



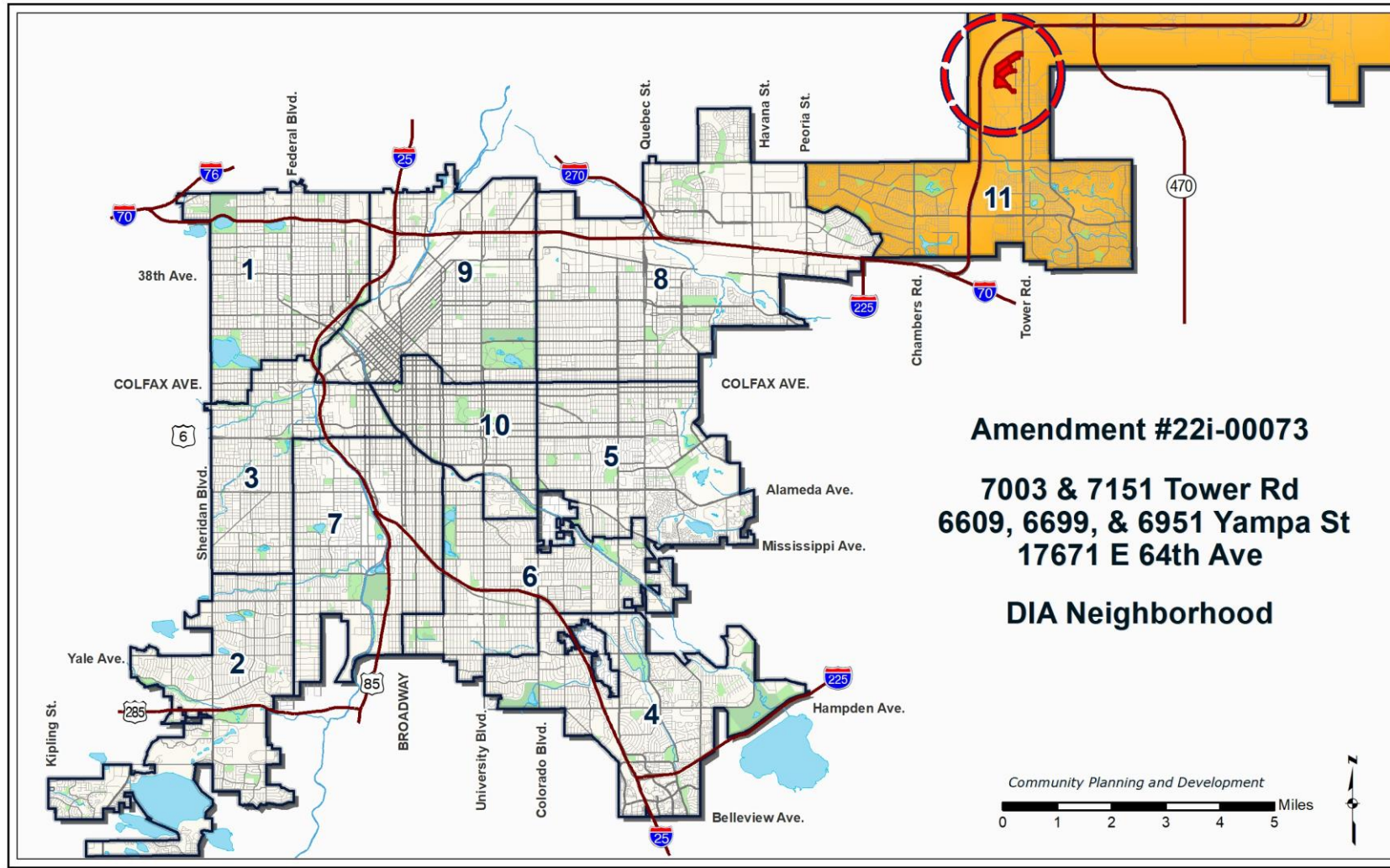
# Peña Station North

2022I-00073

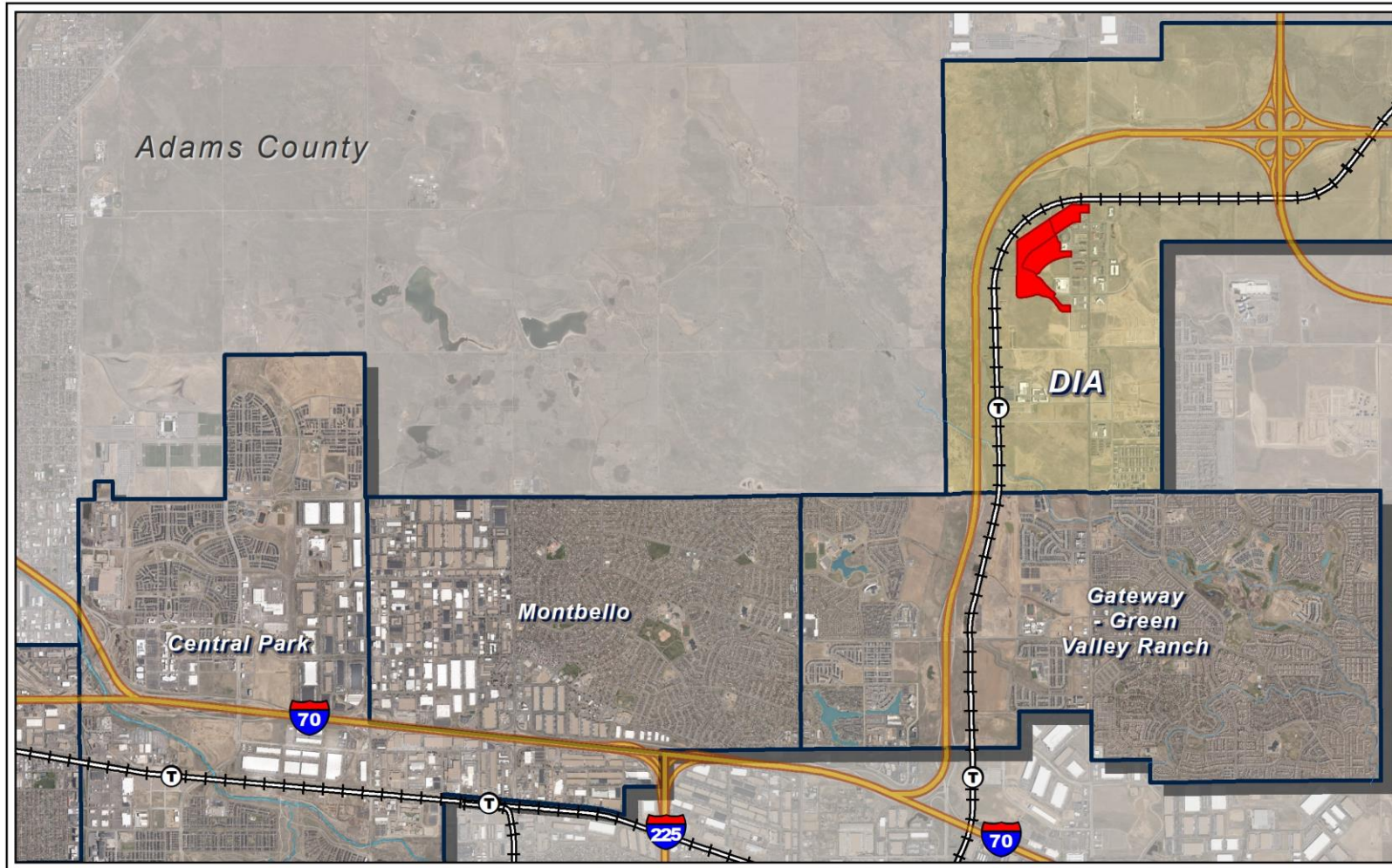
Request: C-MU-10 waivers & conditions, AIO; C-MU-20 waivers & conditions, AIO; and C-MU-30 waivers & conditions, AIO to S-MX-8, AIO and S-MX-8A, AIO

