



---

# 3801 East Florida Avenue

Request: B-A-3 and O-1 to S-MX-5

Date: 7.9.2024

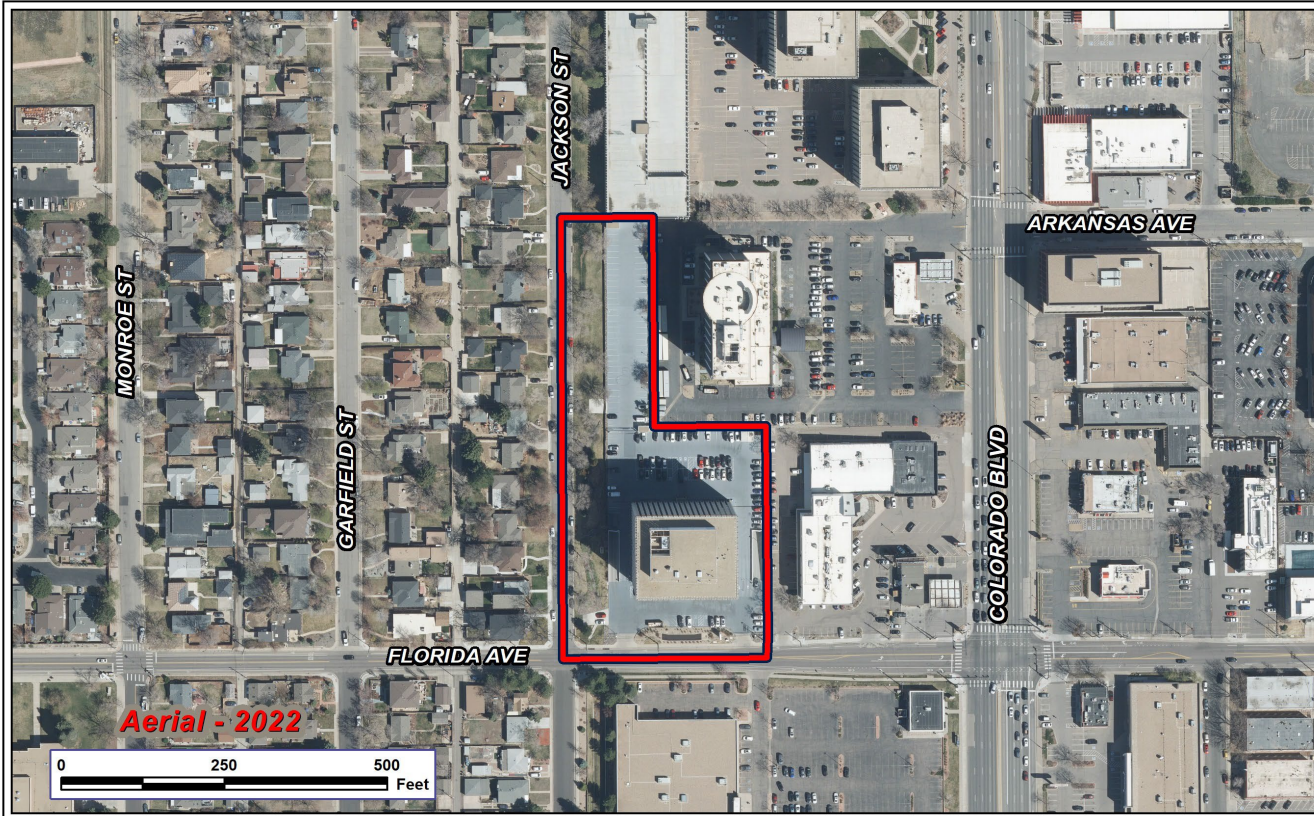
Presenter: Alisa Childress

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from B-A-3 and O-1 to S-MX-5



- Property:
  - 126,697 sf or 2.9 acres
  - 9-story office tower and surface parking lot
- Rezone from B-A-3 and O-1 to S-MX-5
- Requesting rezoning to facilitate redevelopment of the site in a manner that is consistent with adopted plans

