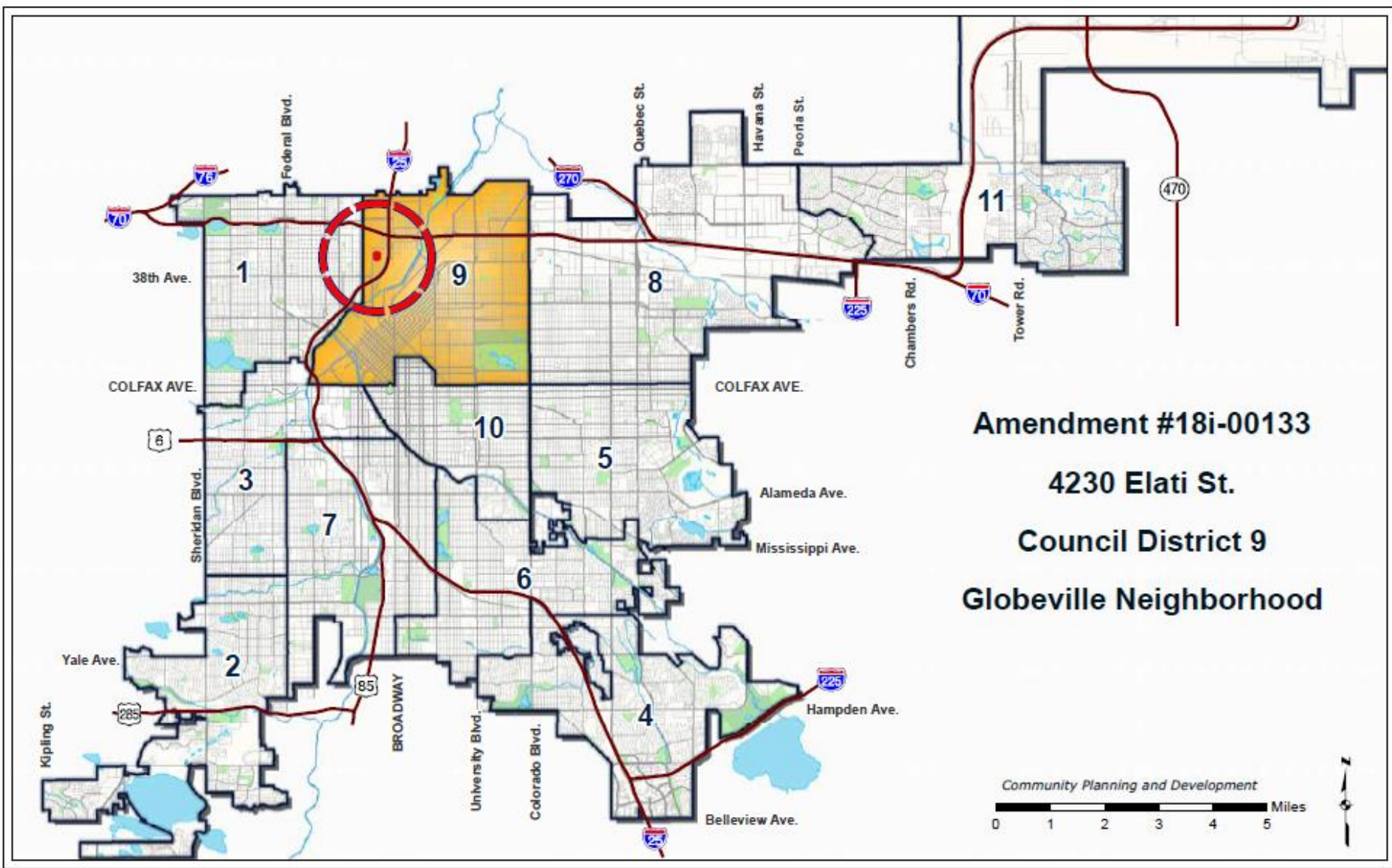


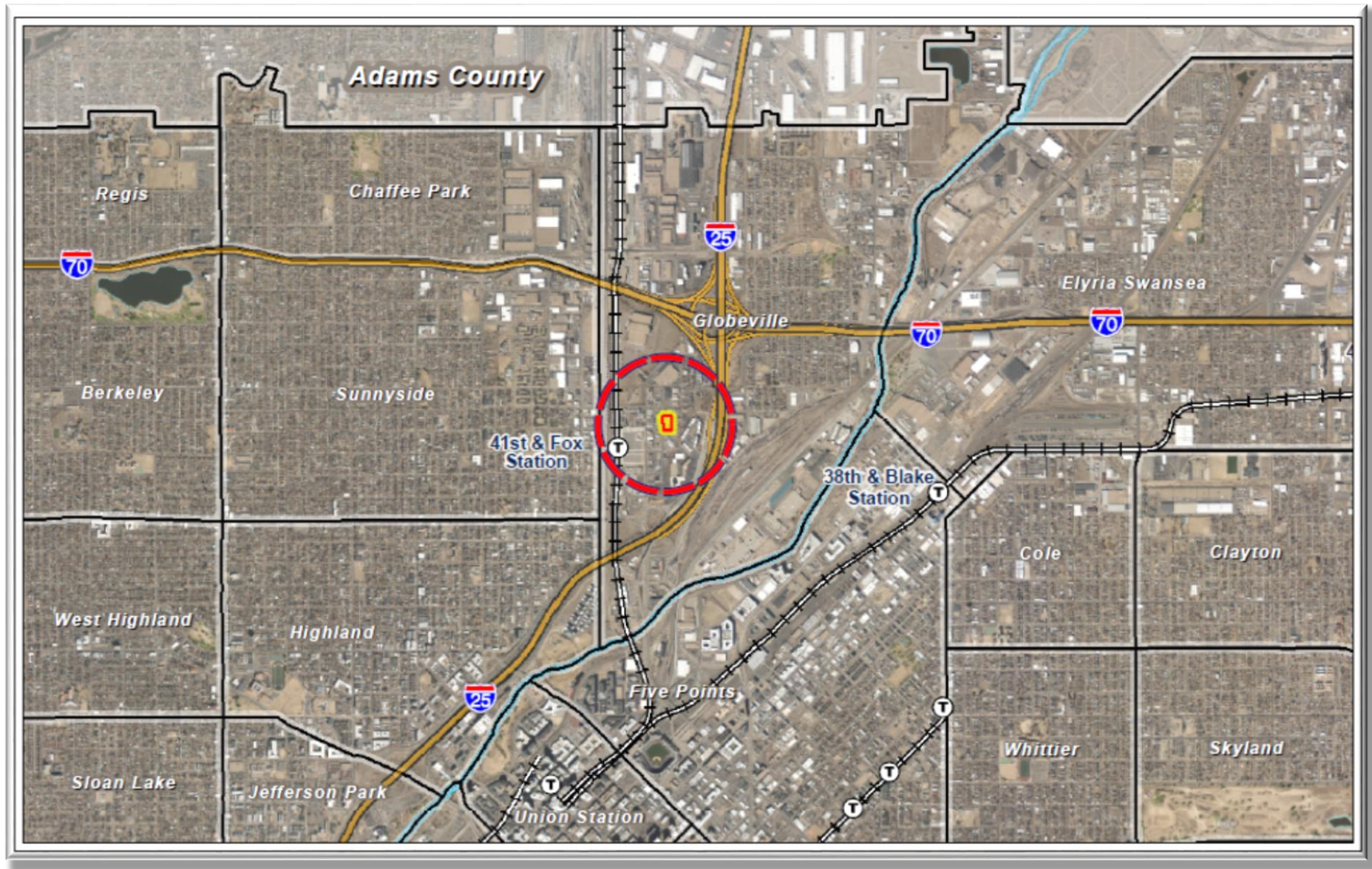


4230 Elati Street

Rezoning from I-A UO-2 district to C-RX-8 district



Request to
rezone from
I-A,UO-2 to