Date: 1/17/2023

# Council District 11: Councilmember Gilmore

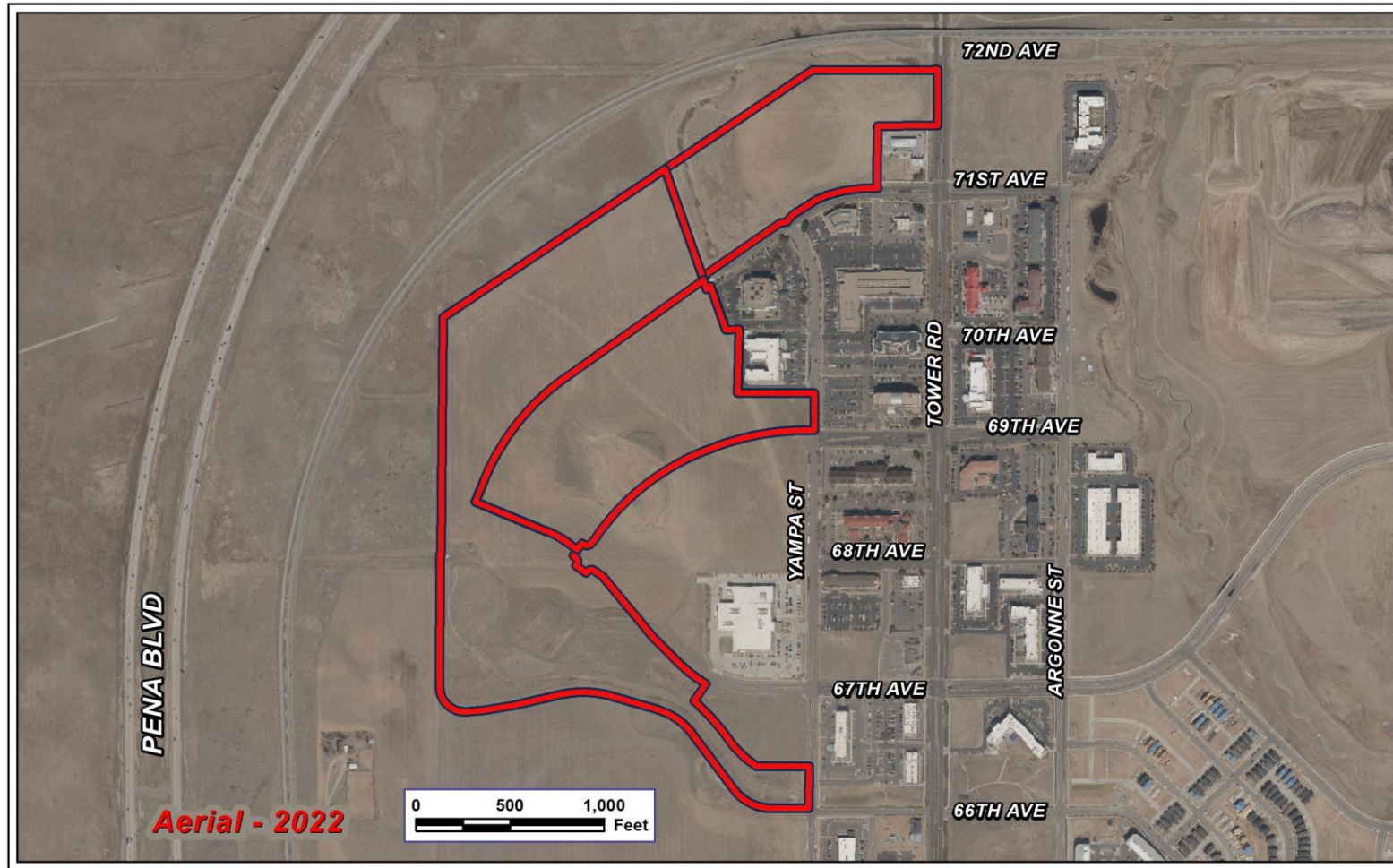


# DIA Neighborhood





# Request: S-MX-8, AIO and S-MX-8A, AIO

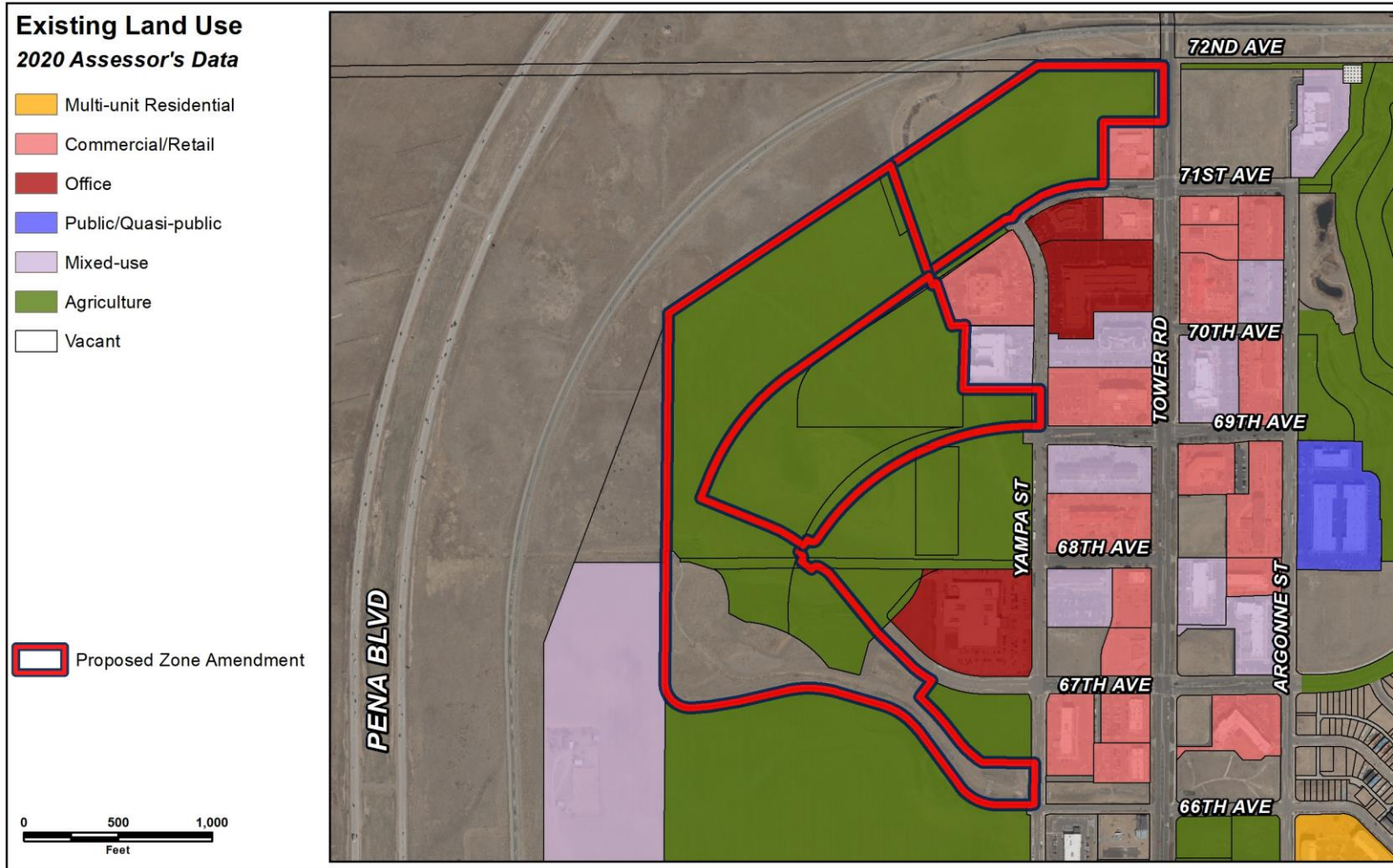


- **Location**
  - Approx. 93 acres
  - Vacant
- **Proposal**
  - Rezoning from C-MU-10, C-MU-20, C-MU-30 all with waivers and conditions, AIO to S-MX-8, AIO and S-MX-8A, AIO
    - S-MX-8: General, Shopfront, and Drive Thru & max. height of 8 stories, 110'
    - S-MX-8A: General and Shopfront buildings forms & max. height of 8 stories, 110'





