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4060 North Elati Street

I-A, UO-2 to C-RX-12

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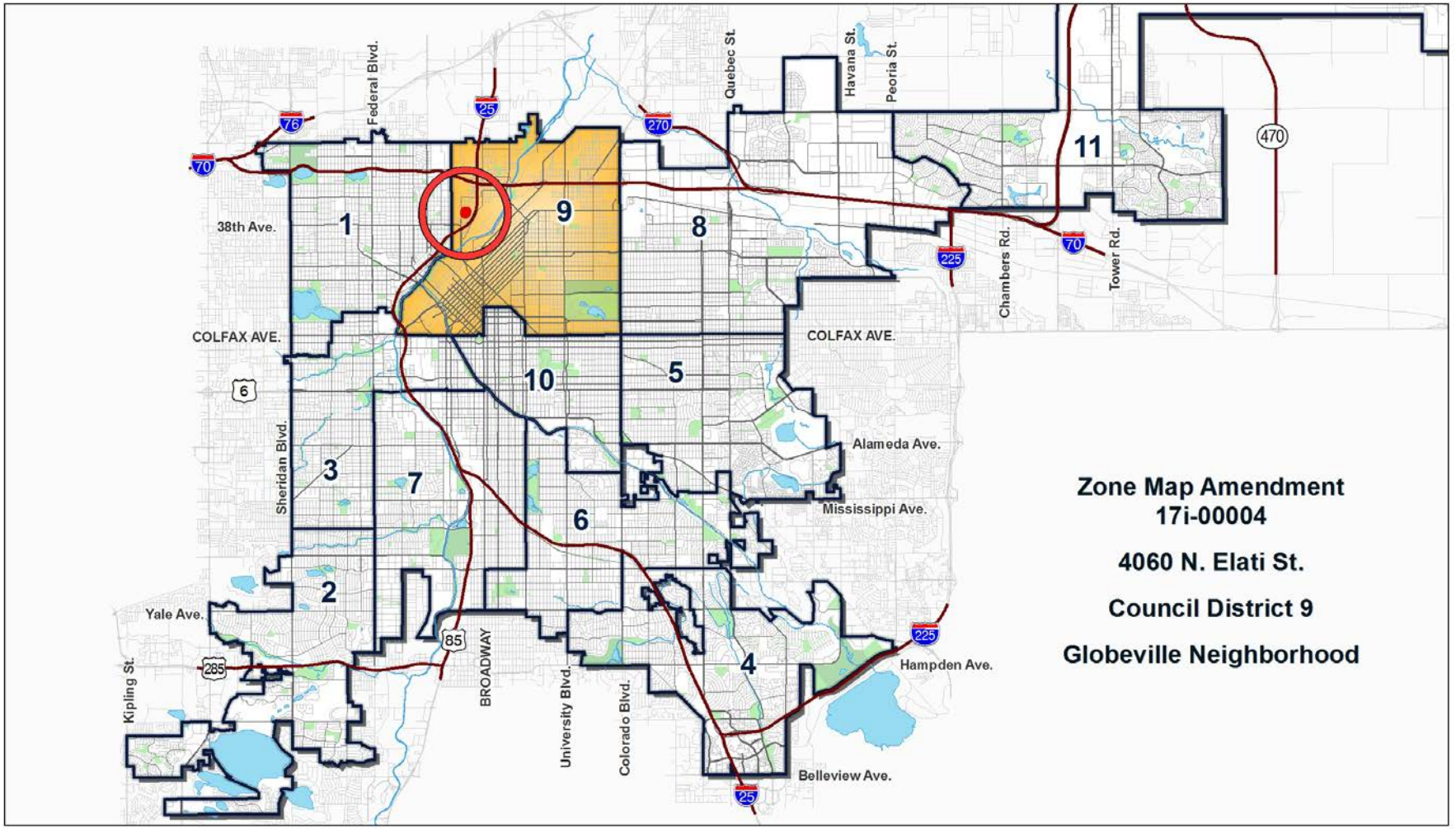
Council District 3



