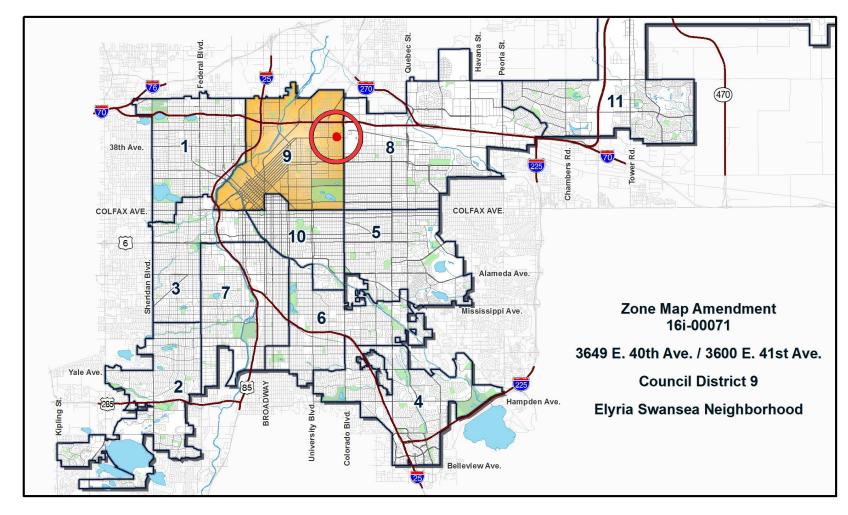
3649 E. 40th and 3600 E. 41st Ave.

