



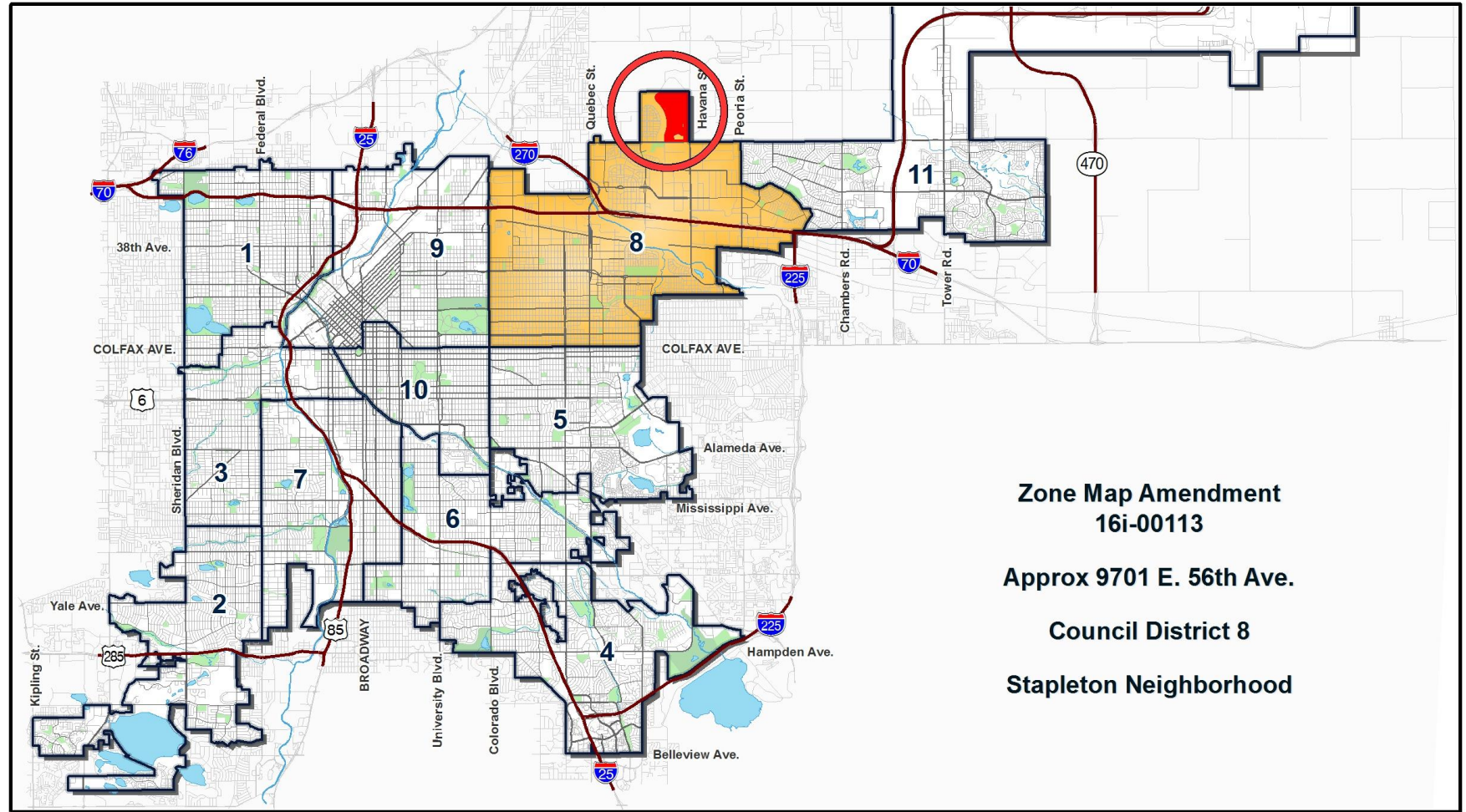
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# Official Map Amendment

