



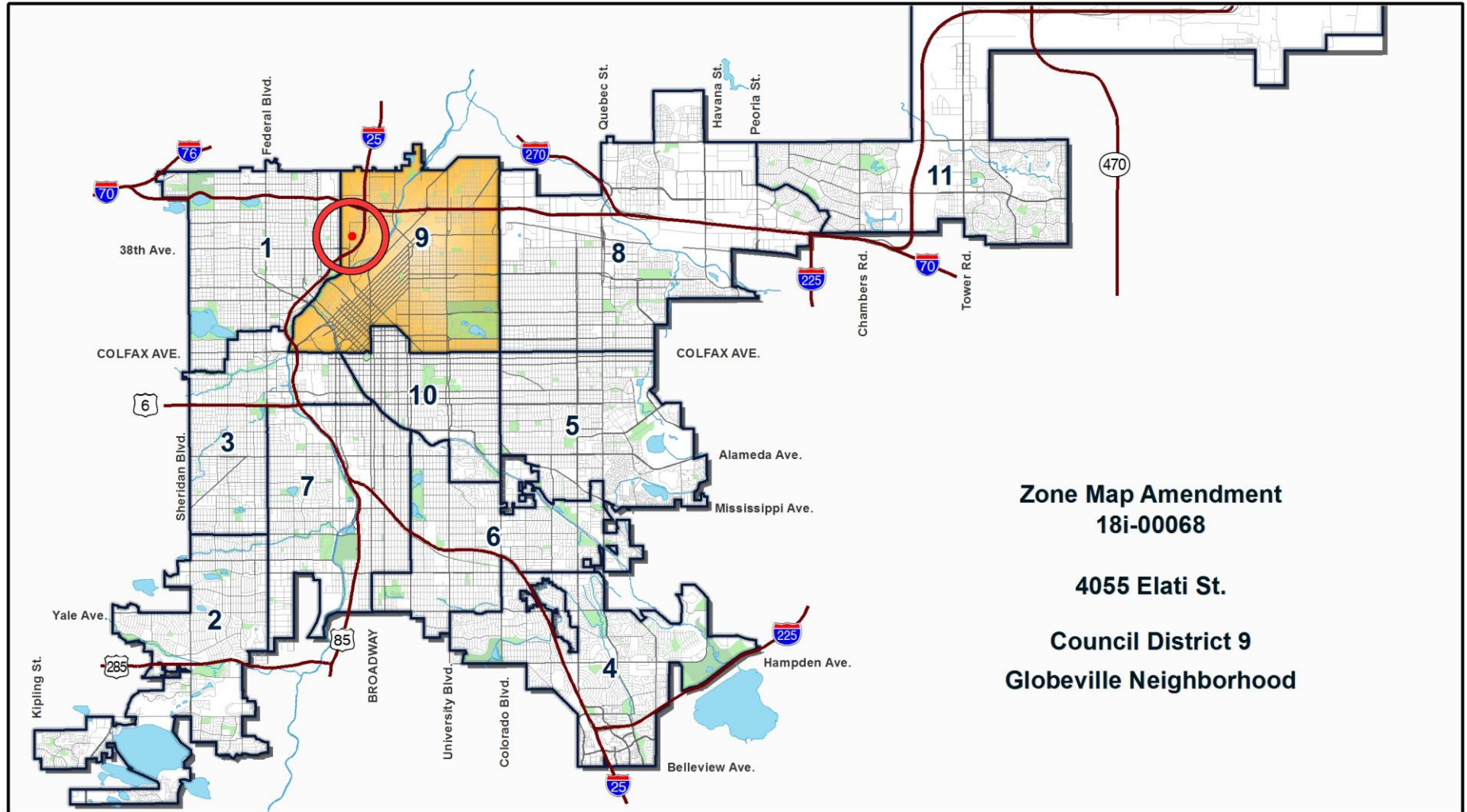
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# 4055 Elati Street