Existing Zone District: I-A UO-2 and C-MU-10 with Waivers

Proposed Zone District: C-MX-5



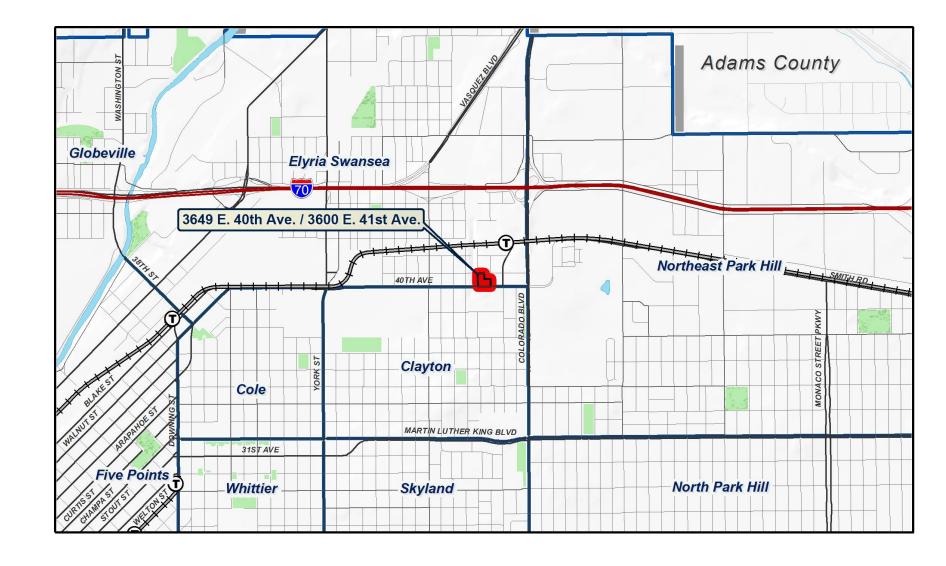
Council District 9



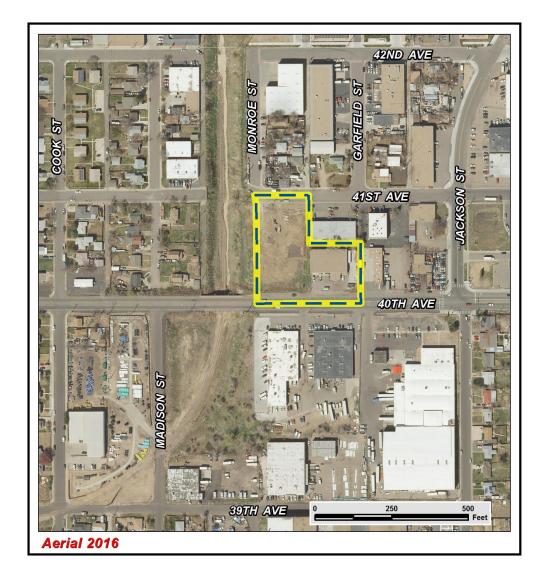


Neighborhood

Elyria & Swansea







3649 E. 40th and 3600 East 41st Ave.

- 1.67 Acres (72,791 Square Feet)
- Two parcels under same
- One 9,170 sq. foot industrial structure on eastern part of site, western half of site vacant.

Propery Owner Request:

Rezoning to C-MX-5

Existing Context: Zoning

Western Parcel: C-MU-10 with Waivers.

- Commercial Mixed-Use District from Former Ch. 59
- Waivers permit additional industrial and construction uses

Eastern Parcel: I-A UO-2

- Light-intensity industrial district
- UO-2 permits billboard uses
- Rezoning would not preserve OU-2 overlay

Surrounding Zoning

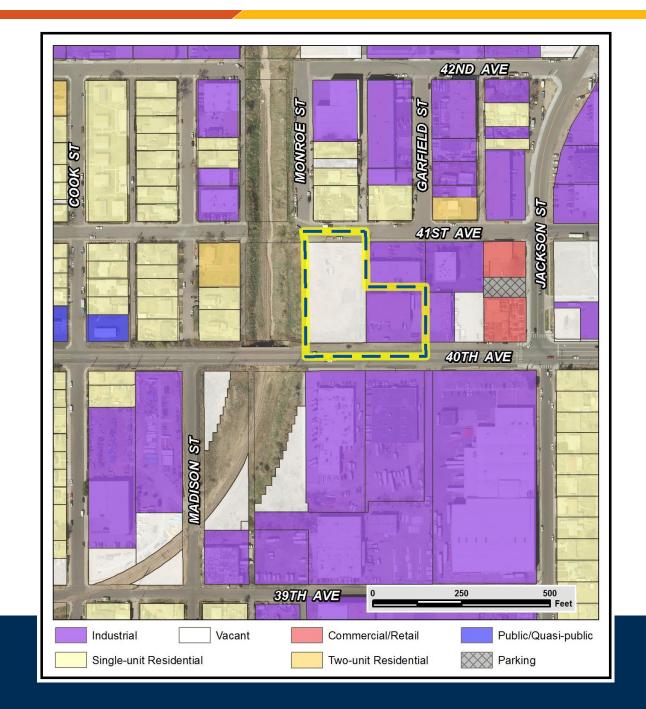
- E-SU-B
- I-MX-3
- I-O with Conditions
- I-A UO-2
- E-SU-DX





