DENVER
THE MILE HIGH CITY

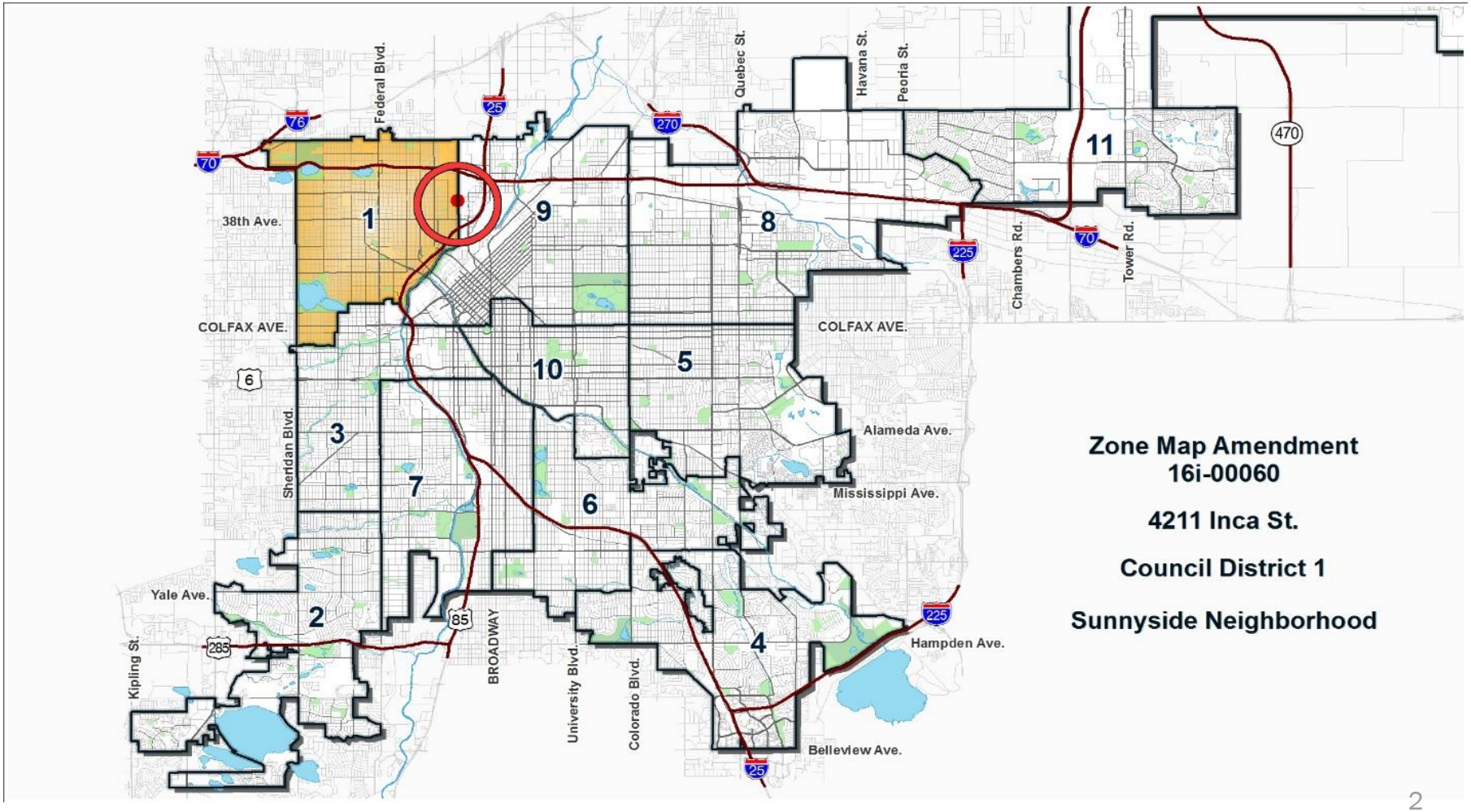
Map Amendment

#2016I-00060 rezoning 4211 Inca Street from I-A, UO-2 to C-RX-8