# Existing Land Use



Land Use: Vacant

Surrounding Land Uses:

- Commercial/Retail
- Office
- Mixed-use
- Agriculture

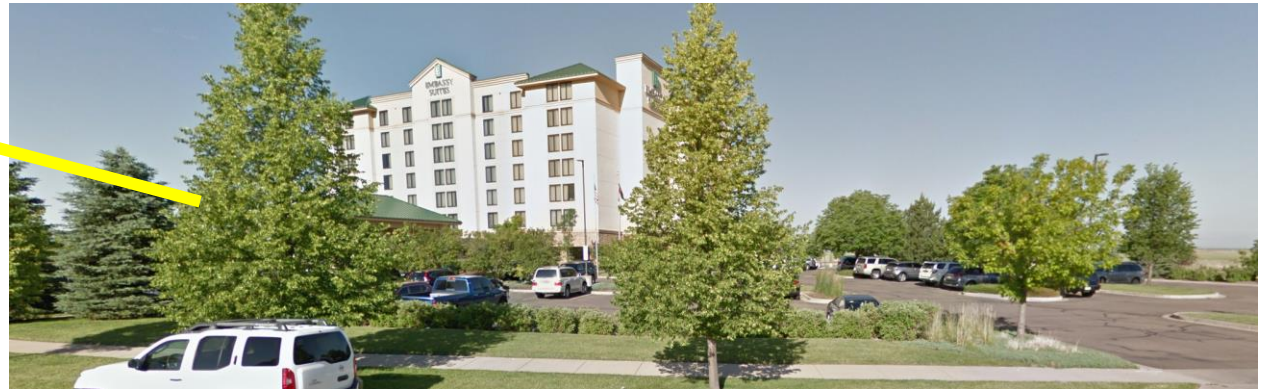
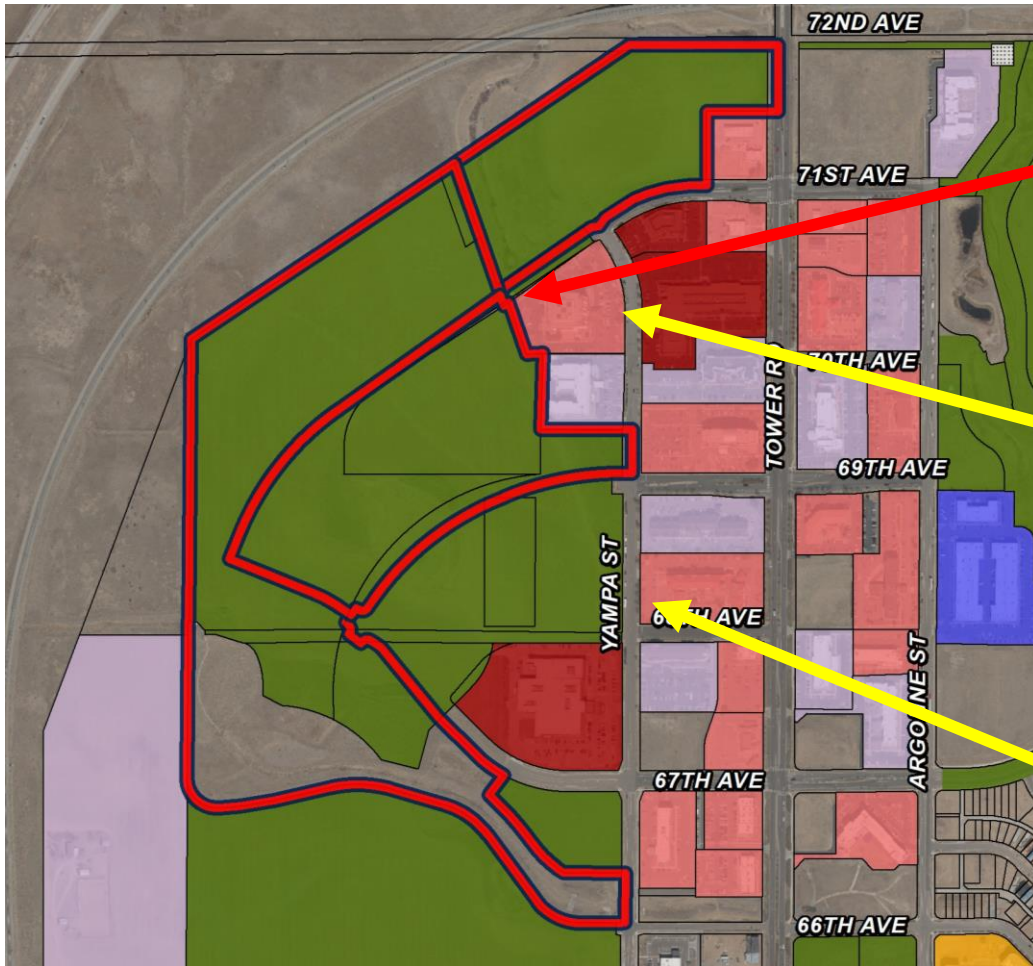


# Existing Building Form/Scale





# Existing Building Form/Scale





# Process

- Informational Notice: 8/3/22
- Planning Board Notice Posted: 10/18/22
- Planning Board Public Hearing : 11/2/22
- LUTI Committee: 11/29/22
- City Council Public Hearing: 1/17/23
- Public Comment
  - To date, staff has received no comment letters

# 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)*
- *Far Northeast Area Plan (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

# Consistency with Adopted Plans: *Comprehensive Plan 2040*

## Equity

- Equitable, Affordable and Inclusive Goal 1, Strategy C: Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious foods and the arts” (p. 28),