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



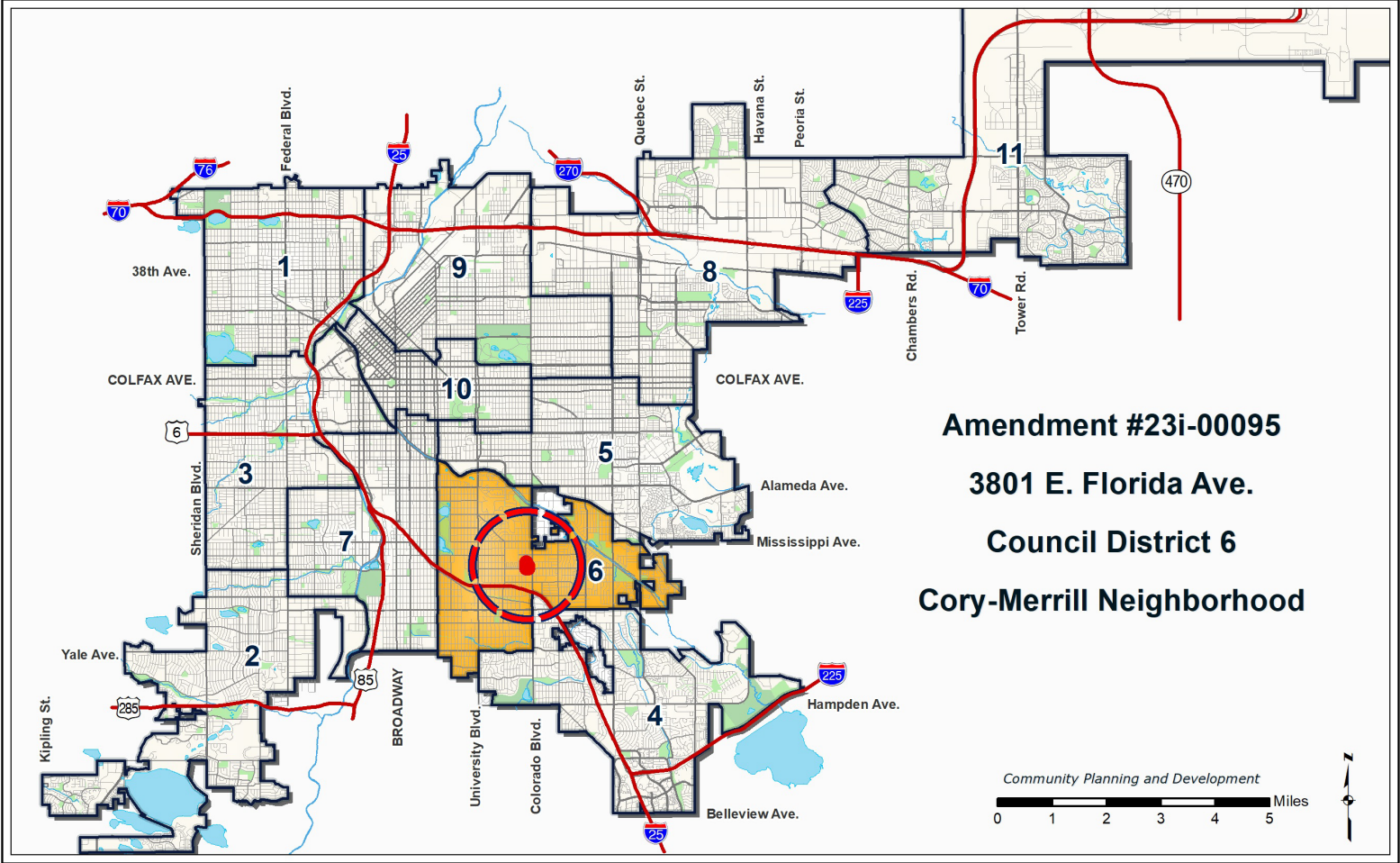
# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



