



8250 E 40th Ave.

Request: Rezone from OS-A to I-B

Date: 01.12.2026

Presenter: Fran Penafiel

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from OS-A to I-B



- Property:
 - Size: ~1 acre
 - Vacant site
 - Prior to June 2010, the subject property was zoned I-2, a Heavy Industrial zone district from FCH 59.
 - The subject site was incorrectly identified as city-owned in the City records and was inadvertently included as OS-A.

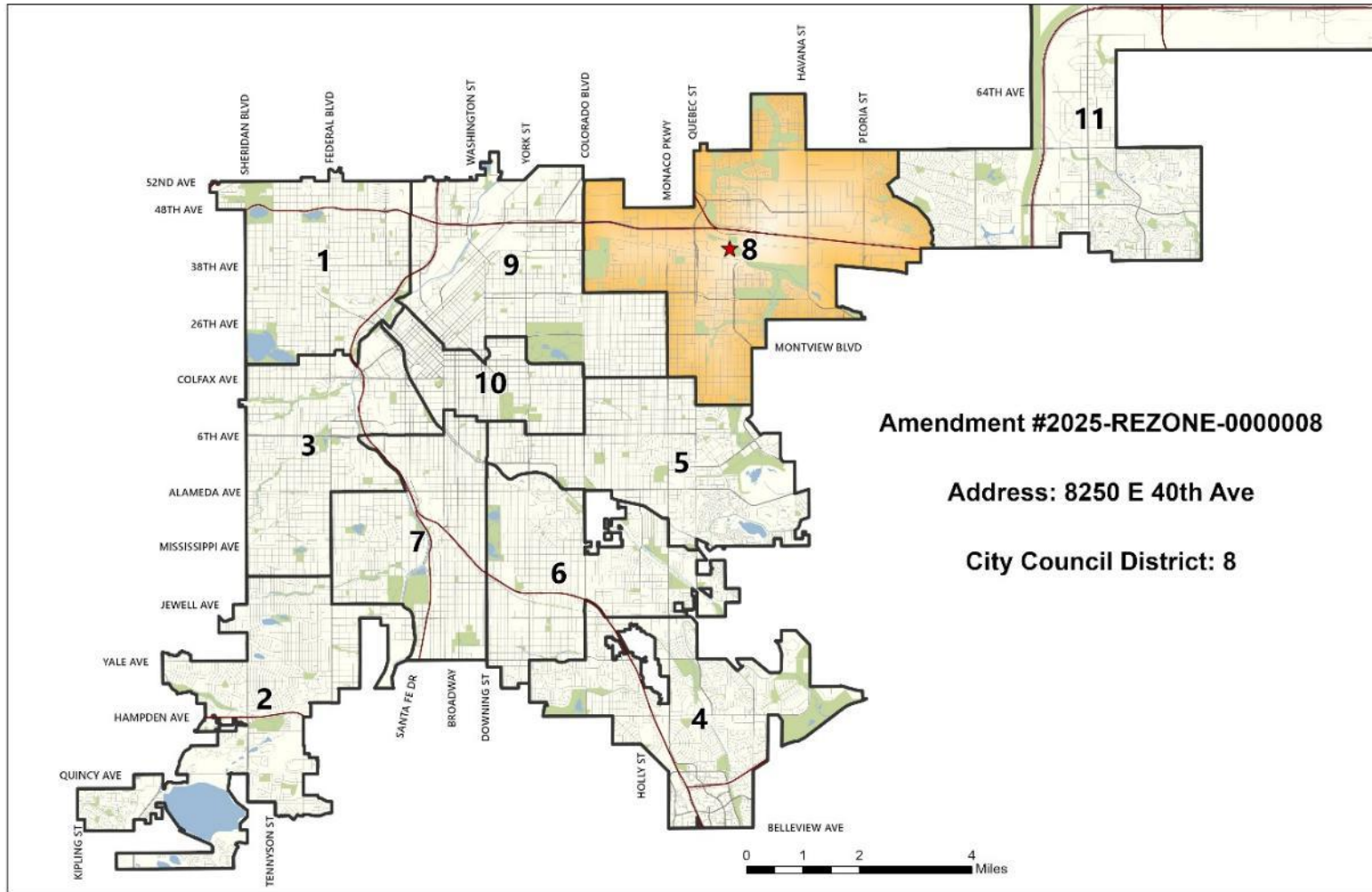
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