C-RX-8



Globeville Neighborhood



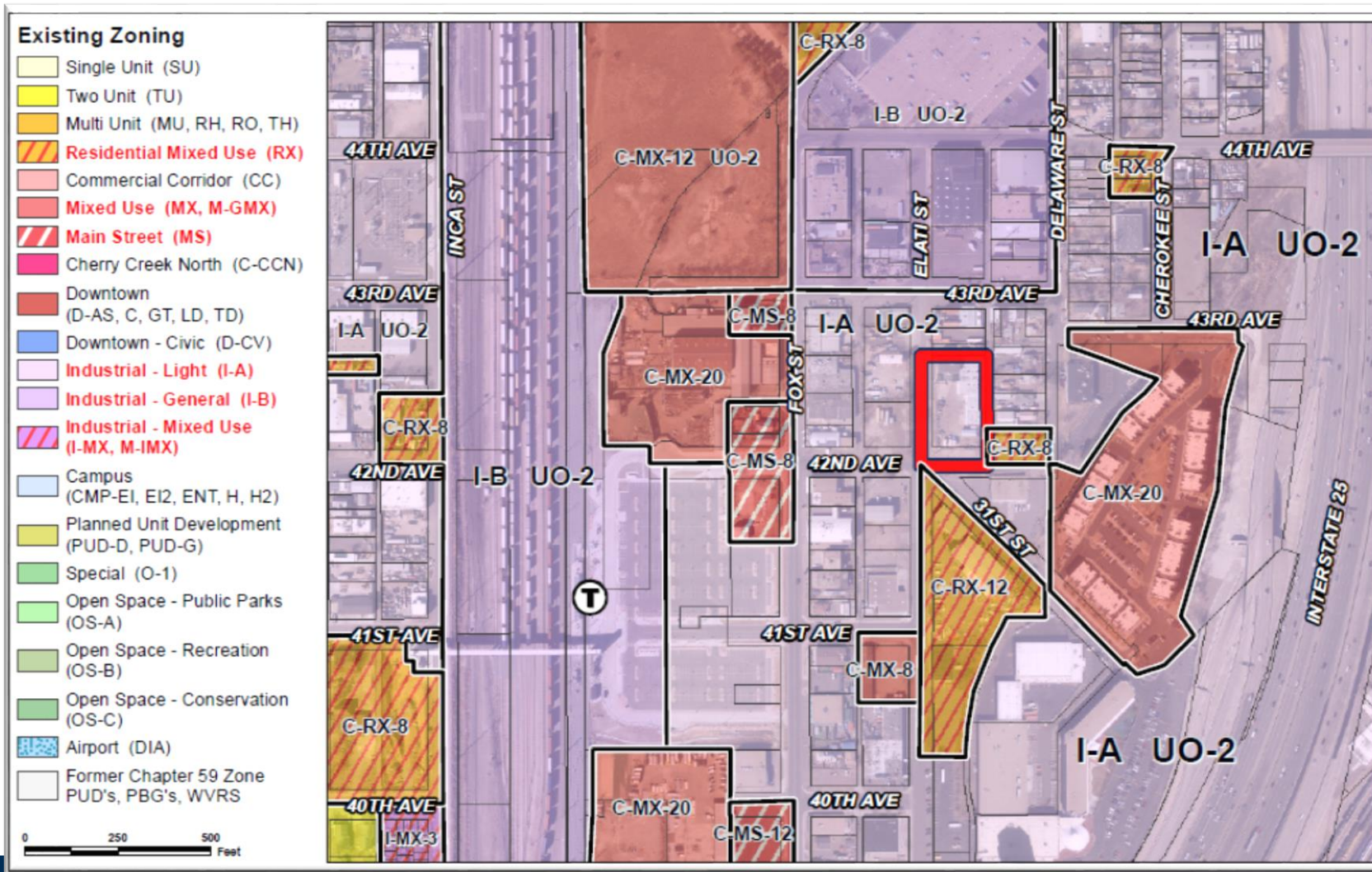
Location

- 41st & Fox Station Area
- Corner of 42nd Ave. & Elati St.
- 35,875 square feet
- Industrial and storage