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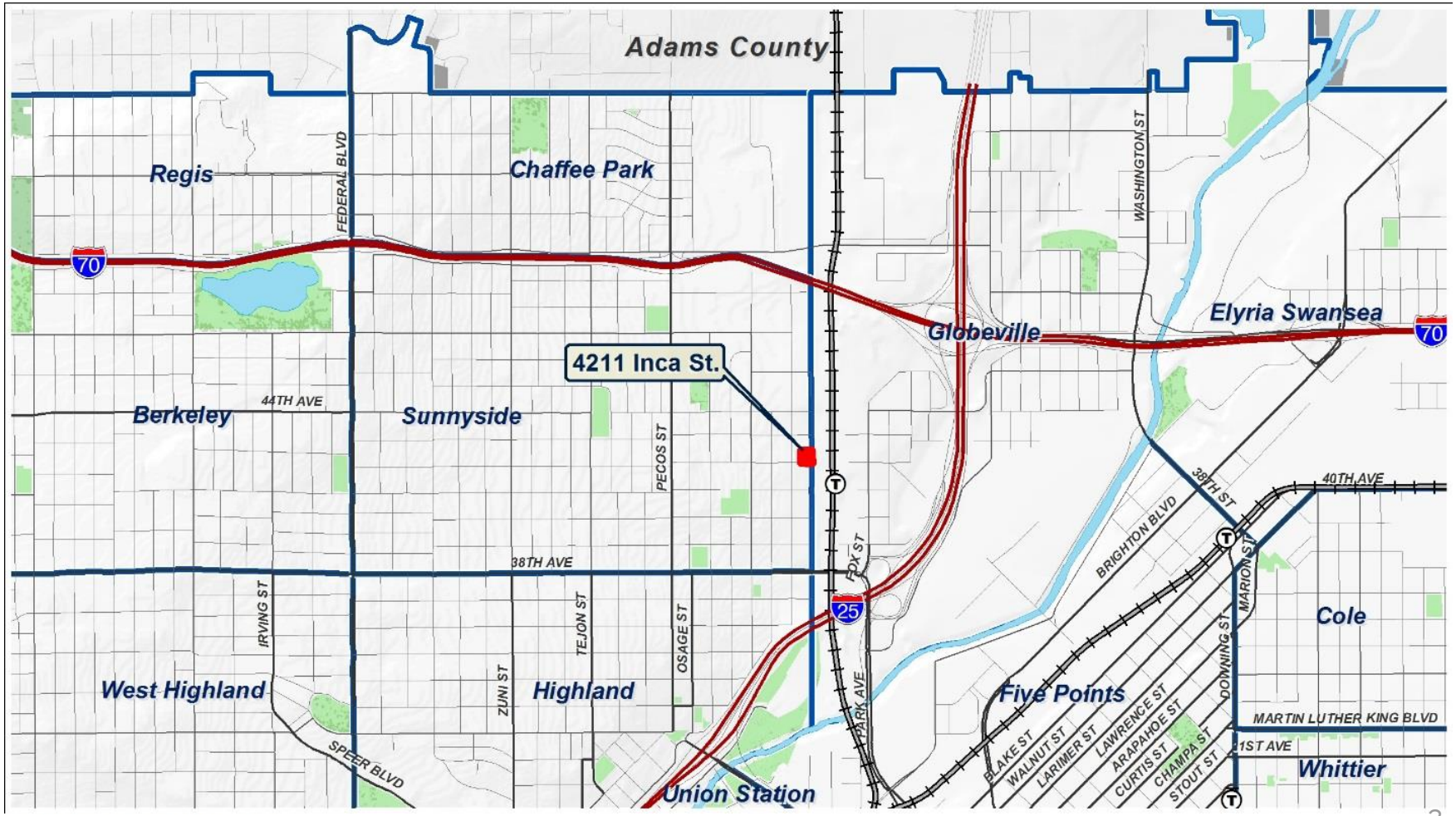
Denver City Council
January 17th, 2017

