

12150 E Andrews Drive

Request: S-MU-3 to S-MX-3

Date: 1.13.2026

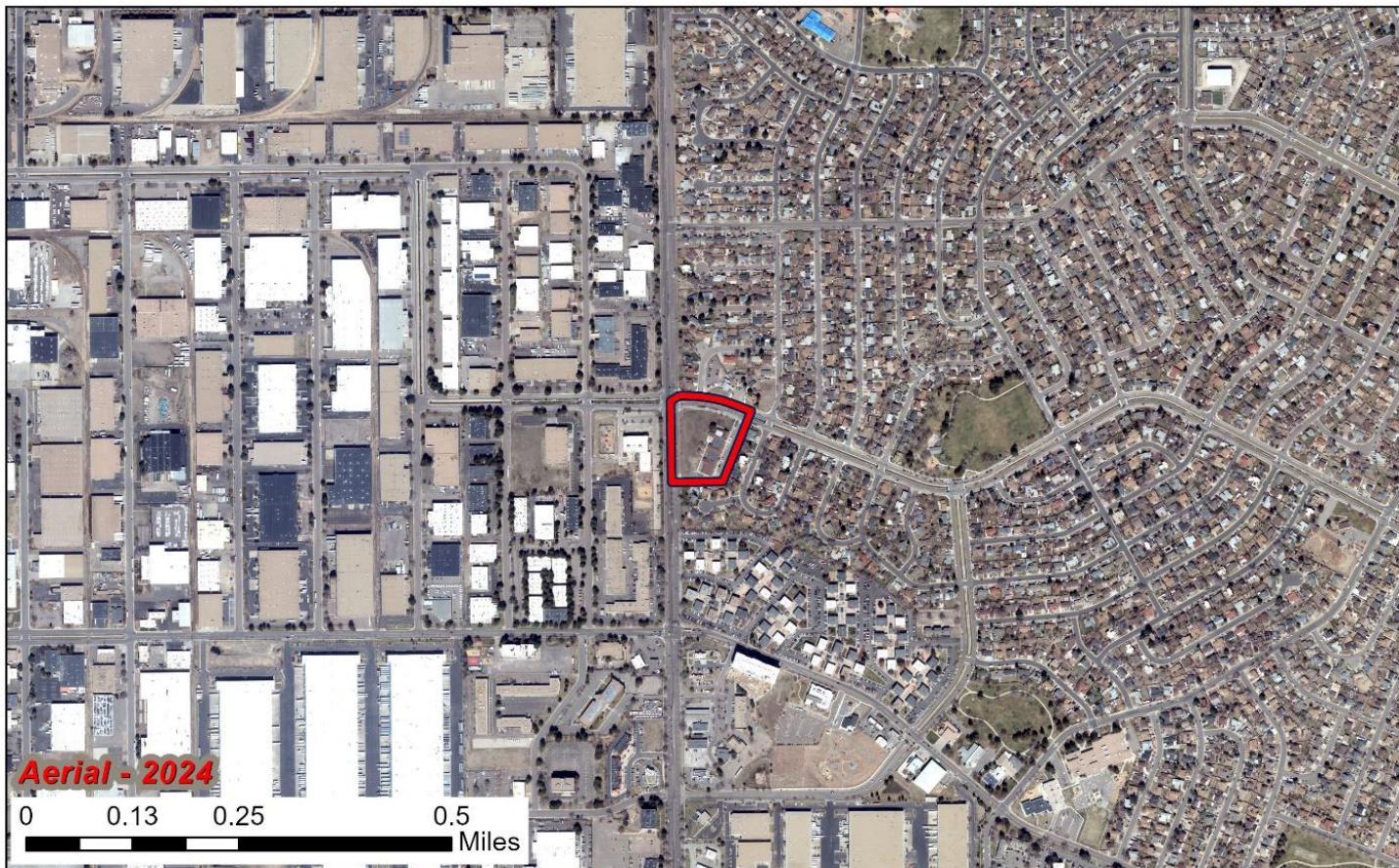
Presenter: Edson Ibañez

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: S-MX-3



- Property:
 - 149,000 S.F. (3.4 acres)
 - Assisted Living Facility (Residential Care)

S-MX-3 (Suburban, Mixed Use, 3 Story Maximum Height) zone district

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

Request: S-MX-3

- Assisted Living (Residential Care Type 2)
 - 30 beds
 - Applicant wants to add 63 beds – Residential Care Type 3 (Density/Spacing)
- Group Living Text Amendment
 - Prior had different regulations based on type of guest served
 - Assisted Living were allowed in more locations without requirements
 - Moved away from regulating Residential Care based on the people served, instead regulating them solely by the number of guests served (size of facilities).

