2625 East 3ʳᵈ Avenue

2025-REZONE-0000028

Request: CCN with Conditions to C-CCN-4

Community Planning & Housing Committee: March 3, 2026
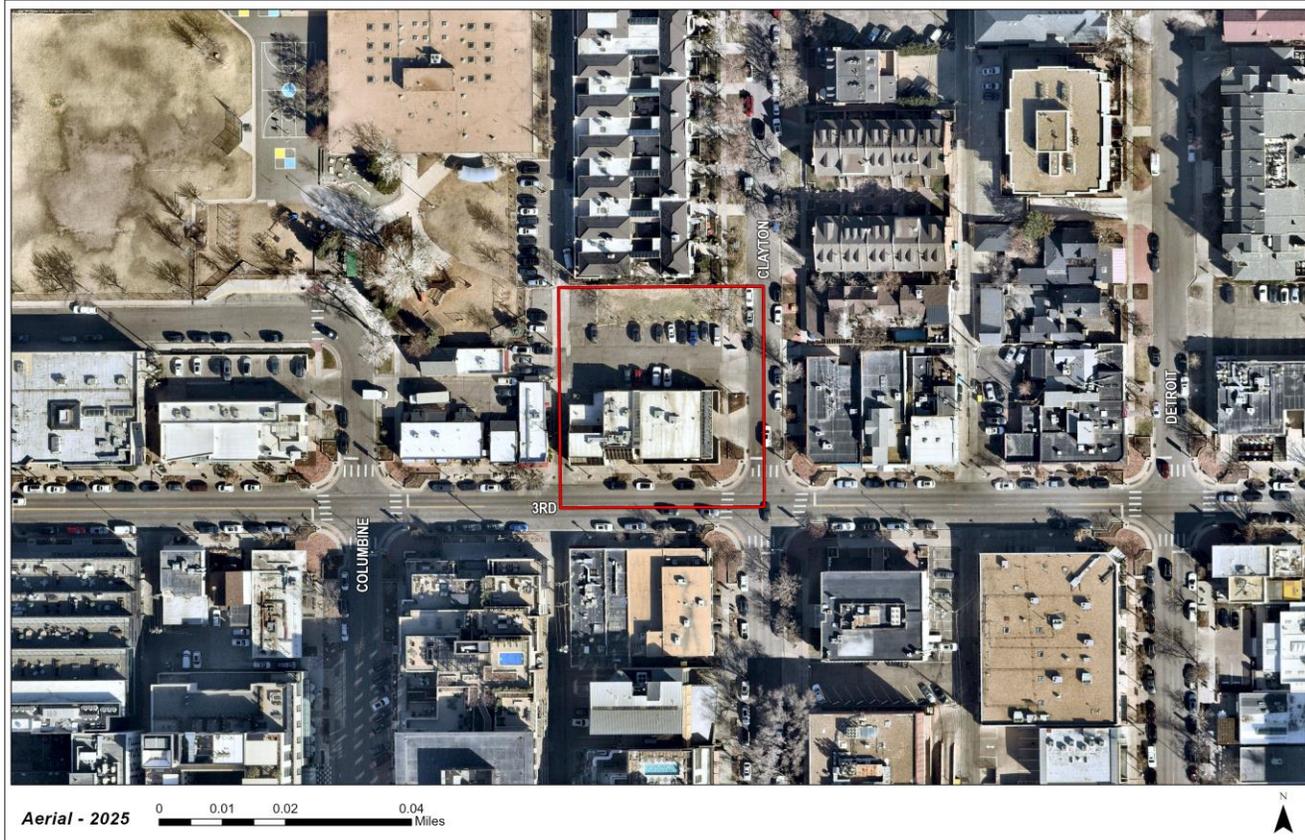
Presenter: William Prince

Presentation Agenda

- Request

- Location and Context

- Process

- Review Criteria

Request: CCN w/ conditions to C-CCN-4

Aerial - 2025

- Property:
  - Former Chapter 59
  - 18, 750 sq ft
  - Office/retail corner lot
 - Request to rezone to redevelop mixed-use, condo housing

