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# 805 W. 38th Avenue

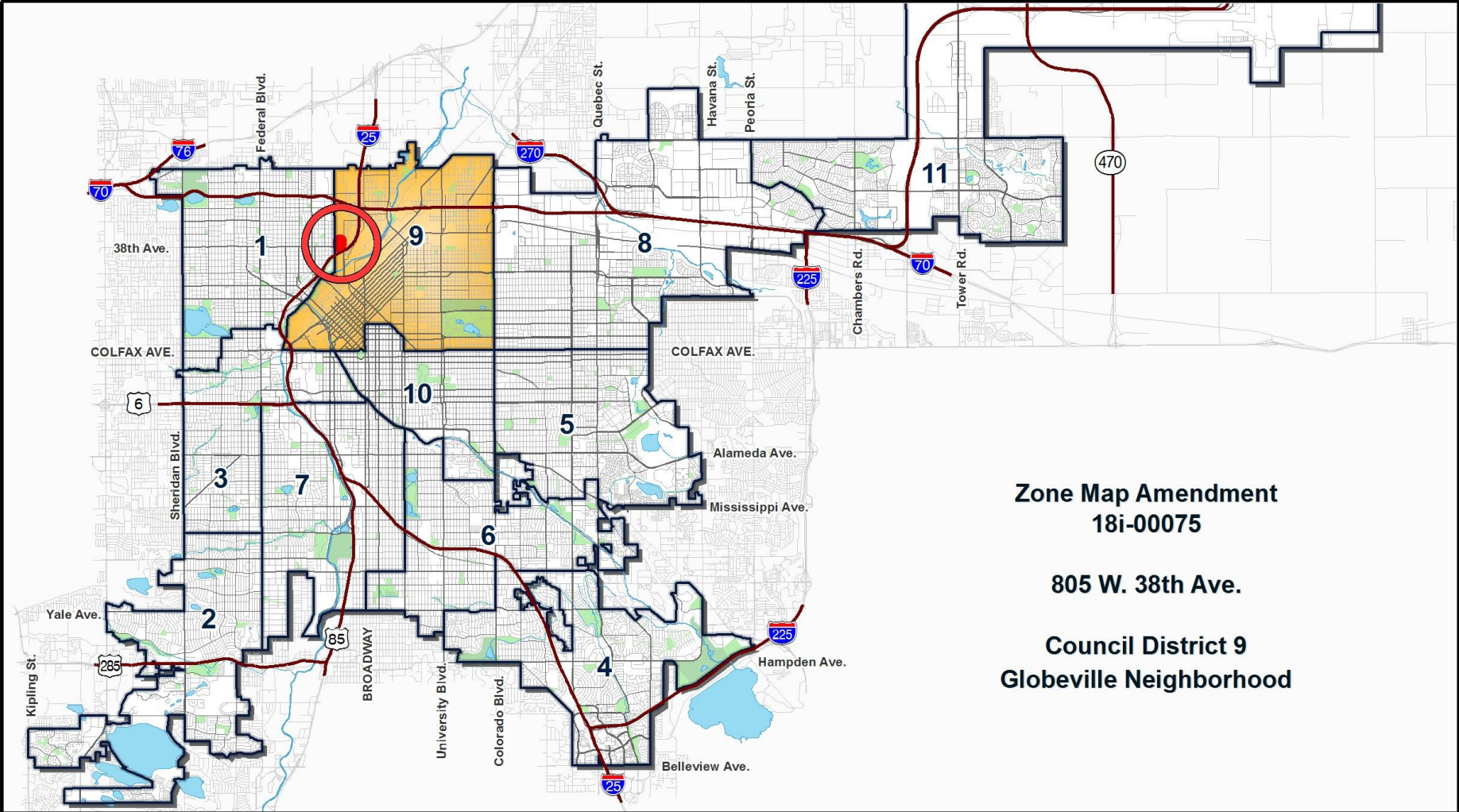
#2018I-00075 rezoning 805 W. 38<sup>th</sup> Ave. from  
I-B U0-2 to C-MX-20 U0-2