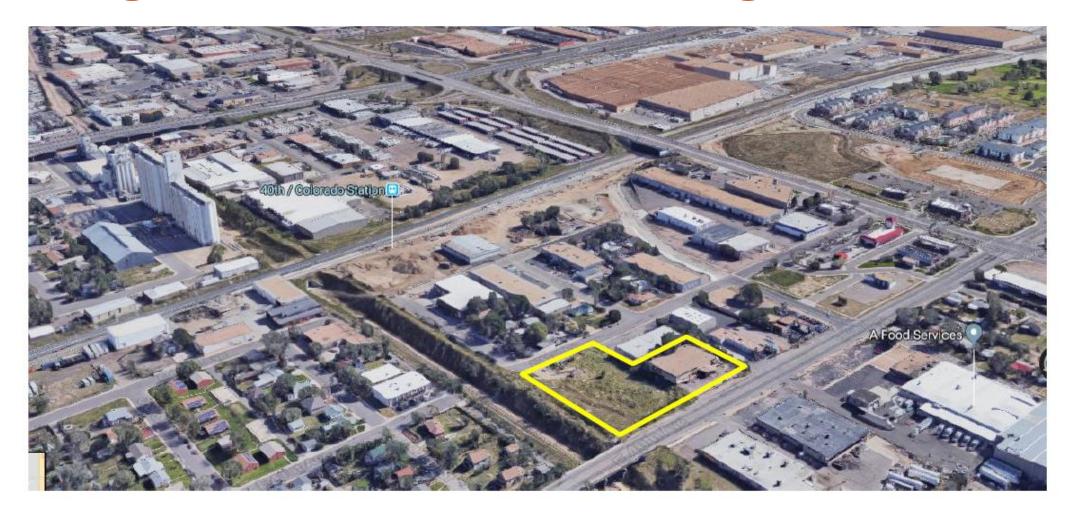
Existing Context: Land Use

- Industrial
- Single and Two-Unit Residential
- Commercial/Retail
- Vacant





Existing Context: Block Size, Building Form and Scale

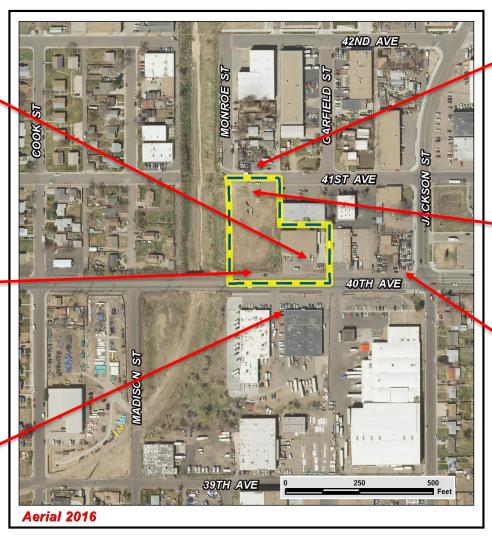












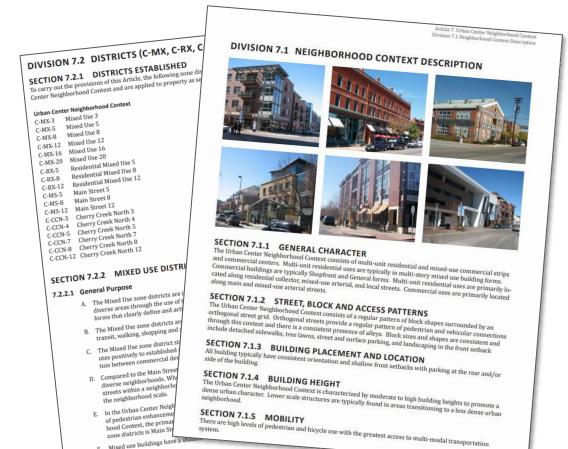






Proposal: C-MX-5

Urban Center Neighborhood Context, Mixed Use, maximum height of 5 stories.



- Promotes dense mixed-use centers with moderate to high building heights.
- Prioritizes active pedestrian realm.
- Intended for redeveloping areas around transit stations.

Process

Step Step	Date
CPD Informational Notice of Receipt	1/8/2018
Posted and Written Public Notice of Planning Board Hearing	2/23/2018
Planning Board Public Hearing (unanimous recommendation of approval)	3/7/2018
Land Use, Transportation and Infrastructure Committee Public Hearing	3/27/2018



