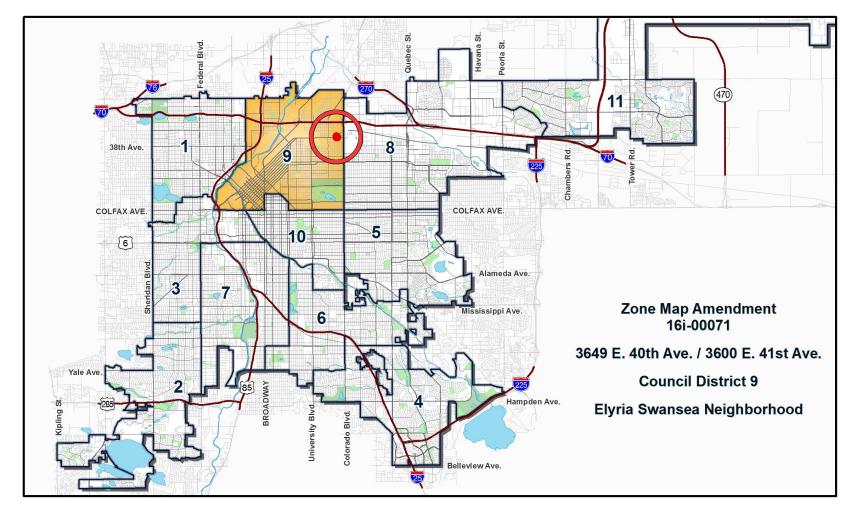
## 3649 E. 40<sup>th</sup> and 3600 E. 41<sup>st</sup> Ave.