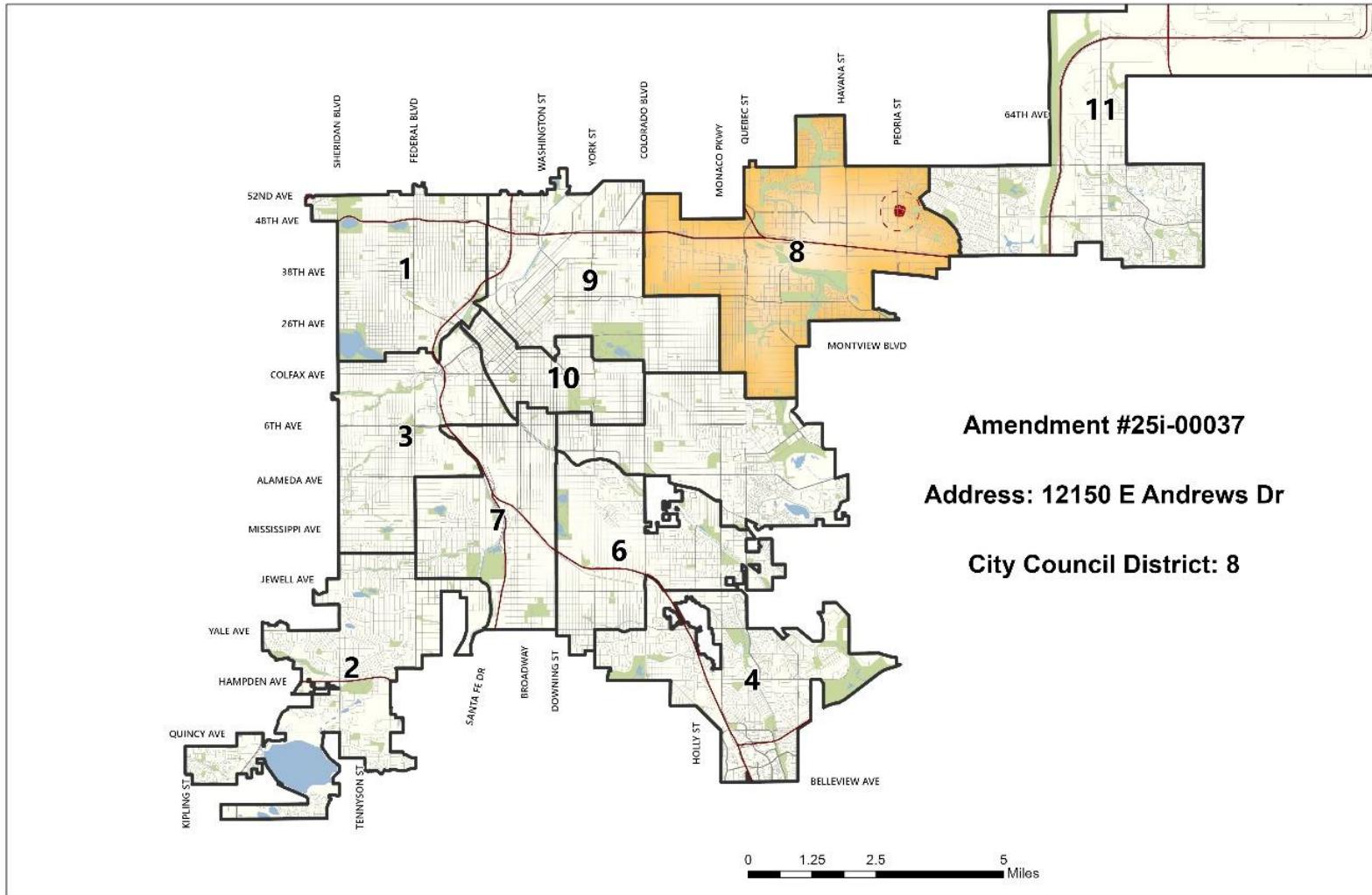
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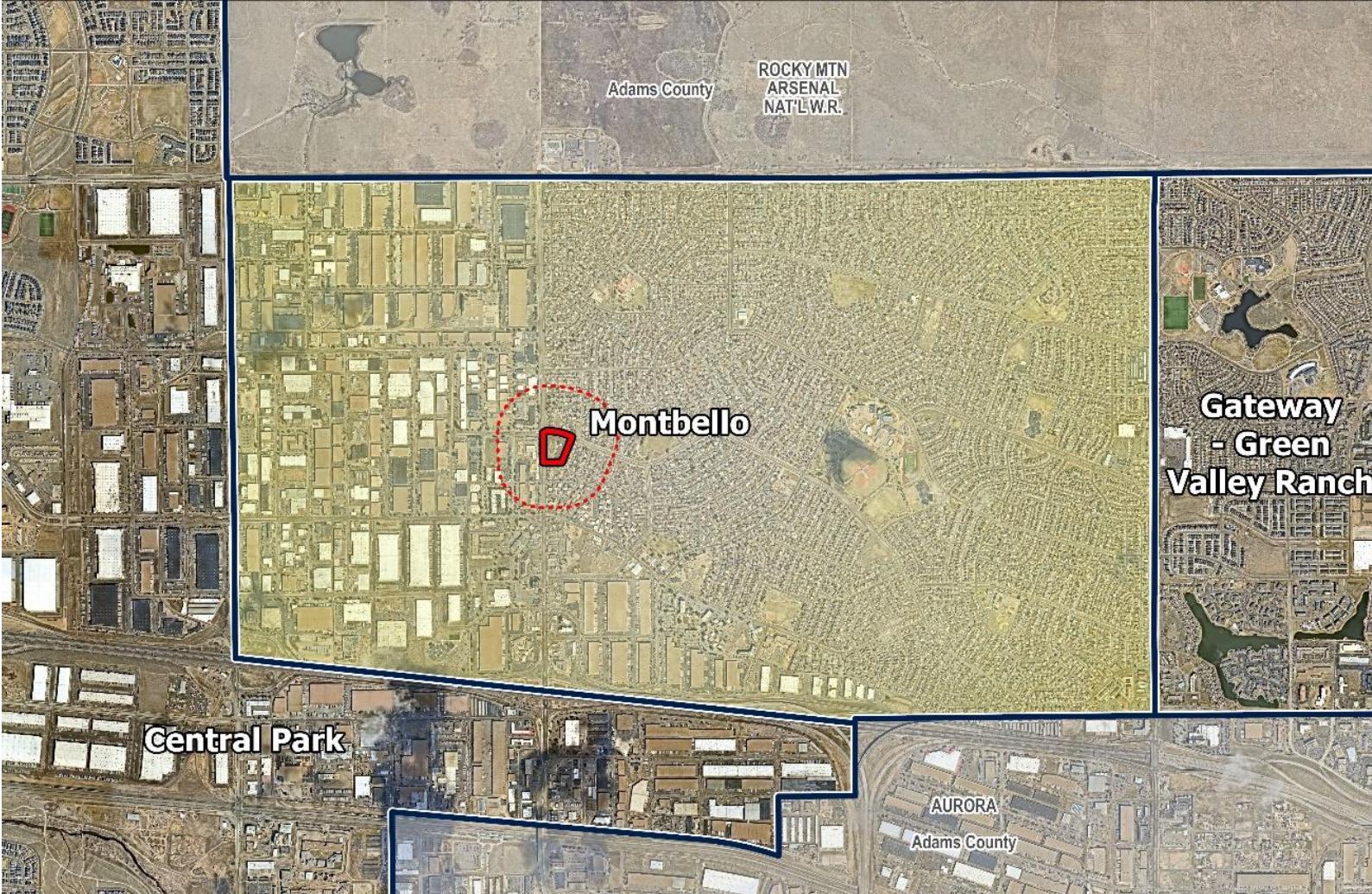
