

W. 32nd Avenue Rezoning

Request: from U-MX-2, PUD 162, and U-MS-3 and U-MX-3, DO-8 and U-MS-3, DO-8

Date: 1.20.2026

Presenter: Libbie Glick

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: to U-MX-3, DO-8 and U-MS-3, DO-8



- Council President Sandoval is proposing to rezone W. 32nd Ave from U-MX-2, PUD 162, and U-MS-3 to U-MX-3, DO-8 and U-MS-3, DO-8

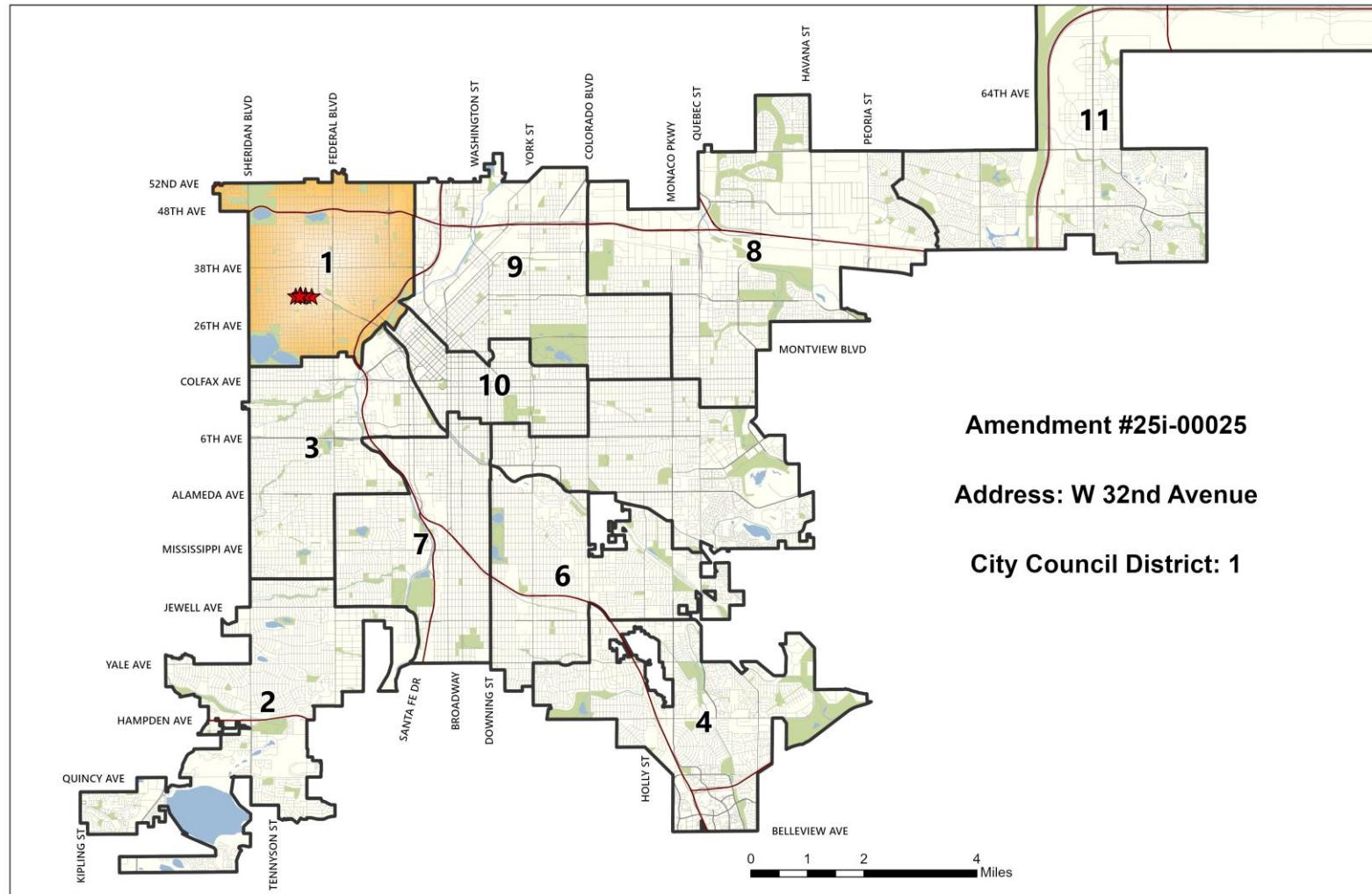
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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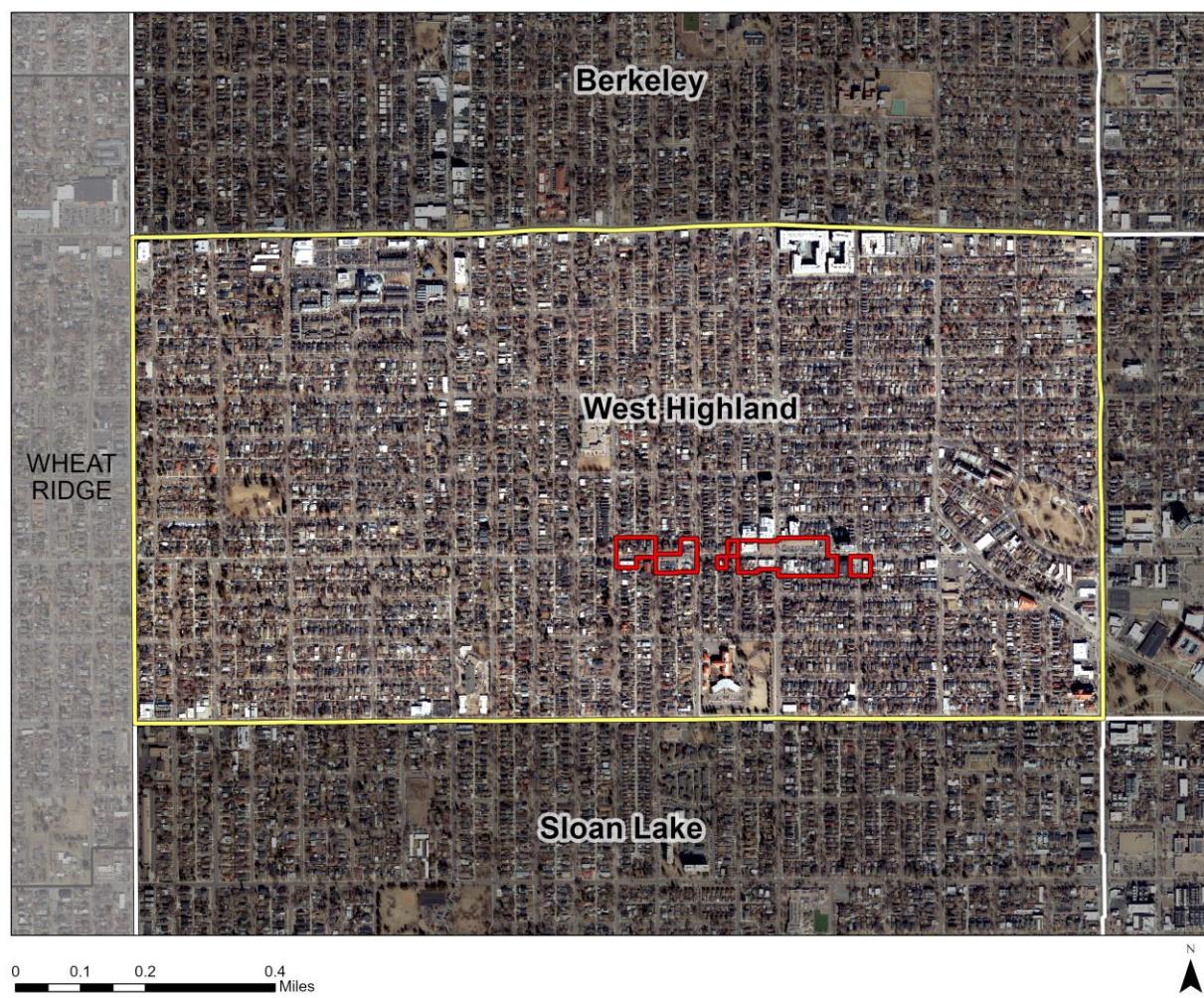
Council District 1 - Council President Sandoval