Reminder: Approval of a rezoning is not approval of a proposed specific development project
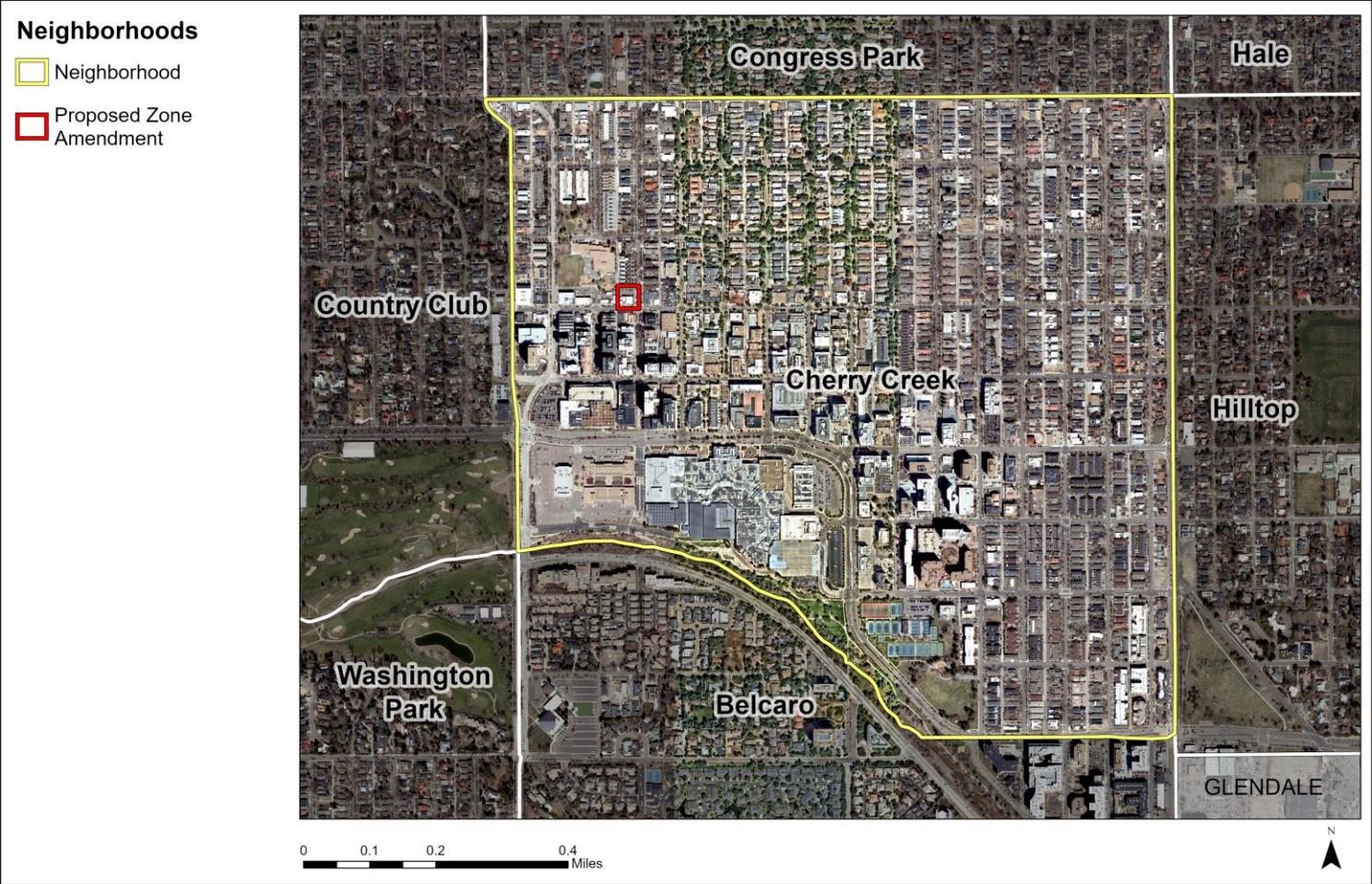
Presentation Agenda

