



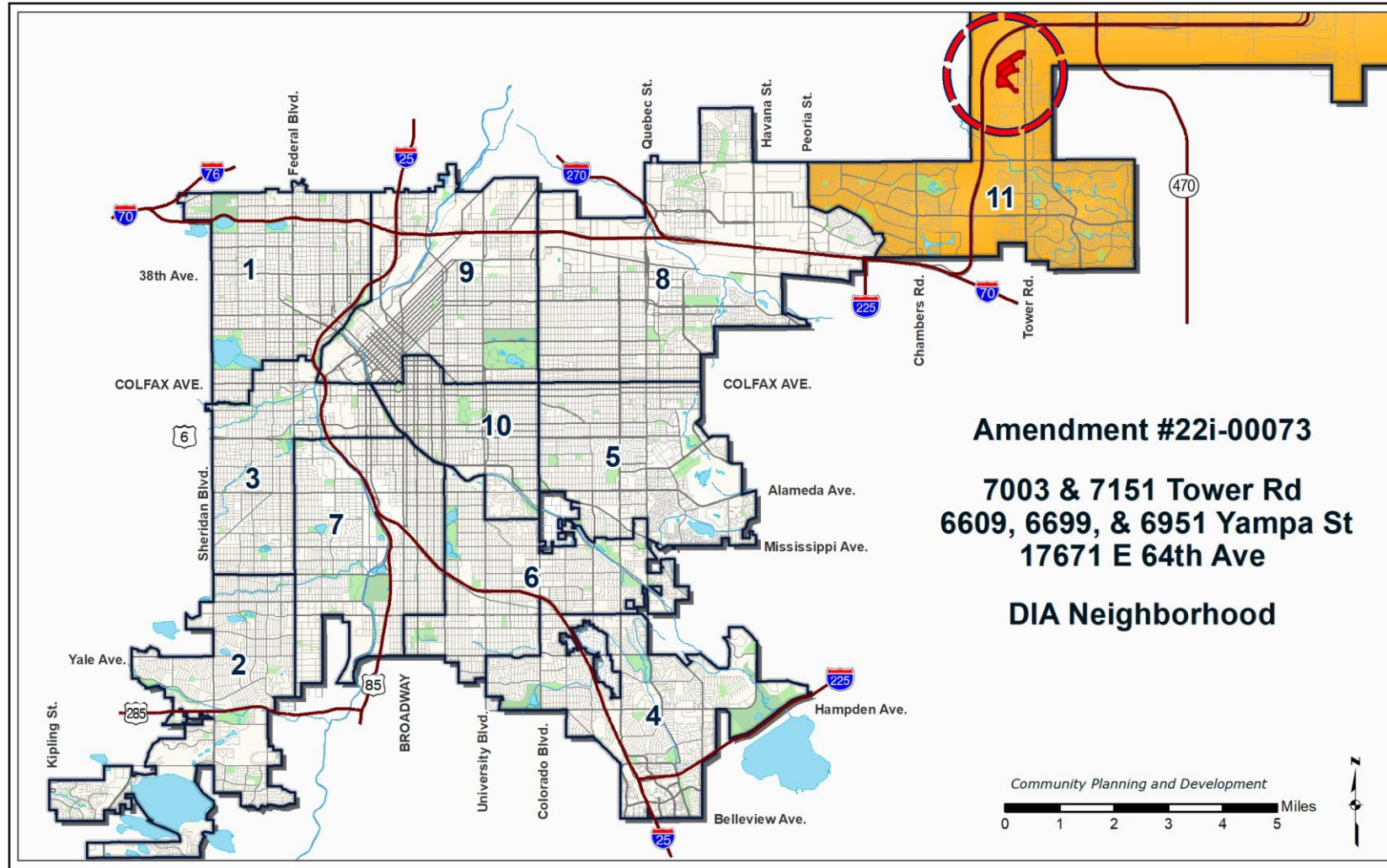
Peña Station North

2022I-00073

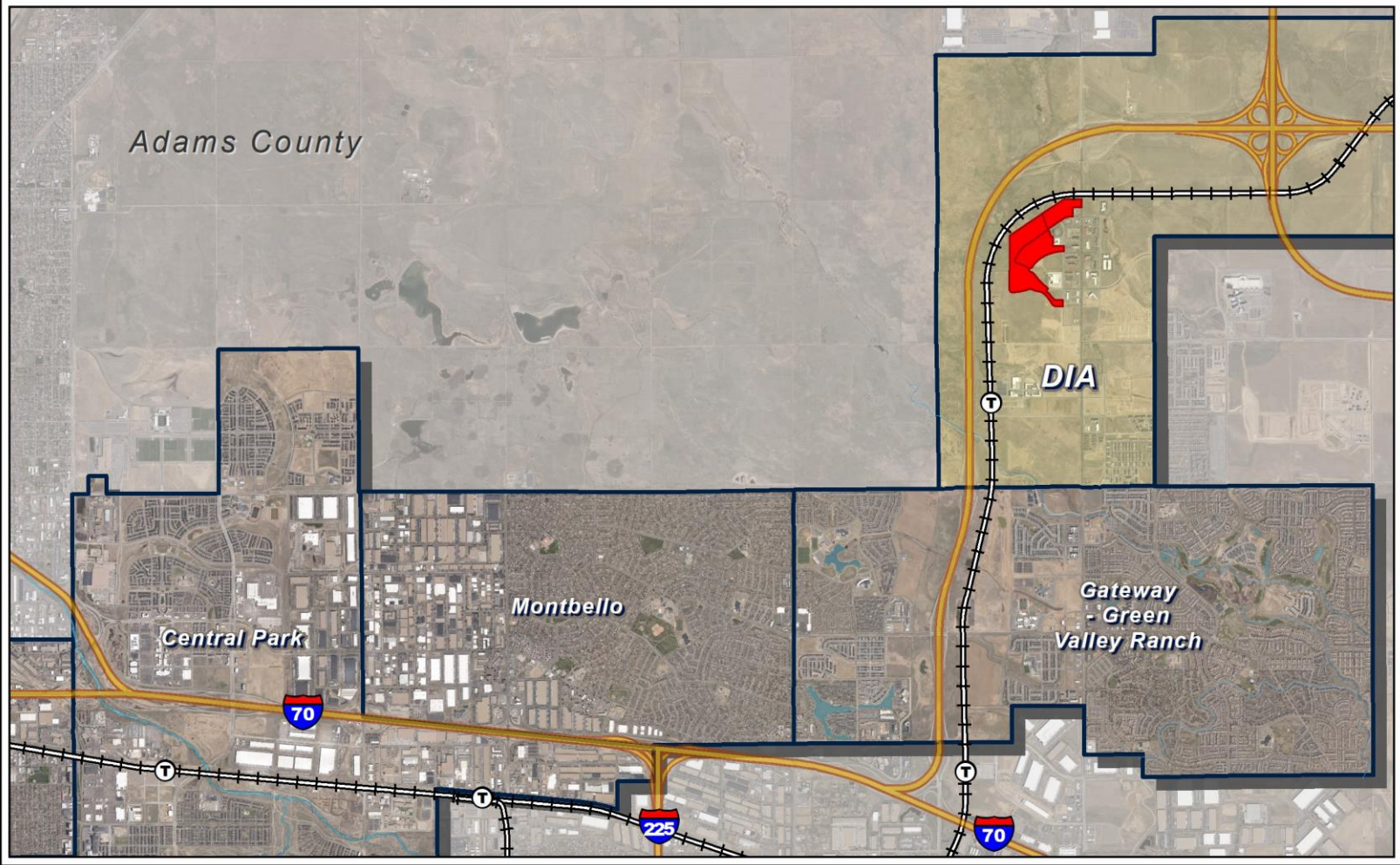
Request: C-MU-10 waivers & conditions, AIO; C-MU-20 waivers & conditions, AIO; and C-MU-30 waivers & conditions, AIO to S-MX-8, AIO and S-MX-8A, AIO

