



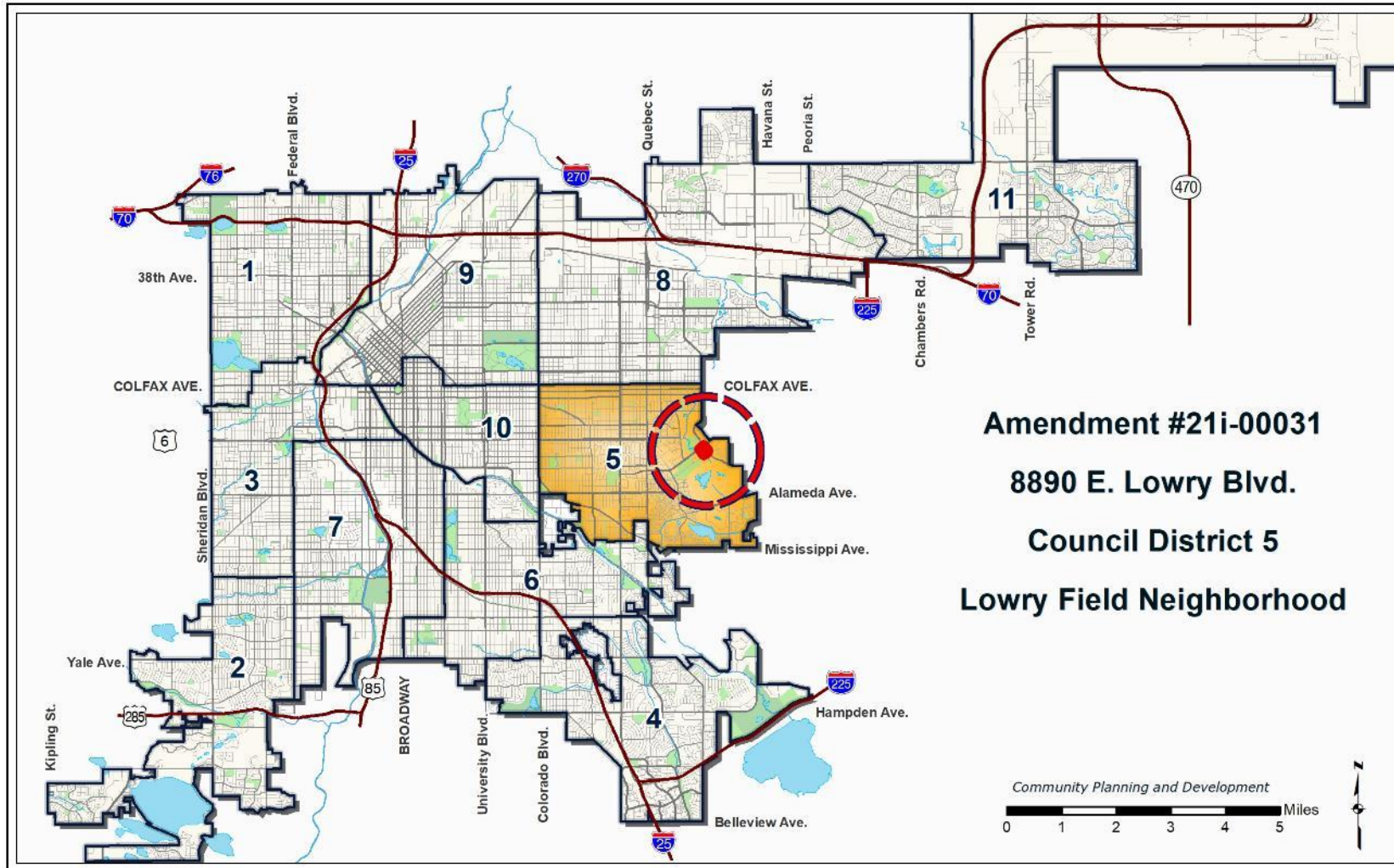
8890 E. Lowry Boulevard

Request: R-4 w/ Waivers to S-MX-5

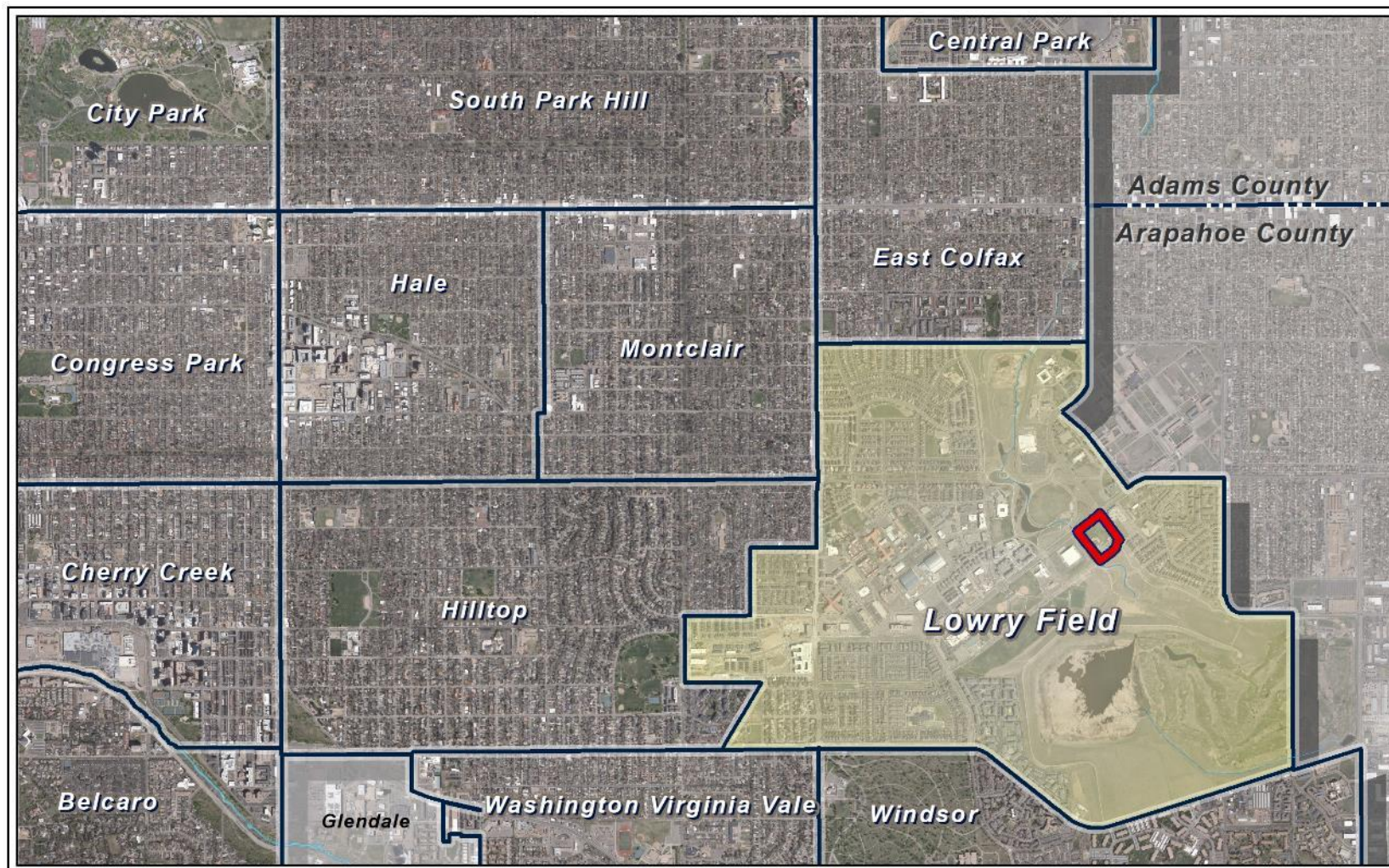
LUTI: 1/6/2022

Case #: 2021i00031

Council District 5: Amanda Sawyer



