

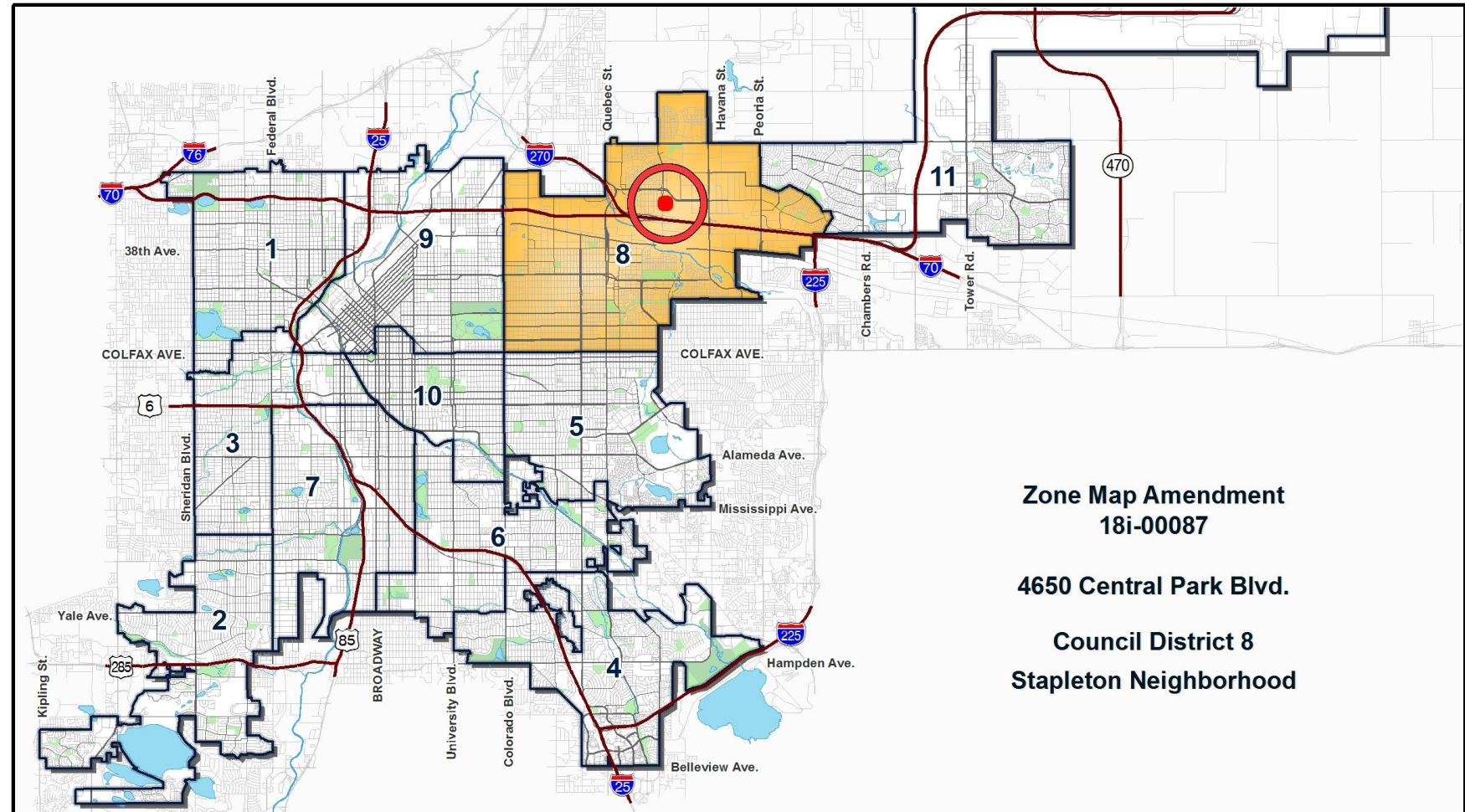


Official Map Amendment

#2018I-00087 rezoning 4650 and 4698 Central Park
Boulevard

from M-IMX-8 to CMP-H

Council District 8

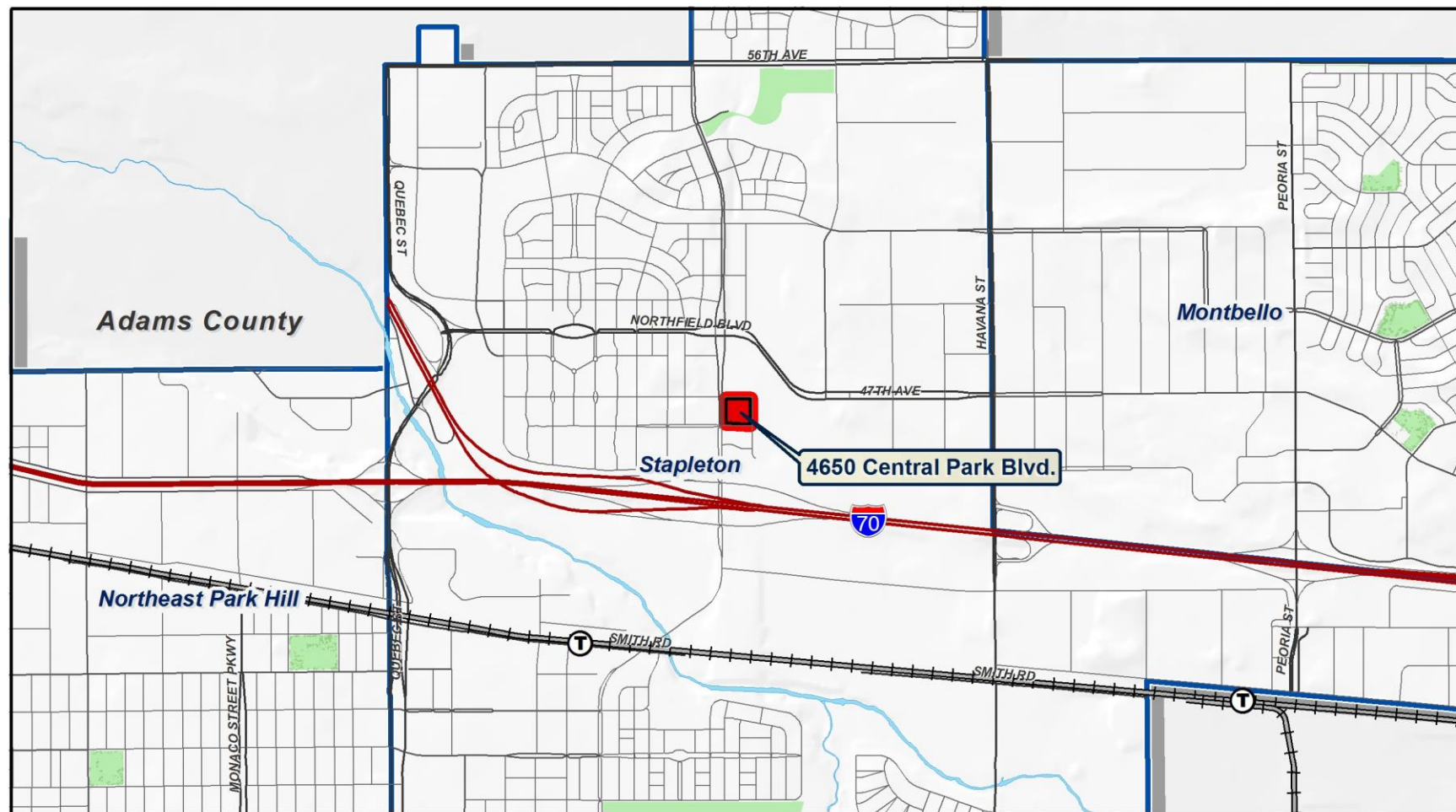


**Zone Map Amendment
18i-00087**

4650 Central Park Blvd.

**Council District 8
Stapleton Neighborhood**

