



# 8430 Northfield Boulevard

Request: from C-MC-20 Waivers to C-MX-5 & C-MX-8

Date: 06.23.2025

Presenter: Tony Lechuga

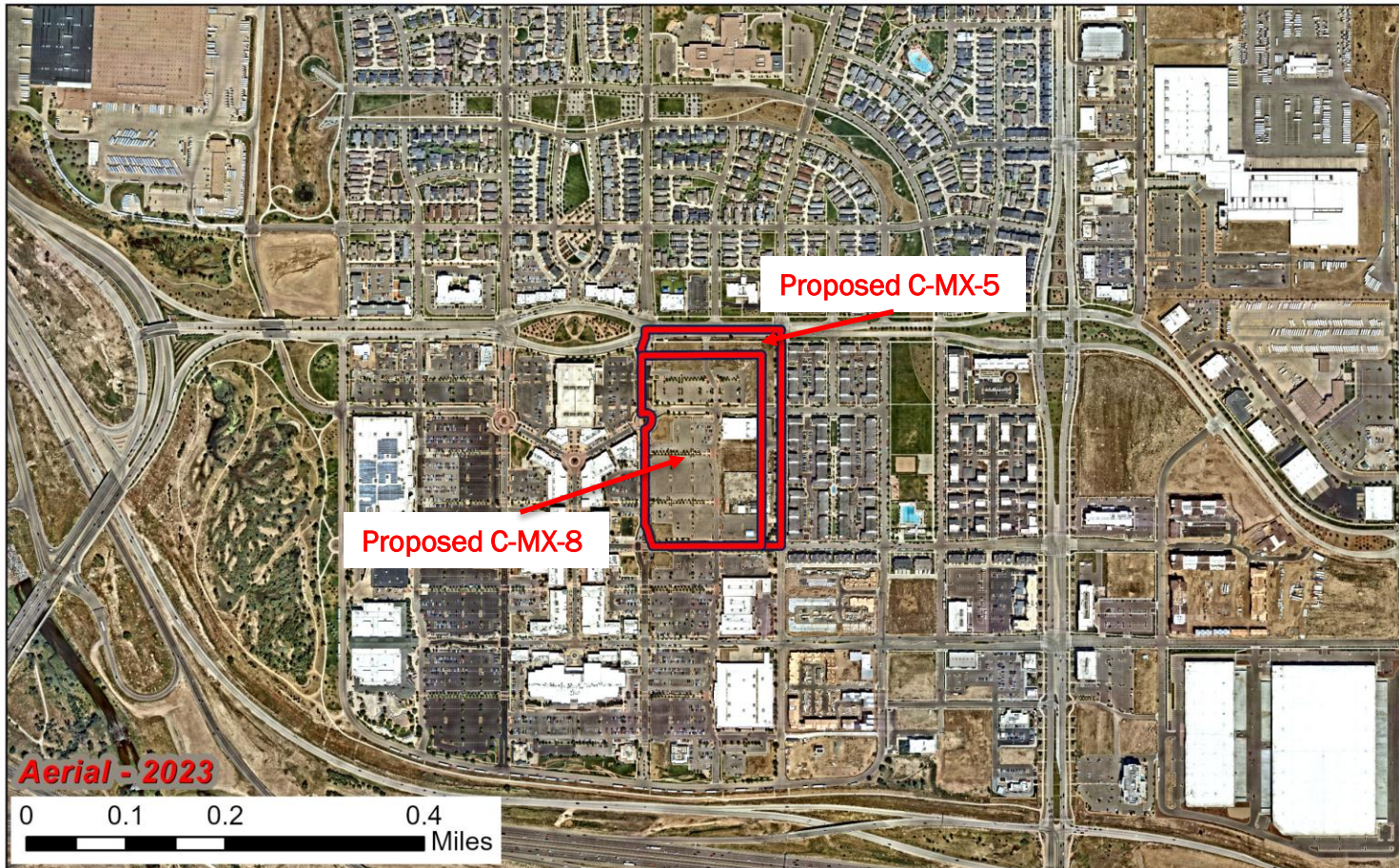
# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria





# Request: from C-MU-20 Waivers to C-MX-5 & C-MX-8



- Property:
  - ~16 acres
  - 1-story commercial building; largely vacant or surface parking