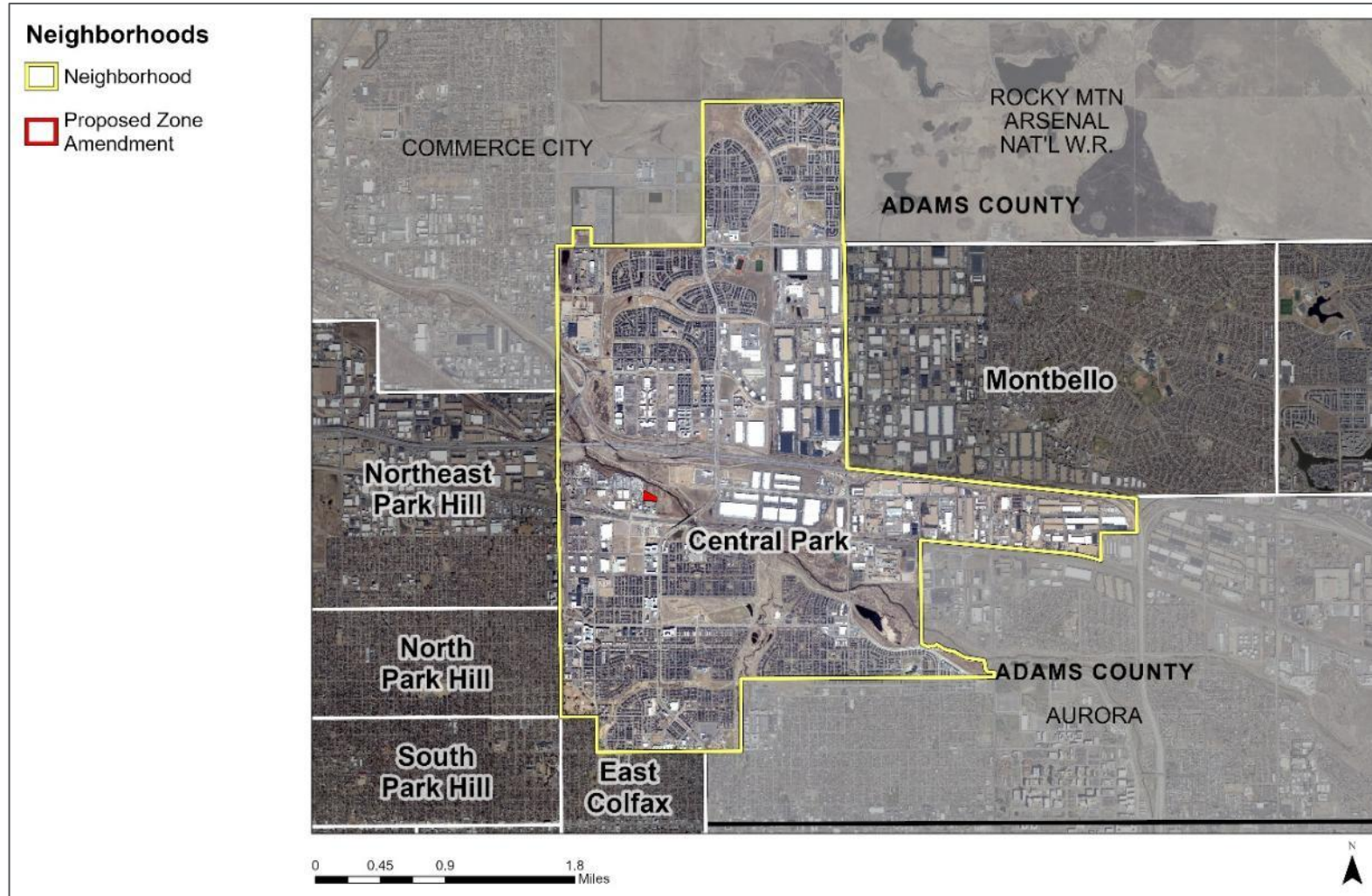
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Council District 8 – Council member Lewis



