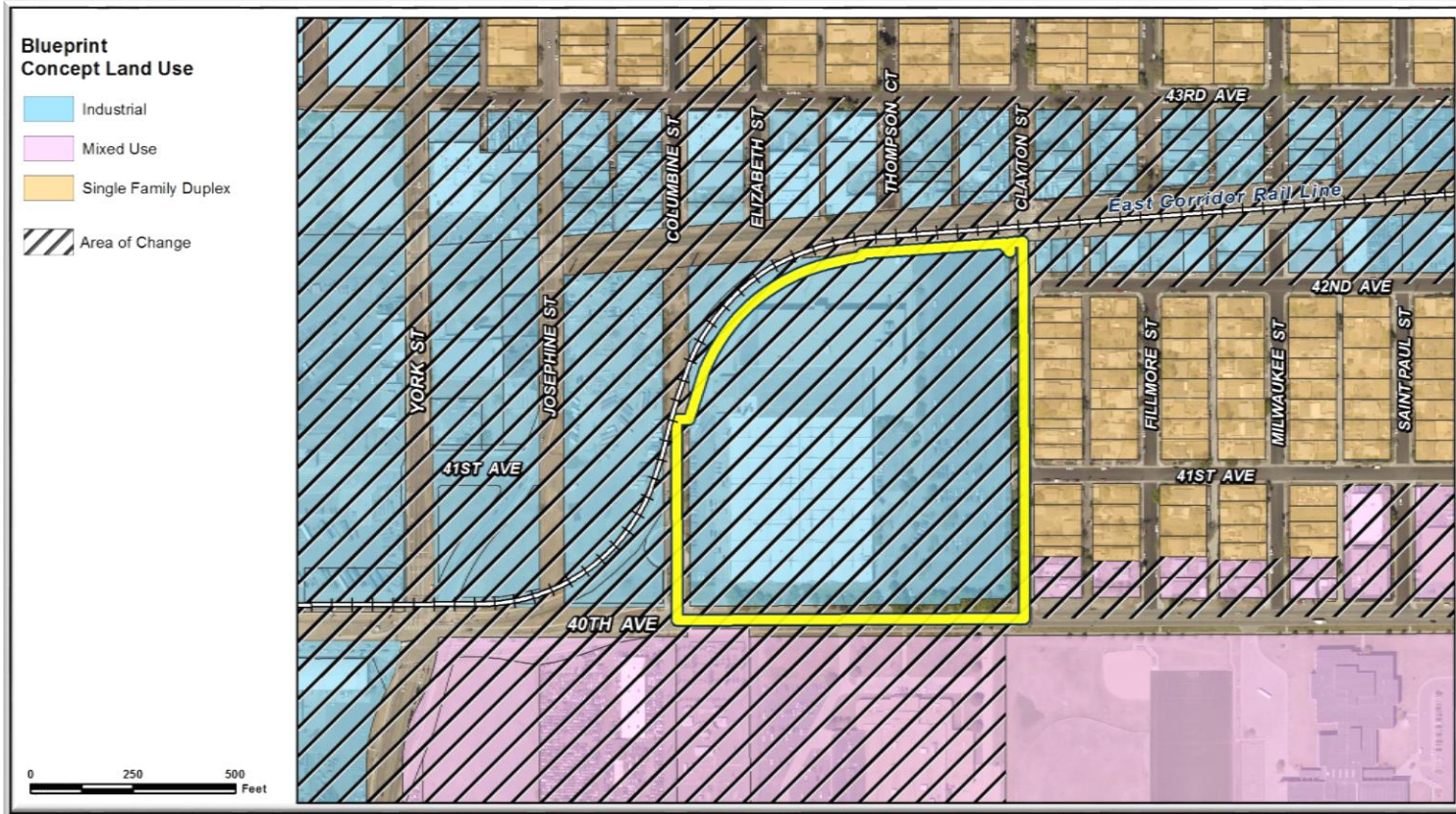
Comprehensive Plan 2000

- Land Use Strategy 3-B
- Environmental Sustainability Strategy 2-F
- Environmental Sustainability Strategy 4-A
- Mobility Strategy 4-E
- Neighborhoods Strategy 1-F



The proposed rezoning to I-MX-3 is consistent with *Comprehensive Plan 2000* because it would **enable mixed use infill development** where infrastructure is already in place and **increase density and accommodate new uses near transit**.

Review Criteria 1: Consistency with Adopted Plans



Blueprint Denver (2002)

- **Land Use Concept: Industrial**

Blueprint notes the need for Industrial areas may be decreasing and buildings are suitable for conversion to office and residential (p.40).