Date: 11/29/2022

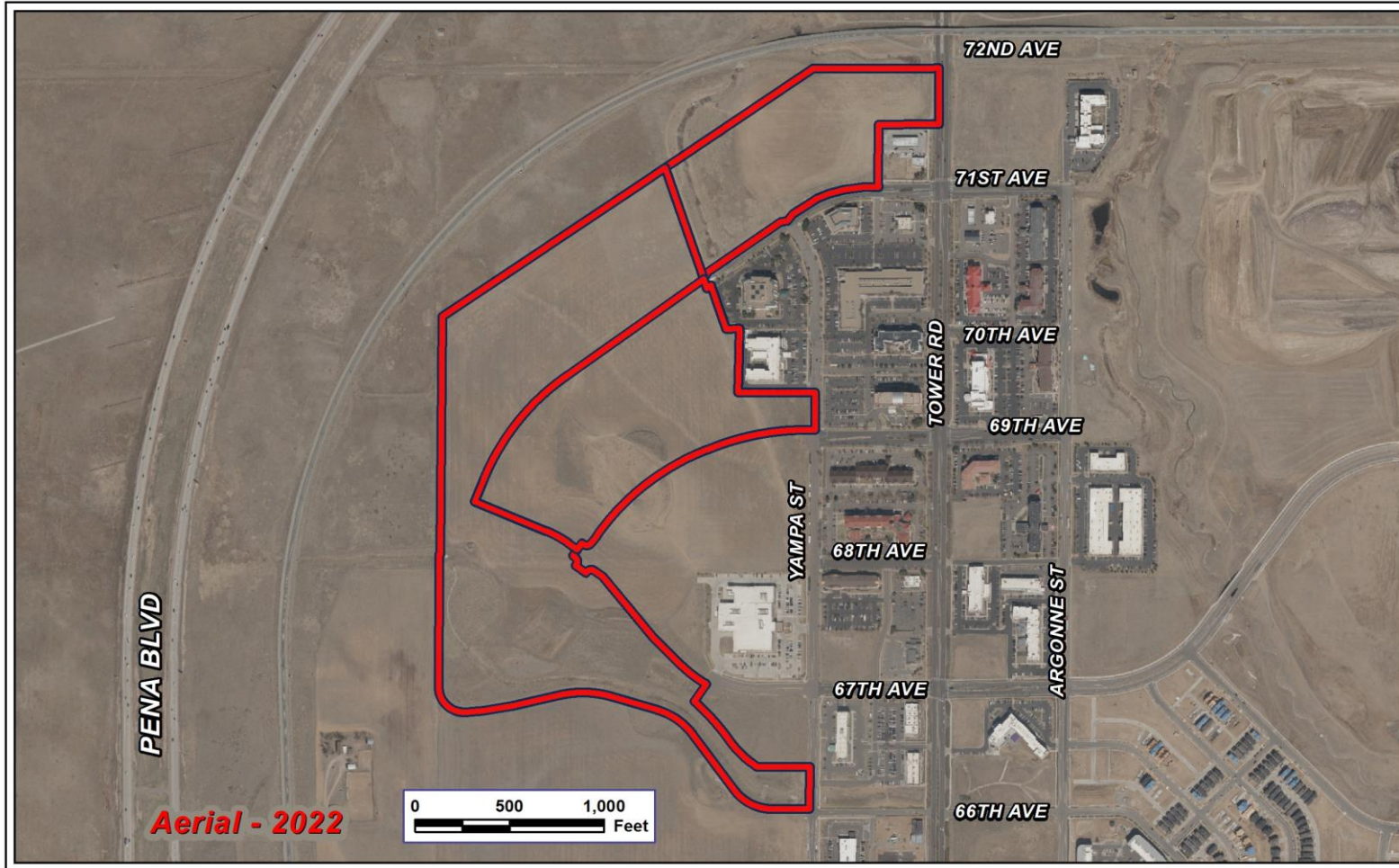
Council District 11: Councilmember Gilmore



DIA Neighborhood

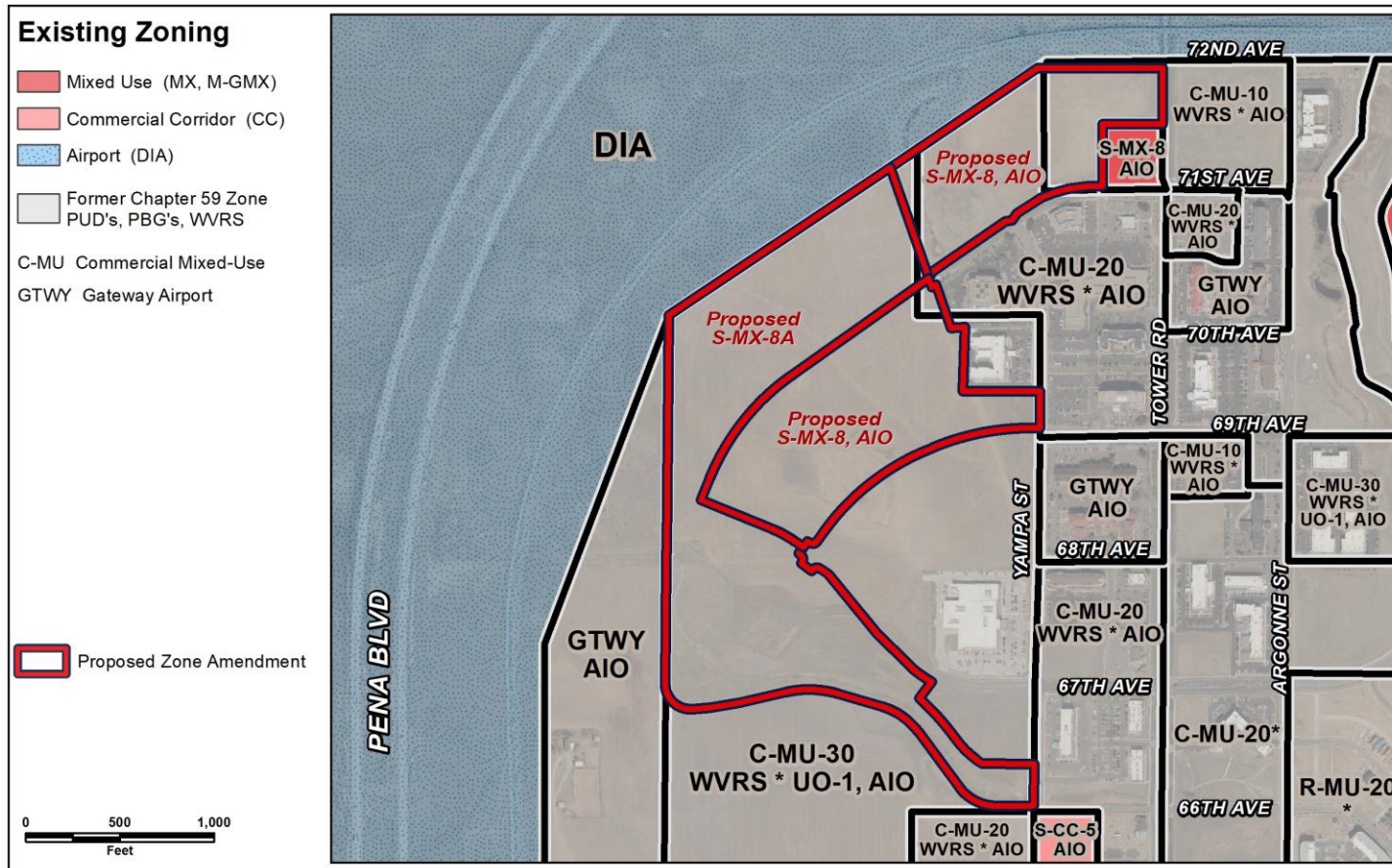


Request: S-MX-8, AIO and S-MX-8A, AIO



- **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 allows the General, Shopfront, and Drive Thru building forms with a max. height of 8 stories, 110'
 - S-MX-8A allows the General and Shopfront buildings forms with a max. height of 8 stories, 110'