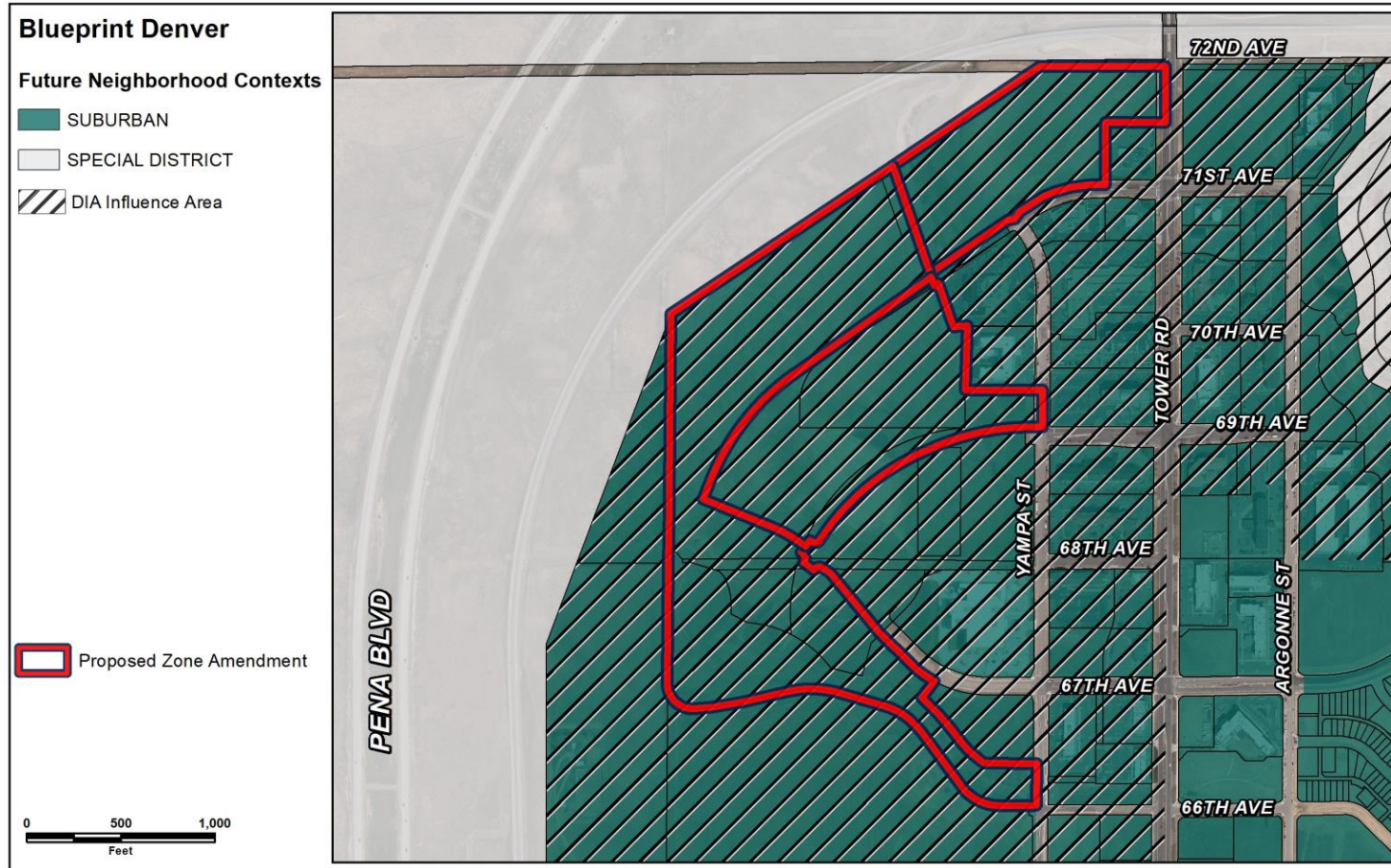
## Economically Diverse and Vibrant

- Environmentally Resilient Goal 2, Strategy B: Facilitate the growth of a diverse business sector that serves as the foundation for a global, innovative economy” (p. 46).





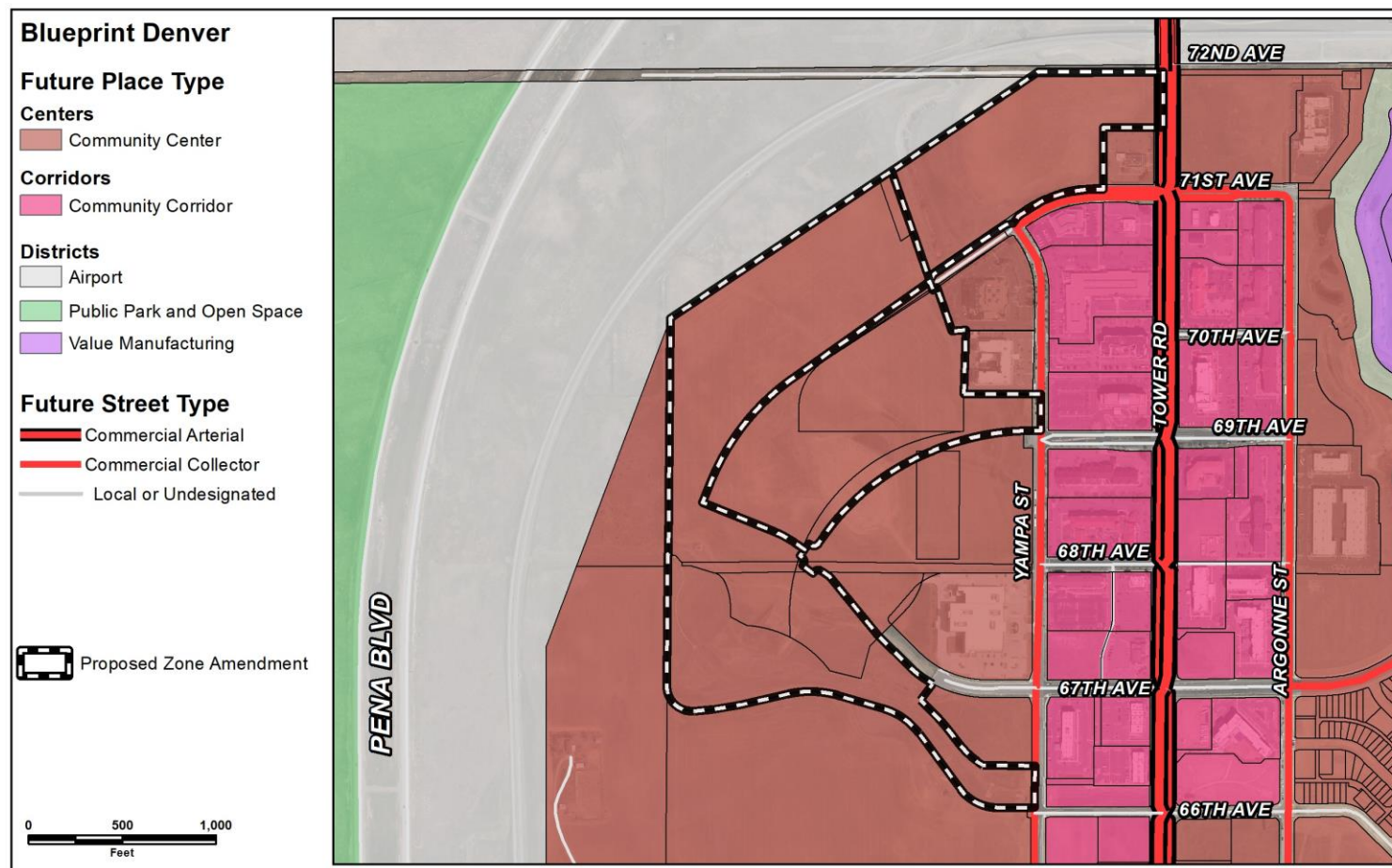
# Consistency with Adopted Plans: *Blueprint Denver*



## Future Context – Suburban

- Commercial development is focused along main corridors and centers. Although more auto-oriented, there should still be quality multi-modal connections.