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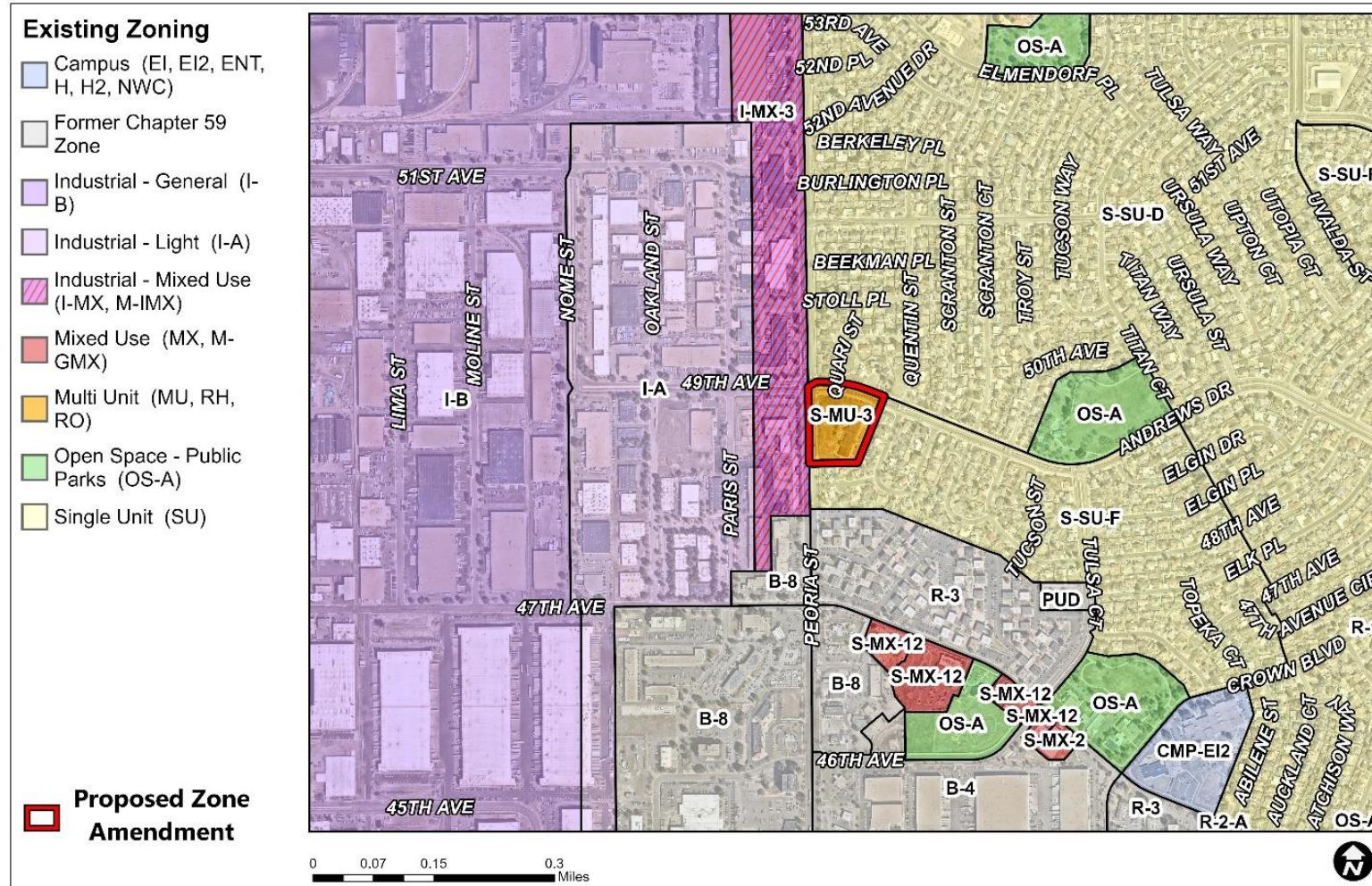
Council District 8 - Councilmember Lewis



