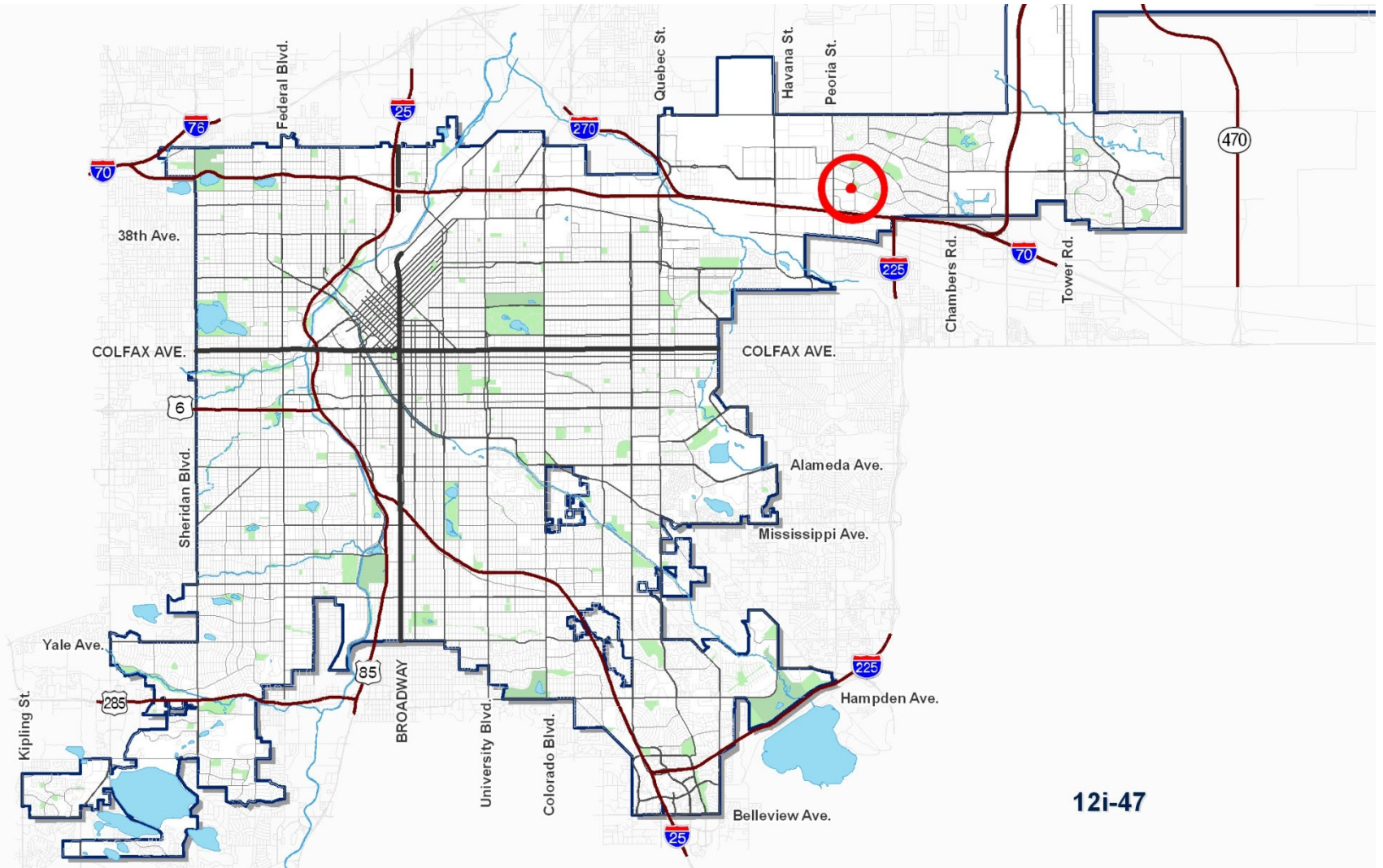


13000 E. ALBROOK
DRIVE

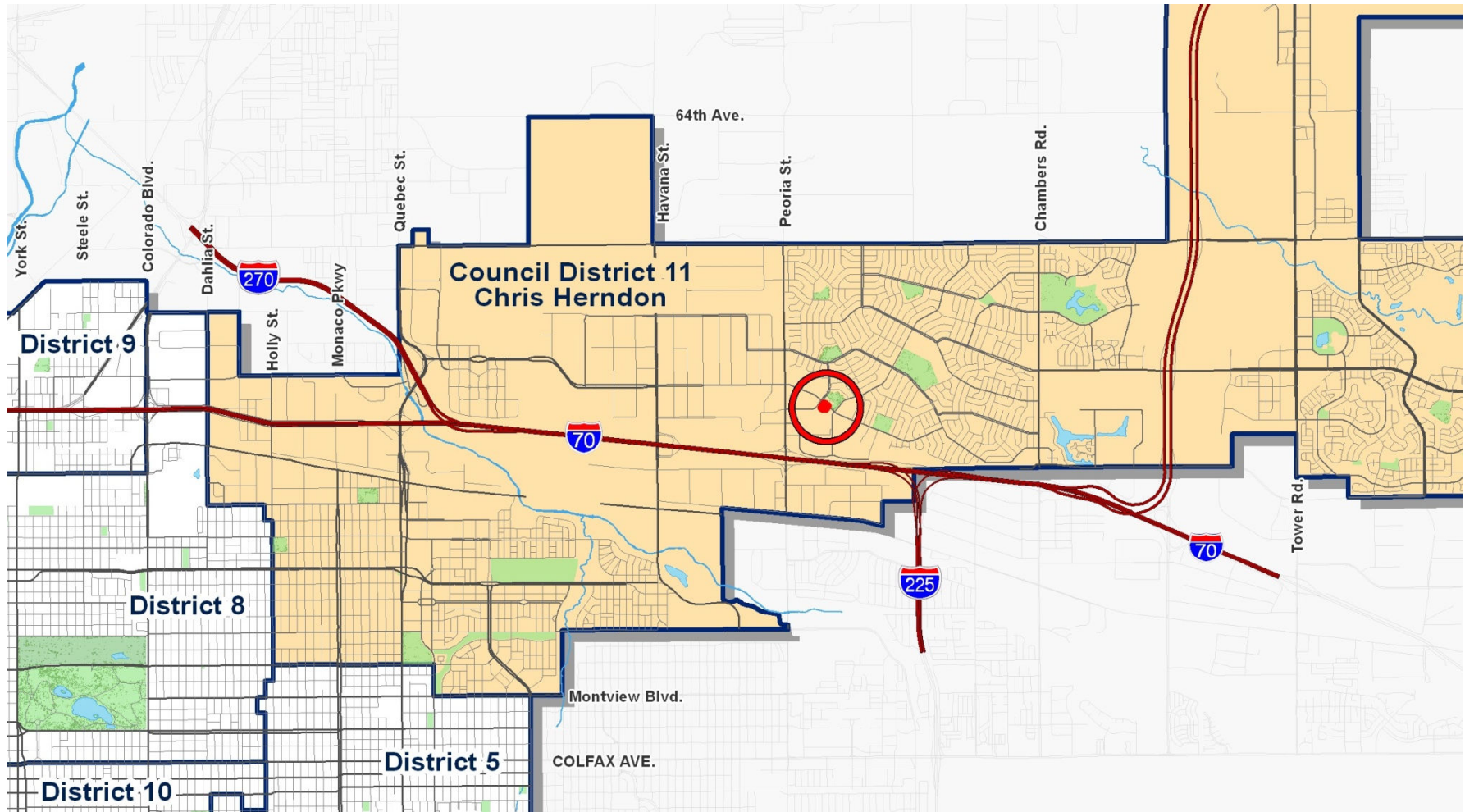
B-4 w/wvrs UO1 & UO2 to S-MX-2

13000 E. Albrook Drive