Stapleton Neighborhood







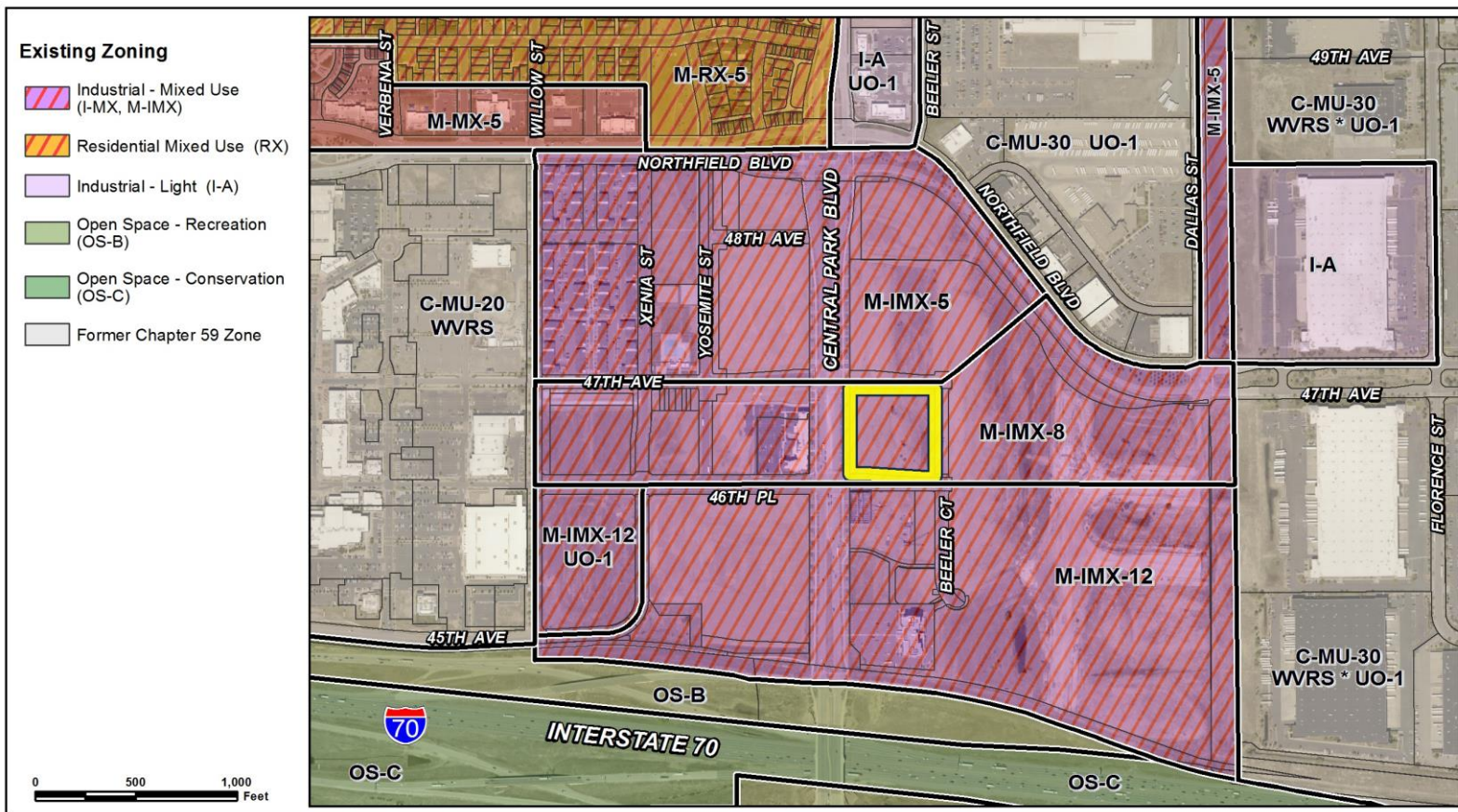
Location and Request

- 183,361 SF, 4.2 acres
- Vacant

Proposal:

- Rezoning from M-IMX-8 to CMP-H to redevelop property

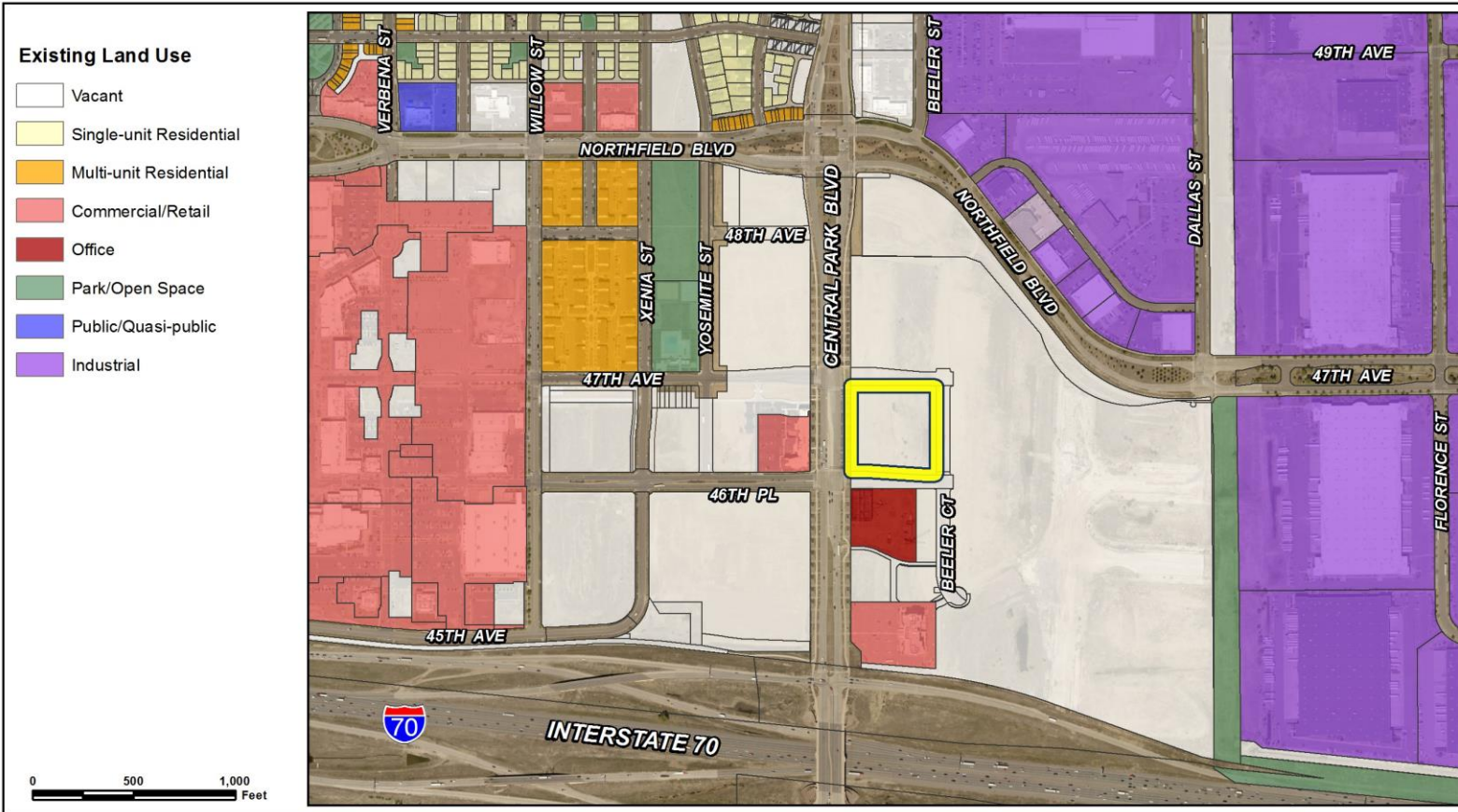
Existing Context: Zoning



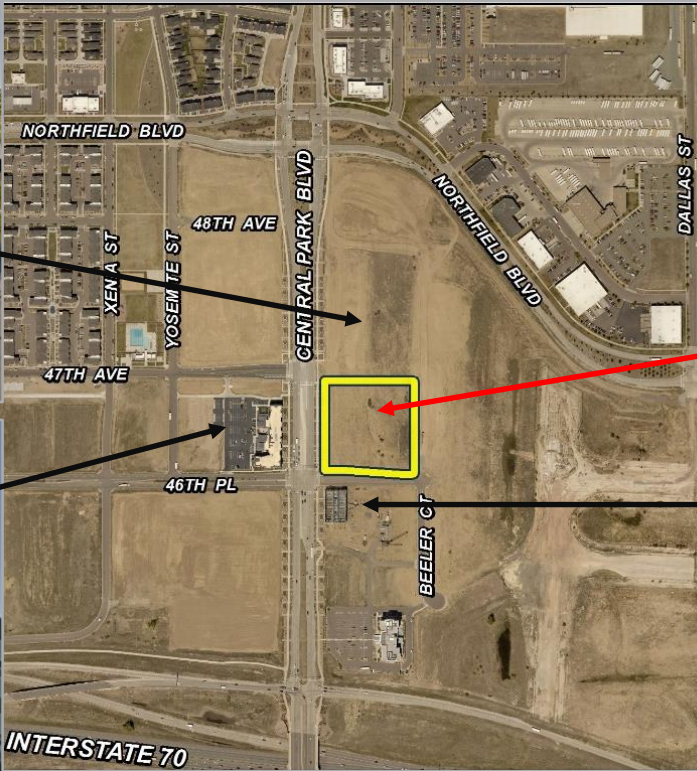
- Subject site: M-IMX-8
- Surrounding Properties:
 - North – M-IMX-5
 - South – M-IMX-12
 - East & West – M-IMX-8

Existing Context: Land Use

- Subject Property: Vacant
- North and East: Vacant
- South: Office
- West: Commercial



Existing Context – Form/Scale (Subject Property)



Proposal: CMP-H

Campus Context – Campus Healthcare – 200 feet Max Height



- Campus Context for non-residential medical, institutional, educational or entertainment sites
- CMP-H for Medical Land Uses
- General Primary Building Form
- Intended to promote the maintenance and concentration of healthcare facilities

Process

- Initial Informational Notice: 08/24/18
- Planning Board Notice Posted: 11/19/18
- Planning Board Public Hearing and unanimous (9-0) recommendation of approval: 12/05/18
- LUTI Committee: 12/18/18
- City Council Public Hearing (Tentative): 02/04/18

Public Outreach

- RNOs
 - Stapleton Master Community Association; Stapleton United Neighbors; Montebello 20/20; Opportunity Corridor Coalition of United Residents; United North Metro Denver; Inter-Neighborhood Cooperation (INC)
 - No comment letters received

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

1. Consistency with Adopted Plans

- Comprehensive Plan 2000
- Blueprint Denver (2002)
- Stapleton Development Plan (1995)

