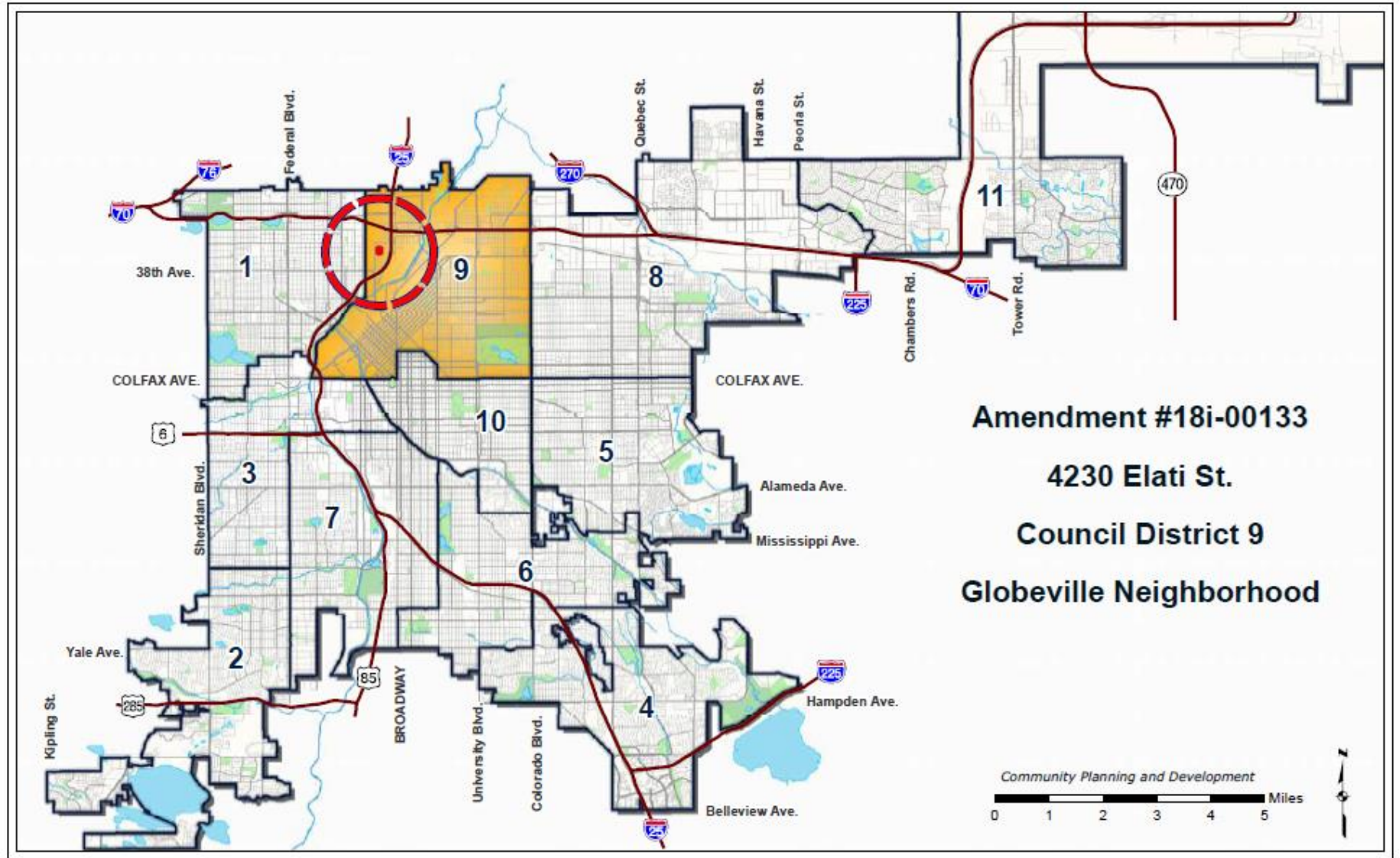




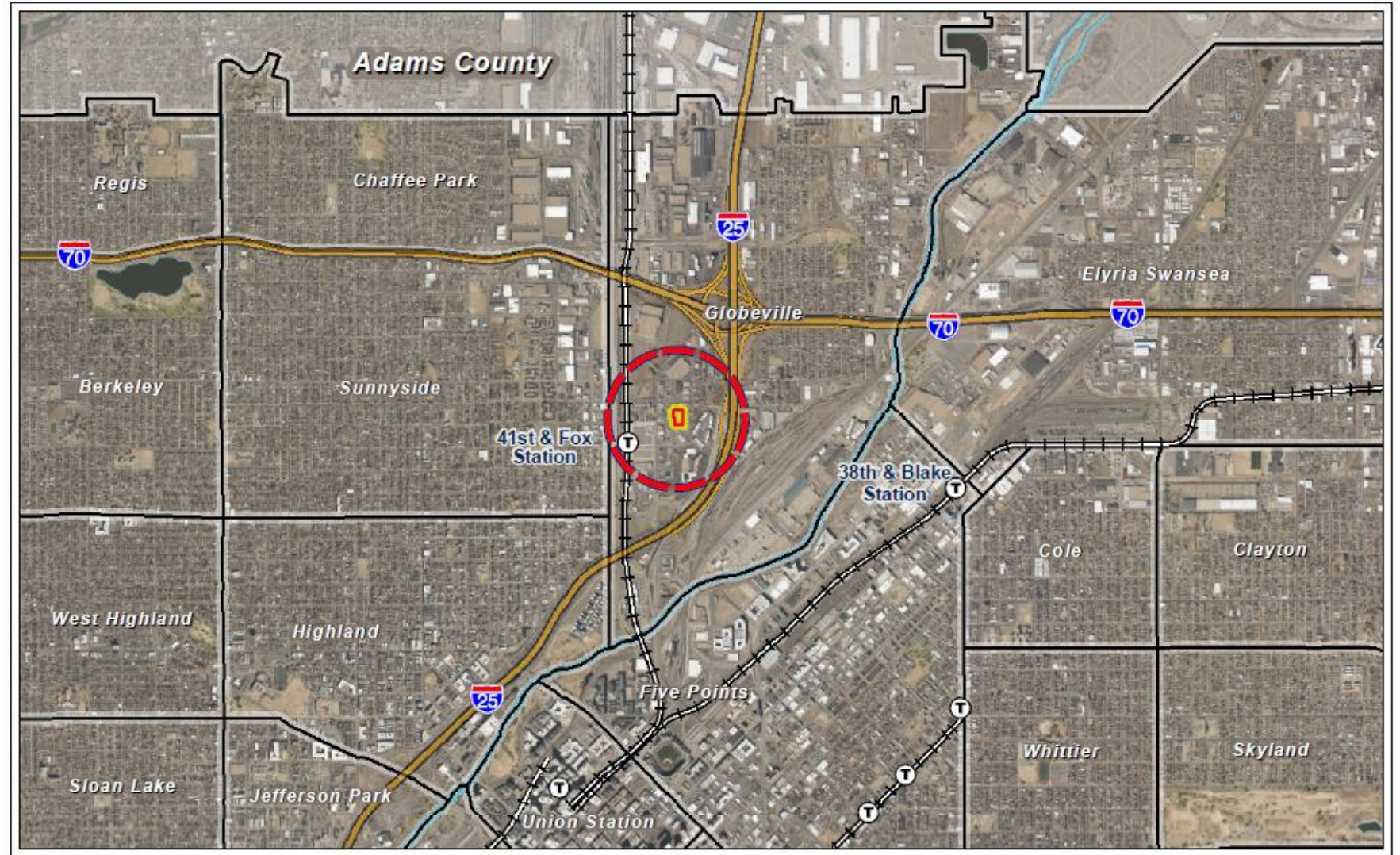
4230 Elati Street

#2018I-00133 rezoning