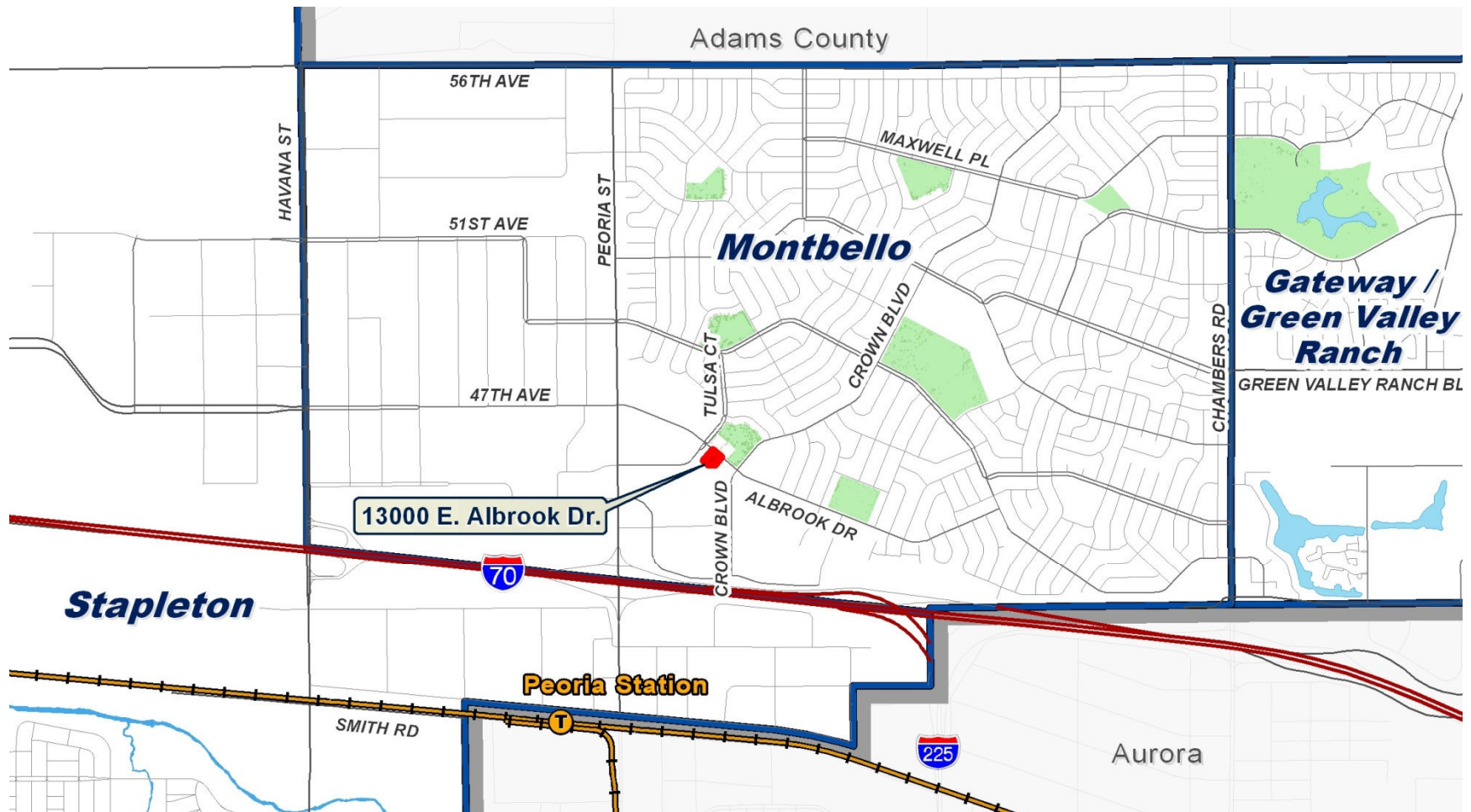
B-4 w/wvrs UO1 & UO2 to S-MX-2



Council District 11 – Chris Herndon



Montbello Neighborhood



13000 E. Albrook Drive



- Albrook Dr. 46th Ave / Tulsa Ct.
- Commercial day-care center
- Light Industrial / Warehouse
- Montbello Library
- Community Center

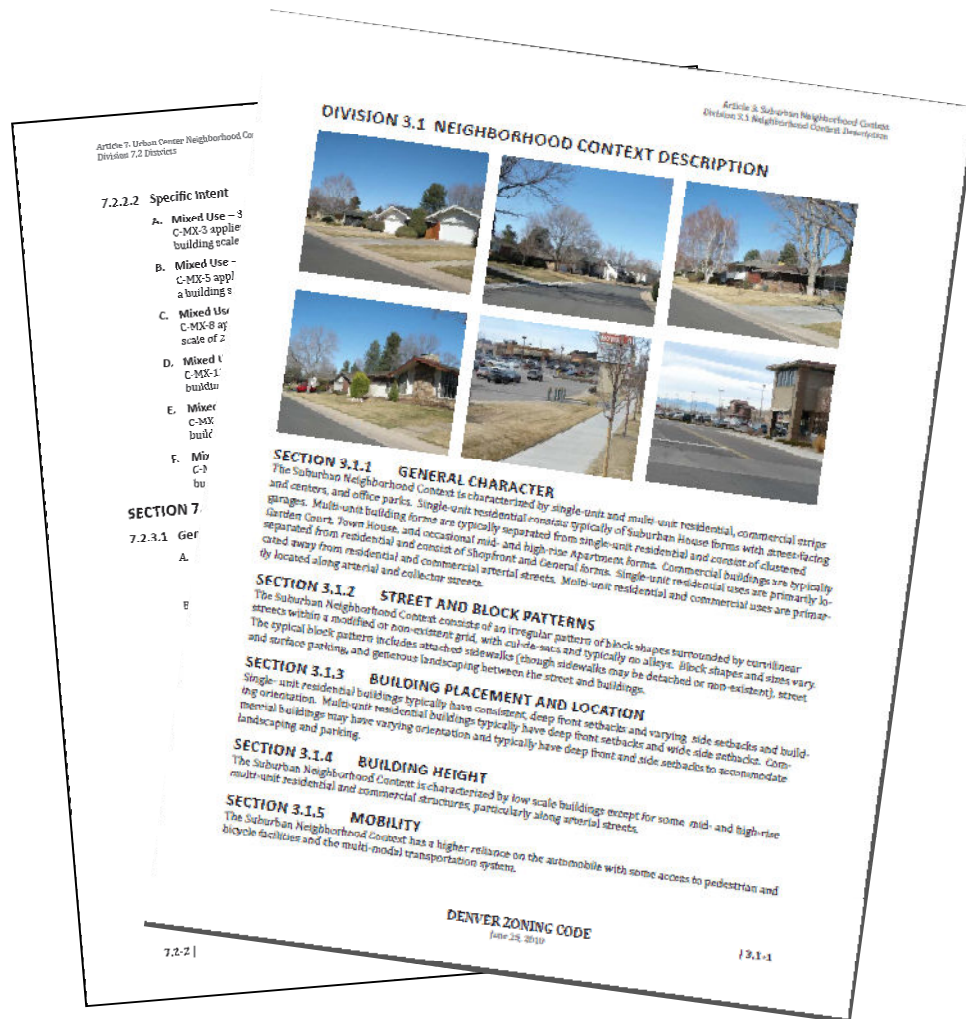
Request



- Property:
 - 0.90 Acres
 - Vacant Lot
- Property Owner:
 - Requesting rezoning to broaden diversity of commercial uses (Aquaculture)
- Rezone from B-4 wvrs, UO-1 and UO-2 to S-MX-2

Request: S-MX-2

Suburban – Mixed Use – 2 stories max. ht.



Existing Context

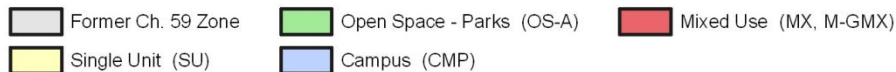
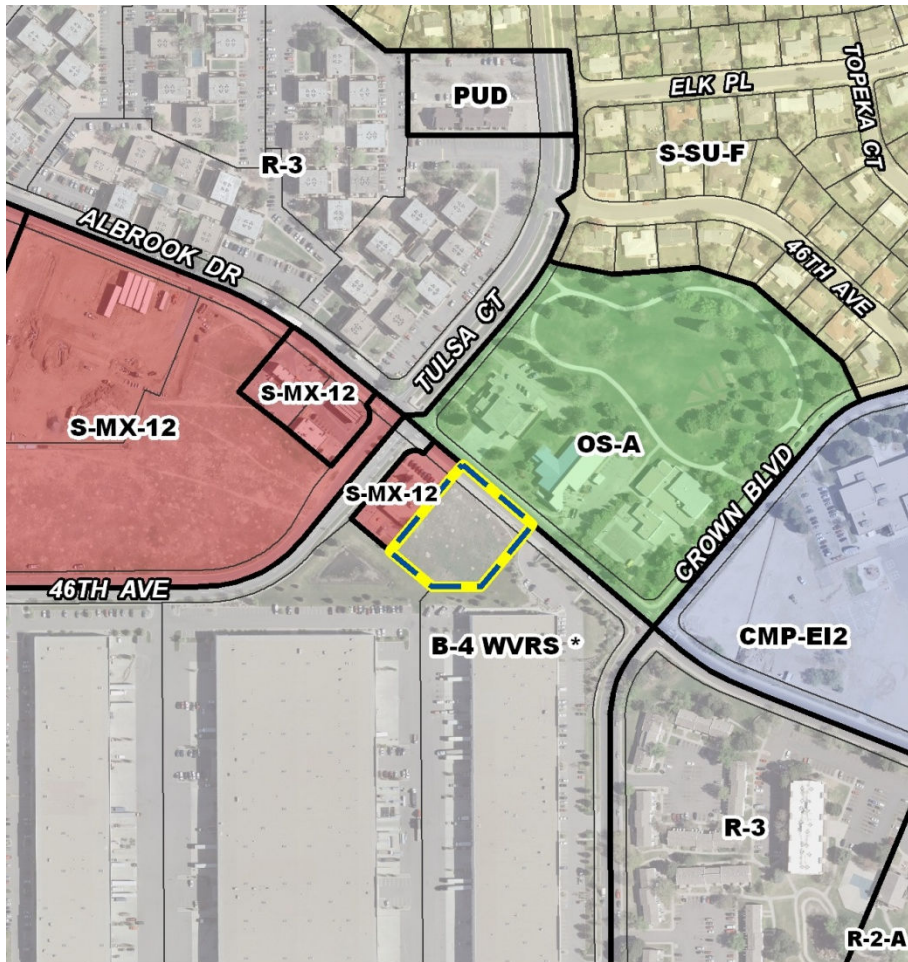


- **Existing Zoning:** B-4 w/wvrs, UO-1 and UO-2
- **Adjacent Land Uses:** Commercial, light Industrial, Civic & Multi-family
- **Building Form/Scale:** Between 1 and 2 stories

Explanation of Current Zoning

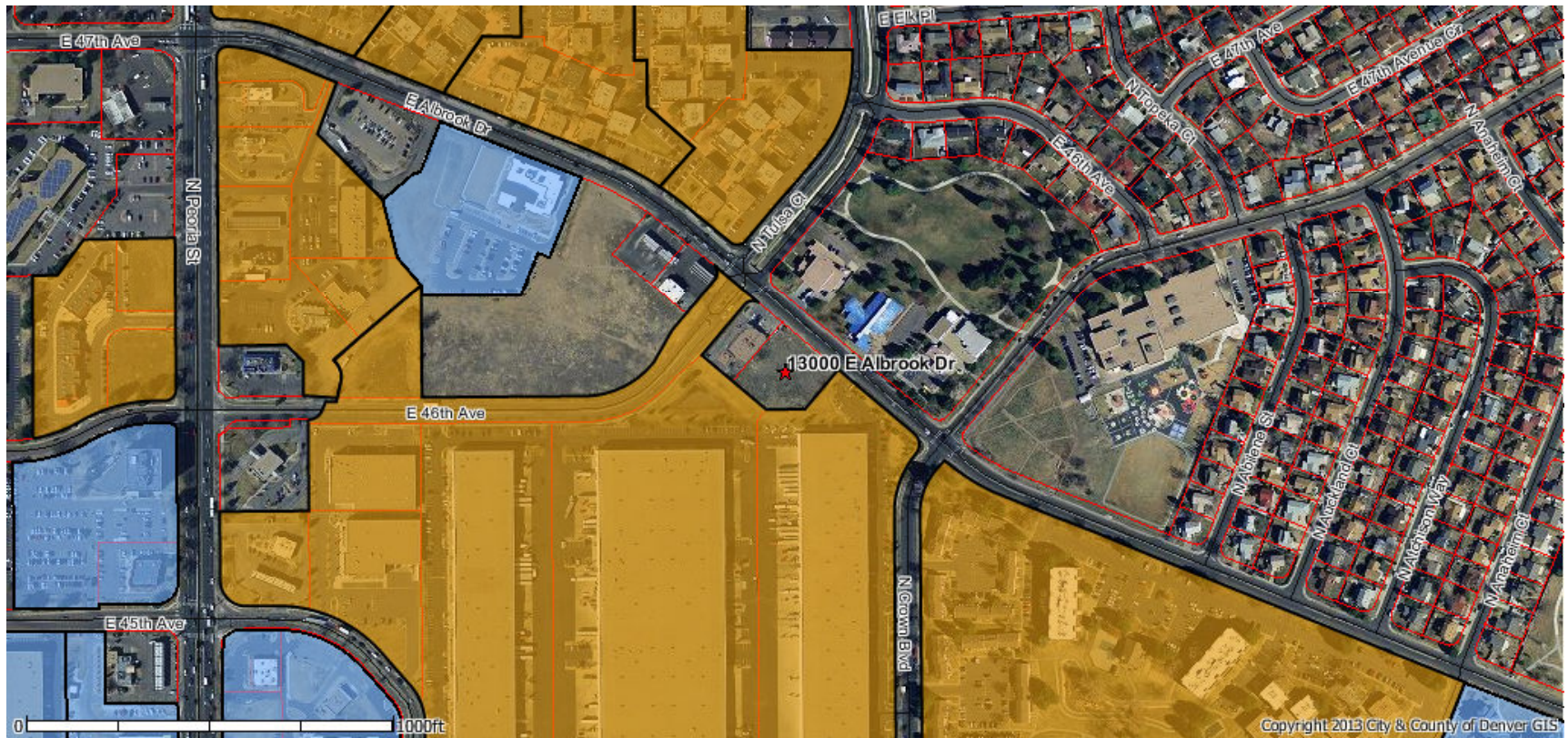
(a) Auctioneer	59-337(1)a.5;	or admission charge	
(b) Sale at retail and wholesale of automobiles, recreation vehicles, trucks and all other uses as described in the referenced Denver Code Section	59-337(1)a.6;	(k) Mortuary	59-337(1)c.11;
(c) Book store, adult	59-337(1)a.10;	(l) Tatoo studio	59-337(1)c.18;
(d) Eating place with adult amusement	59-337(1)a.18;	(m) Adult amusement or entertainment	59-337(1)d.2;
(e) Food locker plant and all other uses as described in the referenced Denver Code Section	59-337(1)a.22;	(n) Photo studio, adult	59-337(1)d.5;
(f) Sale of motorcycles	59-337(1)a.32;	(o) Sexually oriented commercial enterprise	59-337(1)d.6;
(g) Sale of monuments and all other uses as described in the referenced Denver Code Section	59-337(1)a.34;	(p) Theater, adult	59-337(1)d.8;
(h) Newspaper distribution station	59-337(1)a.35;	(q) Fabrication of brooms	59-337(1)e.5;
(i) Mirror silvering	59-337(1)b.7;	(r) Fabrication and/or mixing of inks	59-337(1)e.17;
(j) Health treatment on payment of a fee	59-337(1)c.8;	(s) Taxidermy shop	59-337(1)e.24;
		(t) Fabrication of umbrellas	59-337(1)e.26;
		(u) Garage for public utility vehicles	59-337(1)f.3;
		(v) Landing and take-off area for police rotorcraft as described in the referenced Denver Code Section	59-337(1)f.5;
		(w) Police station	59-337(1)f.9;
		(x) Railway right-of-way as described in the referenced Denver Code Section	59-337(1)f.11;
		(y) Special trades contractor	59-337(1)g.1 - g.24;
		(z) Multiple unit dwelling	59-337(1)h.4;
		(aa) Residence for the elderly	59-337(1)h.5;
		(bb) Rooming and boarding	59-337(1)h.6; and
		(cc) Single unit dwelling	59-337(1)h.7.

