



3232 Larimer Street

Request: from R-MU-30 w/Waiver to I-MX-3, D0-7

Date: 03/18/2026

Presenter: Brandon Shaver

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from R-MU-30 w/Waiver to I-MX-3, D0-7



- Property:
 - 12,500 square feet
 - Vacant with some accessory structures
 - Under same ownership as adjoining parcel at corner of 32nd and Larimer streets

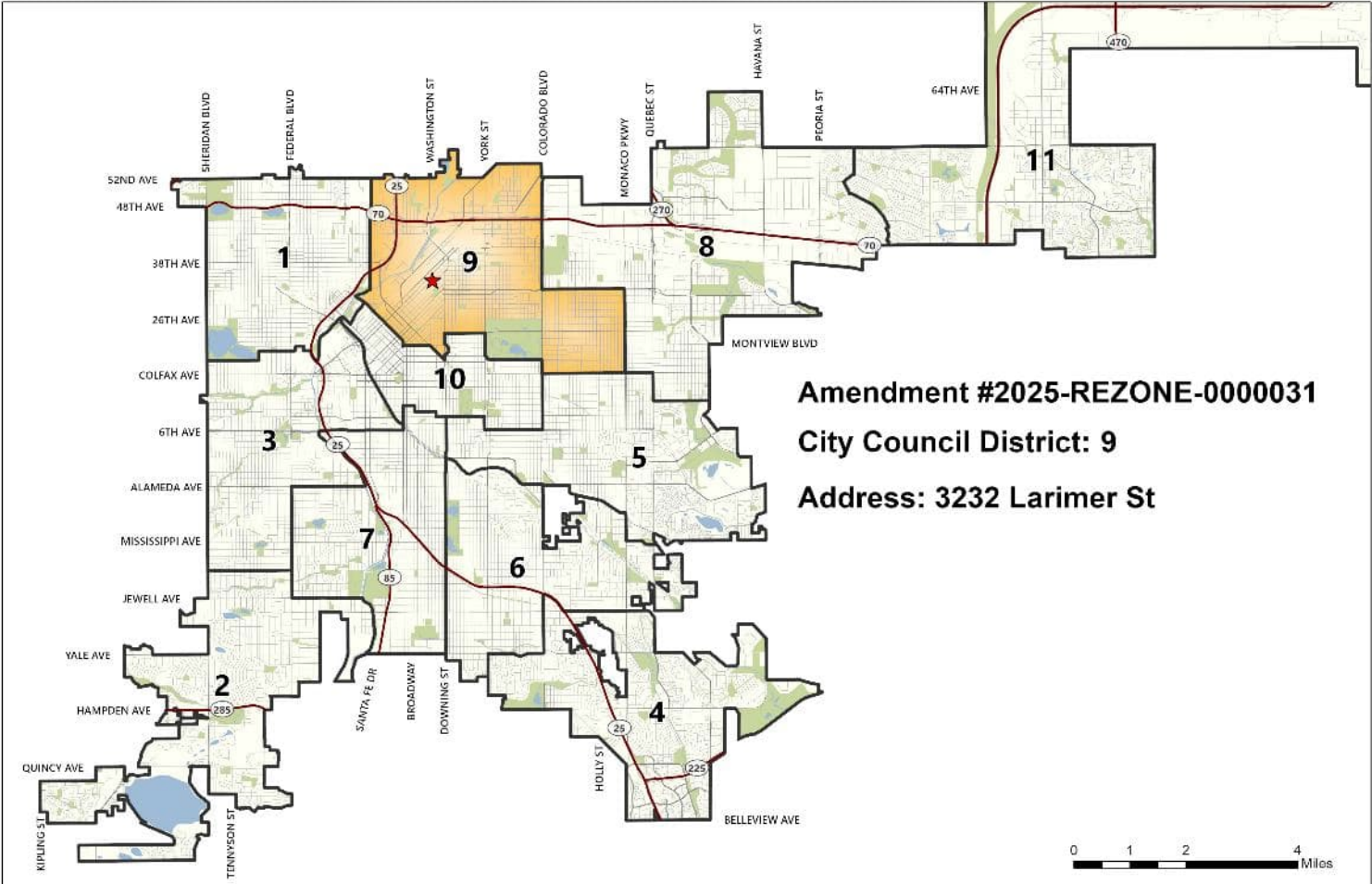
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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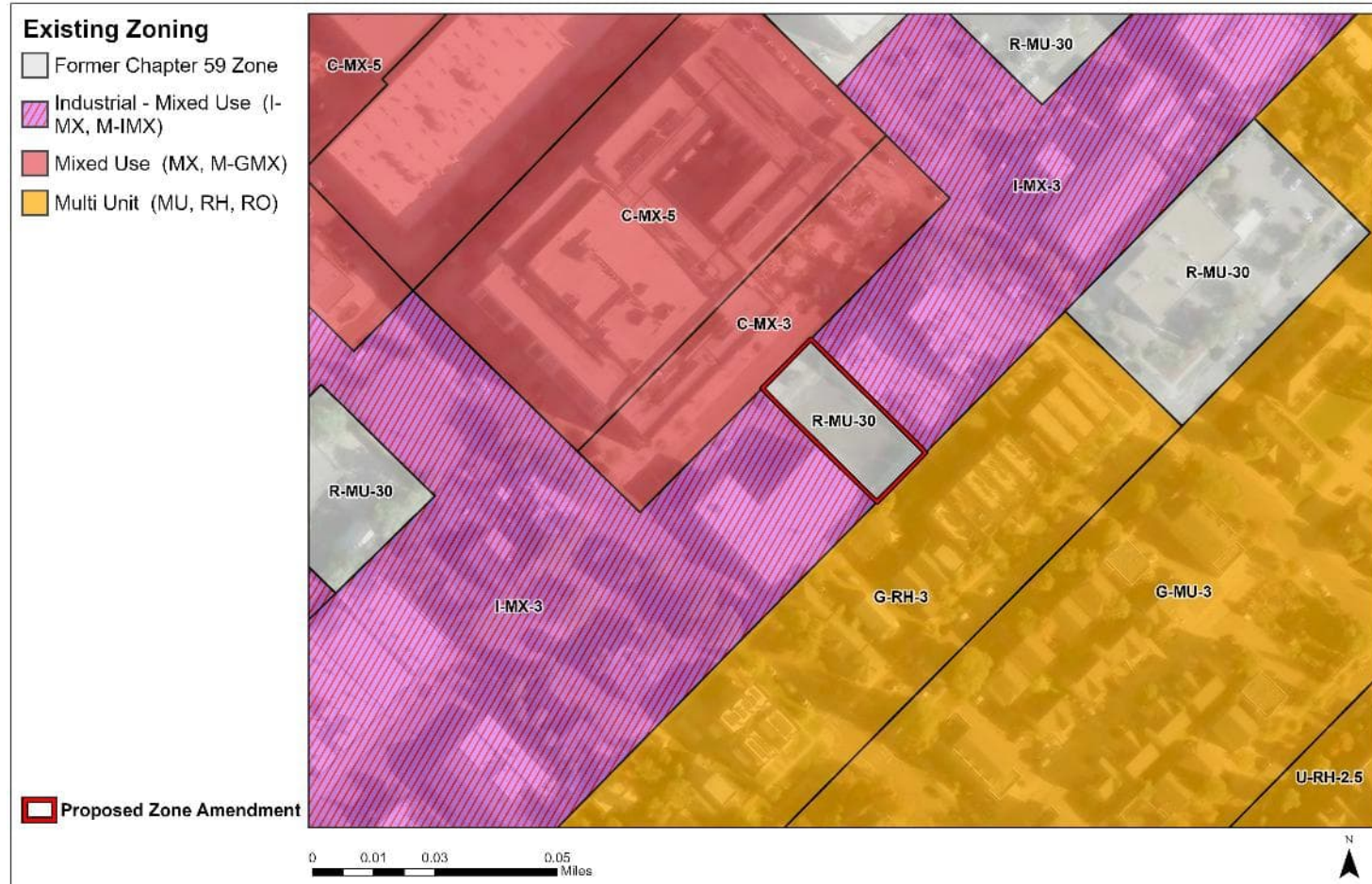
Council District 9 – Councilmember Watson