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

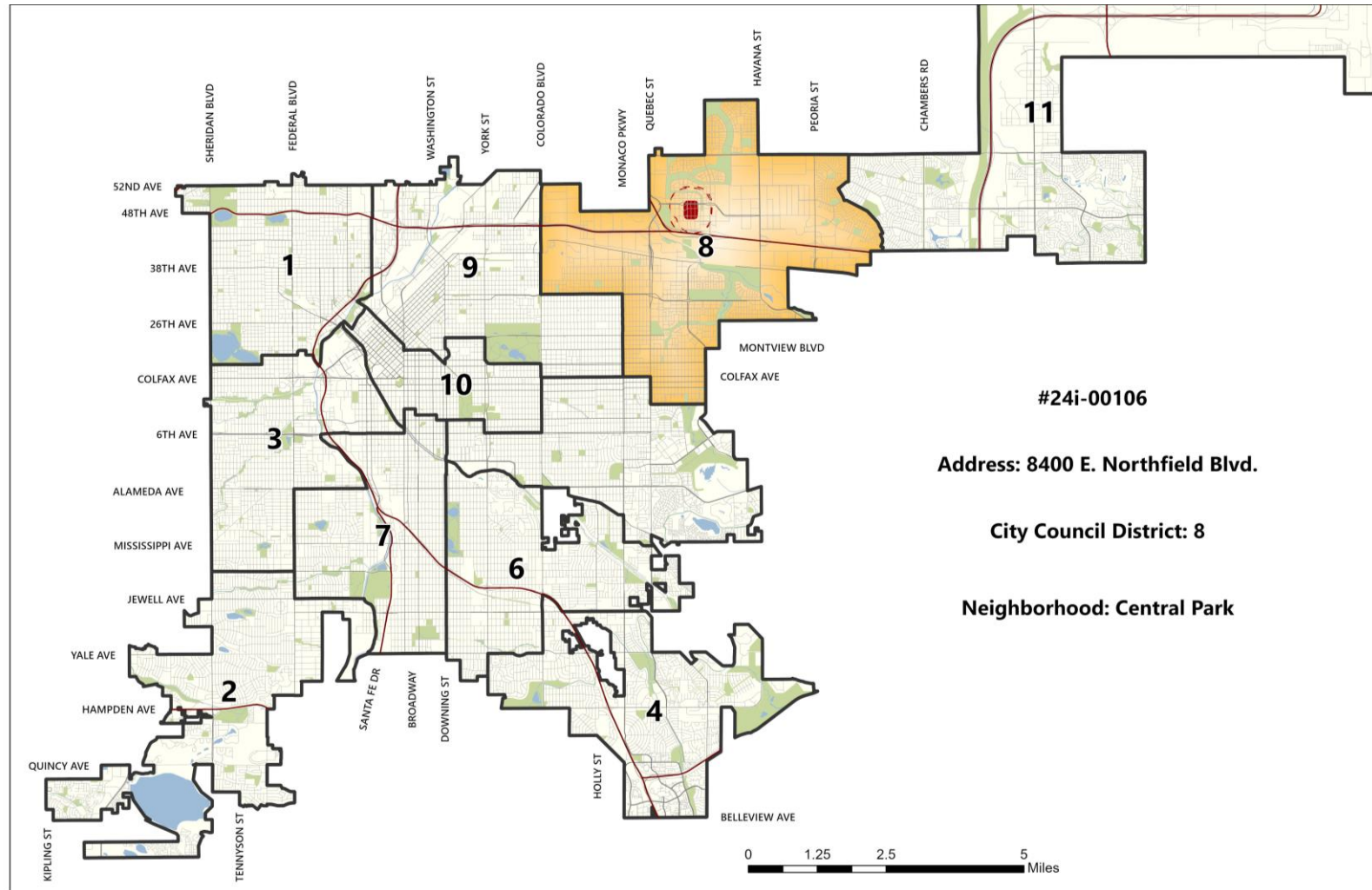


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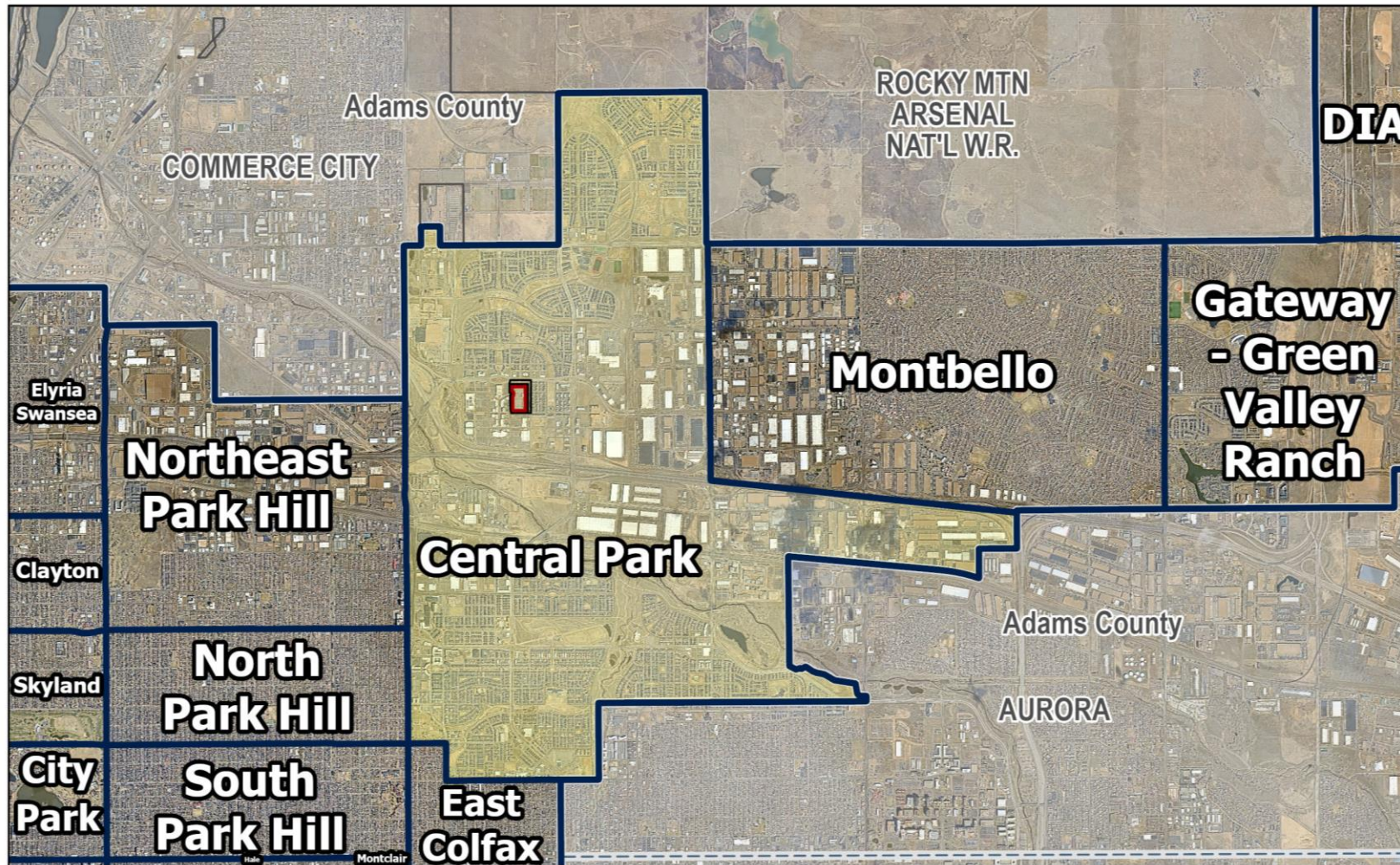