Proposal

- Rezoning from I-A UO-2 to C-RX-8
- Requesting rezoning to facilitate redevelopment of property

Existing Context: Zoning



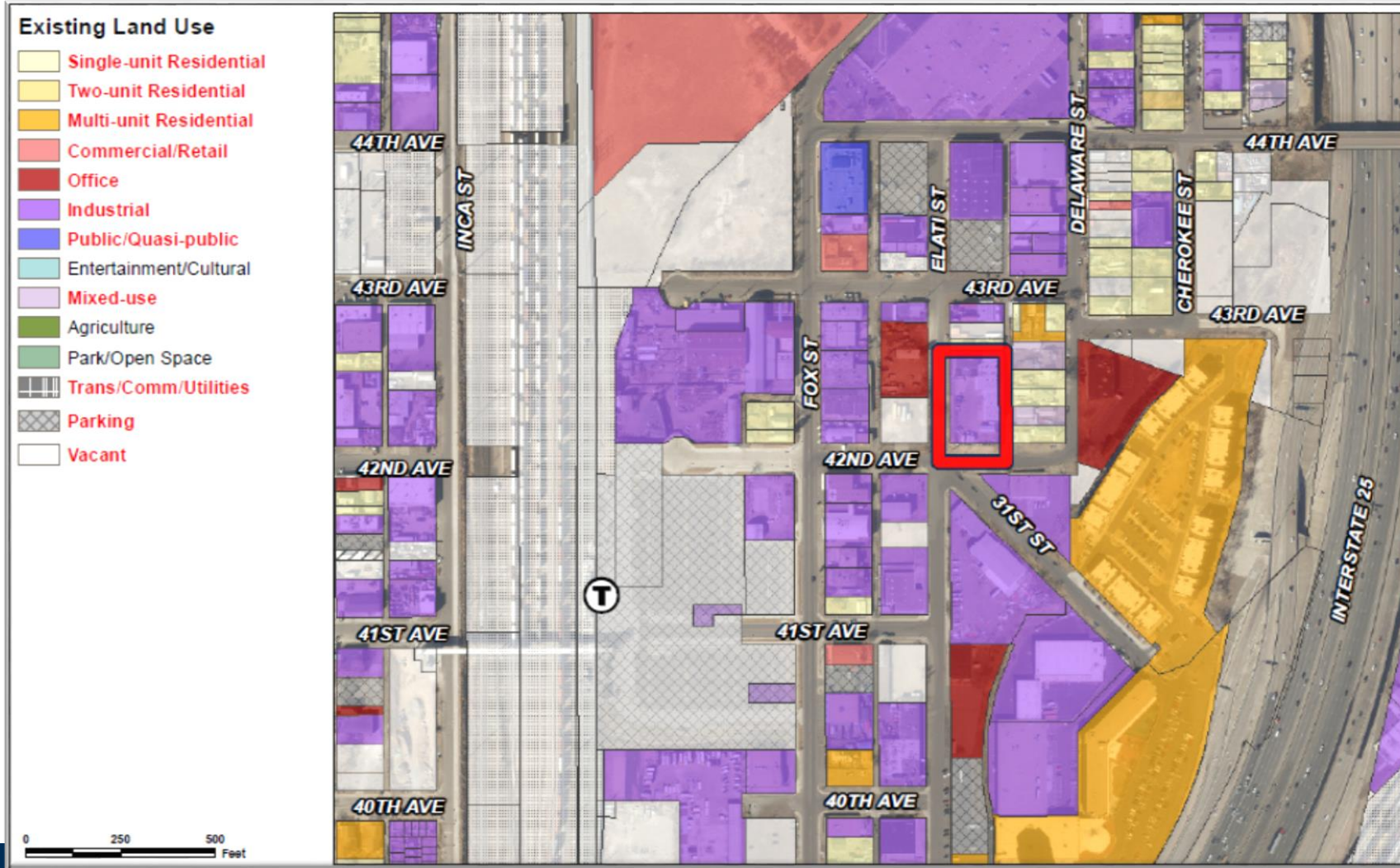
Subject site:

- I-A UO-2

Surrounding Properties:

- I-A UO-2
- C-RX-8
- C-MX-20

Existing Context: Land Use



Subject Property:
industrial use

North: Industrial uses

East: Residential &
industrial uses

South: Industrial uses

West: Industrial &
office uses

Existing Context: Building Form/Scale



Process Step	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council and RNO's, and property owners with 200'	January 2, 2019
Planning Board public hearing Vote: 11- 0 (approval)	May 1, 2019
Written notice of the LUTI meeting sent to all affected members of City Council and RNO's, at least ten working days before the meeting:	April 30, 2019
Land Use, Transportation and Infrastructure Committee of the City Council:	May 14, 2019
City Council Public Hearing	July 8, 2019

Public Comment – **3 letters of support** (2 from nearby property owners).
 Applicant reached out and met with Globeville KARES and Fox Street Business Association
 received **verbal support**

Review Criteria

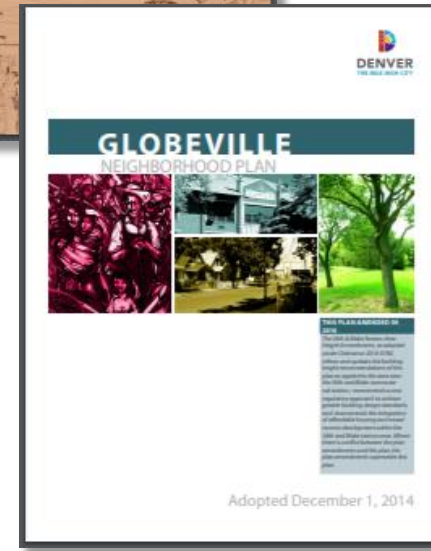
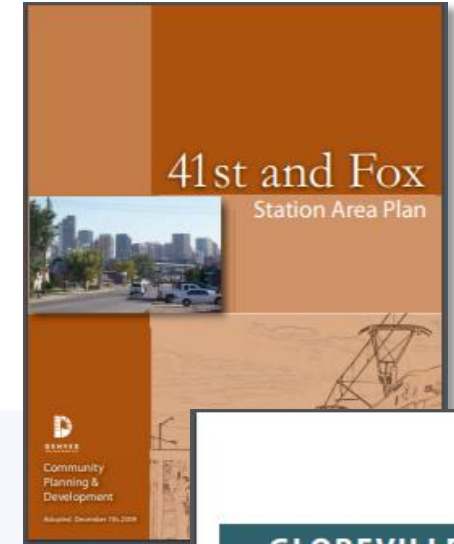
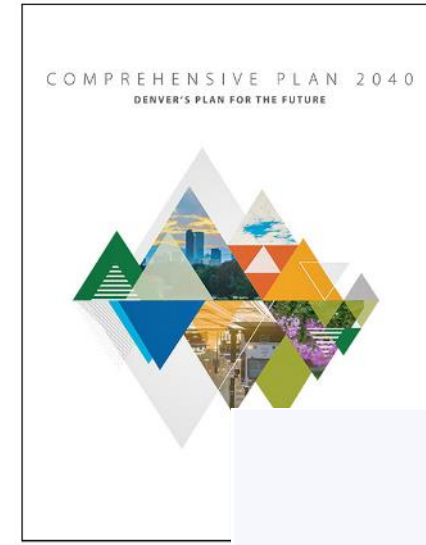
Denver Zoning Code Review Criteria