Statistical Neighborhood – Five Points



Existing Zoning – R-MU-30 w/Waiver



Proximity to:

- I-MX-3, UO-2, DO-7
- C-MX-3, DO-7
- C-MX-5, DO-7
- G-RH-3, UO-3
- R-MU-30 w/Waivers

Existing Zoning – R-MU-30 w/Waiver (2007)

Residential Mixed Use 30 General Purpose:

- Primarily residential district allowing higher density near activity centers and rail transit stations
- Commercial development is encouraged to create a truly mixed-use environment
- Maximum height, setbacks and open space requirements determine scale of buildings

Waiver:

- Restricts building height to 55 feet instead of 140 feet

Rezoning History:

- Most of the surrounding industrial areas were rezoned to I-MX in 2010, this property was not rezoned due to customization
- Design Overlay 7 (DO-7) was adopted and mapped throughout the area in 2018, this property was not included as it had custom zoning

Proposed Zoning – I-MX-3, D0-7

I-MX General Purpose:

- Develop in a pedestrian-oriented pattern, with buildings up to the street and an active street level
- Provide a transition between mixed use areas and industrial districts
- High degree of walkability

I-MX-3 Specific Intent:

- Industrially-dominated areas served primarily by collector streets

Allowed Building Forms:

- Town House, General and Industrial

Proposed Zoning – I-MX-3, D0-7

D0-7 General Purpose:

- Ensure buildings are designed to adapt to new uses
- Promote vibrant pedestrian street frontages with active uses
- Encourage small, privately-owned opens spaces to support pedestrian activity