Statistical Neighborhood – Central Park



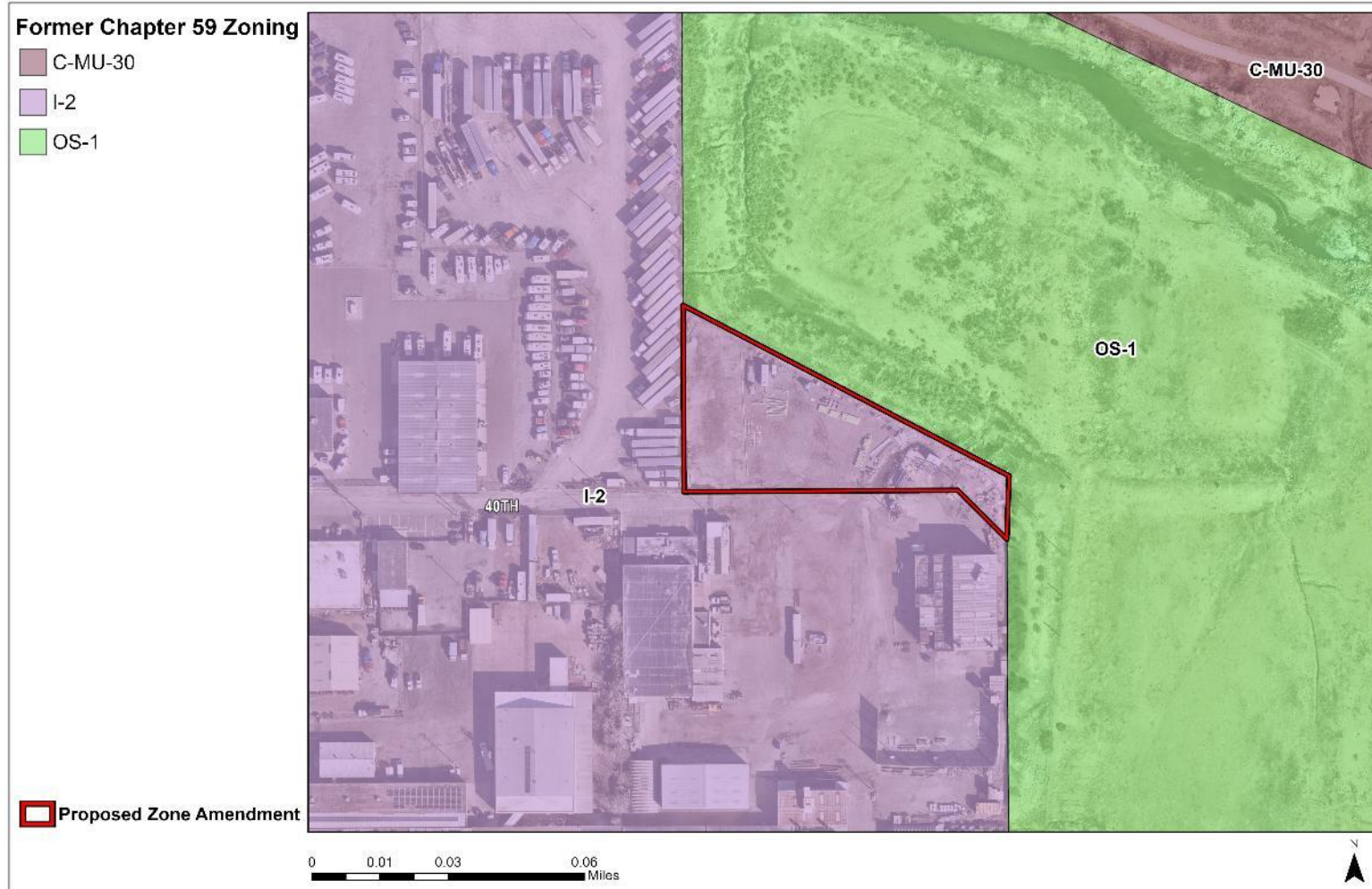
Existing Zoning – OS-A



Proximity to:

- OS-A
- I-B

Former Chapter 59 Zoning – I-2



Existing Context – Building Form/Scale

Existing Land Use

- Industrial
- Park/Open Space



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Process

Section 12.4.10.4.D.2.b “ Where an amendment is necessary only to correct an error in the official map, the Manager may submit the application, including agency comments and recommendations, directly to the Council Committee for its consideration...”.

- Informational Notice: 11/17/2025
- Committee: 12/09/2025 (On consent agenda)
- City Council Public Hearing: **1/12/2026**

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Denver Zoning Code Review Criteria

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Central Park Boulevard Station Area Plan (2012)
- Central Park Development Plan (1995)