Existing Context - Zoning

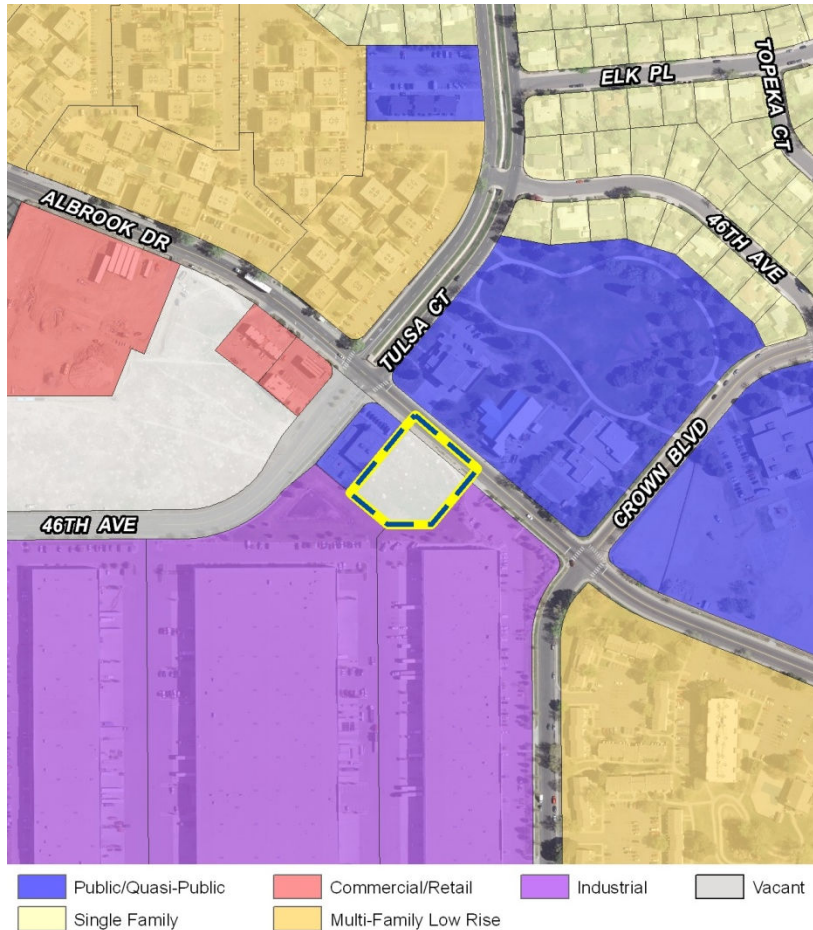


- OS-A
- S-MX-12
- B-4 WVRS
- CMP-E12
- R-3

Remaining B-4 wvrs Ord 546-1990

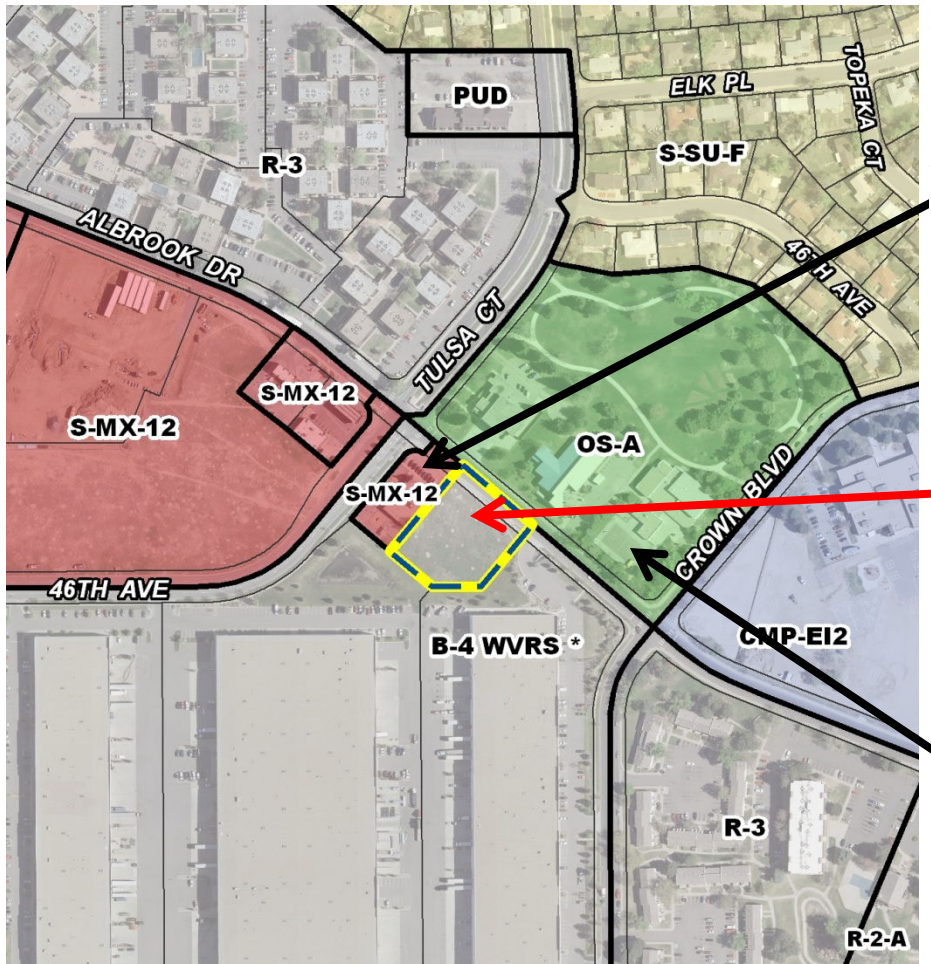


Existing Context – Land Use

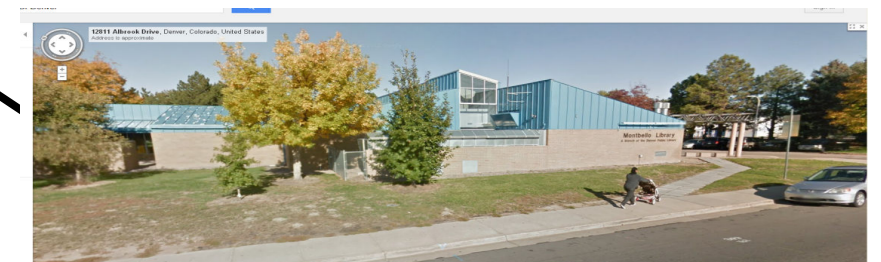


- Vacant
- Industrial, Public, Commercial node surrounded by suburban residential (MF and SU)

Existing Context – Building Form/Scale



- Former Ch. 59 Zone
- Open Space - Parks (OS-A)
- Mixed Use (MX, M-GMX)
- Single Unit (SU)