Statistical Neighborhood



Existing Zoning – S-MU-3

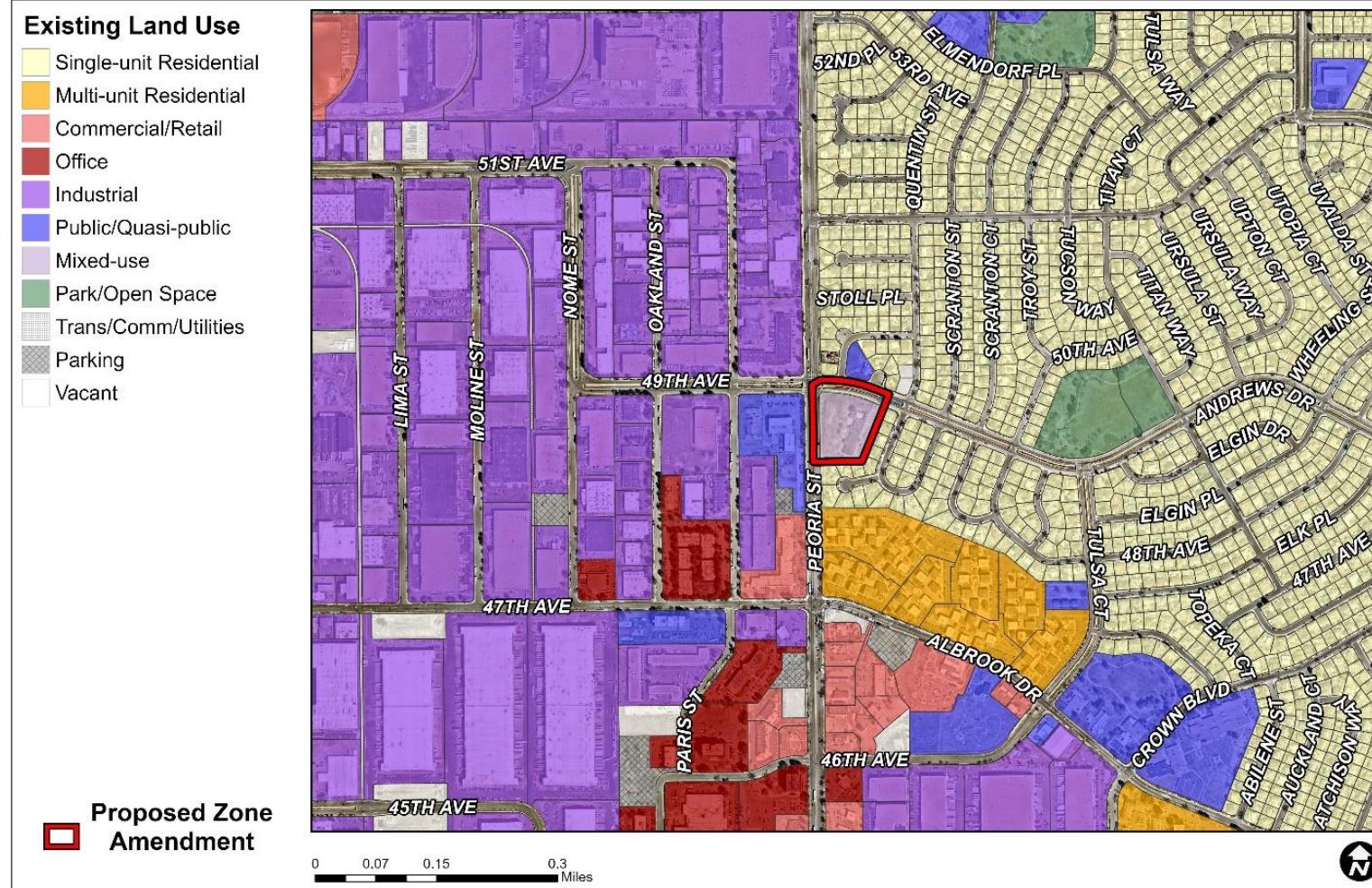


- **S-MU-3**

Proximity to:

- S-SU-D
- S-SU-F
- I-MX-3

Existing Context – Land Use

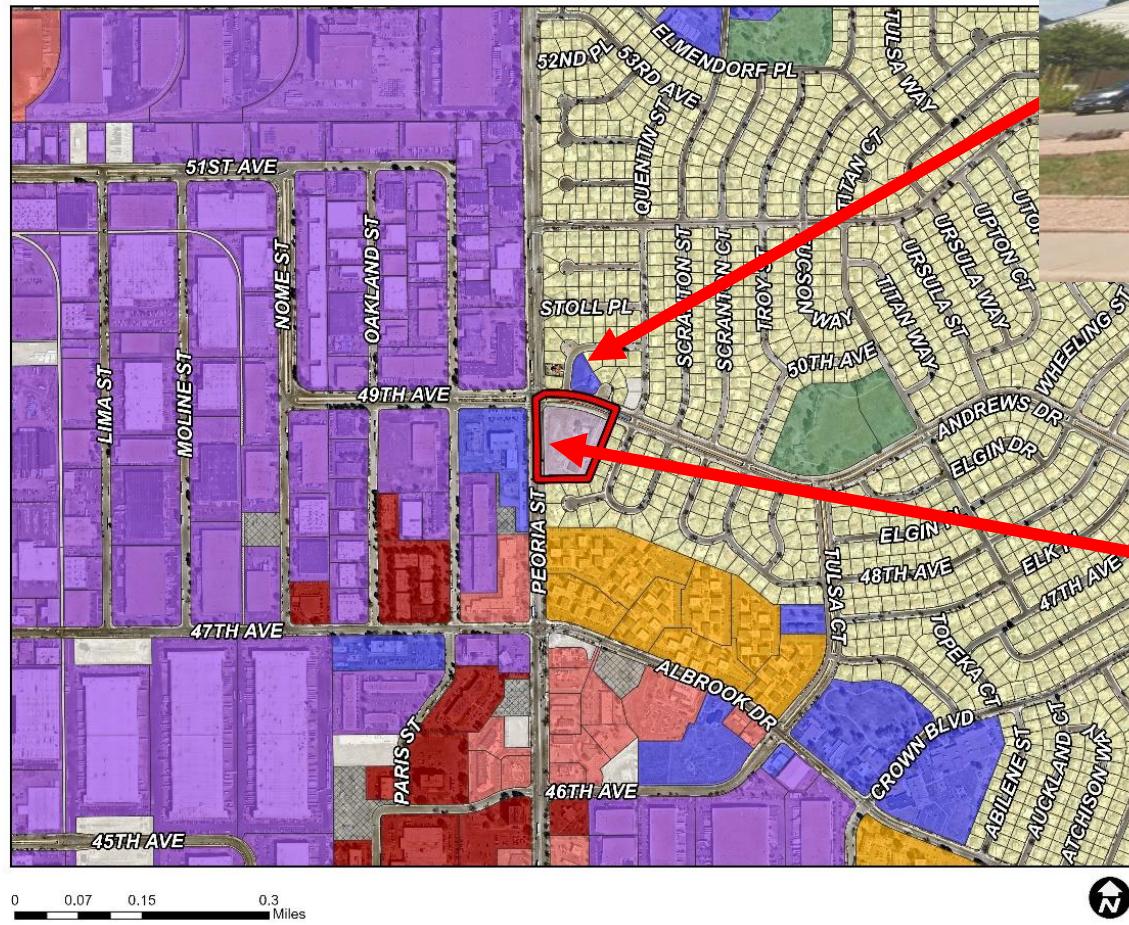


Mixed Use

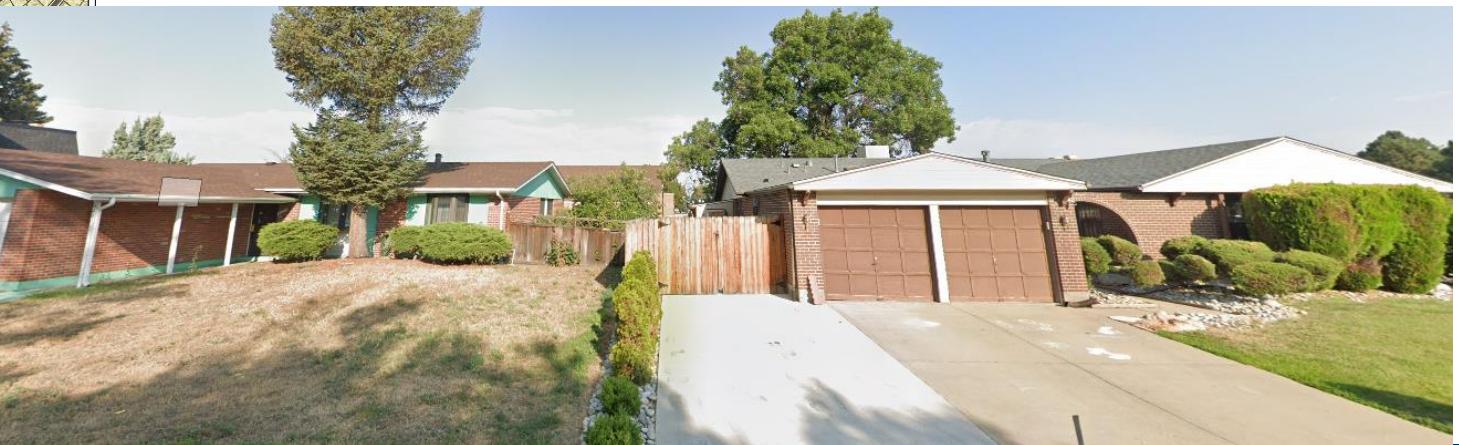
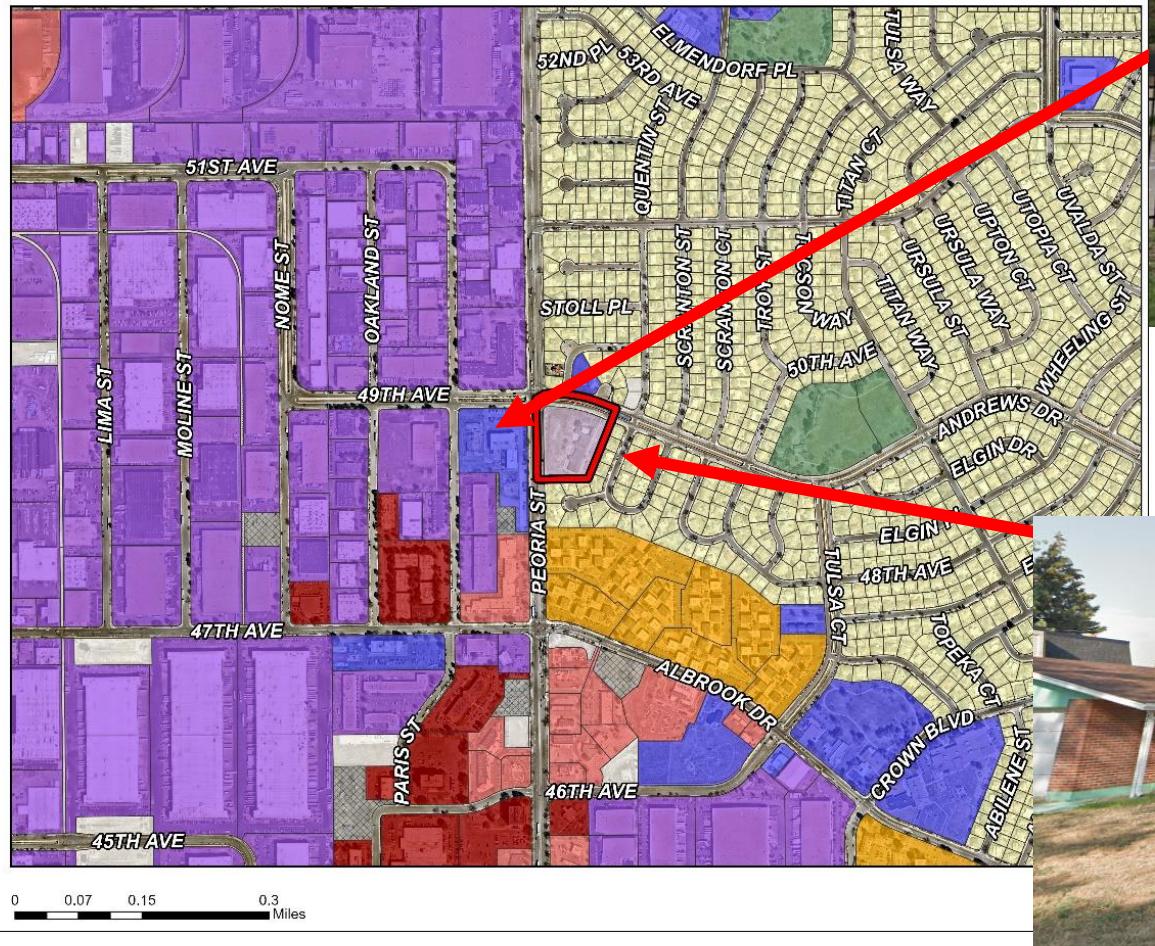
Adjacent to:

- Single-Unit Residential
- Multi-Unit Residential
- Industrial
- Public/Quasi Public

Existing Context



Existing Context



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Process

- Informational Notice: 9/8/2025
- Planning Board Notice: 12/23/25
- Planning Board Public Hearing: 11/19/25 (noticing error
1/7/2023)
- Committee: 1/13/26
- City Council Public Hearing: 2/23/26

Public Comments

- RNOs Notified
- One letter of support from the Montbello 2020 RNO
- Three letter in Support
 - Colorado Council of Church and Innovate
 - One letter with 19 signatures from Community Meeting on July 25, 2025

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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)
- Far Northeast Area Plan (2019)

2. Public Interest

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

Comprehensive Plan 2040

Equity goals:

- *Equitable, Affordable and Inclusive Goal 2 Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families.*
- *Equitable, Affordable and Inclusive Goal 8, Strategy B- Partner with organizations to develop permanent and transitional housing affordable to very low-income populations.*
- *Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population*



Comprehensive Plan 2040

Climate goals:

- *Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).*



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Blueprint Denver 2019



- **Suburban – Neighborhood Context**
 - Homes in this context are largely single-unit but can also include higher intensity residential.



DENVER

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Blueprint Denver 2019



- **Place Type:** Low-Medium Residential
 - Mix of low- to mid-scale multi-unit residential options. Small scale multi-unit buildings are interspersed between single and two-unit residential
 - Building heights are generally up to 3 stories in height
- **Street Type:**
 - Peoria Street – Commercial Arterial

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
 - All other areas of the city growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040”(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.