City Council District 1

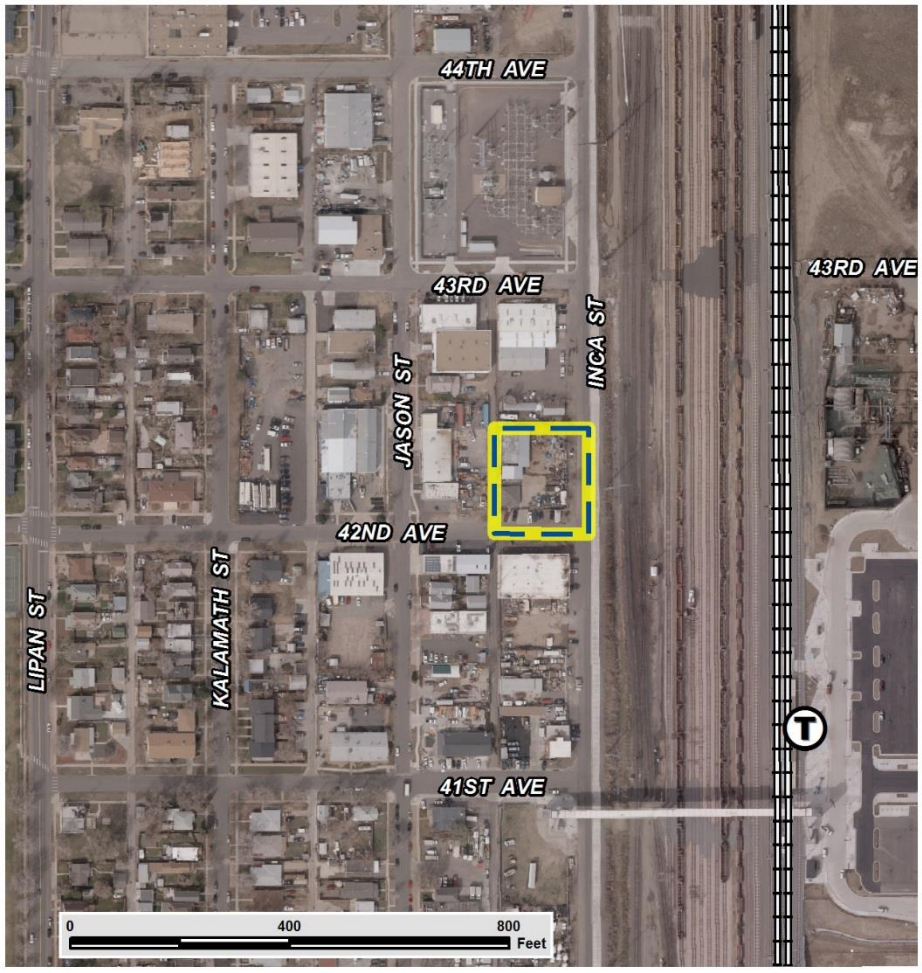


DENVER
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Sunnyside Statistical Neighborhood



Location



2016 Aerial

- 4211 Inca St.
- NW Corner of Inca & 42nd Ave
- 41st & Fox Station Area
- One block north of new pedestrian bridge

Request



- 4211 Inca
  - 18,750 SF (0.43 AC)
  - Concrete & construction company
  - No billboard on site
- Applicant:
  - Requesting rezoning to allow for transit oriented development
- Rezone from:
  - I-A, UO-2
- Rezone to:
  - C-RX-8