- Request

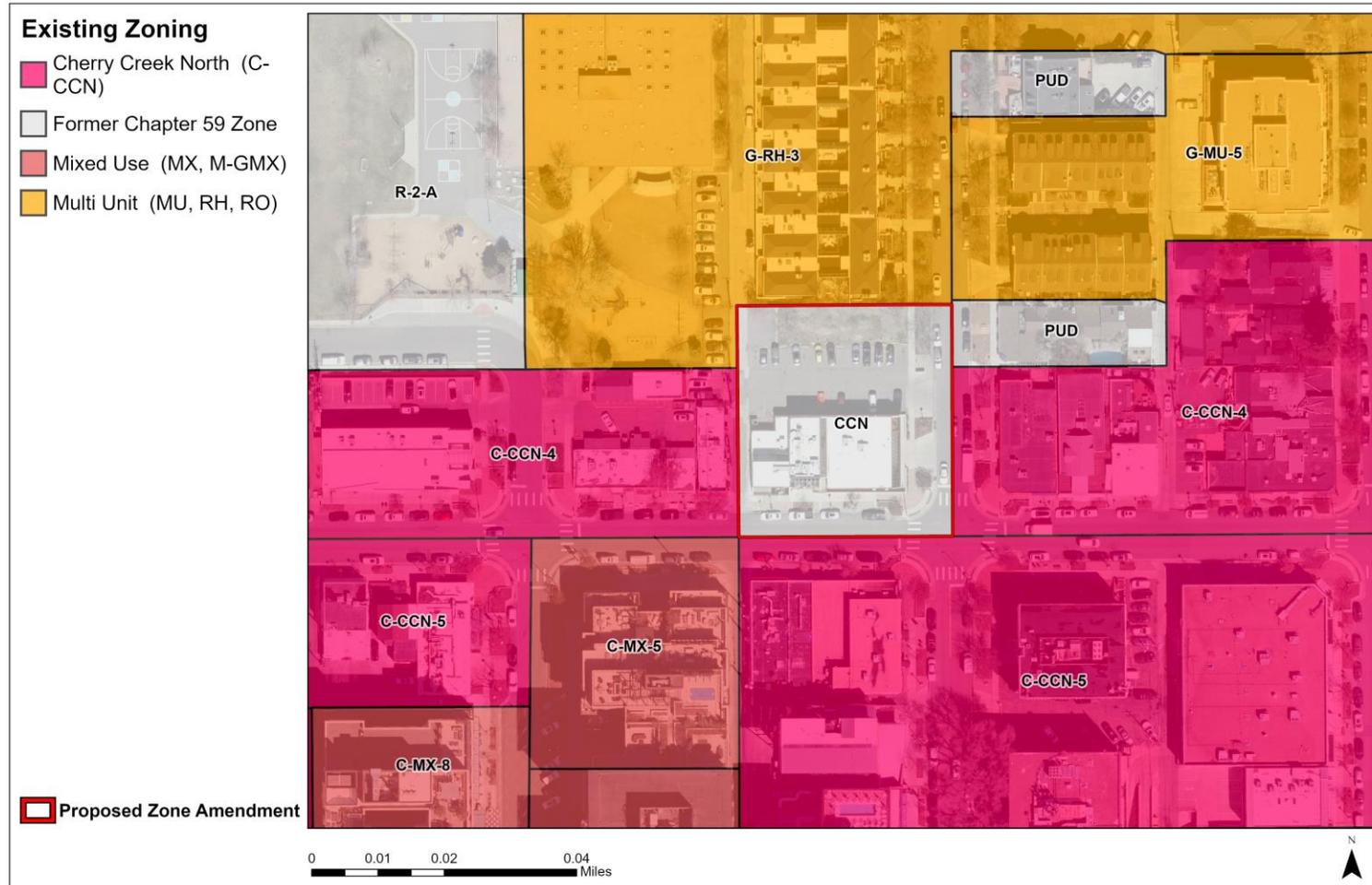- Location and Context

- Process

- Review Criteria

DENVER
THE MILE HIGH CITY

Council District 5 – Councilmember Sawyer

Amendment #2025-REZONE-0000028