Blueprint Denver 2019

Equity goals and concepts:

Small-scale rezoning can implement the following goals:

- Land Use & Built Form – Housing Goal 2: Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).
- Land Use & Built Form: Housing Policy 6: Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities (p.85)

Blueprint Denver 2019

Climate goals and concepts:

- *Reduce Climate Impacts*
 - *Multi-unit and Mixed-Use buildings are more energy efficient than low density residential development types*

Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

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

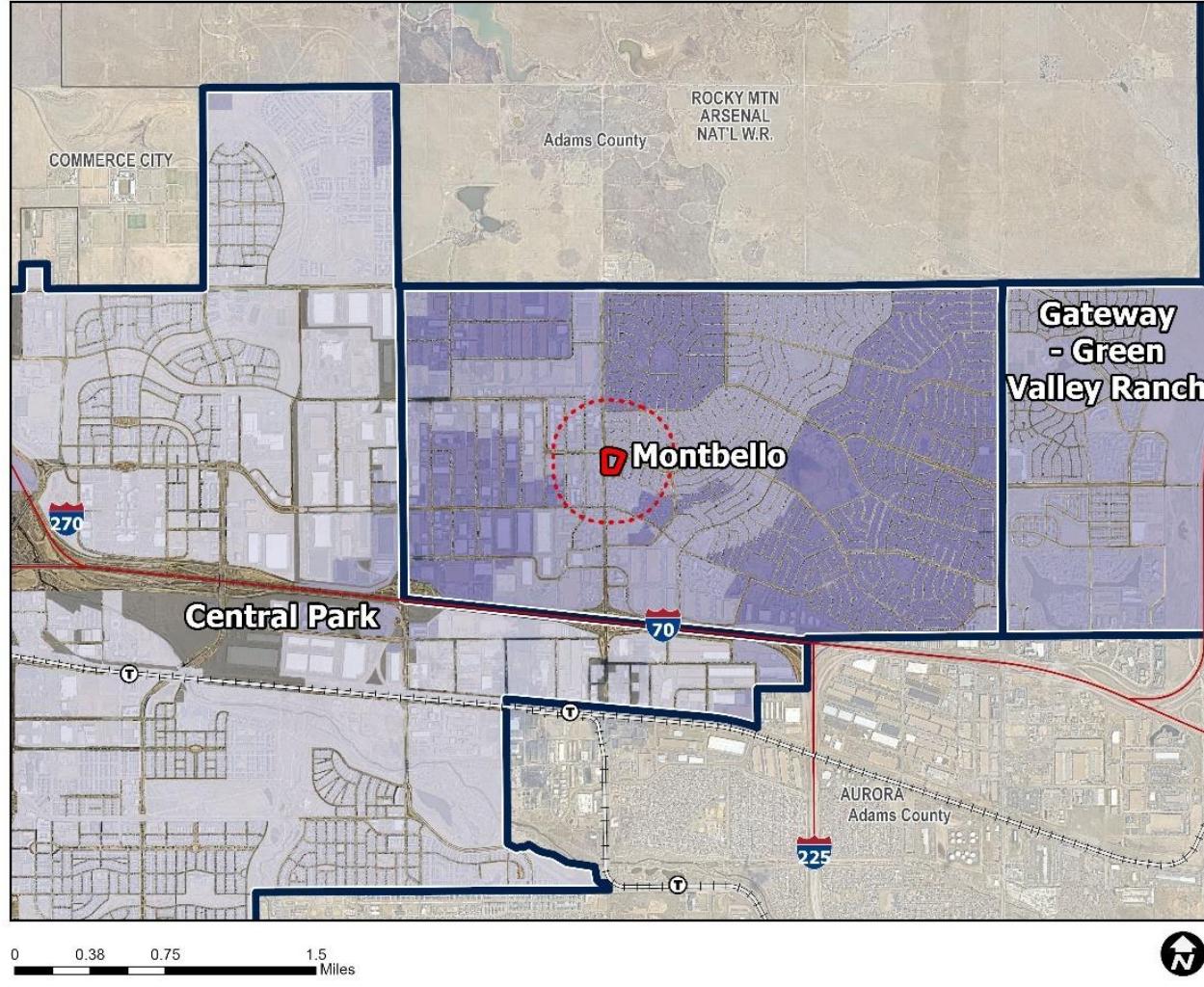


Blueprint Denver – Equity Analysis

Blueprint Denver

Access To Opportunity
Cumulative Score - 2025

- ≤1 Less Access
- ≤ 2
- ≤ 3
- ≤ 4
- ≤ 5 More Access
- No Values

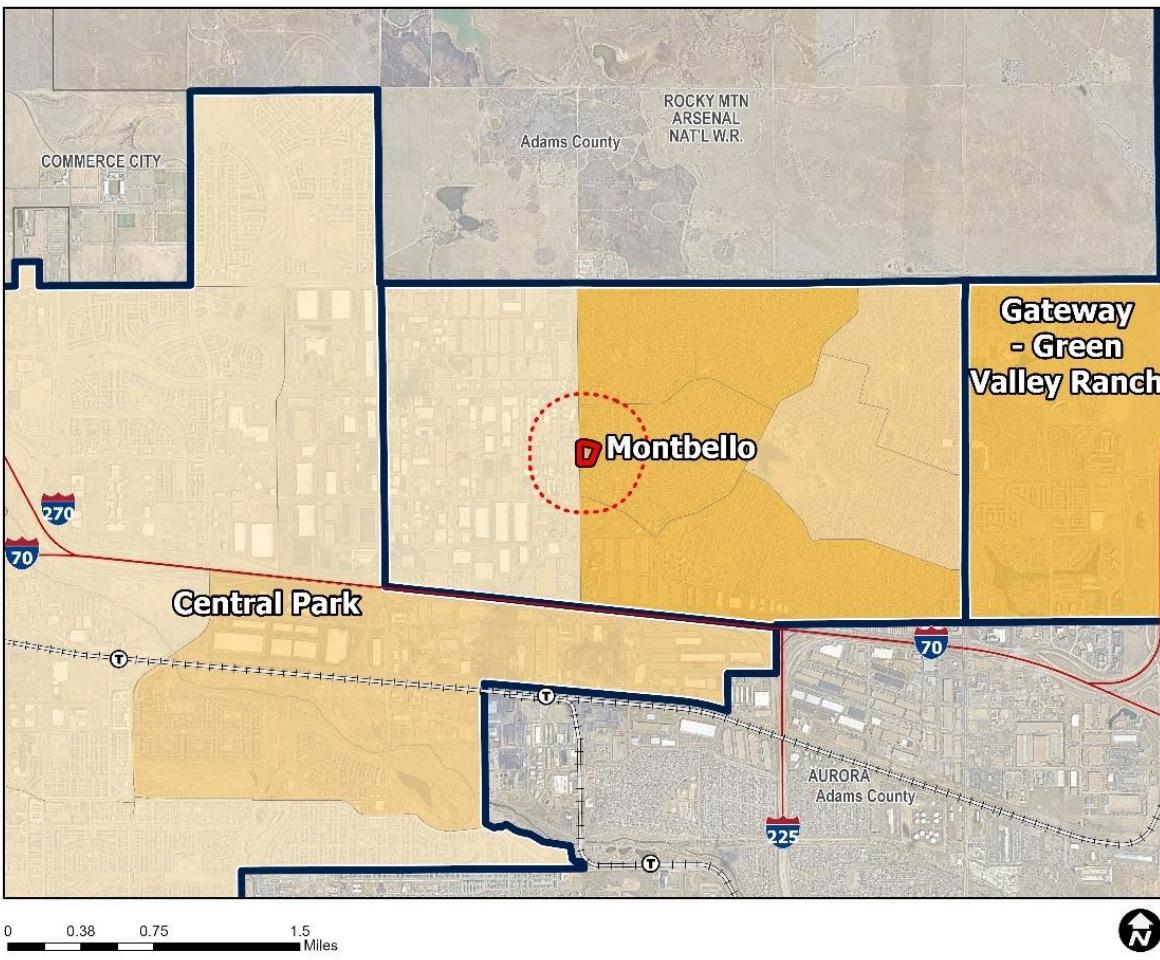


Access to Opportunity

- Average Access to Opportunity
- Less access to fresh food and healthcare
- More access to centers and corridors and access to parks

Blueprint Denver – Equity Analysis

Blueprint Denver
Vulnerability to
Displacement Score
■ Less Vulnerable
■ 1
■ 2
■ More Vulnerable