# Consistency with Adopted Plans: *Blueprint Denver*

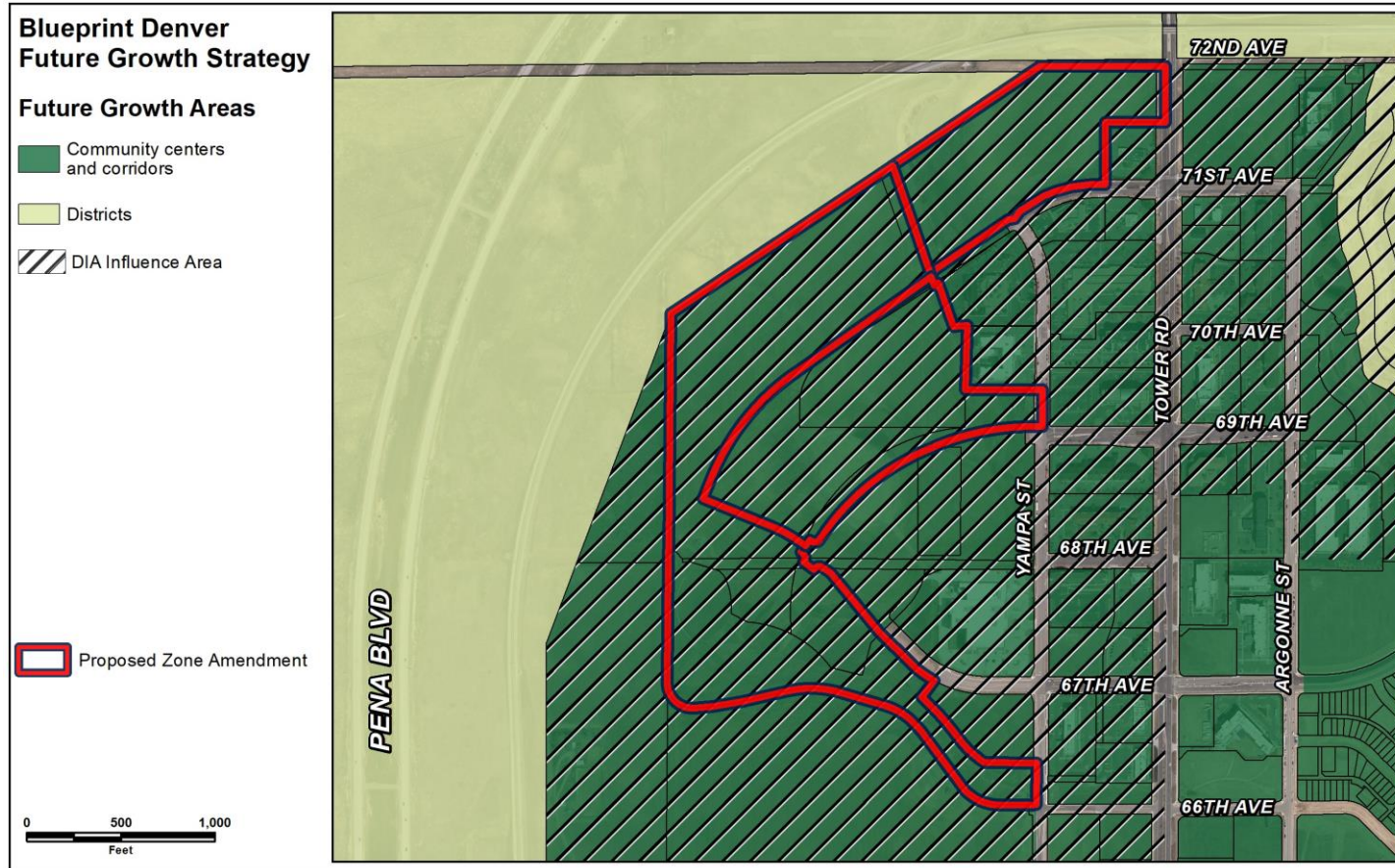


## Future Place – Community Center

- Mix of office, commercial, and residential uses.
- Mix of larger and smaller scale buildings.
- Generally up to 5 stories



# Consistency with Adopted Plans: *Blueprint Denver*



## Growth Areas Strategy – Community Centers & Corridors

- 25% of new housing growth and 20% of new employment growth by 2040

# EQUITY ANALYSIS

## Blueprint Denver Contains Three Major Equity Concepts

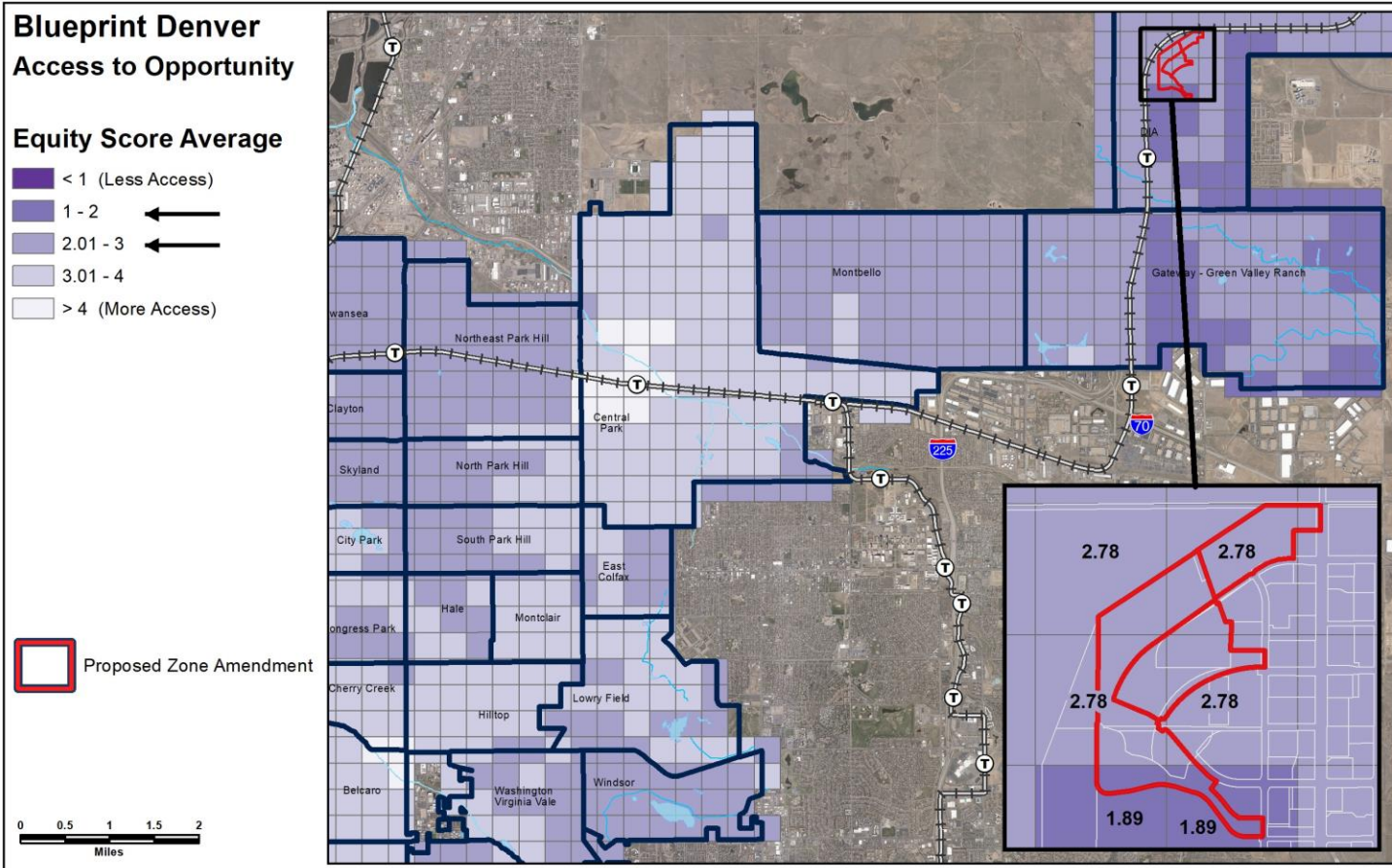
- Integrating these concepts into planning and implementation will help to create a more equitable Denver.