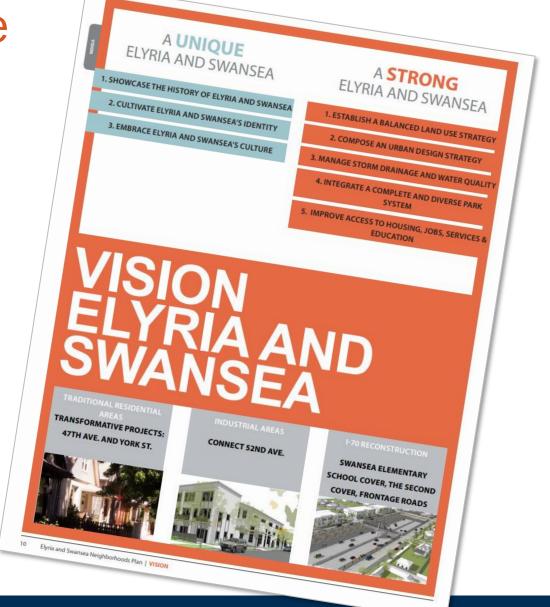
Registered Neighborhood Organizations

- Inter-Neighborhood Cooperation (INC),
- United Community Action Network Inc.,
- The Points Historical Redevelopment Corp.,
- Cross Community Coalition,
- Elyria and Swansea Neighborhood Association
- Elyria Swansea/Globeville Business Association
- Denver Arts and Culture Initiative,
- Comunidades Unidades Globeville Elyria & Swansea
- North Neighborhoods Democratic Council.



Review Criteria for Legislative Rezoning

- 1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations
- 3. Further Public Health, Safety and Welfare
- 4. Justifying Circumstances
- Consistency with Neighborhood Context, Zone District Purpose and Intent





Review Criteria: Consistency with Adopted Plans

- Denver Comprehensive Plan
 2000
- Blueprint Denver (2002)
- Elyria & Swansea
 Neighborhoods Plan (2015)



Review Criteria:

Consistency with Adopted Plans

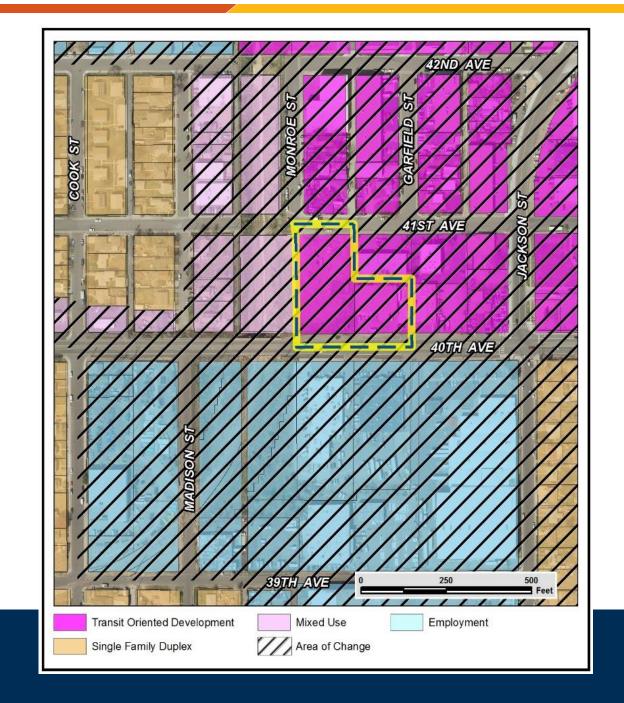
Comprehensive Plan 2000

- 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. (p 60)
- Mobility Strategy 4-E: Continue to promote mixed-use development, which enables people to live near work, retail and services. (p 78)
- Legacies Strategy 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated. (p 99)
- Vision of Success Congruency of land use and zoning: Ongoing clarification of the Zoning Ordinance in a process linked to a citywide land-use plan will eventually result in a built environment with greater overall urban design integrity, stronger connections among urban centers, and a richer and more diverse mix of uses within geographically proximate areas. (p 54)
- Vision of Success Compact Development: Development and redevelopment of urban centers present opportunities to concentrate population and land uses within a limited geographic space [and] will improve neighborhood cohesion, reduce urban sprawl and connect residents more directly to services and amenities within their immediate living environment. (p 55)