Lowry Field Neighborhood



Request: R-4 w/ Waivers to S-MX-5



Subject Property

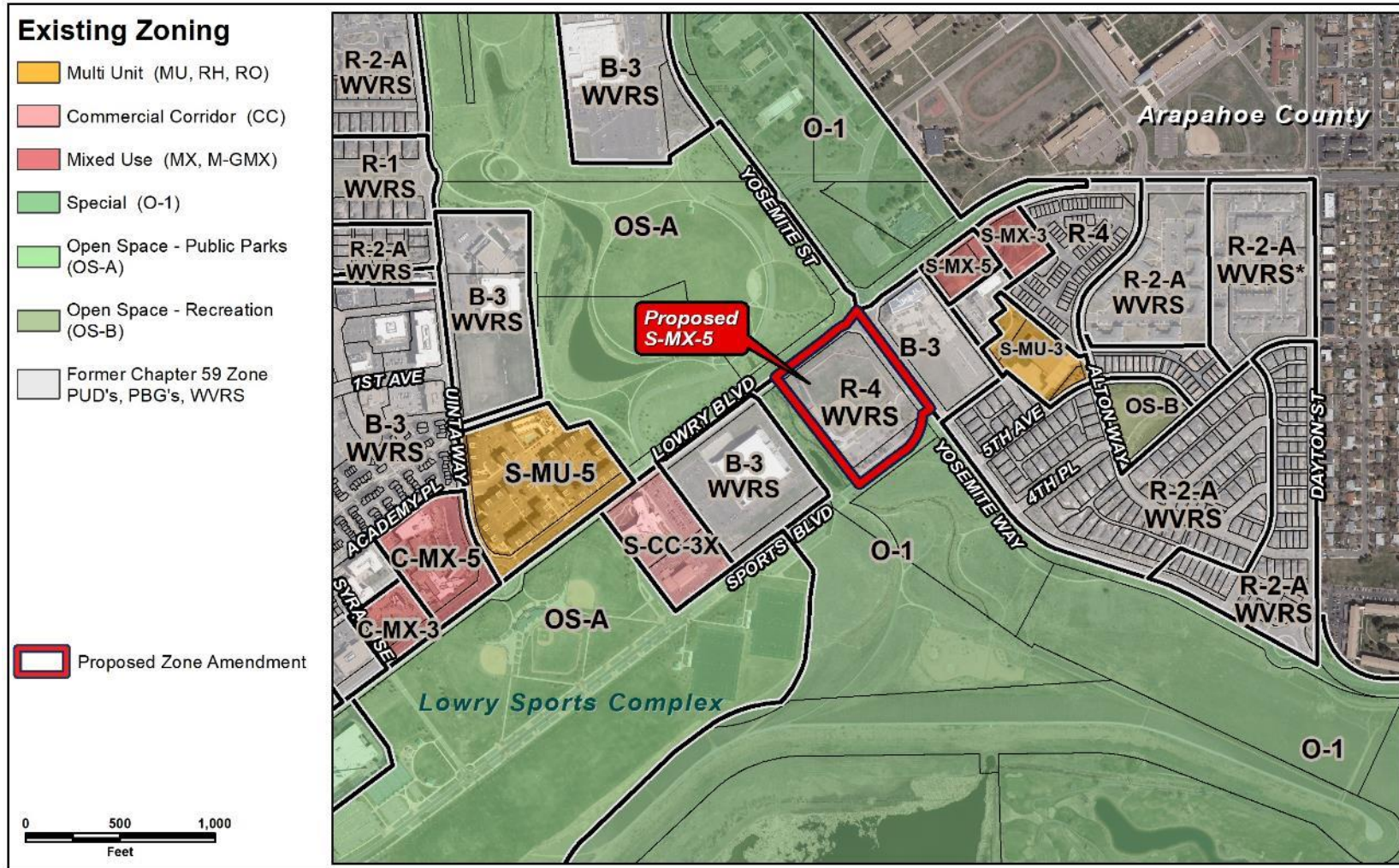
- Private baseball field & parking lot
- 312,762 square feet or 7.2 acres