Vulnerability to Involuntary Displacement

- Median household income and educational attainment are vulnerable

Blueprint Denver – Equity Analysis

Blueprint Denver

Housing Diversity Score

Less Diversity

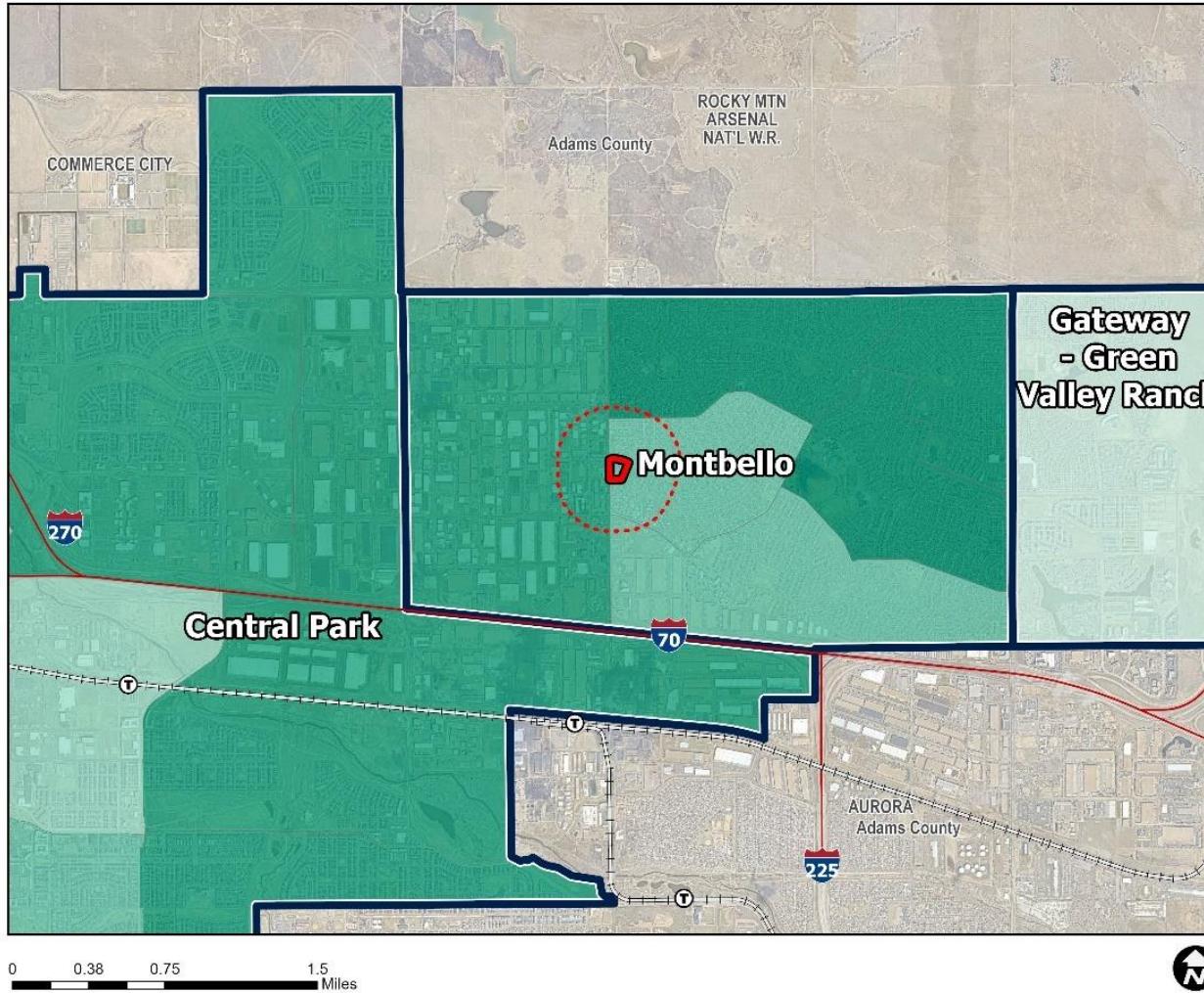
1

2

3

4

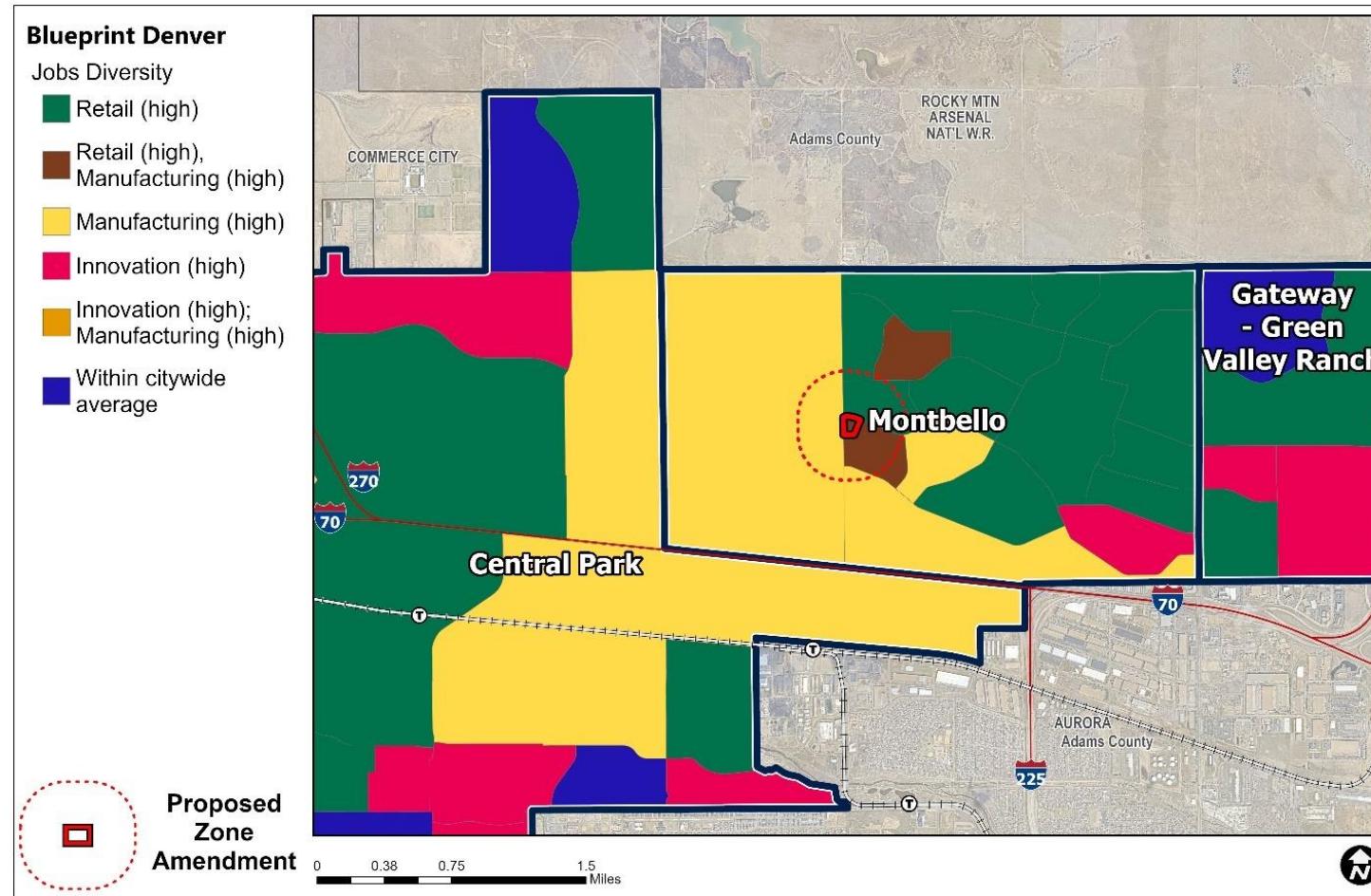
More Diversity



Expanding Housing Diversity

- Less diverse housing costs
- Fewer income restricted units

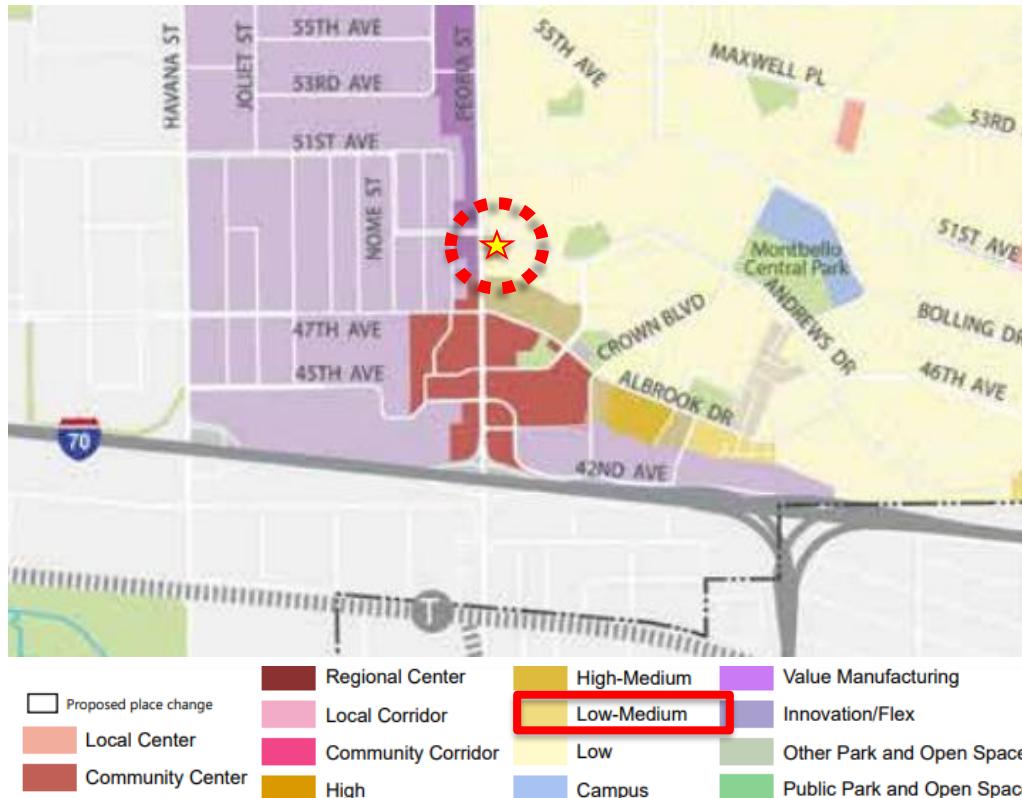
Blueprint Denver – Equity Analysis



Expanding Jobs Diversity

- More retail jobs
- More manufacturing jobs

Far Northeast Area Plan (2019)



Subject Site: Suburban, Low Medium with height up to 3 stories in height

LU-22.1a. "Promote citywide affordable housing programs in the far northeast which states "prioritize sites near employment centers, transit and multimodal networks"

Additionally, the plan calls for increase:

- Health Services
- Affordable Housing
- Reducing Vulnerability to Displacement

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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