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

Rezoning Review Criteria

Denver Zoning Code Review Criteria

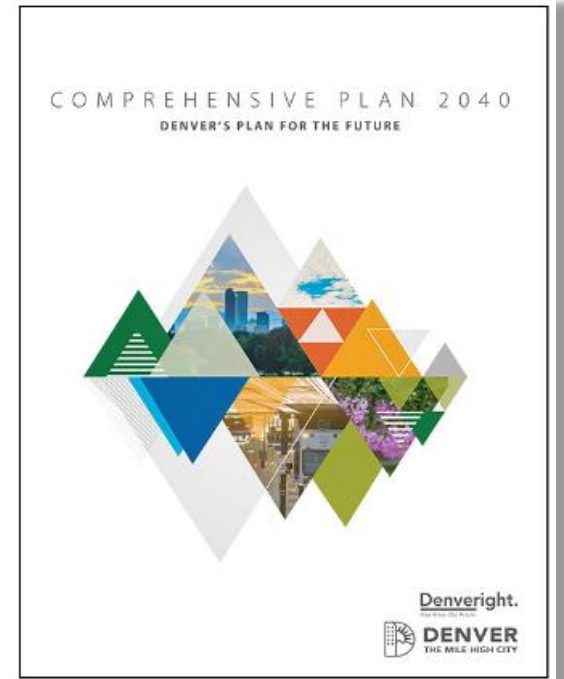
1. Consistency with Adopted Plans
 - *Comprehensive Plan 2040*
 - *Blueprint Denver (2019)*
 - *41st & Fox Station Area Plan (2009)*
 - *Globeville Neighborhood Plan (2014)*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

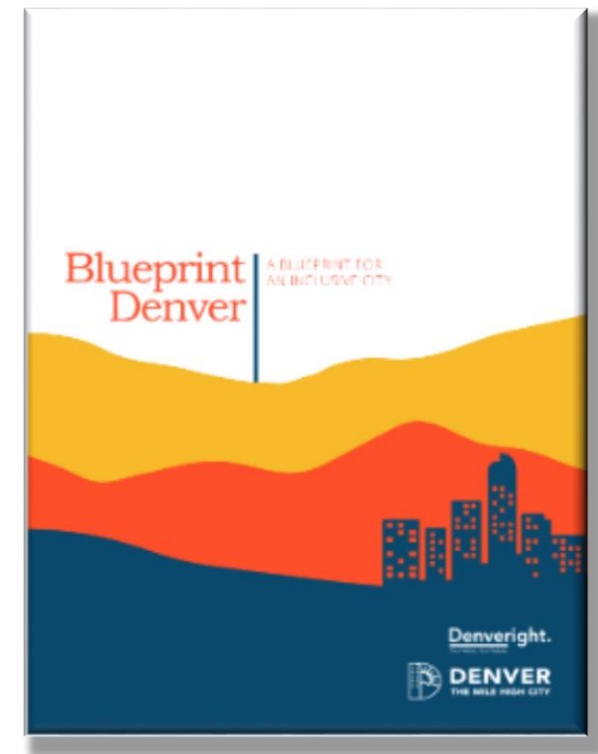
- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors*



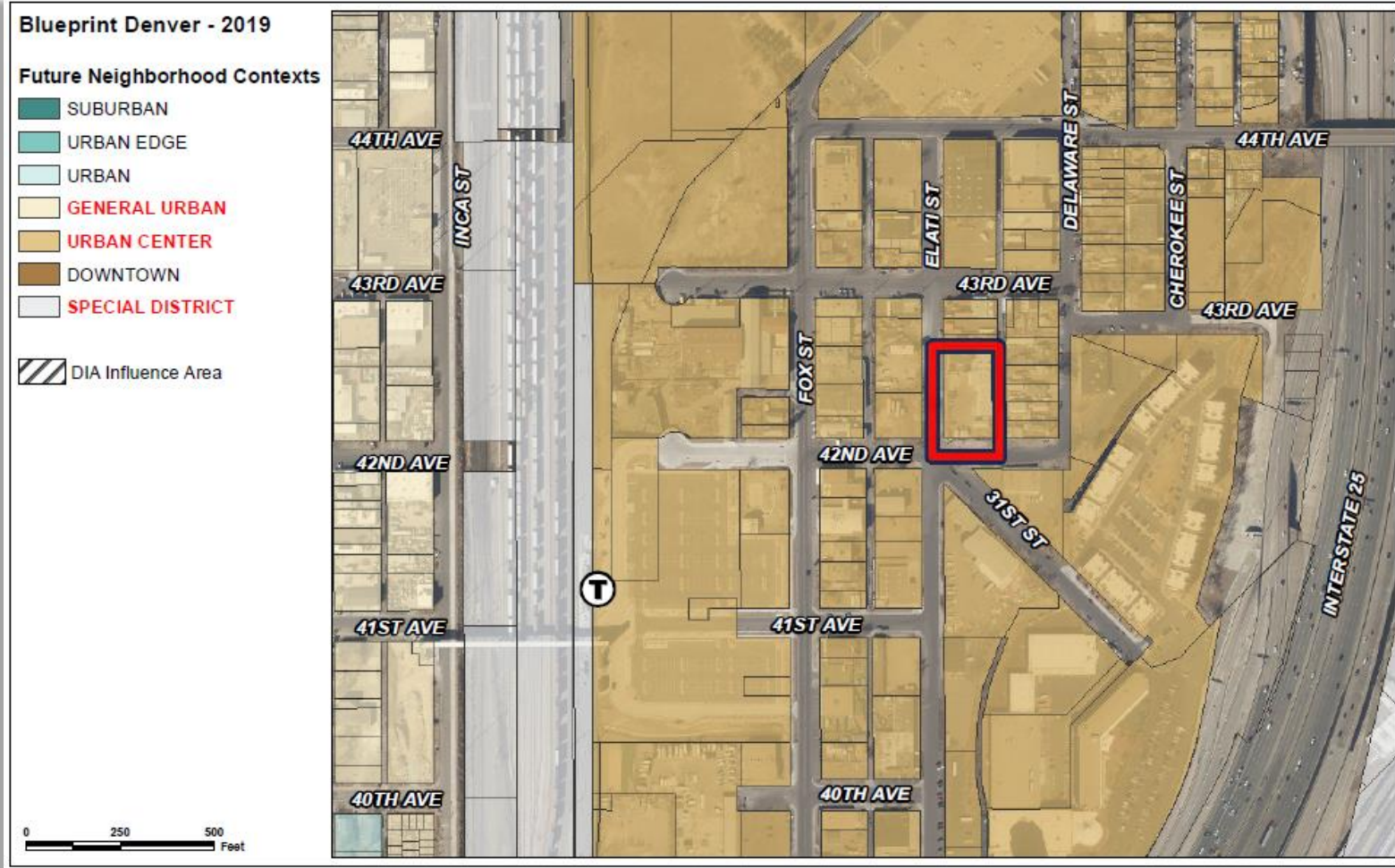
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2019)