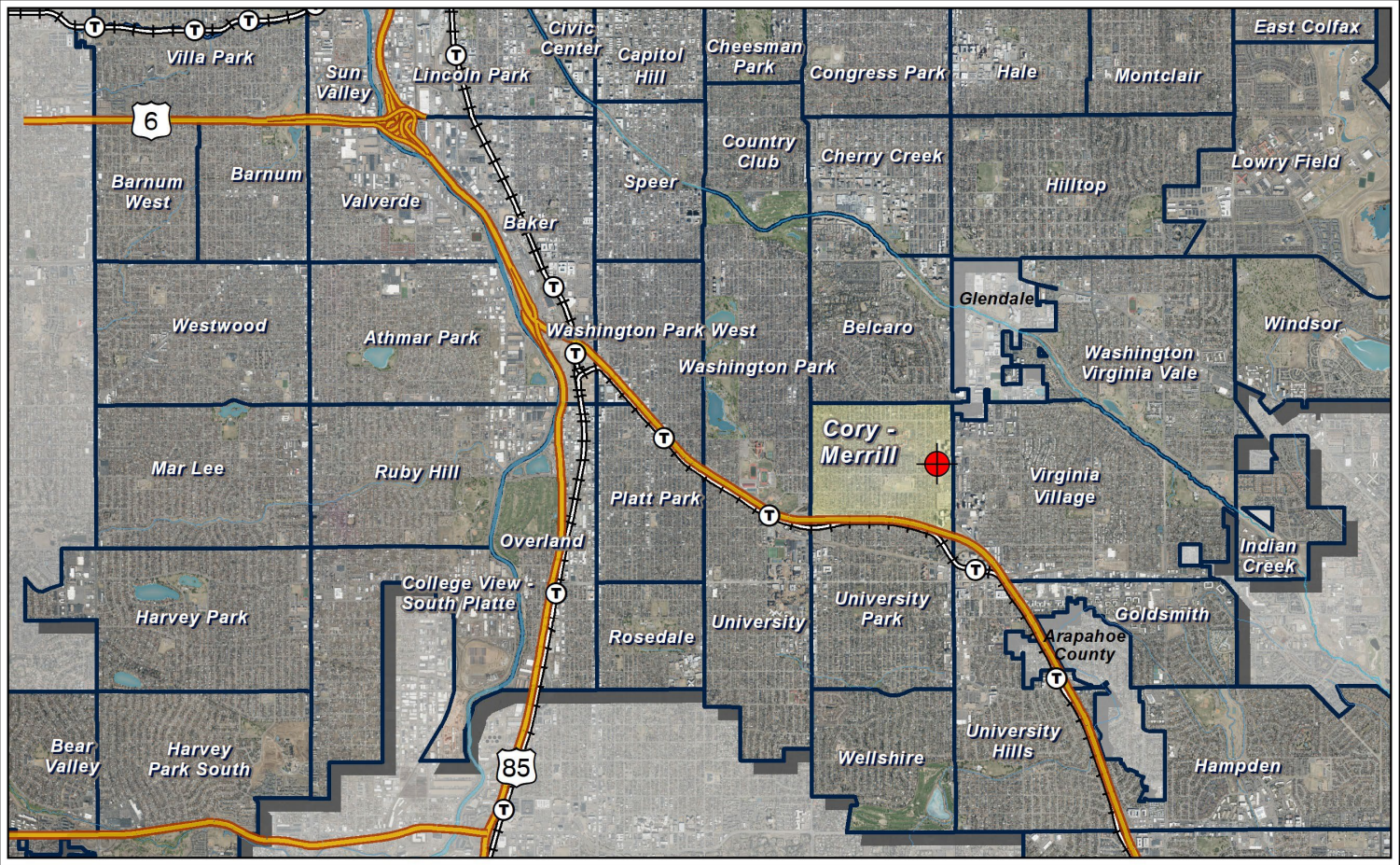


# Council District 6 – Councilmember Kashmann





# Statistical Neighborhood – Cory-Merrill



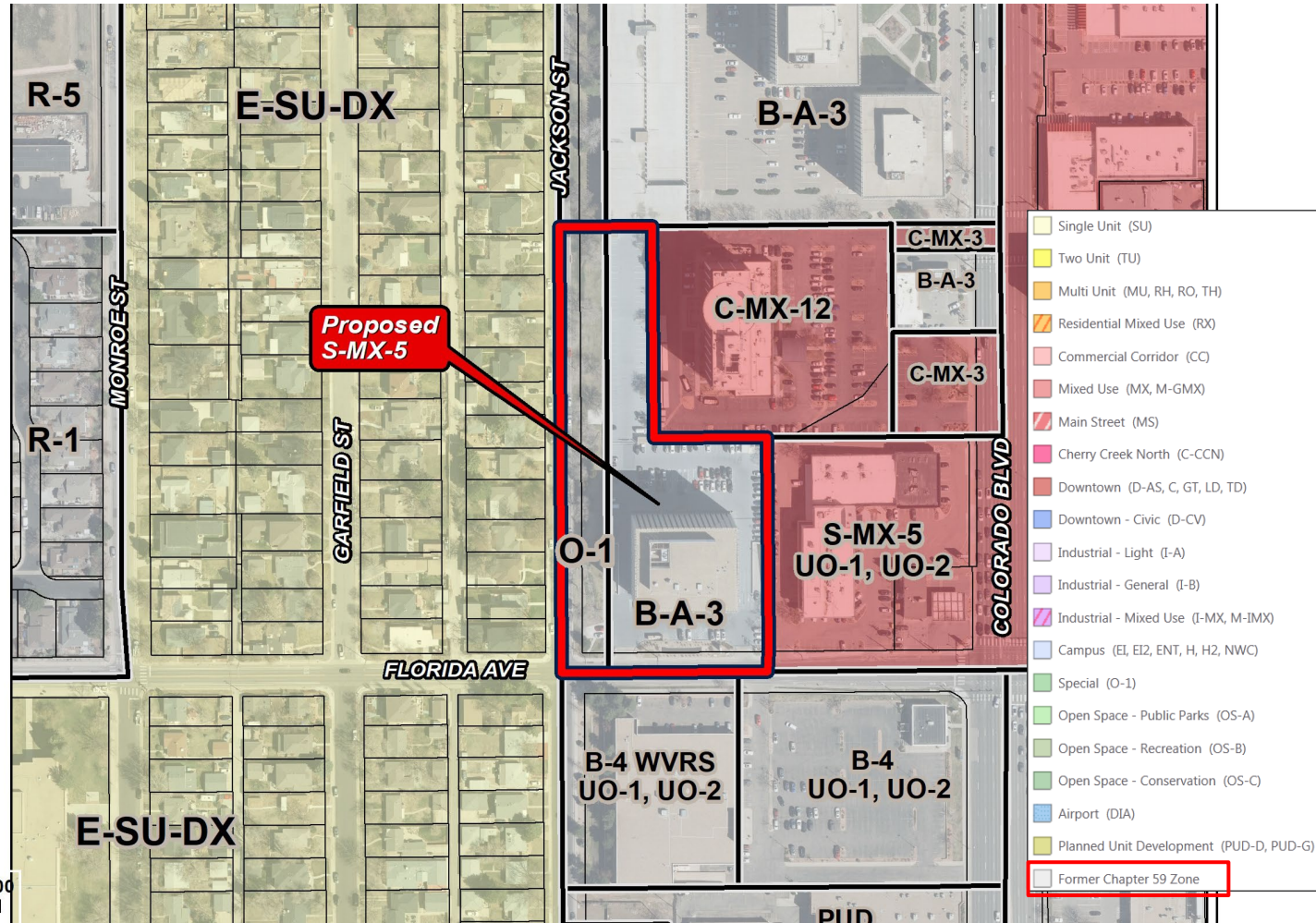
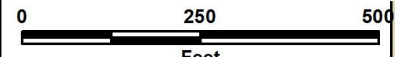