Blueprint: Future Land Use

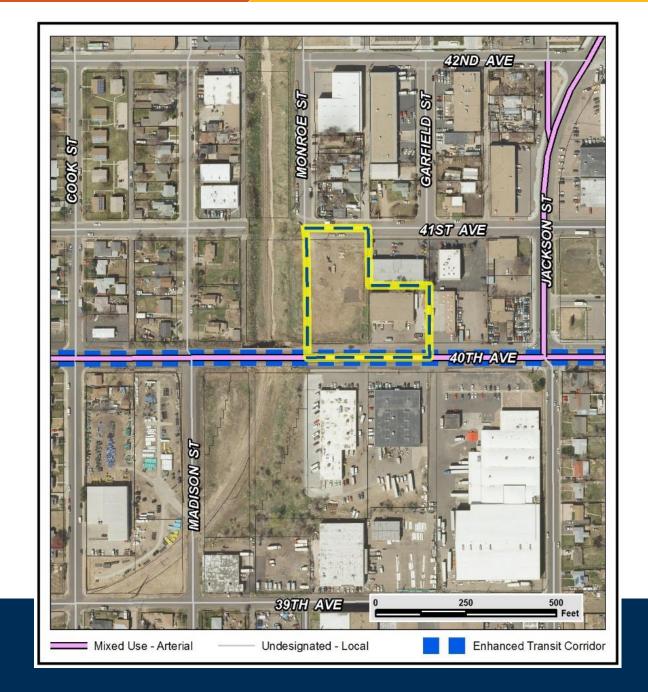
- Transit-Oriented Development
- Area of Change





Blueprint: Future Street Types

- Mixed-Use Arterial and Enhanced Transit Corridor (40th Ave)
- Mixed-Use Arterial (Jackson St.)

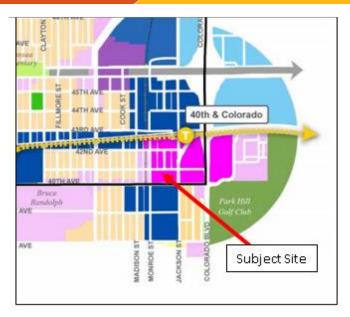




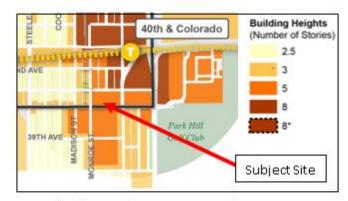
Review Criteria: Consistency with Adopted Plans

Elyria & Swansea Neighborhoods Plan

- Identifies area for Transit-Oriented Development surrounding 40th and Colorado RTD station
- Recommends 5-story maximum building height



Detail of Elyria and Swansea Area Plan Concept Land Use Map



Detail of Elyria and Swansea Area Plan Future Building Heights Map



Review Criteria: Consistency with Adopted Plans

Elyria & Swansea Neighborhoods Plan

- Market Lead Transformative Project
- Will reconnect grid and provide access into and out of neighboring residential neighborhood

TRANSFORMATIVE PROJECT MARKET LEAD



Market Lead underpass existing condition



Market Lead and Colorado Station Area Concept: Depicts hypothetical projects that could occur through voluntary actions by 😁 perty owners and investors



Review Criteria

Denver Zoning Code Review Criteria

- 1. Consistency with Adopted Plans
- 2. Uniformity of District Regulations
 - Request will result in uniform application of the C-MX zone district's building form, use and design regulations.
- 3. Further Public Health, Safety and Welfare
 - Implements adopted plans and policies for walkable development to support transitoriented 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
 - Redevelopment ongoing near 40th and Colorado RTD University of Colorado A-Line station



Consistency with Neighborhood Context, Zone District Purpose and Intent

Urban Center Neighborhood Context:

- Intended to promote safe, active and pedestrian-scaled diverse areas through the use of town house, row house, apartment and shopfront building forms that clearly define and activate the public street edge.
- Intended to enhance convenience, ease and enjoyment of transit, walking, shopping and public gathering.

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

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 residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily locommercial buildings are typicany snoprious and beneral forms. Printerunic residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located

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 orthogonal sureet grut. Orthogonal screets provide a regular pattern of peresulant and venicular 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

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

SECTION 7.1.5 MOBILITY

There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation



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