Address: 2625 E 3rd Avenue

City Council District: 5
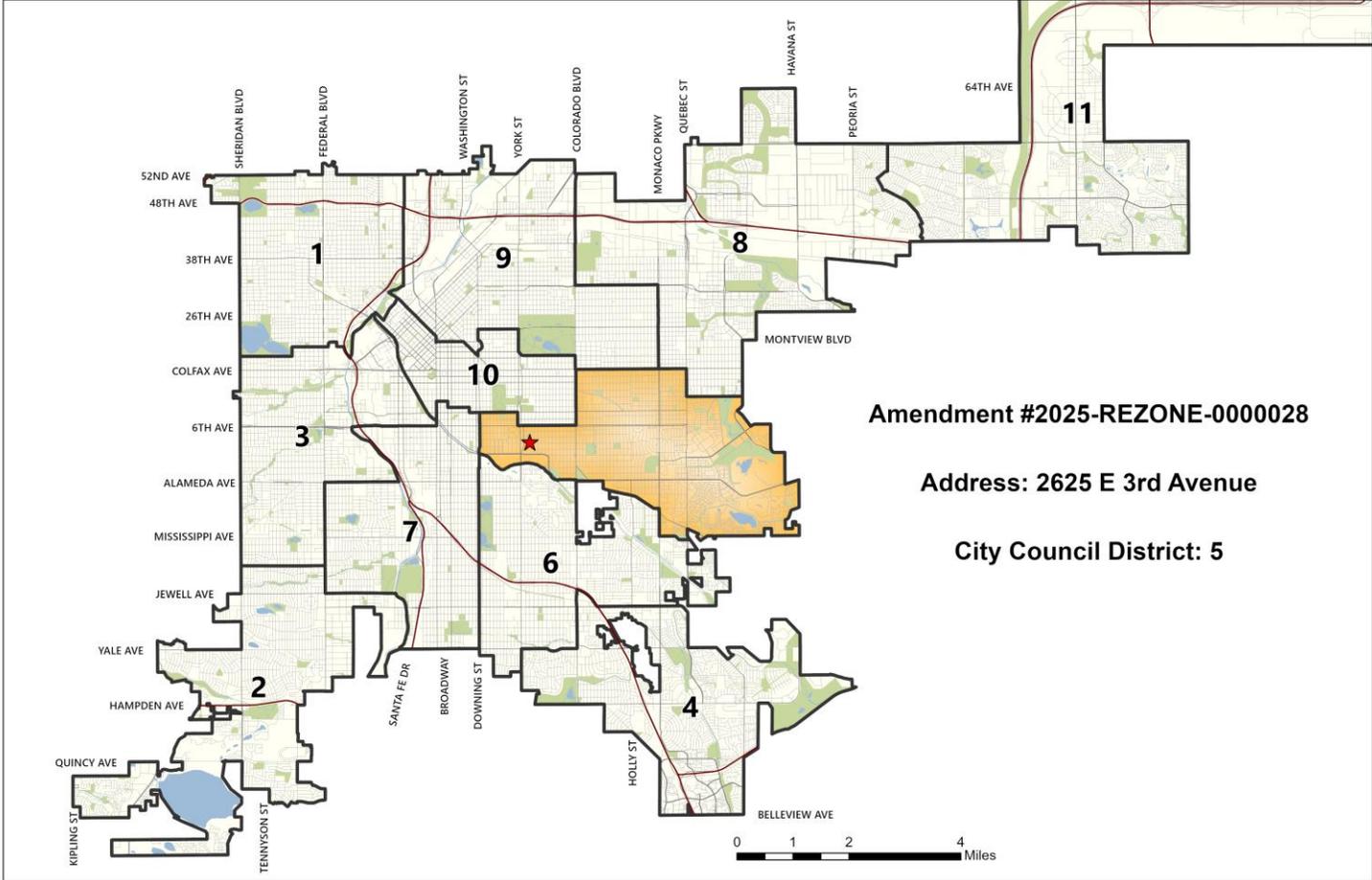
Statistical Neighborhood – Cherry Creek
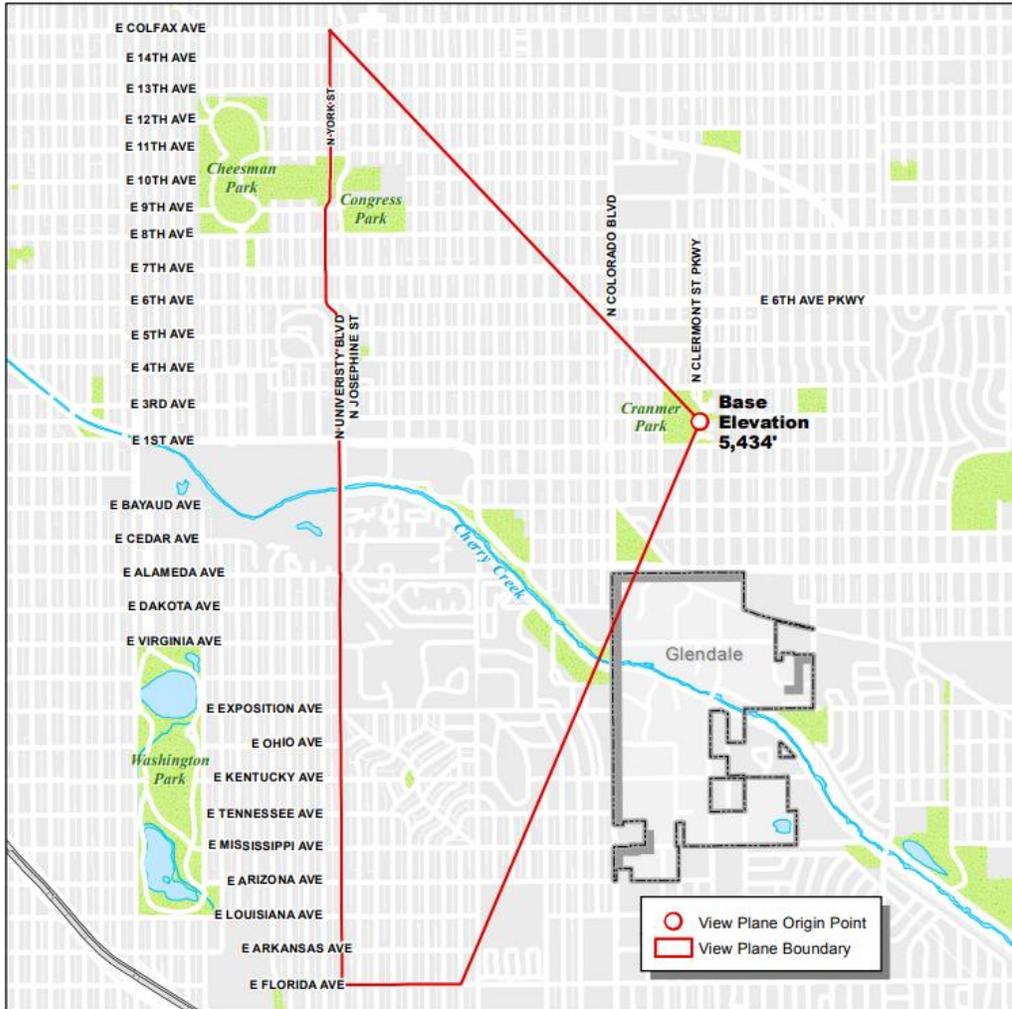
Existing Zoning: CCN with Conditions