Existing Zoning: C-MU-10, C-MU-20, C-MU-30 all with waivers, conditions, AIO



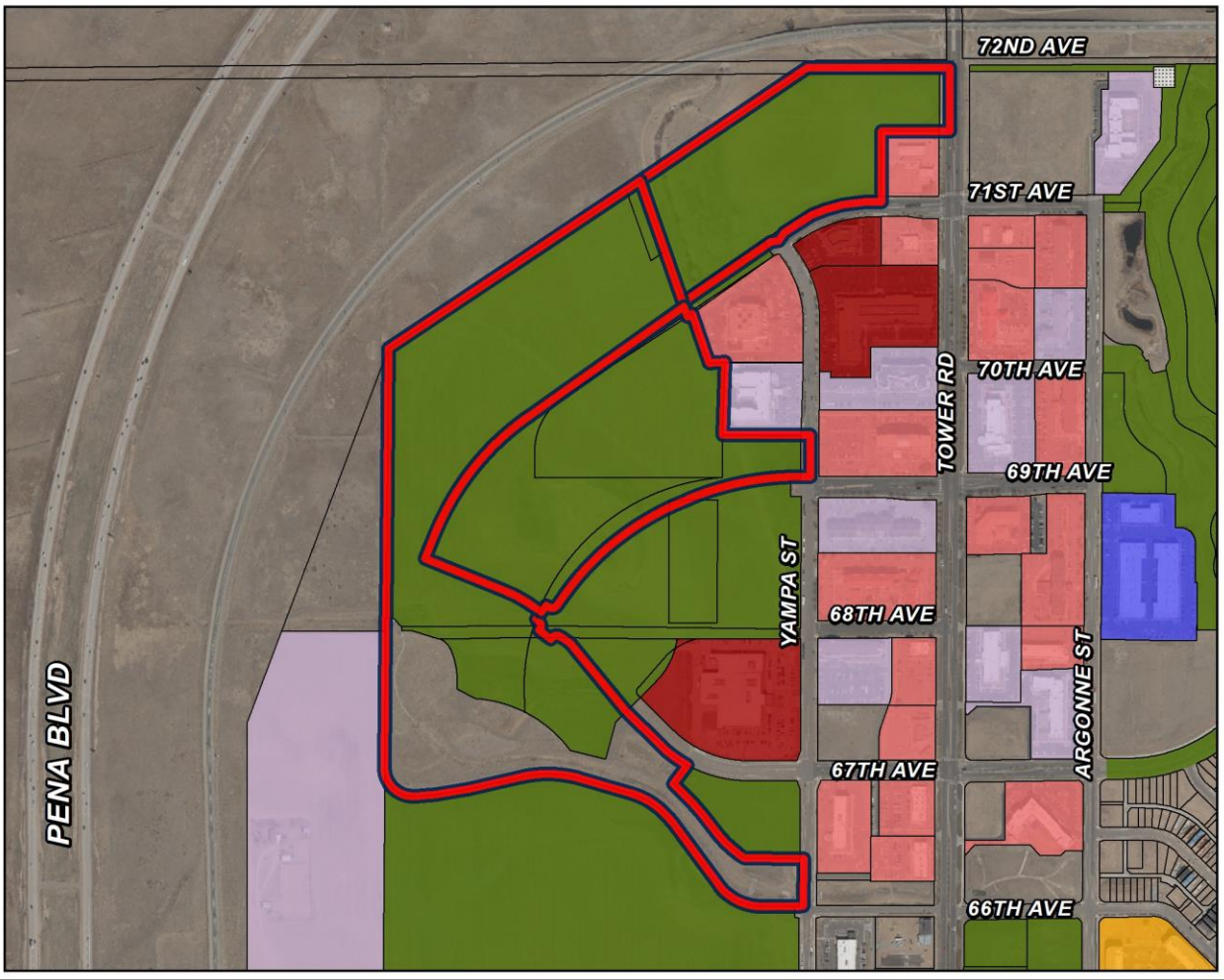
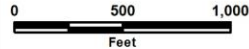
- **Current Zoning:**
 - C-MU-10, waivers & conditions
 - F.A.R. of 2
 - Variety of commercial use, no residential allowed
 - C-MU-20, waivers & conditions
 - F.A.R. of 1
 - Variety of commercial use, no residential allowed
 - C-MU-30, waivers & conditions
 - F.A.R. of 1
 - Variety of commercial use, no residential allowed

Existing Land Use

Existing Land Use
2020 Assessor's Data

- Multi-unit Residential
- Commercial/Retail
- Office
- Public/Quasi-public
- Mixed-use
- Agriculture
- Vacant

Proposed Zone Amendment



Land Use: Vacant

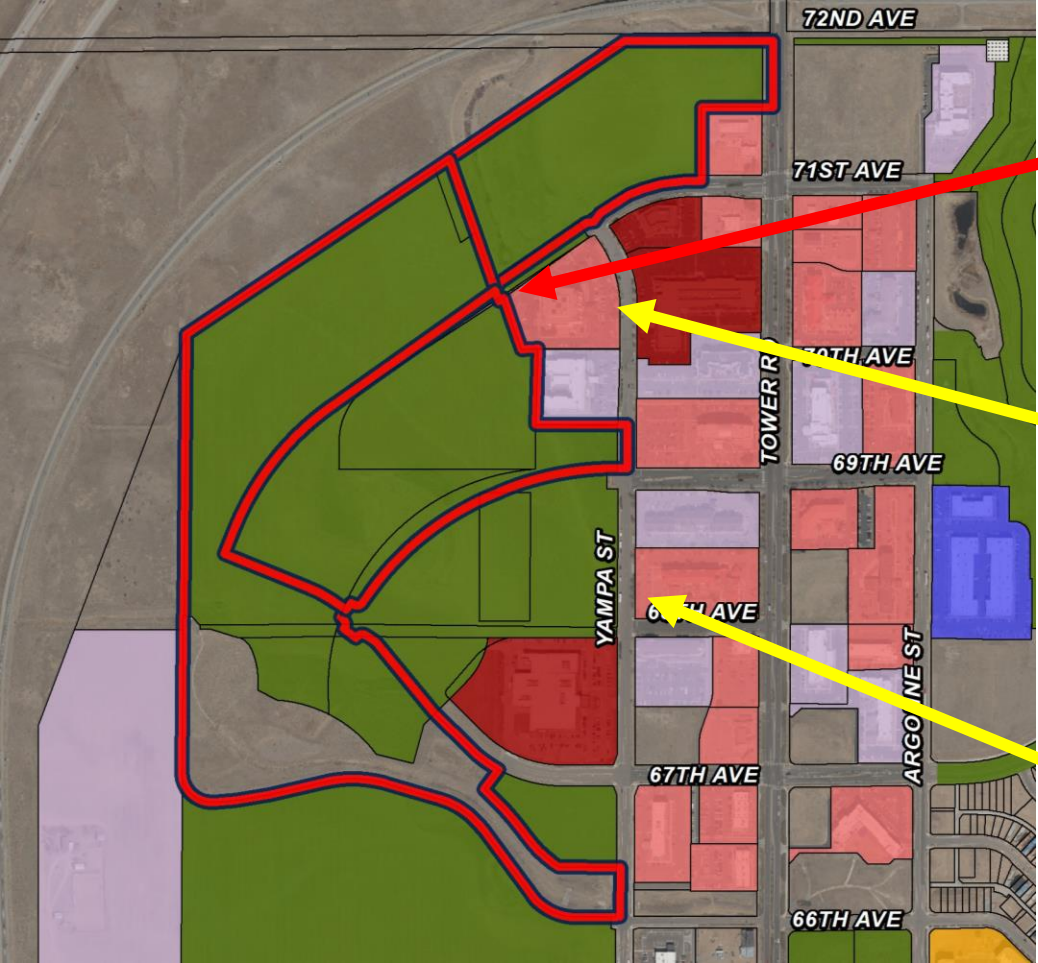
Surrounding Land Uses:

- 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 (tentative)