#2016I-00113 rezoning Approximately 9701 East 56<sup>th</sup>  
Avenue

from M-RH-3 & OS-B to M-RX-5

# Council District 8



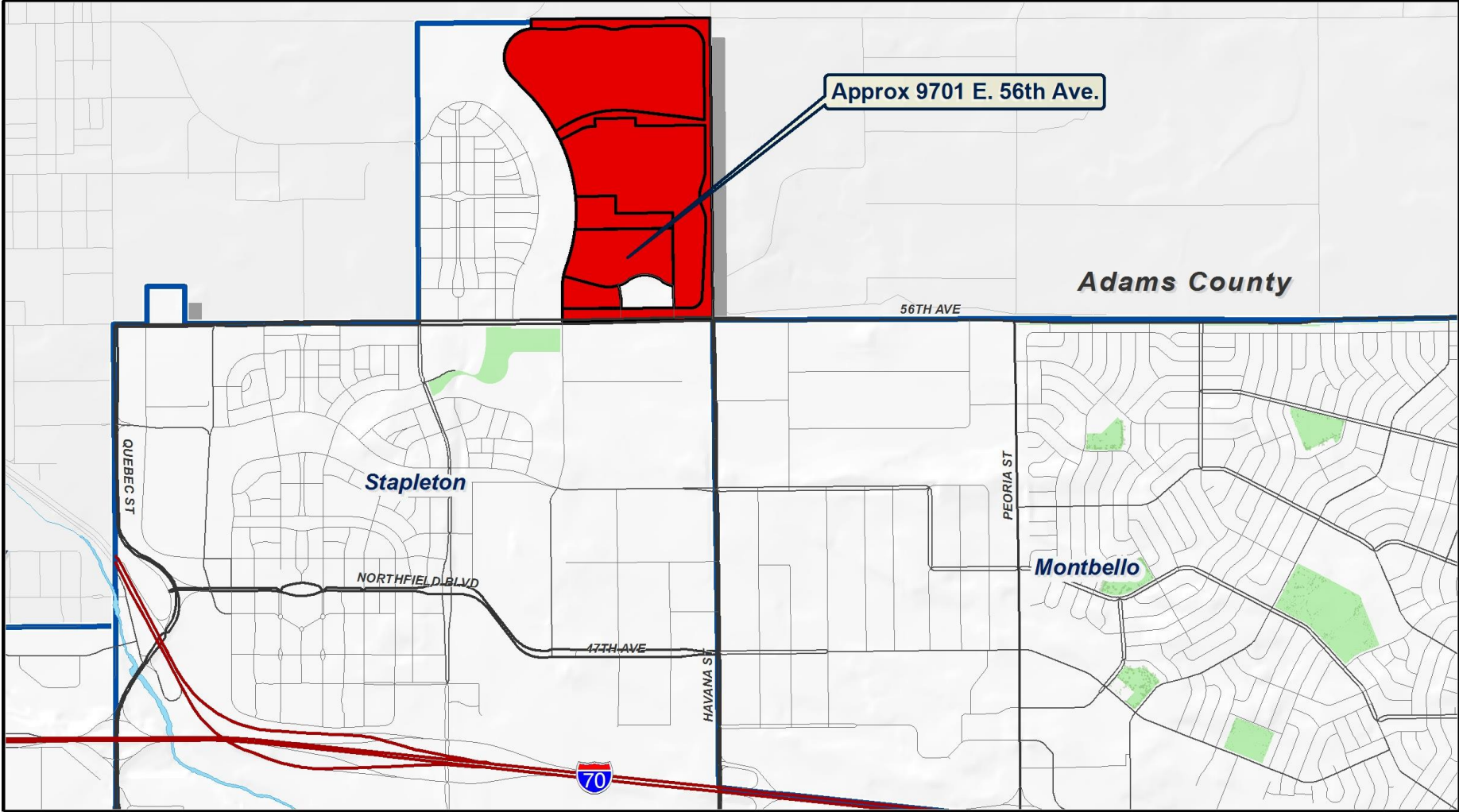
**Zone Map Amendment  
16i-00113**

**Approx 9701 E. 56th Ave.**

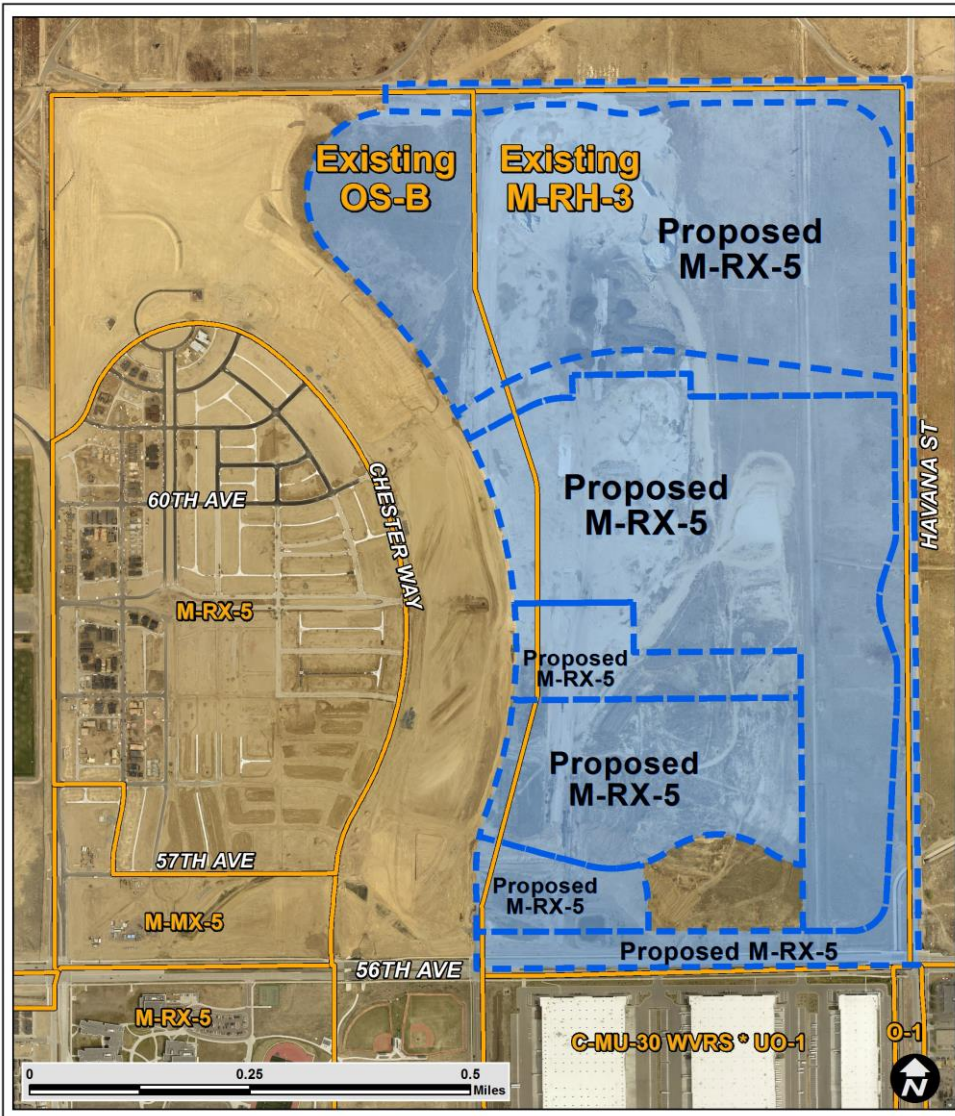
**Council District 8**

**Stapleton Neighborhood**

# Stapleton Neighborhood







## Location and Request

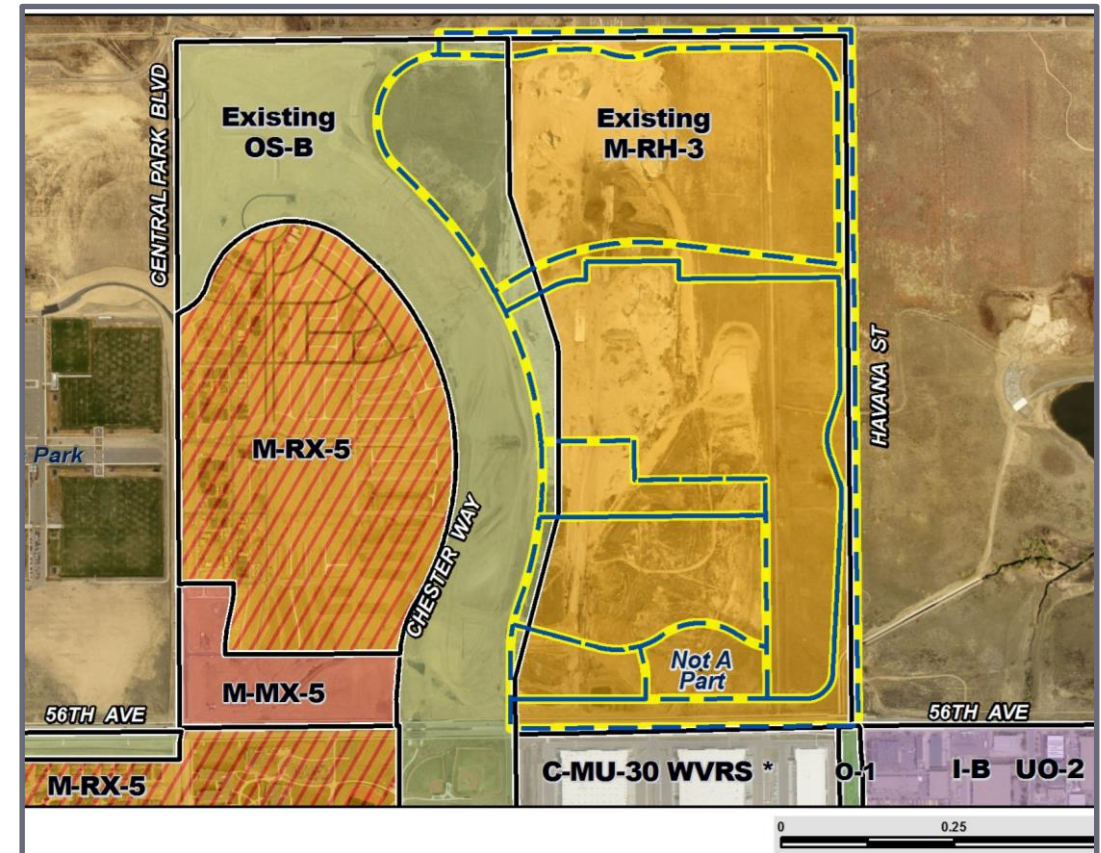
- 331.86 acres
- Vacant

## Proposal:

- Rezoning from M-RH-3 & OS-B to M-RX-5 to redevelop property