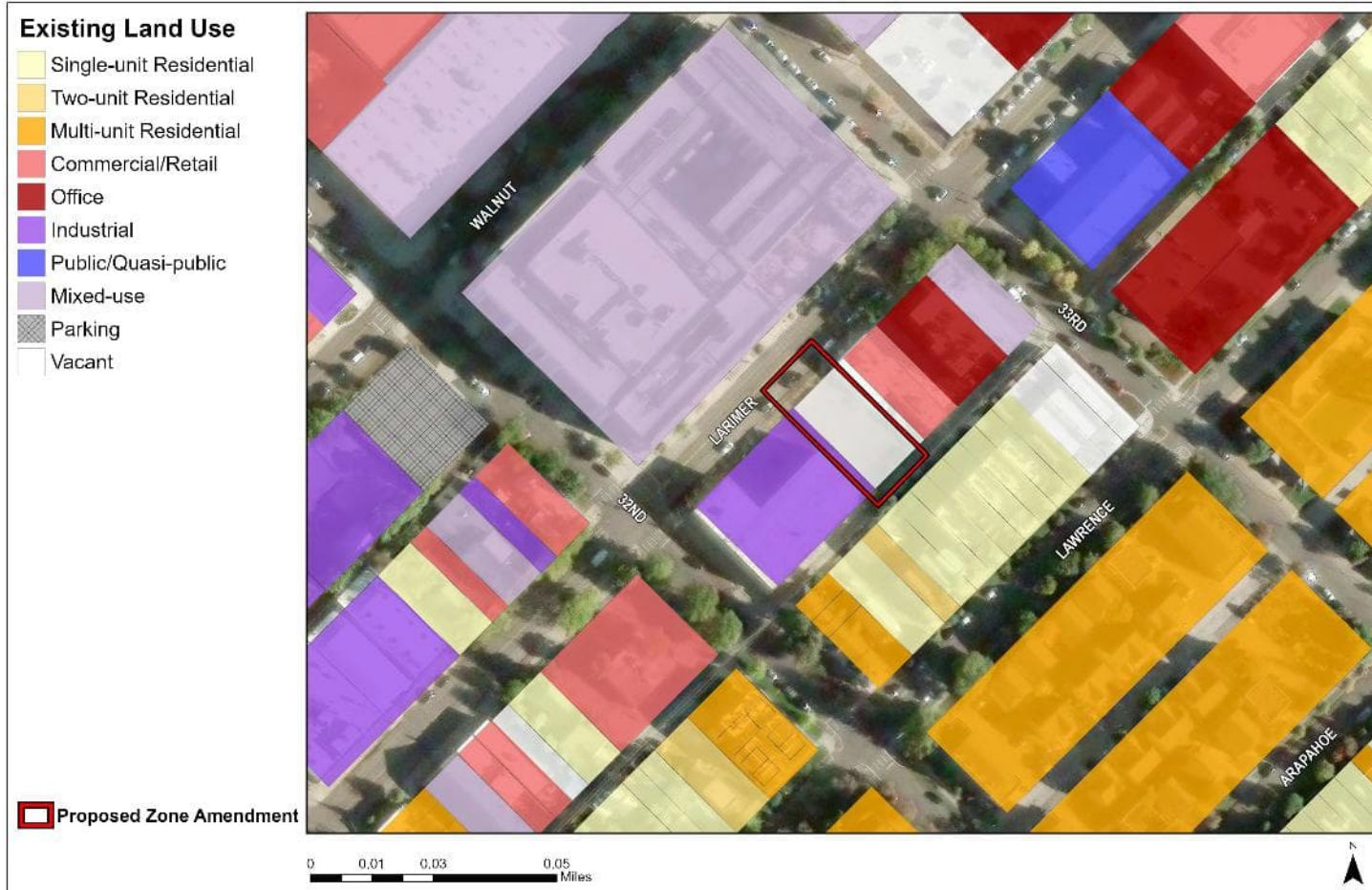
D0-7 Design Elements & Uses:

- Minimum 16' street level height
- 50% minimum transparency for all uses along primary street
- 100% street level active uses for primary street build-to range

Allowed Building Forms:

- Town House, General and Shopfront

Existing Context – Land Use

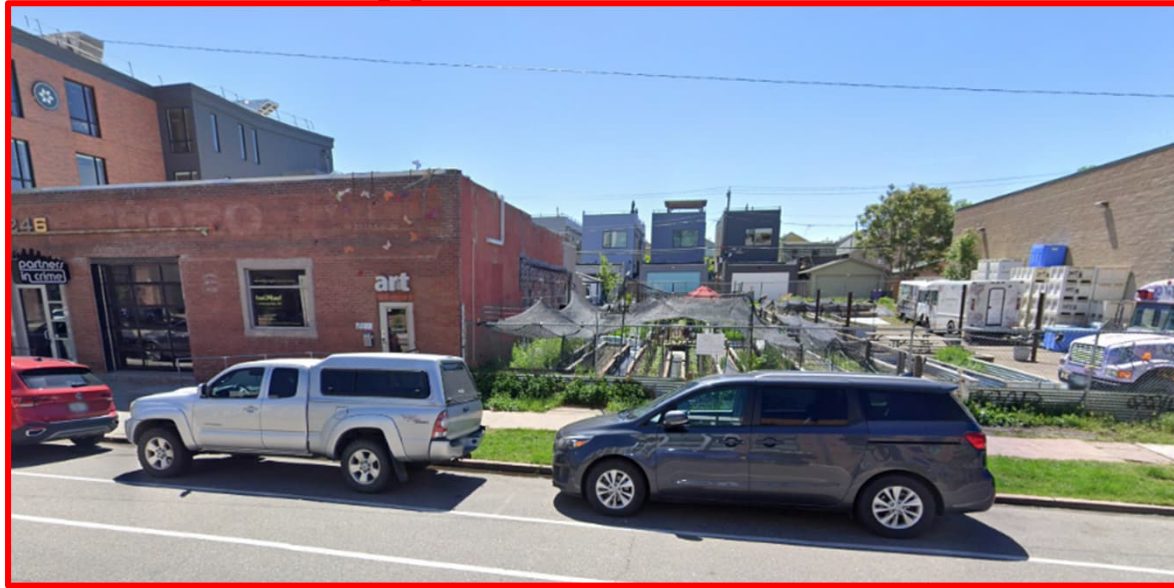


Vacant

Adjacent to:

- Industrial
- Commercial/Retail
- Mixed-use
- Single-unit Residential
- Two-unit Residential

Existing Context – Building Form/Scale



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Process

- Informational Notice: 12/9/25
- Planning Board Notice: 3/4/26
- Planning Board Public Hearing: 3/18/26
- Committee: 4/8/26
- City Council Public Hearing: 5/18/26

Public Comments

- RNOs
 - 3 letters of support from RNOs
- 9 letters of support from public
 - Residents
 - Business owners
 - Property owner

Planning Board

- Planning Board held a hearing on this item on 3/18/26
- The board voted unanimously to recommend approval

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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)
- Elyria & Swansea Neighborhoods Plan (2015)
- Northeast Downtown Neighborhoods Plan (2011)

2. Public Interest

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Comprehensive Plan 2040



Equitable, Affordable, and Inclusive

- Goal 1, Strategy A – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (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 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).
- Goal 4, Strategy A – Grow and support neighborhood-serving businesses (p. 35).

Comprehensive Plan 2040



Environmentally Resilient

- Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).
- Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).
- Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

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Blueprint Denver 2019



- **Urban Center**
 - High mix of uses with good street activation and connectivity
 - Building forms that clearly activate the public street edge

Blueprint Denver 2019

Flexibility at Edges

- Boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map (p. 66).
- Given the future land use designation in the neighborhood plan and inclusion of Design Overlay 7, the requested context (Special District) is aligned with the goals of Blueprint Denver along Larimer Street