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

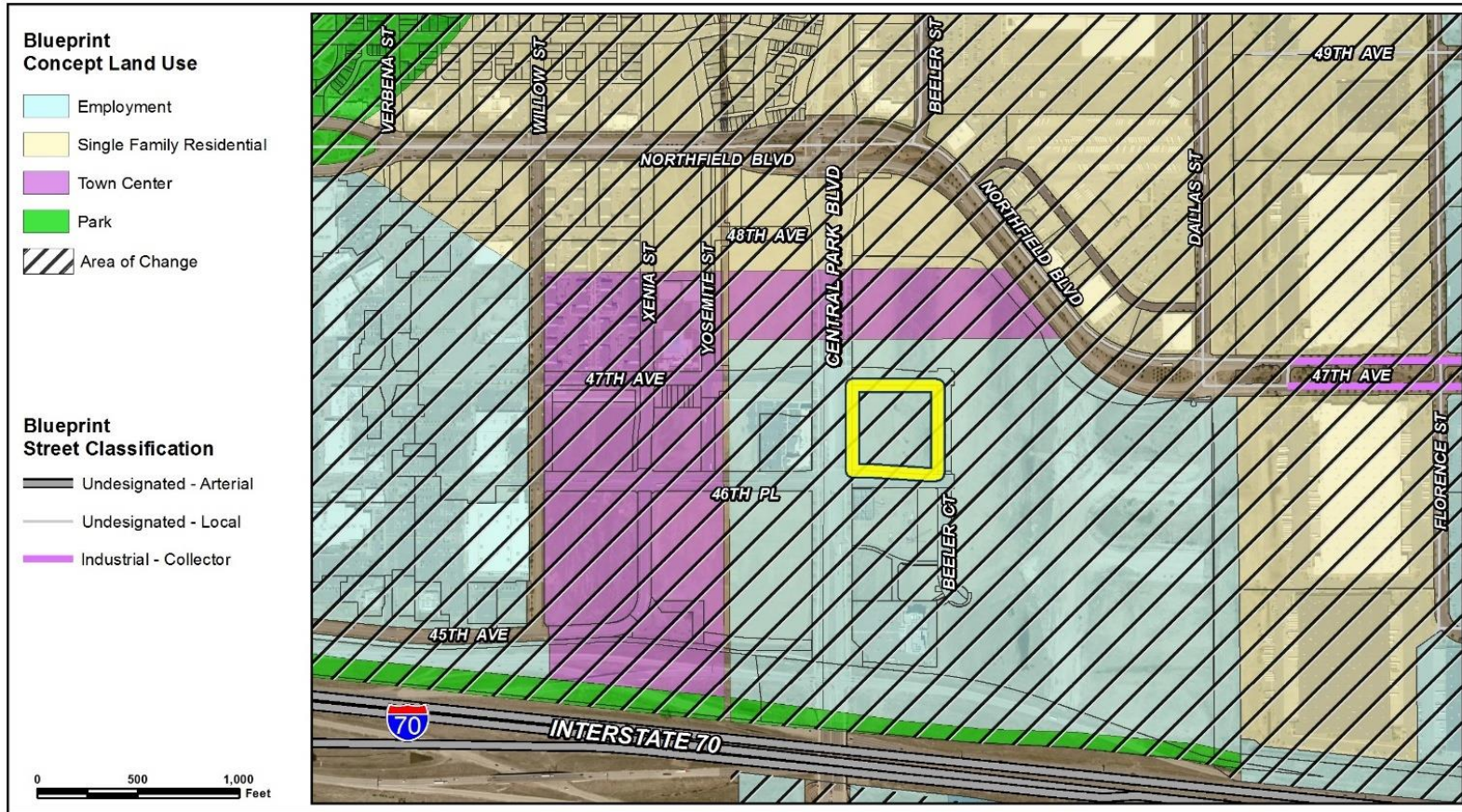
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 4-A
- Land Use Strategy 3-B
- Legacies Strategy 3-A
- Neighborhoods Strategy 1-F
- Neighborhoods Objective 7

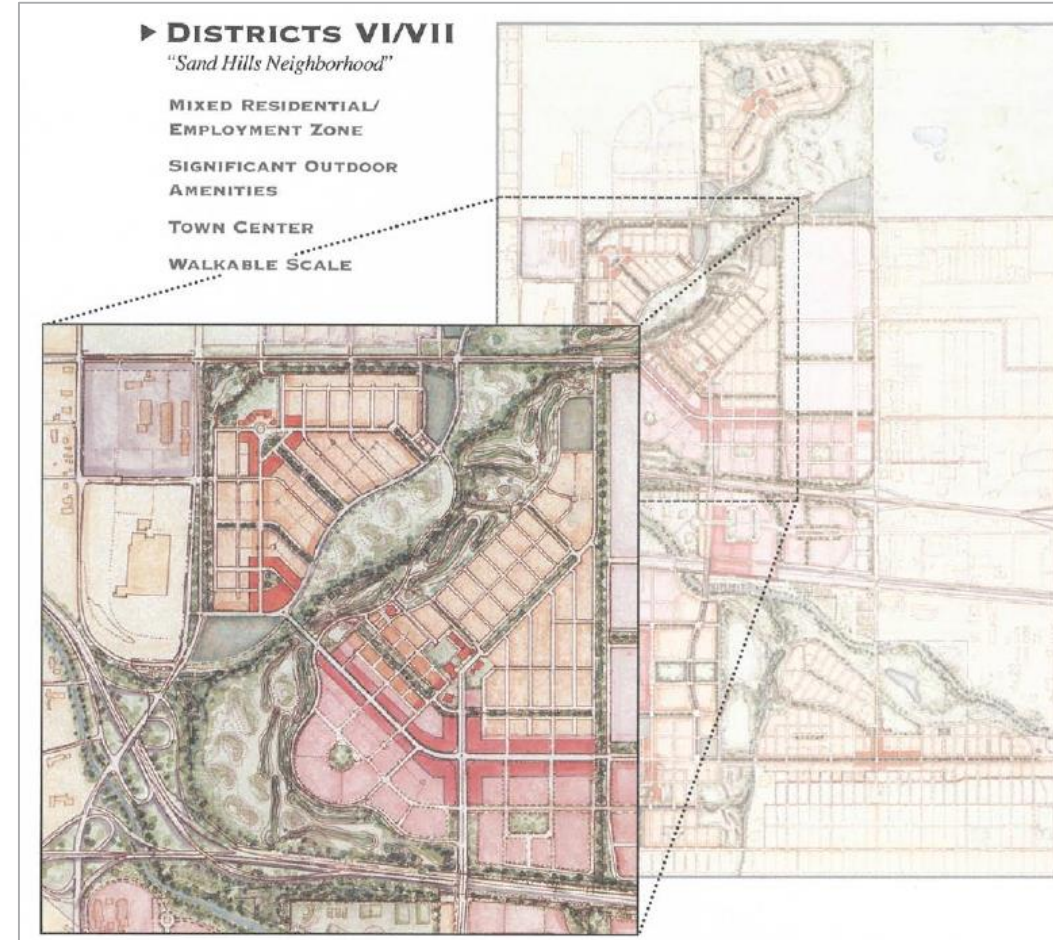
Blueprint Denver (2002)

- Area of Change
 - Channel Growth Where its Beneficial
- Employment
 - More non-residential uses, including commercial and industrial uses
 - Fewer residential uses
 - Reliable access to arterials and interstates



Stapleton Development Plan (1995)

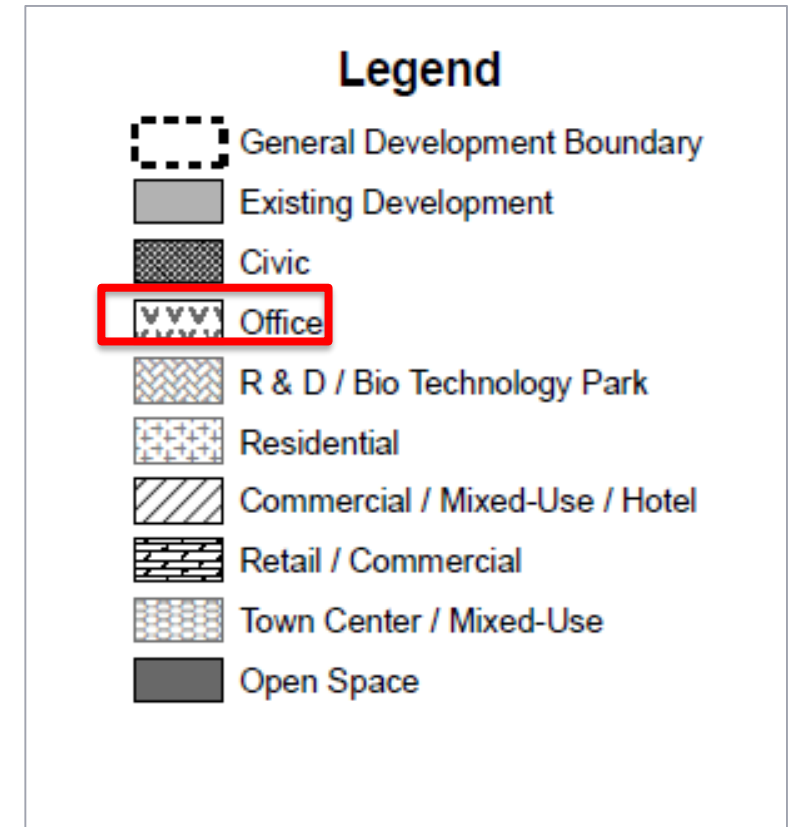
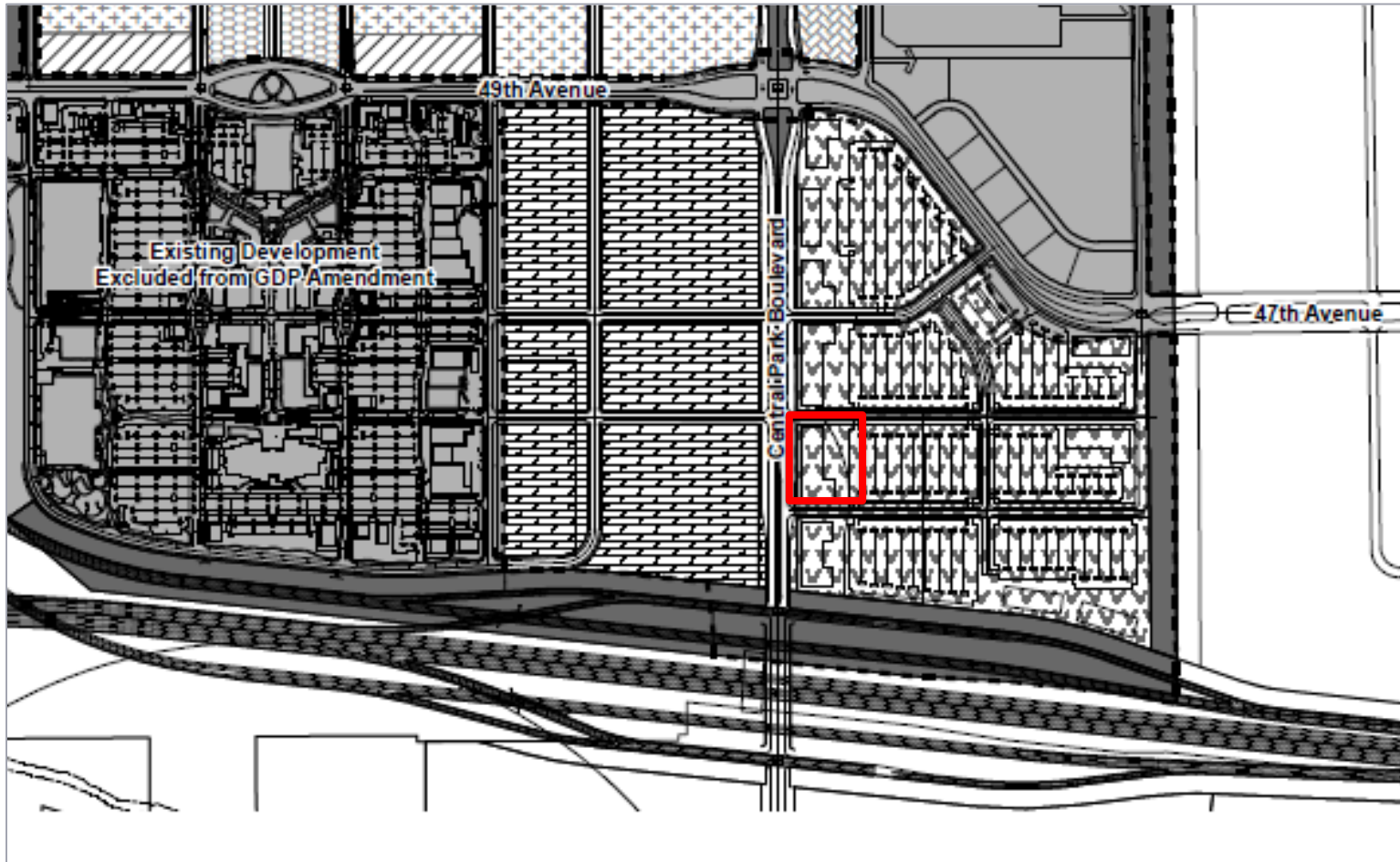
- *A mix of residential and employment land uses, with employment oriented along 49th/47th Avenues and near I-70.*
- *The District VI center provides business/retail services to the northern portion of the property.*
- *Transportation elements including improvement of the I-70/I-270/Quebec interchange.*
- *Integrated parks development and management of golf, drainage, trails, natural areas, wildlife habitat and other uses.*
- *Special sites reserved for institutional or corporate uses.*



Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request is consistent with a standard zone district
3. Further Public Health, Safety and Welfare
 - Implements adopted plans for the redevelopment of former Stapleton airport and furthers the public health, safety and welfare.
4. Justifying Circumstances
 - Changed or Changing Conditions: Changes occurring in the immediate and surrounding area.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - The proposed zoning is consistent with the Campus Context and CMP-H intents to promote the maintenance and concentration of existing and proposed healthcare facilities and their related uses.

Stapleton Development (GDP), North Area, Amendment 1 (2007)



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