# Existing Zoning – B-A-3 and O-1

## EXISTING ZONING

- Single Unit (SU)
- Mixed Use (MX, M-GMX)
- Former Chapter 59 Zone  
PUD's, PBG's, WVRs

Proposed Zone Amendment



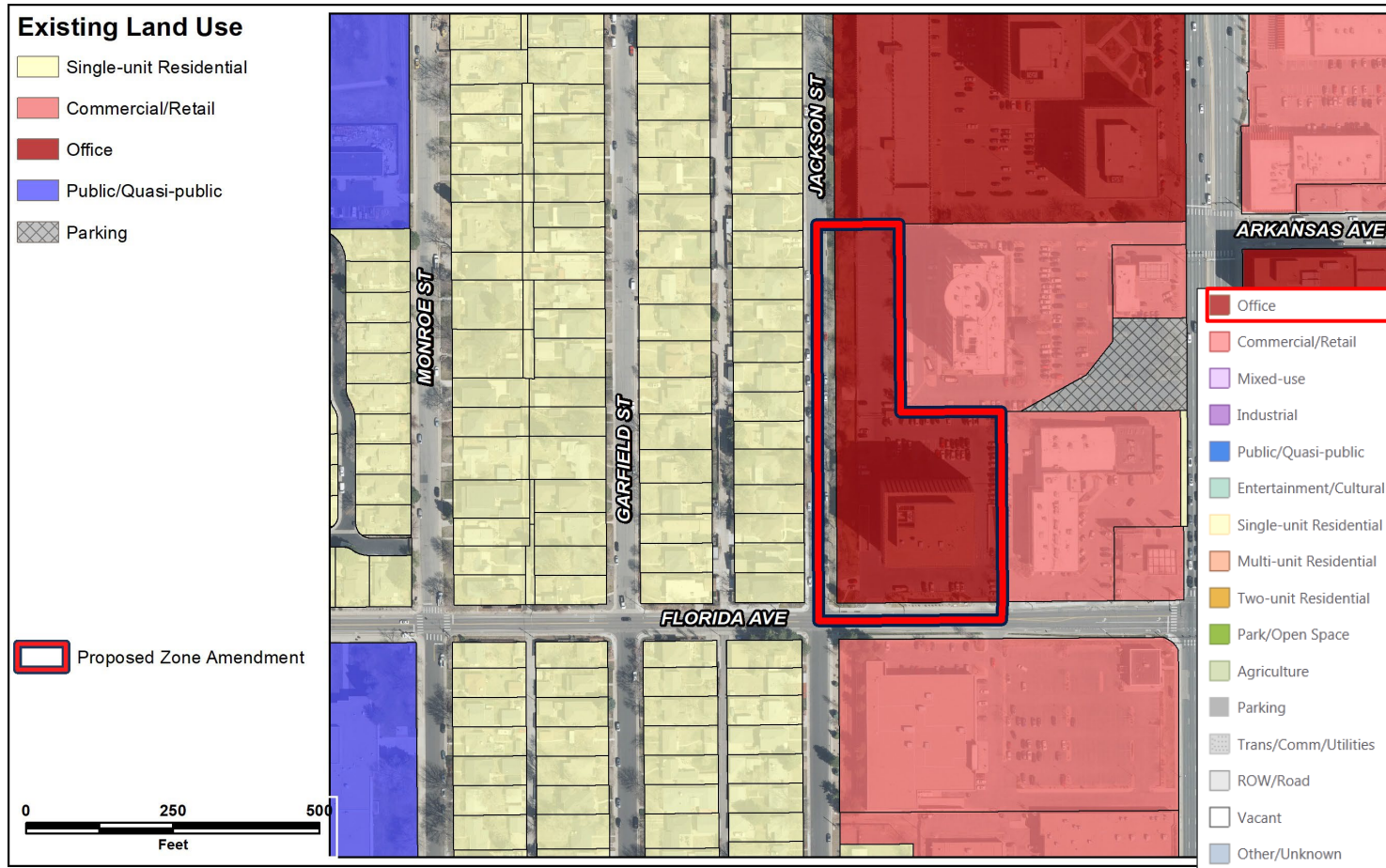
- B-A-3 and O-1

Proximity to:

- C-MX-12
- S-MX-5
- E-SU-Dx
- B-4



# Existing Context – Land Use



## Office

Adjacent to:

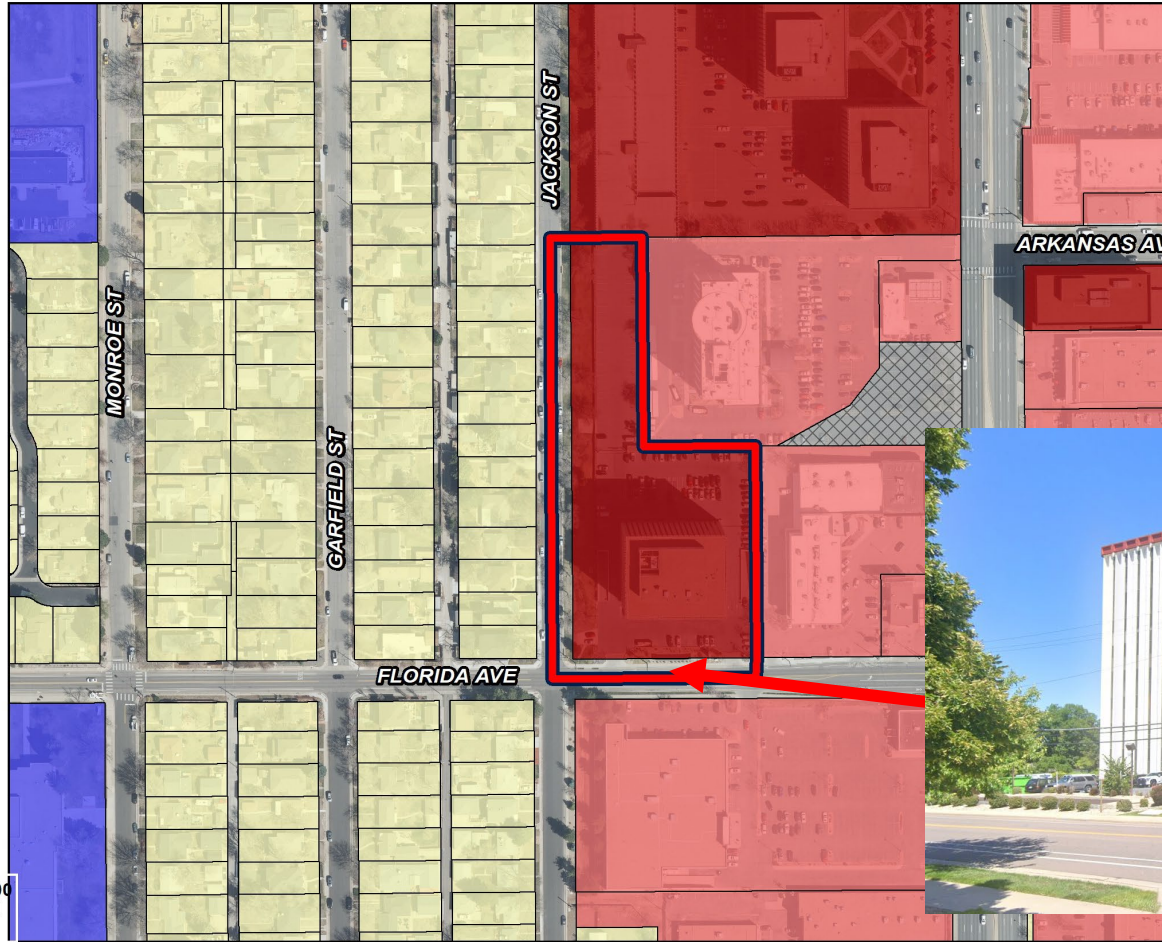
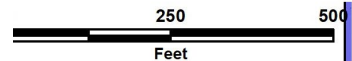
- Single-Unit Residential
- Commercial/retail

# Existing Context – Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Commercial/Retail
- Office
- Public/Quasi-public
- Parking