Date: 01/29/2019

# 805 W. 38<sup>th</sup> Ave.

I-B U0-2 to

C-MX-20 U0-2

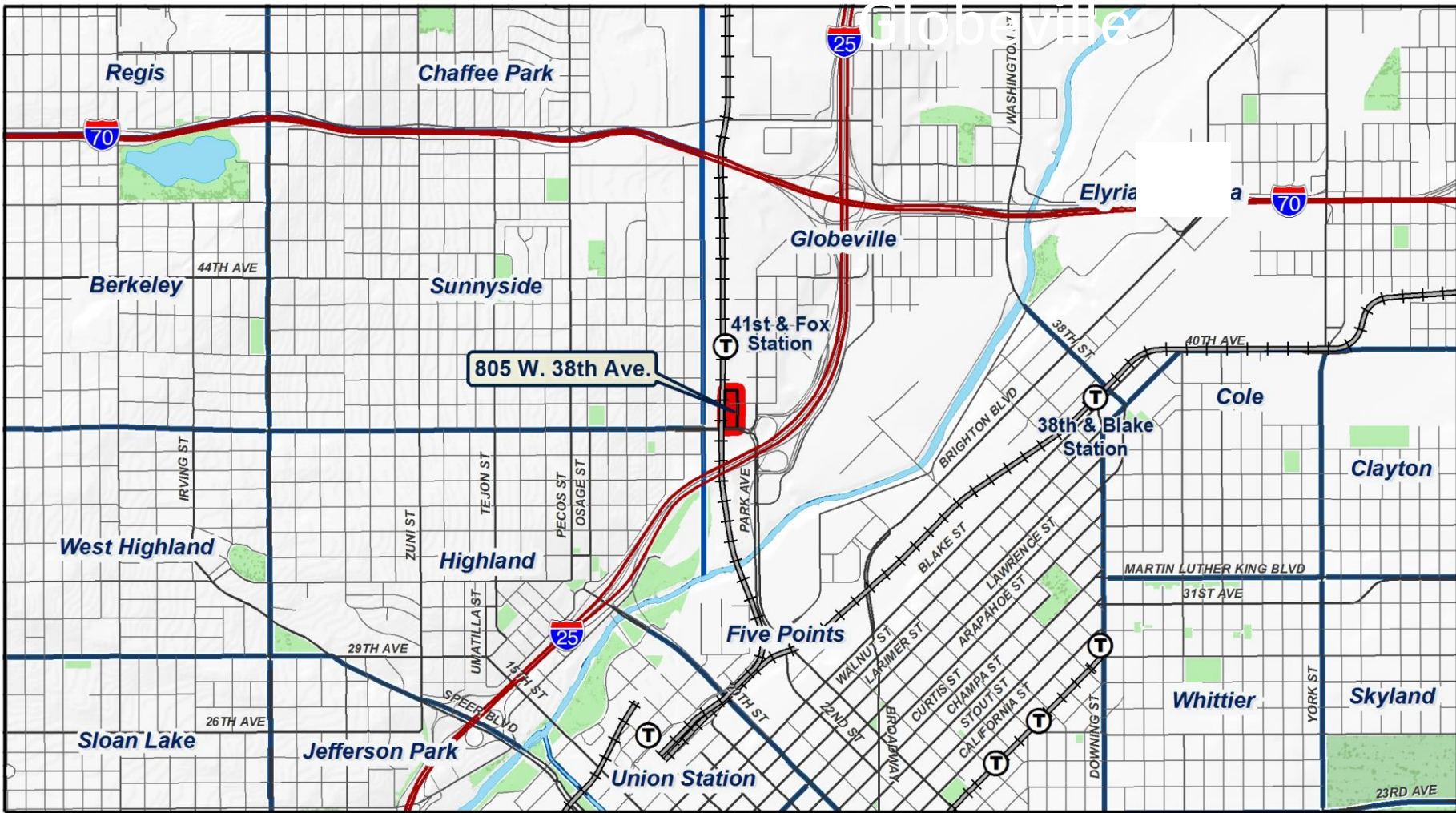


**Zone Map Amendment  
18i-00075**

**805 W. 38th Ave.**

**Council District 9  
Globeville Neighborhood**