# Council District 8 – Councilmember Lewis



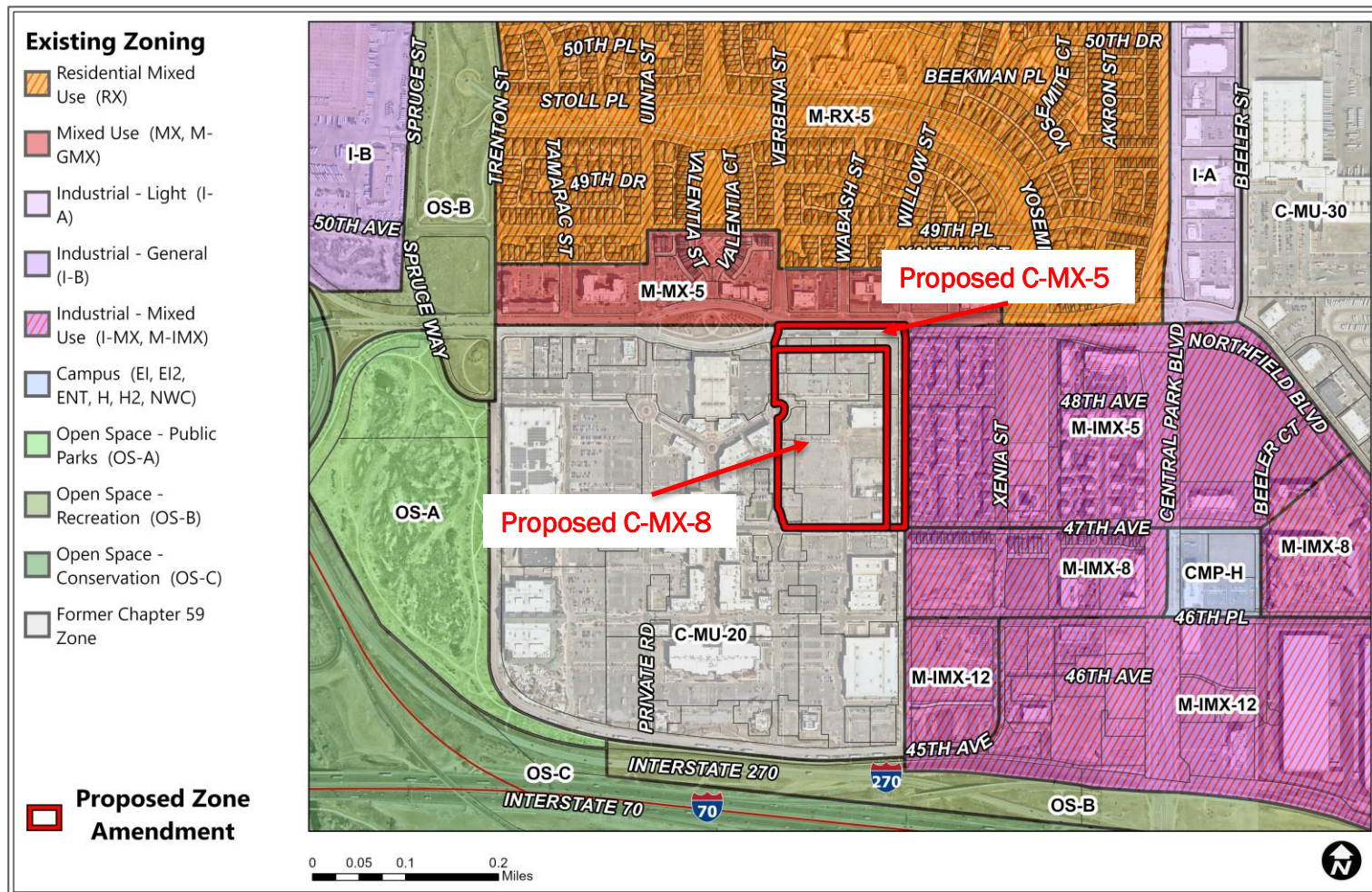


# Statistical Neighborhood – Central Park





# Existing Zoning – C-MU-20 Waivers



## Proximity to:

- M-MX-5
- M-RX-5
- M-IMX-5
- M-IMX-8
- M-IMX-12
- OS-B
- OS-A

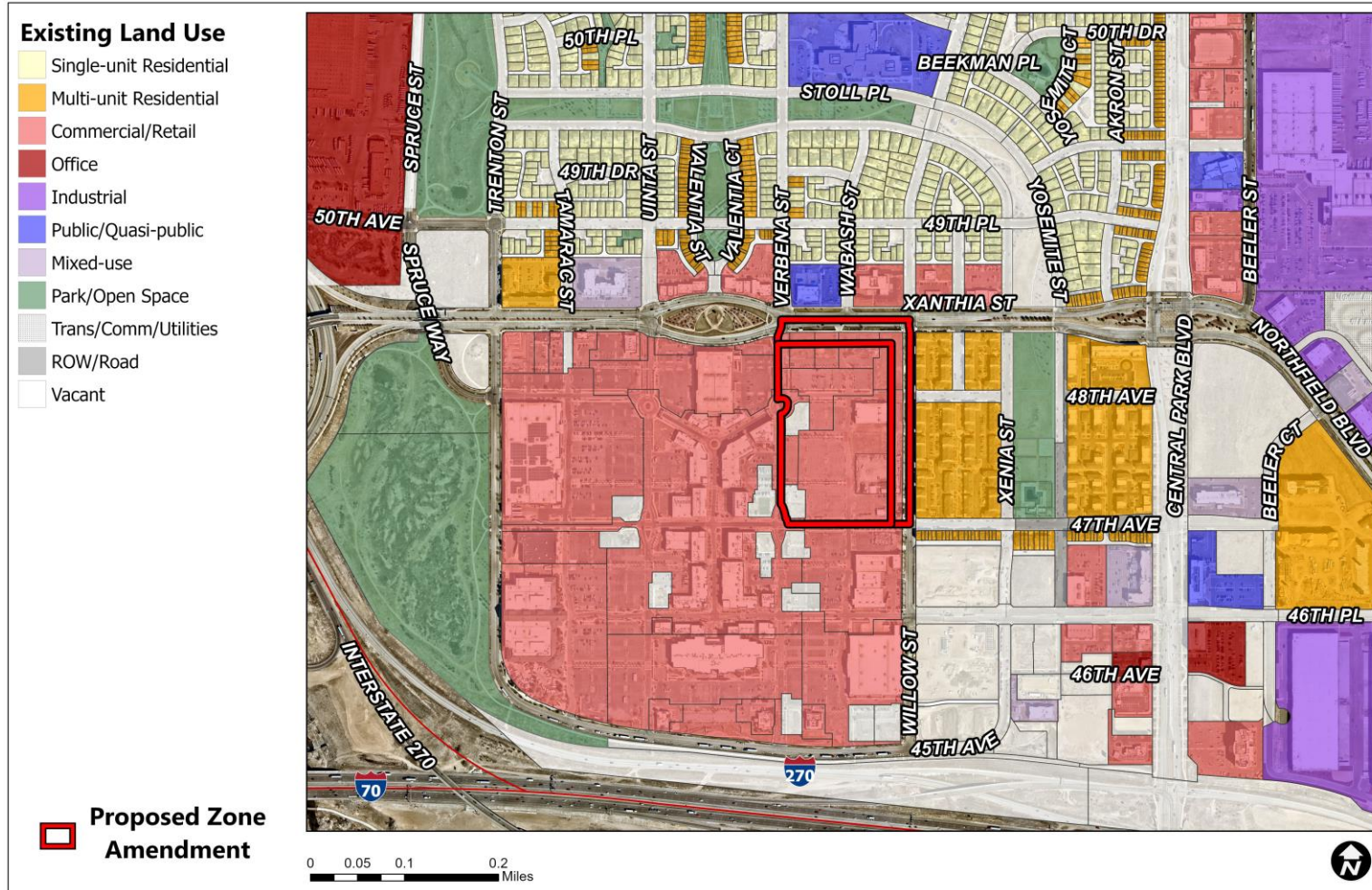
# Proposed Zoning – C-MX-5 & C-MX-8

## Allowed Building Forms:

- Town House (5 stories or 70 feet)
- Drive Thru Restaurant & Services
- General (5/8 stories or 70/110 feet)
- Shopfront (5/8 stories or 70/110 feet)