Proximity to:
- C-CCN-4
- G-RH-3
- PUD
- C-CCN-5
- C-MX-5

Ordinance ID #2007-0225

View Plane

4 story district requested would still comply with Cranmer Park view plane restrictions.

Reference point is a point having an elevation of 5,434 feet above mean sea level and established at the mountain view indicator in Cranmer Park.

Existing Context: Land Use
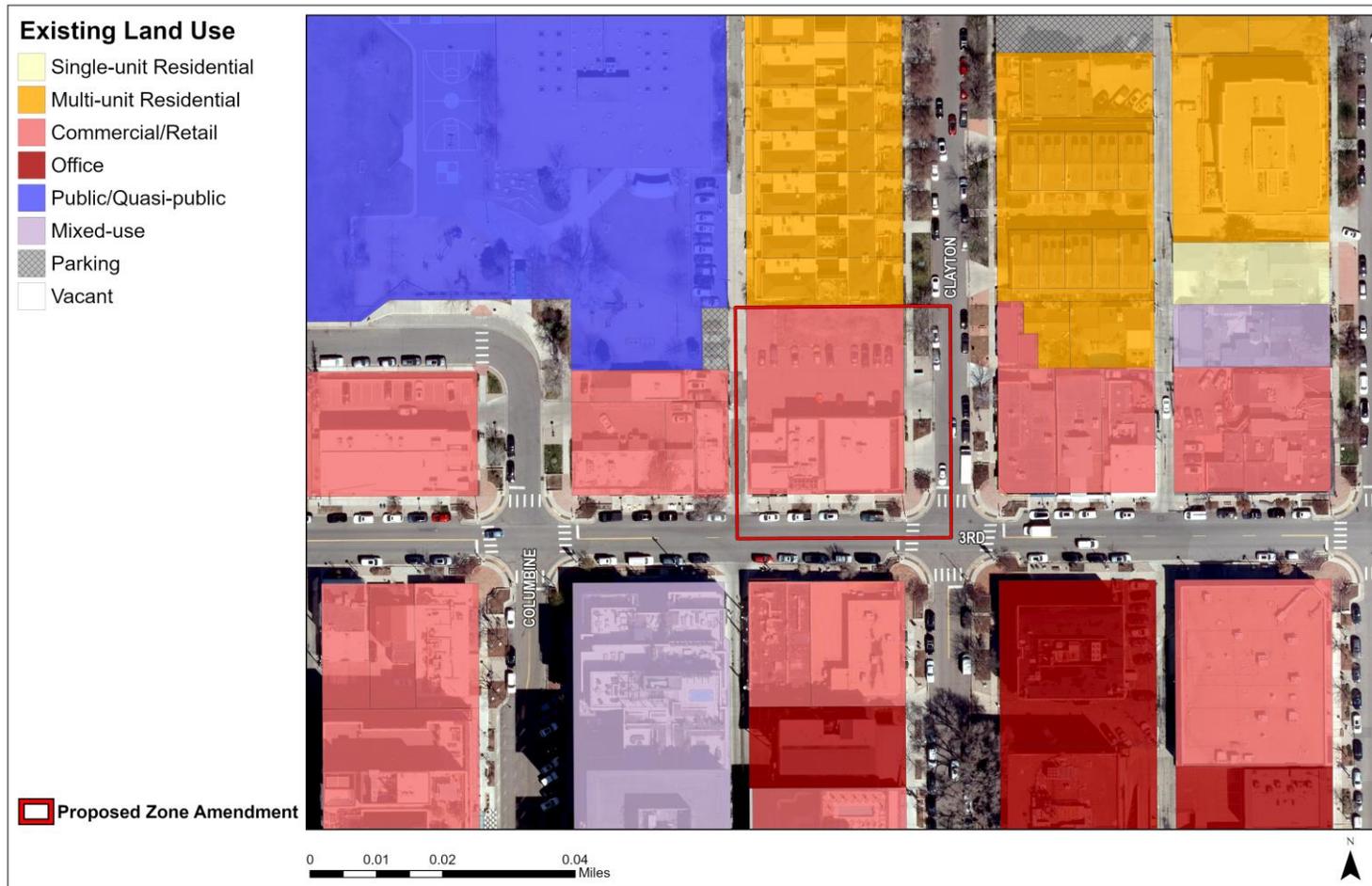
Commercial/Retail

