



DENVER
THE MILE HIGH CITY

5104 Dallas Street

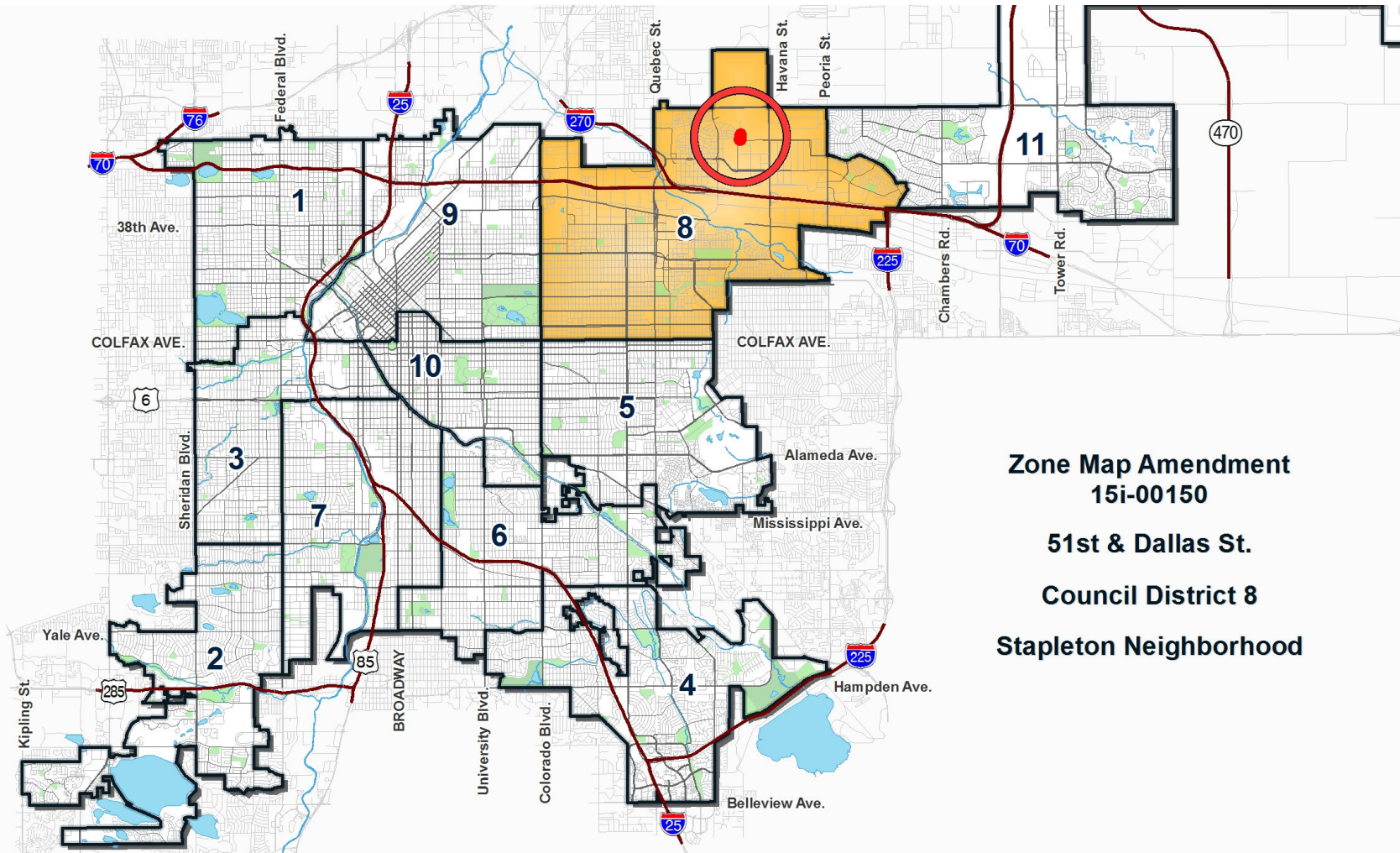
M-RX-5 to I-MX-3

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



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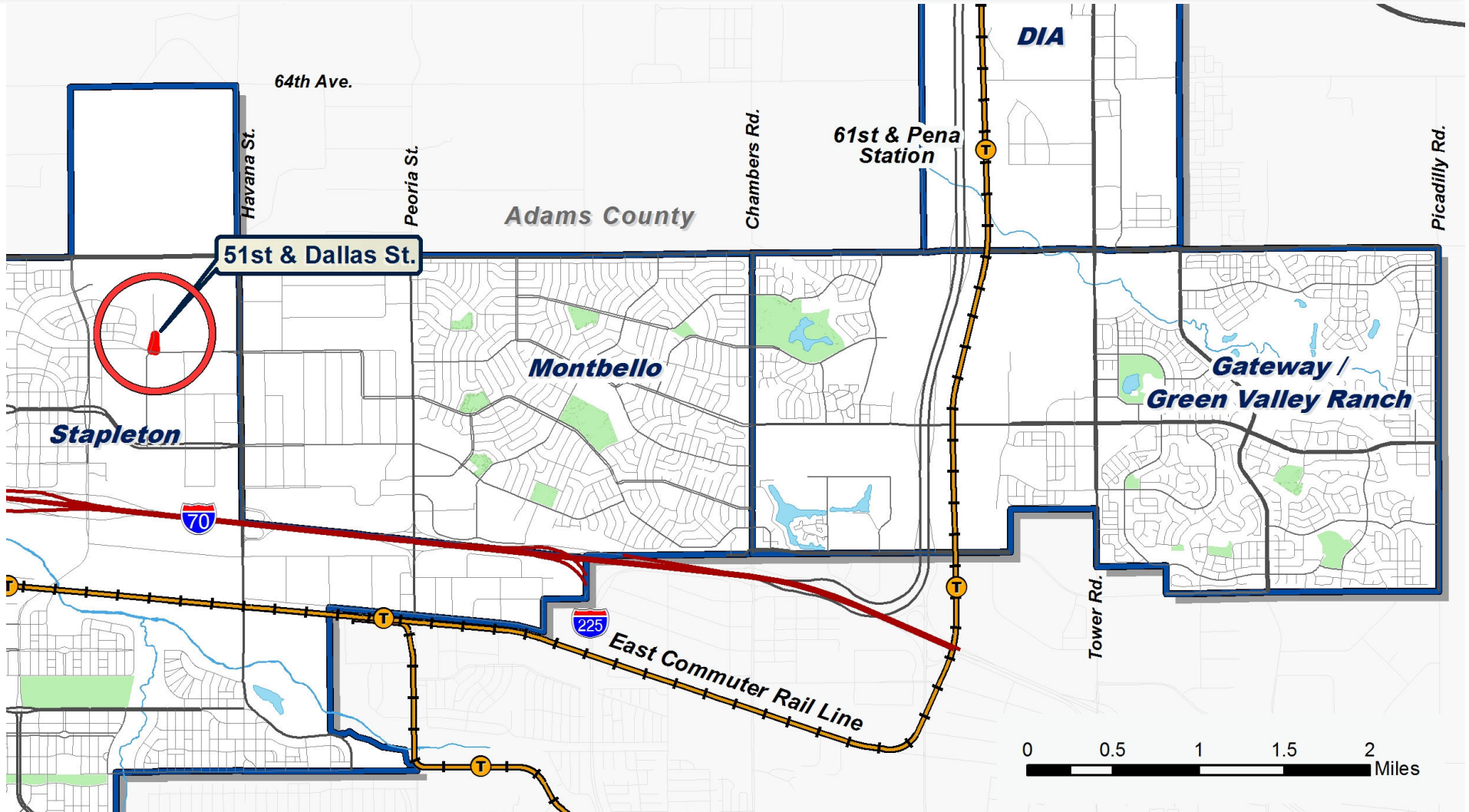
Location

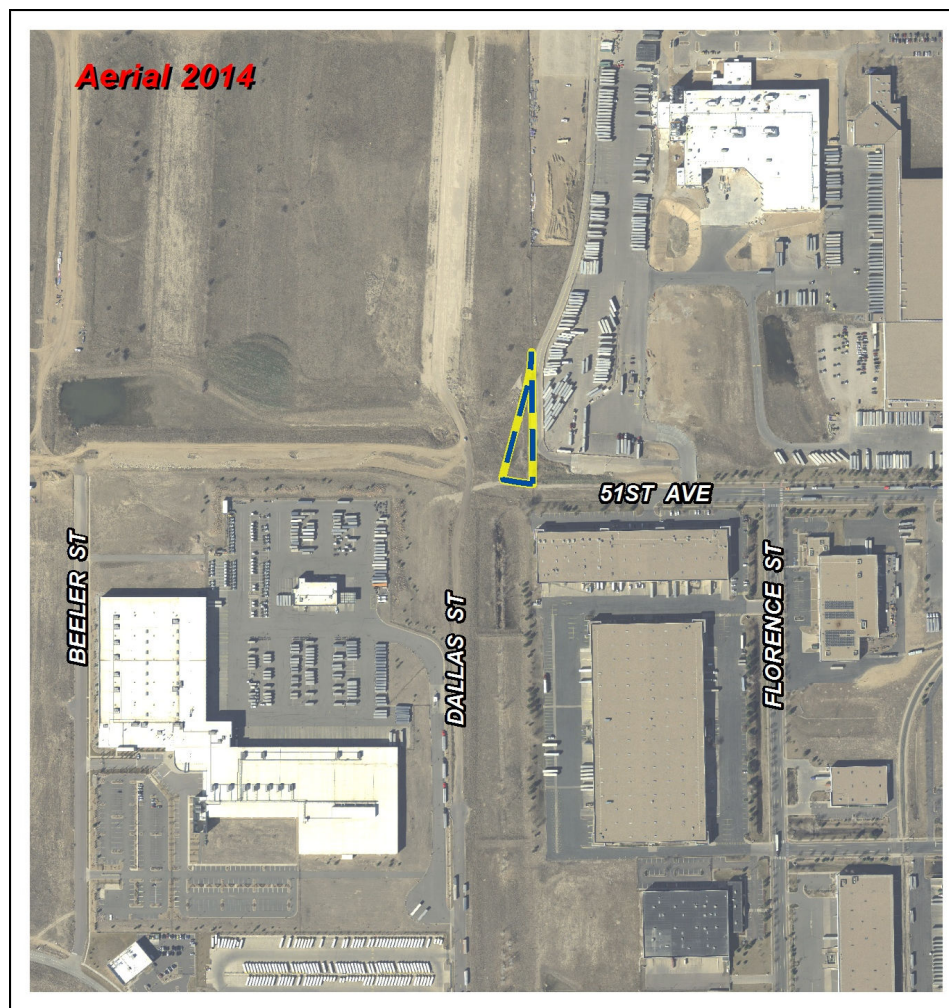




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Location





- Property:
 - 0.56 Acres, 24,269 SF
 - Vacant
- Property Owner:
 - Requesting rezoning from **M-RX-5** to **I-MX-3** to use the property for a maintenance facility to serve north Stapleton open space
- Rezone from M-RX-5 to I-MX-3



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Request: I-MX-3

Industrial Context-Mixed-Use – 3 stories max. ht.

Article 9. Special Contexts and Districts
Division 9.1 Industrial Context

DIVISION 9.1 INDUSTRIAL CONTEXT (I-MX, I-A, I-B)

SECTION 9.1.1 INDUSTRIAL CONTEXT DESCRIPTION



General Character: The Industrial Context consists of areas of light industrial, warehouse and heavy industrial areas, as well as areas subject to transitions from industrial to mixed-use. The Industrial Context includes parts of the city where outdoor uses and activities are accommodated, with appropriate screening, including outdoor storage, heavy commercial services, and waste services. Forms are often tall single-story buildings or multi-story buildings with tall ceilings that accommodate industrial processes, loading bays, and specialized equipment. Industrial uses are primarily located along or in proximity to highway or arterial streets, and often include heavy rail access.

Street, Block, and Access Patterns: The Industrial Context consists of an irregular pattern of large blocks. Vehicle access is typically a drive from the street to a surface parking lot. Truck access, loading and parking are important attributes. The Industrial Mixed Use Districts have a more urban context with a rectangular street grid and alley access.

Building Placement and Location: Industrial buildings are typically placed to accommodate the specific activity often with parking surrounding the building. In many cases, the Industrial Context incorporates existing buildings with raised loading docks presenting particular access and parking challenges. Building placement in the Industrial Mixed Use districts is closer to the street with parking, loading and access in the rear of the site. Reuse of existing industrial buildings with street facing loading presents design challenges.

Building Height and Form: Building heights range from 1-8 stories which utilize simple forms to maximize open floor space to accommodate warehousing, although older industrial areas include multi-story warehouse buildings, manufacturing uses, adaptive re-use of industrial structures, and multi-storied mixed use buildings.

Mobility: The Industrial Context has typically had a relatively low level of access to the multi-modal transit system, although many areas are adjacent to transitioning Areas of Change associated with new or existing rail transit lines.

DENVER ZONING CODE
June 23, 2010 | Republished April 7, 2014

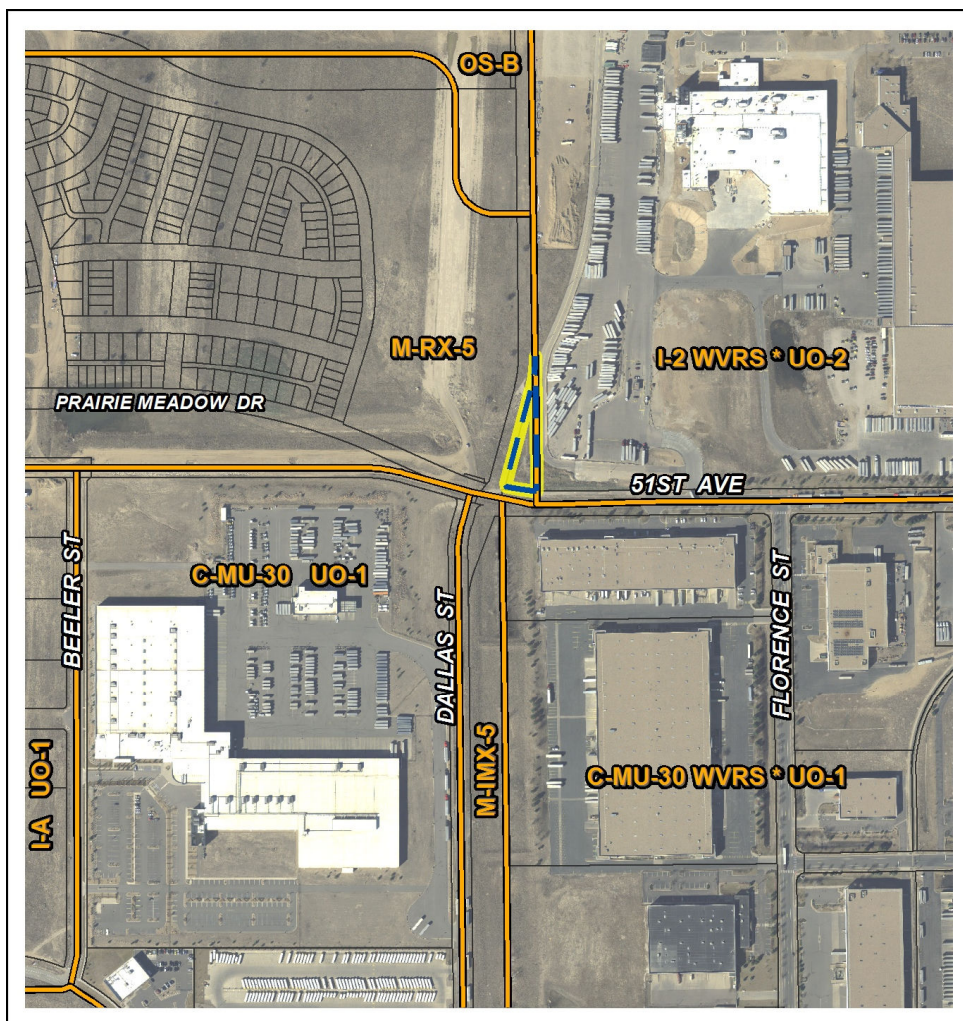
| 9.1.1



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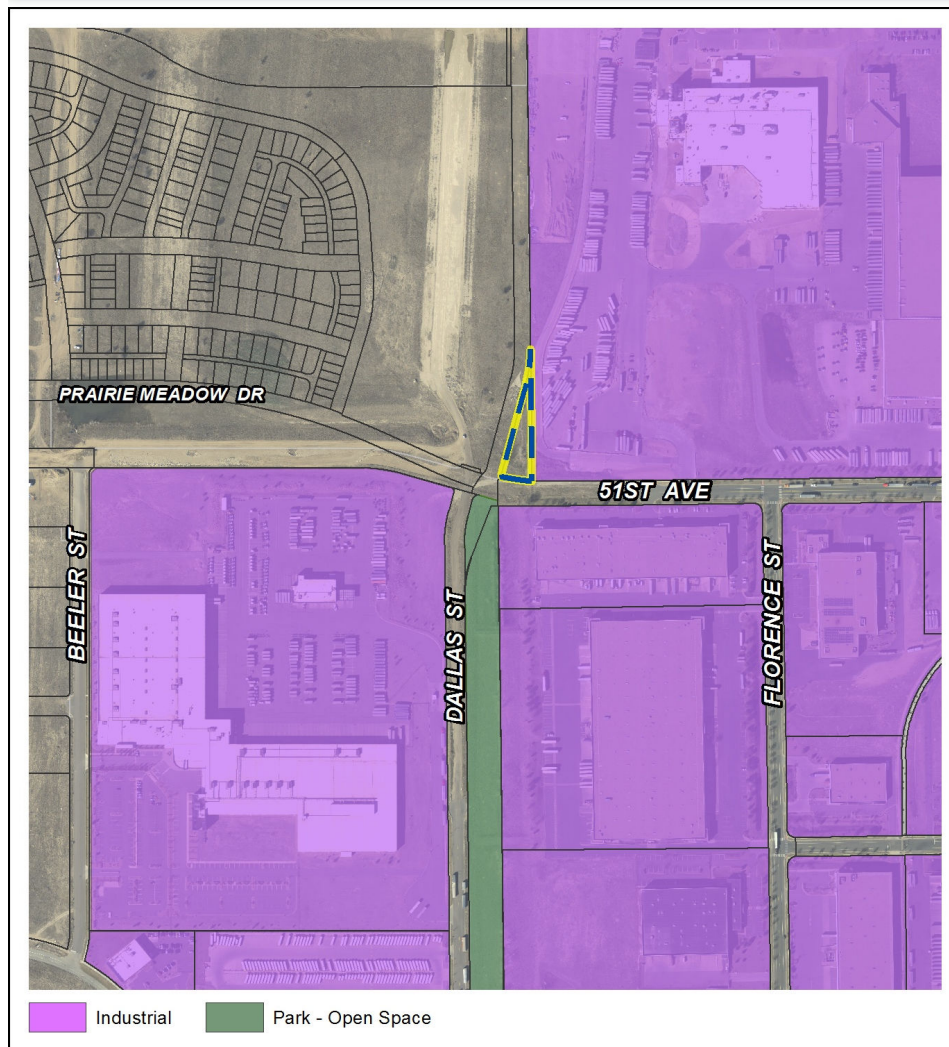
- Existing Zoning – M-RX-5
- Land Use - Vacant
- Building Form/Scale – Vacant
- Stapleton Design Review District
- North Stapleton General Development Plan (2012)

Existing Context – Zoning



- Existing Zoning – M-RX-5
- Surrounding Zoning
 - North – M-RX-5
 - South – C-MU-30 w/waivers/UO-1 and M-IMX-5
 - East - I-2 w/waivers/UO-2
 - West – M-RX-5

Existing Context – Land Use

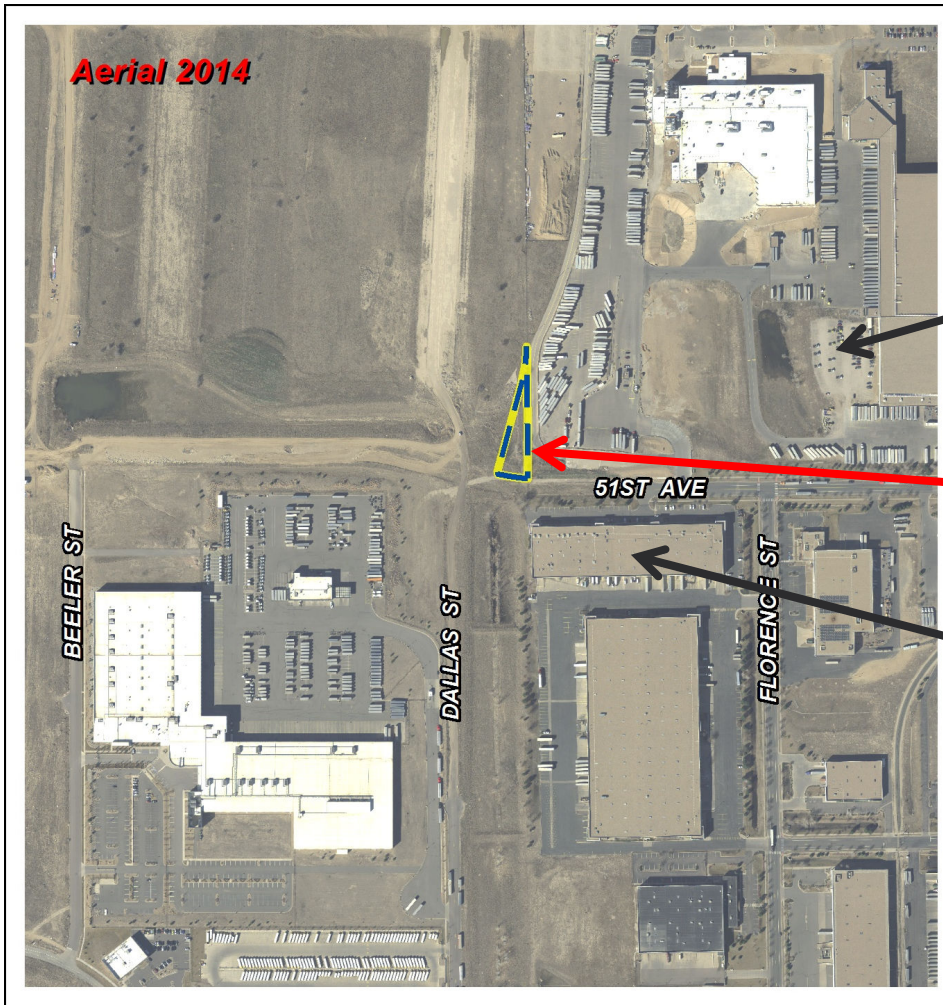


- Existing Use:
 - Vacant
- Surrounding Uses:
 - Industrial
 - Vacant, planned open space and residential



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Existing Context – Building Form/Scale



- Informational Notice – November 21, 2015
- Planning Board – March 16, 2016, notification signs and electronic notice; Planning Board unanimously recommended approval of the application
- Neighborhoods and Planning Committee –April 6, 2016
- City Council Public Hearing –May 23, 2016
- Public Outreach – RNOs
 - Northern Airport Corridor Association; Stapleton Master Community Association; Stapleton United Neighbors; Inter-Neighborhood Cooperation
- No Public Comment Received

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver: A Land Use and Transportation Plan
- Stapleton Development Plan (1995)
- North Stapleton General Development 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

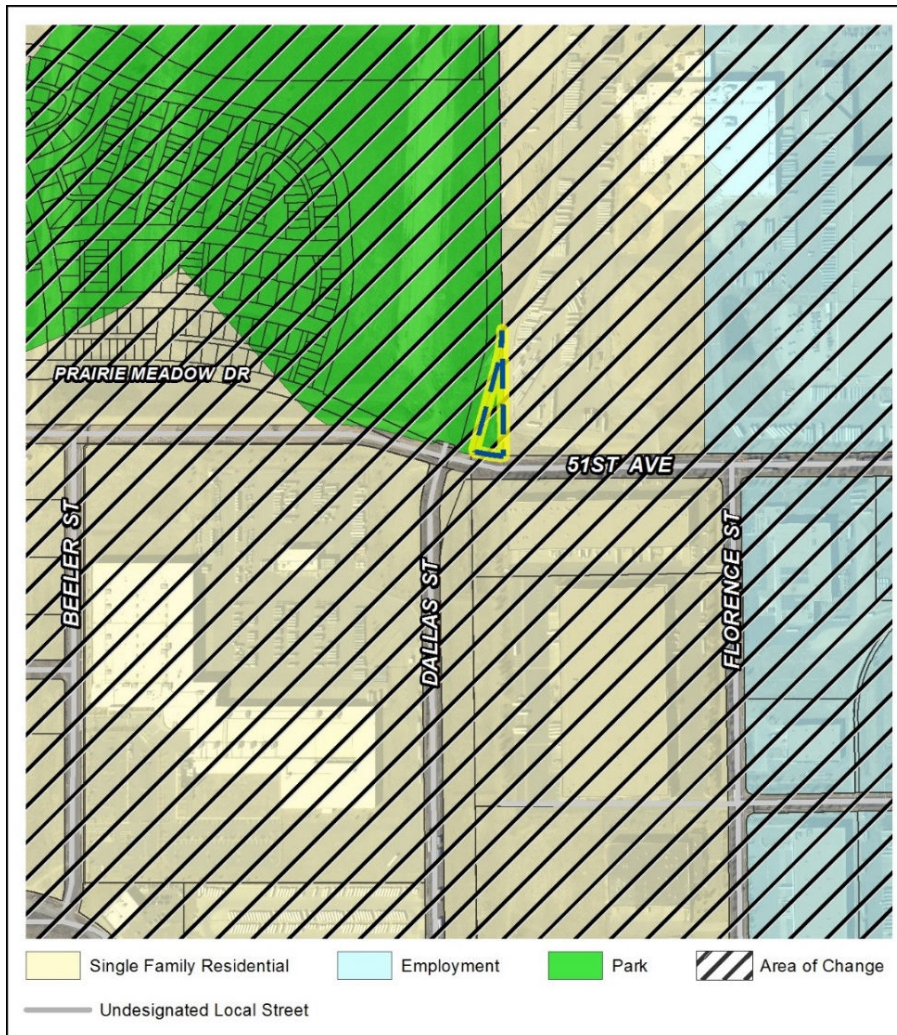


Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- **Environmental Sustainability Strategy 4-C** – *“Respect, conserve and expand wildlife habitat, watersheds, open space and other natural resources when planning, designing and building new projects”* (P. 41).
- **Land Use Strategy 3-B** – *“Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses”* (p. 60).
- **Legacies Strategy 9-B** – *“Integrate sufficient open space and recreational amenities, including small urban parks, into large-scale development plans”* (p. 102).

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - Park
 - Area of Change
 - “these large vacant development sites offer the potential to create new neighborhoods that embody the best characteristics of Denver’s traditional residential areas”

Future Street Classification

- Dallas Street and 51st Avenue - Undesignated Local

Review Criteria: Consistency with Adopted Plans

Stapleton Development Plan (1995)

► DISTRICT V

"Irondale Park Neighborhood"

PRIMARY EMPLOYMENT AREA

LARGER, FLEXIBLE SITES

RAIL AND HIGHWAY ACCESS

TRANSITION TO
RESIDENTIAL USE










Review Criteria: Consistency with Adopted Plans

North Stapleton GDP (2012)



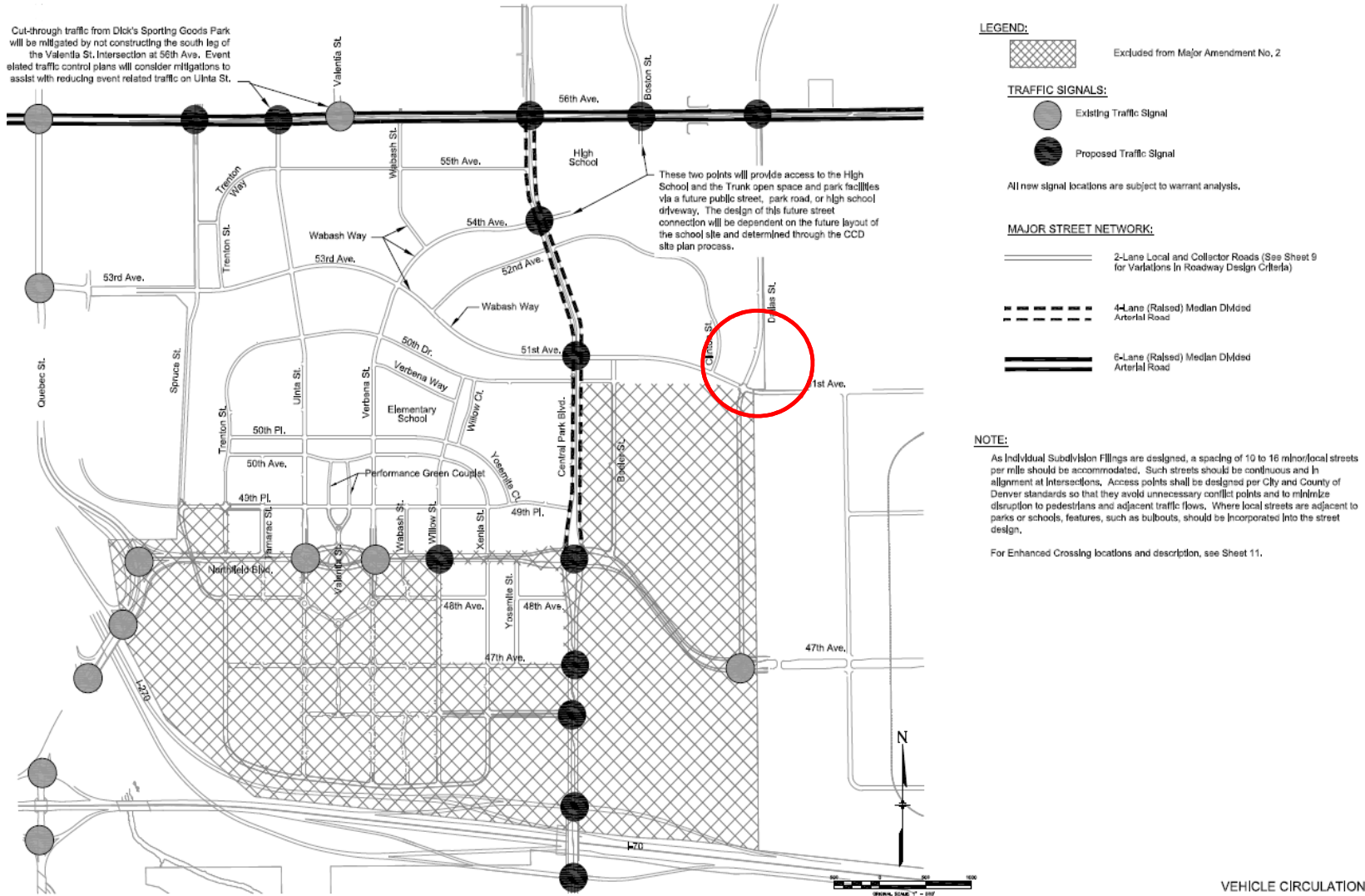
LEGEND

	Intended Land Use	Anticipated Zoning*	Anticipated Density
	Excluded from Major Amendment No. 2		
	Existing Development		
	CMC	M-RX-6	
	Residential - Mixed-Use	M-RX-6	5 to 25 dwelling units / acre
	Town Center / Mixed-Use	M-MX-6	Up to 25 dwelling units / acre
	Trunk Open Space	M-RX-6	
	In-Tract Open Space**	M-RX-6	

* It is the intent of the applicants to seek a rezoning of the Property in this Major Amendment No. 2 to accommodate the land uses generally depicted on this Proposed Land Use Plan. These rezoning requests will likely occur in conjunction with development of the North Area reflected in this Major Amendment No. 2. All rezoning applications will be processed through the regular rezoning process. See Zoning General Notes on Sheet 5 for additional information and anticipated waivers.

** The Performance Green and Pool sites are the only two areas of In-Tract Open Space that have been programmed at this time. All other In-Tract parks shall be programmed during the City subdivision process for each Filing.

Review Criteria: Consistency with Adopted Plans



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 (DZC 12.4.10.8.A).*
 - Property is located within an Area of Change
 - Ongoing redevelopment of north Stapleton, the completion of major regional infrastructure improvements, and development of additional residential subdivisions needing quality parks and open space
 - New zone district allows outdoor storage in character with

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

- **Industrial Neighborhood Context:**
 - Areas of light industrial, warehouse and heavy industrial areas, as well as areas subject to transitions from industrial to mixed-use
 - Parts of the city where outdoor uses and activities are accommodated, with appropriate screening, including outdoor storage
 - Buildings are typically in General or Industrial forms
 - Block shapes are irregular sizes shaped by a modified grid street pattern

- **I-MX-3 (Industrial Neighborhood – Mixed Use – 3 Story Max)**
 - Intended to provide a transition between mixed use areas and industrial districts
 - Areas served primarily by local or collector streets where a variety of industrial, commercial and residential uses are allowed

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