- Neighborhood Context
- Place
- Street type
- Growth Strategy



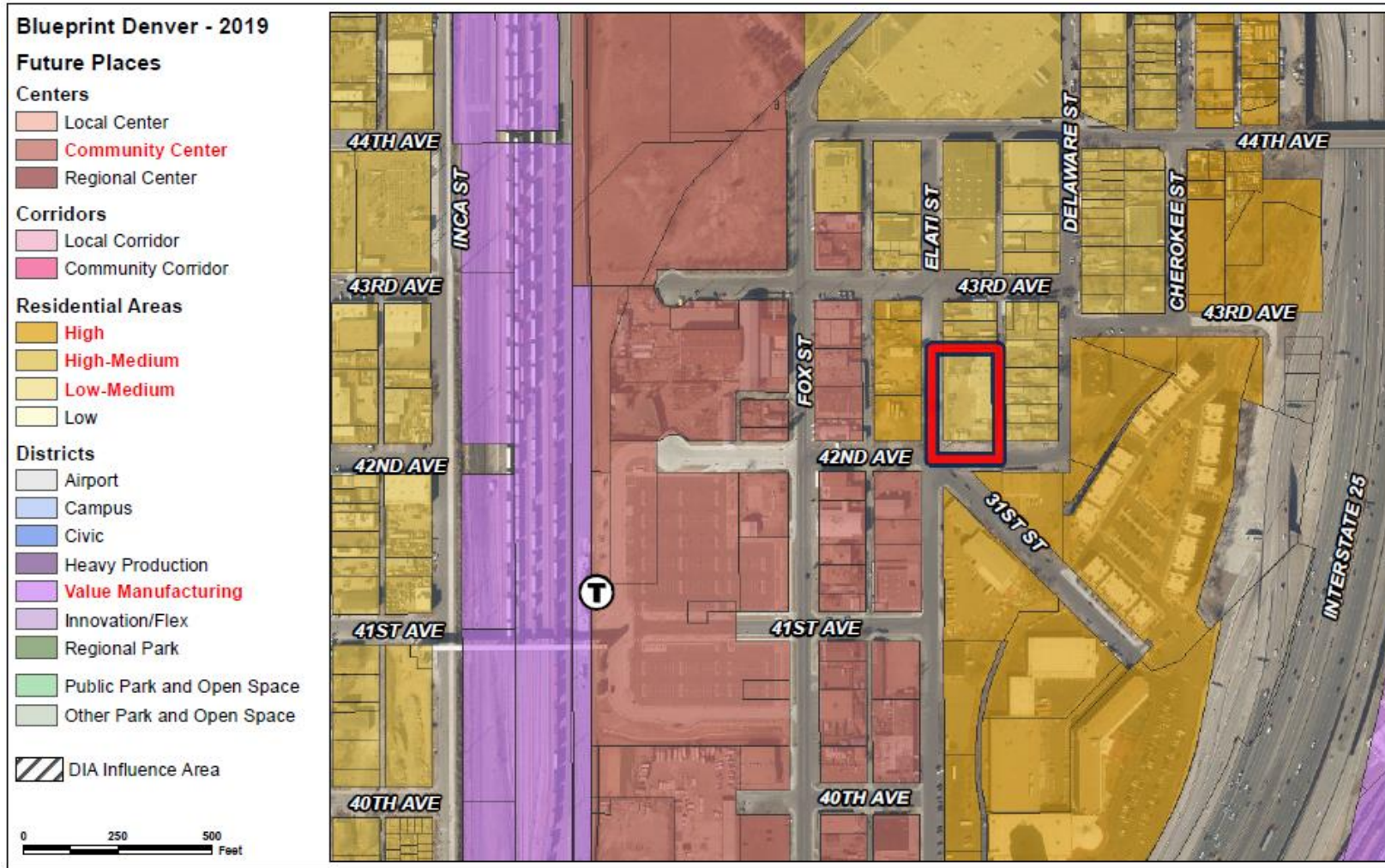
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019) Future Neighborhood Context