# Globeville Neighborhood



# Request: I-B UO-2 to C-MX-20 UO-2



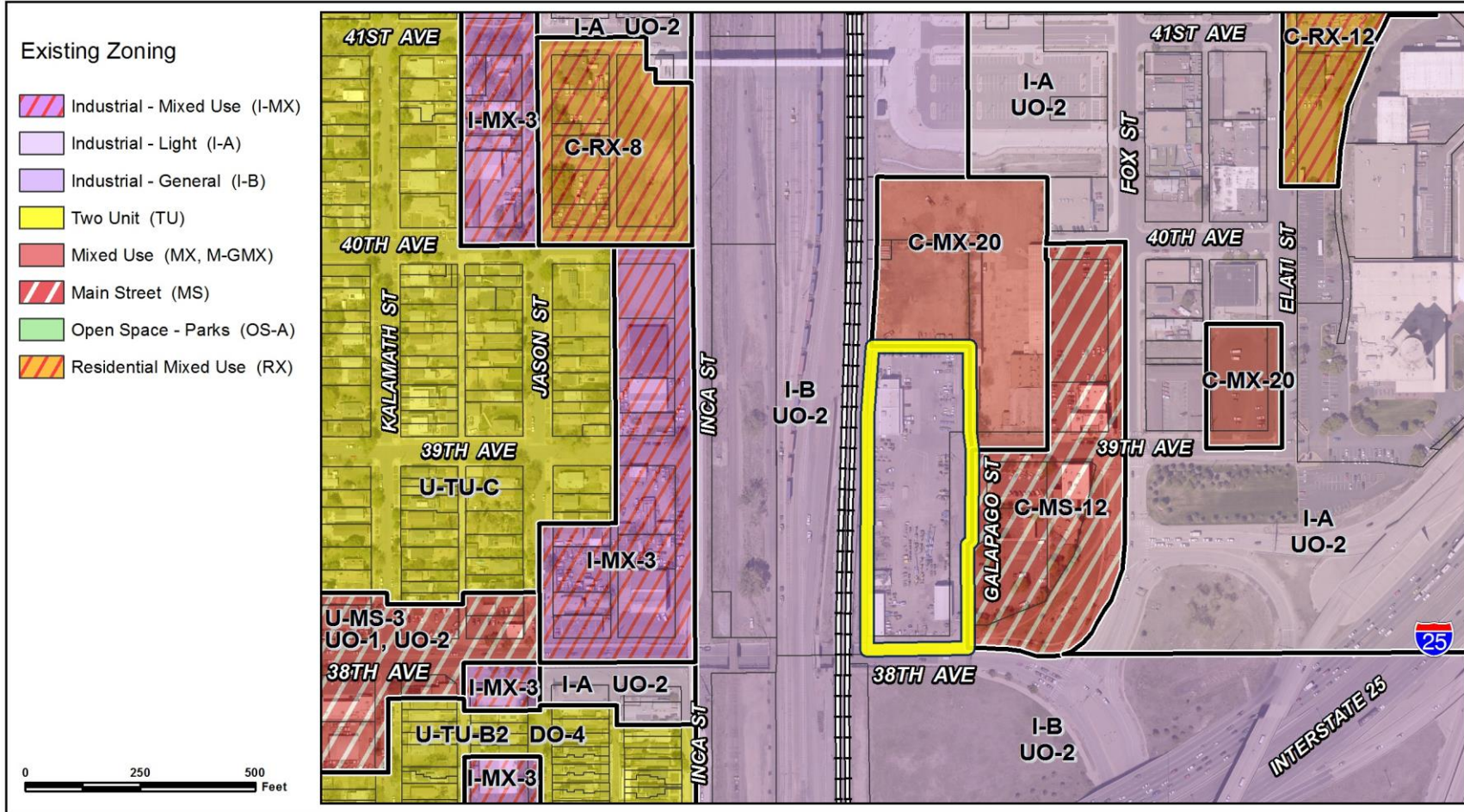
## Location

- 41<sup>st</sup> & Fox Station Area
- Along 38th Ave., bordered by Galapago to East, BNSF/RTD tracks to the West
- 2.7 acres
- Rental & Storage of heavy duty construction equipment

## Proposal:

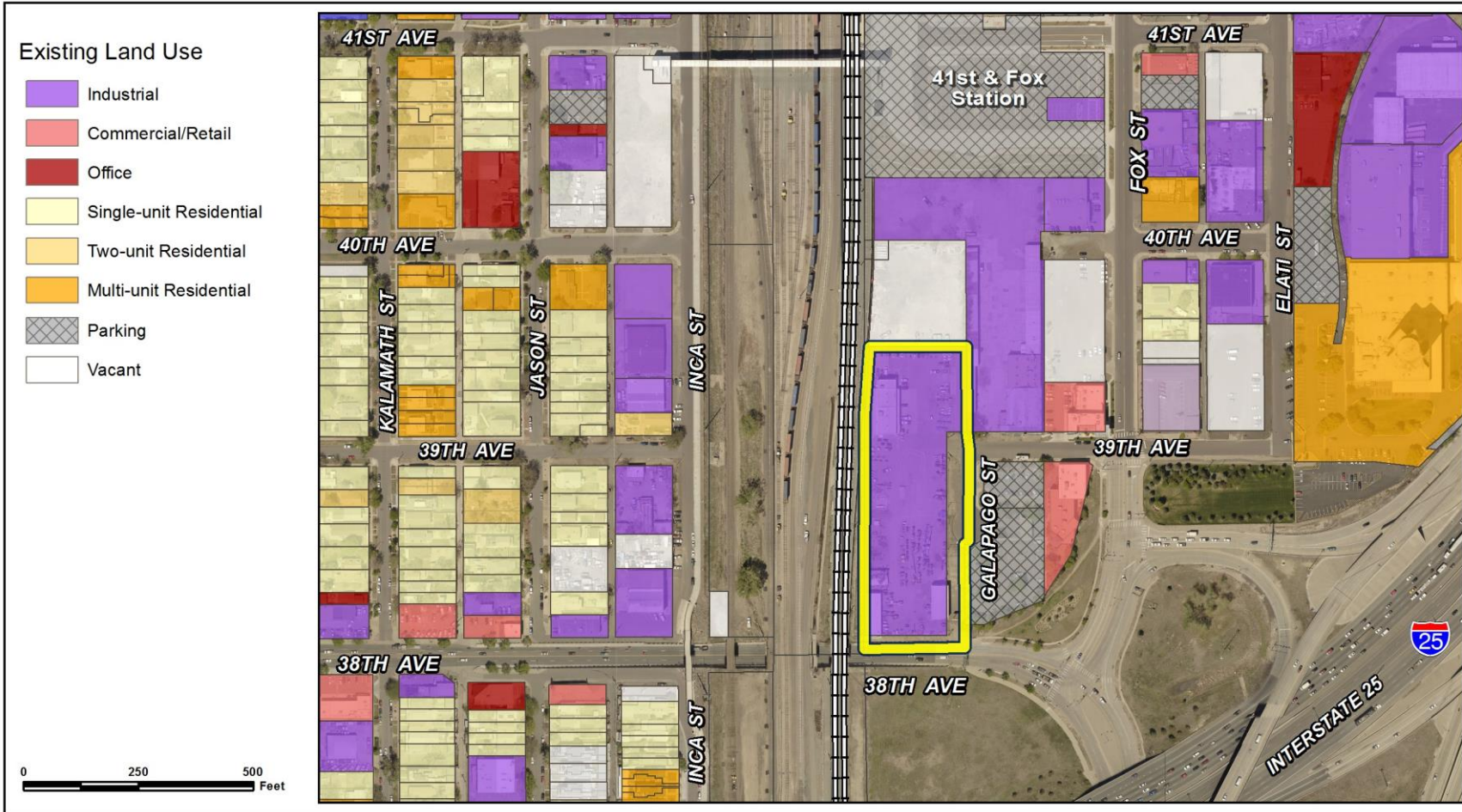
- Rezoning from I-B UO-2 to C-MX-20 UO-2
- Requesting rezoning to align with adopted plans and for potential development of property

# Existing Context: Zoning



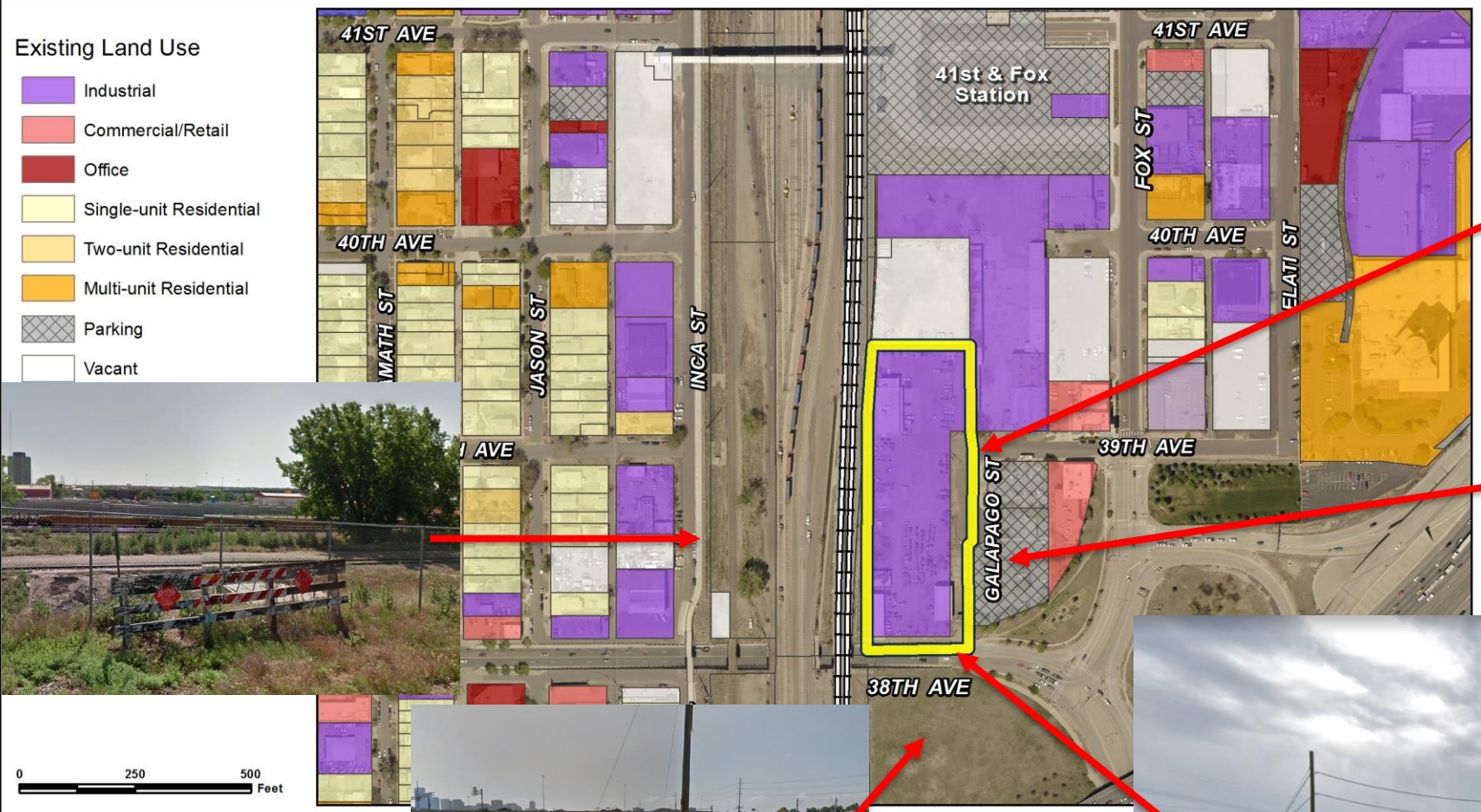
- Subject site: I-B UO-2
- Surrounding Properties: C-MX-20; C-MS-12; I-B UO-2

# Existing Context: Land Use



- Subject Property: Industrial
- North: Vacant; Industrial
- East: Parking
- South: Vacant
- West: BNSF/RTD Tracks

# Existing Context: Building Form/Scale



# Process

- Planning Board (January 9, 2019)
  - 8-1 vote for recommendation of approval
  - No public comment
- Land Use, Transportation and Infrastructure Committee (January 29, 2019)
- City Council (Tentative: March 11, 2019)
- Public comment
  - No other public comment