from I-A UO-2 to C-RX-8

4230 Elati St.
I-A U0-2 to
C-RX-8



Globeville Neighborhood





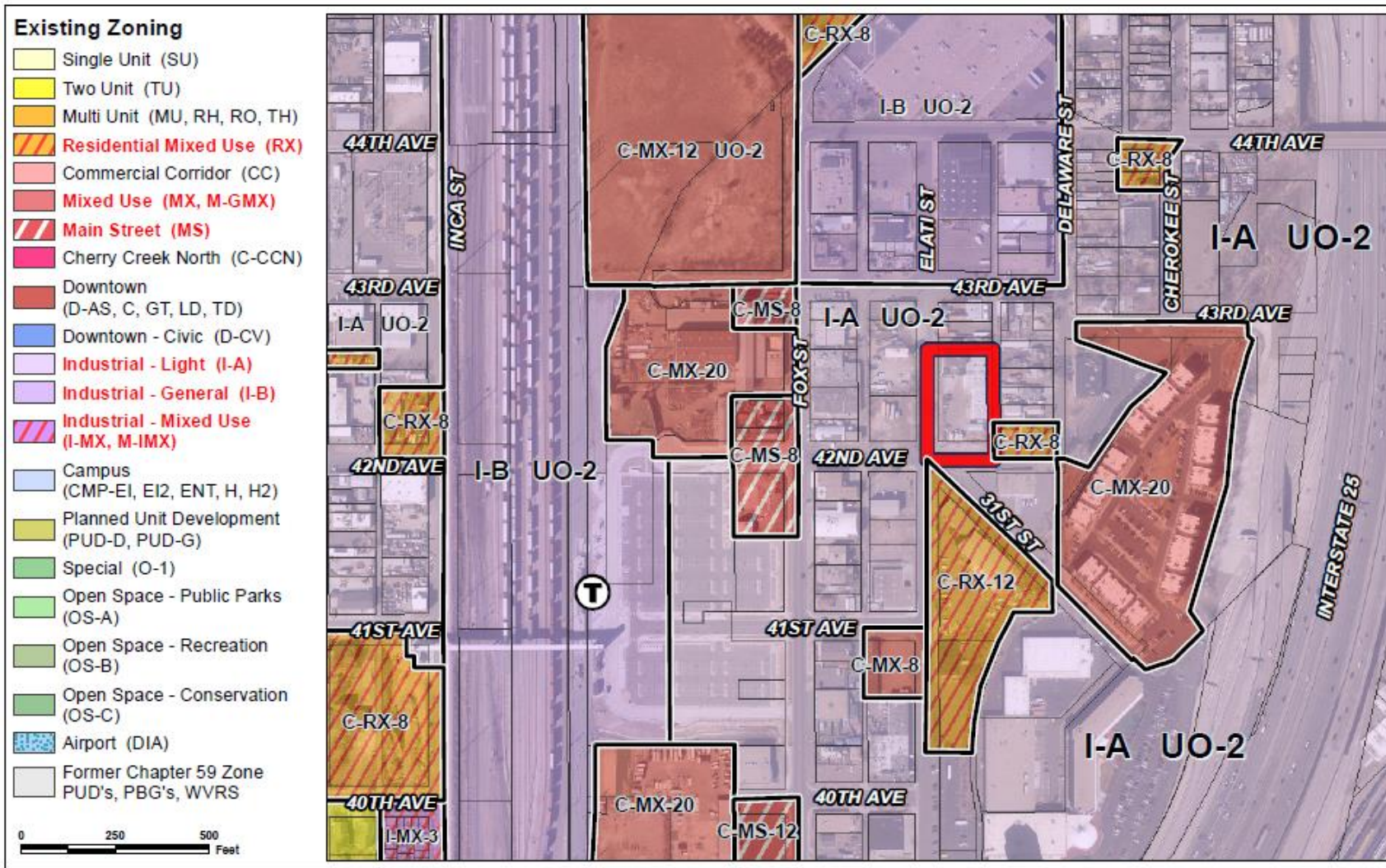
Location

- 41st & Fox Station Area
- Corner of 42nd Ave. & Elati St.
- 35,875 square feet
- Industrial and storage

Proposal:

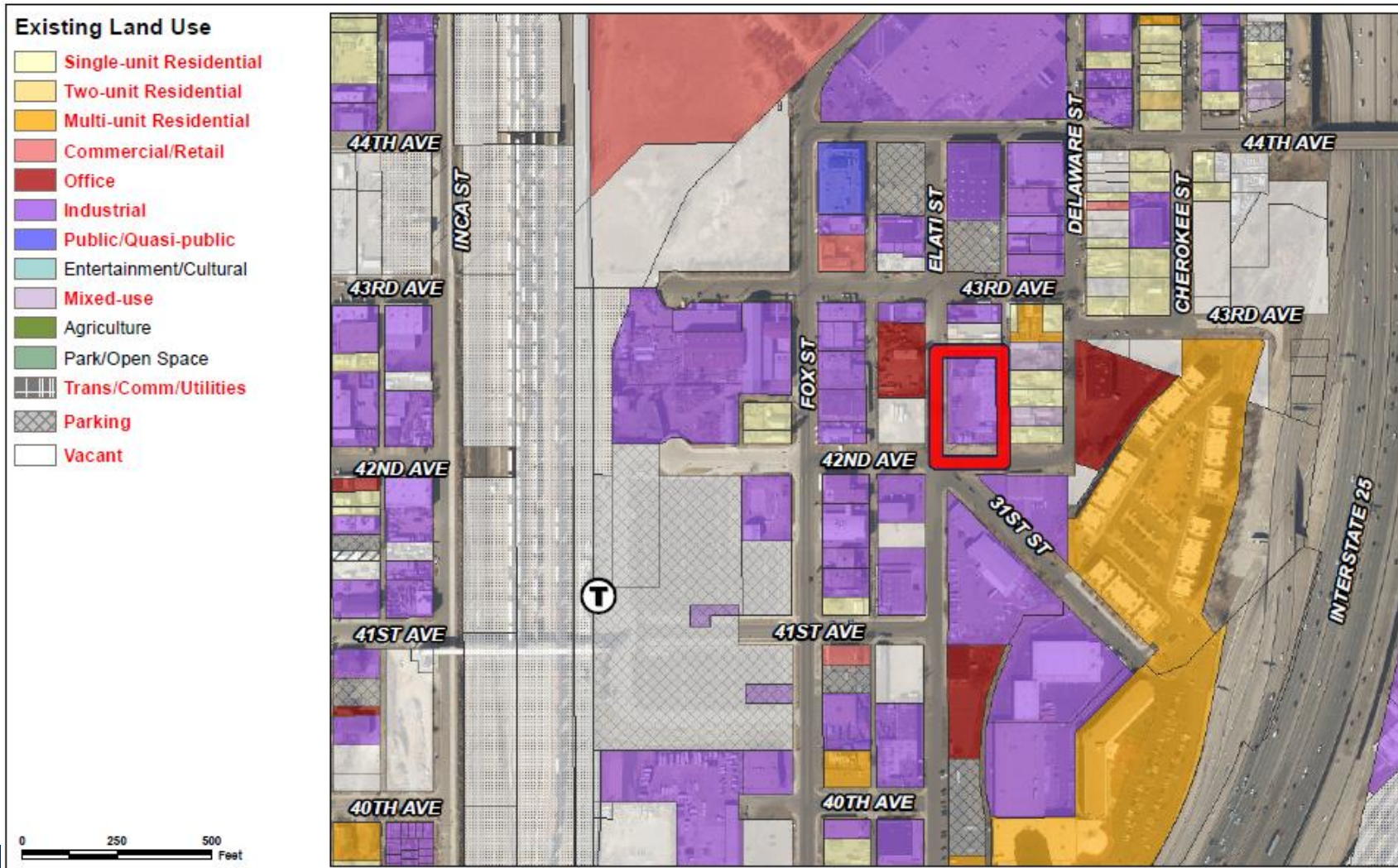
- Rezoning from I-A UO-2 to C-RX-8
- Requesting rezoning to facilitate redevelopment of property

Existing Context: Zoning



- Subject site: I-A UO-2
- Surrounding Properties: I-A UO-2; C-RX-8, C-MX-20

Existing Context: Land Use



- Subject Property: Industrial
- North: Industrial
- East: Residential and industrial
- South: Industrial
- West: Industrial & office

Existing Context: Building Form/Scale



Process

Process Step	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council and registered neighborhood organizations, and property owners:	January 2, 2019
Planning Board public hearing Vote: 11- 0 (approval)	May 1, 2019
Written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	April 30, 2019
Land Use, Transportation and Infrastructure Committee of the City Council:	May 14, 2019
City Council Public Hearing	July 8, 2019 (tentative)

Public Comment – 3 letters of support (2 from near by property owners).