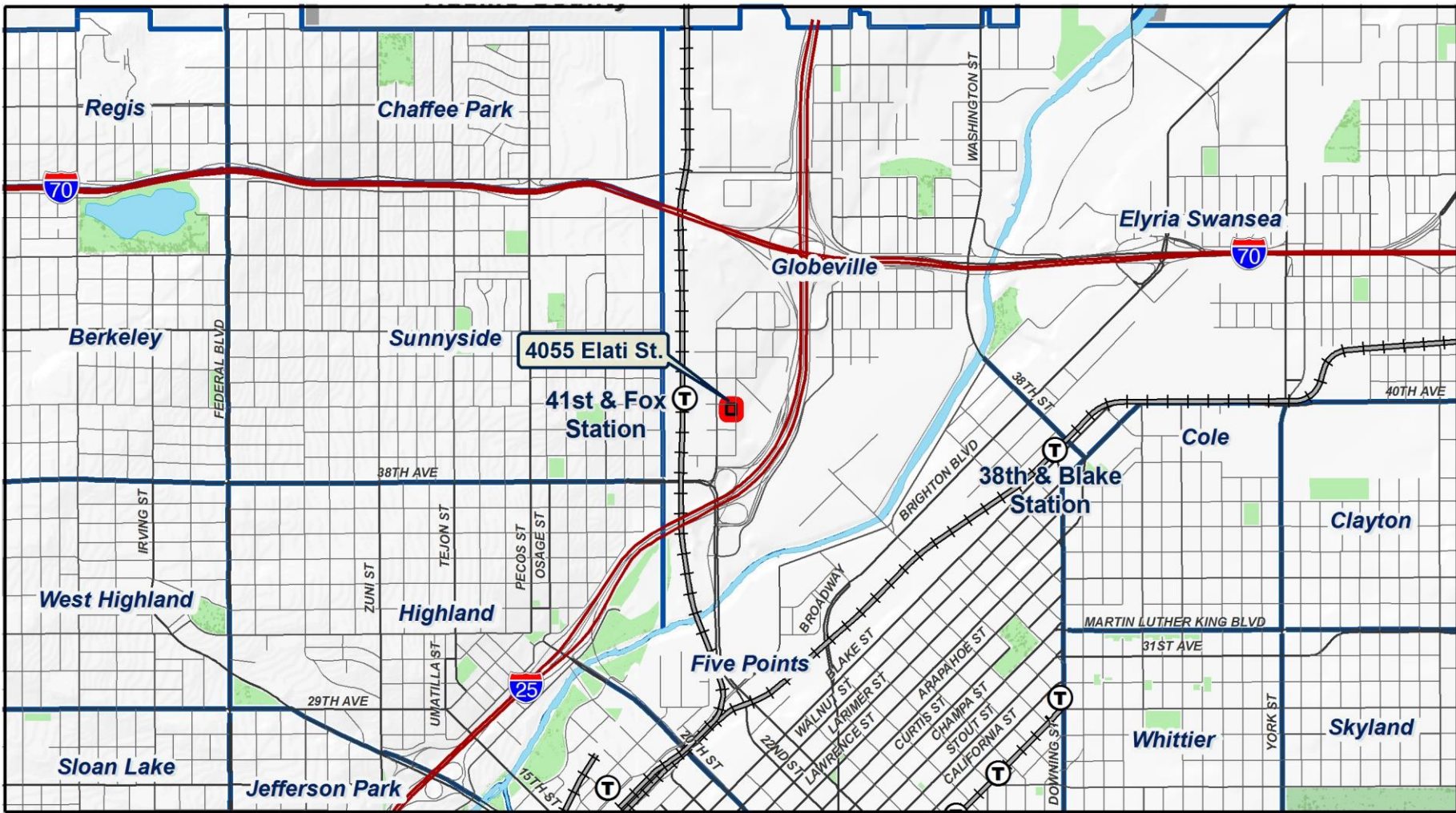
#2018I-00068 rezoning 4055 Elati St. from  
I-A UO-2 to C-MX-8