2. Public Interest

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Comprehensive Plan 2040



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Blueprint Denver 2019

Blueprint Denver

Future Neighborhood
Context

URBAN CENTER
SPECIAL
DISTRICT

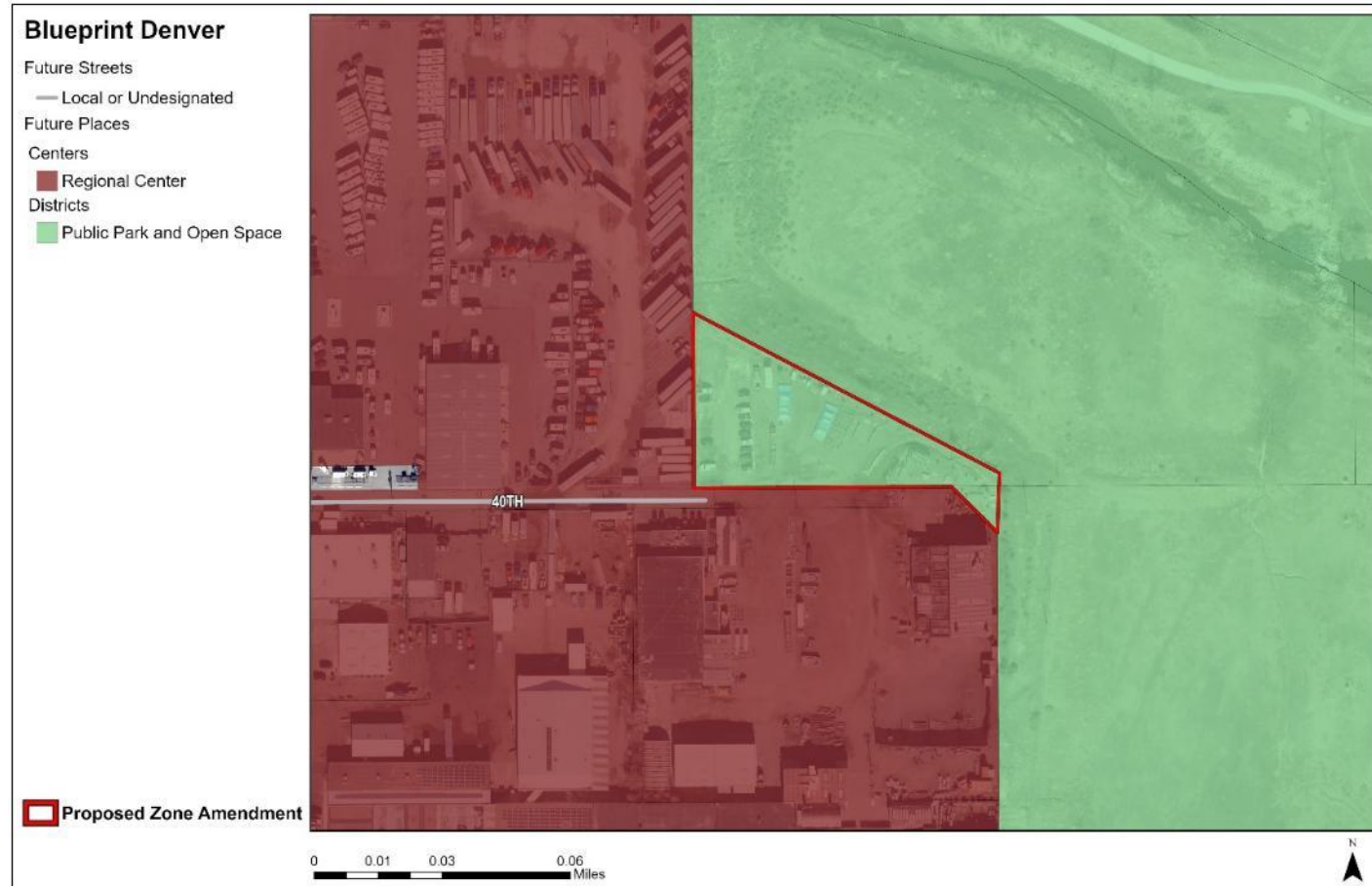
Proposed Zone Amendment



Urban Center

Dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity. Residents living in this context are well served by high-capacity transit and have access to ample amenities and entertainment options” (p. 251).

Blueprint Denver 2019



Regional Center

“office, retail, eating and drinking establishments, commercial services, and multi-unit residential use” with the “widest customer draw of all places with a 24/7 live, work, and play environment attractive to locals and visitors”

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

- State what growth area the subject property is located within and the associated anticipated housing and employment growth percentages (p. 51)