Request: C-RX-8

Urban Center Neighborhood Context – Residential Mixed Use
8 Stories Max



DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 7.1.1 GENERAL CHARACTER

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION

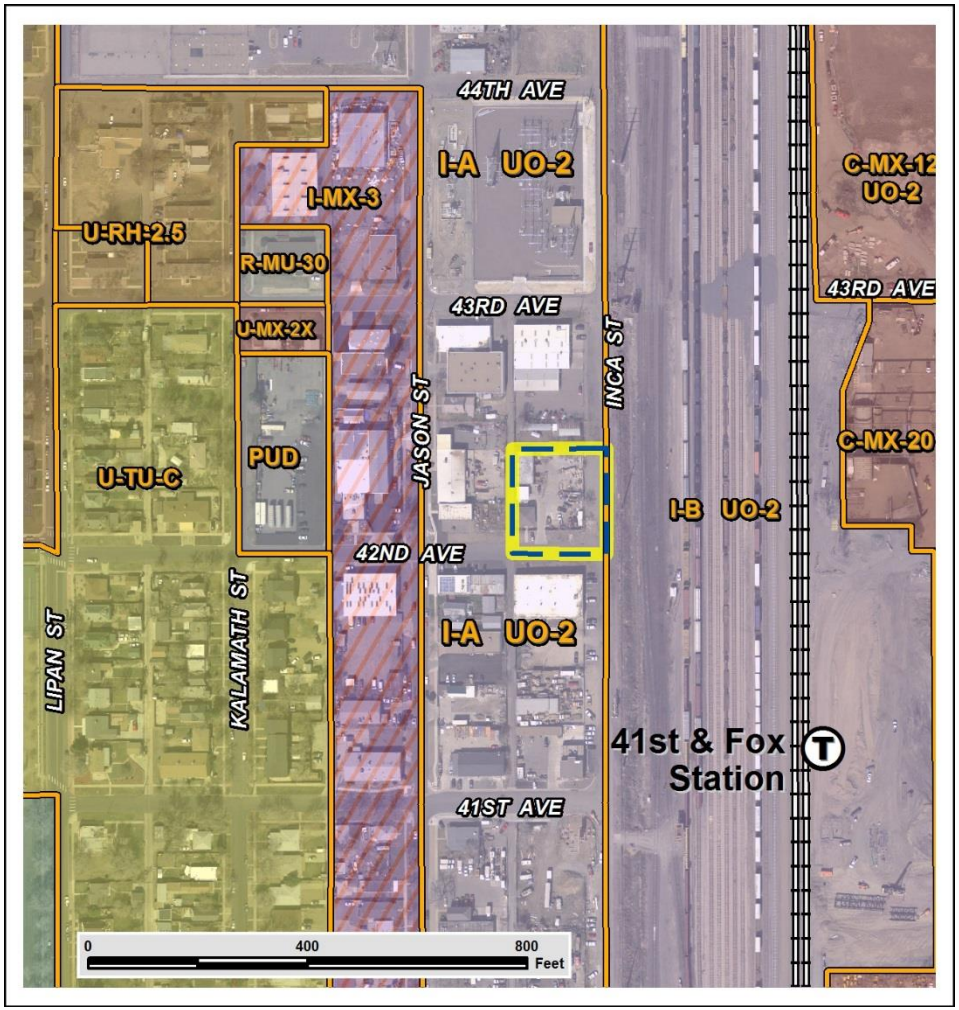
SECTION 7.1.4 BUILDING HEIGHT

SECTION 7.1.5 MOBILITY

DENVER ZONING CODE

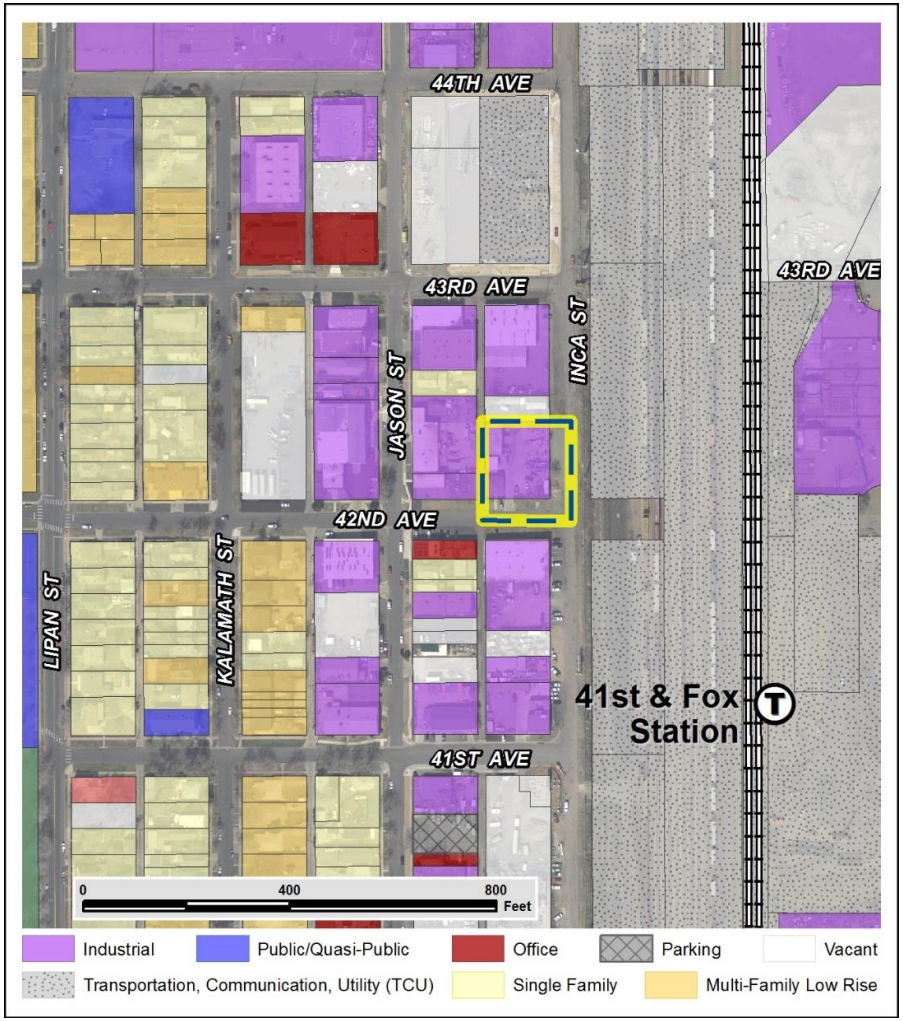
- Commercial uses are secondary to residential use
- Can have street-level retail
- Upper stories limited to residential & lodging

Existing Context – Zoning



- Site:
  - I-A, UO-2
- Surrounding Zoning:
  - North – I-A, UO-2
  - South – I-A, UO-2
  - East – I-B, UO-2
  - West – I-A, UO-2