# 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

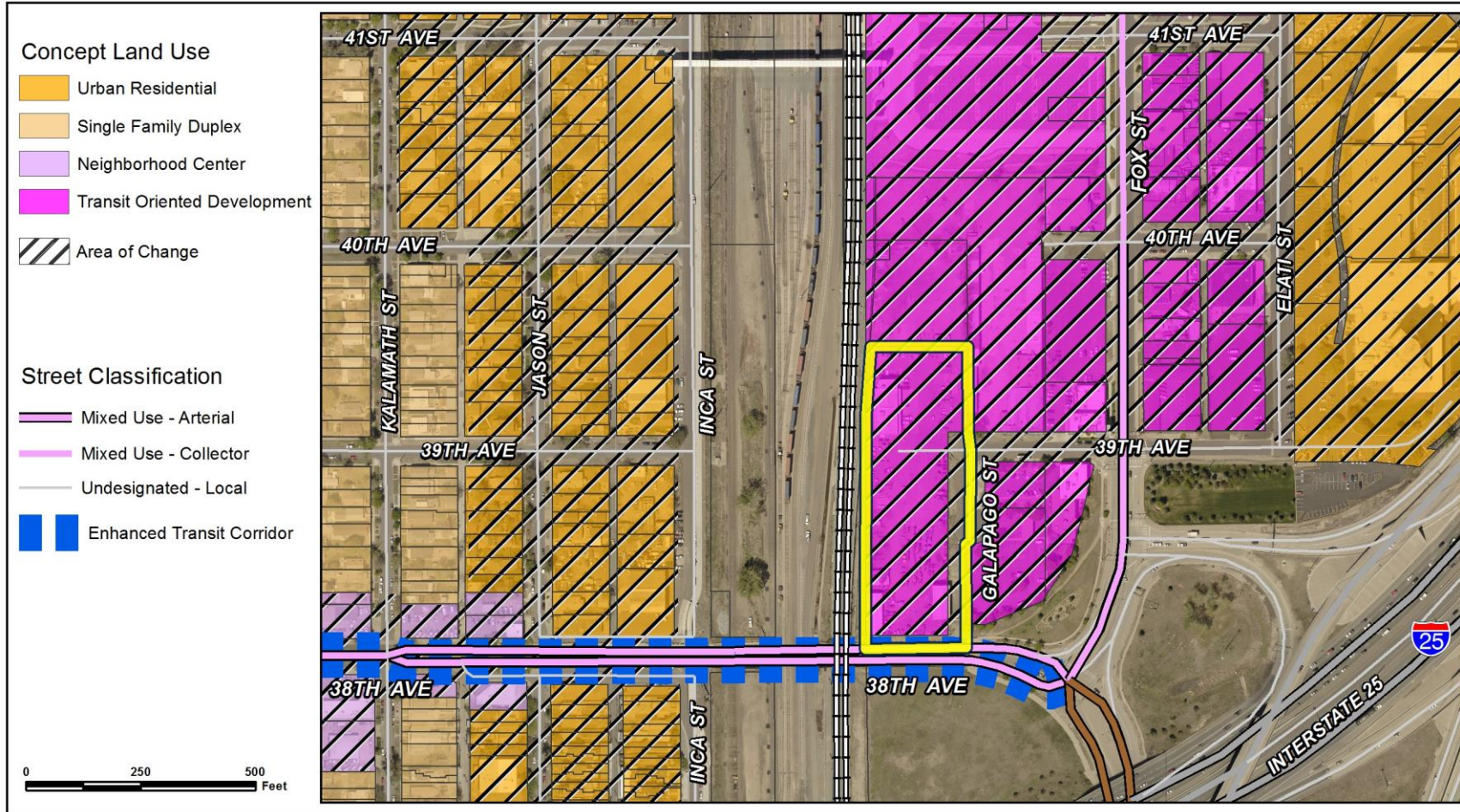
### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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