# Existing Context: Zoning

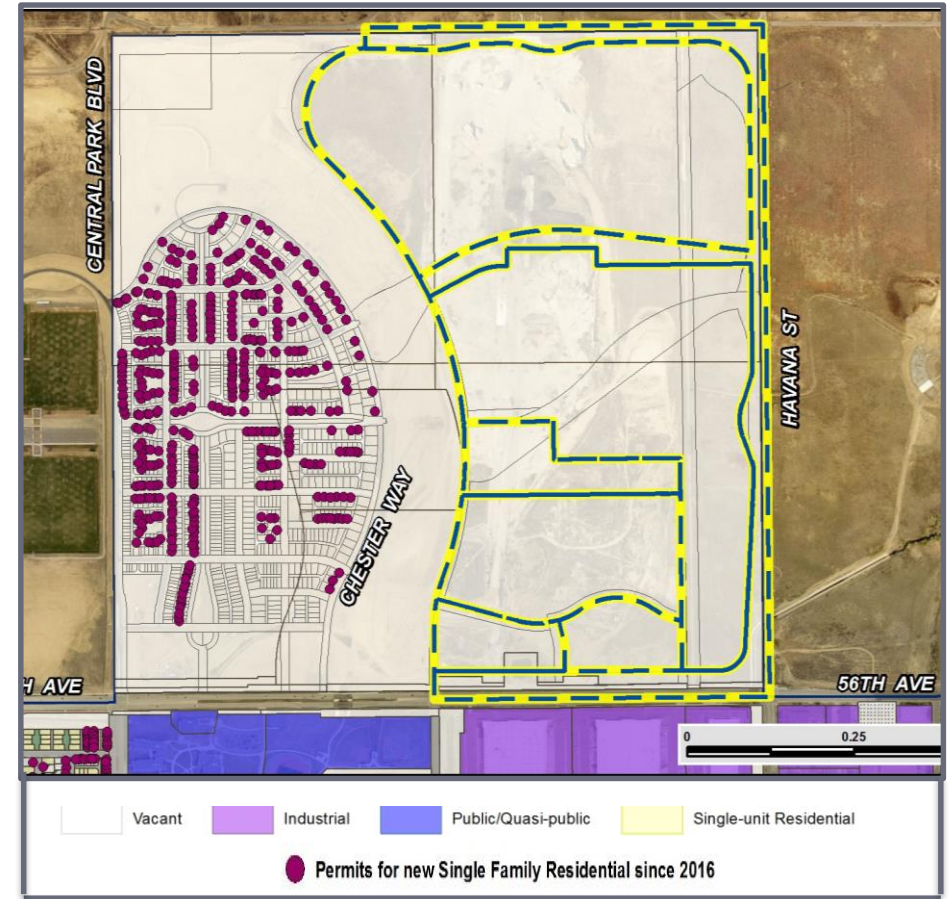
- Subject site: M-RH-3 and OS-B
- Surrounding Properties:
  - North & East – Agricultural 3 Zone District (Adams County)
  - South – C-MU-30 with waivers and conditions
  - West – OS-B, M-RX-5 and M-MX-5