Adjacent to:

- Commercial/Retail

- Multi-unit Residential

- Office

- Mixed-Use

Existing Context: Building Form/Scale
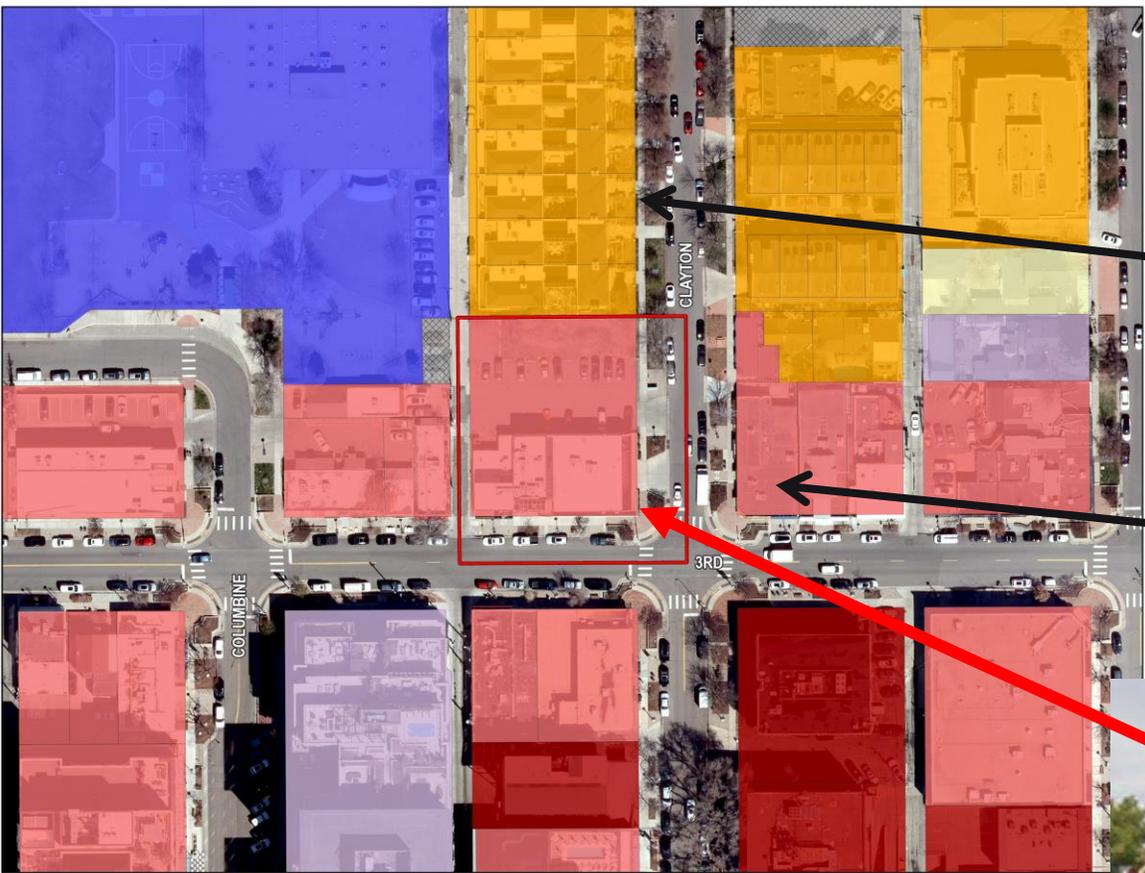
Subject Property

Agenda

- Request

- Location and Context

- Process

- Review Criteria

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Process

- Informational Notice: 11.24.2025
- Planning Board Notice: 01.19.2026
- Planning Board Public Hearing: 02.04.2025
- **CPH Committee: 03.03.2026**
- City Council Notice: 03.21.2026
- **City Council Public Hearing: 04.13.2026**

Public Comments

- **1** RNO letter of support CCNNA

- **5** comments in opposition stating concerns of height, traffic, and buffering/greenspace
- **4** comments in support

Presentation Agenda

- Request

- Location and Context

- Process

- Review Criteria

Criteria for Review

1. Consistency with Adopted Plans

2. Public Interest

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

See DZC 12.4.10.7

Comprehensive Plan 2040

Strong and Authentic Neighborhoods

Connected, Safe and Accessible Places

Economically Diverse and Vibrant

Environmentally Resilient

The proposed rezoning furthers *Comprehensive Plan 2040* polices. The proposed rezoning will enable a mixed-use development at an infill location where infrastructure is already in place and will allow an increase for additional housing units and commercial opportunities to improve the vibrancy and economic vitality of this commercial corridor and surrounding neighborhood.