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)*
- *41st & Fox Station Area Plan (2009)*
- *Globeville Neighborhood Plan (2014)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

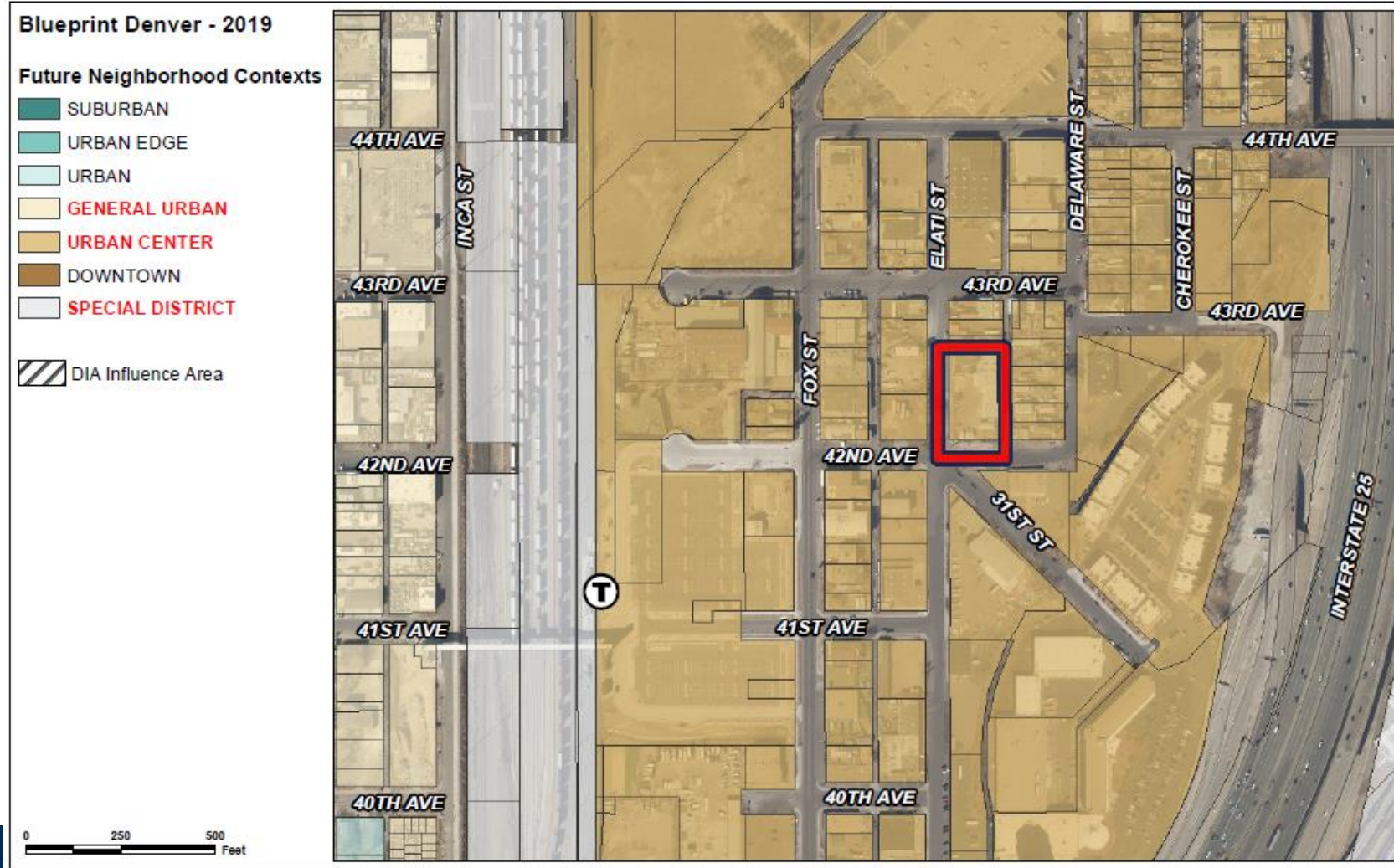
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A- *Promote infill development where infrastructure and services are already in place*
- Environmentally Resilient Goal 8, Strategy B- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities*
- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors*