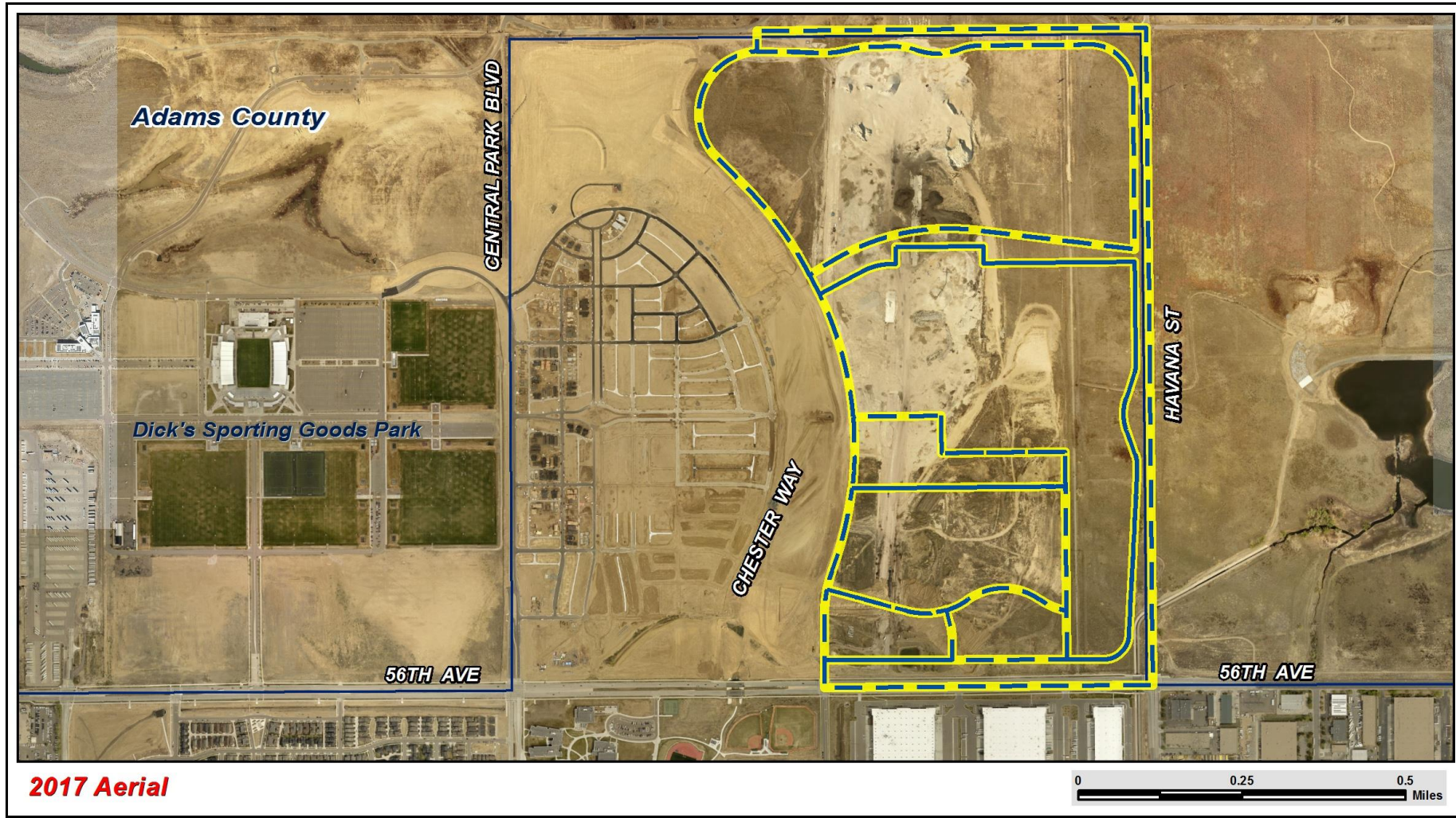


# Existing Context: Land Use

- Subject Property: Vacant
- North and East: Rocky Mountain Arsenal National Wildlife Refuge
- South: Industrial
- West: Vacant, Under Development

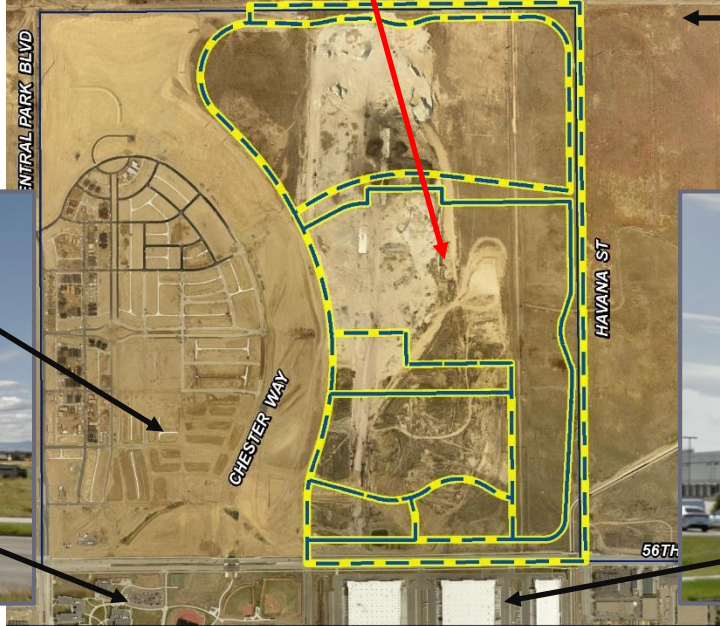


# Existing Context – Form/Scale (Subject Property)





# Existing Context – Form/Scale (Subject Property)





# Proposal: M-RX-5

Master Plan Context – Residential Mixed Use –5 Stories Max



- Master Plan Context for newly developing areas
- Residential Mixed Use
- Urban House, Duplex, Garden Court and Row House Primary Building Forms
- Intended to promote the development of new neighborhoods up to five stories in height

# Process

- Initial Informational Notice: 01/25/17
- Notice of Revised Application: 11/16/17; 01/12/18
- Planning Board Postponed: 04/05/17
- Planning Board Notice Posted: 04/03/18
- Planning Board Public Hearing, by unanimous vote (8-0) recommended approval: 04/18/18
- LUTI Committee: 05/15/18
- City Council Public Hearing: 07/09/18



# Public Outreach

- RNOs
  - Stapleton Master Community Association; Stapleton United Neighbors; Far Northeast Neighbors; Montebello 20/20; Northern Corridor Coalition; Opportunity Corridor Coalition of United Residents; Inter-Neighborhood Cooperation (INC)
  - No comment letters received

# 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
  - Comprehensive Plan 2000
  - Blueprint Denver (2002)
  - Stapleton Development Plan (1995)
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