1/15/2019

# 4055 Elati St. I-A U0-2 to C-MX-8



# Globeville Neighborhood





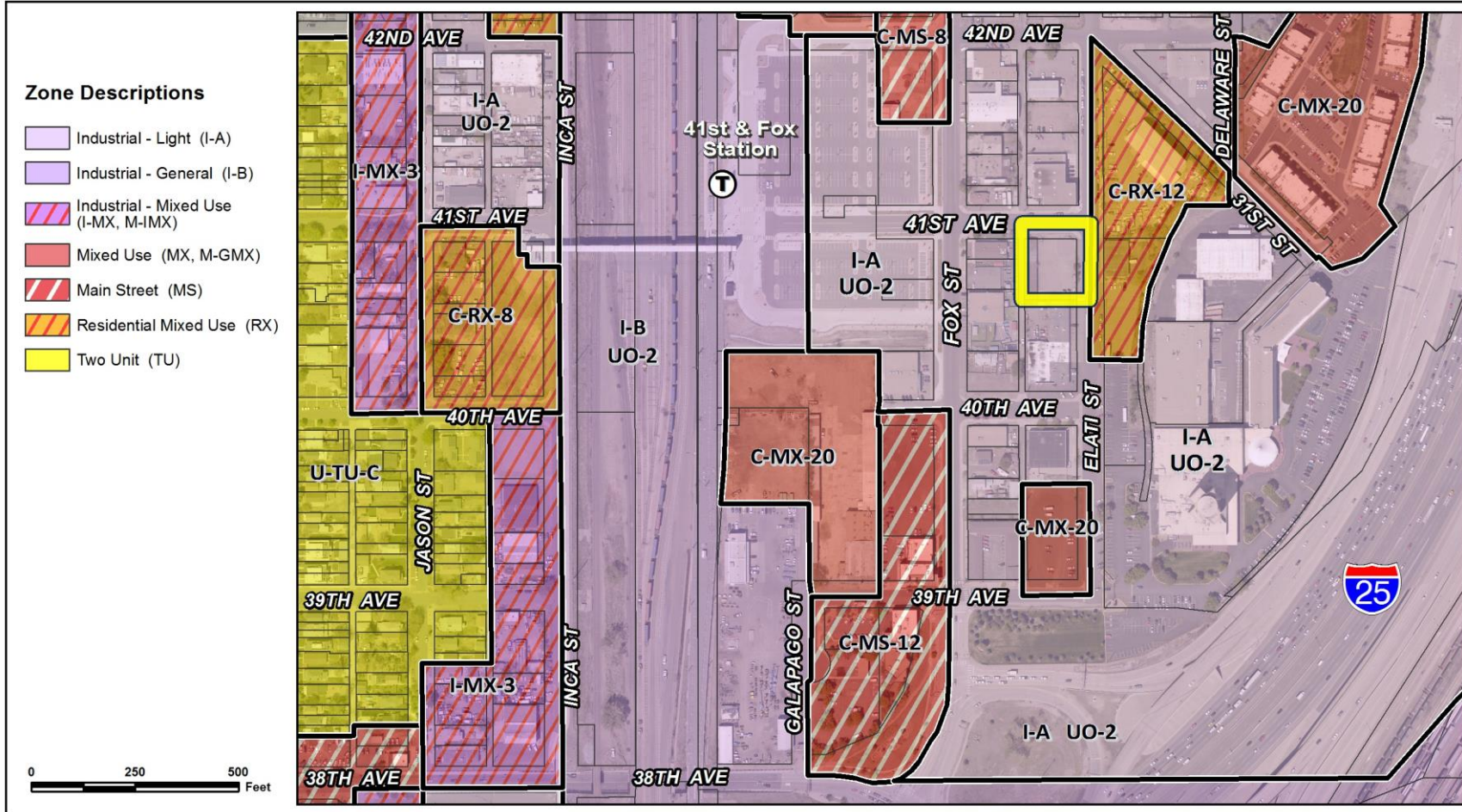
## Location

- 41<sup>st</sup> & Fox Station Area
- Corner of 41<sup>st</sup> Ave. & Elati St.
- 18,750 square feet
- Storage