# Consistency With Adopted Plans

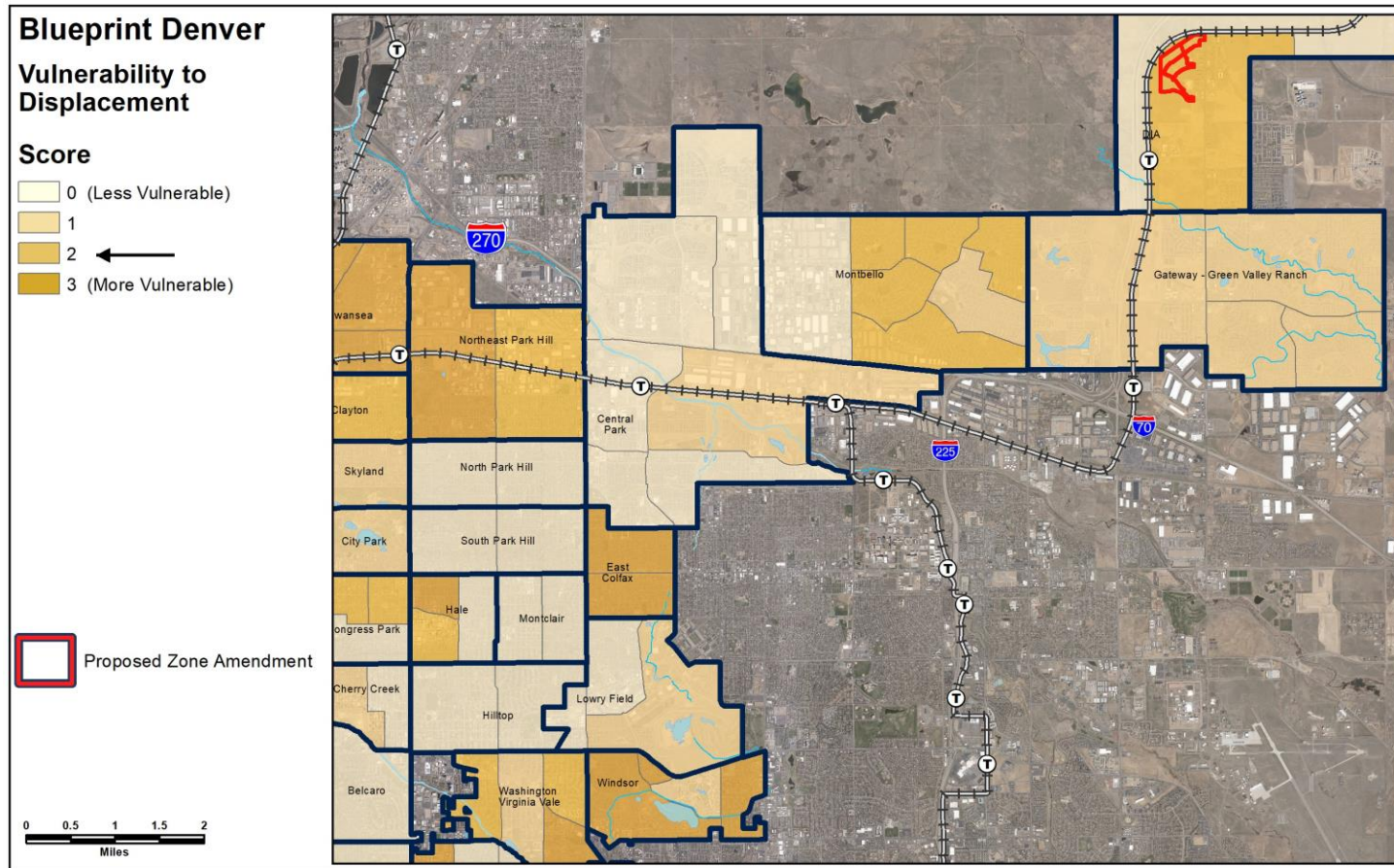
## Blueprint Denver (2019) - Access to Opportunity



- Low to Moderate access to opportunity
- Less equitable access to fresh foods, parks, and transit

# Consistency With Adopted Plans

## Blueprint Denver (2019) - Vulnerability to Involuntary Displacement

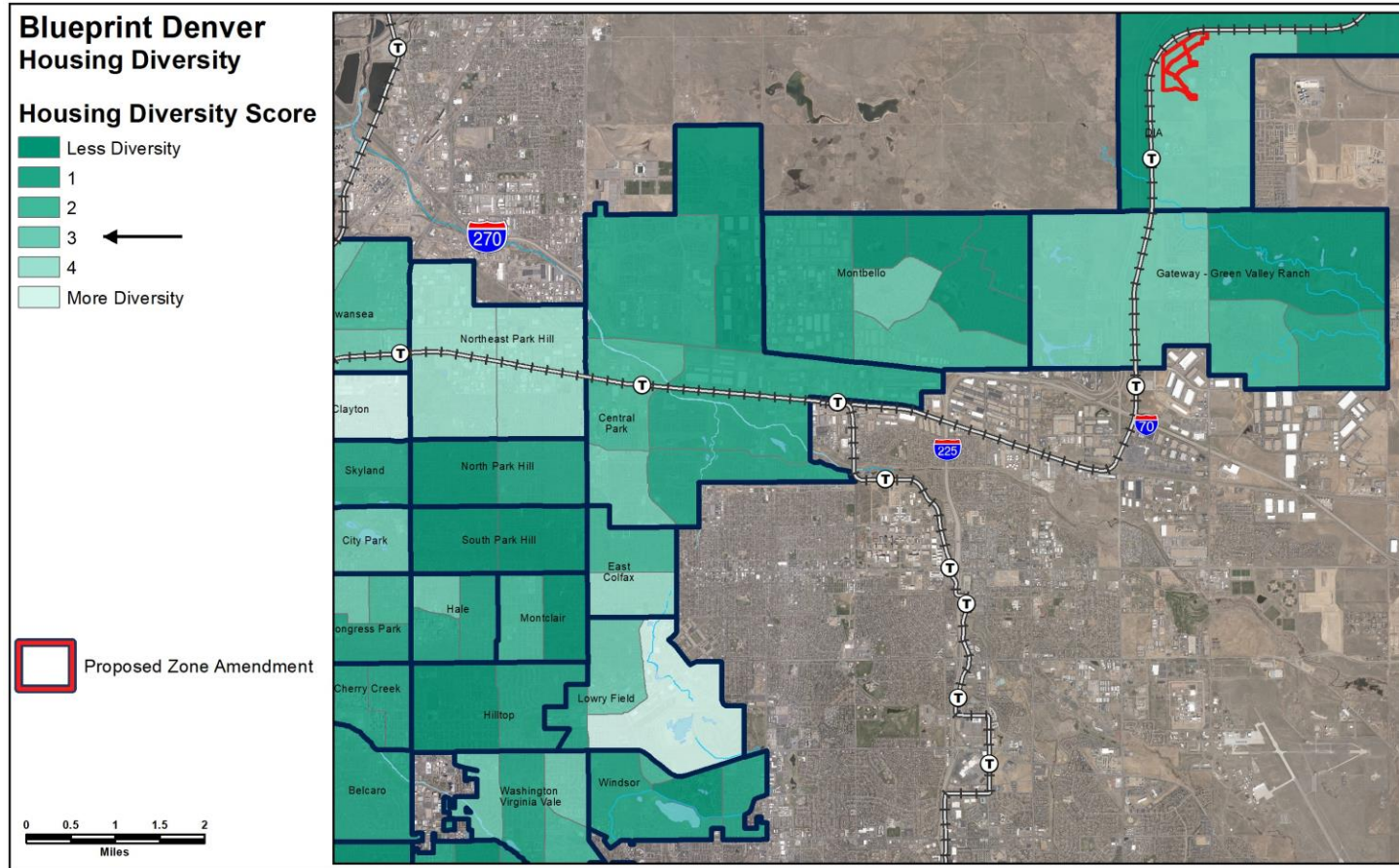


- Moderate vulnerability to involuntary displacement
- Lower-than-average median household incomes
- Higher-than-average percentage of people with less than a college degree