Review Criteria: Consistency with Adopted Plans



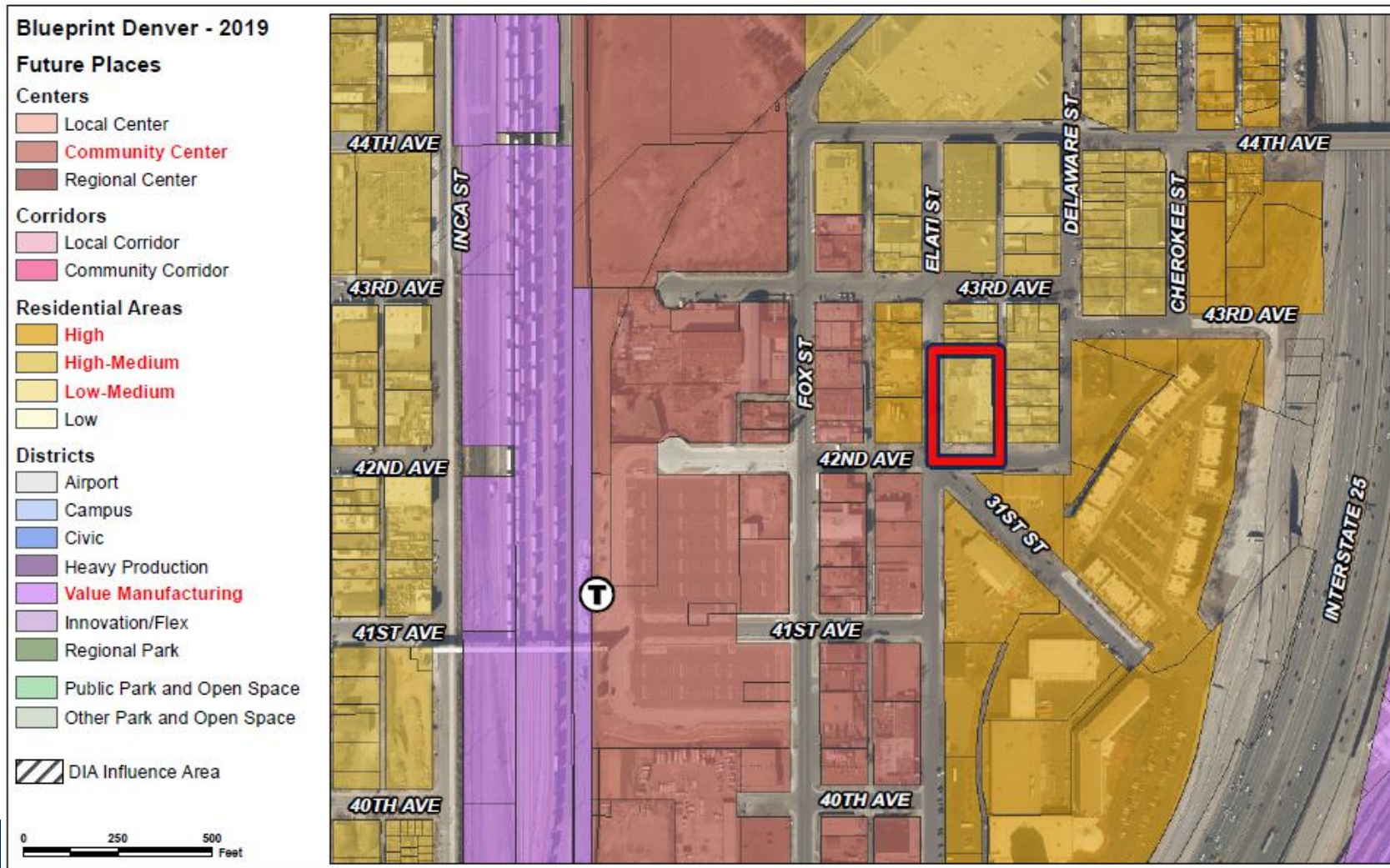
Blueprint Denver (2019)

- Mapped Urban Center context
- Requested C-RX-8 zone district is within Urban Center context