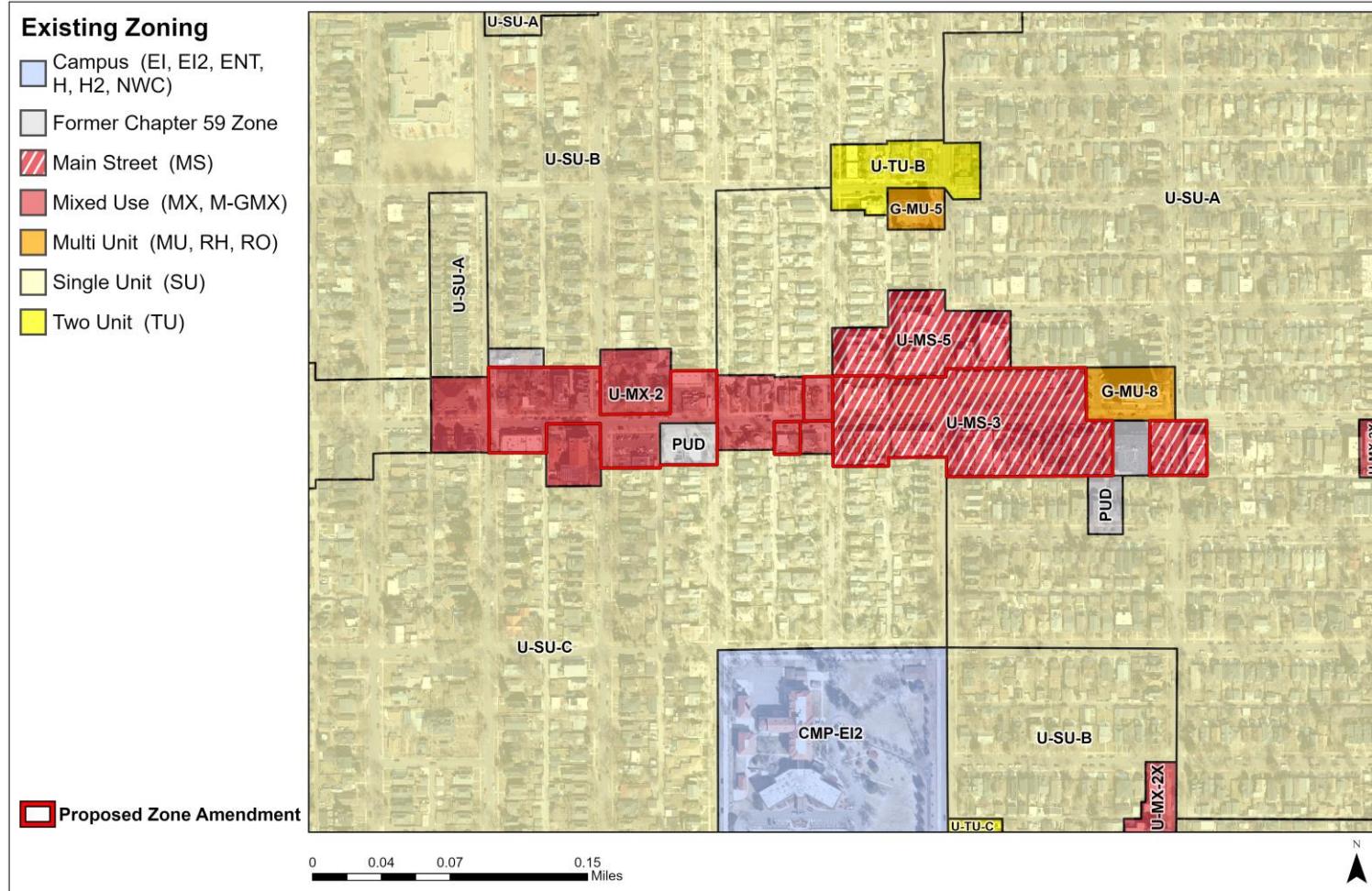
Statistical Neighborhood – West Highland

Neighborhoods

- Yellow Box: Neighborhood
- Red Box: Proposed Zone Amendment



Existing Zoning – U-MX-2, PUD 162, and U-MS-3



- U-MX-2: two-story mixed use district
- PUD 162: allows paint shop or uses under B-2, max height of 1 story or 18 feet
- U-MS-3: three story main street district

- Proximity to:
- U-SU-B
 - U-SU-A
 - U-SU-C
 - G-MU-8

Proposed Zoning – U-MX-3

General Purpose:

Intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge.

Specific Intent:

Applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

Building Forms:

Town House, Drive Thru Services, Drive Thru Restaurant, General, Shopfront

Proposed Zoning – D0-8

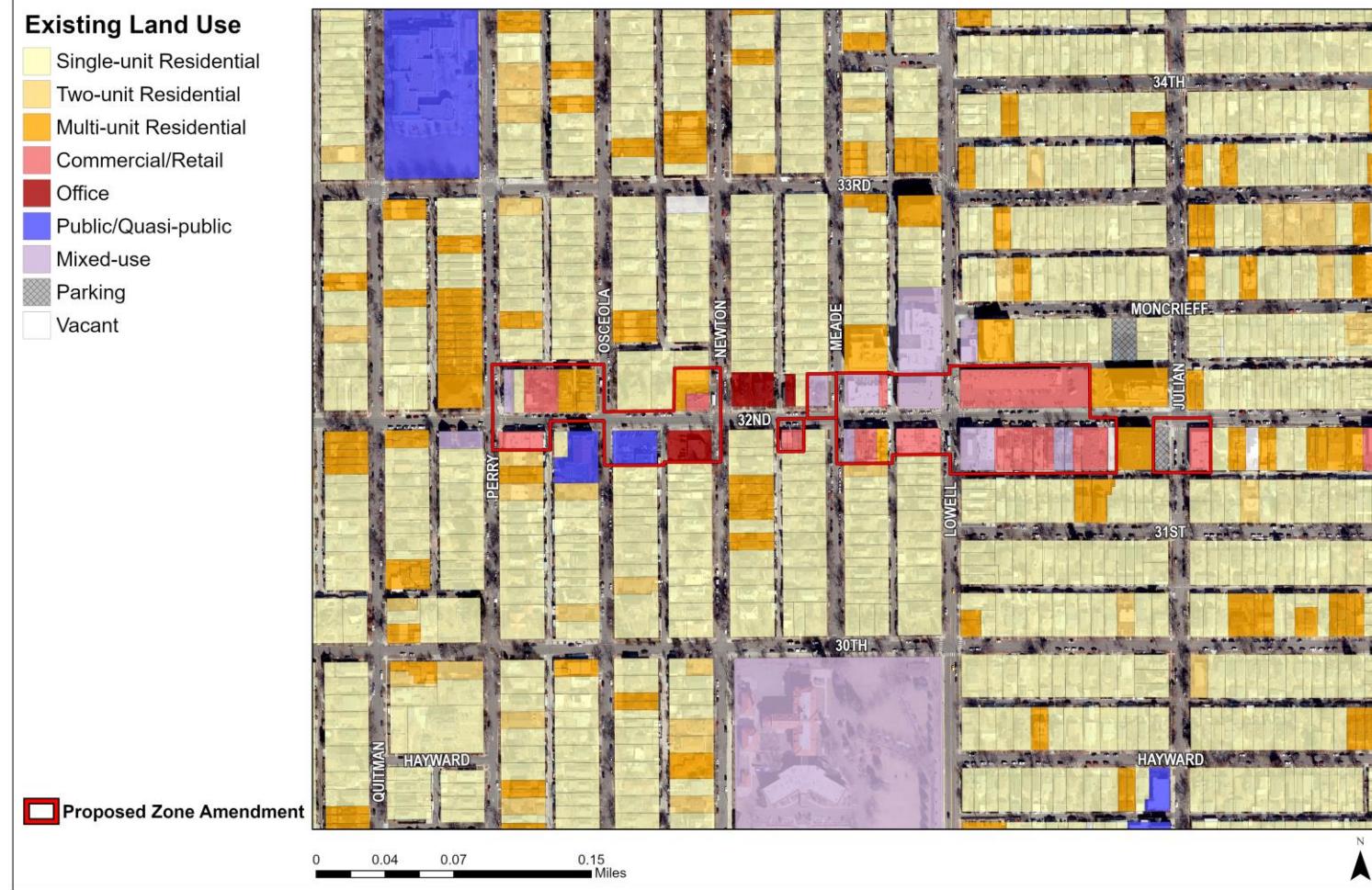
Specific Intent:

Encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential dwellings.

Building Forms:

Shopfront and Town House

Existing Context – Land Use



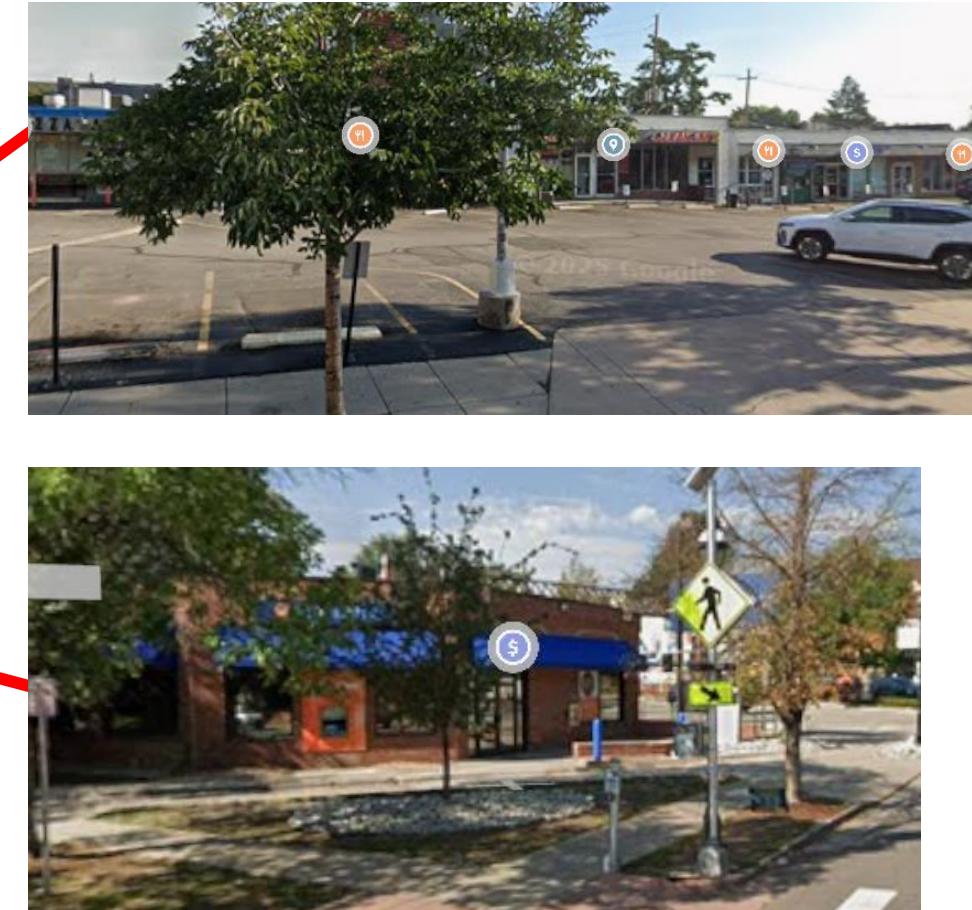
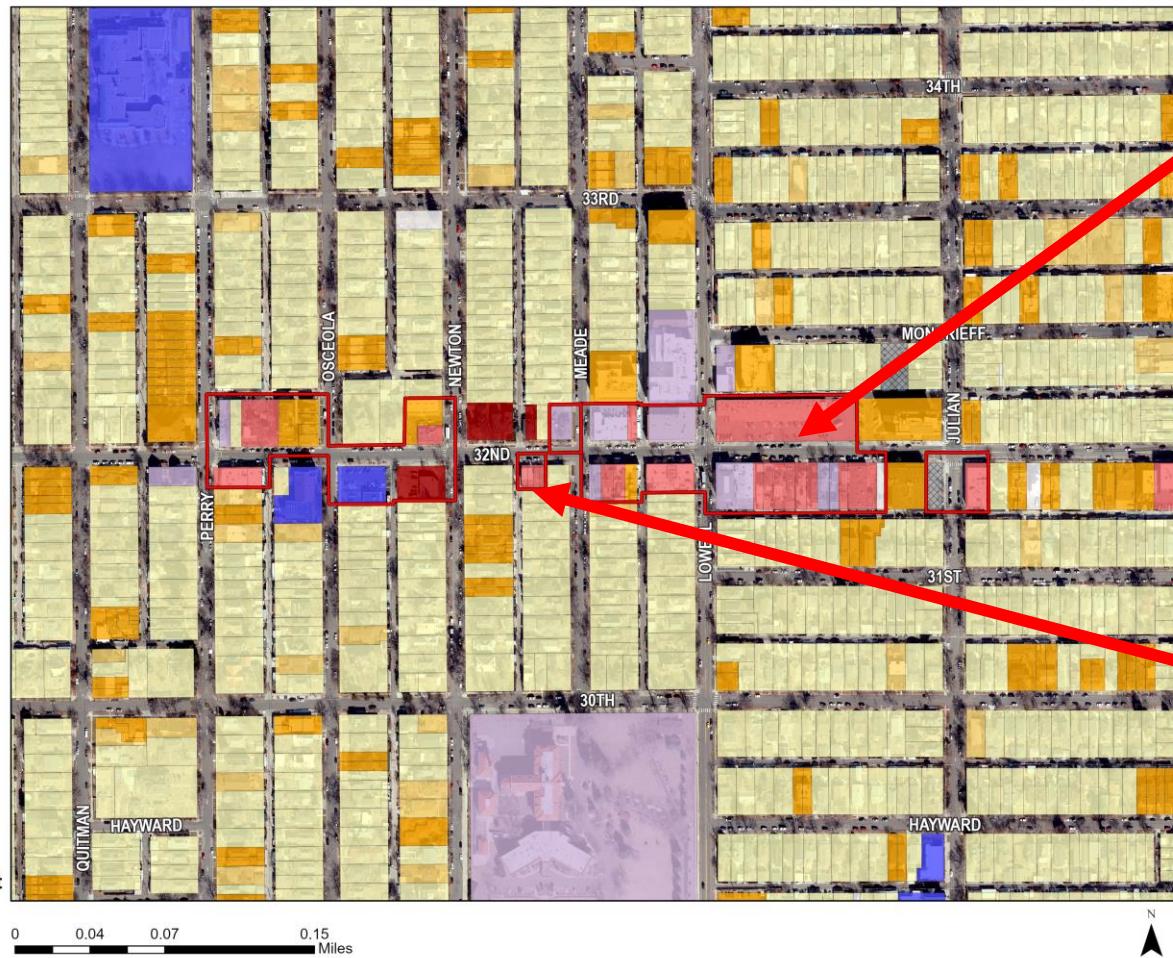
- Commercial/Retail
- Public/quasi public
- Office
- Multi-unit residential
- Mixed-use

Adjacent to:

- Single-Unit Residential
- Multi-unit Residential
- Office

Existing Context – Building Form/Scale

- Existing Land Use**
- Single-unit Residential
 - Two-unit Residential
 - Multi-unit Residential
 - Commercial/Retail
 - Office
 - Public/Quasi-public
 - Mixed-use
 - Parking
 - Vacant



Agenda

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Process

- Informational Notice: **10/16/2025**
- Planning Board Notice: **12/2/25**
- Planning Board Public Hearing: **12/17/25**
- CPH Committee: **1/20/25**
- City Council Public Hearing: **3/2/26**

Council Member Outreach

- Mailers
 - May 9, 2024
 - July 11, 2024
 - February 6, 2025
 - April 29, 2025
 - June 18, 2025
- Town Halls
 - May 22, 2024
 - August 1, 2024
 - February 25, 2025
 - June 5, 2025

Public Comments

- RNOs
 - West Highland Neighborhood Association and Inter-Neighborhood Cooperation (INC)
- Letter in support from West Highland Neighborhood Association
- 16 comments from neighbors and other stakeholders
 - 14 in support citing that it will preserve the commercial character of the corridor
 - 1 stakeholder is concerned about parking along the street
 - 1 submitted a question to get more information on the rezoning

Planning Board

- Planning Board held a hearing on this item on 12/17
- 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)

2. Public Interest

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

Denver Zoning Code Review Criteria

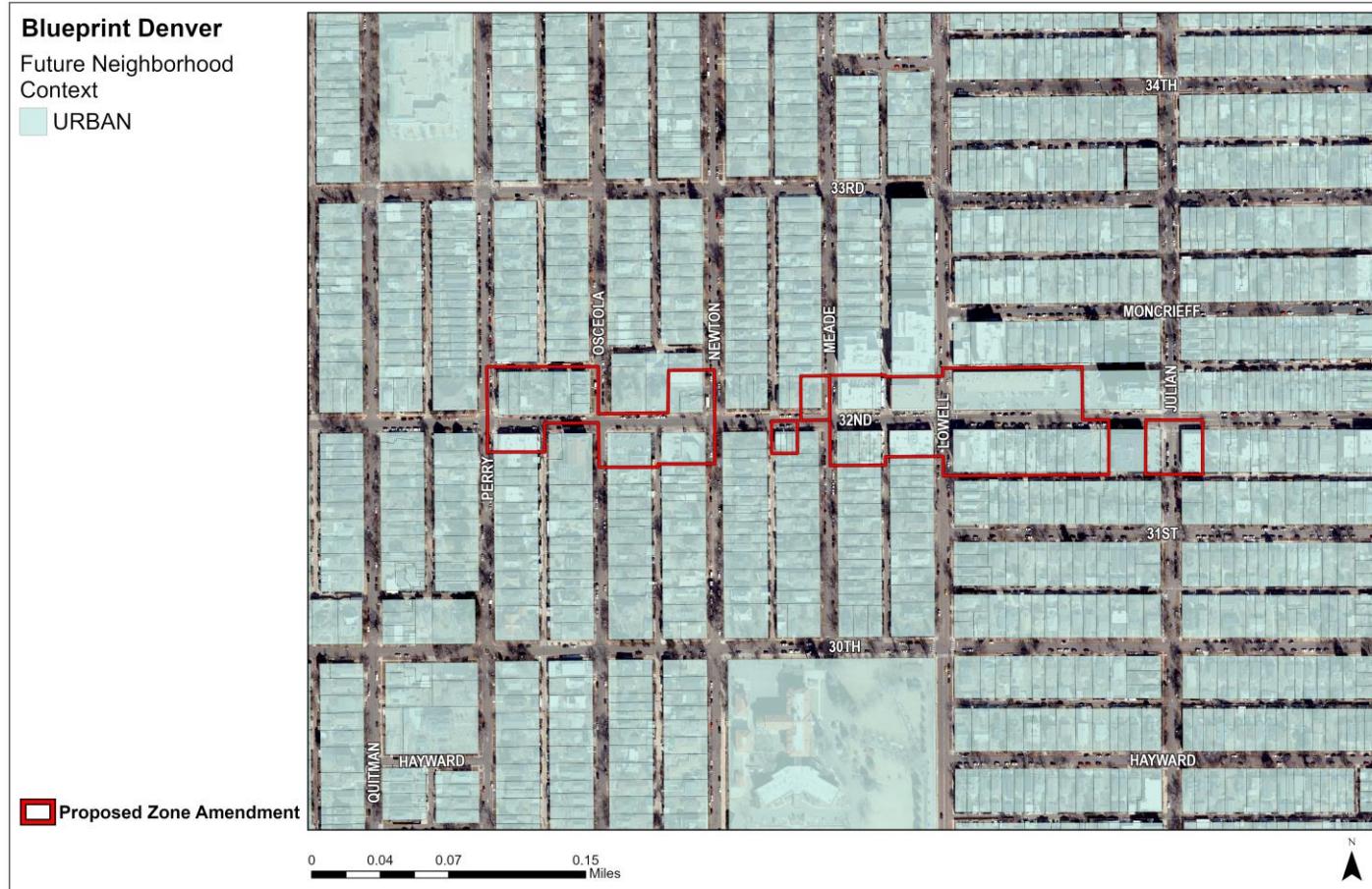
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2. Public Interest

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Blueprint Denver 2019



- **Urban**
 - These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood (p. 221)

Blueprint Denver 2019



- Local Corridor
 - Mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining (104).
- Residential collector
 - Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses.

Blueprint Denver 2019

Blueprint Denver

Growth Strategy

All other areas of the city



- Growth Areas Strategy
 - All other areas of the city
 - 10% of new jobs
 - 20% of new housing

Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



Blueprint Denver – Equity Analysis

Blueprint Denver

Access To Opportunity
Cumulative Score - 2025

- ≤1 Less Access
- ≤ 2
- ≤ 3
- ≤ 4
- ≤ 5 More Access
- No Values



Access to Opportunity

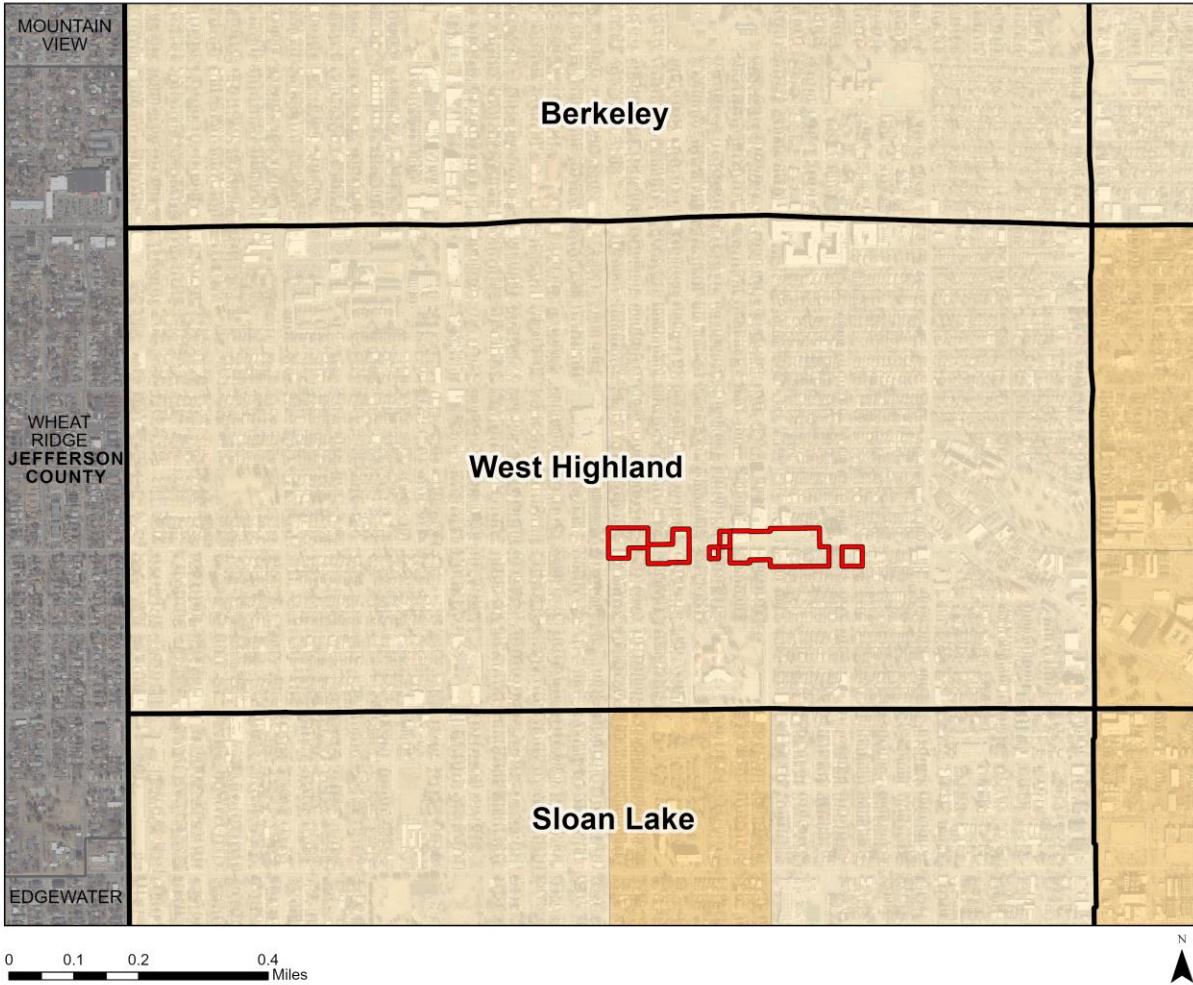
- Generally moderate Access to Opportunity
- Highest scores in access to centers and corridors and social determinants of health
- Lowest scores in access to transit and healthcare