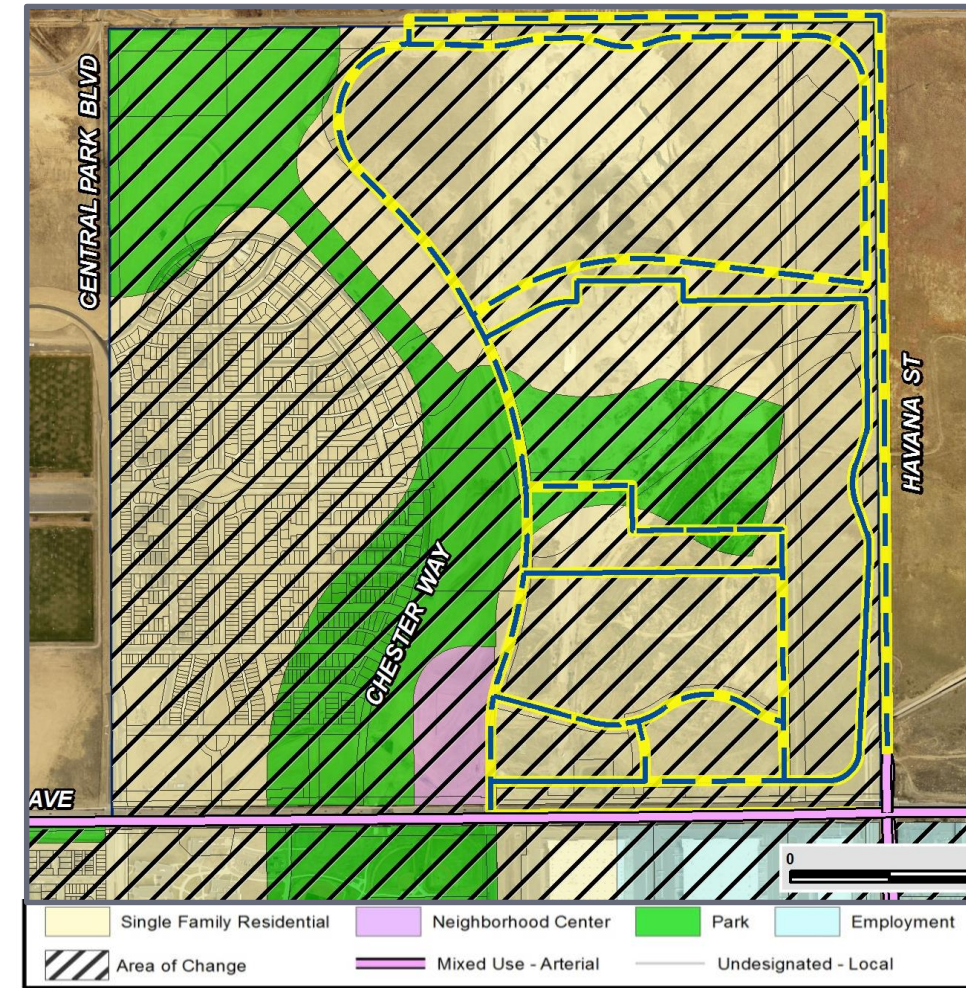
## Comprehensive Plan 2000

- Environmental Sustainability Strategy 4-A
- Land Use Strategy 3-B
- Mobility Strategy 4E
- Legacies Strategy 3-A
- Legacies Objective 11
- Housing Strategy 2-F