Proposed Zone Amendment



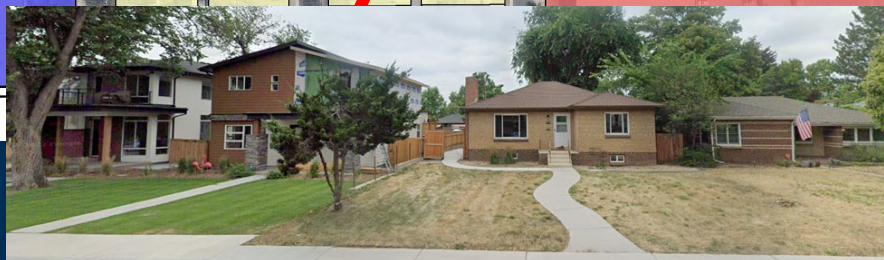
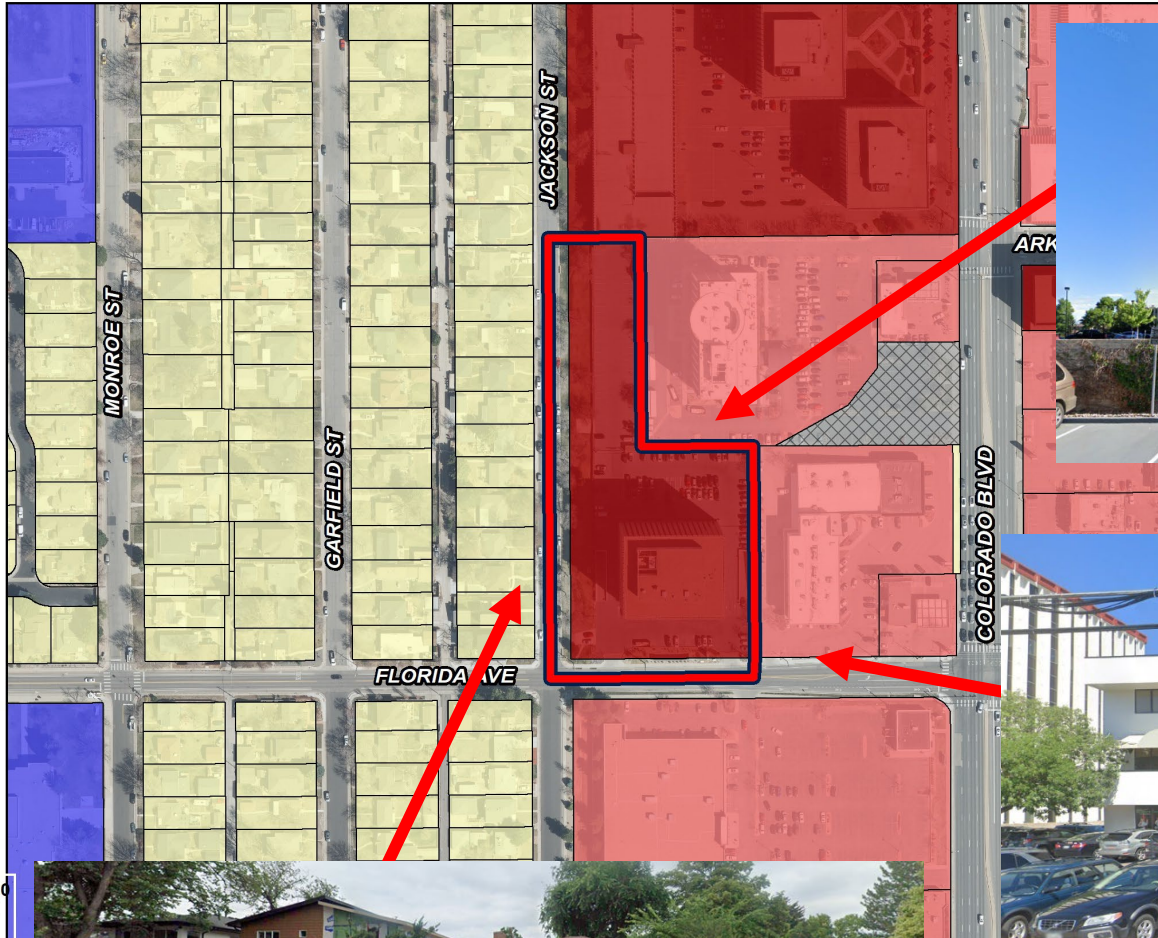
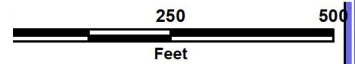


# Existing Context – Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Commercial/Retail
- Office
- Public/Quasi-public
- Parking

Proposed Zone Amendment





# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Process

- Informational Notice: 11/14/2023
- Planning Board Notice: 4/30/2024
- Planning Board Public Hearing: **5/15/2024**
- LUTI Committee: 7/9/2024
- City Council Public Hearing: 8/19/2024 (tentative)

# Public Comments

- 1 letter of support from the East Evans Business Association received.
  - Support for a district that promotes safe, active, and pedestrian-scaled development and that a mixed-use district would provide a good transition to the residential area.
- 13 letters of opposition. Comment themes include:
  - Concerns about potential loss of green space along Jackson Street, increased traffic and street noise, less parking, and commercial uses spilling over into the neighborhood.



# Planning Board

- Planning Board held a hearing on this item on 5/15/2024.
- The board voted unanimously to recommend approval.

# Presentation Agenda

- Request
- Location and Context
- Process
- 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



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *The Colorado Boulevard Plan (1991)*

## 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

# Comprehensive Plan 2040

## Equity

- Equitable, Affordable and Inclusive Goal 1 – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).



## Strong and Authentic Neighborhoods

- 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).



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *The Colorado Boulevard Plan (1991)*