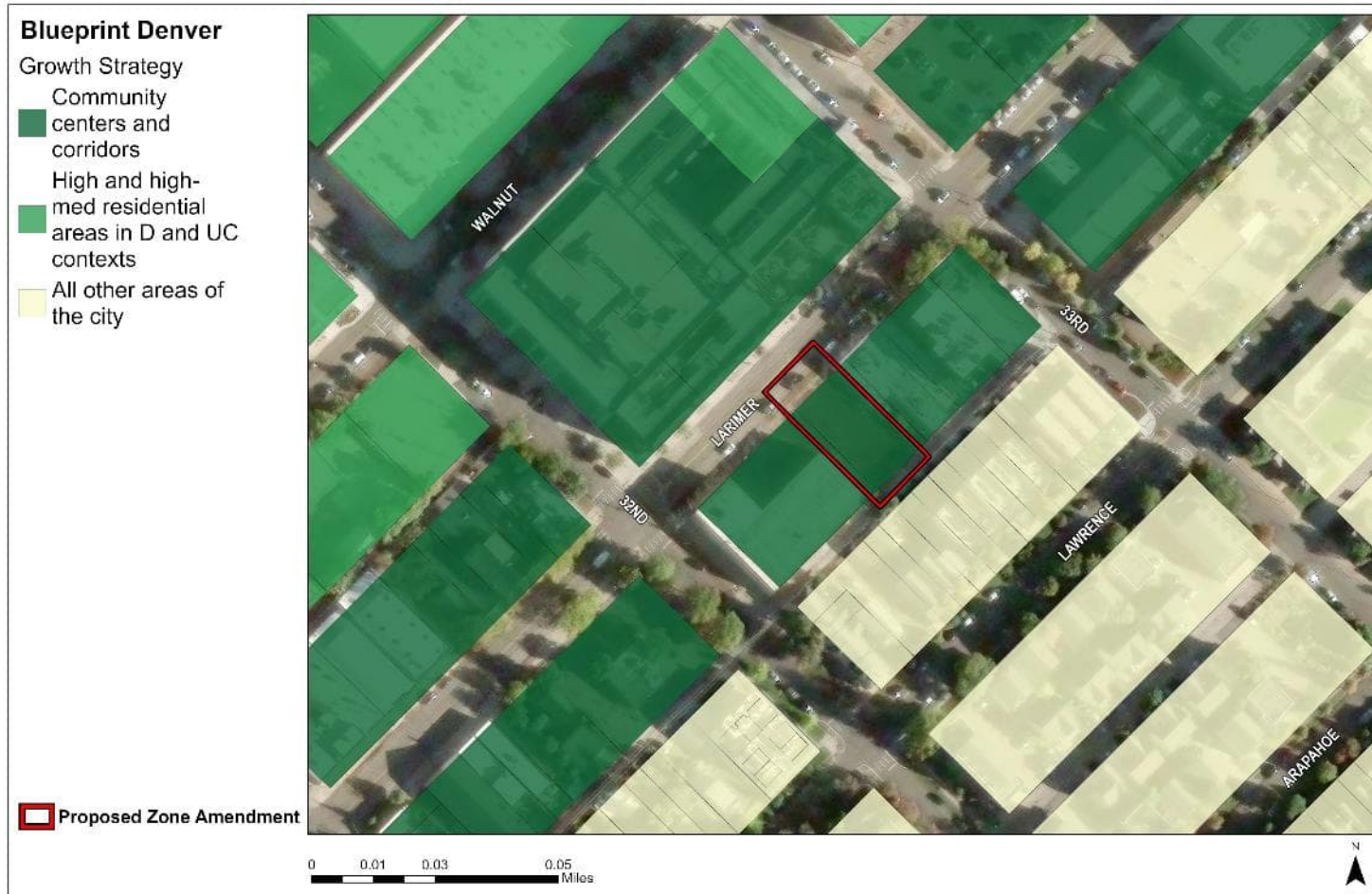
Blueprint Denver 2019



- **Community Corridor**
 - High mix of uses
 - Buildings have a distinctly linear orientation along the street
 - Up to 8 stories
- **Future Street Types**
 - Mixed Use Collector (Larimer St)
 - Local (32nd St)