Proposal

- S-MX-5
 - General
 - Shopfront
 - Drive Thru Services
 - Drive Thru Restaurants

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

Existing Zoning: R-4 w/ Waivers



Existing Zoning

- R-4 w/ Waivers (FC 59)

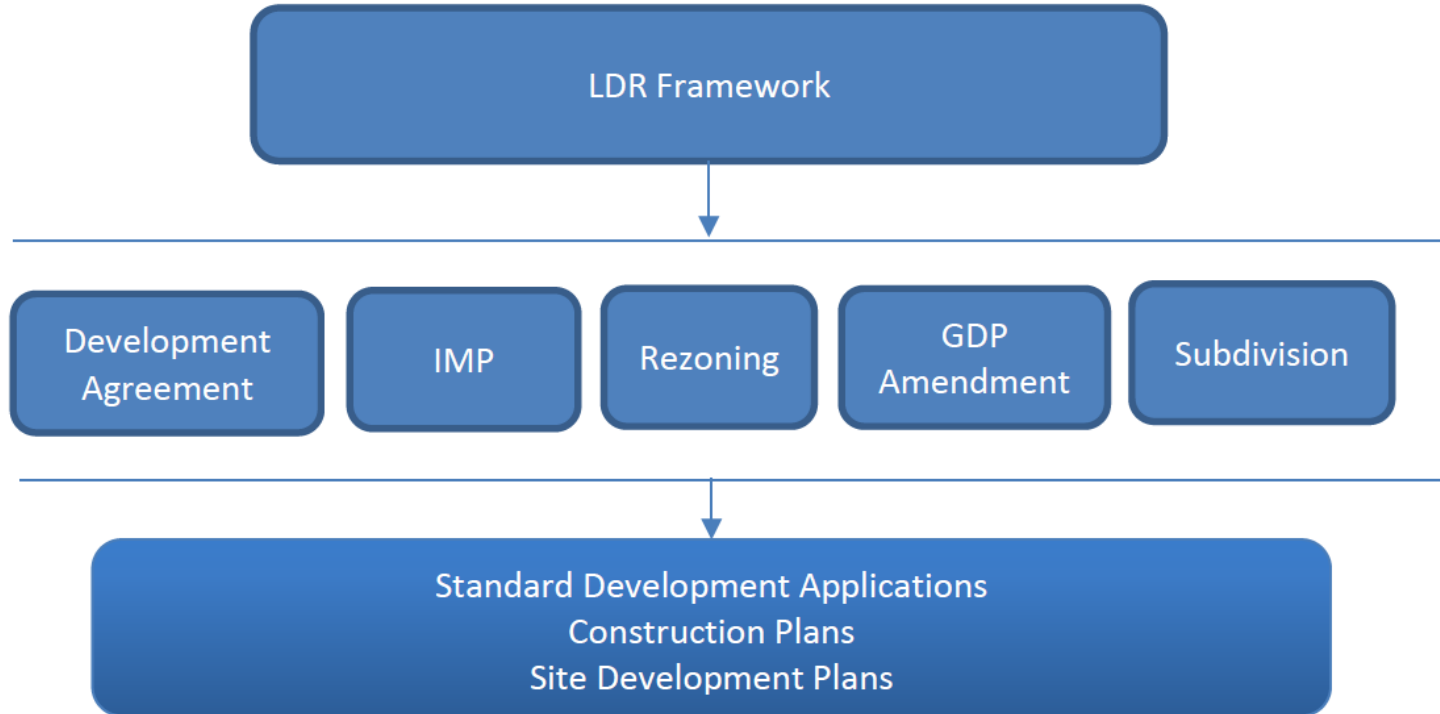
Surrounding Zoning

- B-3
- B-3 w/ Waivers
- O-1
- OS-A
- S-CC-3x
- S-MU-3, -5
- S-MX-3, -5

Lowry Design Guidelines (2020)

- Site circulation and parking
- Architectural character
- Signage
- Lighting
- Landscaping
- Limit building height to 4 stories in the commercial context (w/ few exceptions for 5 stories).

Large Development Review / Framework



- Review required if site is 5+ acres
- Considers:
 - Adopted plans
 - Existing and planned infrastructure
 - Other regulatory processes
 - Community engagement

Existing Context – Use/Building Form/Scale

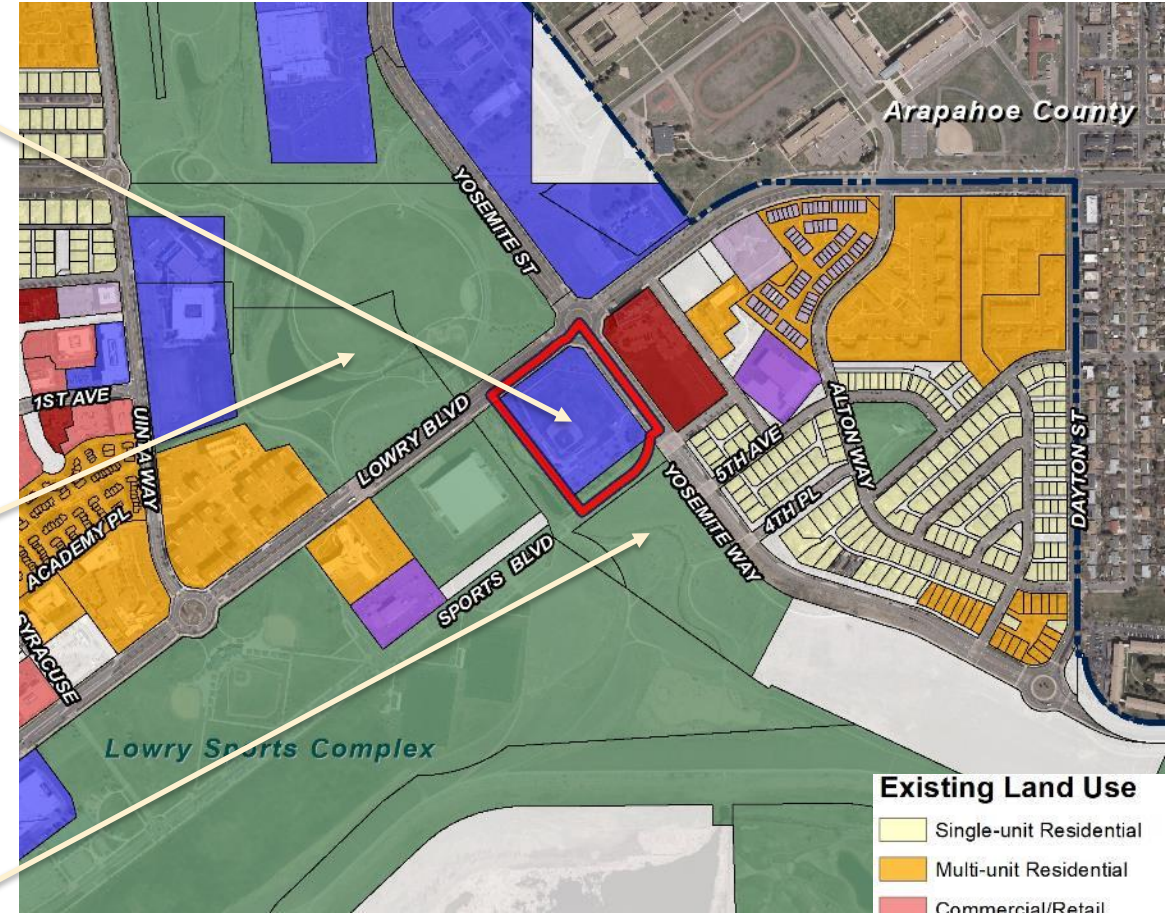
Subject Property



Great Lawn Park to the North



Open Space to the South



Existing Land Use

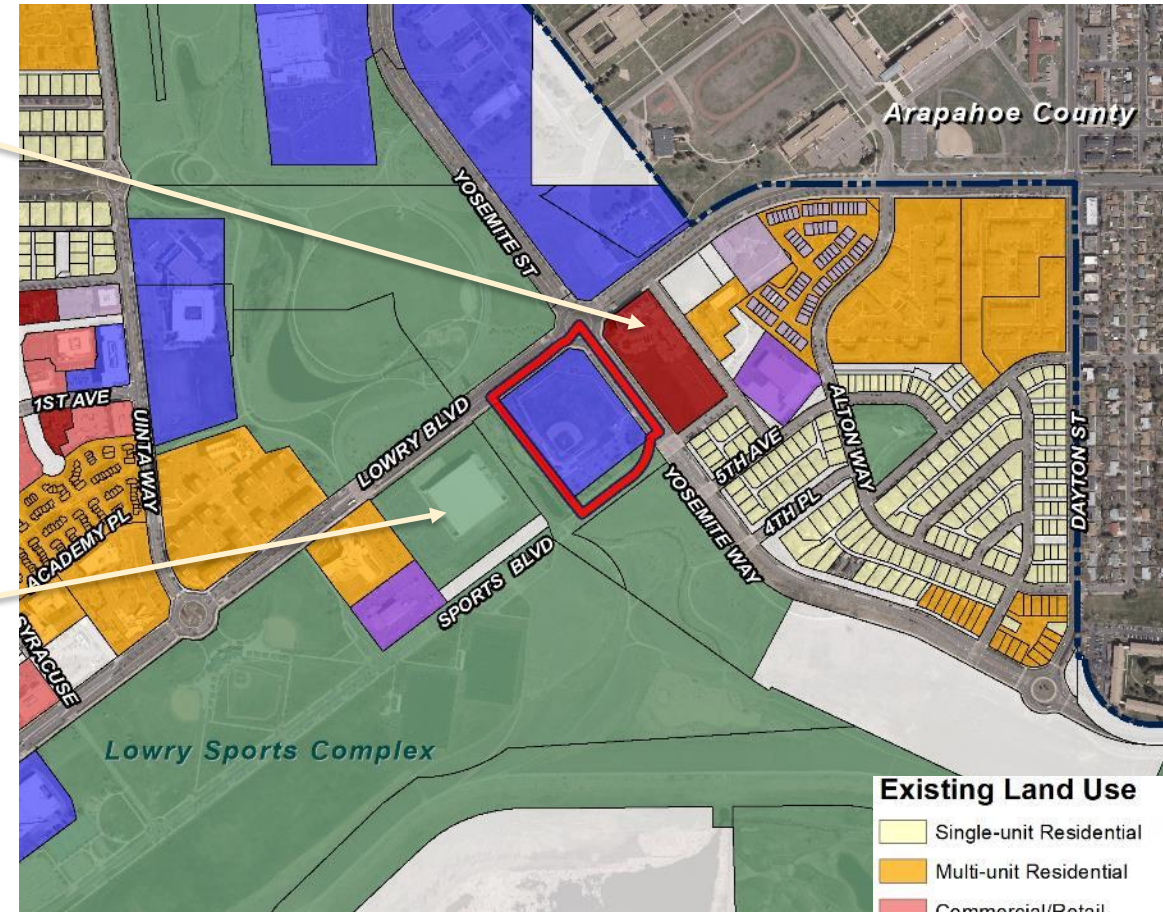
- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Vacant

Existing Context – Use/Building Form/Scale

3-story Office Building to the Northeast



Big Bear Ice Arena to the Southwest



Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Vacant

Process

- Informational Notice: 8/6/2021
- Planning Board Notice: 10/19/2021
- Planning Board Public Hearing: 11/3/2021
- LUTI Committee: 11/16/21
- City Council Public Hearing: 1/10/21
- Public Comment:
 - 16 entities in support, 54 opposed, 4 neutral
- Community Benefits

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*
- *Lowry Reuse Plan*

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



- Equitable, Affordable and Inclusive Goal 8, Strategy D – Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place. (p. 30).