## Proposal:

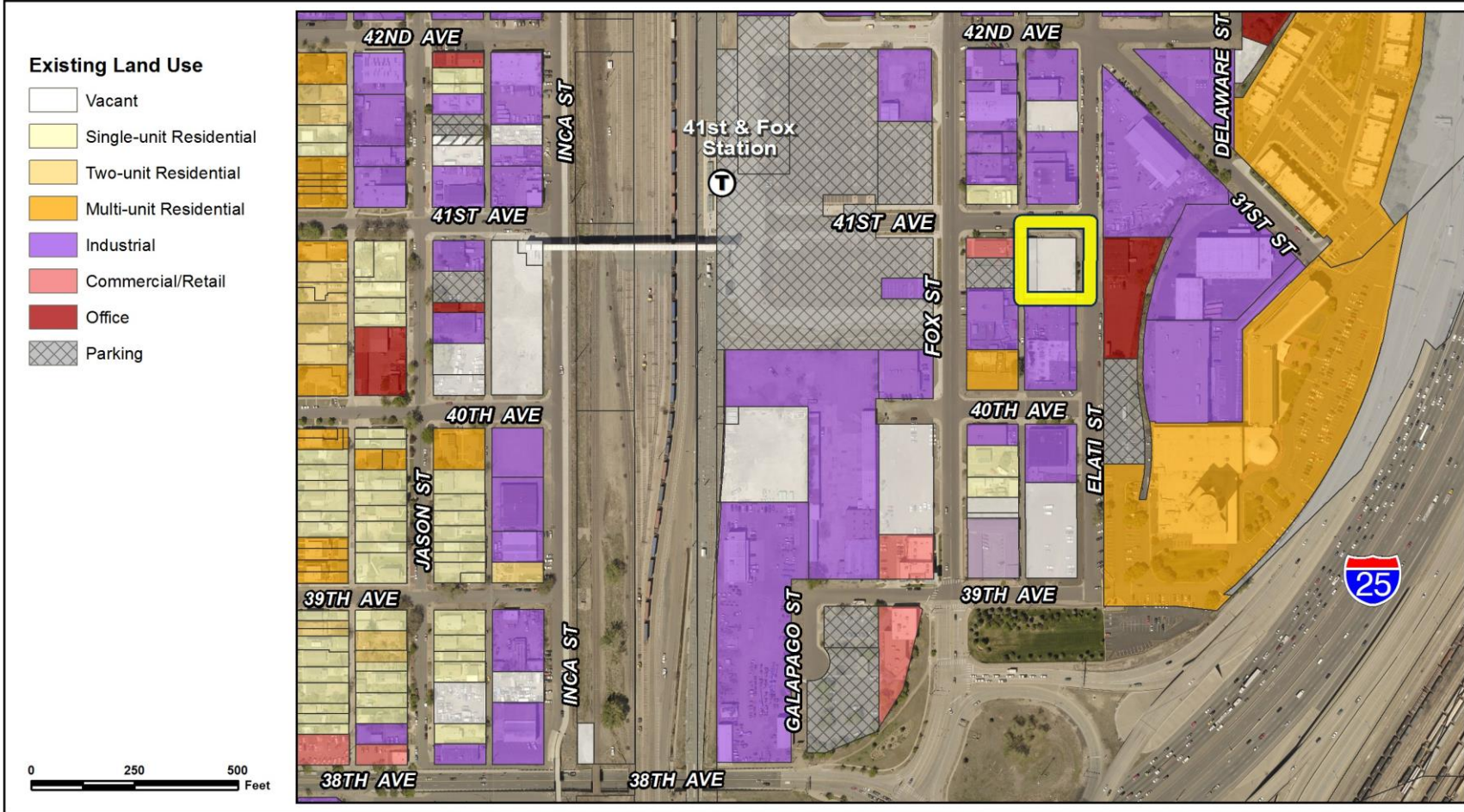
- Rezoning from I-A UO-2 to C-MX-8
- Requesting rezoning to develop property