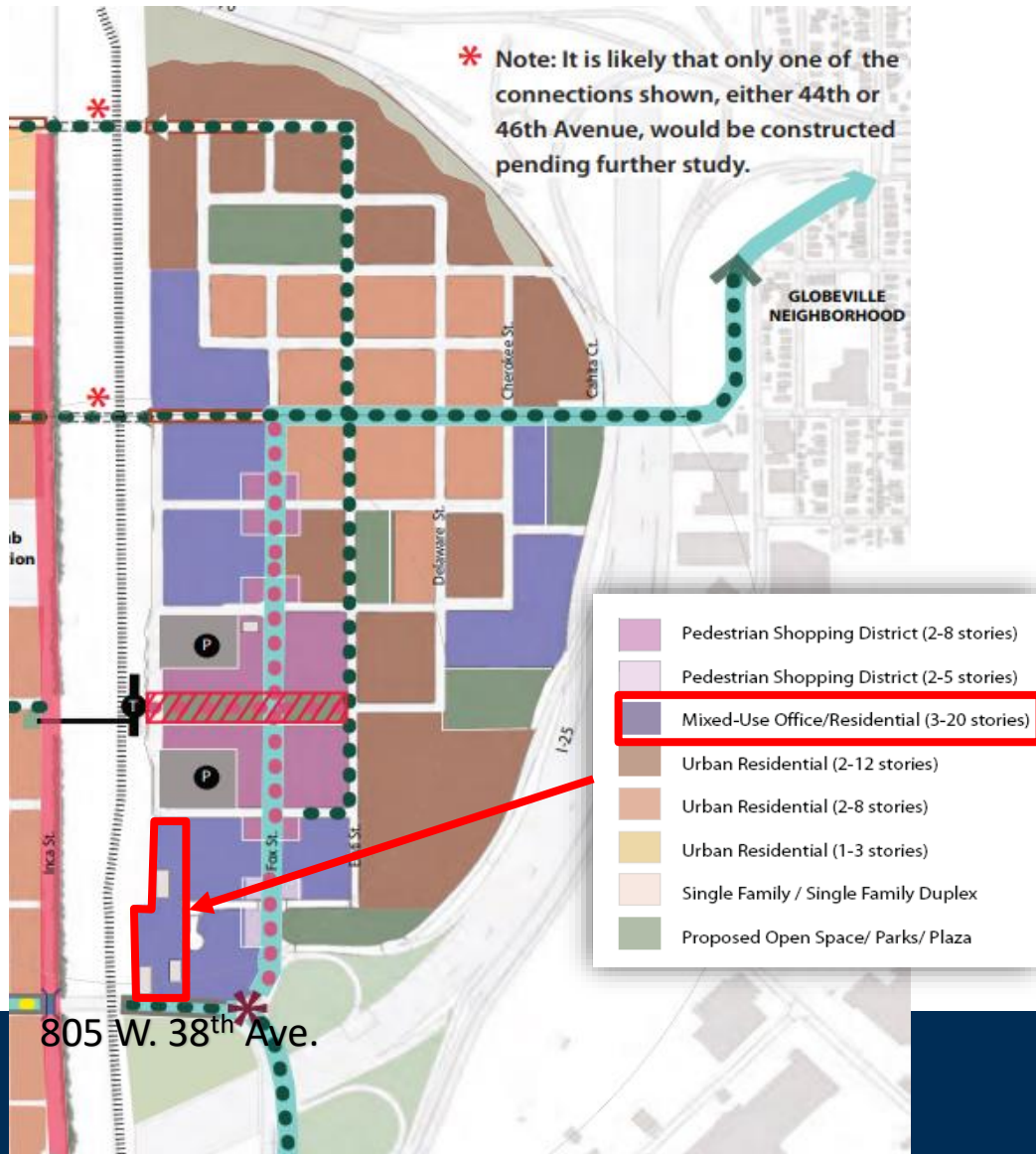
# Review Criteria: Consistency with Adopted Plans



## 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
- Mixed Use Arterial
  - Higher Degree of Mobility to and from dense urban areas
- Undesignated Local
  - Providing local access

# Review Criteria: Consistency with Adopted Plans



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

- Mixed-Use Office/Residential (3-20 Stories)
  - Sizeable employment base as well as housing, may include a wide variety of uses including hotels and lodging
  - 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-20 “applies to areas or intersections served primarily by major arterial streets where a building scale of 3 to 20 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