# Consistency With Adopted Plans

## Blueprint Denver (2019) - Housing Diversity



- Moderate housing diversity
- Not diverse in terms of the percentage of renters to owners and housing costs



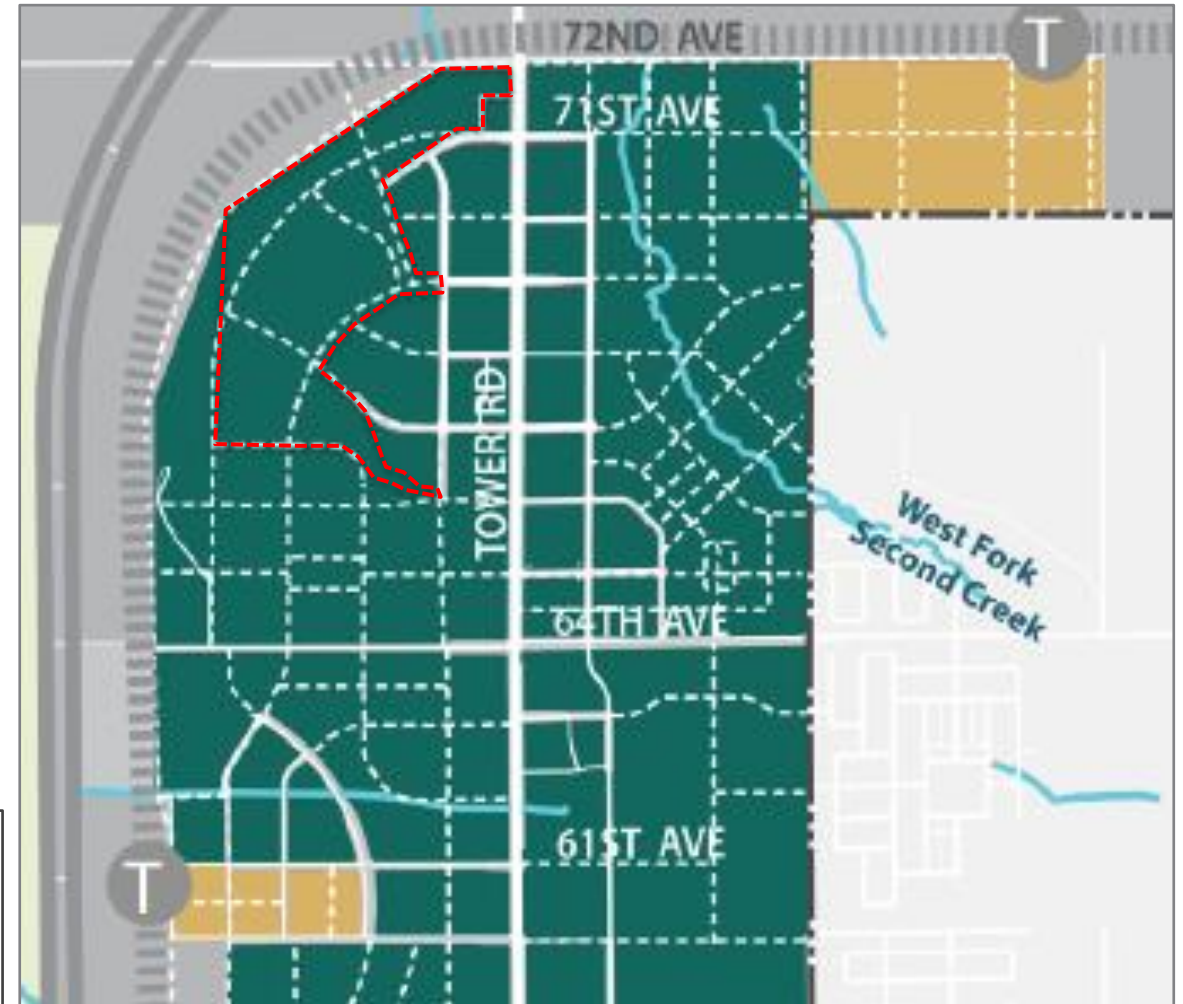
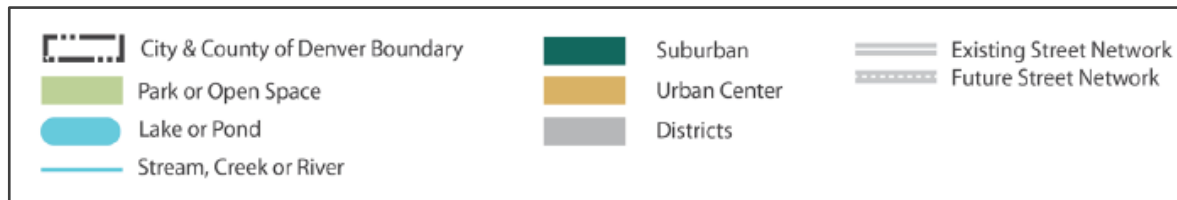


# Consistency with Adopted Plans:

## *Far Northeast Area Plan*

### Suburban Neighborhood Context

- Commercial development is focused along main corridors and centers. Although more auto-oriented, there should still be quality multi-modal connectivity



# Consistency with Adopted Plans:

## *Far Northeast Area Plan*

### Community Center Future Place

- Mix of office, retail, eating and drinking establishments, commercial services, and multi-unit residential uses.
- Community centers should include community-serving amenities, minimize setbacks, and include pedestrian-friendly elements.