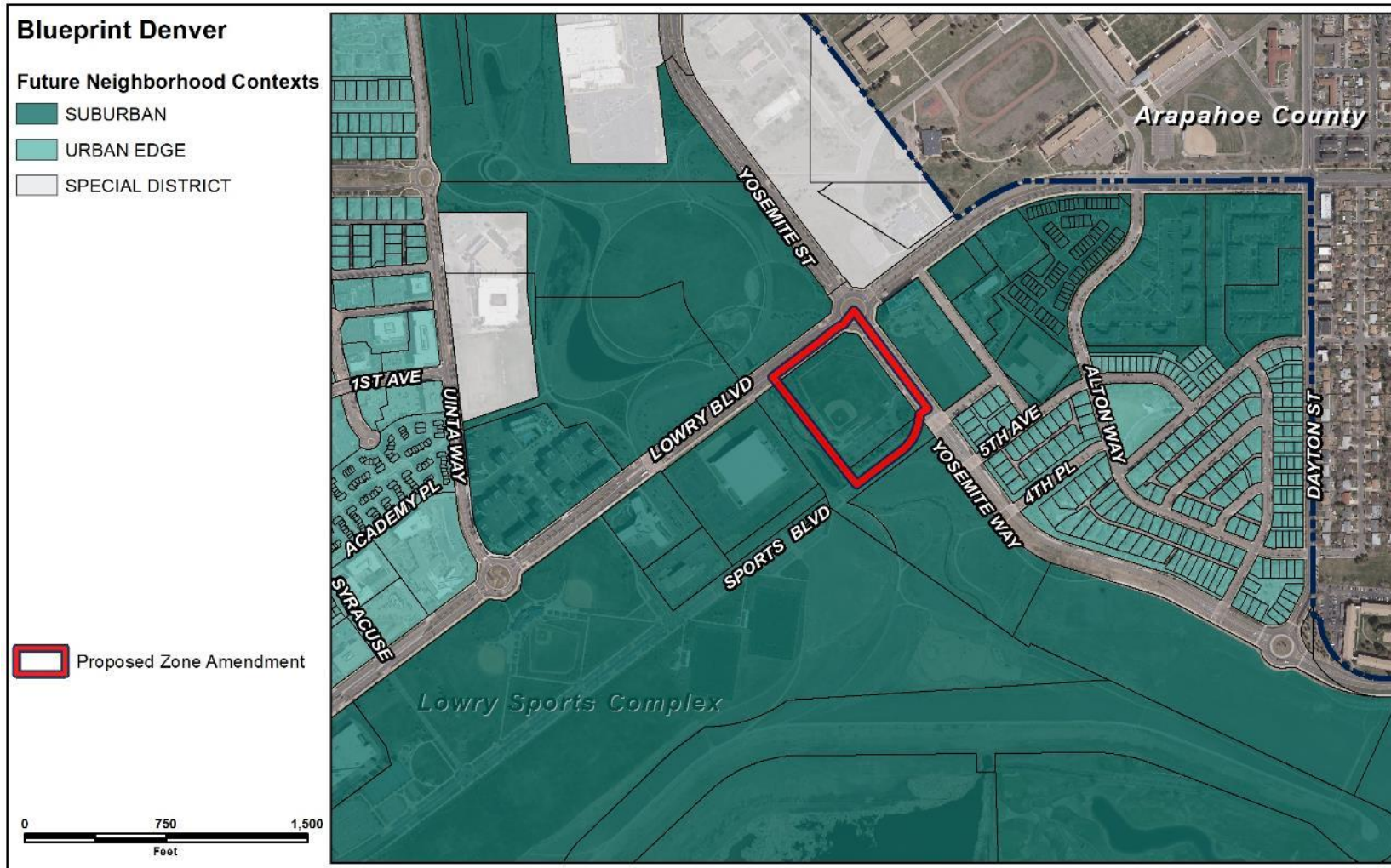


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).

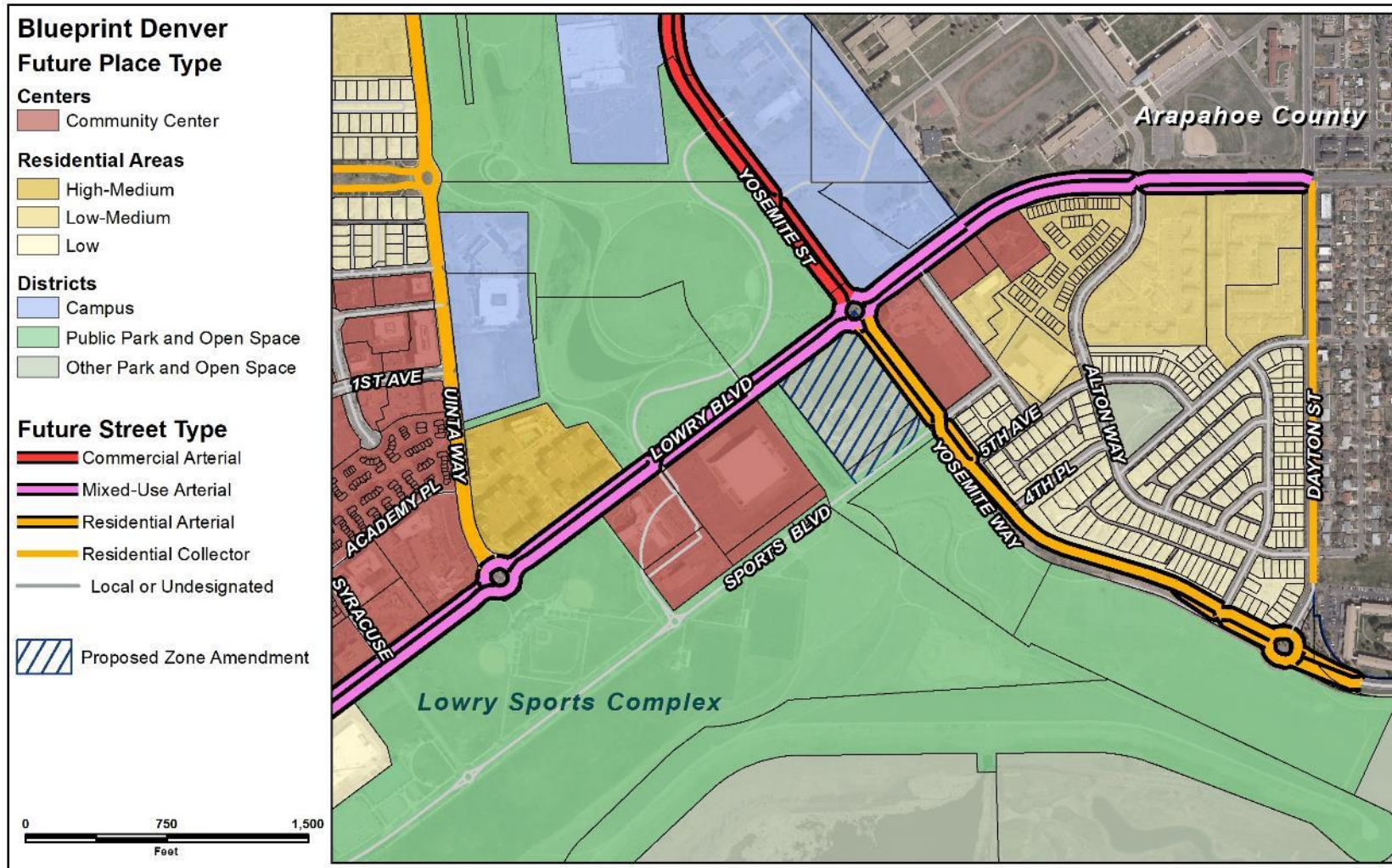
Consistency with Adopted Plans: Blueprint Denver



Suburban Future Neighborhood Context

- Many areas are single-unit residential, but multi-unit also occurs
- 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 multimodal connectivity

Consistency with Adopted Plans: Blueprint Denver



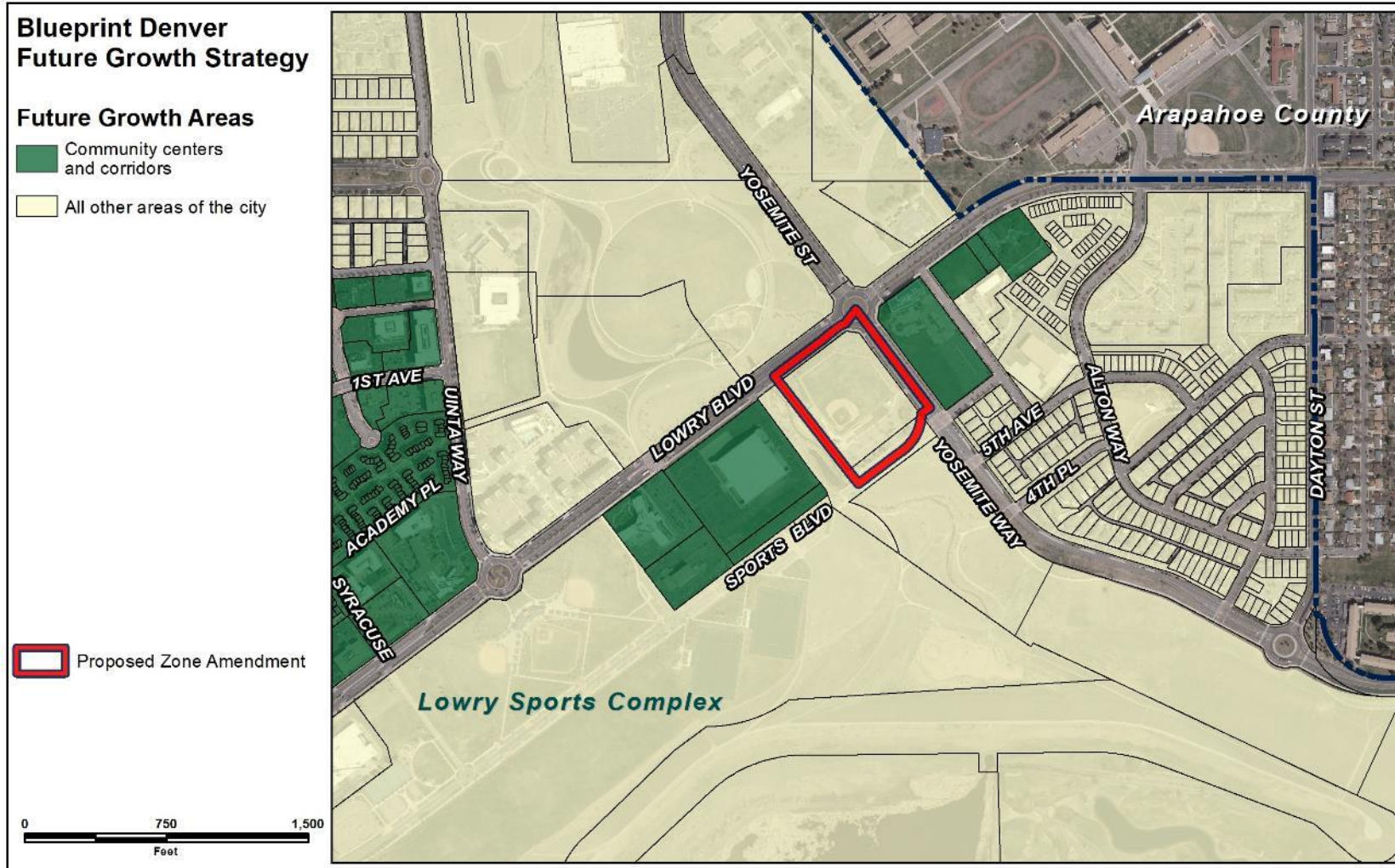
Other Park and Open Space Future Place Type