- Campus (CMP)



Process



- **Planning Board**
- LUTI
- City Council
- Public Outreach
 - ▣ RNOs (No Comments)
 - Montbello United Neighbors, Alliance for Justice
 - Northern Airport Corridor Association
 - Montbello 20-20
 - Far Northeast Neighbors
 - Northern Corridor Coalition
 - ▣ Notification signs posted on property

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
 - ▣ Montebello Neighborhood Plan

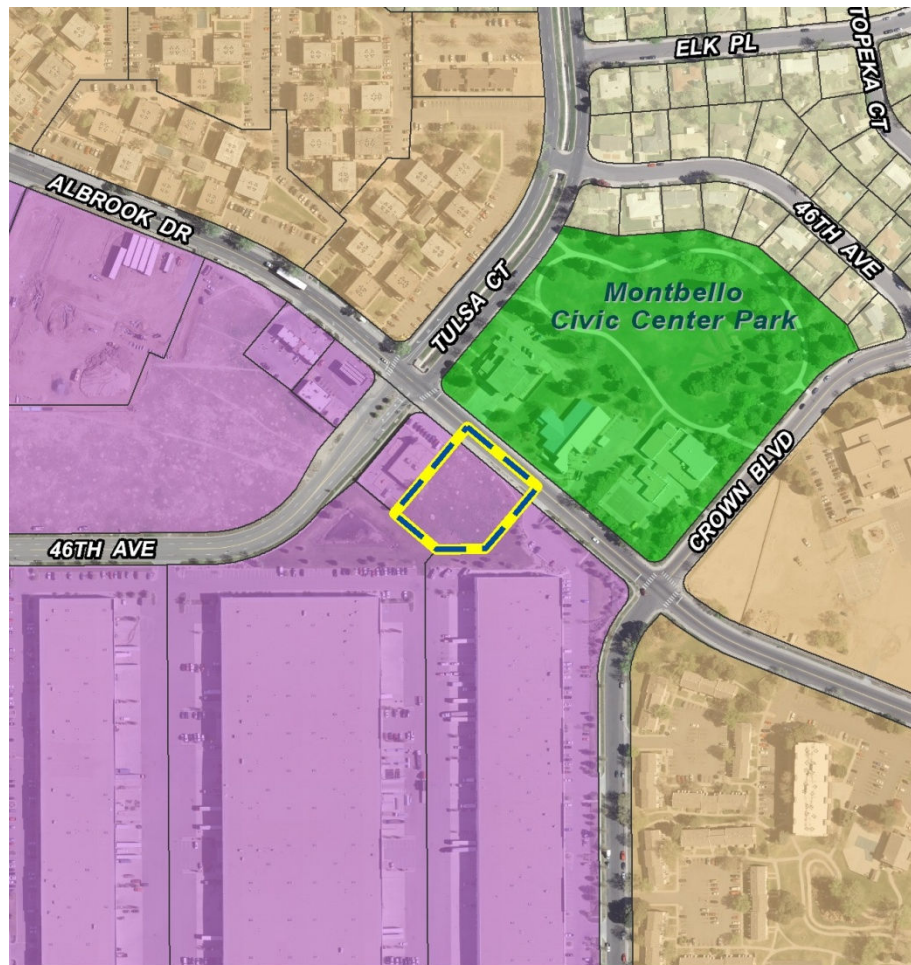
Review Criteria:

Consistency with Adopted Plans

Comprehensive Plan 2000

- **Land Use Strategy 3-B** – Encourage quality infill development consistent with the character of the surrounding neighborhood
- **Economic Activity Strategy 3-B** – Expand economic opportunity and the City's economic base . . . By retaining and attracting businesses
- **Economic Activity Strategy 4-B** – Solidify the business identity of the Northeast Quadrant as a high-quality, high-tech business location

Review Criteria: Consistency with Adopted Plans



Legend:
■ Town Center ■ Park ■ Single Family Duplex ■ Single Family Residential
▨ Area of Change *Entire Area of Map is Area Of Stability*

Blueprint Denver (2002)

- Land Use Concept:
 - Town Center
 - Shopping, entertainment, service and employment needs for several neighborhoods.
 - Area of Stability

Review Criteria: Consistency with Adopted Plans

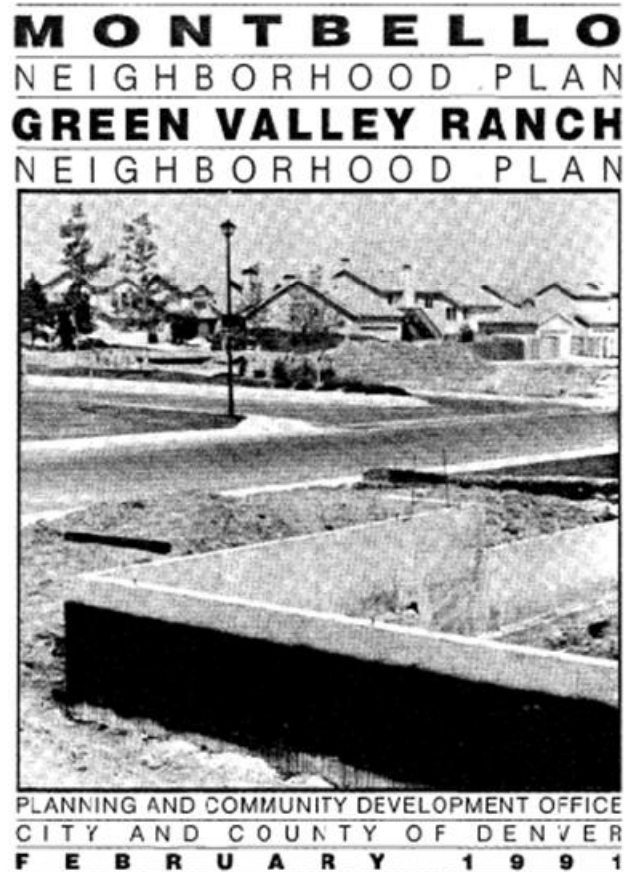


— Mixed Use - Collector — Residential - Collector — Undesignated - Local

Blueprint Denver (2002)

- Future Street Classification:
 - Residential Collector
 - Mixture of access and mobility needs along the street for residential, commercial and industrial development.

Review Criteria: Consistency with Adopted Plans



Montbello Neighborhood Plan (1991)

- ❑ Retail, Business and Hotel development within the area that is now designated as Town Center in Blueprint Denver.
- ❑ Corner is a major entry point into the neighborhood
- ❑ Encourages neighborhood serving retail and attractive landscaping along Albrook Drive
- ❑ Office, hotel and wholesale / warehouse uses at interior block locations.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver and the Montbello Neighborhood Plan
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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. **Justifying Circumstances**
 - ▣ **Changed Circumstances**
 - The S-MX-2 zone district will allow development of a vacant lot located in a Suburban Town Center context, activate the parcel and update zoning to reflect new Denver Zoning Code standards
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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**

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