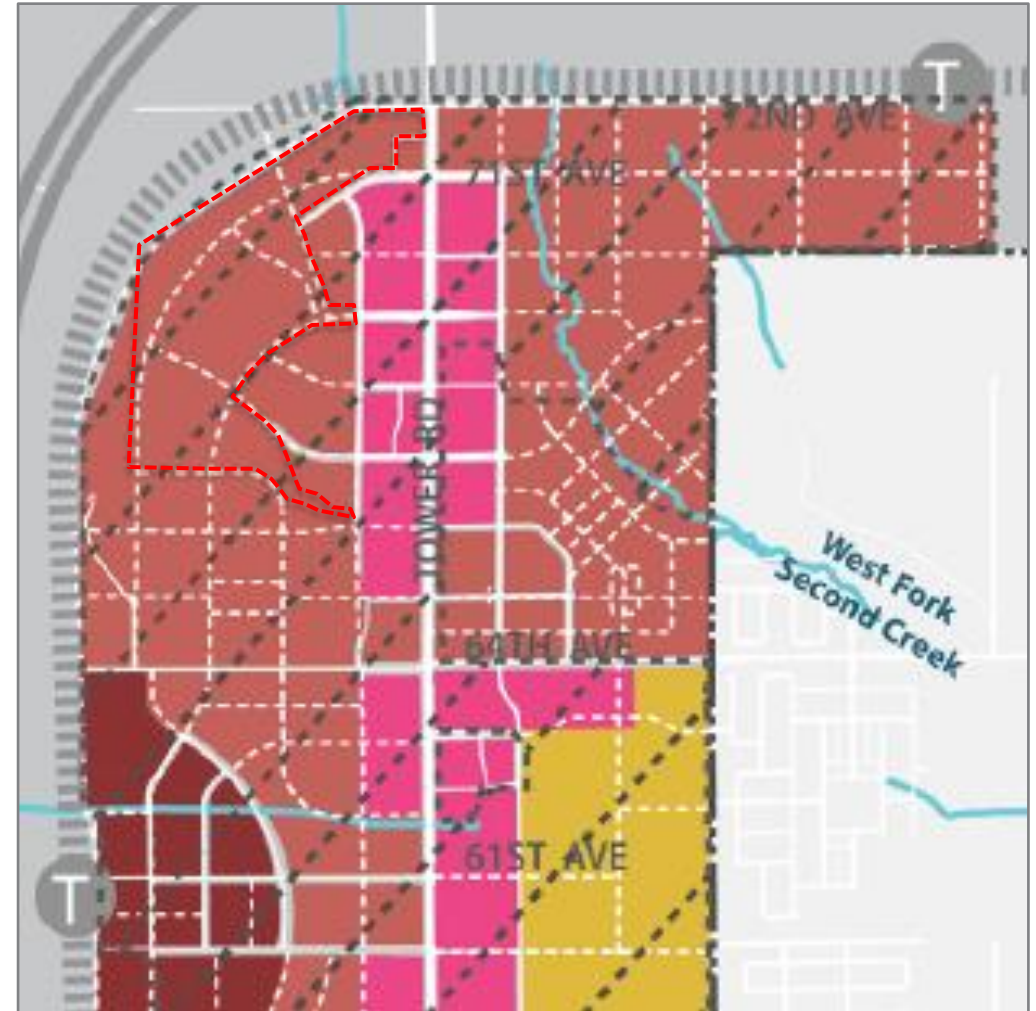
#### FUTURE PLACES

City & County of Denver Boundary  
Park or Open Space  
Lake or Pond  
Stream, Creek or River  
Existing Street Network  
Future Street Network

**CENTERS & CORRIDORS**  
Local Center  
Community Center  
Regional Center  
Community Corridor

**RESIDENTIAL AREAS**  
Low: Single Unit  
Low  
Low-Medium: Row House  
Low-Medium  
High-Medium

**DIA Influence Area**  
Land Use and other regulatory restrictions apply within the DIA Influence Area. Refer to Section 3.3.3 for more details





# Consistency with Adopted Plans:

## *Far Northeast Area Plan*

### Community Centers & Corridors Growth Strategy

- Most change is expected to occur in greenfield areas, that are currently underdeveloped.



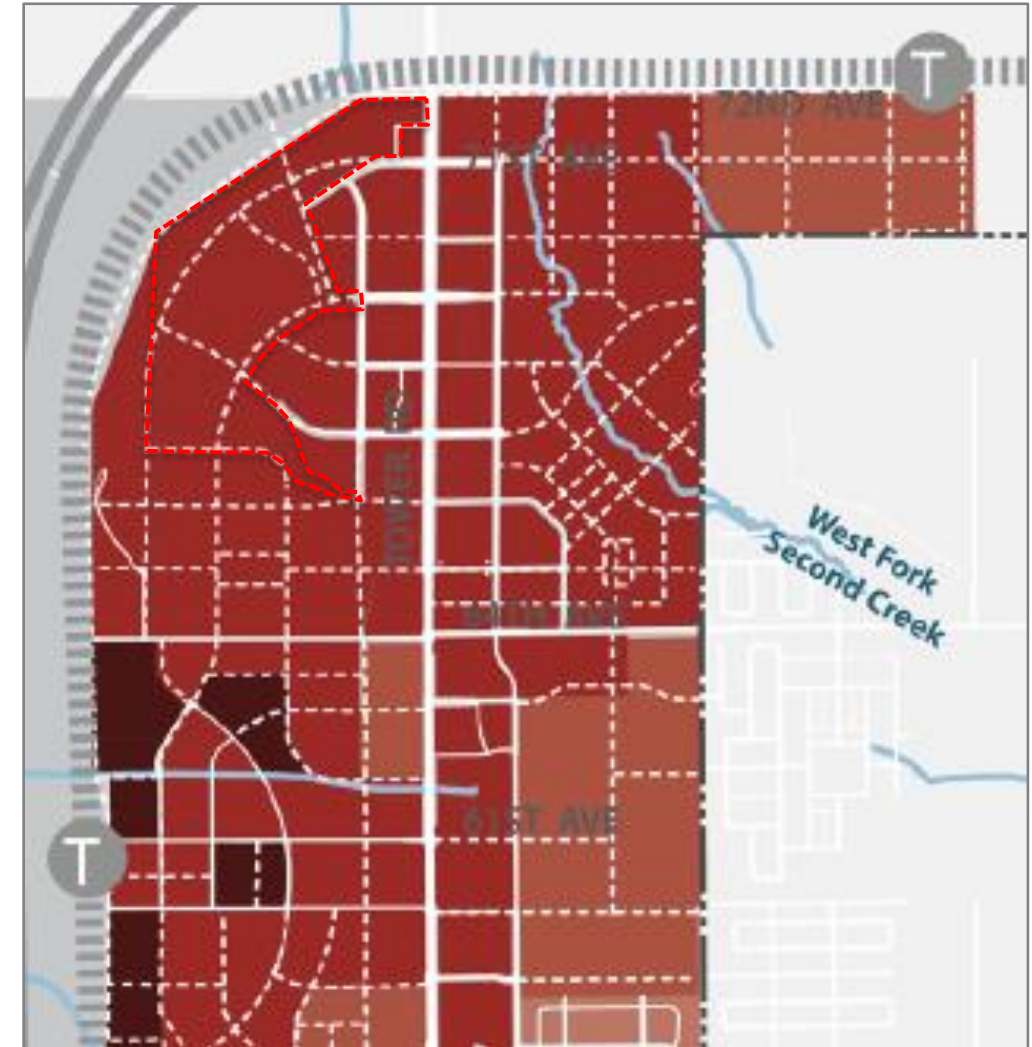
	City & County of Denver Boundary		Regional Centers		Districts
	Park or Open Space		Community Centers and Corridors		All Other Areas
	Lake or Pond		Greenfield Residential Areas		Existing Street Network
	Stream, Creek or River				Future Street Network

# Consistency with Adopted Plans:

## *Far Northeast Area Plan*

### Maximum Building Heights

- Recommended maximum building height is 8 stories.





# Consistency with Adopted Plans:

## *Far Northeast Area Plan*

### Denver International Airport Neighborhood Guidance

Recommendations for the area include the following:

- “Create a variety of centers throughout the DIA neighborhood:
  - This area has the capacity to support an additional 1,180,000 square feet of commercial development which would generate over 3,800 new jobs” (p. 187).
- “Consider...encouraging properties with Former Chapter 59 zoning to rezone into the Denver Zoning Code” (p. 188).

# 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
- Ensure new development does not impact the operations of the airport

### 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
  - Rezoning from Former Chapter 59 zoning
  - A City adopted plan:
    - *Blueprint Denver (2019)*
    - *Far Northeast Area Plan (2019)*
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
  - Suburban Neighborhood Context characterized by single-unit, and multi-unit residential, commercial strips and centers, and office parks. Commercial buildings are typically separated from residential and consist of Shopfront and General forms.
  - Mixed-use districts are appropriate along corridors, for larger sites and at major intersections. They include building form standards that balance the importance of street presence and provision of adequate parking through build-to requirements, street level activation and parking lot screening.



# 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