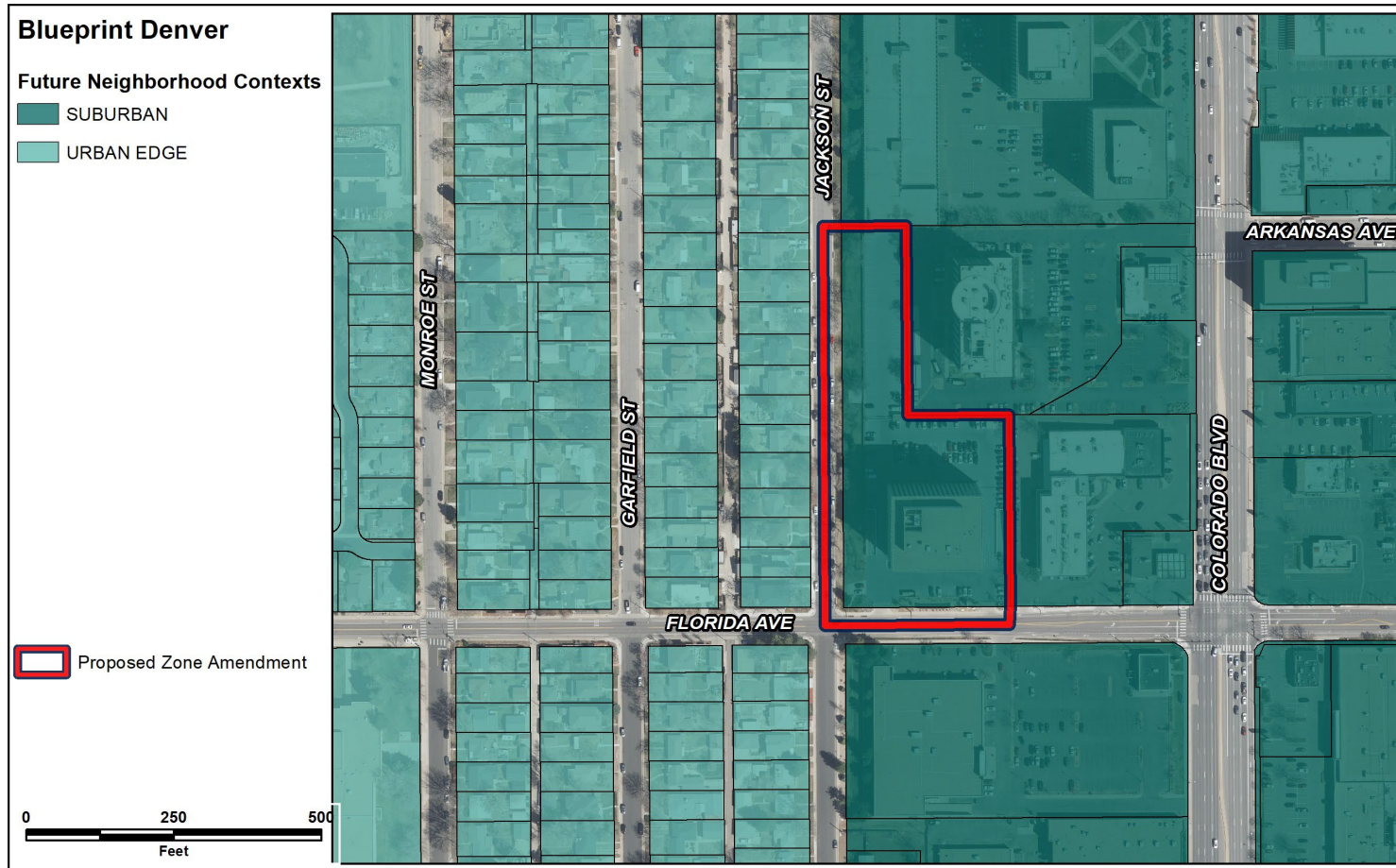
## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