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

Proposed Zone District: C-MX-5



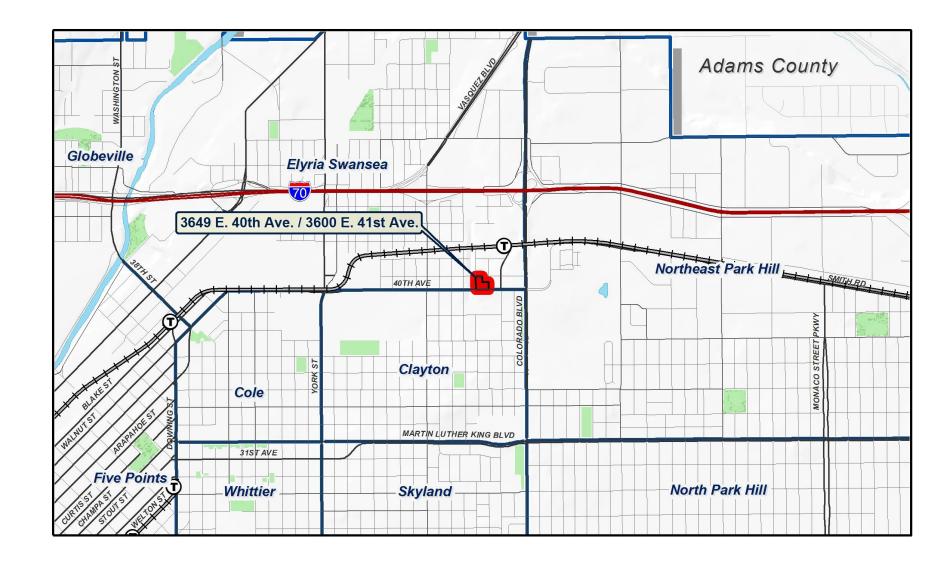
### Council District 9



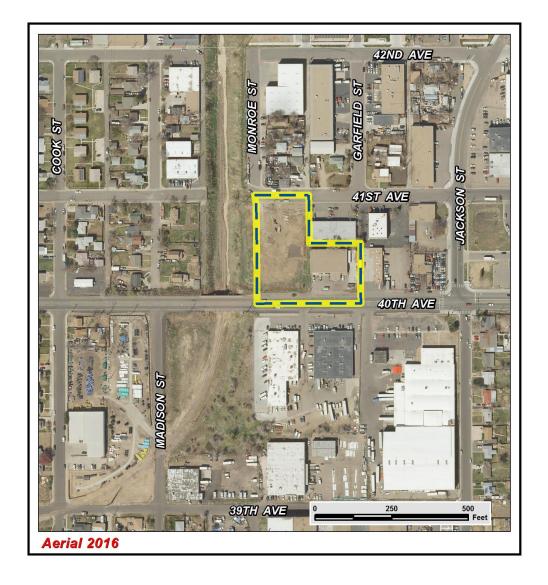


### Neighborhood

Elyria & Swansea







## 3649 E. 40<sup>th</sup> and 3600 East 41<sup>st</sup> 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

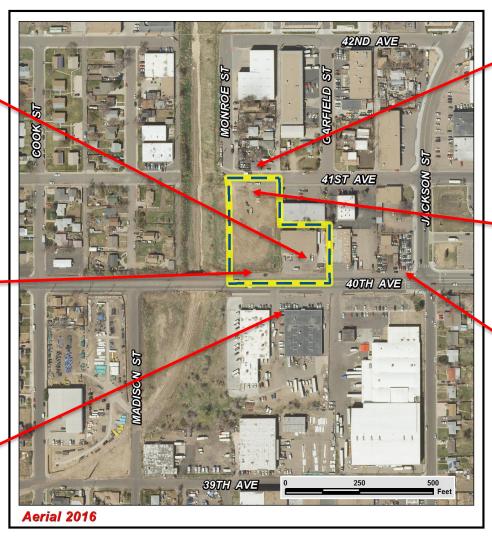












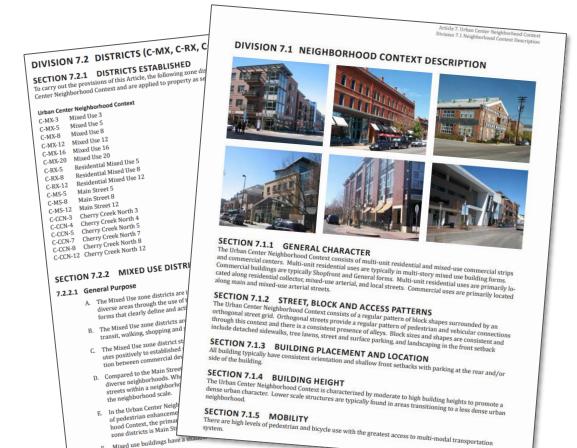






### Proposal: C-MX-5

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 (approved for filing)	3/27/2018
Posted and Written Public Notice of City Council Public Hearing	4/16/18
City Council Public Hearing	5/7/2018



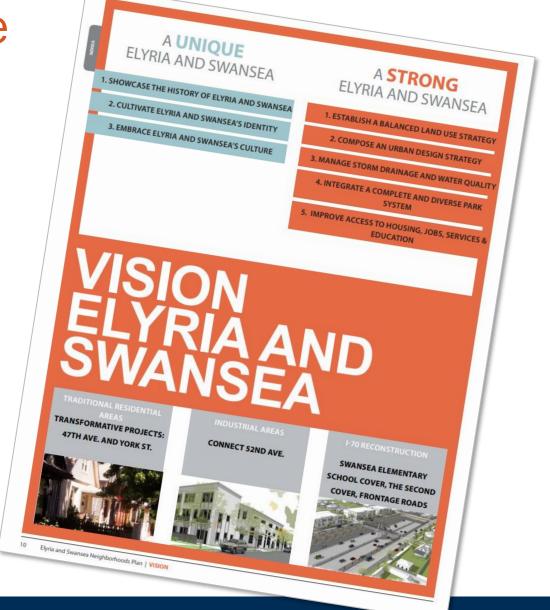
### Registered Neighborhood Organizations