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

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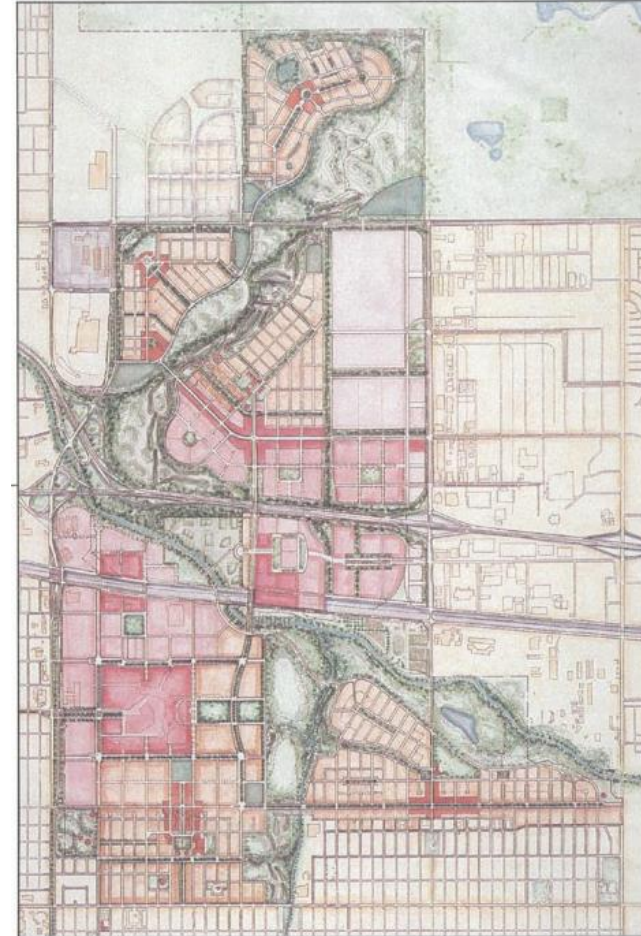
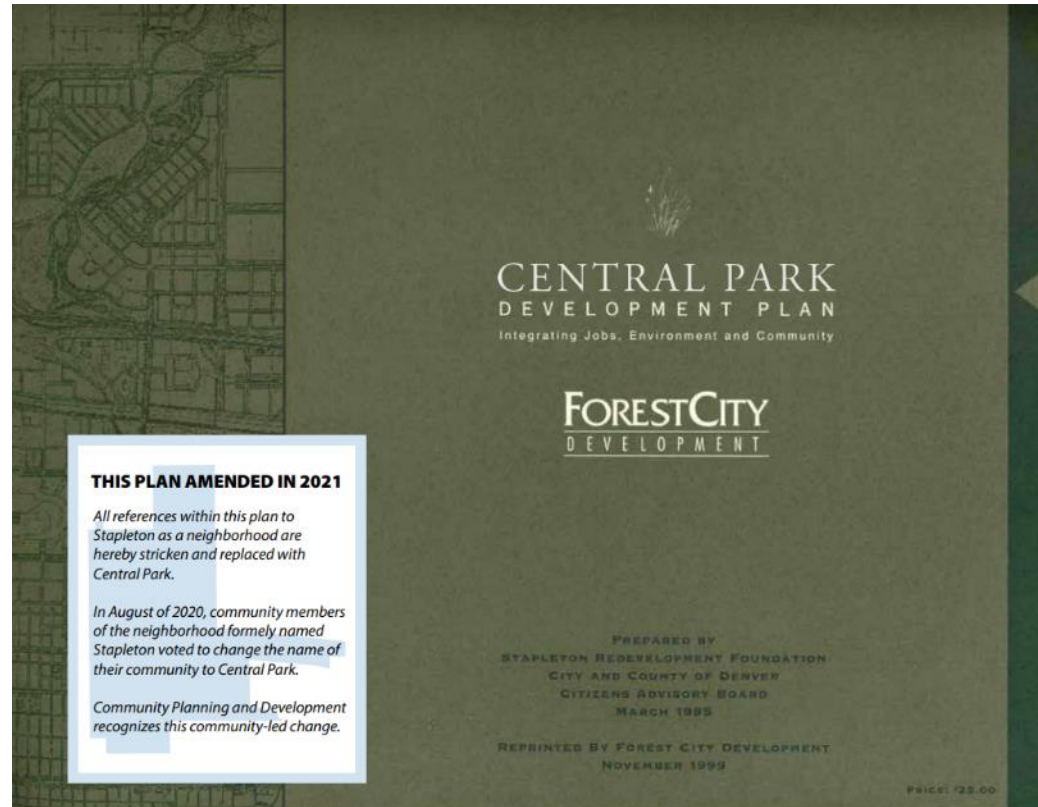
Central Park Blvd. Station Area Plan (2012)

“The TOD Employment is a sub-category of the Transit Oriented Development land use concept found in Blueprint Denver. TOD Employment recognizes the potential for a large amount of employment, including industrial uses, near a transit station. These areas may have existing industrial uses requiring access to major arterials or interstates and are adjacent to heavy rail facilities yet should work to promote pedestrian and bicycle access and allow for additional uses such as office buildings and hotel accommodations. Although not common in the Denver area, other areas with commuter rail service have stations in industrial areas with significant employee ridership. Portions of the Stapleton Industrial Area could serve as an example of this land use concept in the future” (p.19).

CENTRAL PARK STATION CONCEPT LAND USE MAP - PLAN RECOMMENDATION



Central Park Development Plan (1995)



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Consistency with Neighborhood Context, Purpose and Intent

SECTION 9.1.1 INDUSTRIAL CONTEXT DESCRIPTION



CPD Recommendation

CPD recommends [approval](#), based on finding all review criteria have been met

1. Consistency with Adopted Plans
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Zone District Purpose and Intent

Park Boundary