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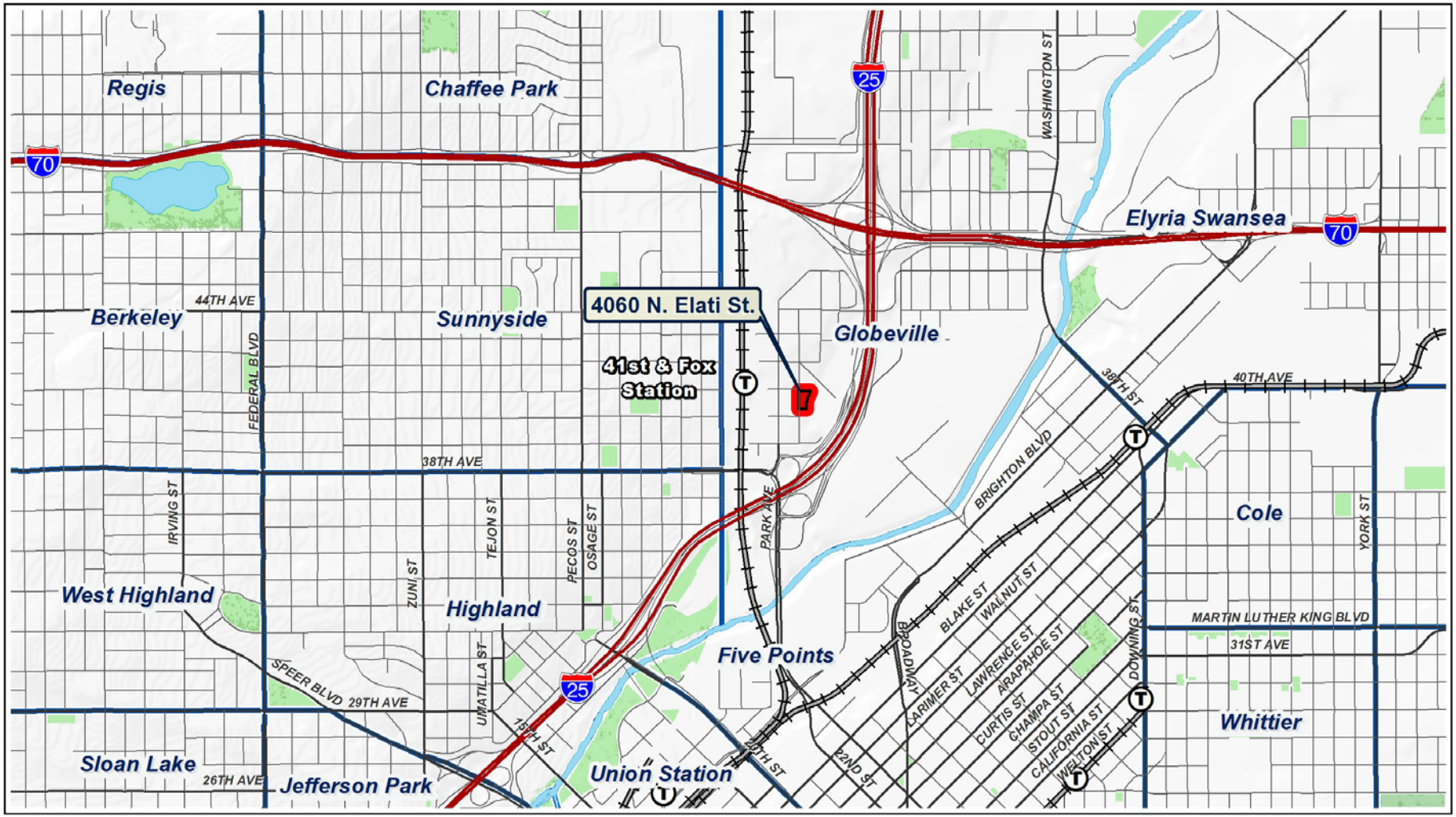
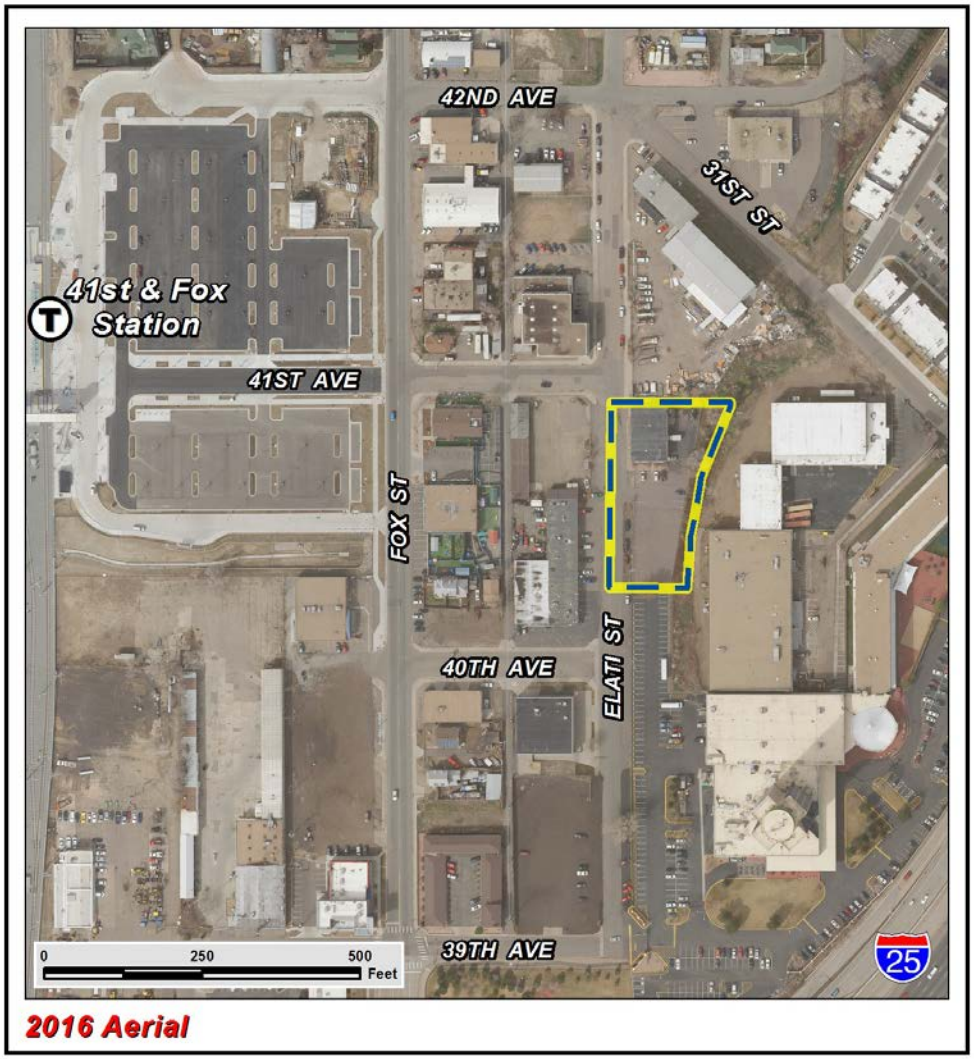
Globeville Neighborhood



Location and Request



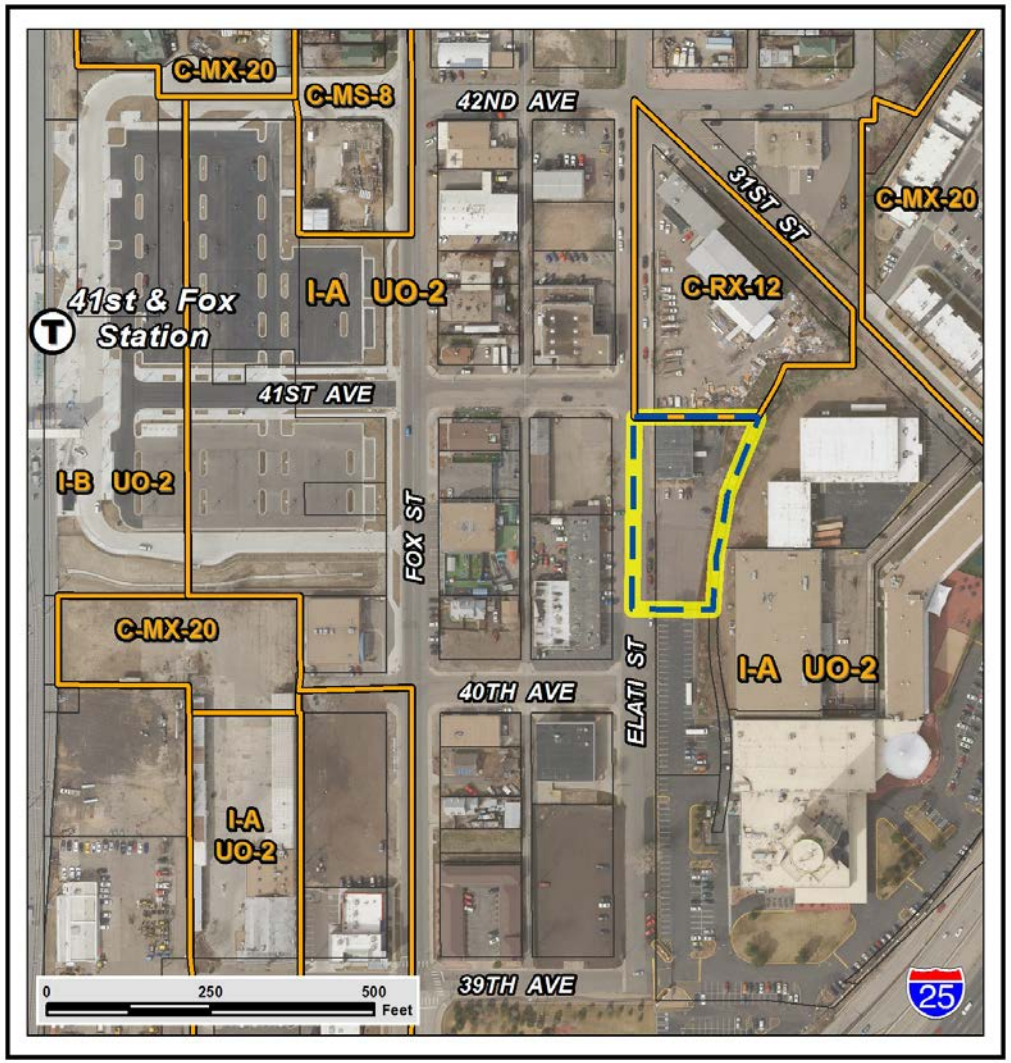
4060 North Elati Street

- 30,852 Sq Ft (approx. 0.71 acres)
- At intersection of Elati and 41st Avenue
- Office building and parking lot on site

Property Owner request:

- Rezoning from I-A UO-2 to C-RX-12

Existing Context Zoning

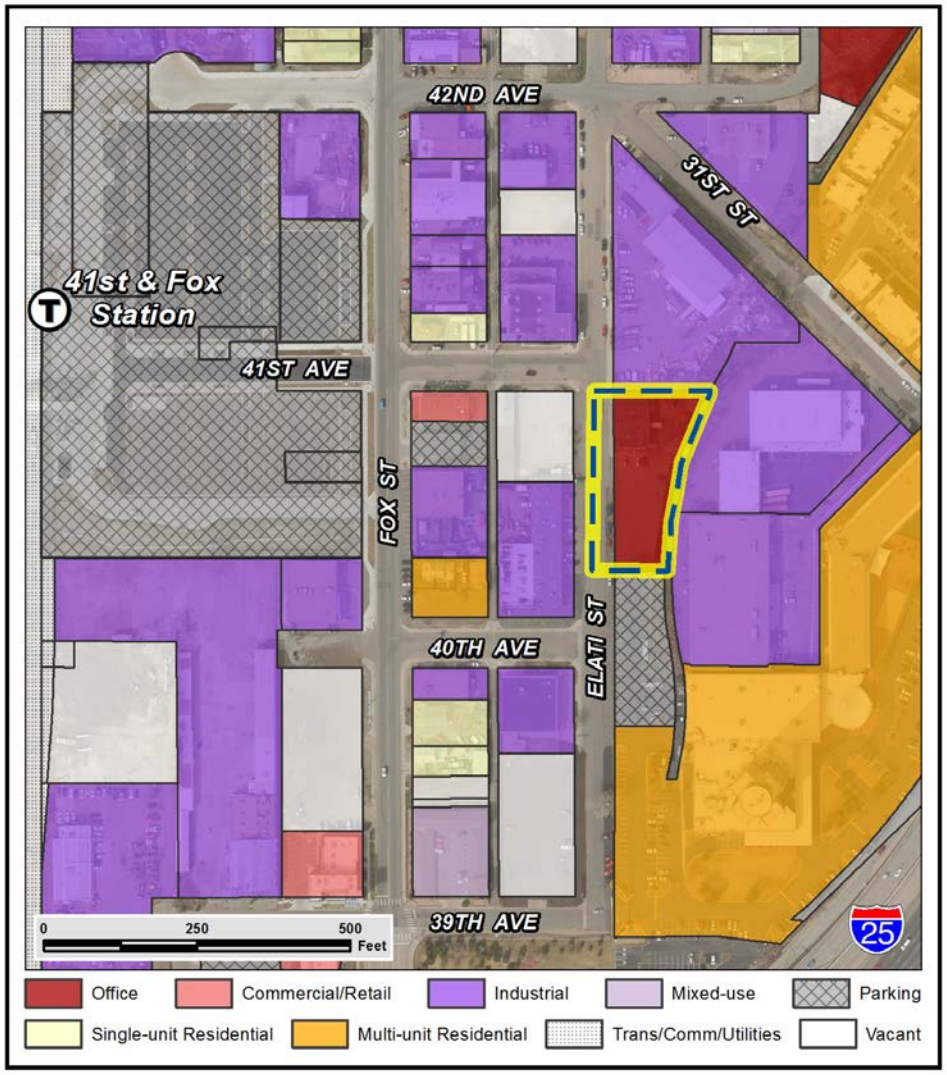


Subject Site: I-A UO-2

Surrounding Sites

- I-A UO-2
- C-RX-12
- C-MX-20

Existing Context
Land Use



- Subject Site: office
- North: industrial
- South: vacant lot, multi-unit residential, industrial
- West: mix of industrial, commercial and residential

Aerial, looking northeast (Google Maps)

Existing Context – Form/Scale

Subject site, looking northeast (Google Maps)

Subject site, looking southeast (Google Maps)

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Existing Context – Form/Scale

Two-story industrial structure to north on site recently rezoned C-RX-12 (Google Maps)

Vacant Lot across street from subject site, looking southwest (Google Maps)

Existing Context – Form/Scale

Industrial building across street from subject site, looking west (Google Maps)

Vacant lot south of subject site, with Regency Housing tower in background (Google Maps)

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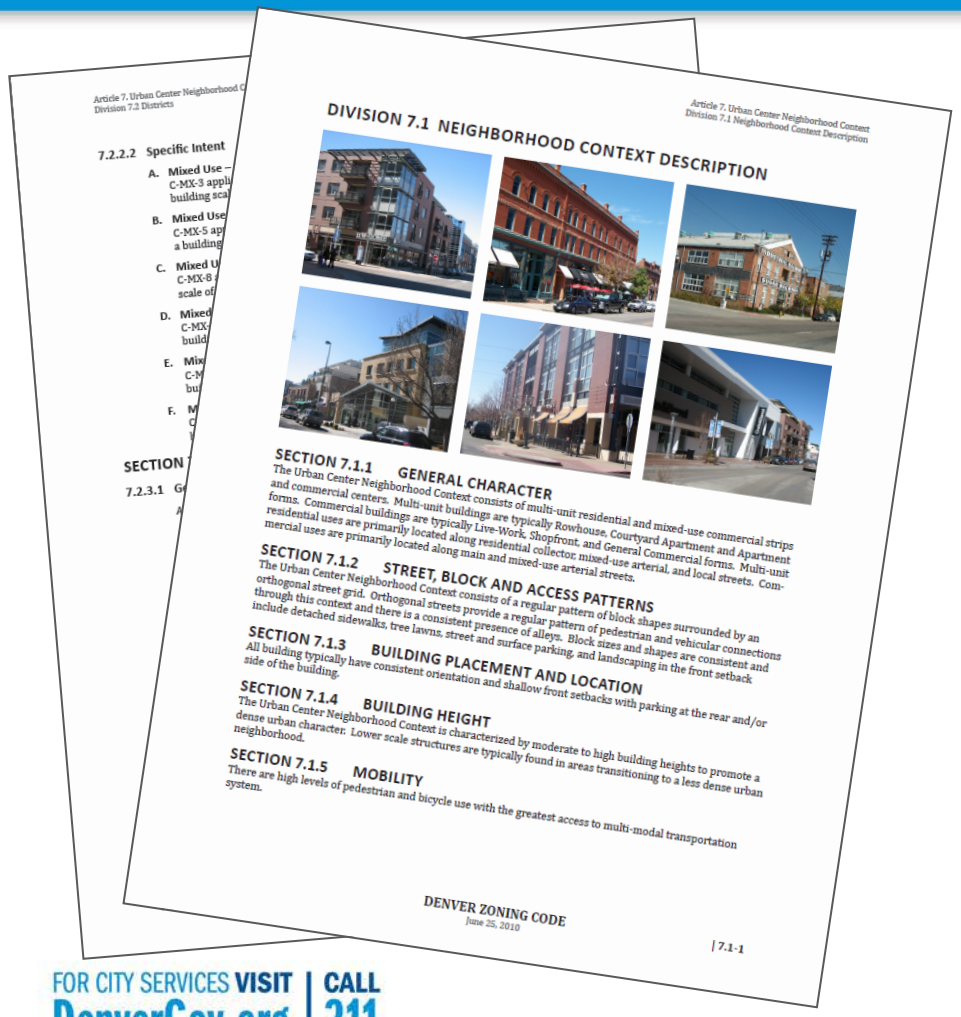
Existing Zoning: I-A UO-2

- I-A: Light Industrial District
  - Does not allow new residential uses
  - Requires deep Primary Street setbacks

- UO-2: Billboard Use overlay, subject to spacing and other limitations in Denver Zoning Code

Request: C-RX-12

Urban Center Neighborhood Context – Residential Mixed Use – 12 stories max. ht.



DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION

Article 7. Urban Center Neighborhood Context
Division 7.1 Neighborhood Context Description

SECTION 7.1.1 GENERAL CHARACTER
The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically Rowhouse, Courtyard Apartment and Apartment forms. Commercial buildings are typically Live-Work, Shopfront, and General Commercial forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS
The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION
All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 7.1.4 BUILDING HEIGHT
The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY
There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

DENVER ZONING CODE
June 25, 2010
| 7.1-1

- Promotes pedestrian-scaled development with residential and shopfront building forms
- Shallow front setbacks, high build-to requirements
- Intended to enhance the “ease and enjoyment” of walking for transit connections, shopping and other needs in a mixed-use area

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Process

- Informational Notice: March 15, 2017
- Planning Board – notification signs and written notice (15 days): June 5 through June 21, 2017
- Planning Board: June 21, 2017
  - Recommendation of Approval (9/0 vote)
- LUTI Committee: July 11, 2017
  - Recommendation of Approval

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Process

- Registered Neighborhood Organizations Notified of this Application
    1. Denver Neighborhood Association, Inc.
    2. Globeville Civic Association #2
    3. Elyria Swansea/Globeville Business Association
    4. United Community Action Network Inc.
    5. Inter-Neighborhood Cooperation (INC)
    6. Globeville Civic Partners
    7. North Neighborhoods Democratic Council
    8. North Highlands Neighbors Association
    9. Denver Urban Resident Association
    10. Globeville K.A.R.E.S.

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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

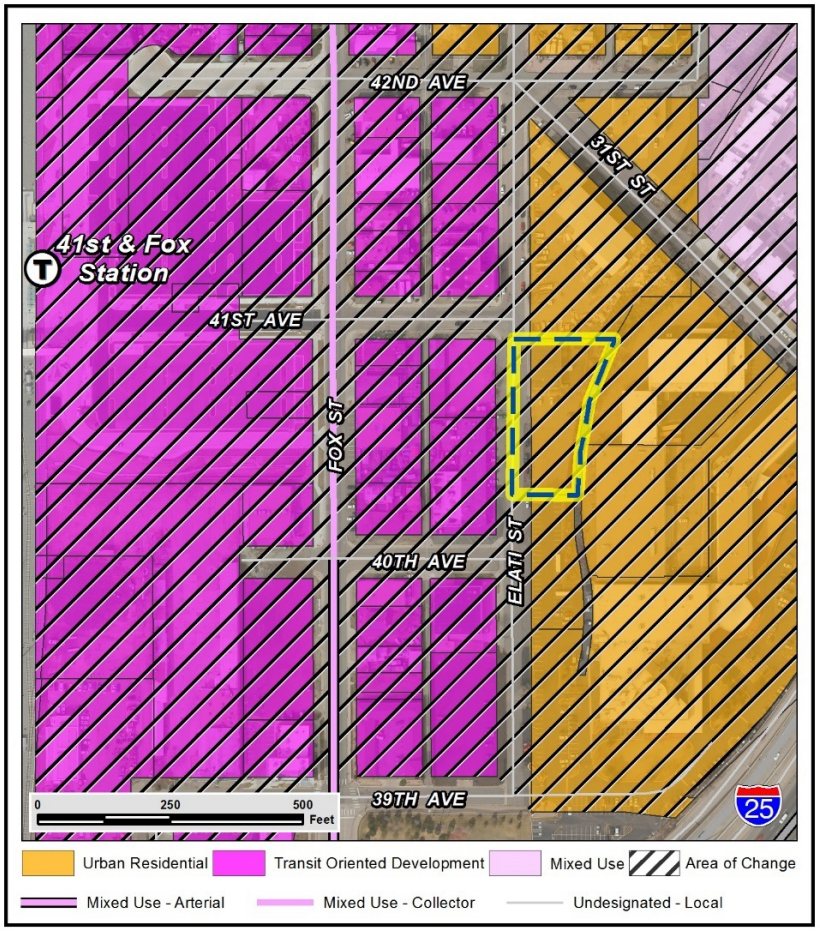
1. Consistency with Adopted Plans
   - Comprehensive Plan 2000
   - Blueprint Denver: A Land Use and Transportation Plan
   - 41st & Fox Station Area Plan
   - Globeville Neighborhood Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by: **promoting infill development** at sites where services and infrastructure are already in place. **Designing mixed-use communities** and reducing sprawl, so that residents can live, work and play within their own neighborhoods. **Creating more density at transit nodes**.* (pg 39)
- Land Use Strategy 3-B – ***Encourage quality infill development** that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that **broadens the variety of compatible uses**.* (pg 60)
- Land Use Strategy 4-A - ***Encourage mixed-use, transit-oriented development** that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and **encourages vibrant urban centers** and neighborhoods.* (pg 60)
- Denver's Legacies Strategy 3-A – ***Identify areas in which increased density and new uses are desirable** and can be accommodated.* (pg 99)

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
  - Urban Residential
    - Higher density, primarily residential but may include complementary commercial uses
    - Ground-floor active uses, pedestrian-scaled facades and transparency
  - Area of Change
    - Channel growth where it is beneficial

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Review Criteria: Consistency with Adopted Plans

41st and Fox Station Area Plan (2009)

- Land Use Concept:
  - Urban Residential
- Recommended Building Height
  - 2-12 stories
- Support shopping, commercial and office uses near station

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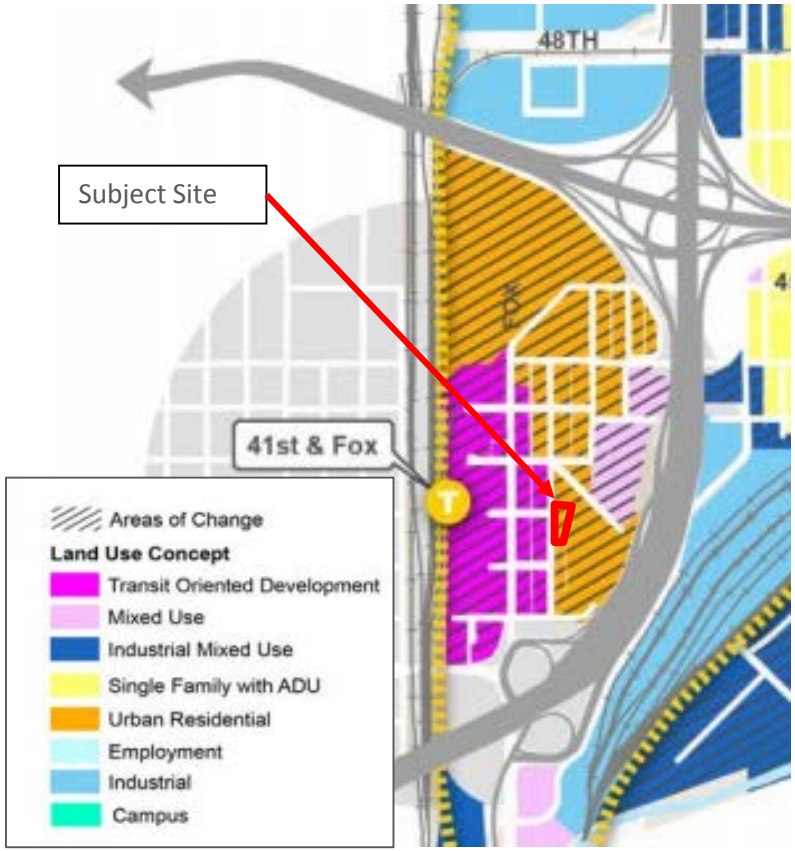
Review Criteria: Consistency with Adopted Plans

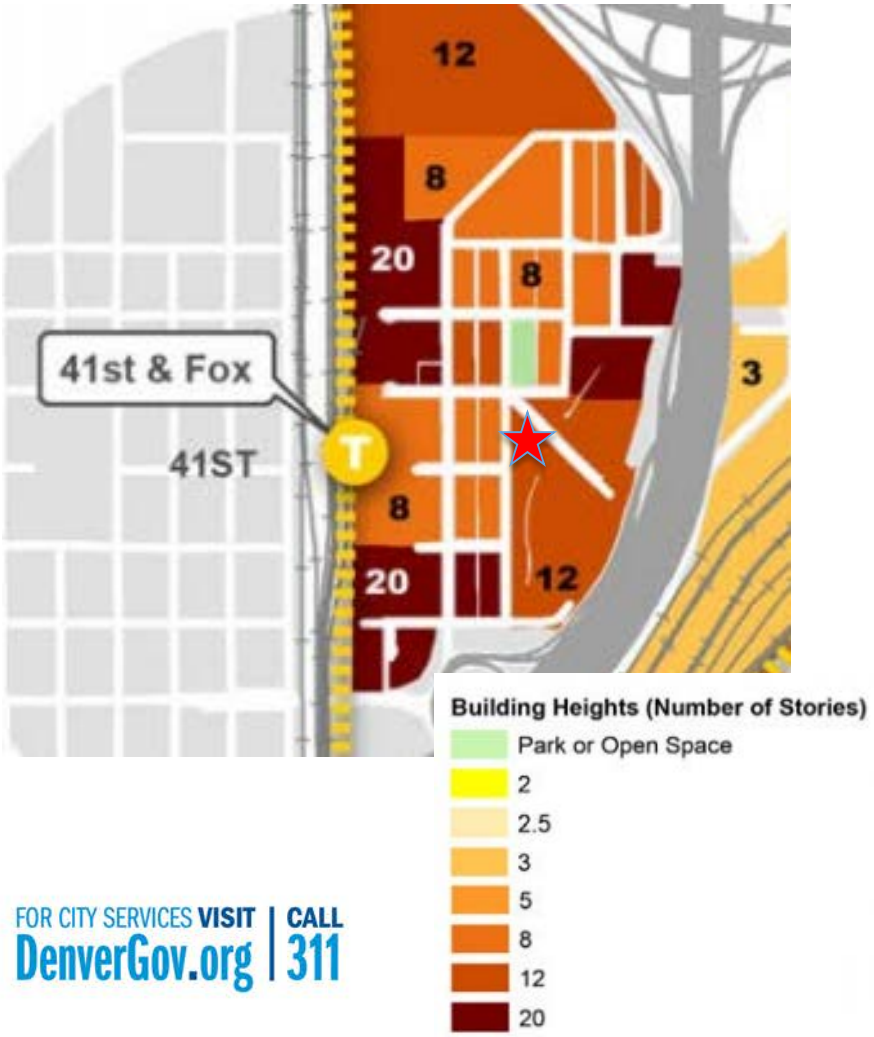


Globeville Neighborhood Plan (2014)

Reinforces the recommendations from the 41st and Fox Station Area Plan

- Land Use Concept:
  - Urban Residential
- Area of Change

Review Criteria: Consistency with Adopted Plans



Globeville Neighborhood Plan (2014)

- Maximum recommended building height
  - 12 stories

Rezoning request to C-RX-12 is consistent with Globeville Neighborhood Plan

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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 and policies for walkable development to support transit-oriented redevelopment
4. Justifying Circumstances
   - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area
     - 41st and Fox commuter rail station to open in 2017
     - Ped and bicycle improvements recommended in 41st and Fox Plan have been implemented (bridge to Sunnyside, Inca Street multi-use path connection, etc.)
     - Redevelopment and proposals in area suggest transition from light industrial to denser, transit-oriented context
     - I-A UO-2 zoning does not reflect City's adopted vision reinforced in Globeville Neighborhood Plan

Review Criteria

5. Consistency with Neighborhood Context, Zone District Purpose and Intent
   - Urban Center Neighborhood Context:
     - Multi-unit residential and mixed-use commercial; moderate to high building heights
     - Consistent building orientation, shallow setbacks, parking in the rear
     - High levels of multimodal access
   - C-RX zone districts promote safe, active, and pedestrian-scaled, diverse areas through building forms that activate the street edge. Uses are primarily residential with neighborhood-scaled commercial uses

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