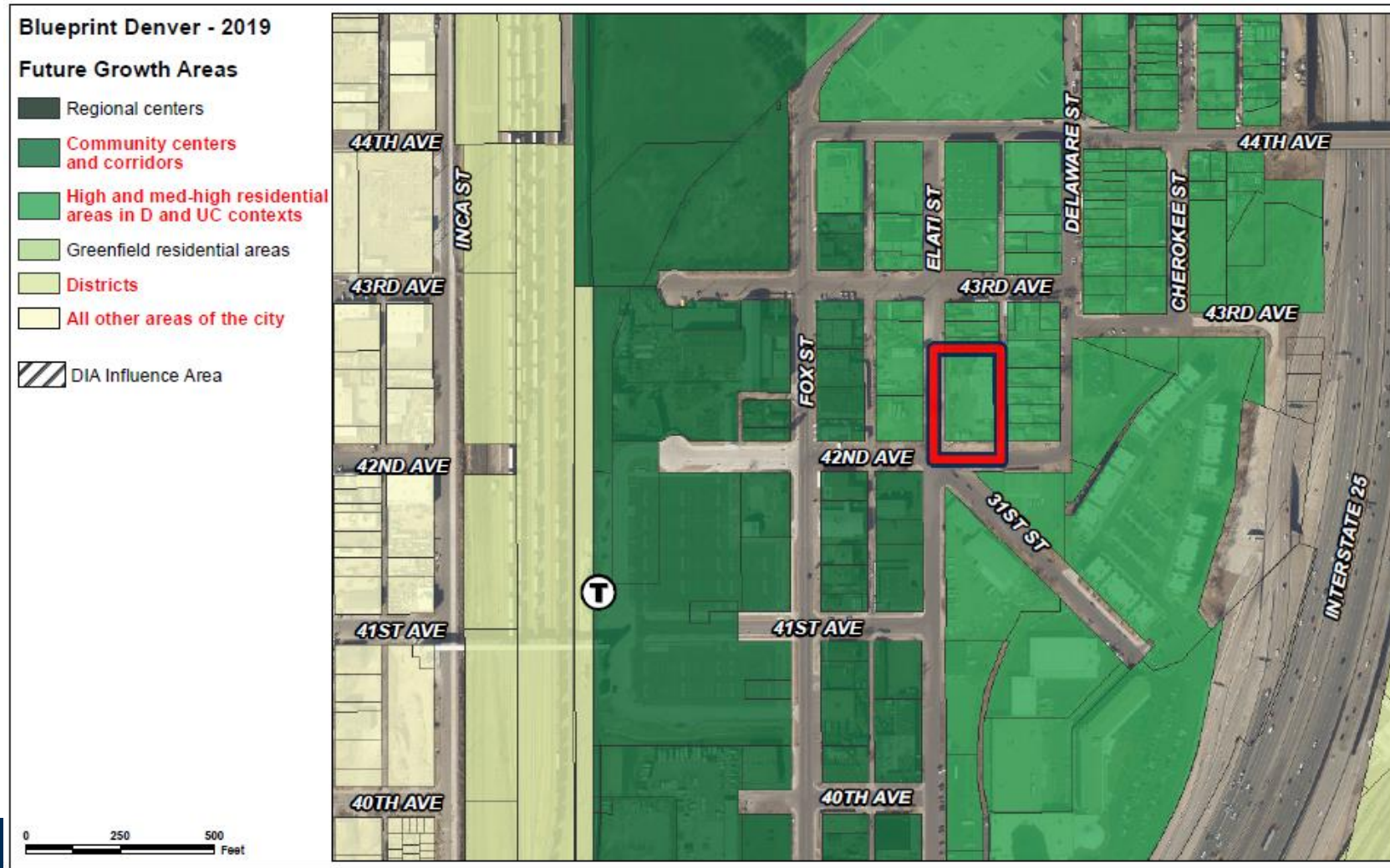
Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2019)

- High-medium Residential
 - Mix of uses, including multi-unit residential...Heights are generally up to 8 stories. There is high lot coverage and shallow setbacks
- Mixed Use Arterials
 - 44th
 - Fox St