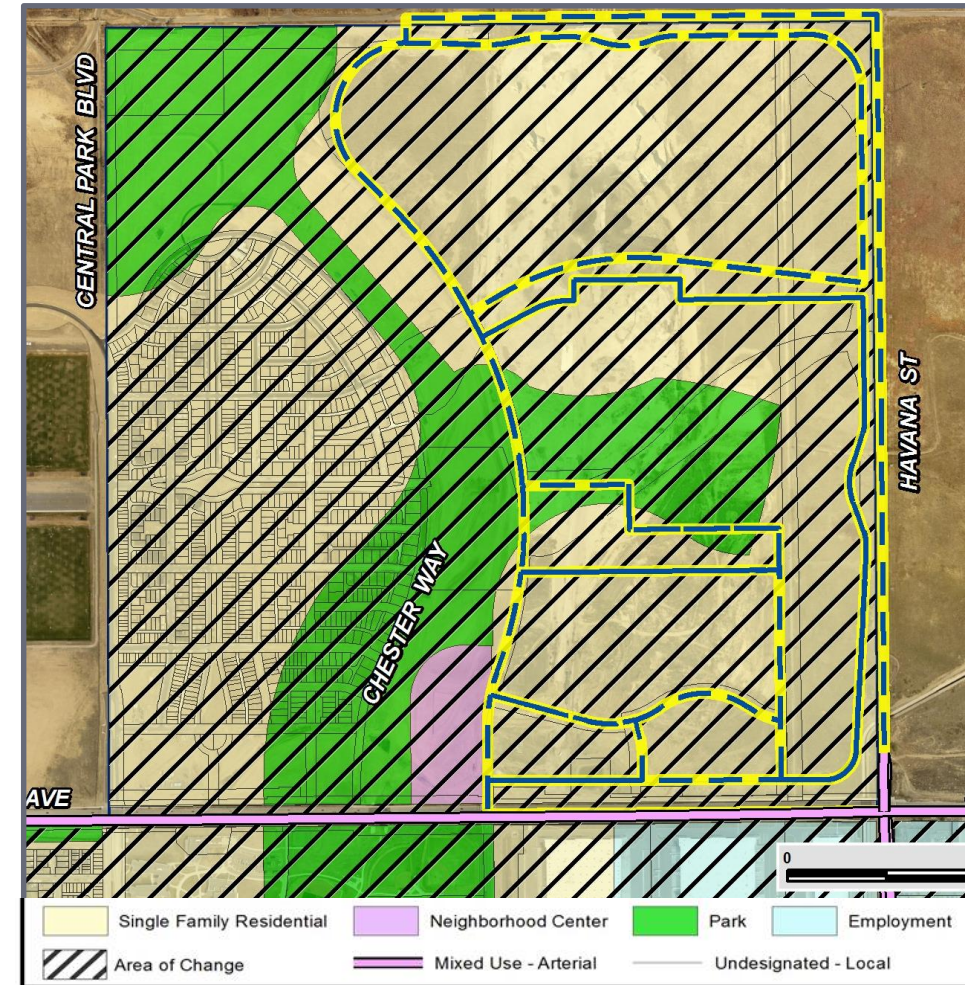
# Blueprint Denver (2002)

- Area of Change
  - Channel Growth Where its Beneficial
- Single Family Residential and Park
  - Allows a mix of residential uses with complementary commercial and civic land uses to serve the new Stapleton residential development



# Blueprint Denver (2002)

- Street Classifications
  - 56th Avenue: Mixed Use Arterial
    - Tailored to a high degree of mobility
  - Havana Street: Mixed Use Arterial transitioning to Undesignated Local
  - No other streets constructed





# Stapleton Development Plan (1995)

- Predominance of “residential land uses with opportunities for corporate and institutional land uses,
- District center in the middle
- Transportation, including 56<sup>th</sup> Avenue as a limited access parkway with landscaped median through the site,
- Significant restoration of sand hills character of parks and open space,
- Special sites for institutional or corporate use, and
- Joint planning with Commerce City and the National Wildlife Refuge

## ► DISTRICT VIII “Prairie Park Neighborhood”

RESIDENTIAL/  
EMPLOYMENT ENCLAVE

MODERATE  
DENSITY

REFUGE AND  
PRAIRIE PARK

SENSITIVE  
ENVIRONMENT



# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent with a standard zone district
3. Further Public Health, Safety and Welfare
  - Implements adopted plans for the redevelopment of former Stapleton airport and furthers the public health, safety and welfare.
4. Justifying Circumstances
  - Changed or Changing Conditions: Changes occurring in the immediate and surrounding area.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - The proposed zoning is consistent with the Master Planned Context and M-RX-5 intents for use in newly developing areas that will develop in phases over an extended period into entirely new residential and mixed-use neighborhoods covering multiple blocks.





# CPD Recommendation

CPD recommends **approval**, based on finding that 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