- 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

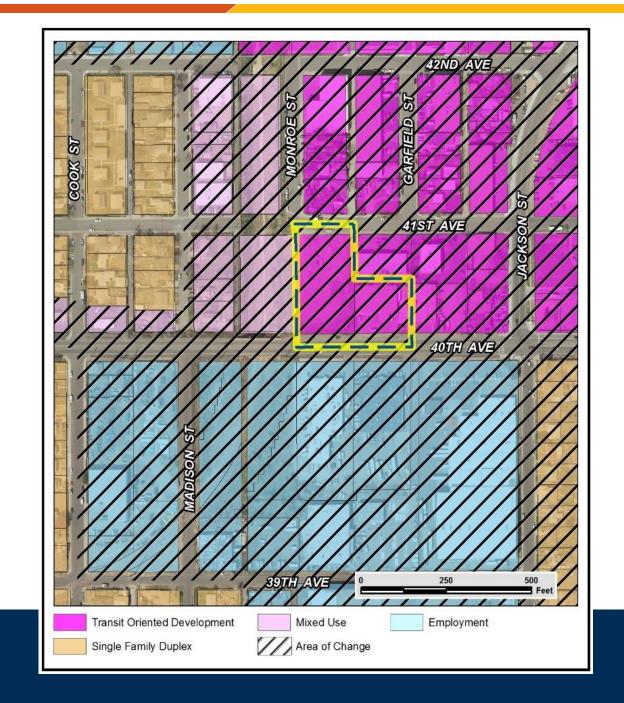
### **Comprehensive Plan 2000**

- 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

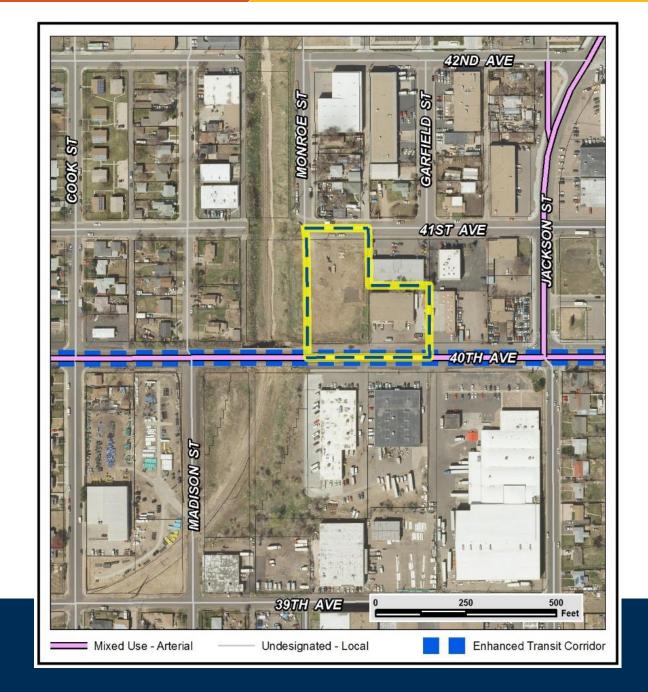
- Transit-Oriented Development
- Area of Change





## Blueprint: Future Street Types

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

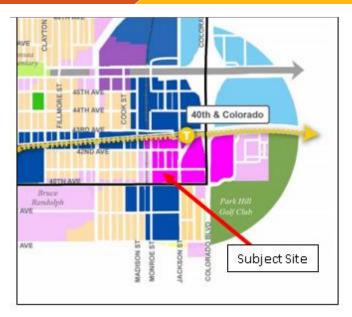




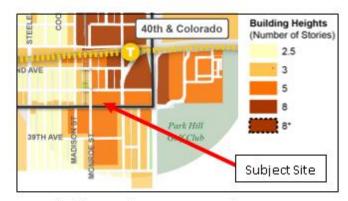
## Review Criteria: Consistency with Adopted Plans

### Elyria & Swansea Neighborhoods Plan

- Identifies area for Transit-Oriented Development surrounding 40<sup>th</sup> 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 in open 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 pedesorial and venicular confections 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