# Existing Context – Land Use



## Commercial/Retail

Adjacent to:

- Commercial/Retail
- Multi-unit Residential
- Public/Quasi-public
- Mixed-use
- Park/Open Space

# Large Development Review

The site was considered for Large Development Review, but deemed inapplicable because:

- The early planning for the site offers adequate guidance for dense mixed-use development
- The site is part of a General Development Plan that allows for mixed-use development
- Continued site improvement can be captured at the time of Site Development Plan review



# High Impact Development Compliance Plan

The Department of Housing Stability (HOST) has negotiated a High Impact Development Compliance Plan (HIDCP)

This is required since the site is over 10 acres and part of a Metropolitan District.

The HIDCP includes:

- 10% of units will be income-restricted at 60% area median income for 99 years
- 30% of total units will be at least 2 bedrooms
- Waives the right to access incentive heights and fee-in-lieu alternative

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# Process

- Informational Notice: **01/10/25**
- Planning Board Notice: **04/22/25**
- Planning Board Public Hearing: **05/07/25**
- Committee: **05/13/25**
- City Council Public Hearing: **06/23/25**

# Public Comments

- RNOs
  - As of this presentation, we have received no letters from applicable RNOs
- 46 comments from the general public
  - 1 general comment
  - 24 in support – noting the need for housing and better use of vacant land
  - 21 in opposition – noting concerns around traffic and infrastructure



# Planning Board

- Planning Board held a hearing on this item on 05/07/25
- The board voted unanimously to recommend approval, noting plan consistency, better utilization of land, and the master plan context for the area that anticipated higher densities in the area.

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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 Development Plan (1995)*

## 2. Public Interest

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

# Comprehensive Plan 2040

## Equitable, Affordable and Inclusive

- Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 28).
- 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 food, and the arts (p. 28).
- Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle, and mixed-income housing, especially where close to transit (p. 28).



# Comprehensive Plan 2040

## Strong and Authentic Neighborhoods

- Goal 1, Strategy A – Build a network of well-connected, vibrant, mixed-use centers and corridors (p. 34).
- Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities (p. 34).





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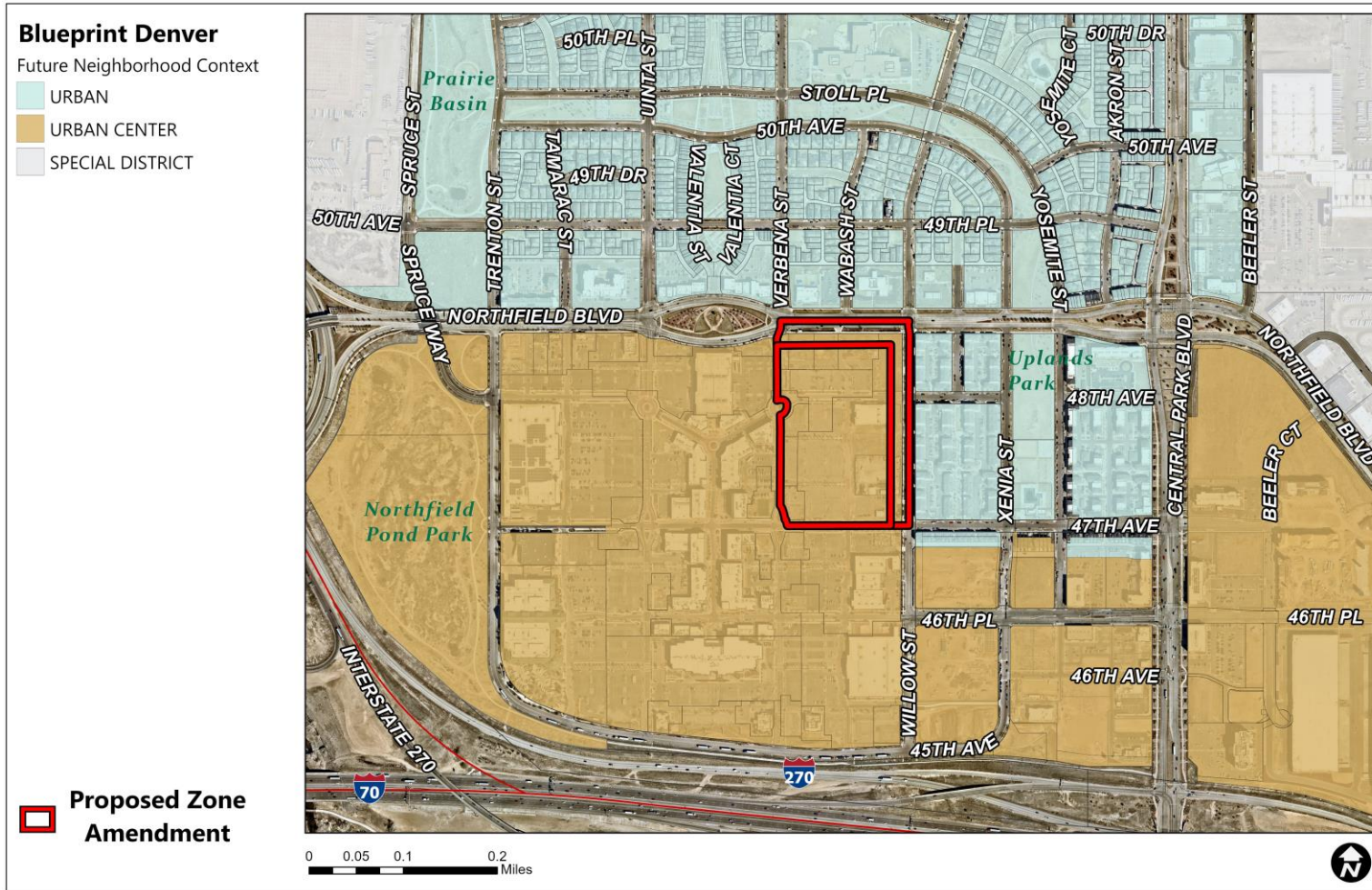
## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