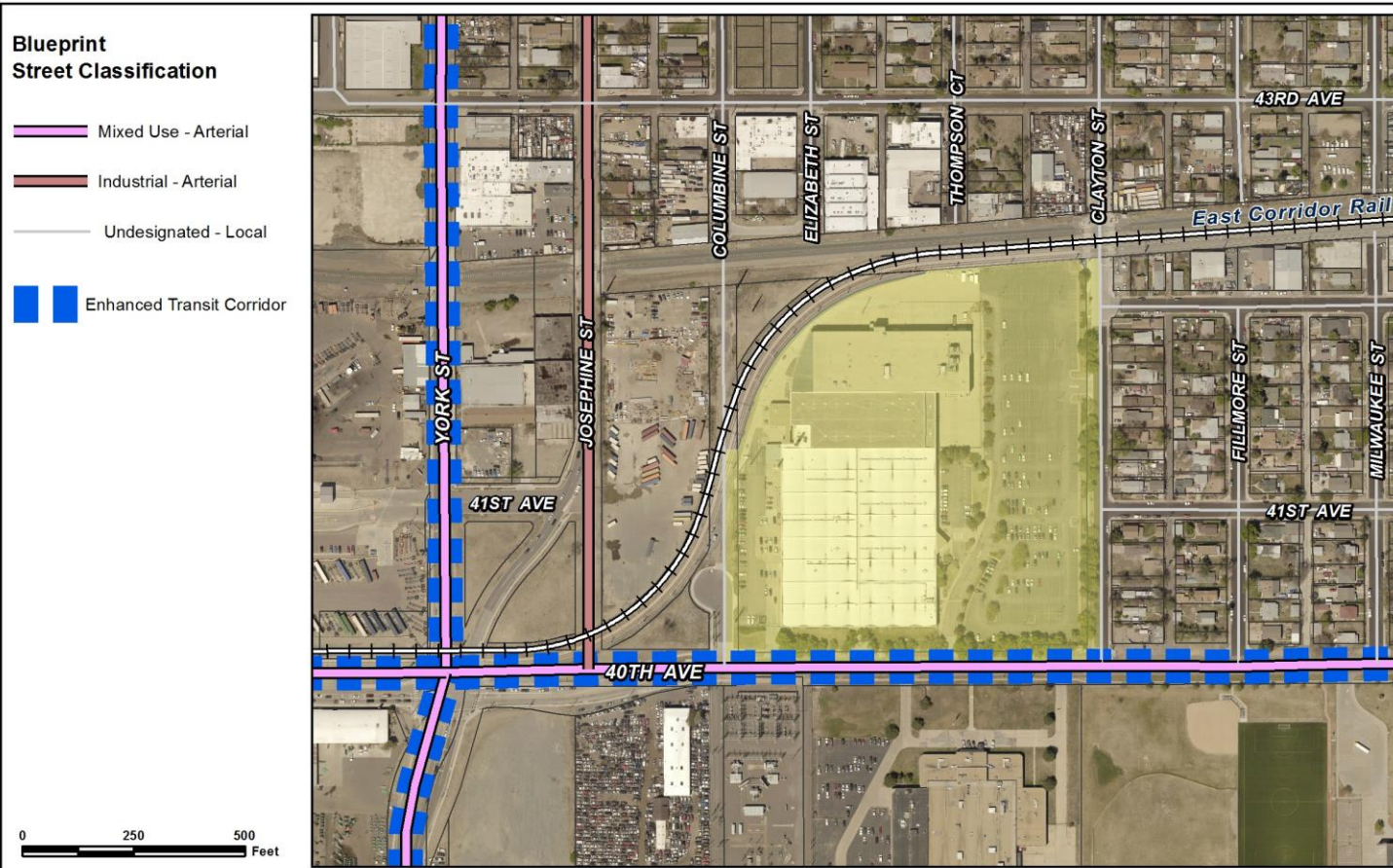
- **Area of Change**

Review Criteria 1 : Consistency with Adopted Plans

Blueprint Denver (2002)

- Future Street Classification:
 - E. 40th Ave = Mixed-use Arterial and an Enhanced Transit Corridor
 - Clayton Street = undesignated local.

The street network serving this site is appropriate for the proposed I-MX-3 district.