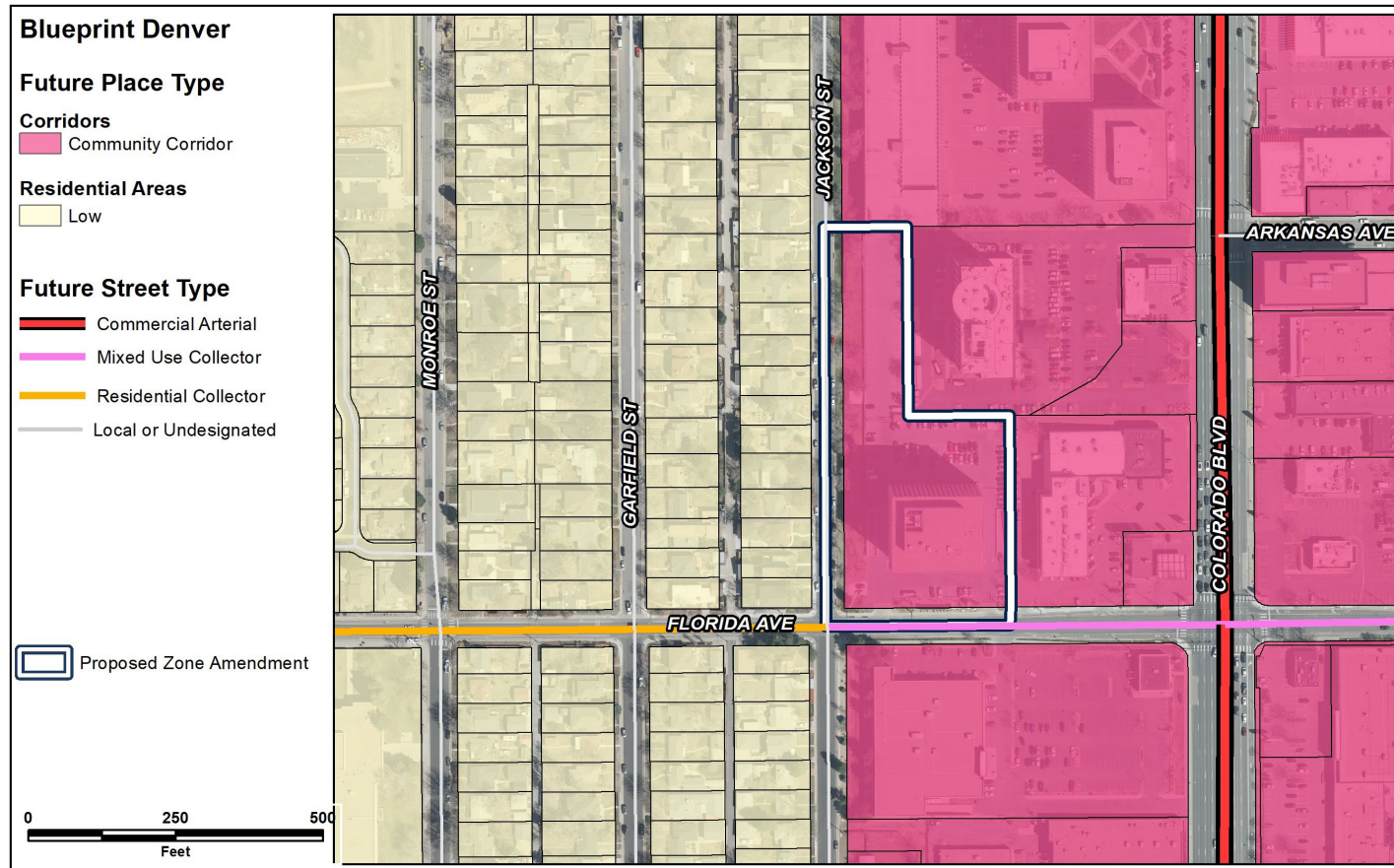
# Blueprint Denver 2019



- **Suburban**
  - Mixed-use multi-unit to single-unit
  - Mix of uses
  - Good street activation
  - Safe, active, and pedestrian-scaled



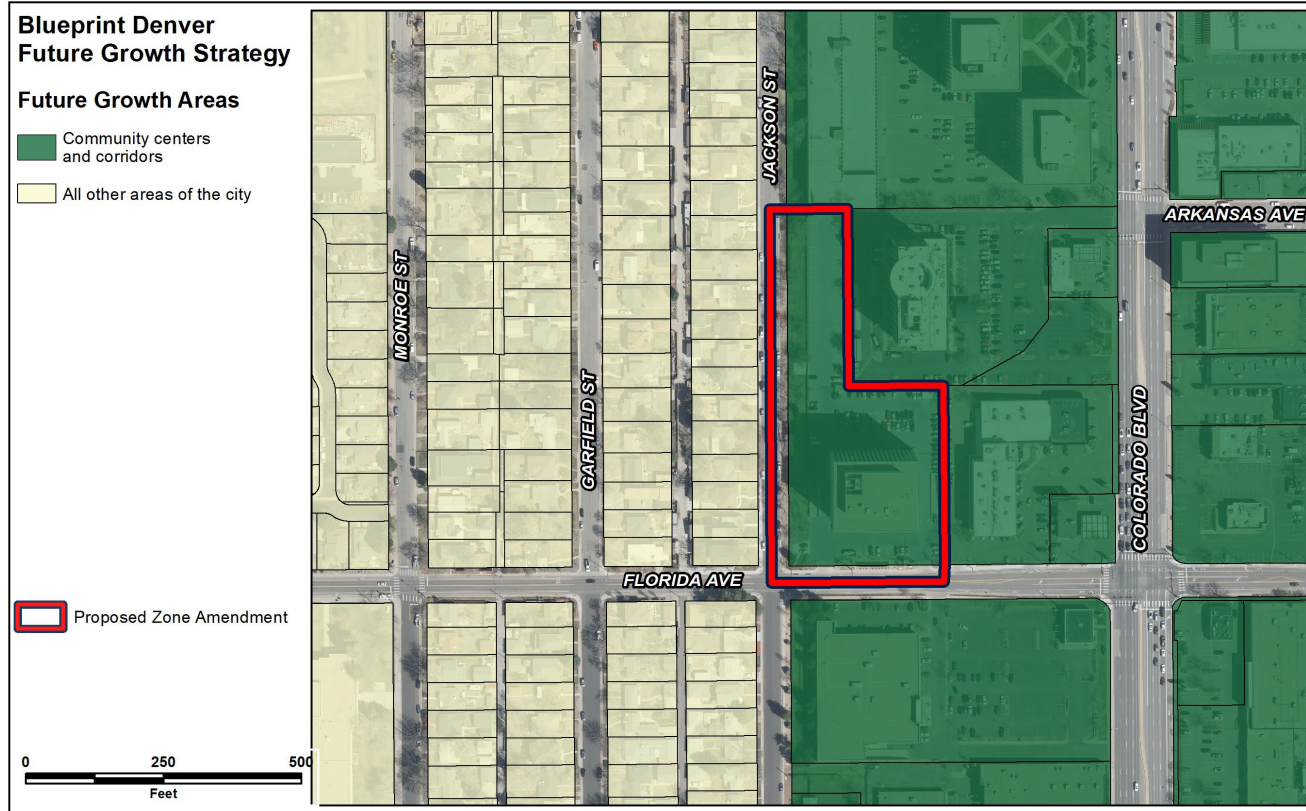
# Blueprint Denver 2019



- **Community Corridor**
  - Typically provides some mix of office, commercial and residential uses.
  - Buildings have a linear orientation along the street with opportunity for suburban infill development.
  - Heights up to 5 stories.
- **Future Street Types**
  - East Florida Avenue: Mixed-Use Collector
  - South Jackson Street: local or undesignated

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: Community Centers and Corridors
  - 20% of jobs by 2040
  - 25% housing by 2040

# The Colorado Boulevard Plan

## Land Use recommendation #2

“Glendale and Denver should seek to retain the diversity of land uses in the corridor. Denver and Glendale should also encourage large office projects to incorporate either retail, residential, entertainment, lodging or restaurant uses in addition to the primary office use.”



# 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

# 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

# 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



# 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