- 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),

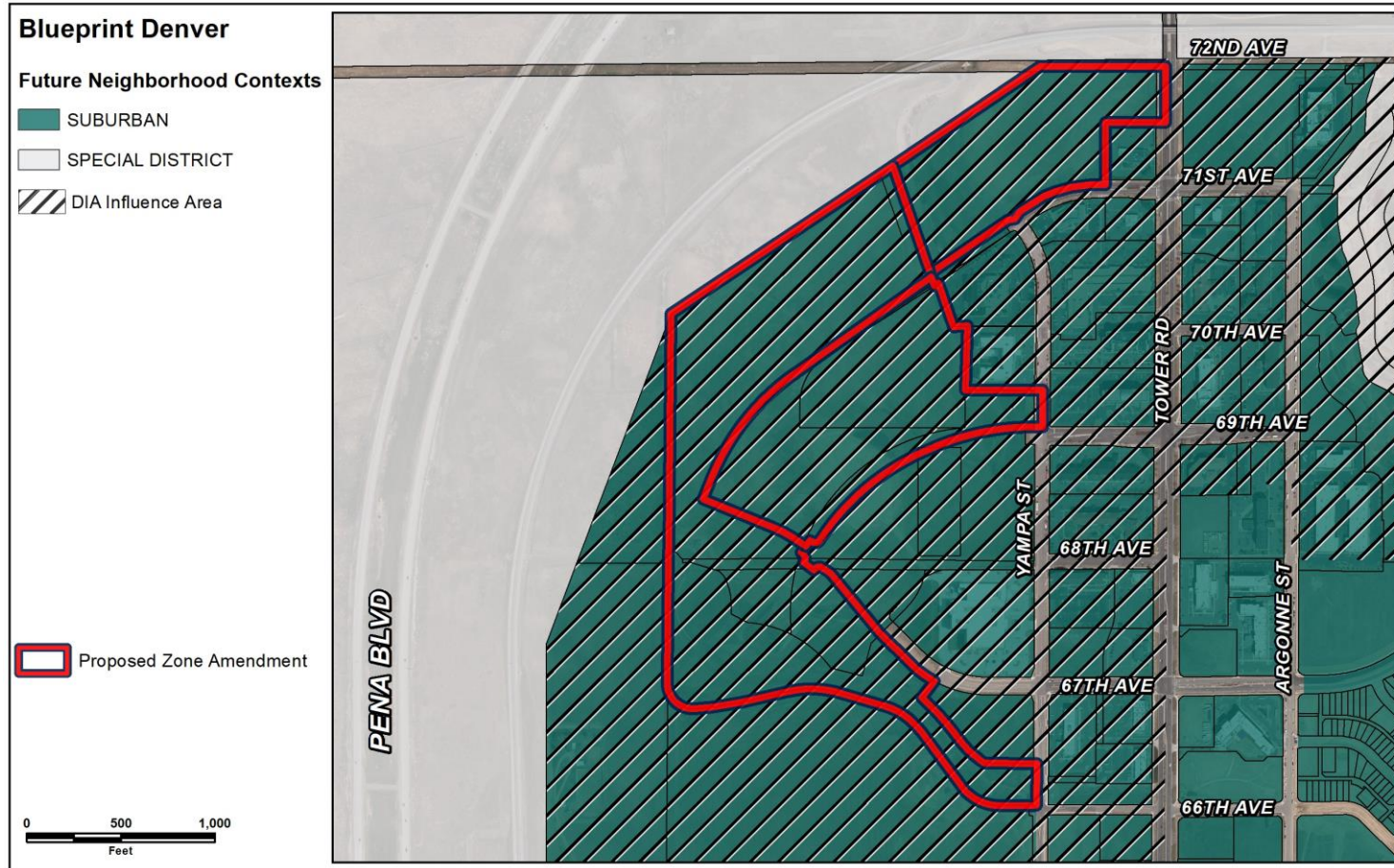


Economically Diverse and Vibrant

- 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).



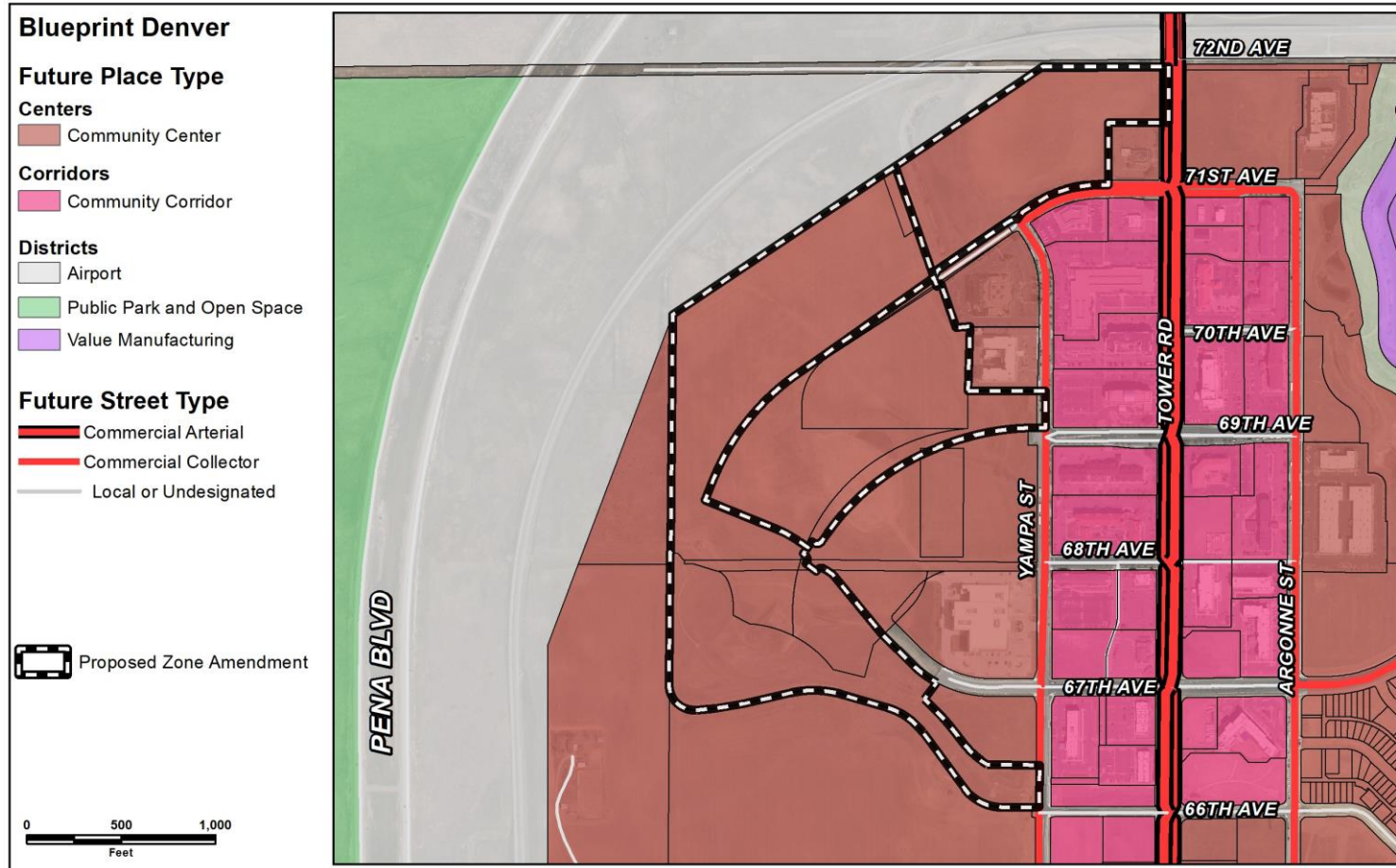
Consistency with Adopted Plans: *Blueprint Denver*



Future Context – Suburban

- Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than other, there should still be quality multi-modal connections.

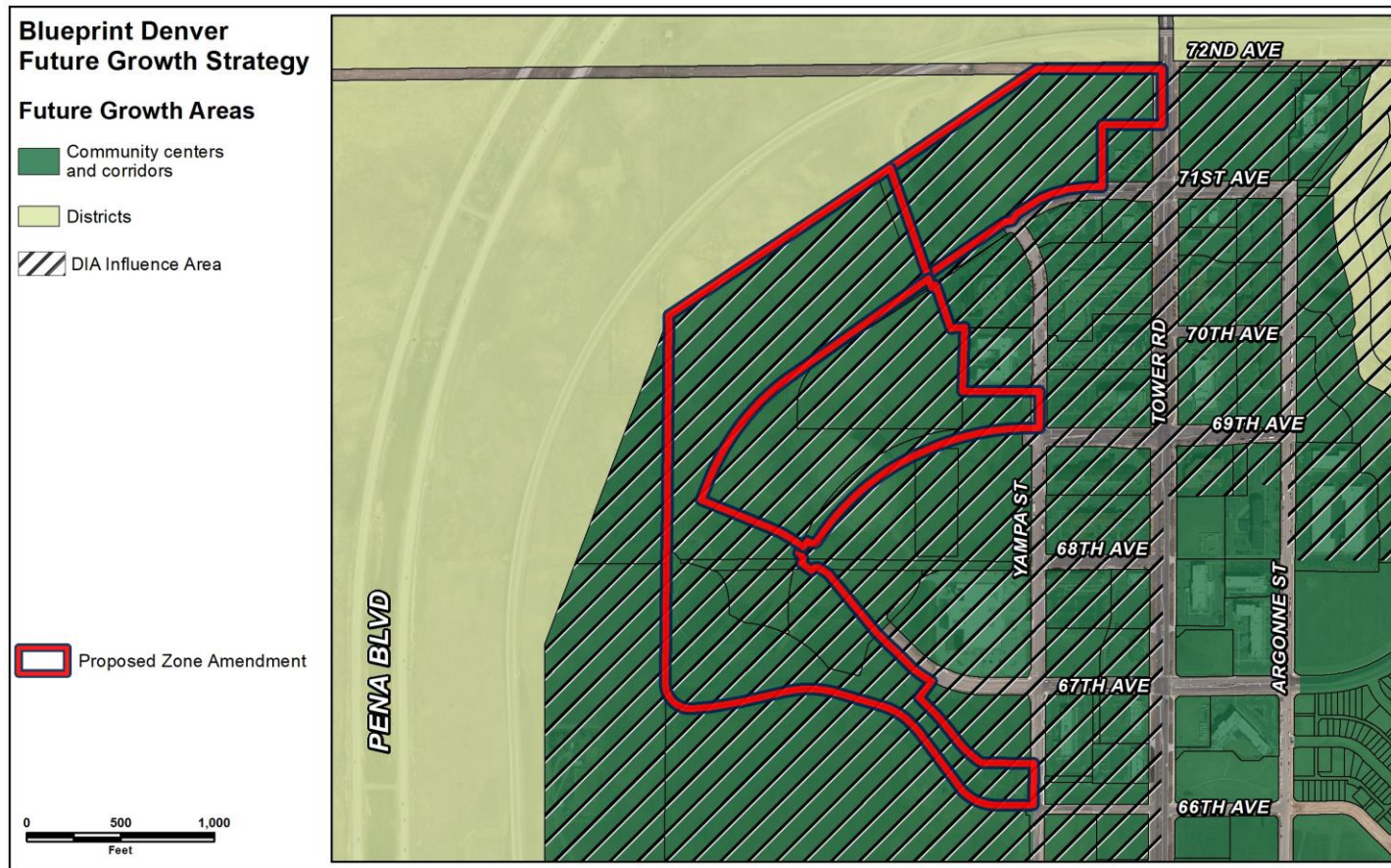
Consistency with Adopted Plans: *Blueprint Denver*



Future Place – Community Center

- Some mix of office, commercial, and residential uses.
- A mix of larger and smaller scale buildings, some setback from the street to accommodate parking.
- Recommended heights are generally up to 5 stories

Consistency with Adopted Plans: *Blueprint Denver*



Growth Areas Strategy – Community Centers & Corridors

- Anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas.

EQUITY ANALYSIS

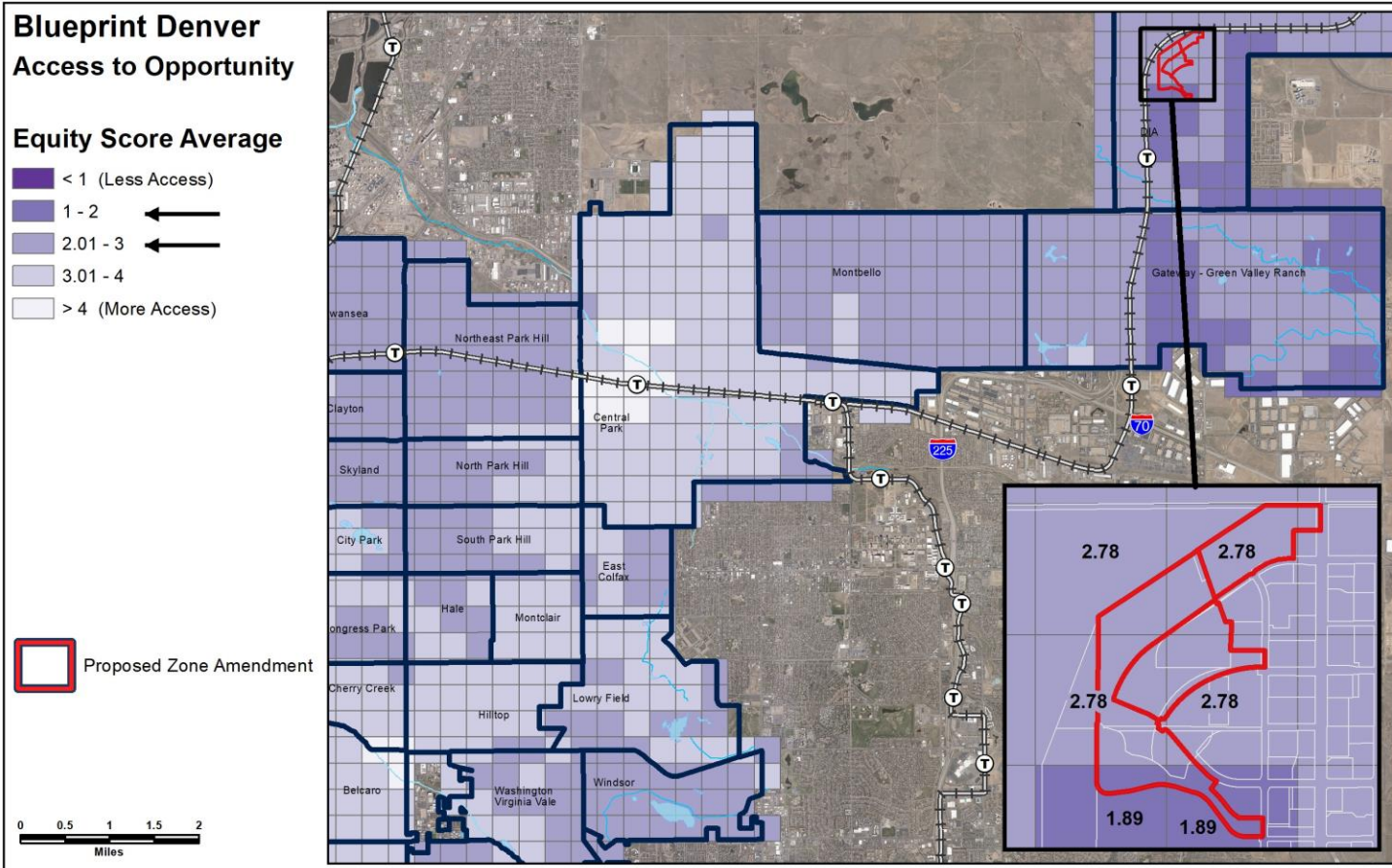
Blueprint Denver Contains Three Major Equity Concepts

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



Consistency With Adopted Plans

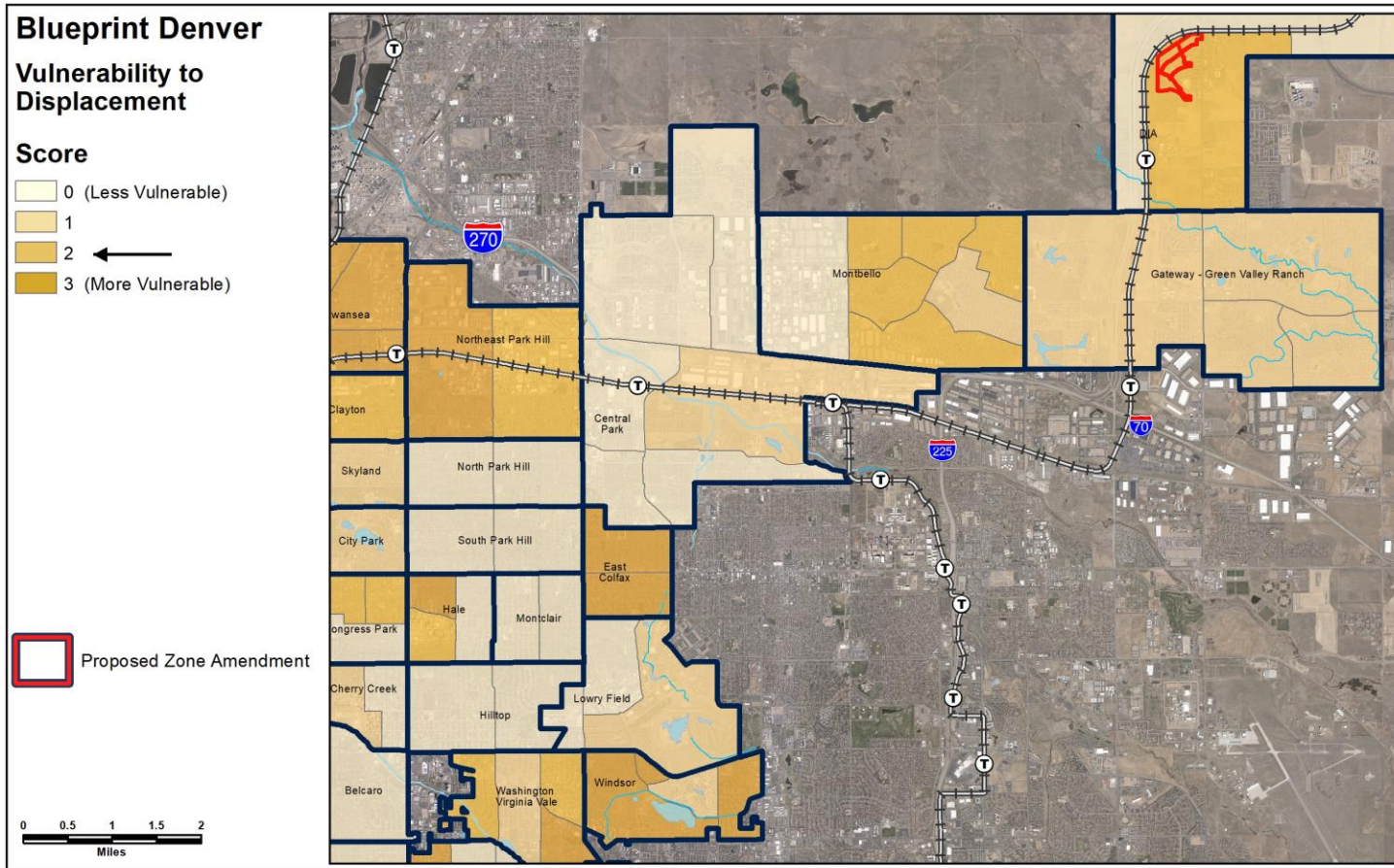
Blueprint Denver (2019) - Access to Opportunity



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

Consistency With Adopted Plans

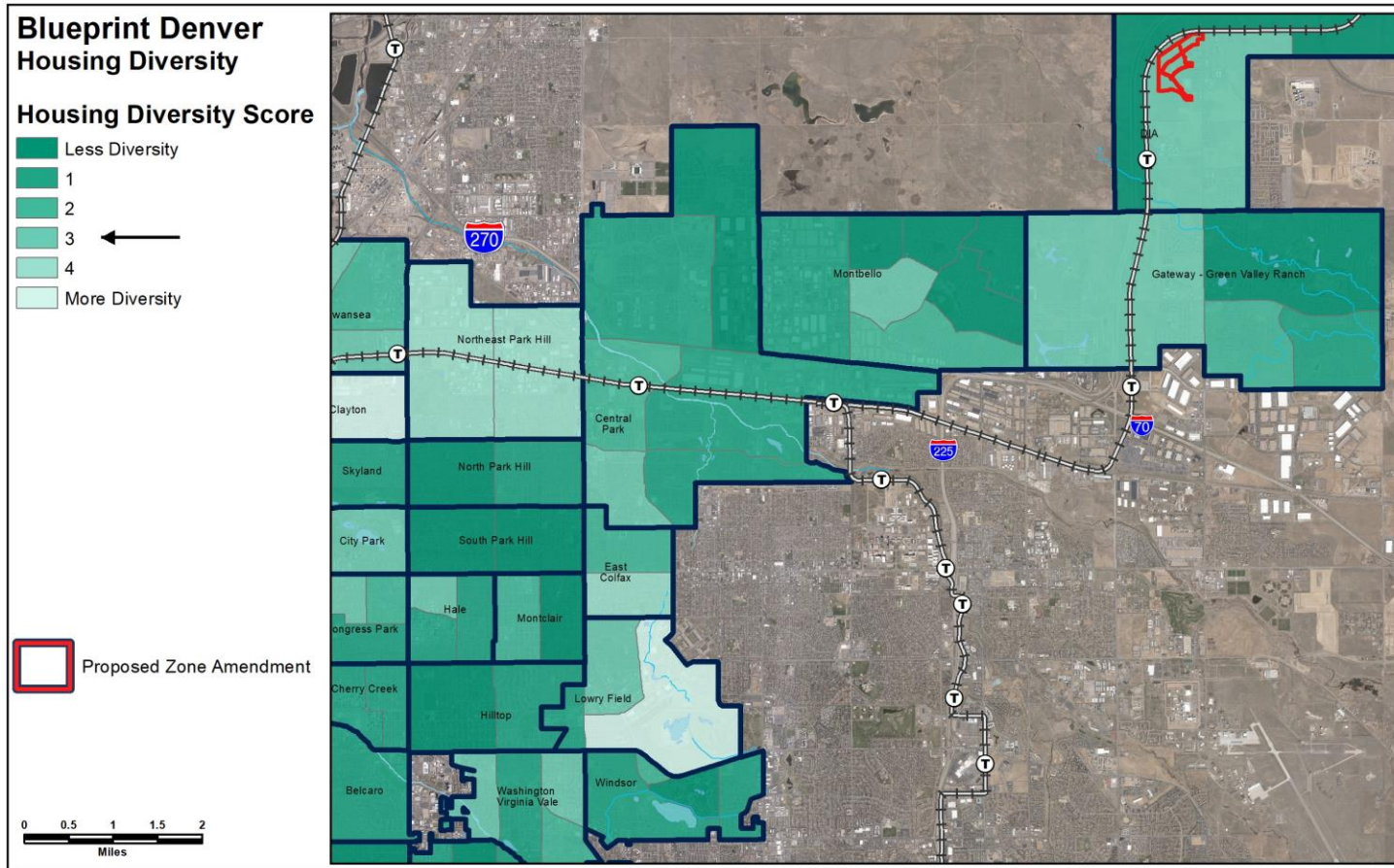
Blueprint Denver (2019) - Vulnerability to Involuntary Displacement



- 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

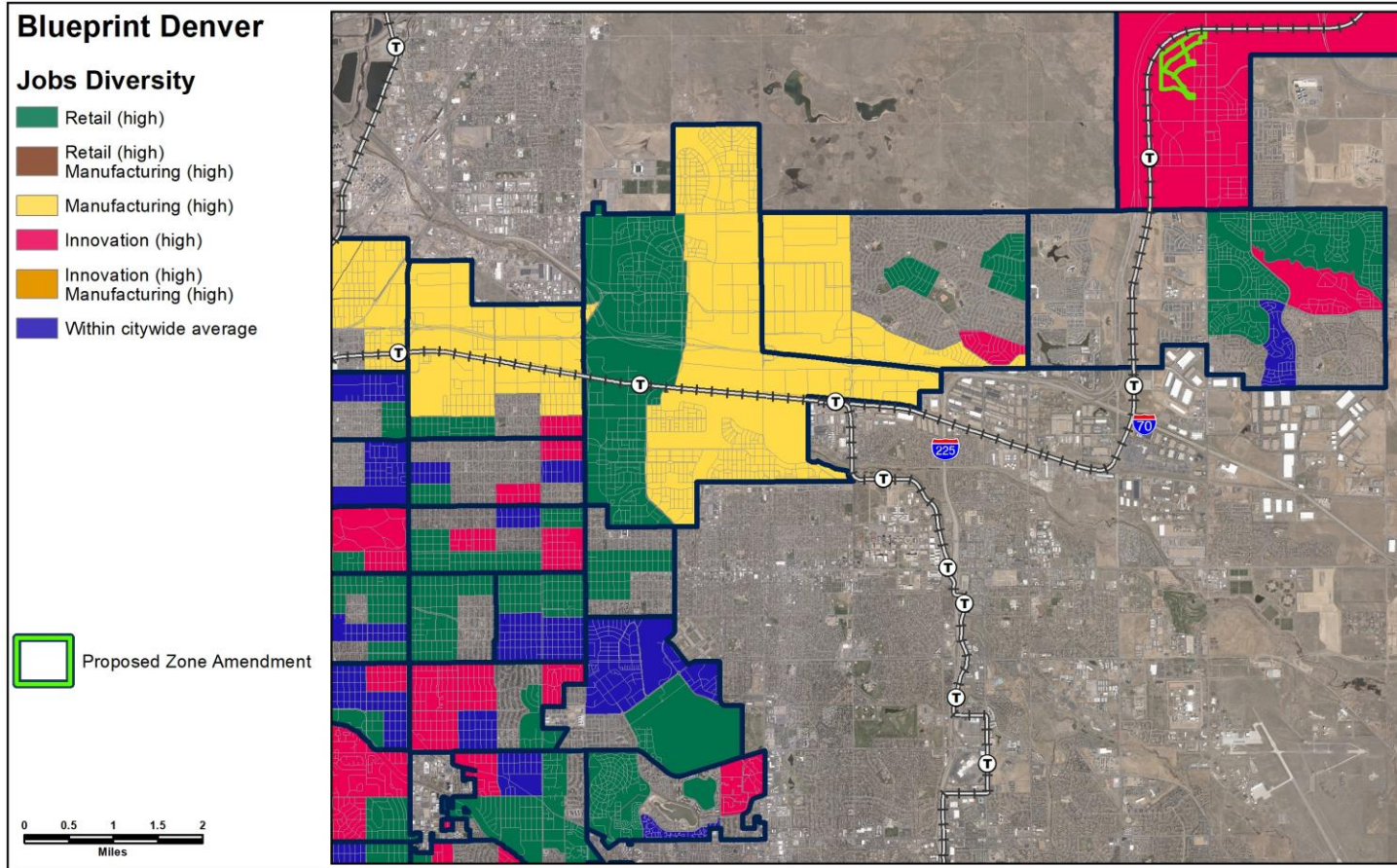
Blueprint Denver (2019) - Housing Diversity



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

Consistency With Adopted Plans

Blueprint Denver (2019) - Jobs Diversity

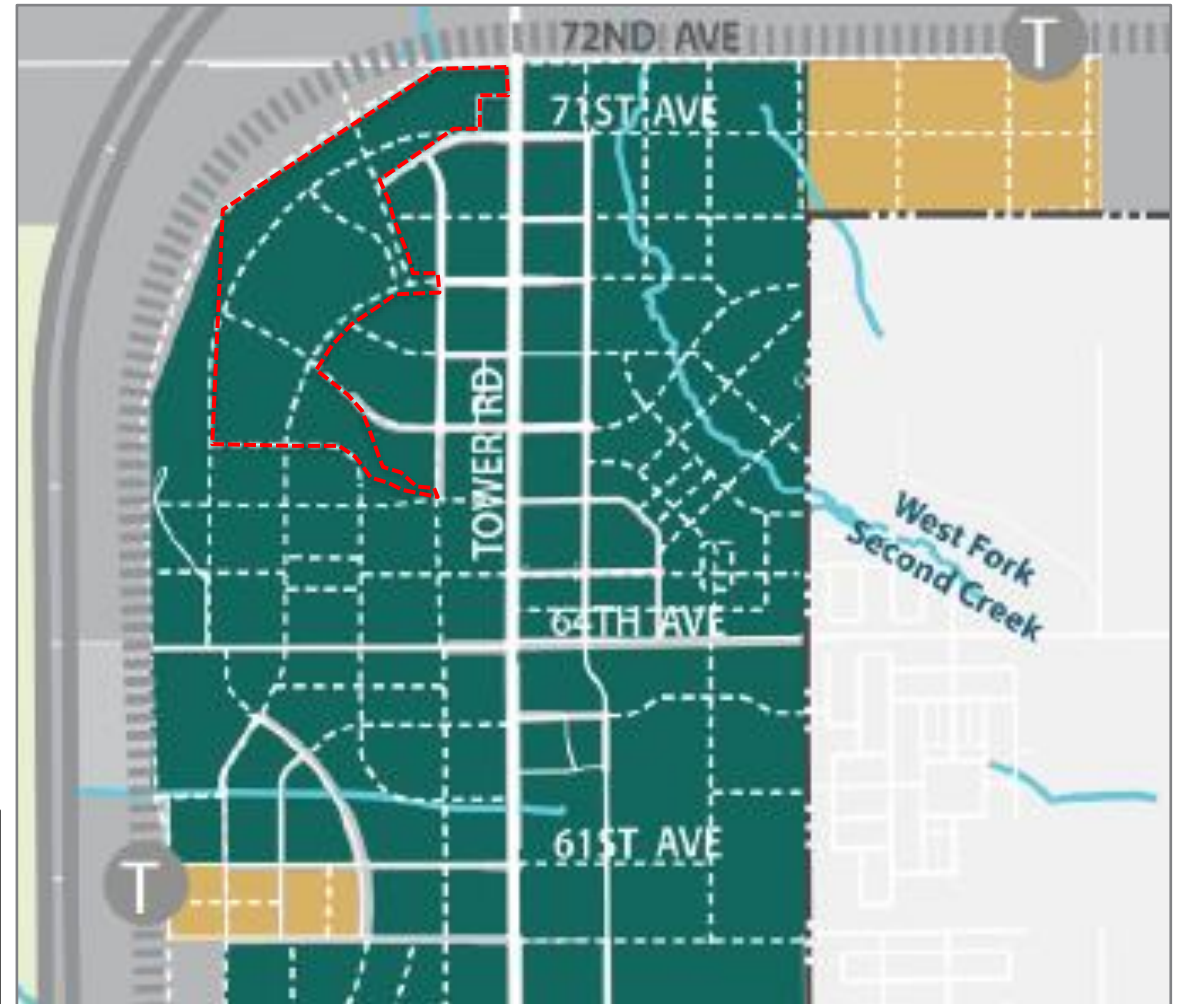
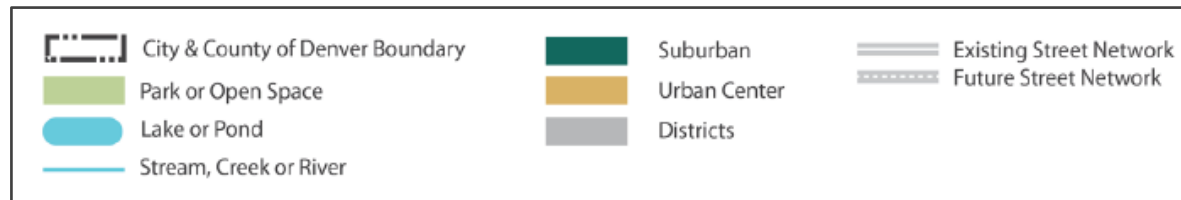


- Higher-than-average number of innovation jobs compared to the city.

Consistency with Adopted Plans: *Far Northeast Area Plan*

Suburban Neighborhood Context

- Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multi-modal connectivity



Consistency with Adopted Plans: *Far Northeast Area Plan*

Community Center Future Place

- A 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, such as ground story activation, transparency and pedestrian entrances.

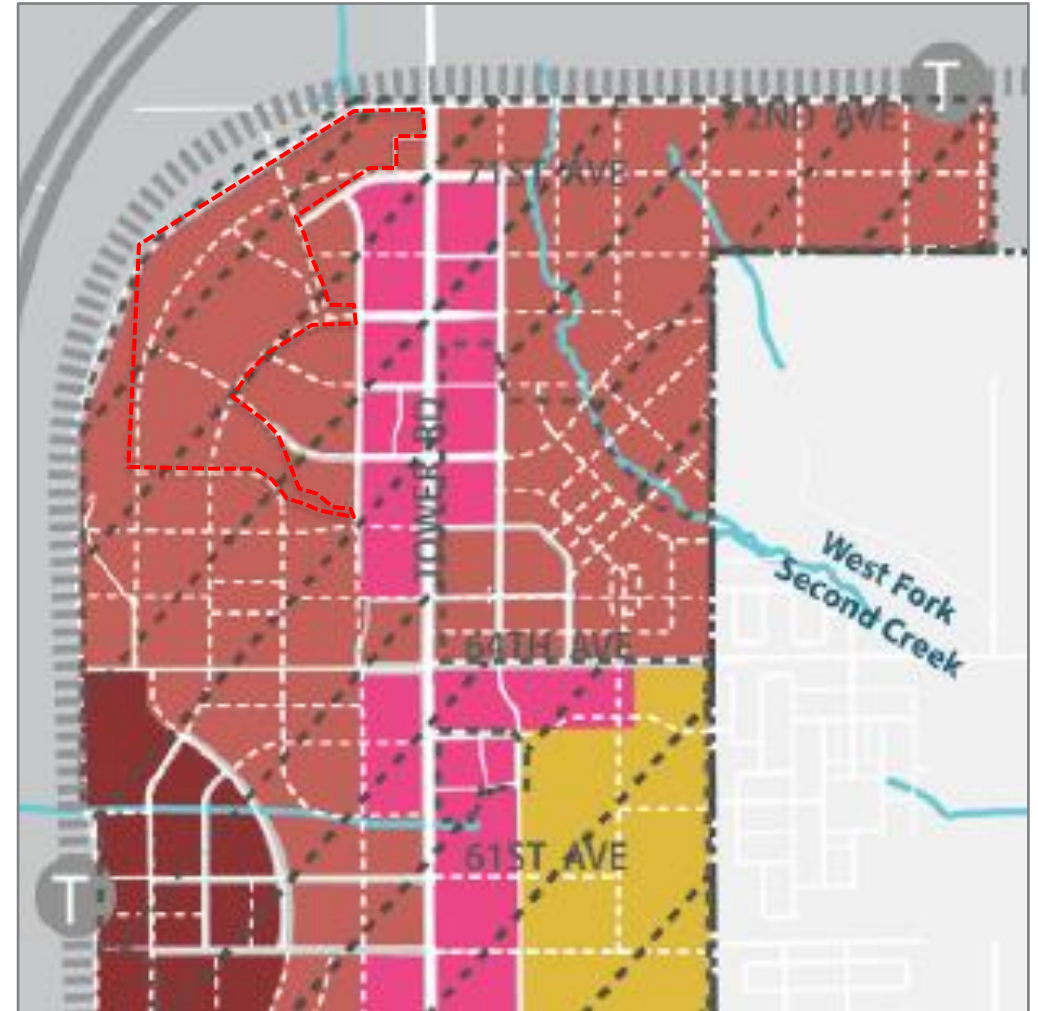
FUTURE PLACES

- 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...In addition to the significant growth opportunity on undeveloped land, growth is also expected in existing community centers and corridors through reinvestment and redevelopment.

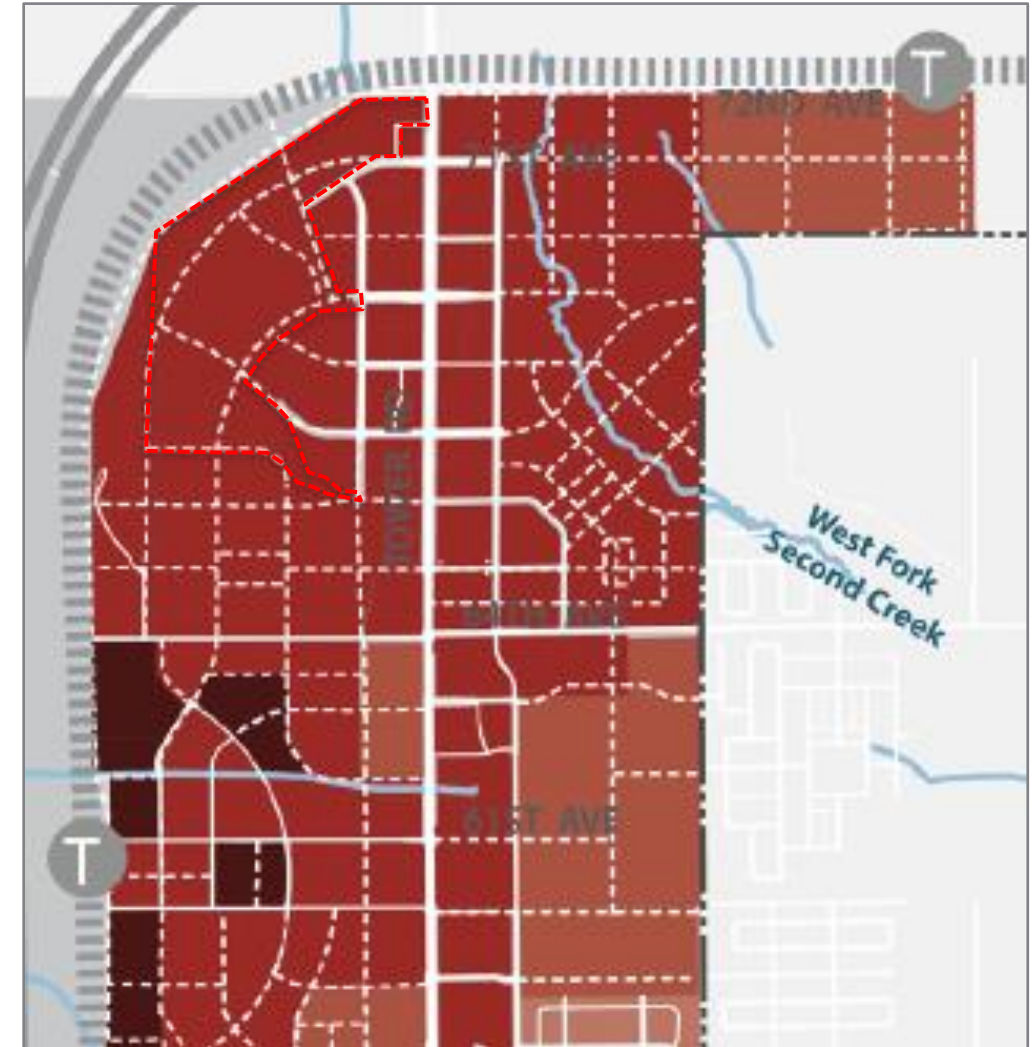


	City & County of Denver Boundary		Regional Centers		Districts
	Park or Open Space		Community Centers and Corridors		All Other Areas
	Lake or Pond		Greenfield Residential Areas		Existing Street Network
	Stream, Creek or River				Future Street Network

Consistency with Adopted Plans: *Far Northeast Area Plan*

Maximum Building Heights

- For the subject property, the 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:
 - North of 64th Avenue at Peña Station North (west of Tower Road) and High Point (east of Tower Road). 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 tools to achieve the denser development vision for this area, including encouraging properties with Former Chapter 59 zoning to rezone into the Denver Zoning Code as a strategy to promote design outcomes” (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