# Blueprint Denver

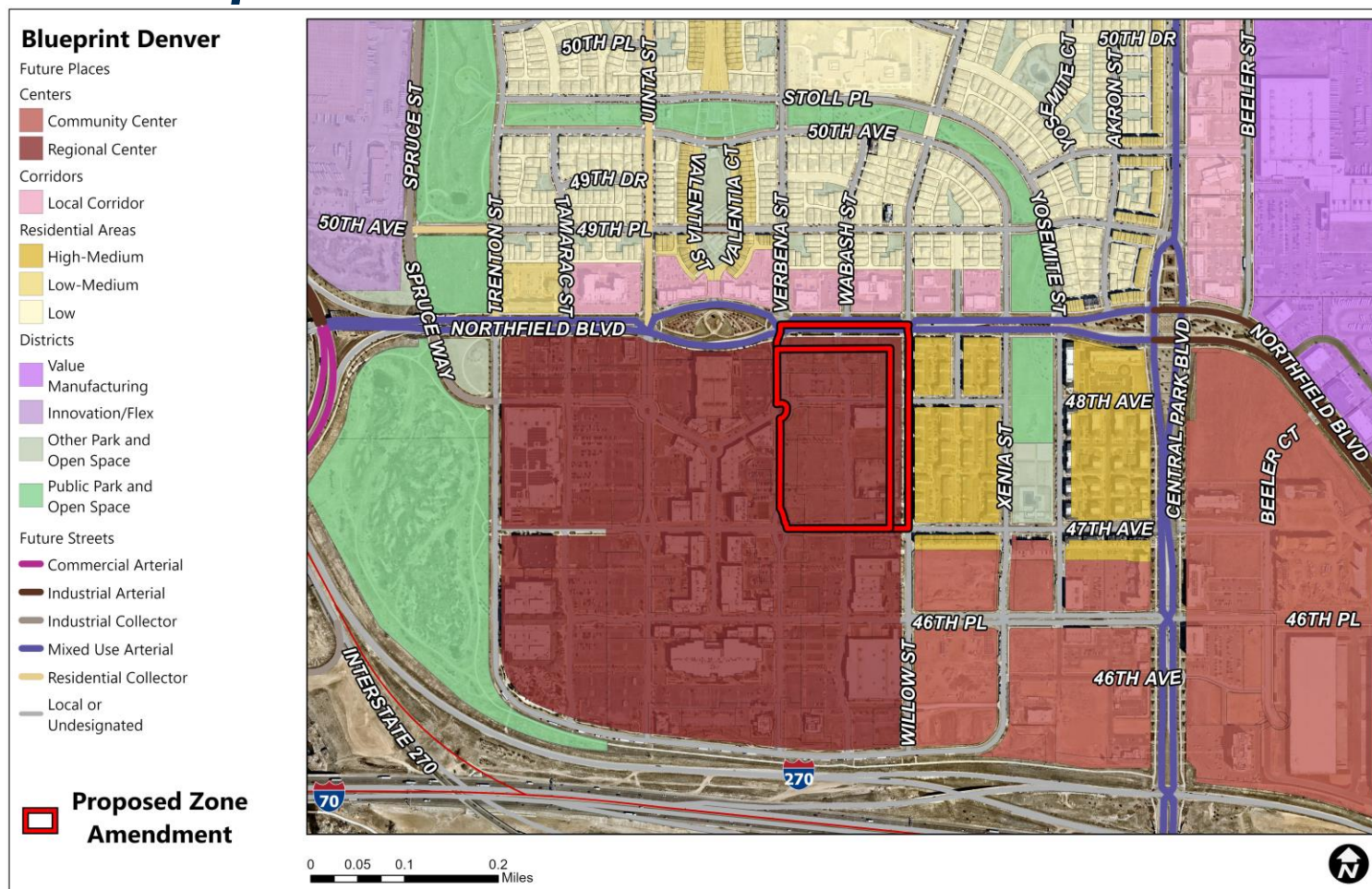


## Urban Center

- Dense, vibrant areas
- Support residents and visitors
- High intensity residential and employment
- Access to amenities and entertainment options



# Blueprint Denver



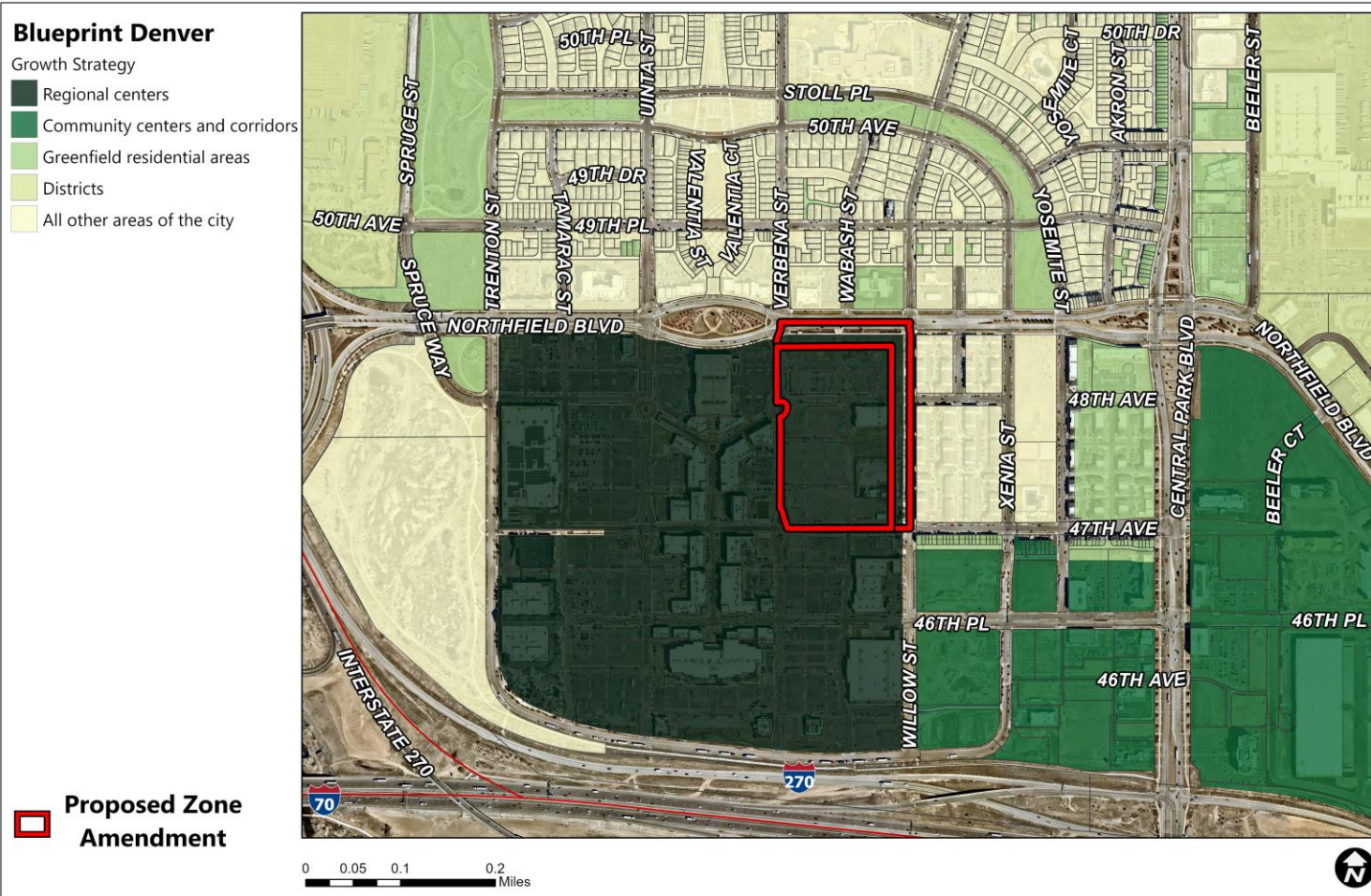
## Regional Center

- Diversity of commercial and residential uses
- 24/7 live, work, entertainment environment
- High degree of urbanism
- Strong pedestrian realm

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



## Regional Centers

- 50% of new employment
- 30% of new housing

# *Blueprint Denver*

## Strategies

Land Use & Built From, General:

- Use zoning and land use regulations to encourage high-density, mixed-use development in transit-rich areas including Regional Centers (p. 72)
- Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC (p. 73)

# *Blueprint Denver*

## Strategies

### Land Use & Built From, Housing:

- Incentivize affordable housing through zoning, especially in regional centers (p. 85)
- Expand family-friendly housing throughout the city (p. 85)
- Capture 80% of new housing growth in Regional Centers. Align high-density residential areas near regional centers to support housing growth near major job centers (p. 85)



# *Blueprint Denver*

## Strategies

Land Use & Built From, Economics:

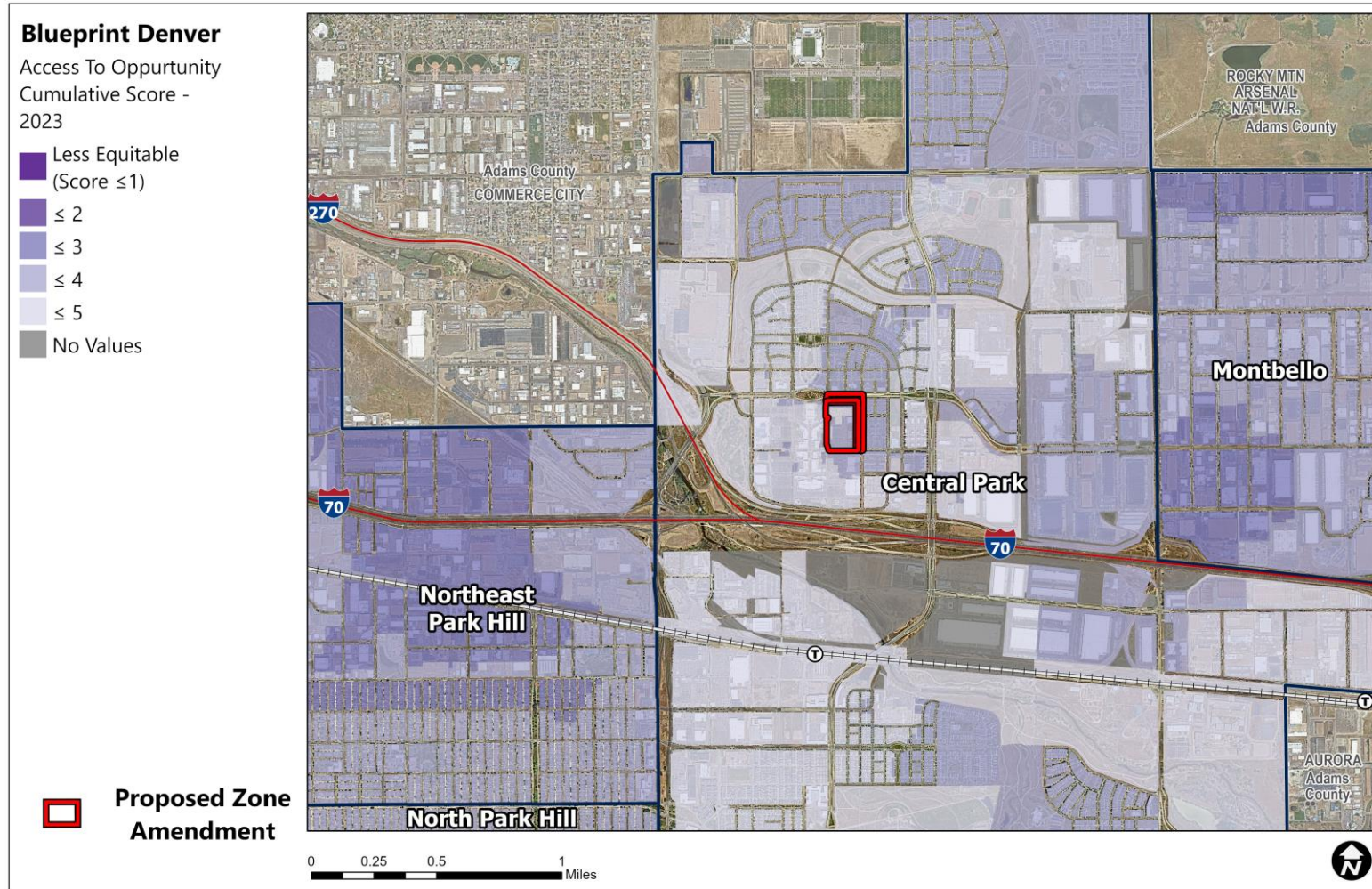
- Capture 90% of job growth in regional centers

# *Blueprint Denver*

## Climate

- Reducing auto-dependence by locating additional housing, employment, or commercial in a transit-rich area.