Review Criteria 1: Consistency with Adopted Plans

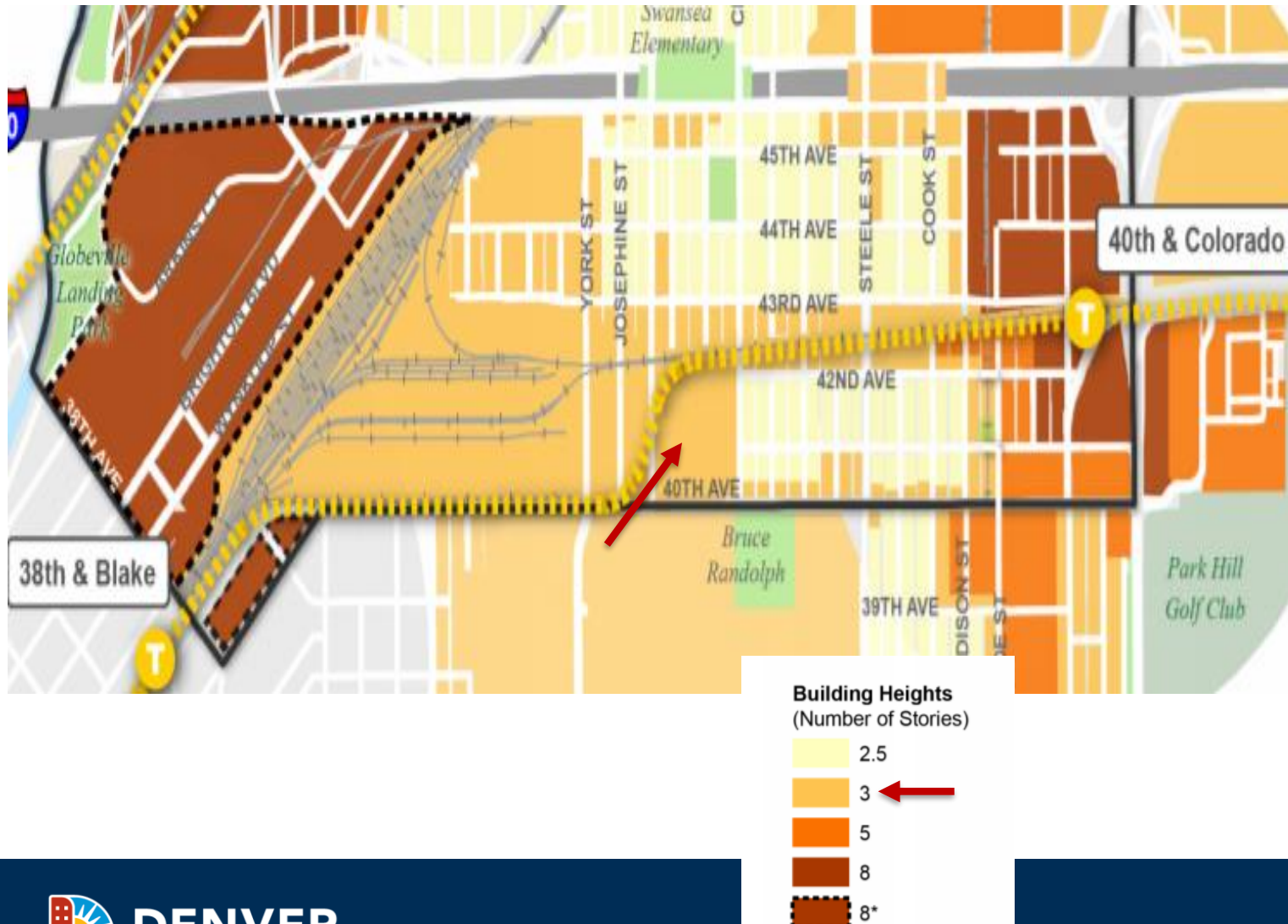


*Elyria & Swansea
Neighborhood Plan (2015)*

- **Future Land Use = Industrial Mixed Use**

I-MX-3 district is consistent with the Plan's development vision for the area by **allowing a mix of compatible uses** including residential and light industrial uses.

Review Criteria 1: Consistency with Adopted Plans



Elyria & Swansea Neighborhood Plan

- Recommended maximum height of 3 stories.
- I-MX-3 is consistent with the plan guidance.

Review Criteria

2. Uniformity of District Regulations

- Request is consistent with a standard zone district and will result in the uniform application of the I-MX-3 zone district.

3. Further Public Health, Safety and Welfare

- Furthers the public health, safety and welfare through the **implementation of adopted plans** and **encouraging the adaptive re-use** and infill redevelopment of this underutilized site, **enabling a mix of uses within a mile of transit.**

Review Criteria

4. Justifying Circumstances

“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include:

- a. Change or changing conditions in a particular area or the city generally; or
- b. A City adopted plan...”

- **Adoption of the Elyria & Swansea Neighborhoods Plan (2015)**
- **40th & Colorado and 38th & Blake Stations A Line.**
- **Area investment and change such as the Eastside Human Services Center at 38th and Steele Street.**

Review Criteria

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

- Consistent with the Industrial context description as there are various industrial uses in the surrounding area.
- Consistent with the purpose and intent of the Industrial Mixed- Use Districts
 - Industrial mixed use districts accommodates a variety of industrial, commercial civic, and residential uses.
 - Intent of I-MX-3 is consistent as the building heights and surrounding industrial context.



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