Existing Context – Land Use

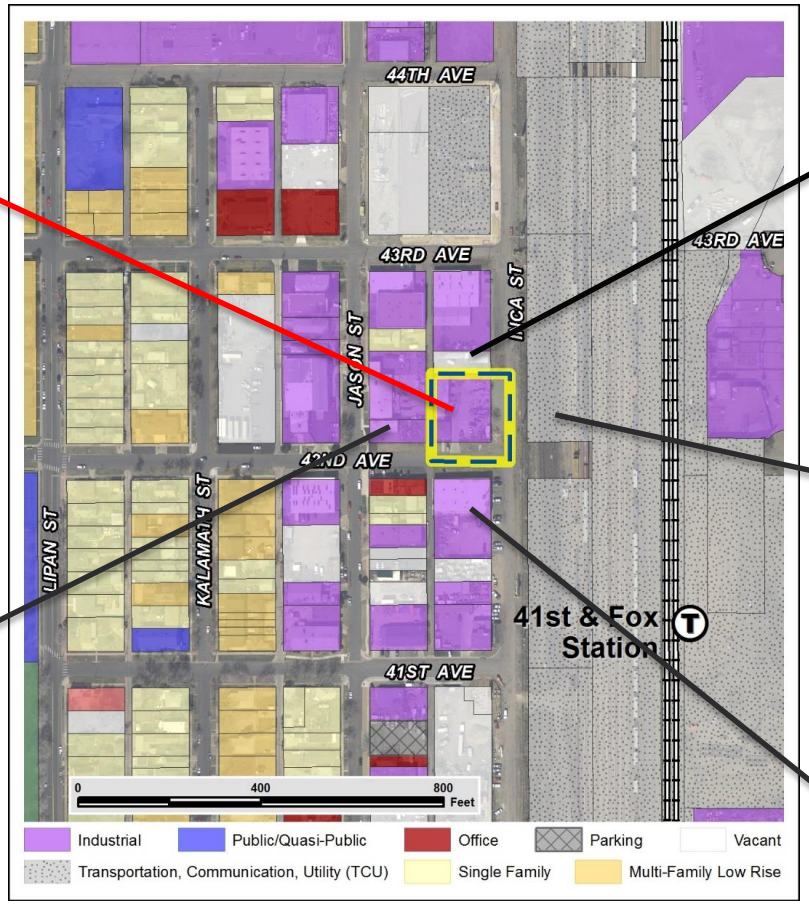


- Site – Industrial
- North –Industrial (storage)
- South – Industrial
- East – TCU (rail lines)
- West –Industrial

Existing Context – Land Use













Process

- Informational Notice
  - June 29, 2016
  - Aug 16, 2016 (revised application)
- Planning Board- notification signs and written notice
  - Sept 7, 2016 (hearing postponed at applicant's request)
  - Oct 19, 2016 (hearing rescheduled due to posting error)
  - Nov 16, 2016
    - **Recommended approval by a vote of 7-0**
- LUTI Committee- written notice
  - Dec 6, 2016
- City Council- notification signs and written notice
  - Jan 17, 2017

Process

- Public Outreach
  - RNOs