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



Community Centers and Corridors

- 25% of housing growth
- 20% of new employment

Denver Zoning Code Review Criteria

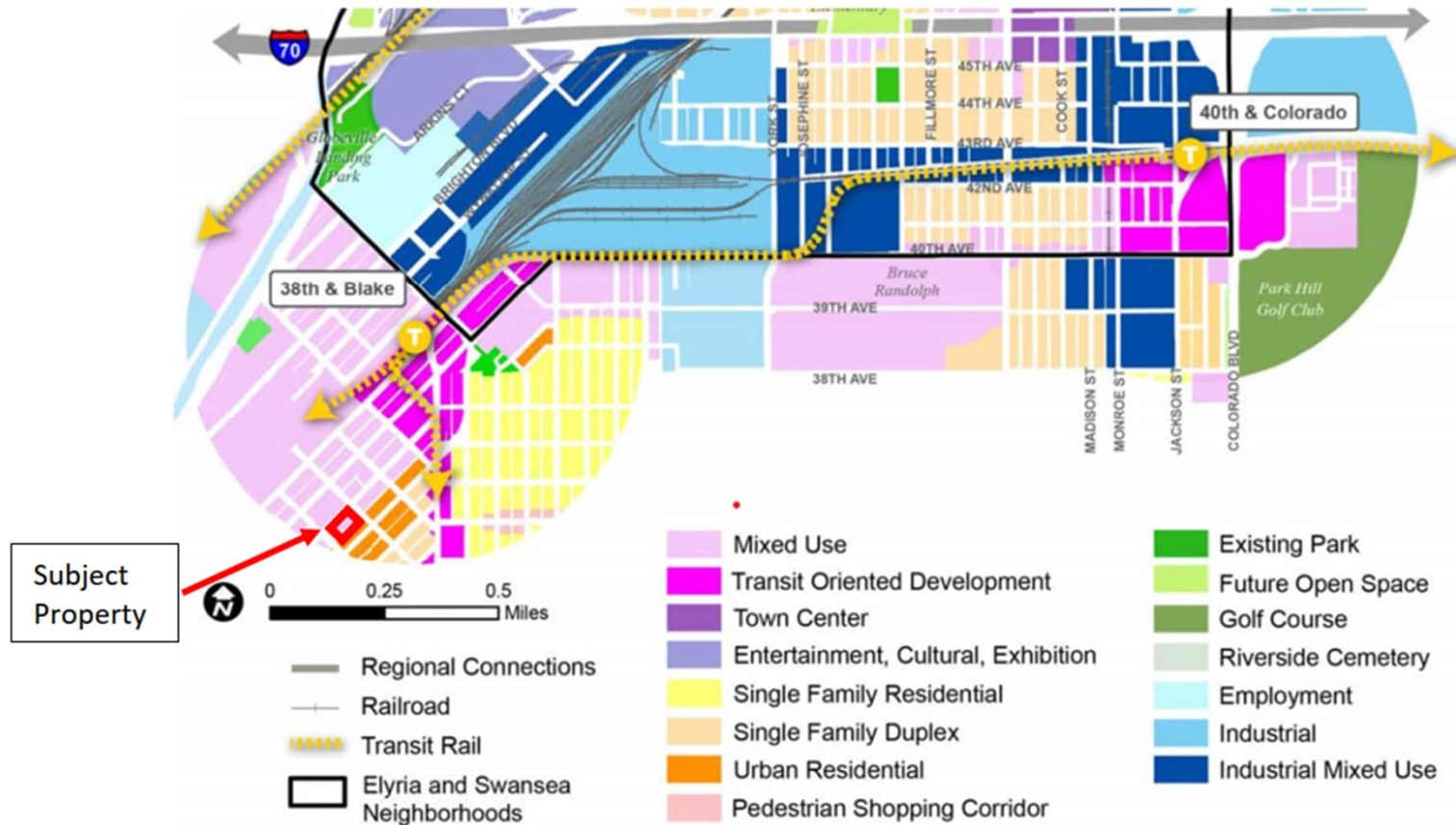
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Elyria & Swansea Neighborhoods Plan



- Provides land use guidance around the 38th & Blake Station
- Promotes urban character by minimizing setbacks to provide a consistent street edge and support pedestrian activity
- Subject property located in a Mixed Use Area of Change
- Proposed district is consistent with this guidance and DO-7 further implements the plan vision

