



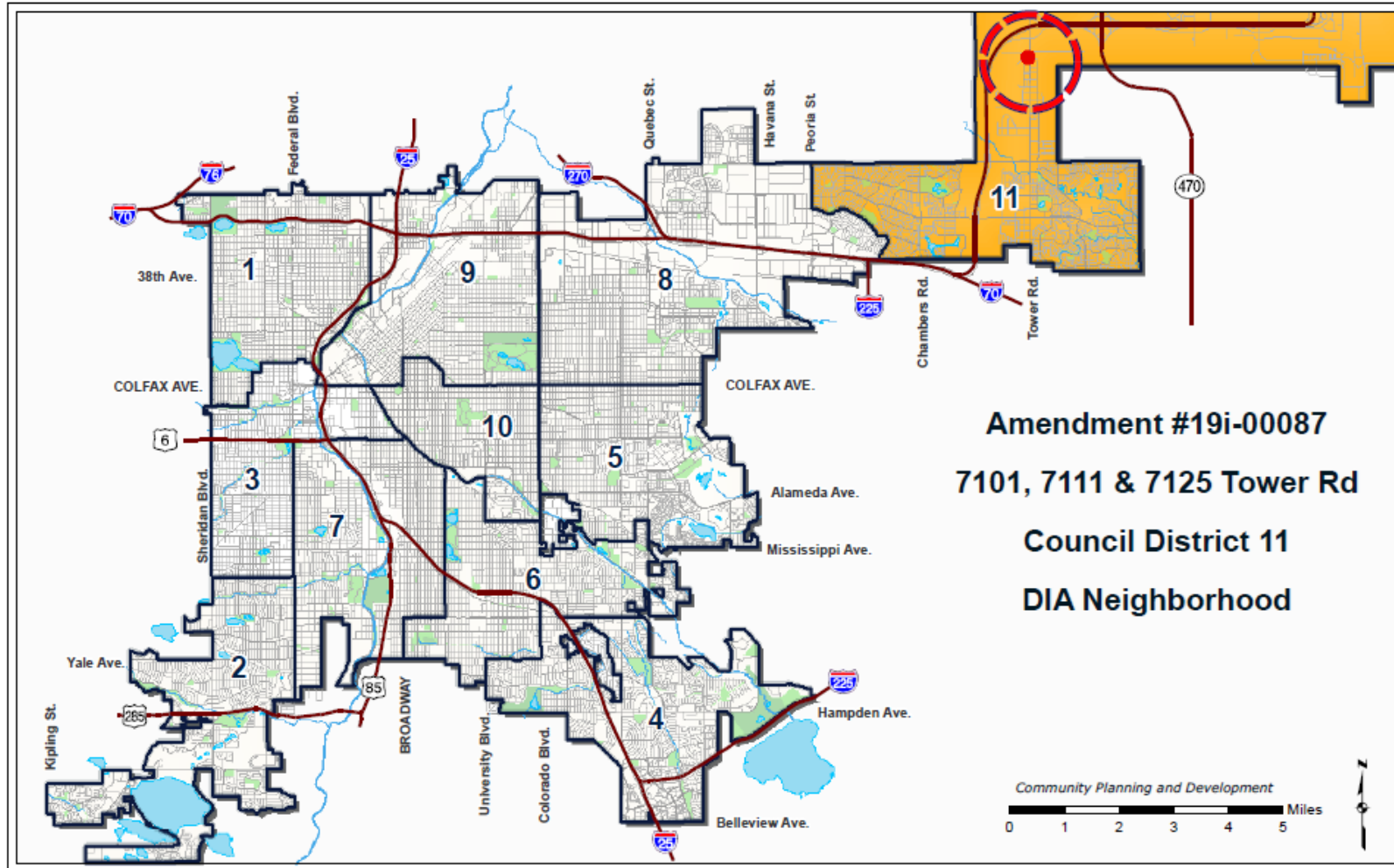
# Official Map Amendment

#2019I-00087 rezoning 7101, 7111, and 7125 N Tower Road from C-MU-10 with waivers and conditions, AIO to S-MX-8, AIO

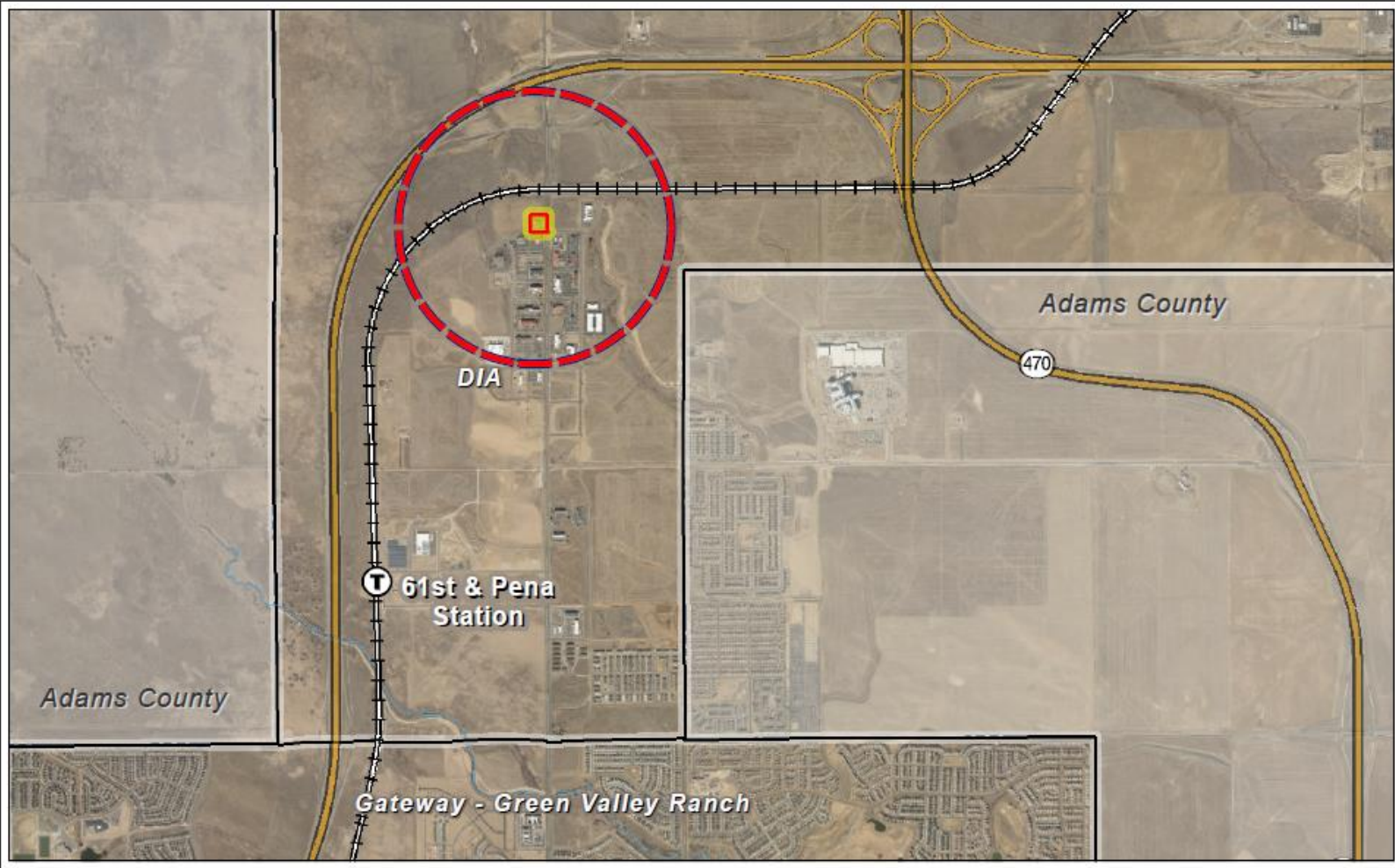
LUTI

December 17, 2019

# Council District 11



# DIA Neighborhood





# Request S-MX-8, AIO



- Subject Property:
  - 82,000 square feet
  - Commercial building
- Proposal:
  - Rezone from C-MU-10 waivers and conditions, AIO to S-MX-8, AIO

# Request S-MX-8, AIO

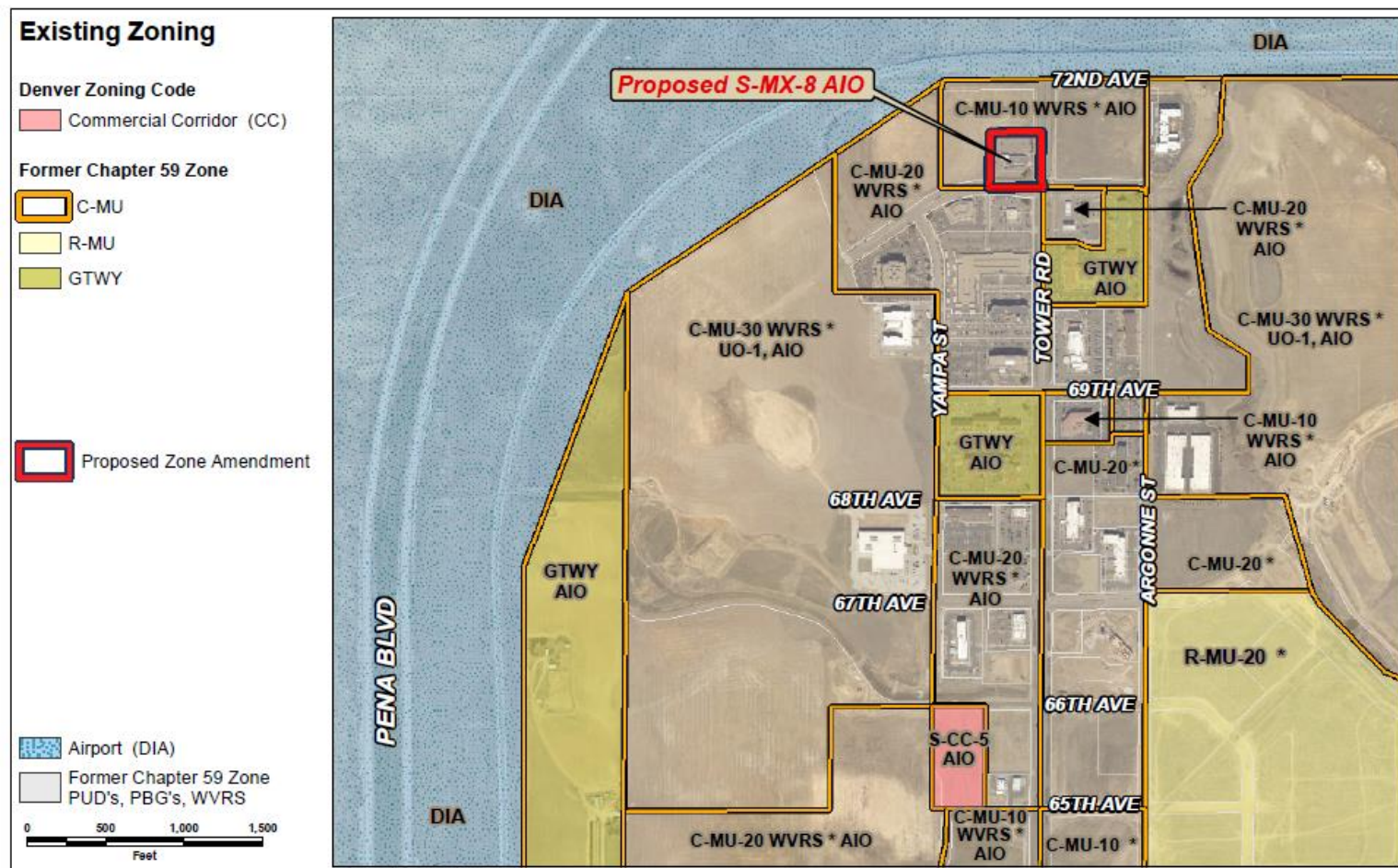
## ARTICLE 3. SUBURBAN (S-) NEIGHBORHOOD CONTEXT



- Suburban Mixed Use - 8 stories
  - Safe, Active, Pedestrian-Scaled, Diverse Areas
  - General, Shopfront, Drive Thru Building Forms
  - Maximum height of 8 stories (110 feet)
- AIO overlay ensures DEN compatibility



# Existing Context: Zoning



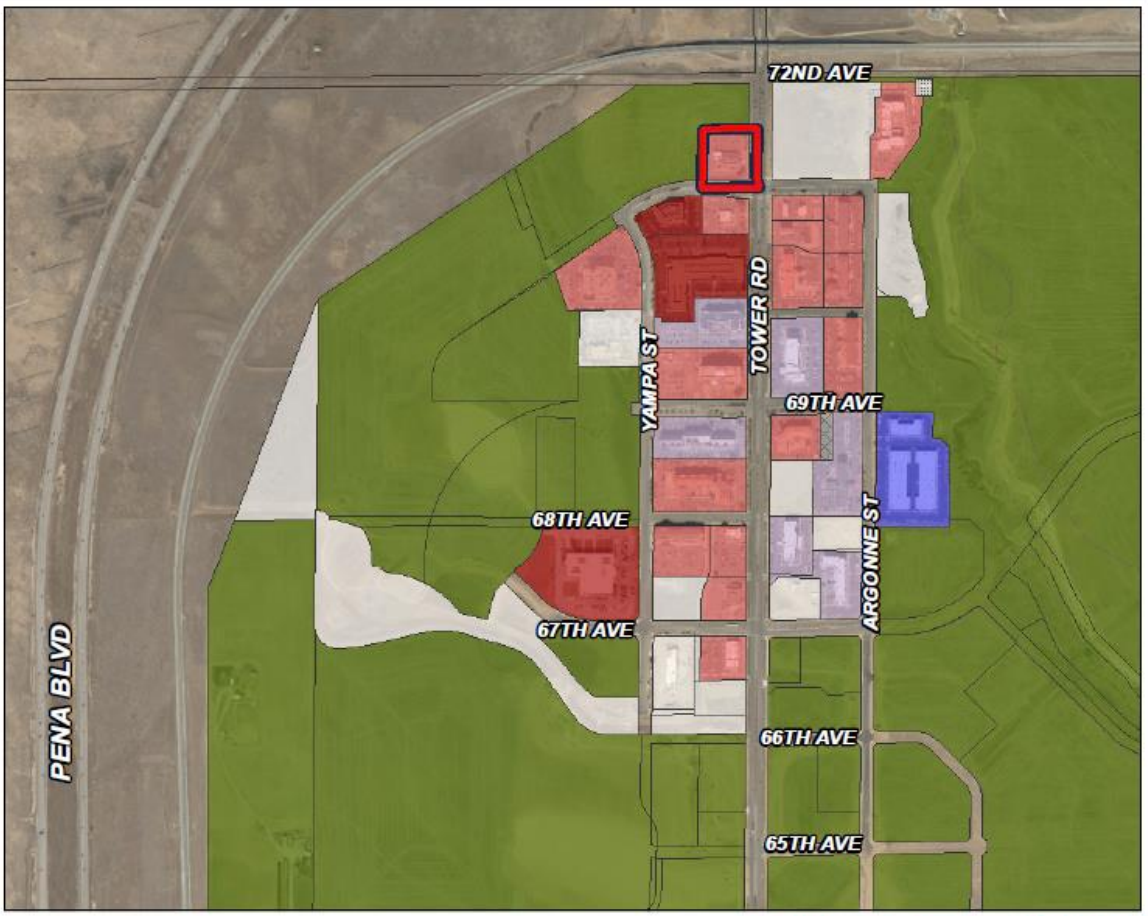
- Subject site: C-MU-10 with waivers and conditions, AIO
- North, East & West – C-MU-10 with waivers and conditions, AIO
- South – C-MU-20 with waivers and conditions, AIO

# Existing Context: Land Use

### Existing Land Use

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

Proposed Zone Amendment



Land Use Data Compiled 2018

- Subject Property: Commercial
- North, West, East: Vacant
- South: Commercial/office/retail



# Existing Context – Form/Scale (Subject Property)





# Existing Context – Form/Scale



# Process

- Informational Notice: 09/15/19
- Planning Board Public Hearing : 12/4/19
  - Voted unanimously (8-0) to recommend approval
- LUTI Committee: 12/17/19
- City Council Public Hearing: 2/3/20 (tentative)
- Public Comment
  - No comments to date

# 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

## 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

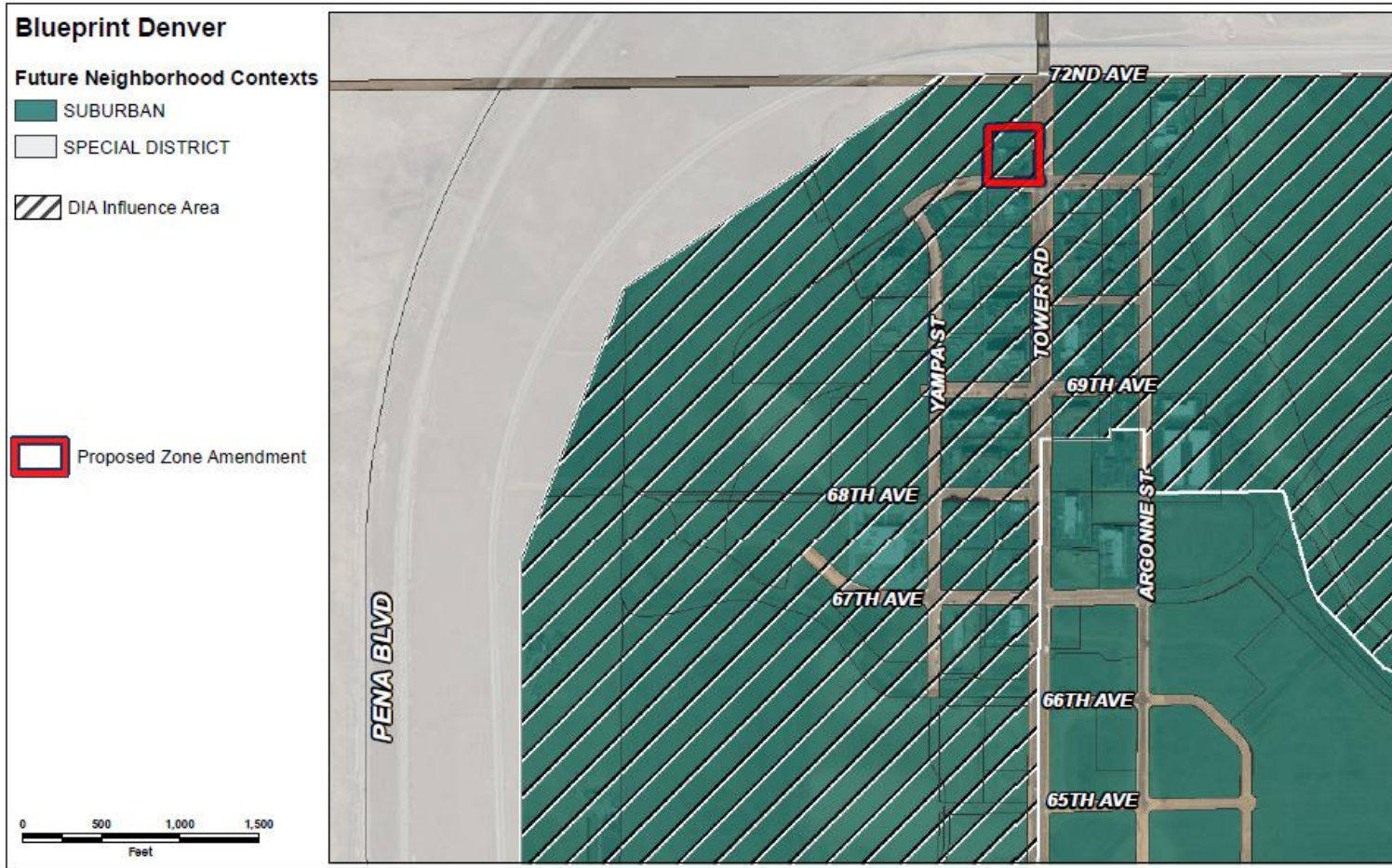
## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- **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 food and the arts”* (p. 28).
- **Strong and Authentic Neighborhoods Goal 1, Strategy A** – *“Build a network of well-connected, vibrant, mixed-use centers and corridors”* (p.34).
- **Strong and Authentic Neighborhoods Goal 1, Strategy D** – *“Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities”* (p. 34).
- **Environmentally Resilient Goal 8, Strategy A** - *“Promote infill development where infrastructure and services are already in place”* (p. 54).
- **Economically Diverse and Vibrant Goal 2, Strategy B** – *“Facilitate the growth of a diverse business sector that serves as the foundation for a global, innovative economy”* (p. 46).
- **Economically Diverse and Vibrant Goal 5, Strategy C** – *“Promote Denver International Airport as the gateway between Denver and the world”* (p. 47).

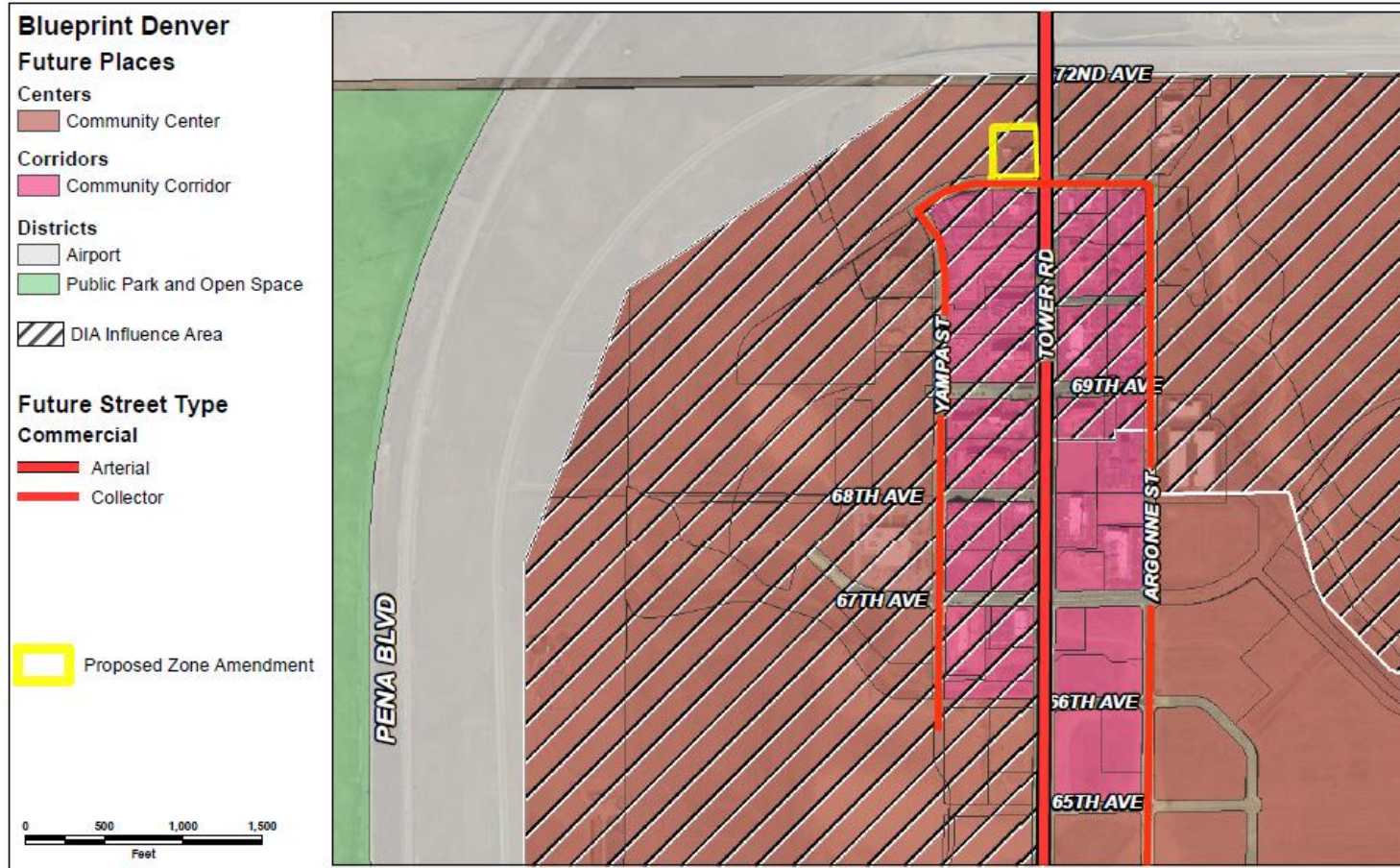
# Blueprint Denver (2019)



- Future Context - Suburban
  - Most varied development in Denver's neighborhoods
  - Commercial development focused along main corridors and centers
  - More auto-oriented than others, but should be quality multi-modal connectivity
- DIA Influence Area



# Blueprint Denver (2019)



- Future Place – Community Center
  - Mix of office, commercial, residential and mix of larger and smaller scale
  - Wide draw of residents from surrounding neighborhoods and other parts of the city
  - Height – generally 5 stories
- Street Classifications
  - Tower Road: Commercial Arterial
  - 71<sup>st</sup> Avenue: Commercial Collector

# Blueprint Denver (2019)



## Growth Areas Strategy

- 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. Other areas of the city are still expected to see some growth, however more limited.*



# Far Northeast Area Plan (2019)

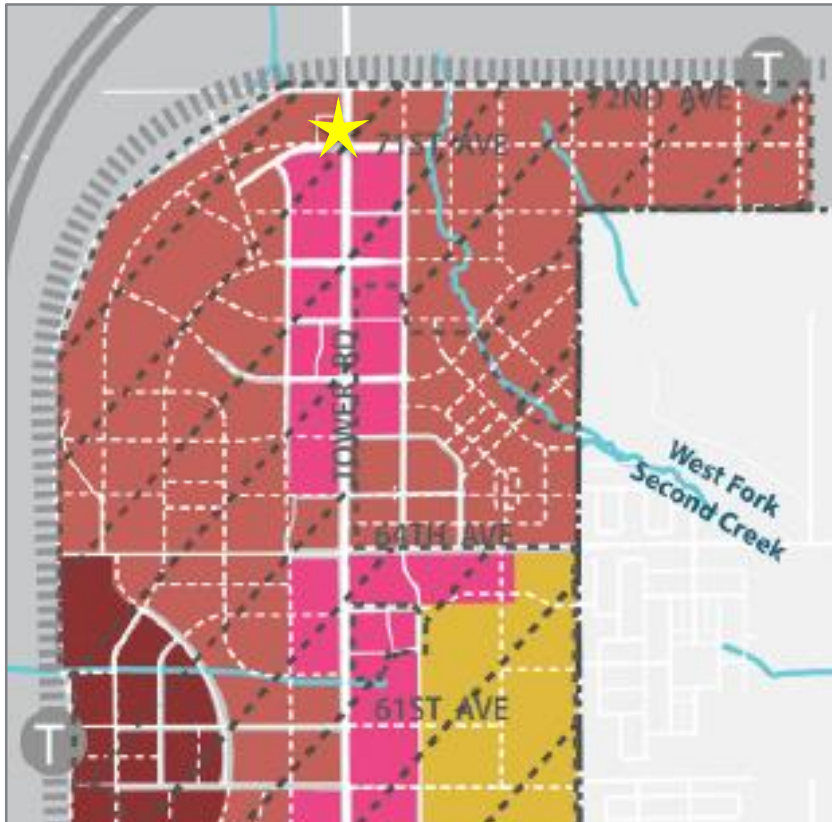


- Suburban Context
- Commercial development focused along main corridors and centers





# Far Northeast Area Plan (2019)



## 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

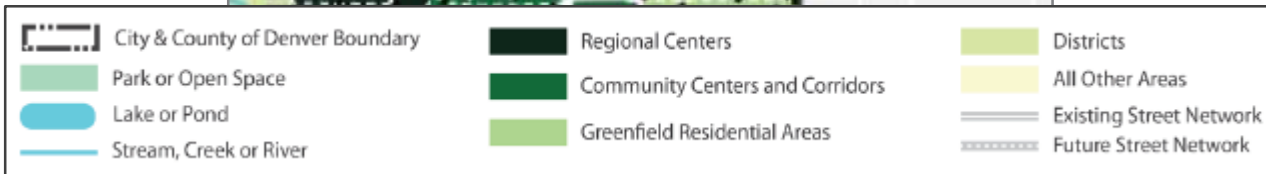


DIA Influence Area  
Land Use and other regulatory restrictions apply within the DIA Influence Area. Refer to Section 3.3.3 for more details

## Future Place: Community Center

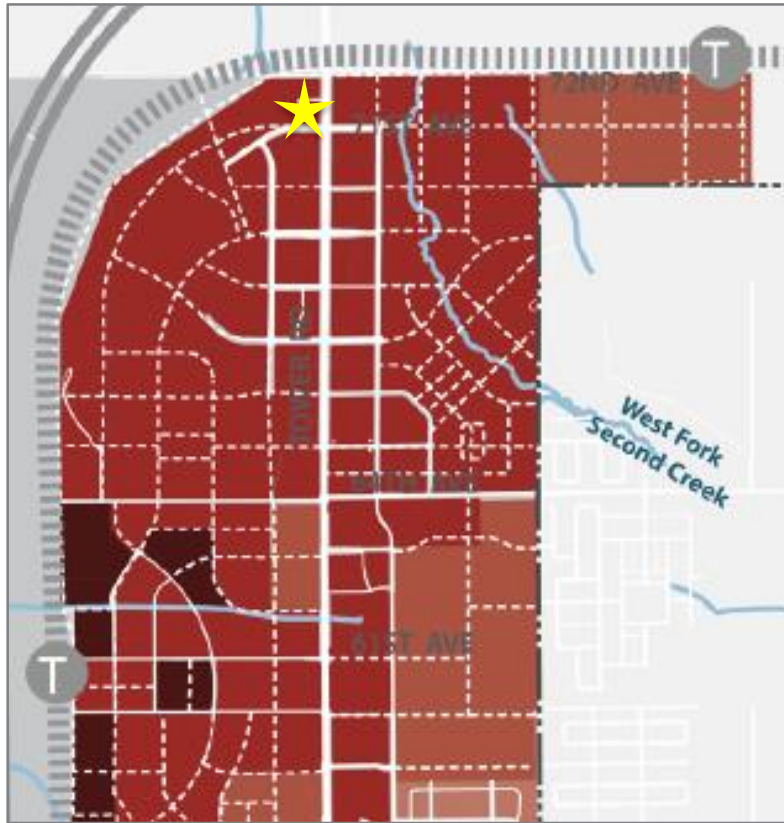
- Mixed use - retail, food and beverage, entertainment, hospitality and office uses
- Community-serving amenities
- Pedestrian-friendly design

# Far Northeast Area Plan (2019)

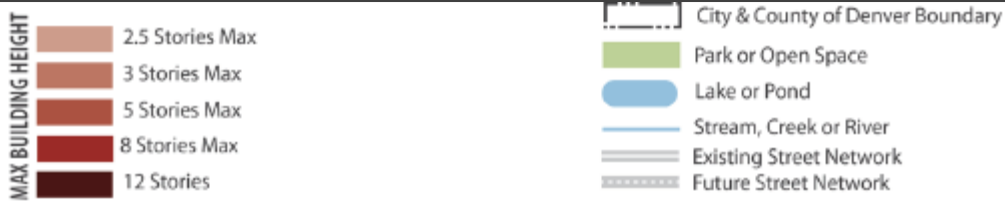


- Growth Strategy; Community Centers and Corridors
- Most growth in greenfield areas and in existing Community Centers and Corridors such as Tower Road

# Far Northeast Area Plan (2019)

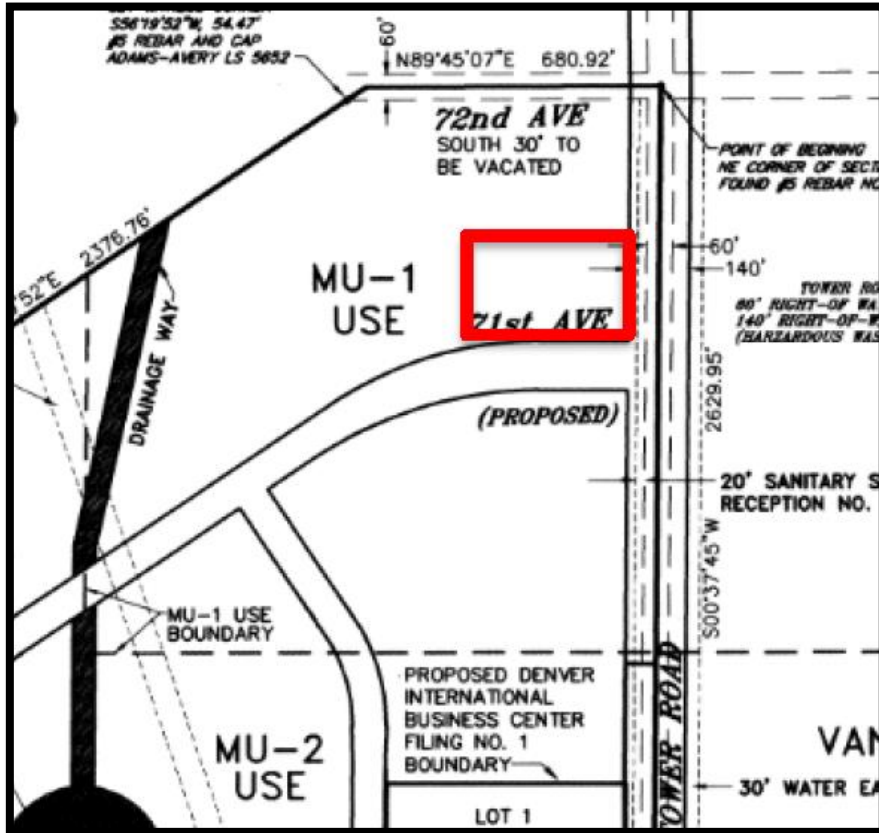


- Maximum Recommended Height – 8 stories
- DIA neighborhood
  - Create a variety of centers
  - Opportunity for more commercial development and jobs
  - Consider tools to achieve denser development, encouraging rezoning into DZC





# Denver International Business Center GDP No. 1 (1995)



- Business and hospitality community integrating hotel and office uses
- MU-1 Use
- Conceptual streets and stormwater areas

# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - Change to such a degree that the proposed rezoning is in the public interest
    - Former Chapter 59 zoning
    - Newly adopted plans
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# 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
  - The proposed zoning is consistent with the Suburban context, will allow mixed use development consistent with the district purpose and intent of applying to areas served by arterial streets.
  - AIO will ensure development is compatible with airport operations.



# CPD Recommendation

CPD recommends that LUTI move the application forward for consideration by the full City Council, 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