    - Sunnyside United Neighbors, Globeville Civic Association #2, Elyria Swansea/Globeville Business Association, United Community Action Network, United North Side Neighborhood, Globeville Civic Partners, North Neighborhoods Democratic Council, Globeville K.A.R.E.S., Denver Urban Resident Association, Denver Neighborhood Association, Inter-Neighborhood Cooperation
  - Public Comments
    - Letter of support from Sunnyside United Neighbors
    - Signed statements of support (15)

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

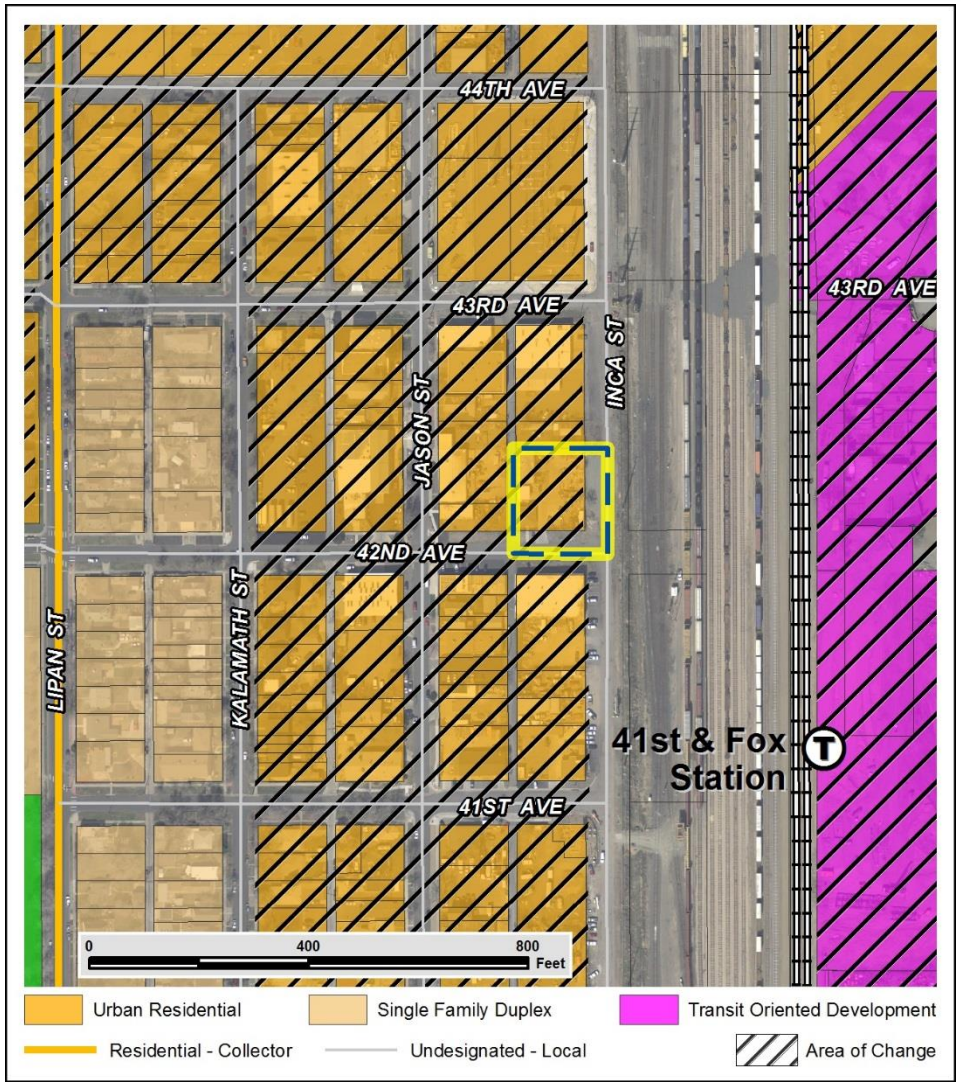
1. Consistency with Adopted Plans
   - Comprehensive Plan 2000
   - Blueprint Denver (2002)
   - Sunnyside Neighborhood Plan (1992)
   - 41st & Fox Station Area Plan (2009)
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with 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