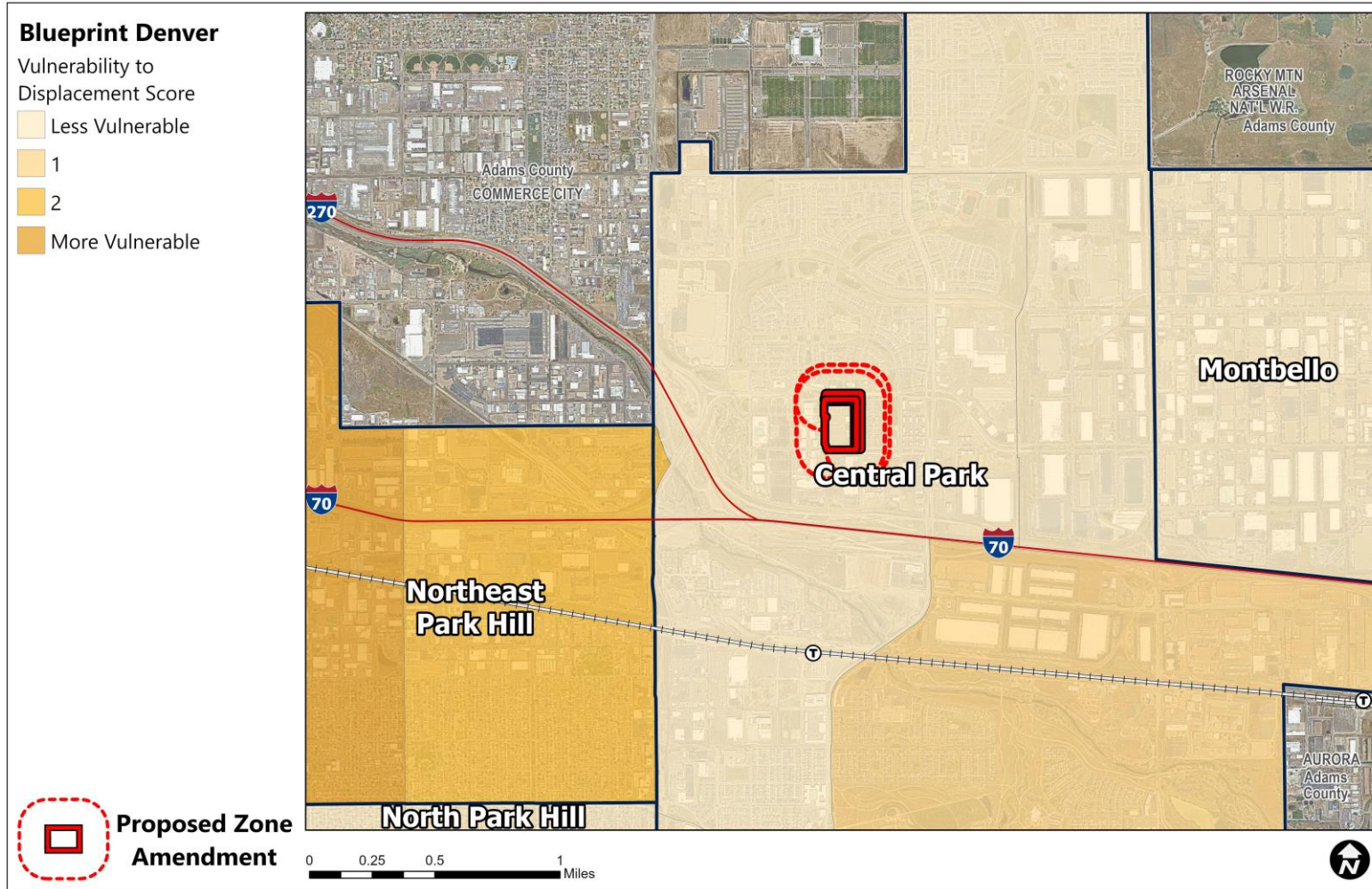
# Blueprint Denver



- High to Average Access to Opportunity
- New development must provide additional open space
- Zone district would allow for higher density of residential and commercial