- Privately-owned parks and/or open spaces
- Their use could change in the future
- Adjacent to the Community Center and Campus Future Place Types

Future Street Type

- Mixed Use Arterial
- Residential Arterial

Consistency with Adopted Plans: Blueprint Denver



All Other Areas of the City

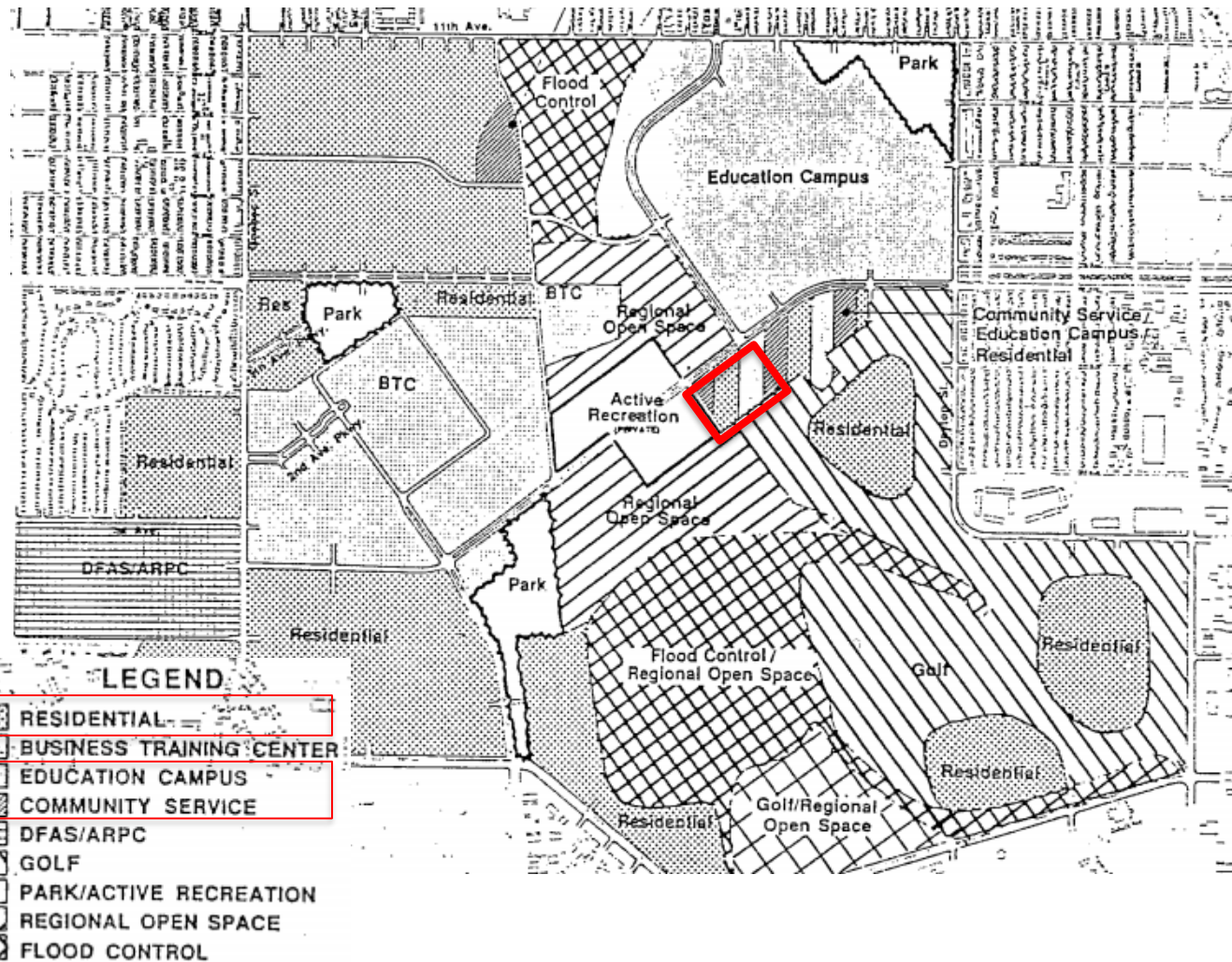
- 10% of new employment
- 20% of new housing

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.

Consistency with Adopted Plans: Blueprint Denver

- **Land Use & Built Form: General – Policy 3, Strategy A:** *Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code. (p. 73).*

Consistency with Adopted Plans: Lowry Reuse Plan



Land Use Categories

Education Campus

- Classrooms
- Laboratories
- Office or admin space
- Light industrial
- Research – labs and development space
- Supporting commercial space

Residential Development

- Single-unit
- multi-unit (townhomes, mid-rise apartments)
- Retirement housing
- Managed care facilities

Community Services

- Offices
- Entertainment activities
- Retail, restaurants
- Churches
- Museum/cultural facilities
- Day care
- Public service facilities (police, fire)

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
 - The property retained Former Chapter 59 zoning
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