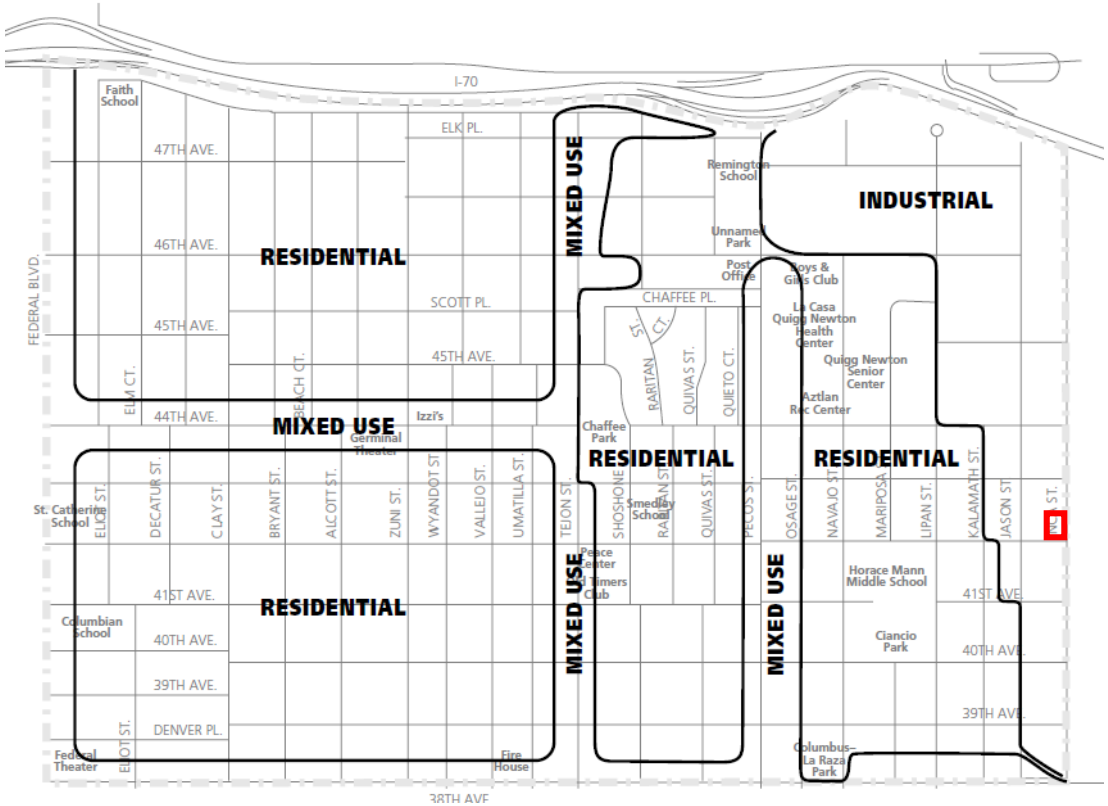


Blueprint Denver (2002)