Denver Zoning Code Review Criteria

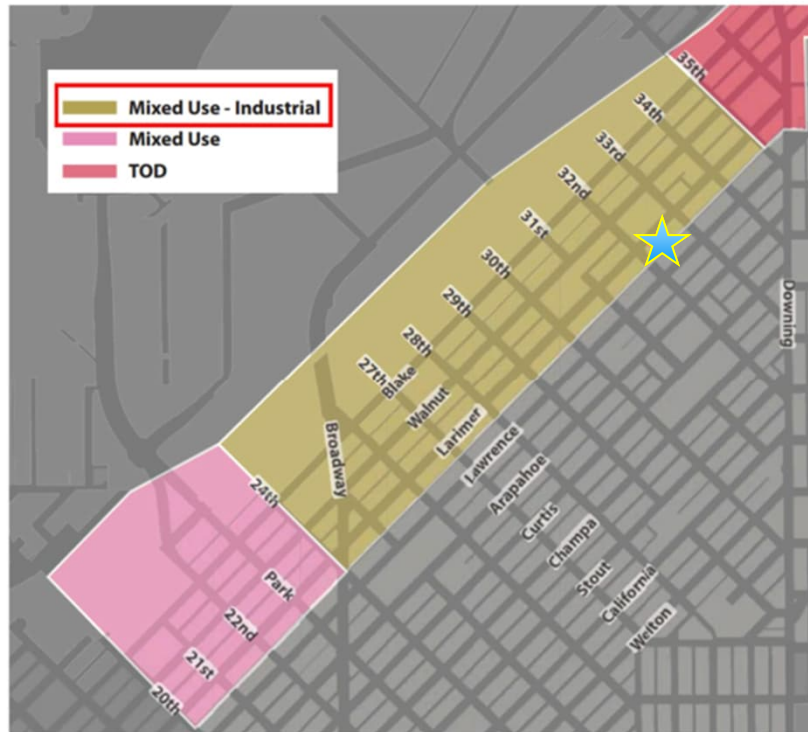
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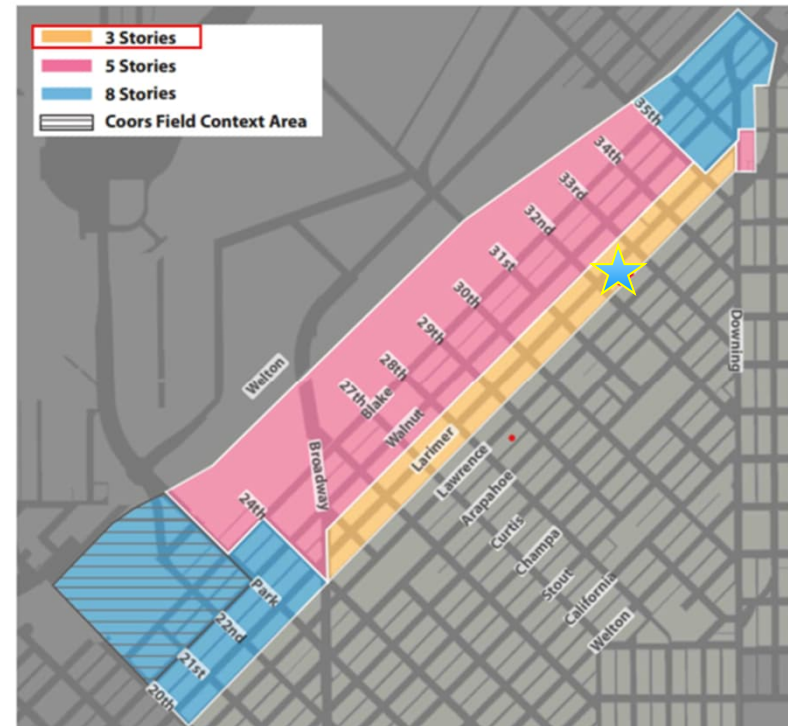
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Northeast Downtown Neighborhoods Plan



Concept Land Use Map



Concept Building Heights Map

- Land use concept for subject property is Mixed-Use/Industrial to recognize light industrial uses as compatible
- Height guidance for subject property is up to 3 stories
- Proposed I-MX-3, DO-7 district allows a mix of uses, including limited manufacturing and industrial services up to 3 stories and is consistent with the plan guidance

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implements adopted plans
- Encourage neighborhood-scale, walkable, mixed-use areas near transit

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

- Areas subject to transitions from industrial to mixed use
- Accommodates a variety of uses appropriate for areas near industrial districts
- Intended to provide for mixed used development at a height of 3 stories
- D0-7 promotes active street edges and pedestrian oriented development at the street level

CPD Recommendation

Based on criteria for review in the Denver Zoning Code, CPD recommends the SPR Committee move this application forward for consideration by the full City Council.

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