

3050 N. Richard Allen Court

Request: R-2-A Waivers to E-MX-2x

Date: 2.9.2026

Presenter: Edson Ibañez

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-MX-2x



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

- Property:
 - 67,075 S.F. (1.5 acres)
 - CrossPropose

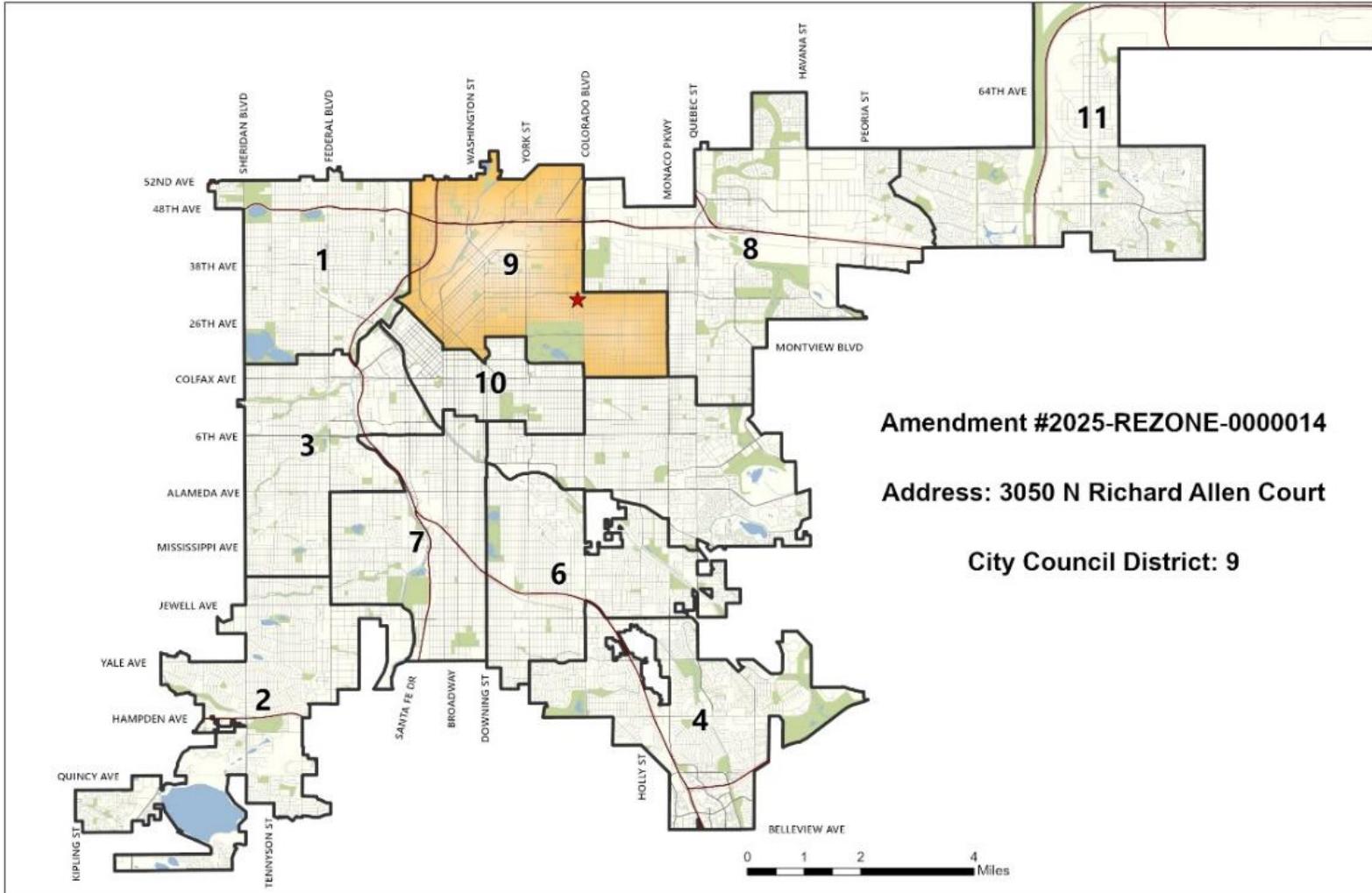
E-MX-2x (Urban Edge, Mixed Use, 2 story maximum height) zone district

Presentation Agenda

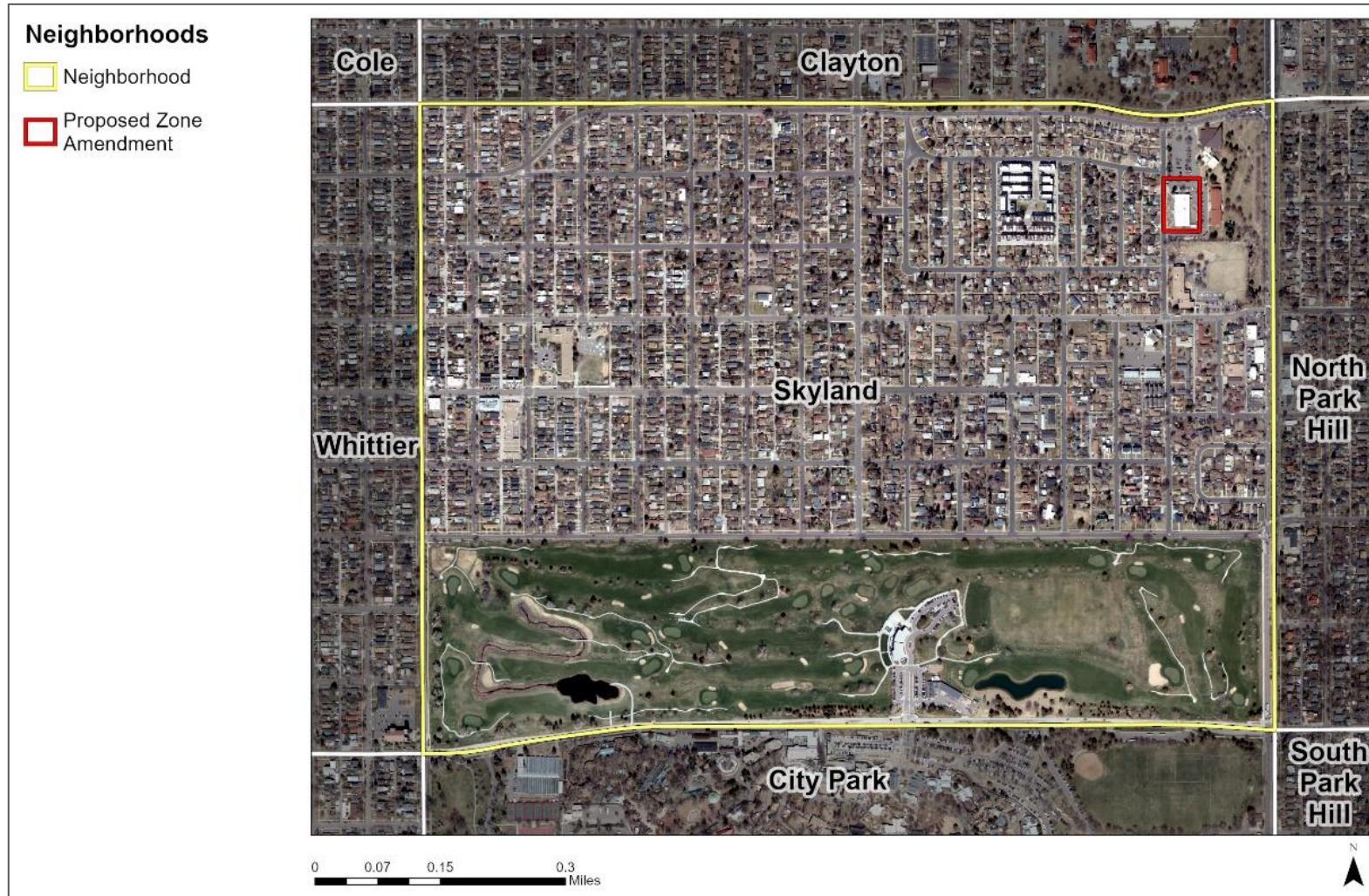
- Request
- Location and Context
- Process
- Review Criteria



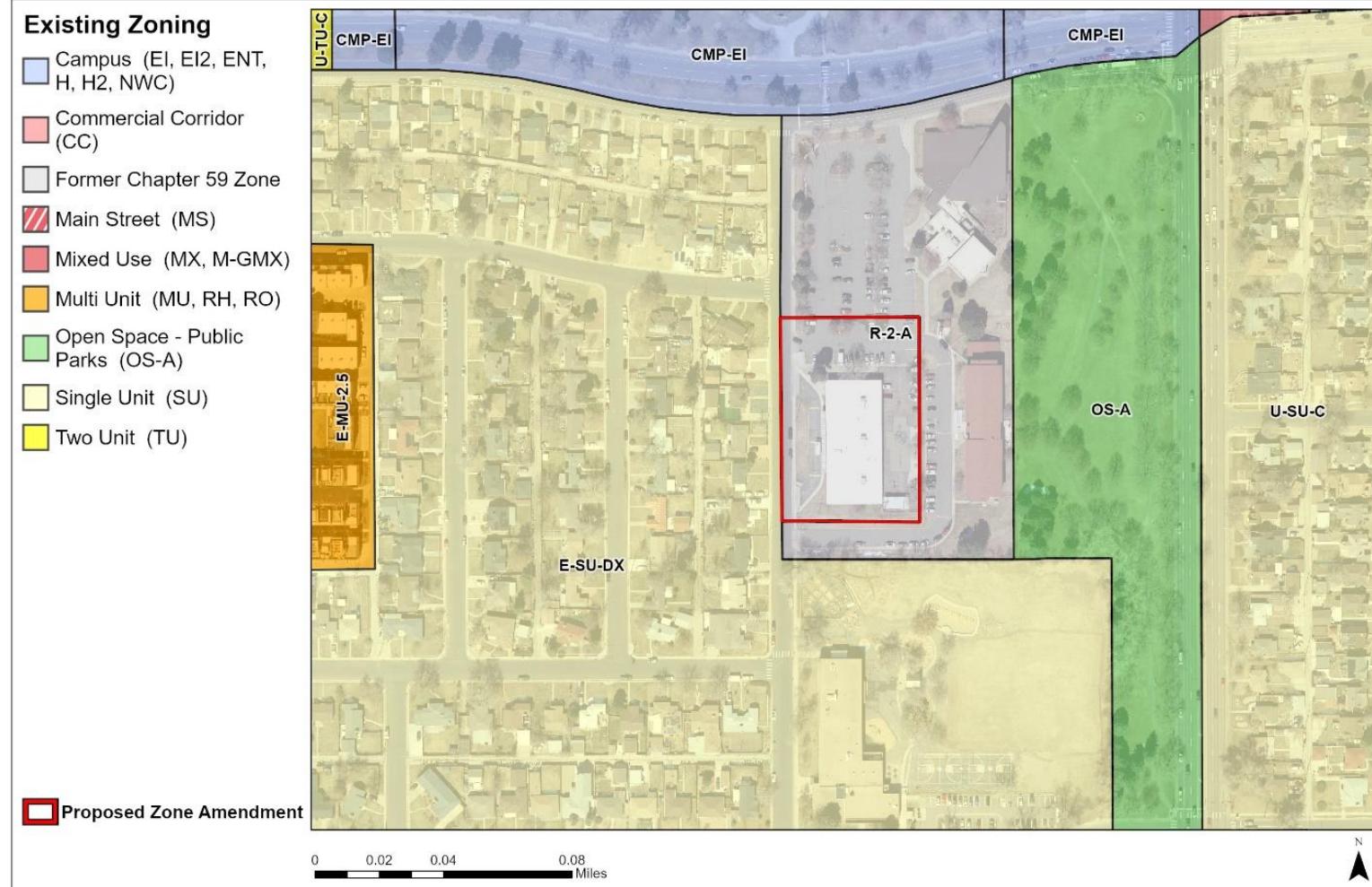
Council District 9 – Councilmember Watson



Statistical Neighborhood



Existing Zoning – R-2-A waivers



- R-2-A

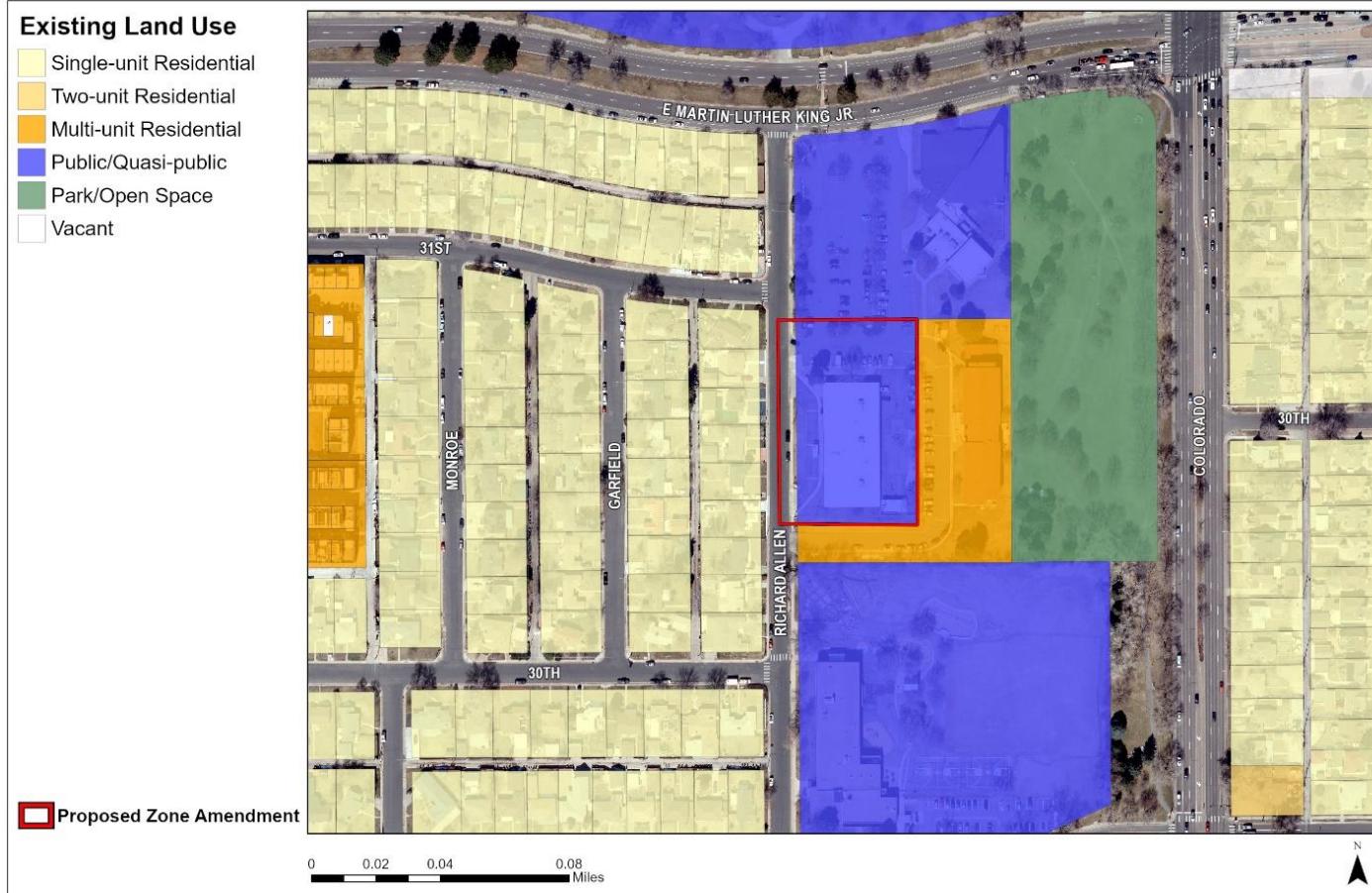
Proximity to:

- OS-A
- E-SU-Dx

Waivers:

- Allowed Uses
- Reduce Height
- Setbacks

Existing Context – Land Use



Public/Quasi Public

Adjacent to:

- Single-Unit Residential
- Multi-Unit Residential
- Park

Existing Context



Existing Context



Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: 11/19/25
- Planning Board Notice: **12/2/25**
- Planning Board Public Hearing: **12/17/25**
- Committee: **1/6/26**
- City Council Public Hearing: **2/9/26**

Public Comments

- RNOs
- One letter of support - Skyland Neighborhood Association
- 8 letter of support
 - Paul Brokering Photography and Edgell Works
 - One letter with 21 signatures

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



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)

2. Public Interest

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

Comprehensive Plan 2040

Equity goals:

- *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*
- *Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population*



Comprehensive Plan 2040

Climate goals:

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



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)

2. Public Interest

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

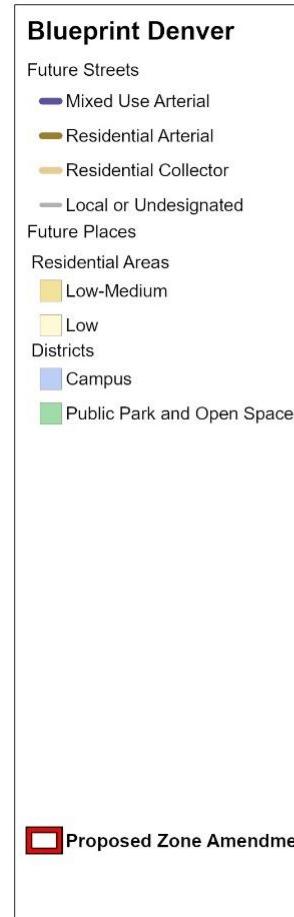
Blueprint Denver 2019

Blueprint Denver
Future Neighborhood Context
■ URBAN EDGE
■ URBAN
■ SPECIAL DISTRICT



- **Urban Edge – Neighborhood Context**
 - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout. Multi-unit buildings and commercial nodes are generally low scale

Blueprint Denver 2019



- **Place Type:** Low Residential
 - Predominately single- and two-unit uses on small or medium lots. [L]imited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established.
 - Building heights are generally up to 2.5 stories in height
- **Street Type:**
 - Martin Luther King JR/ Colorado: Residential Collector

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
 - All other areas of the city growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040" (p. 51)
- 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.

Blueprint Denver 2019

Equity goals and concepts:

Small-scale rezoning can implement the following goals:

- Land Use & Built Form – Economy Goal 6: Support locally-owned businesses—new and old—to expand and evolve to meet the changing needs of residents and visitors

Additionally,

- Land Use & Built Form – General Policy 3, Strategy B: Rezone properties from the Former Chapter 59 zoning code into the DZC

Blueprint Denver 2019

Climate goals and concepts:

- *Reduce Climate Impacts*
 - *Multi-unit and Mixed Use buildings are more energy efficient than low density residential development types*

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