- Area of Change
- Urban Residential
  - "Higher density and predominantly residential"
  - "May include a noteworthy number of commercial uses"
  - "Retail or active uses on ground floor"
- Street Classifications
  - Inca St. & 42nd Ave.
    - Undesignated- Local

Review Criteria: Consistency with Adopted Plans

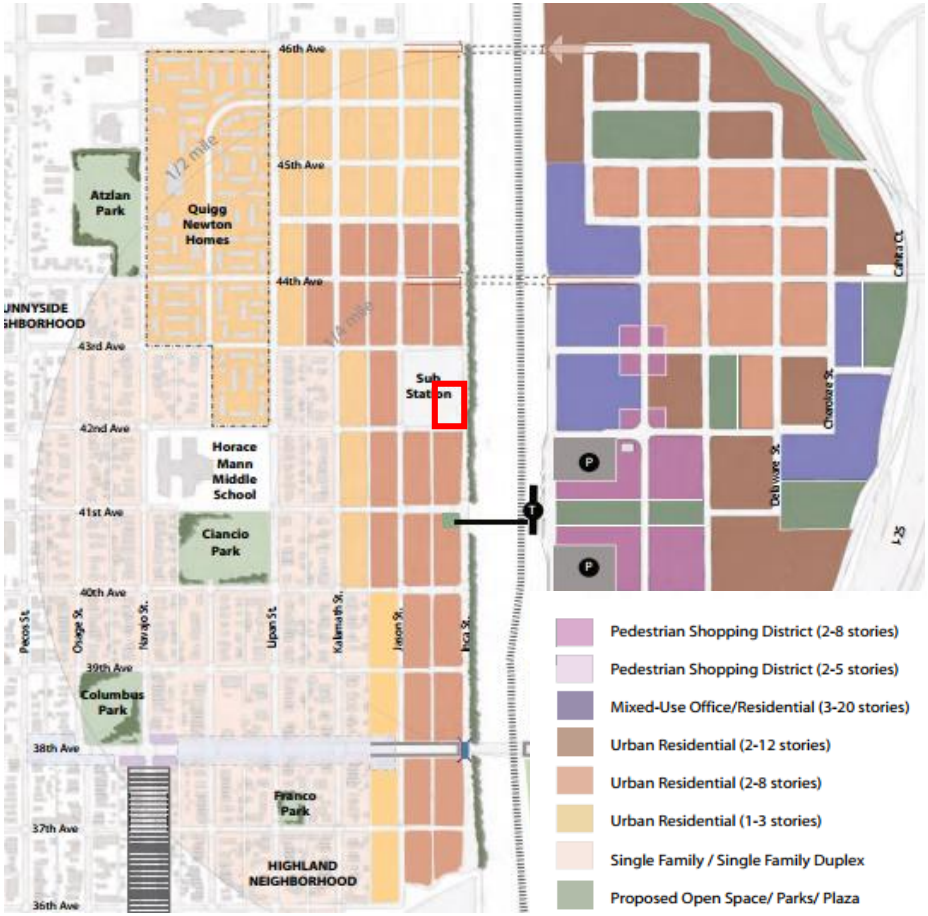
Sunnyside Neighborhood Plan (1992)



- Land Use
  - Industrial
- 41st & Fox Station Area Plan provides updated guidance for eastern edge of Sunnyside

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Review Criteria: Consistency with Adopted Plans



41st & Fox Station Area Plan (2009)

- Land Use
  - Electrical Substation (error of fact)
- Inferred Land Use and Building Heights
  - Urban Residential
  - 2-8 Stories

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Review Criteria

Denver Zoning Code 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
4. Justifying Circumstances
   - Changed or Changing Condition: 41st & Fox station; New ped/bike infrastructure; Ongoing revitalization of neighborhood; Increased development activity/interest
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
   - C-RX zone districts promote safe, active, and pedestrian-scaled, diverse areas through building forms that activate the public realm.

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