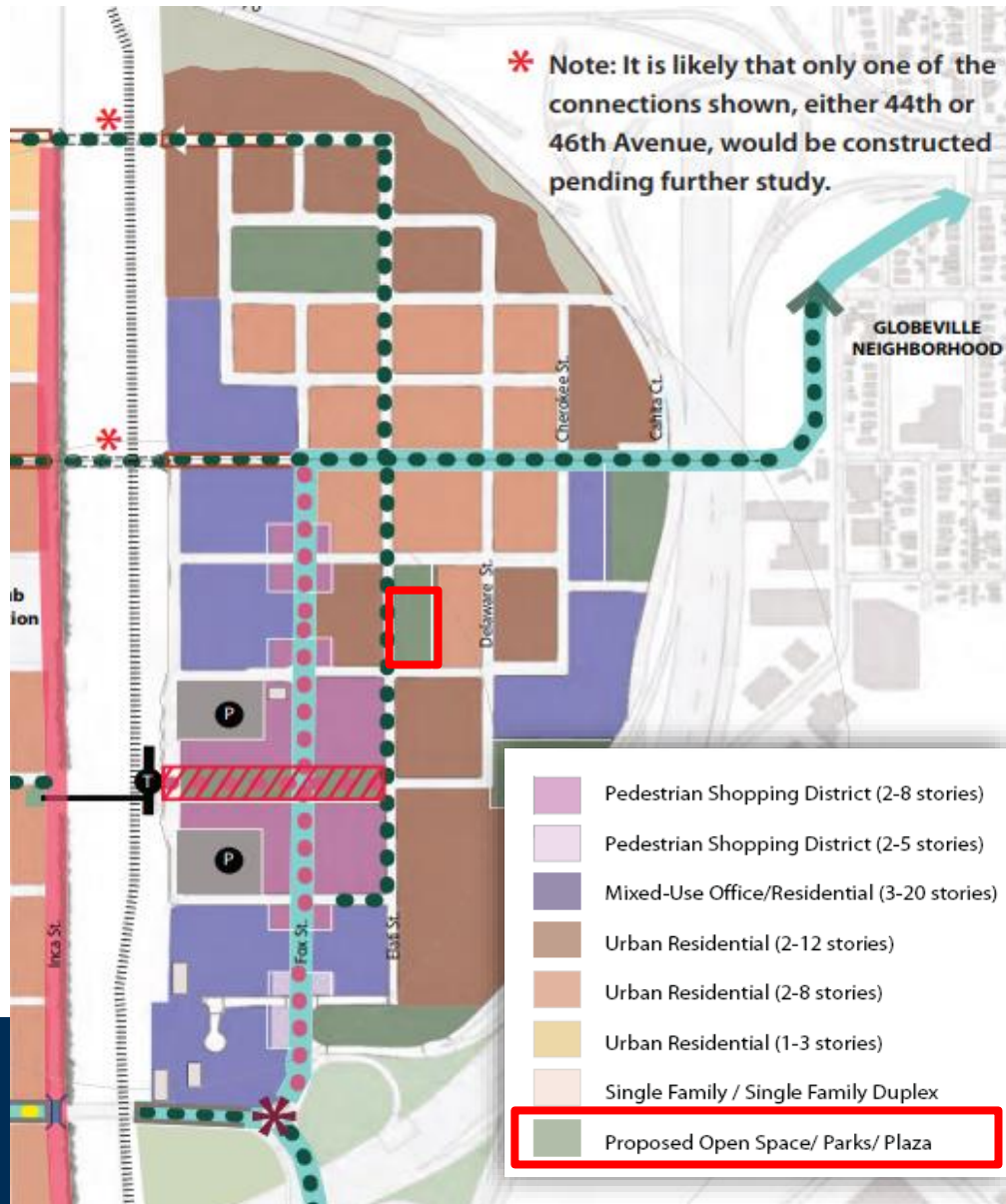
Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2019)

- 30% of new housing growth
- 5% of new employment growth

Review Criteria: Consistency with Adopted Plans



41st & Fox Station Area Plan (2009)

- Proposed Open Space
 - “Parks are conceptually shown on the land use plan, the actual size and locations are not determined. Future park space in the station area will require working with private property owners, additional study by the Parks Department, and developing funding partnerships to pay for park land, improvements, and maintenance.”
- Urban Residential (2-8 Stories)
 - Intended as new, moderate density neighborhoods
 - Provide a range of housing types that help support the pedestrian shopping district and employment base

Review Criteria: Consistency with Adopted Plans

Globeville Neighborhood Plan (2014)

- Concept land use and building height recommendations in this plan are intended to be fully consistent with the 41st and Fox Station Area Plan
- A diverse, **transit supportive**, and environmentally sustainable **urban center**
- Create a broad base of new jobs in diverse economic sectors by **redeveloping opportunity sites** throughout the neighborhood



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, facilitates redevelopment in a station area
4. Justifying Circumstances
 - Changed or Changing Conditions: Recently adopted plan, investment in the area
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - C-RX-8 “applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 8 stories is desired”

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