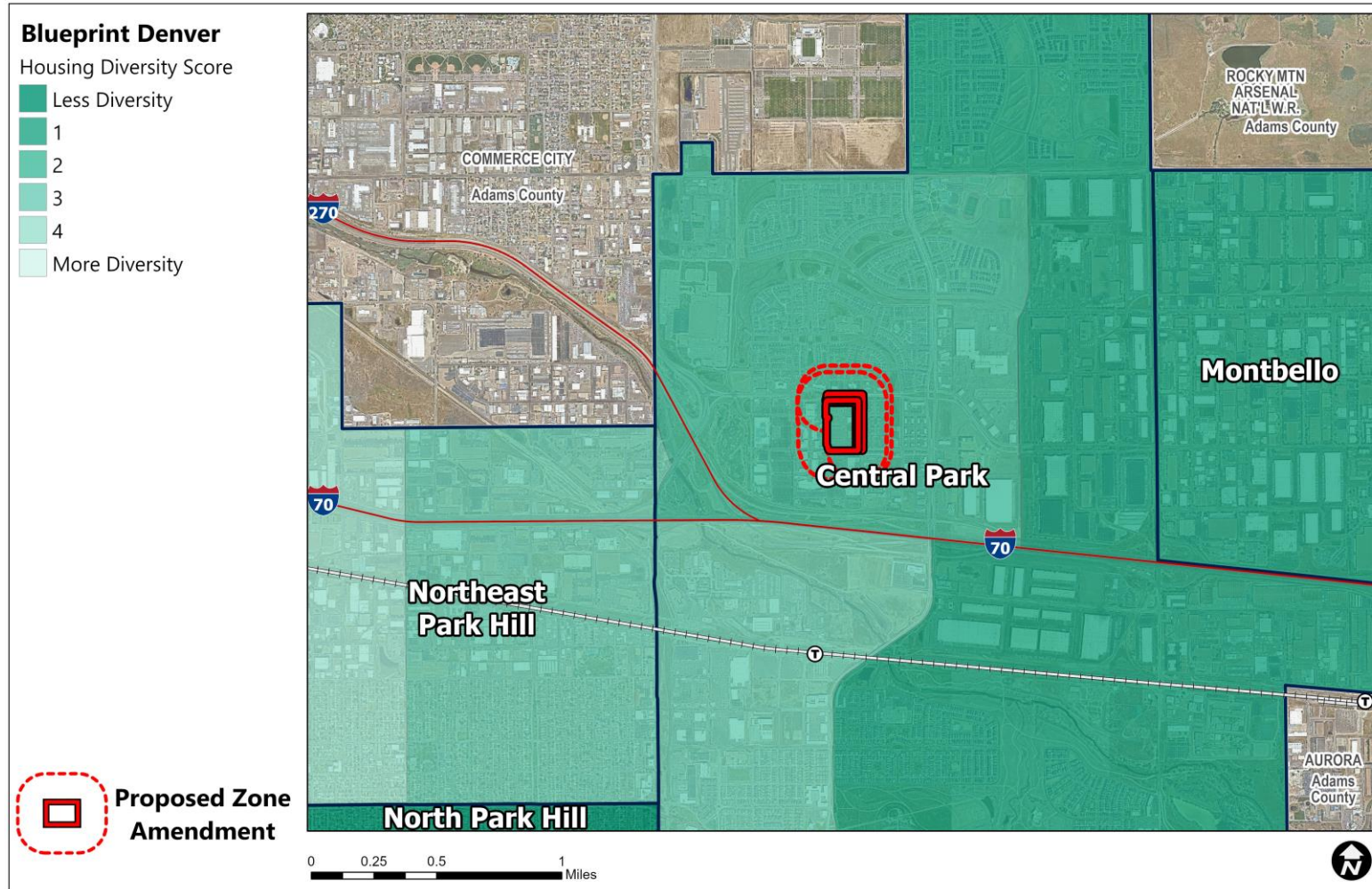


# Blueprint Denver



- Low Vulnerability to Displacement

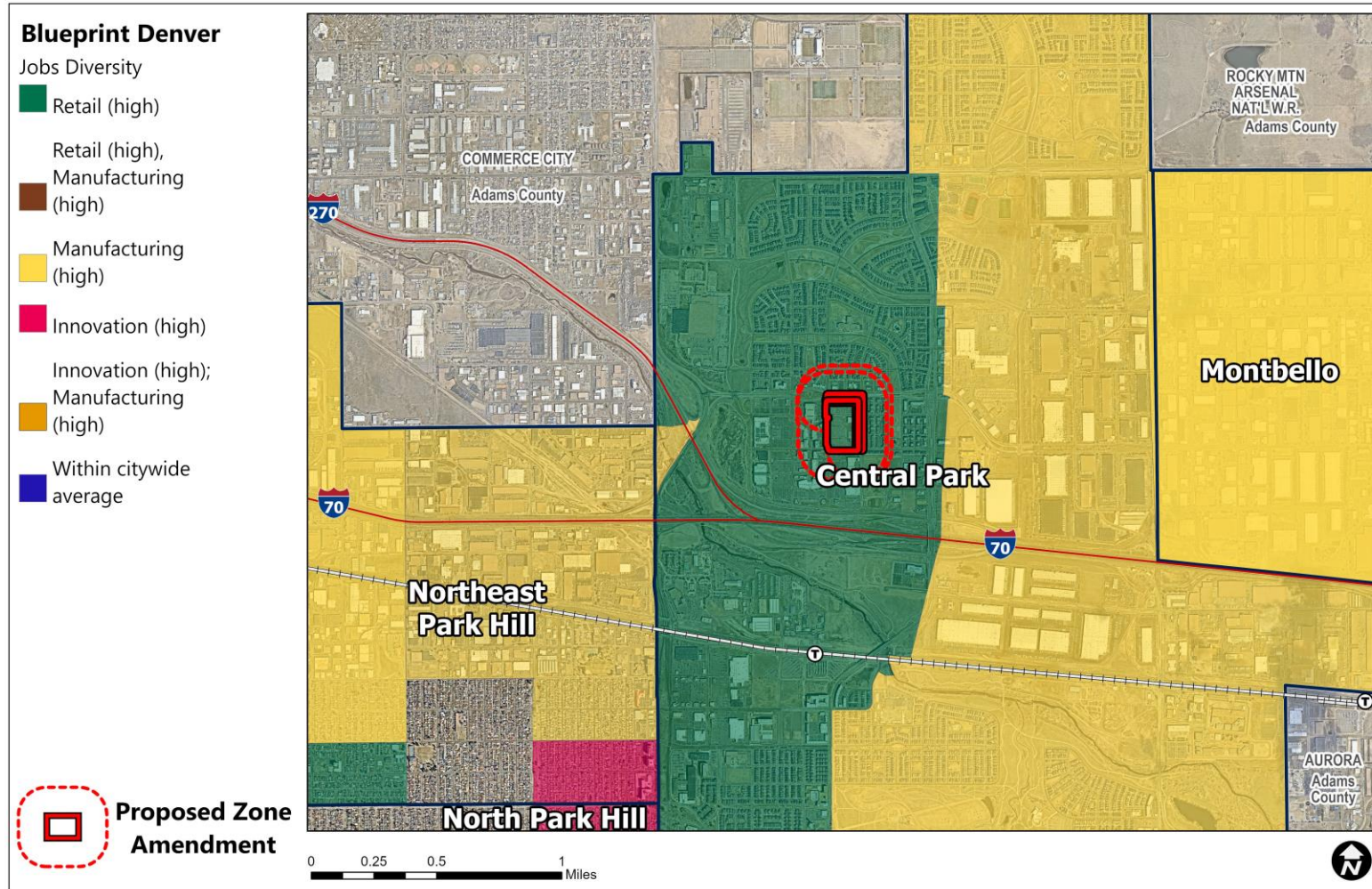
# Blueprint Denver



- Moderate Housing Diversity
- High percentage of owners
- High housing costs



# Blueprint Denver



- High emphasis on retail jobs
- Surrounded by emphasis on manufacturing jobs

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# *Central Park Development Plan*

- Outlines a land use vision, some of which hasn't been built-out as envisioned
- Identifies this area as a Town Center
- Mixed residential/employment
- Significant outdoor amenities

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of plans
- Furthers equity and climate goals

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

# Denver Zoning Code Review Criteria

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# CPD Recommendation

CPD recommends **approval** based 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