# Existing Context: Zoning



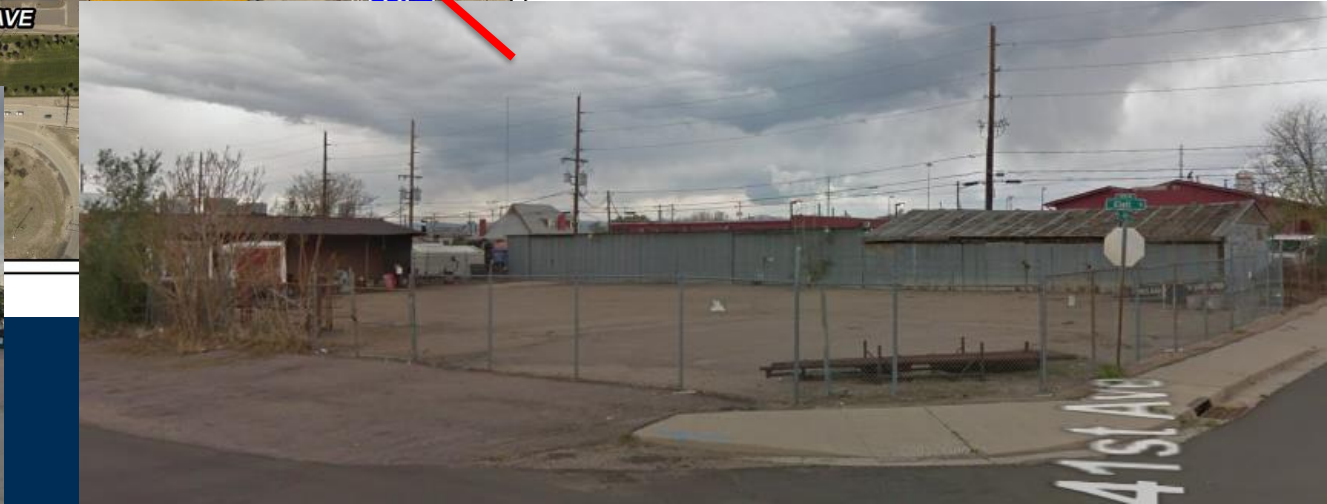