- Mapped as Urban Center context
- Requested C-RX-8 zone district is within **Urban Center** context

Review Criteria: Consistency with Adopted Plans



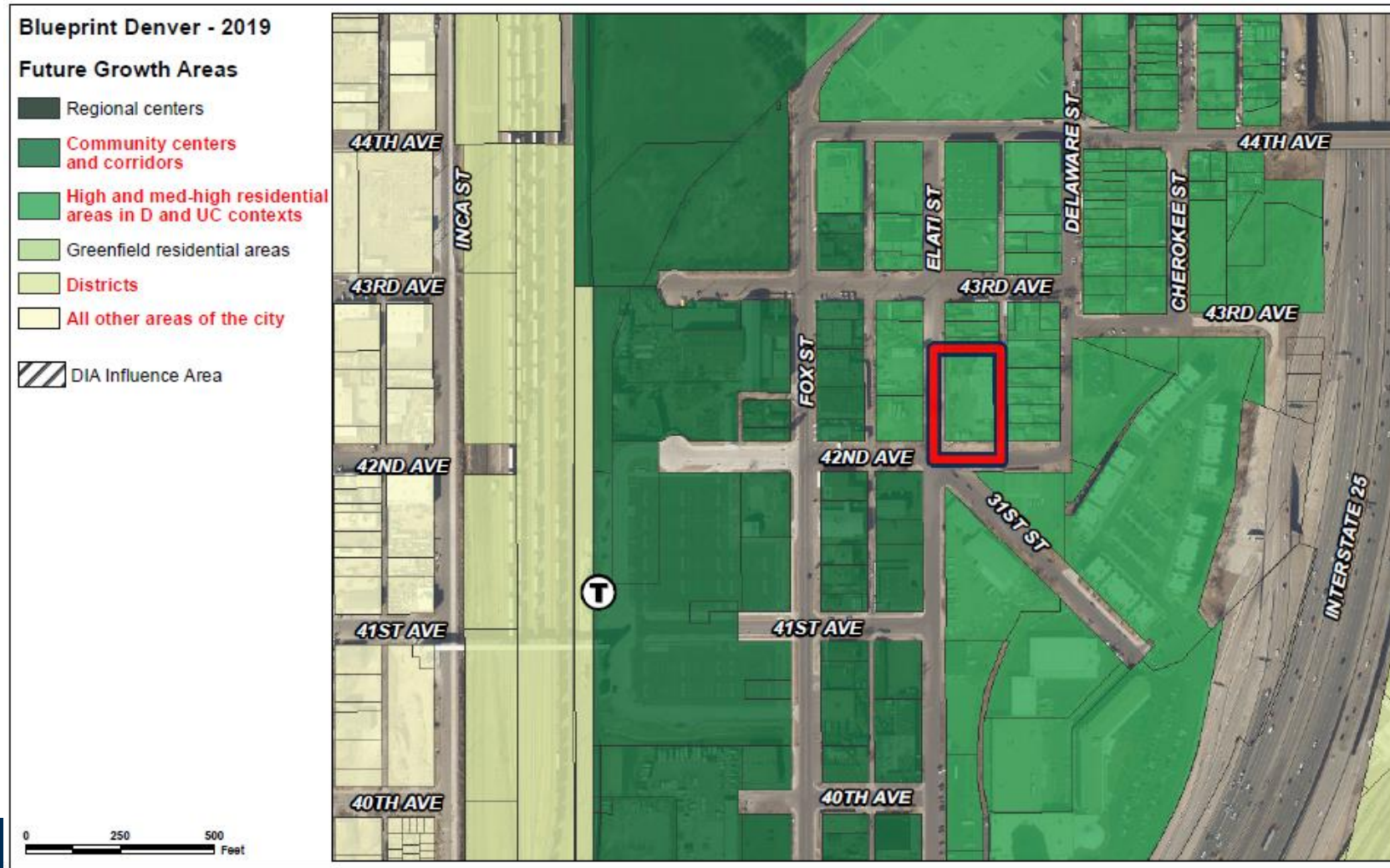
Blueprint Denver Future Places

- High-medium Residential
 - Mix of uses, including multi-unit residential...Heights are generally up to 8 stories. There is high lot coverage and shallow setbacks