Vison Element 2: Strong and Authentic Neighborhoods

Goal 1: Create a city of complete neighborhoods (p. 34).

- *Strategy A: Build a network of well-connected, vibrant, mixed-use centers and corridors.*
- *Strategy B: Ensure neighborhoods offer a mix of housing types and services for a diverse population.*

Goal 2: Enhance Denver's neighborhoods through high-quality urban design. (p. 34)

- *Strategy B: Establish a scalable, predictable and adaptable approach to improve design quality across the city.*
- *Strategy C: Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.*
- *Strategy D: Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.*

Vision Element 3: Connected, Safe, and Accessible Places

Goal 3: Maximize the public right-of-way to create great places. (p. 40)

- *Strategy A: Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees.*

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Vision Element 4: Economically Diverse and Vibrant

Goal 1: Ensure economic mobility and improve access to opportunity. (p. 46)

- *Strategy A: Promote infill development where infrastructure and services are already in place.*
- *Strategy B: Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.*

Vision Element 5: Environmentally Resilient

Goal 8: Clean our soils, conserve land and grow responsibly. (p. 54)

- *Strategy A: Promote infill development where infrastructure and services are already in place.*
- *Strategy B: Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.*
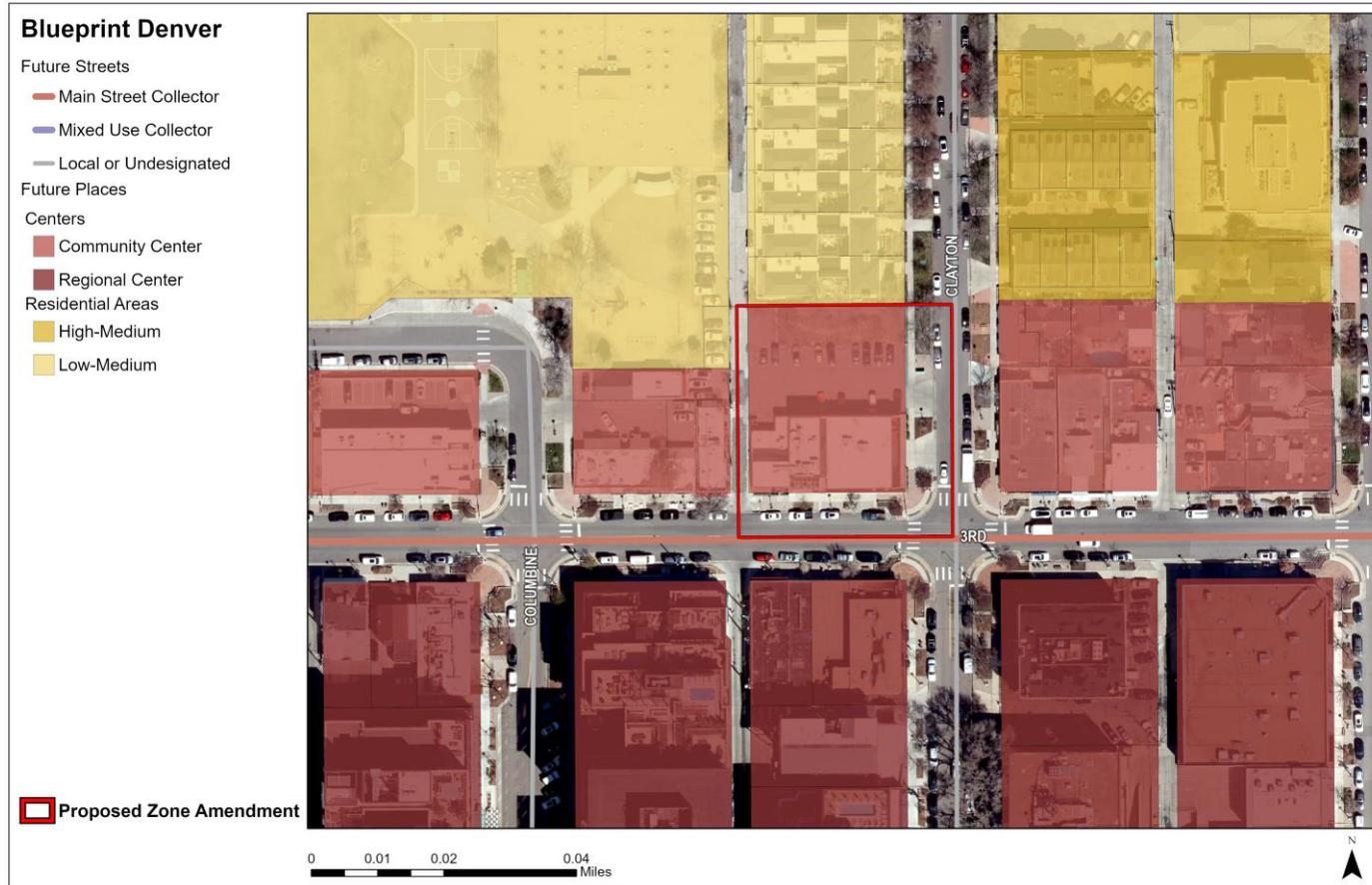
Blueprint Denver 2019
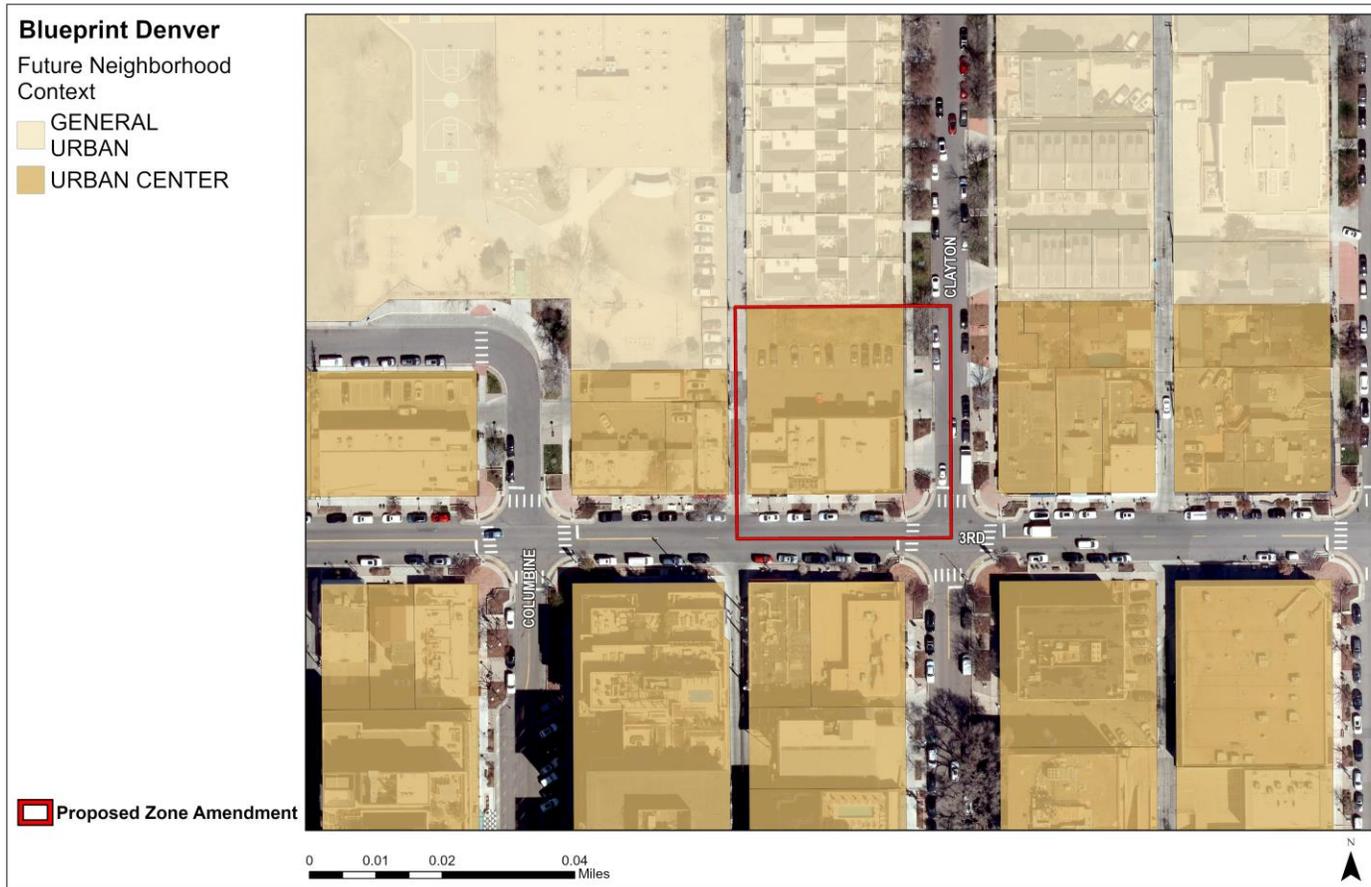
Urban Center Neighborhood Context:

- This context contains high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity" (p.252).

Blueprint Denver 2019

Community Center Future Place

Mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels during different times of the day will vary depending on the type and mix of uses. Buildings are larger in scale than local centers and orient to the street or other public spaces. Strong degree of urbanism with mostly continuous building frontages and distinct streetscape elements that define the public realm." (p. 256).

Heights in this Future Place Type are "generally up to 12 stories in the taller areas and should transition gradually within the center's footprint to the surrounding residential areas." (pg. 256)

Future Street Type

–   East 3rd, Main Street Collector
–   Clayton, Local

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

Growth Areas Strategy:

Community Center & Corridor

- 20% jobs by 2040
- 25% housing by 2040

Additional Blueprint Denver Policies

General Policy 01: Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets. (p. 72)

- *Strategy A: Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas.*

General Policy 03: Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible. (p. 73)

- *Strategy A: "Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.*

Housing Policy 08: Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts. (p. 86)

- *Strategy A: Align high-density residential areas near regional centers to support housing growth near major job centers with access to transit priority streets.*

Design Quality & Preservation Policy 03: Create exceptional design outcomes in key centers and corridors.

- *Strategy C: Create a system of design tools, including standards and guidelines, that are scalable and repeatable to enable baseline design requirements that can be applied to a range of contexts and locations and be modified with a smaller subset of locally-applicable features.*

Cherry Creek Area Plan (2012)

Areas of Change

Cherry Creek Sub Areas

Area of Change in Cherry Creek (2012)
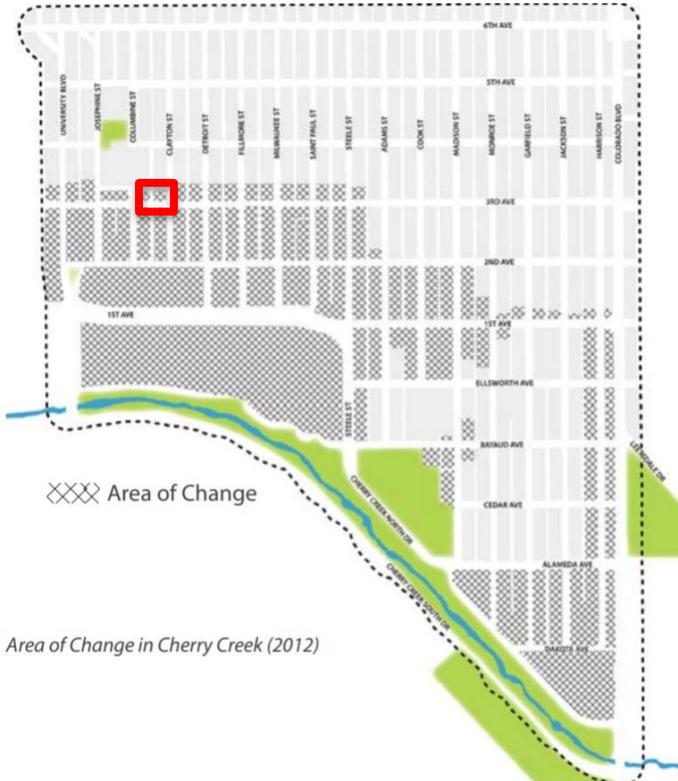
Cherry Creek Sub-areas map
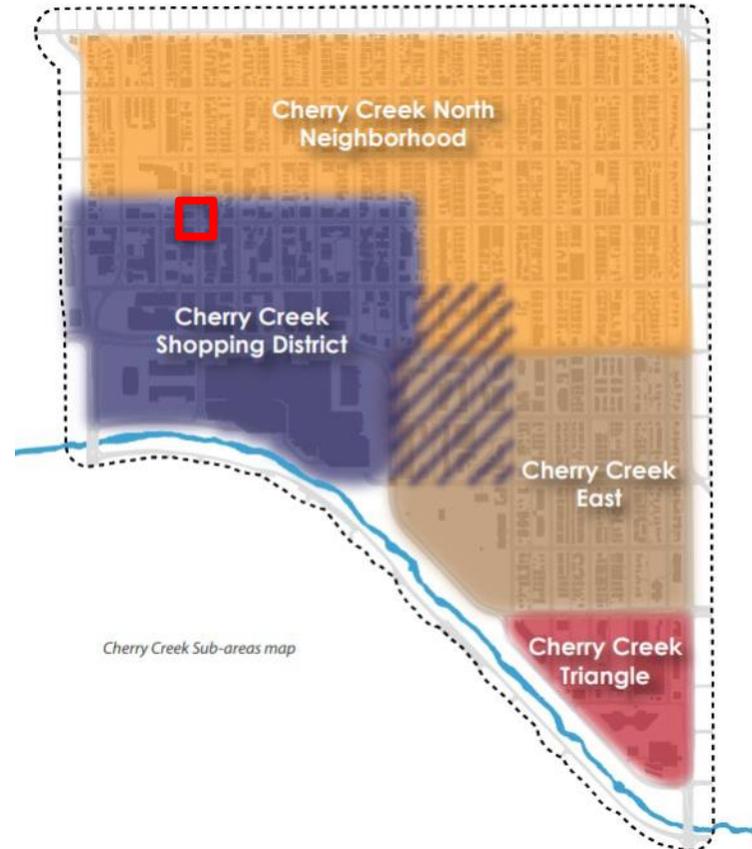
Cherry Creek Shopping District Subarea Goals

- Goal 2: Make reinvestment economically viable in the entire district. (p. 61)
- Goal 4: Transition from higher buildings along 2nd to lower buildings along 3rd. (p. 62)
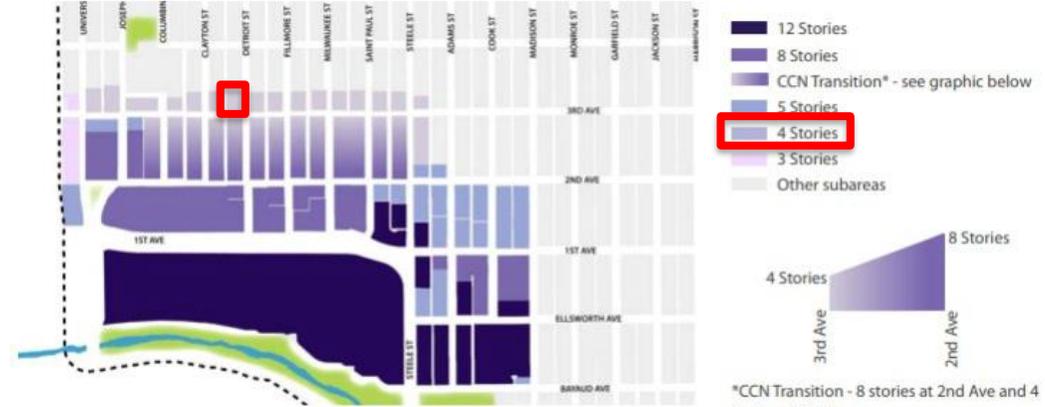
Cherry Creek Area Plan (2012)

Future Land Use Map

Maximum Building Height Map

Criteria for Review

1. Consistency with Adopted Plans

2. Public Interest

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

See DZC 12.4.10.7

CPD Recommendation

CPD recommends **forwarding the application to full City Council,** on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent