

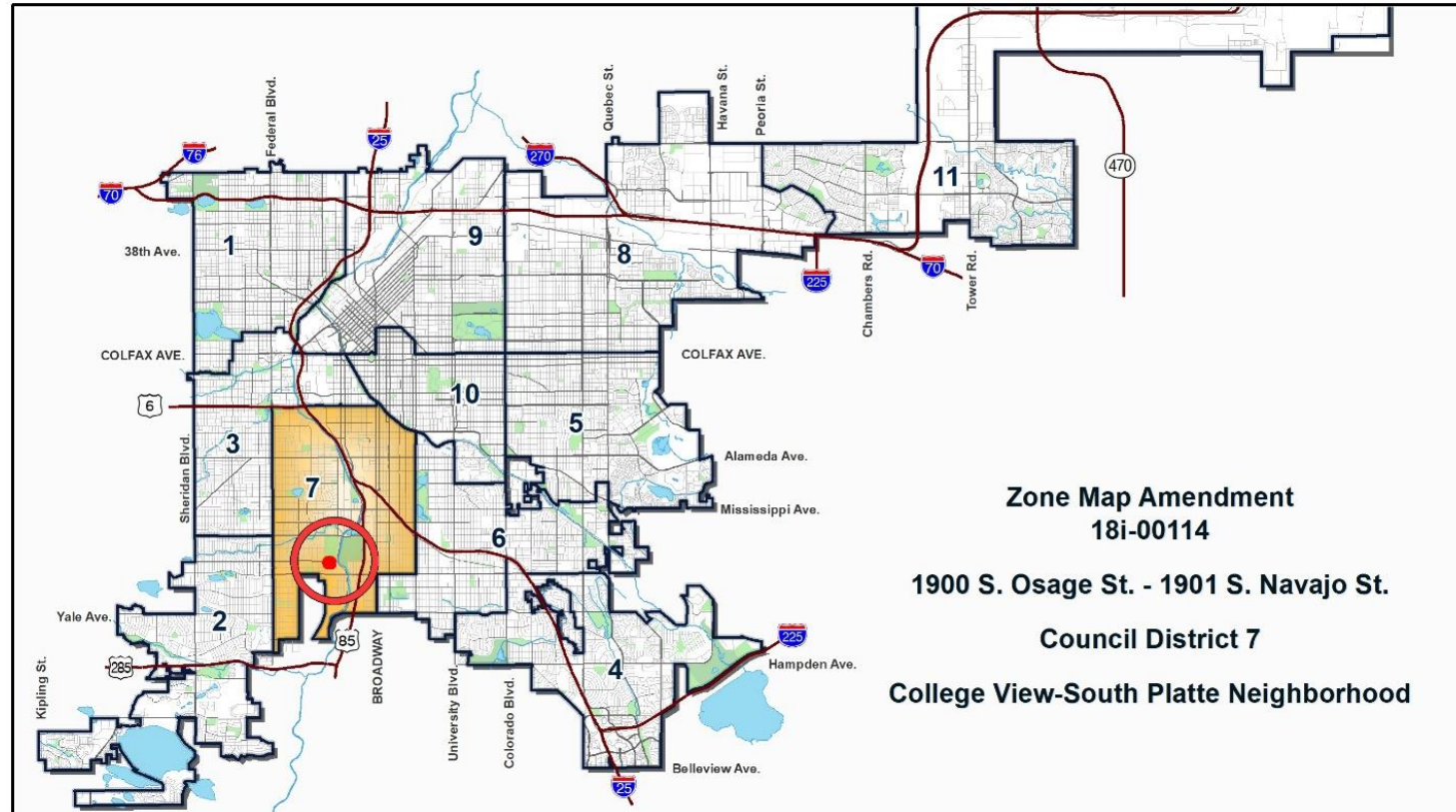


Official Map Amendment

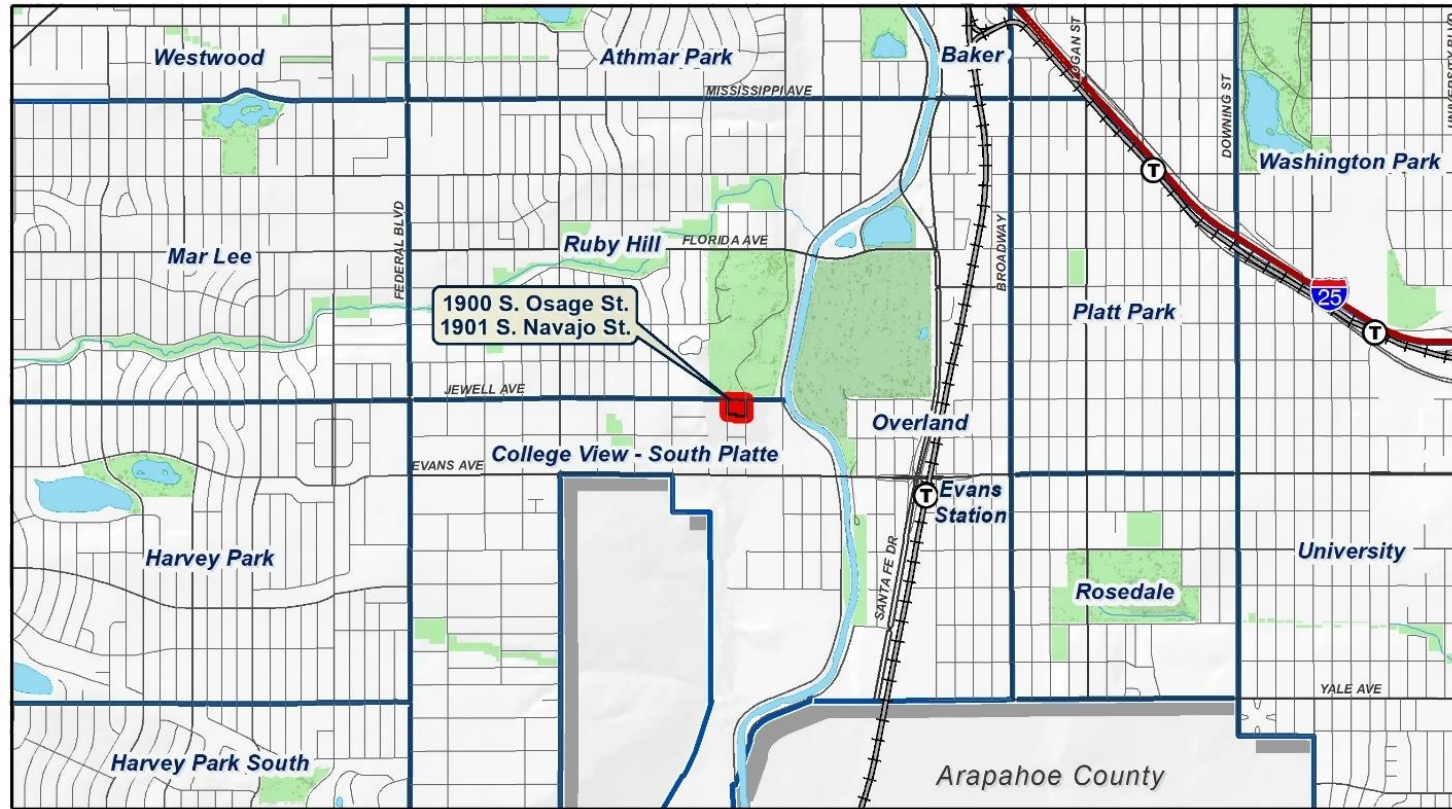
#2018I-00114 for 1901 S Navajo Street, 1900 S
Osage Street from I-MX-3 to I-MX-5

Land Use, Transportation & Infrastructure Committee
May 7, 2019

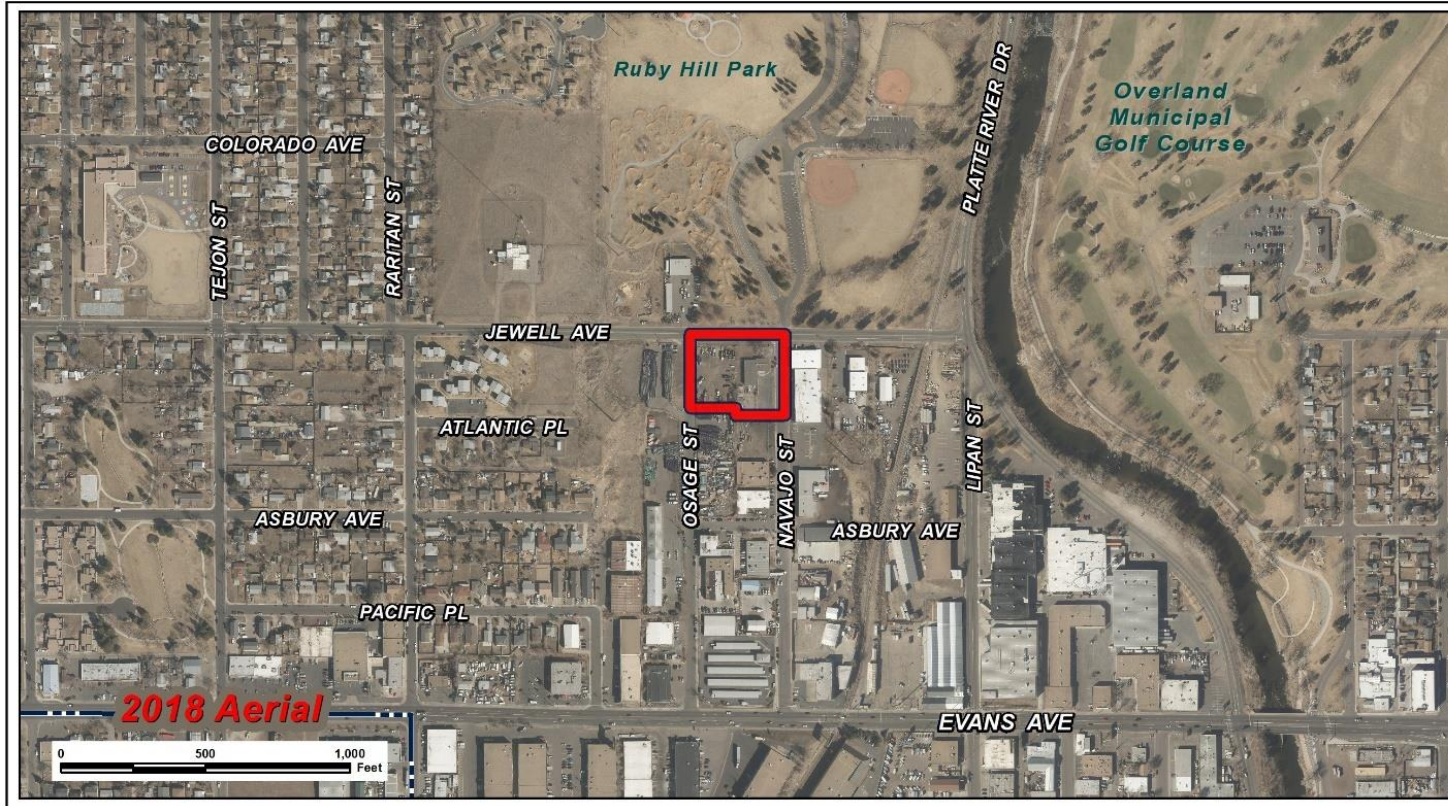
Council District 7



College View – South Platte Neighborhood

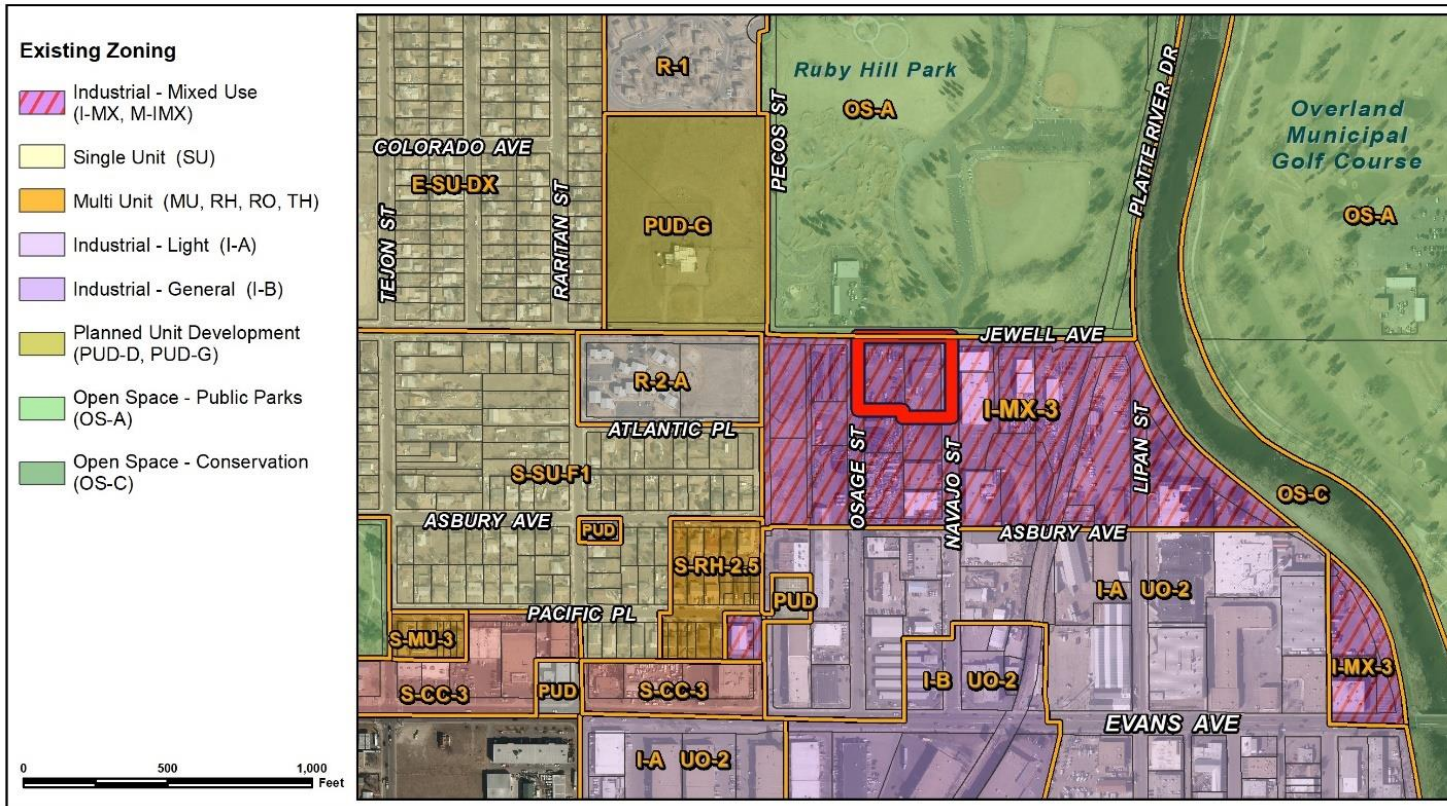


Request: I-MX-5



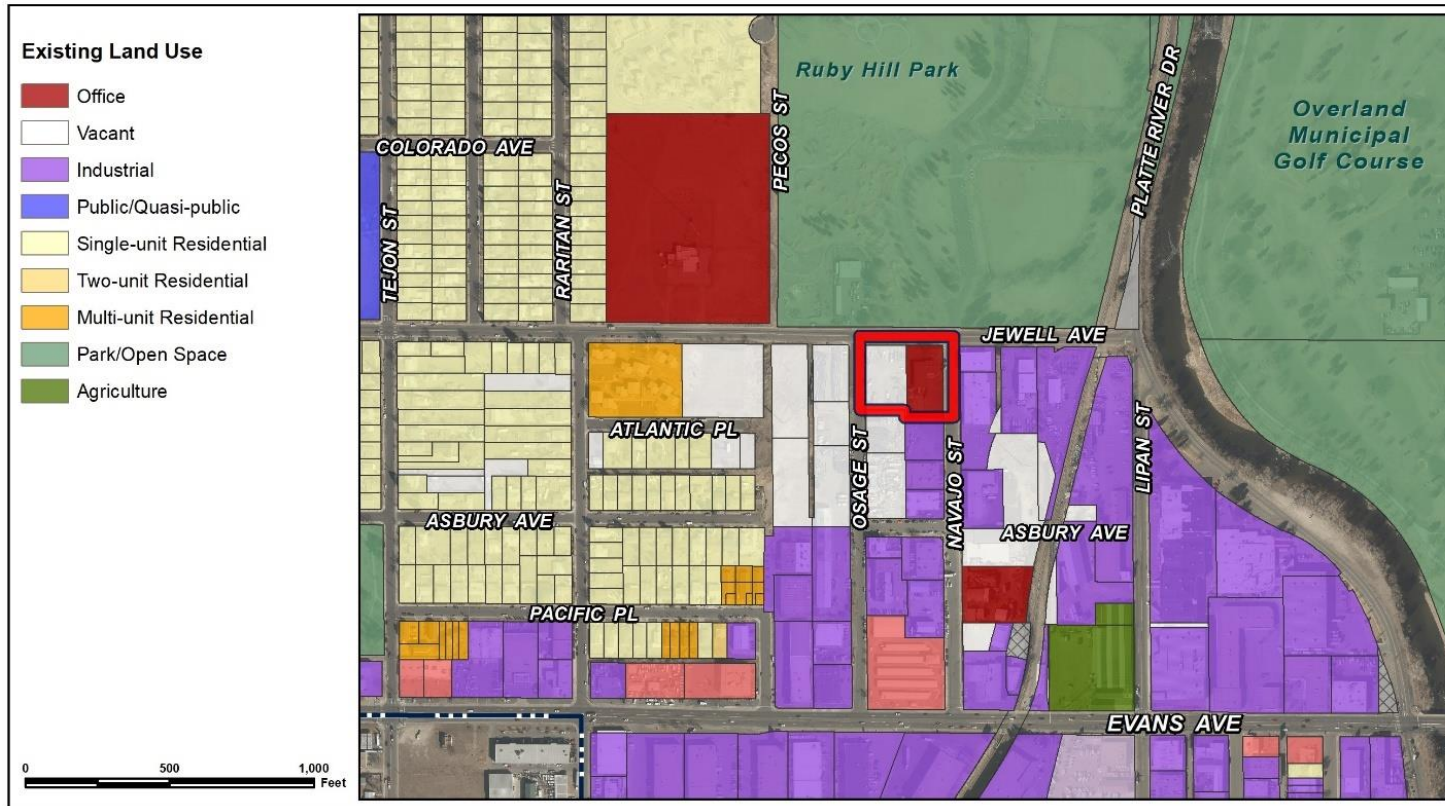
- **Location:**
 - Approx. 1.45 acres
 - Office, vacant
- **Proposal:**
 - I-MX-5 to facilitate redevelopment of the site

Existing Zoning



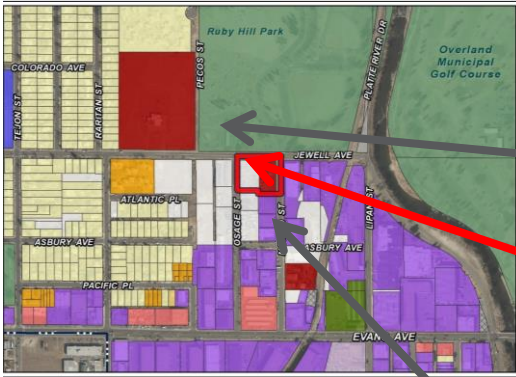
- Subject site: I-MX-3
- North: OS-A
- South: I-MX-3
- East: I-MX-3
- West: I-MX-3

Existing Land Use



- **Subject Property:** Office, vacant
- **North:** Park/Open Space
- **South:** Vacant, industrial
- **East:** Industrial
- **West:** Vacant

Existing Context – Building Form/Scale



Process

- Informational Notice: 12/18/18
- Planning Board Notice: 4/1/2019
- Planning Board Public Hearing: 4/17/2019
- LUTI Committee: 5/7/19
- City Council Public Hearing (tentative): 6/17/2019
- Public Comment
 - Letter of support from Ruby Hill Neighbors RNO
 - Two letters in support

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 2040*
- *Blueprint Denver 2019*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

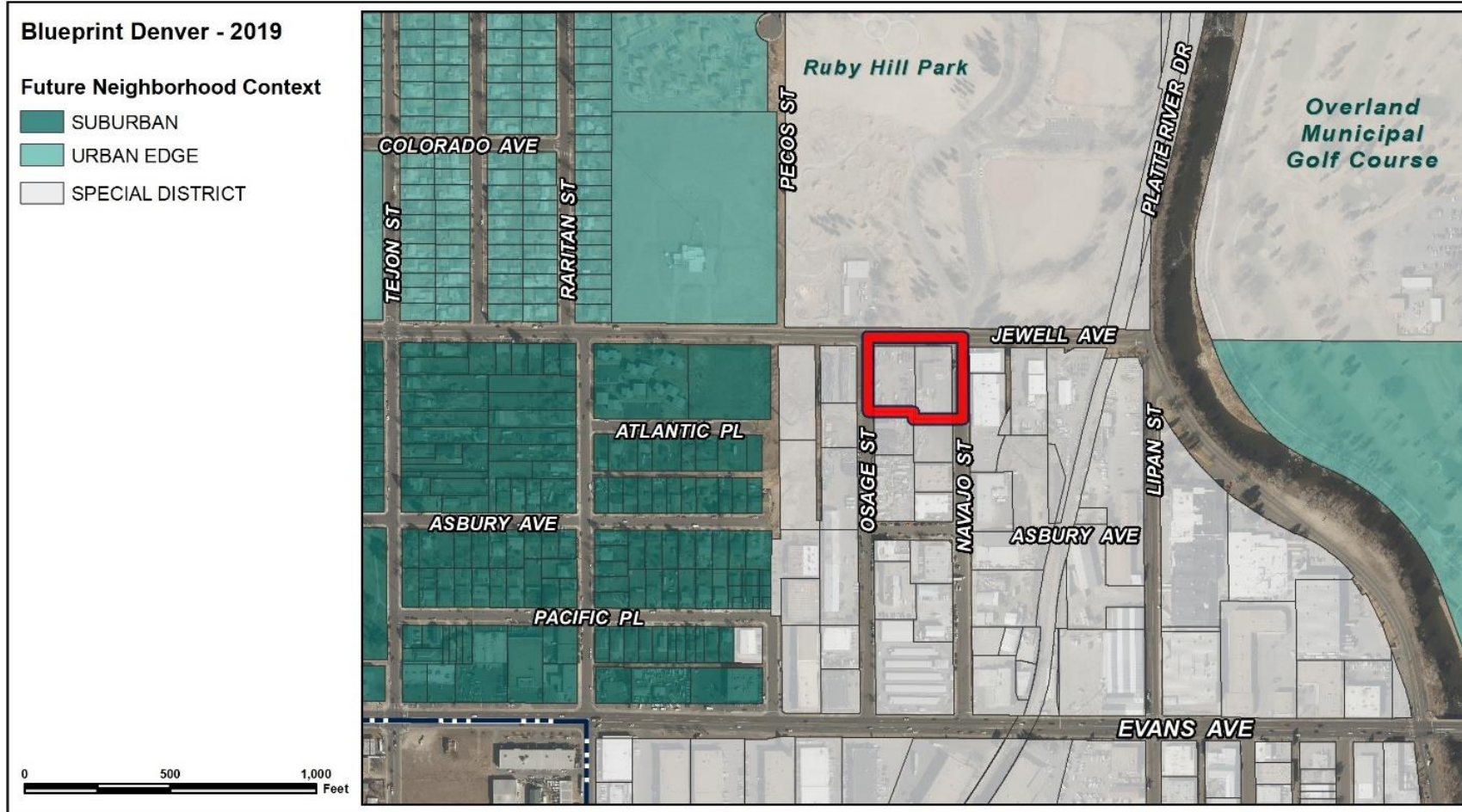
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1, Strategy C
- Equitable, Affordable and Inclusive Goal 2, Strategy B
- Strong and Authentic Neighborhoods Goal 1, Strategy D
- Environmentally Resilient Goal 8, Strategy A
- Environmentally Resilient Goal 8, Strategy B

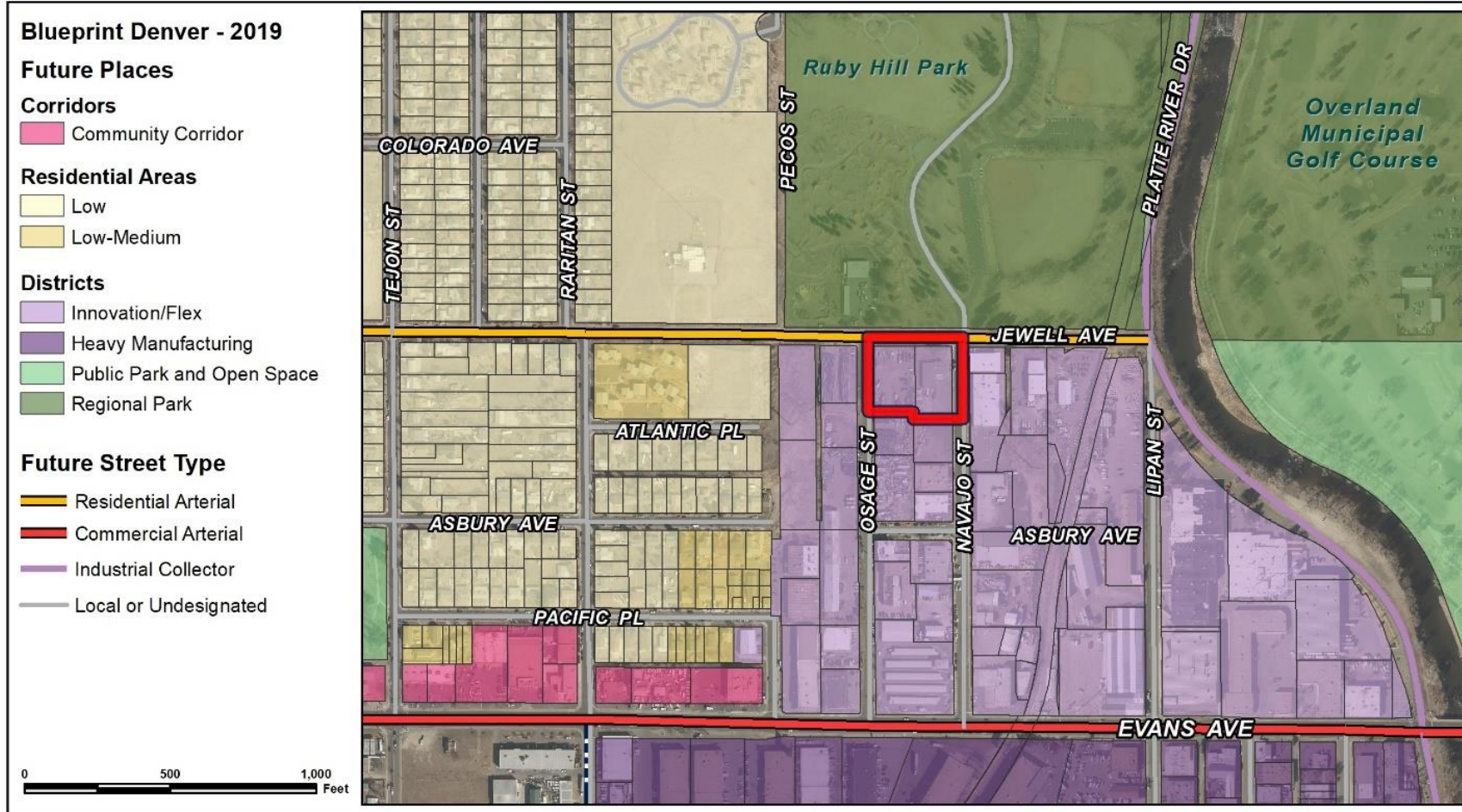
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019)

- Future Neighborhood Context: Special District
 - Represent areas with a specially designed purpose
 - Manufacturing district

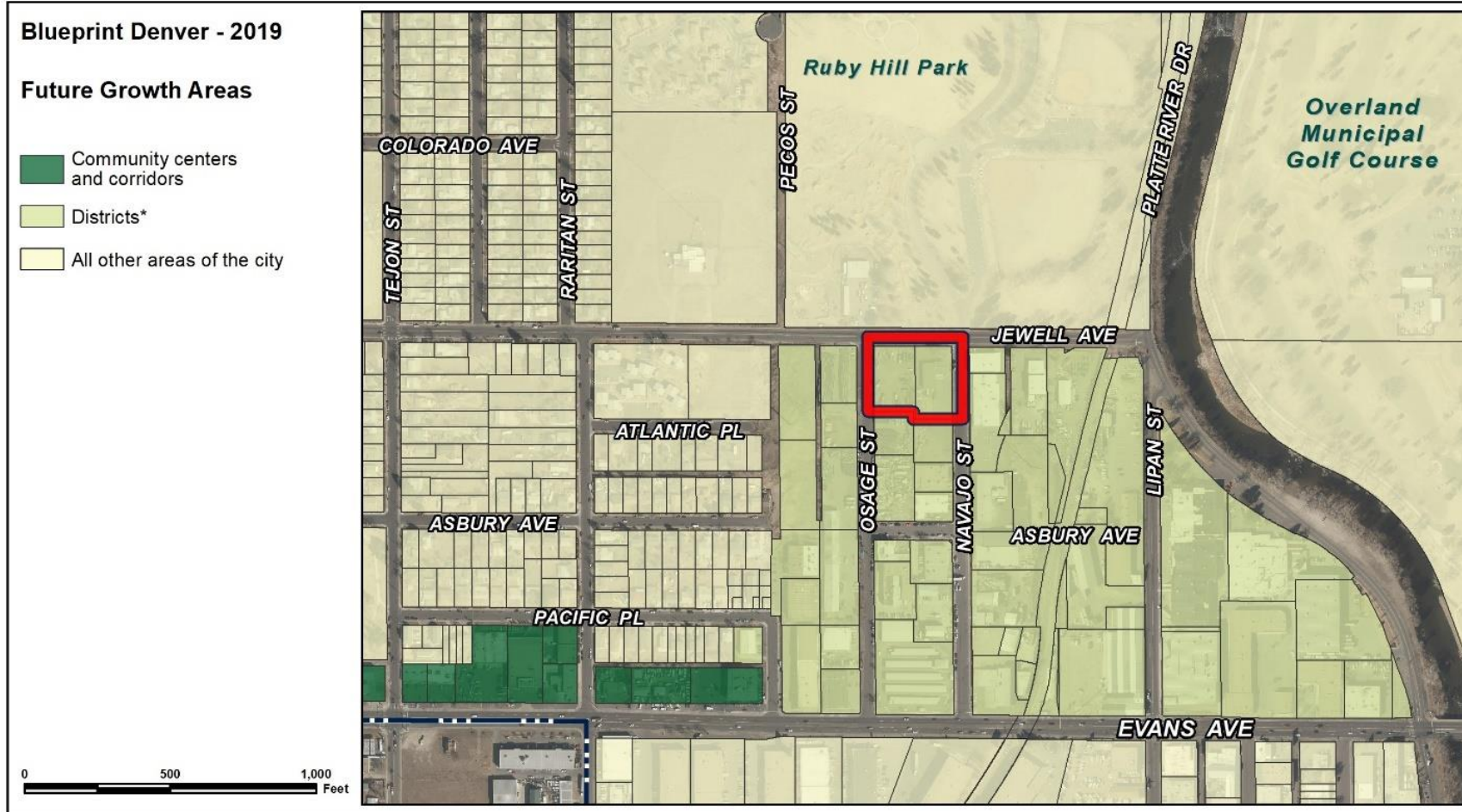
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019)

- Future Place: Innovation/Flex
 - Mix of research/design, manufacturing and logistics with urban amenities, a greater mix of uses, and strong transit connections.
 - Multi-unit residential is compatible
- Street Types
 - Osage St, Navajo St: Undesignated Local
 - Jewell Avenue: Residential Arterial

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019)

- Growth Strategy: Special District
 - 15% of City's employment growth
 - 5% of City's new housing growth

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Proposed rezoning will result in uniform application of zone district building form, use and design regulations
3. Further Public Health, Safety and Welfare
 - Implements adopted plans
 - Facilitates increased density within close proximity of parks
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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or Changing Conditions:
 - Recent investment in Ruby Hill Park
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - Industrial Context characterized by an irregular pattern of large blocks with buildings closer to the street ranging from one to eight stories
 - I-MX purpose is to develop a pedestrian-oriented pattern with an active street level
 - I-MX-5 intent is for industrially-dominated areas served primarily by collector streets with a maximum building height of five stories

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