Blueprint Denver Future Street Types

- Mixed Use Collectors
 - 44th Avenue
 - Fox Street

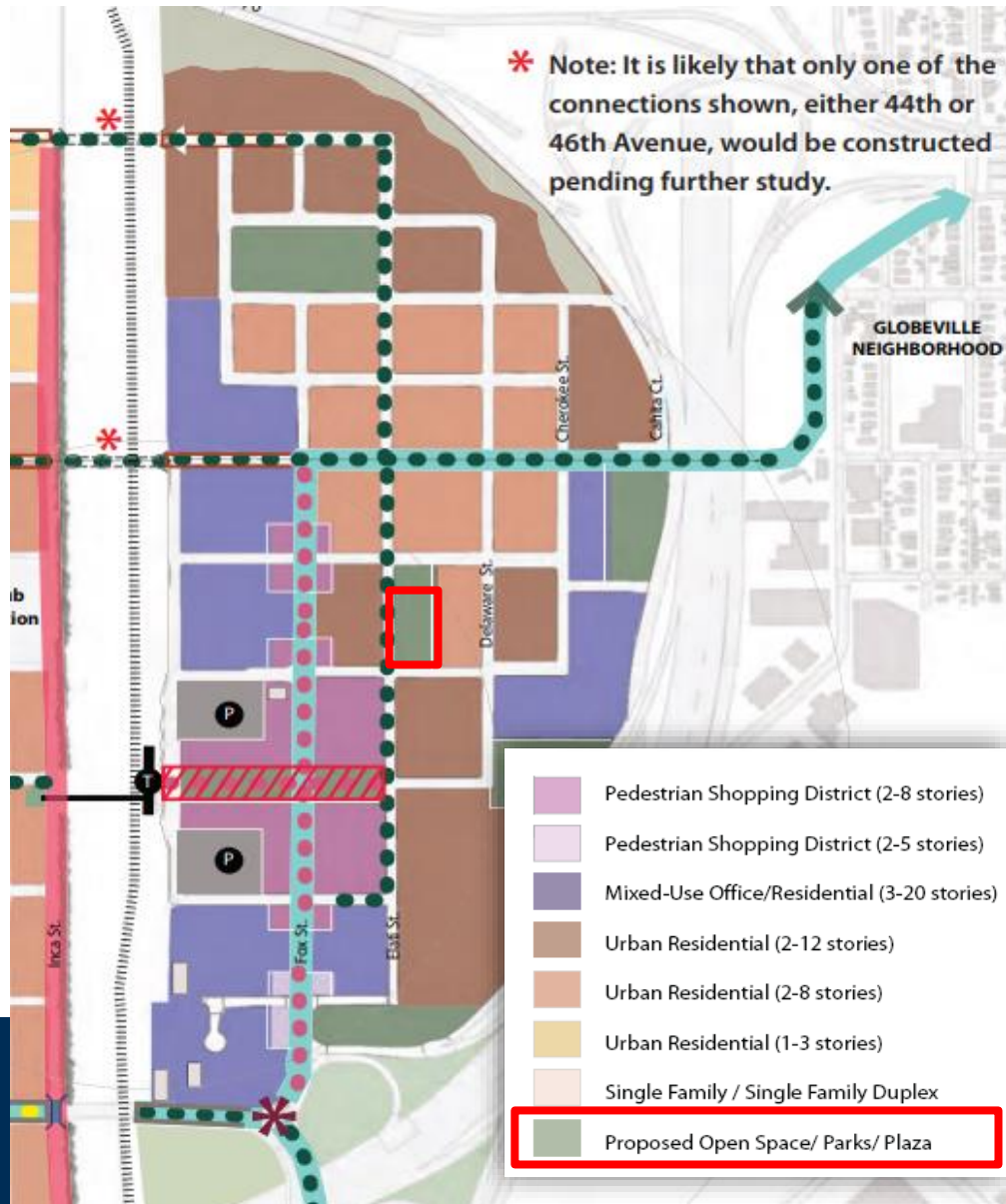
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019)

- 30% of new housing growth
- 5% of new employment growth

Review Criteria: Consistency with Adopted Plans



41st & Fox Station Area Plan (2009)

- Proposed Open Space
 - “Parks are conceptually shown on the land use plan, the actual size and locations are not determined. Future park space in the station area will require working with private property owners, additional study by the Parks Department, and developing funding partnerships to pay for park land, improvements, and maintenance.”
- Urban Residential (2-8 Stories)
 - Intended as new, moderate density neighborhoods
 - Provide a range of housing types that help support the pedestrian shopping district and employment base

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 in a station area
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-RX-8 *“applies to residentially-dominated areas served primarily by collector or 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