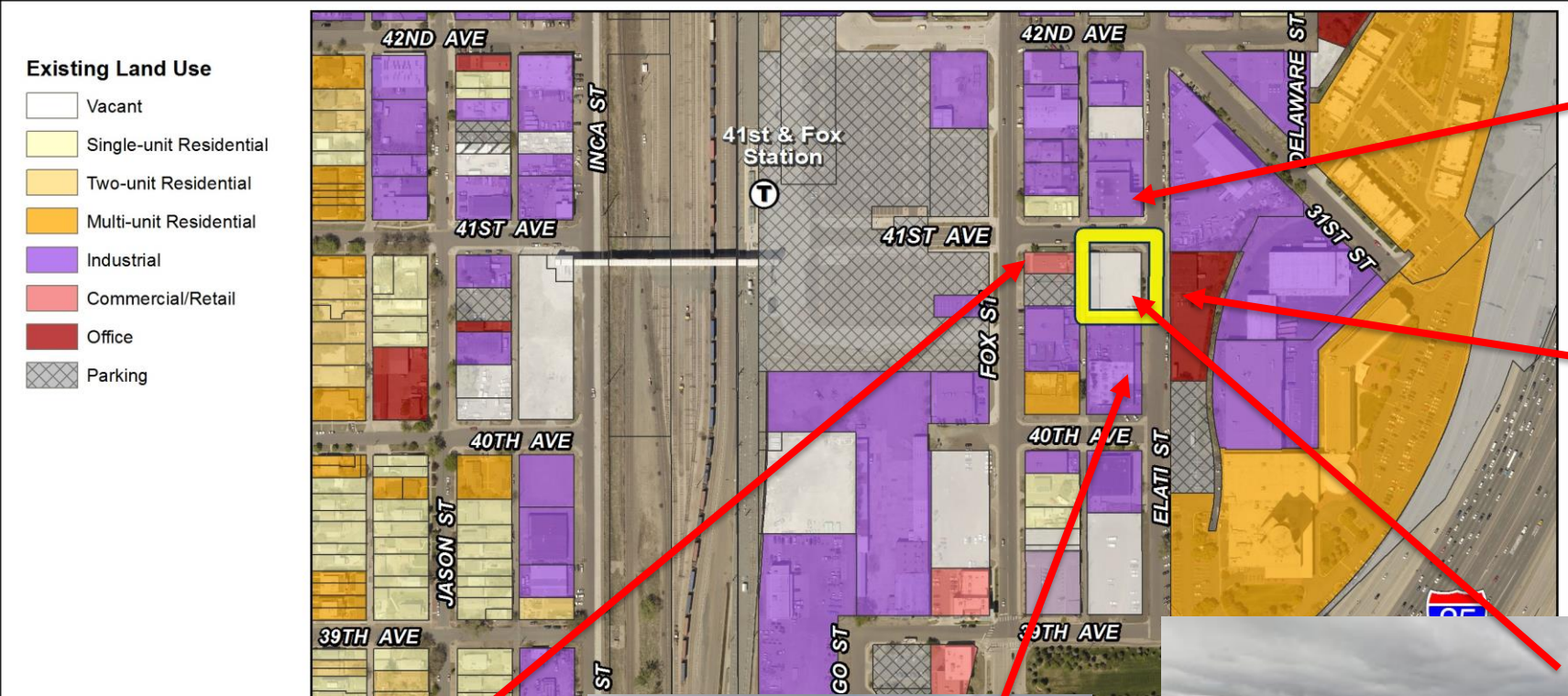
- Subject site: I-A UO-2
- Surrounding Properties: I-A UO-2; C-RX-12

# Existing Context: Land Use



- Subject Property: Storage
- North: Industrial
- East: Office
- South: Industrial
- West: Dog kennel

# Existing Context: Building Form/Scale



# Process

- Planning Board (December 19, 2018)
  - 7-1 vote for recommendation of approval
  - No public comment
- Land Use, Transportation and Infrastructure Committee (January 15, 2019)
- City Council (Tentative: February 25, 2019)
- Public comment
  - Letter of support from Globeville Civic Partners



# 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 2000*
- *Blueprint Denver: A Land Use and Transportation Plan (2002)*
- *41<sup>st</sup> & Fox Station Area Plan (2009)*
- *Globeville Neighborhood Plan (2014)*

### 2. Uniformity of District Regulations

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

### 4. Justifying Circumstances

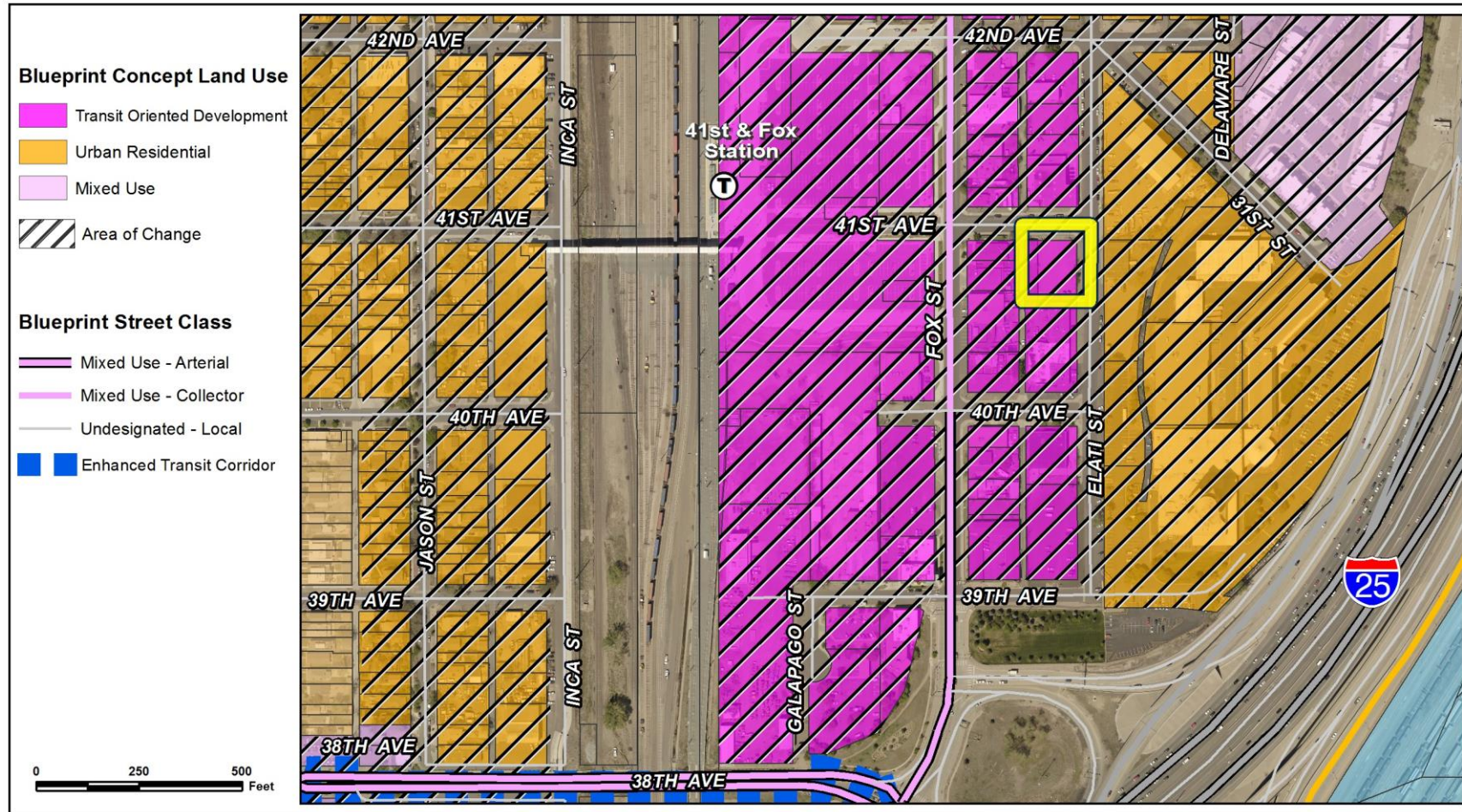
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F
- Environmental Sustainability Strategy 4-A
- Land Use Strategy 3-B
- Land Use Strategy 4-A
- Mobility Strategy 4-E
- Denver's Legacies Strategy 3-A

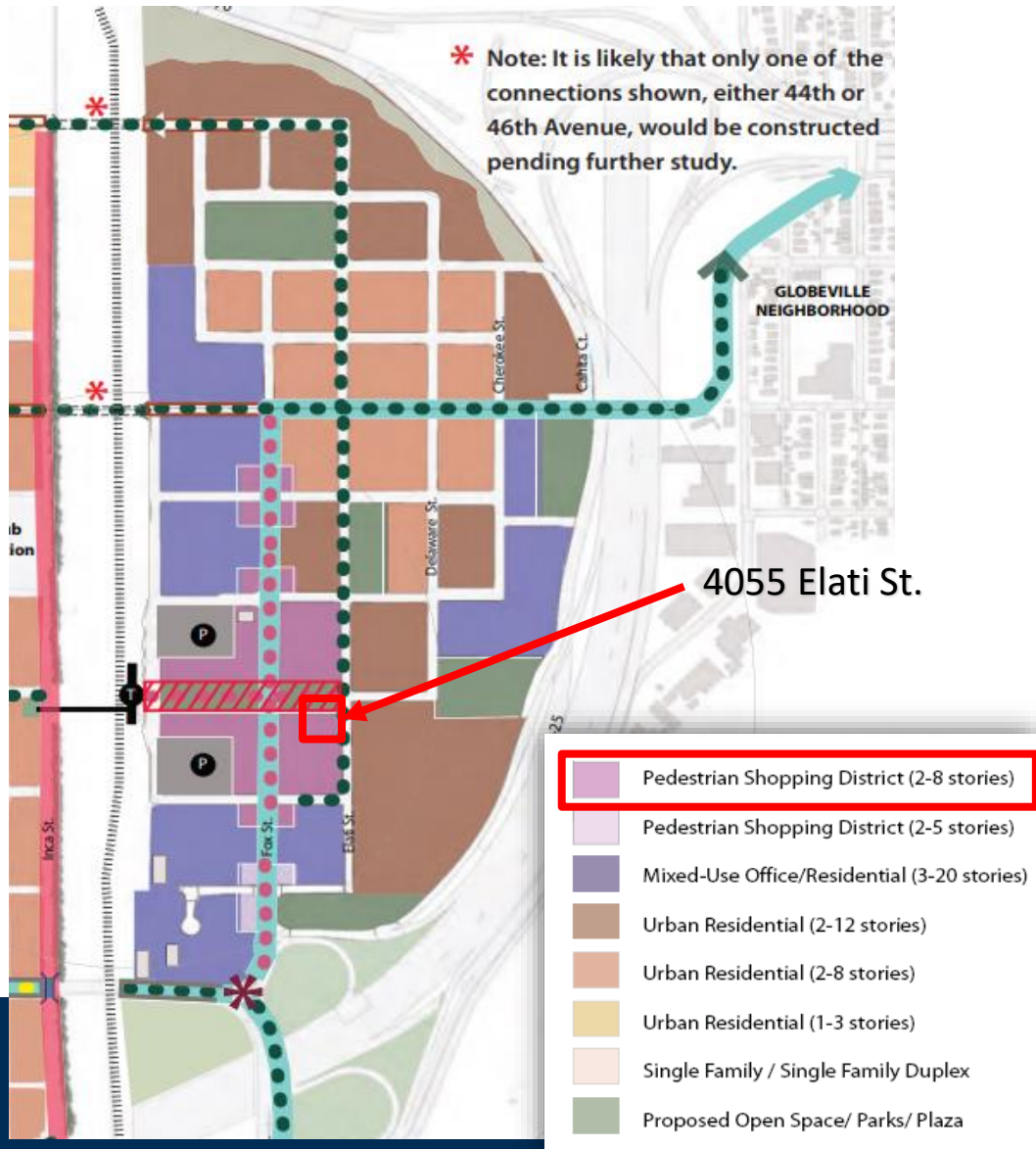
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Transit Oriented Development
  - A balanced mix of uses
  - Compact mid- to high-density development
- Area of Change
  - Channel growth where it will be beneficial
- Undesignated Local
  - Providing local access

# Review Criteria: Consistency with Adopted Plans



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

- Pedestrian Shopping District (2-8 Stories)
  - Ground floor uses include a wide variety of shopping, entertainment, and services with residential, employment, or expanded commercial uses on the upper floors
  - Prominent, street facing entries, extensive ground floor windows and frequent entrances, pedestrian scaled facades, awnings to protect pedestrians and mark entrances, and building entrances that meet the sidewalk

# Review Criteria: Consistency with Adopted Plans

## Globeville Neighborhood Plan (2014)

- Concept land use and building height recommendations in this plan are intended to be fully consistent with the 41st and Fox Station Area Plan
- A diverse, transit supportive, and environmentally sustainable urban center
- Create a broad base of new jobs in diverse economic sectors by redeveloping opportunity sites throughout the neighborhood

# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent
3. Further Public Health, Safety and Welfare
  - Implements adopted plans, facilitates redevelopment
4. Justifying Circumstances
  - Changed or Changing Conditions: Recently adopted plan, investment in the area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - C-MX-8 “applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired”

# 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