Blueprint Denver – Equity Analysis

Blueprint Denver

Vulnerability to Displacement Score

- Less Vulnerable
- 1
- 2
- More Vulnerable

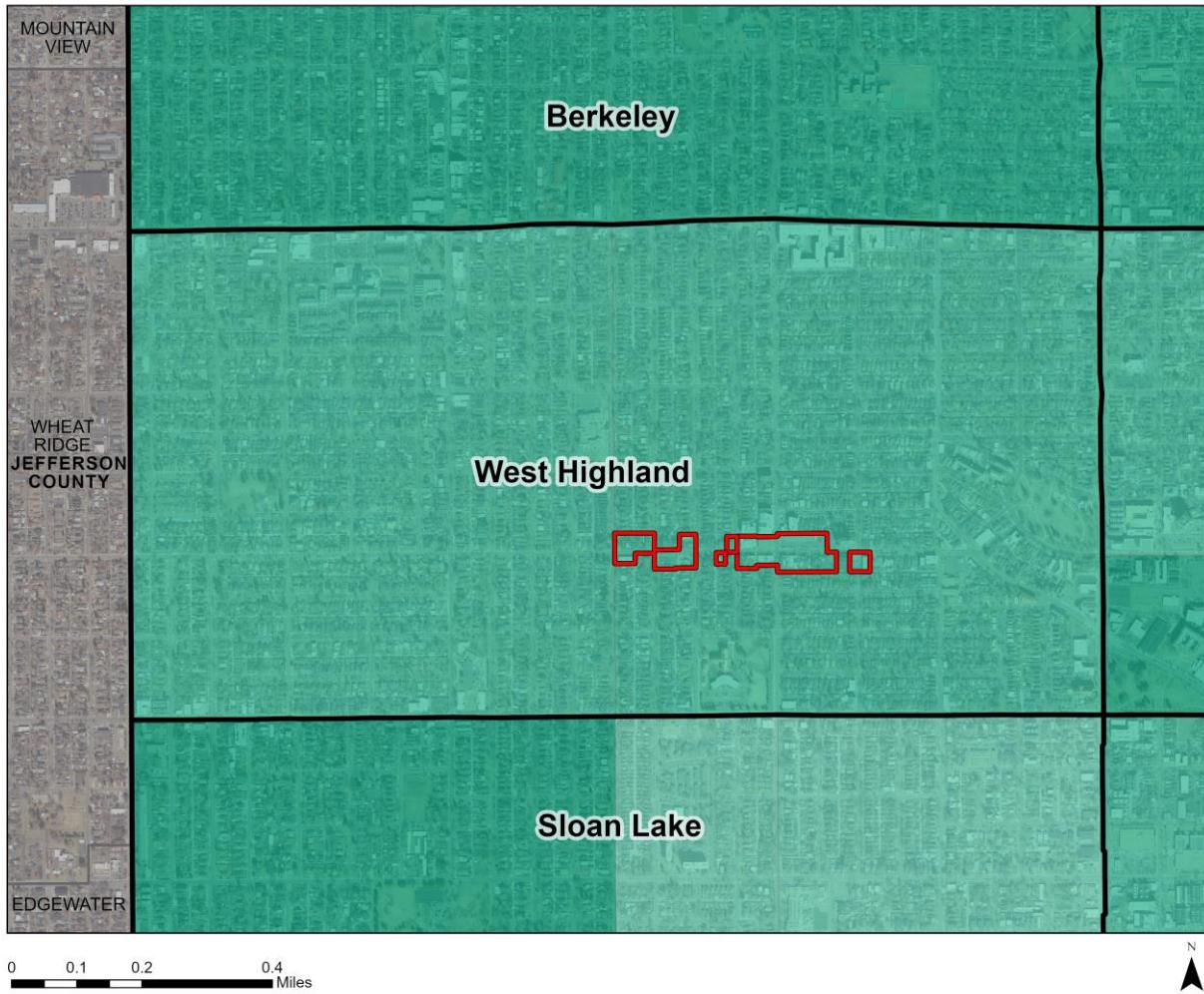


Vulnerability to Involuntary Displacement

- Low vulnerability

Blueprint Denver – Equity Analysis

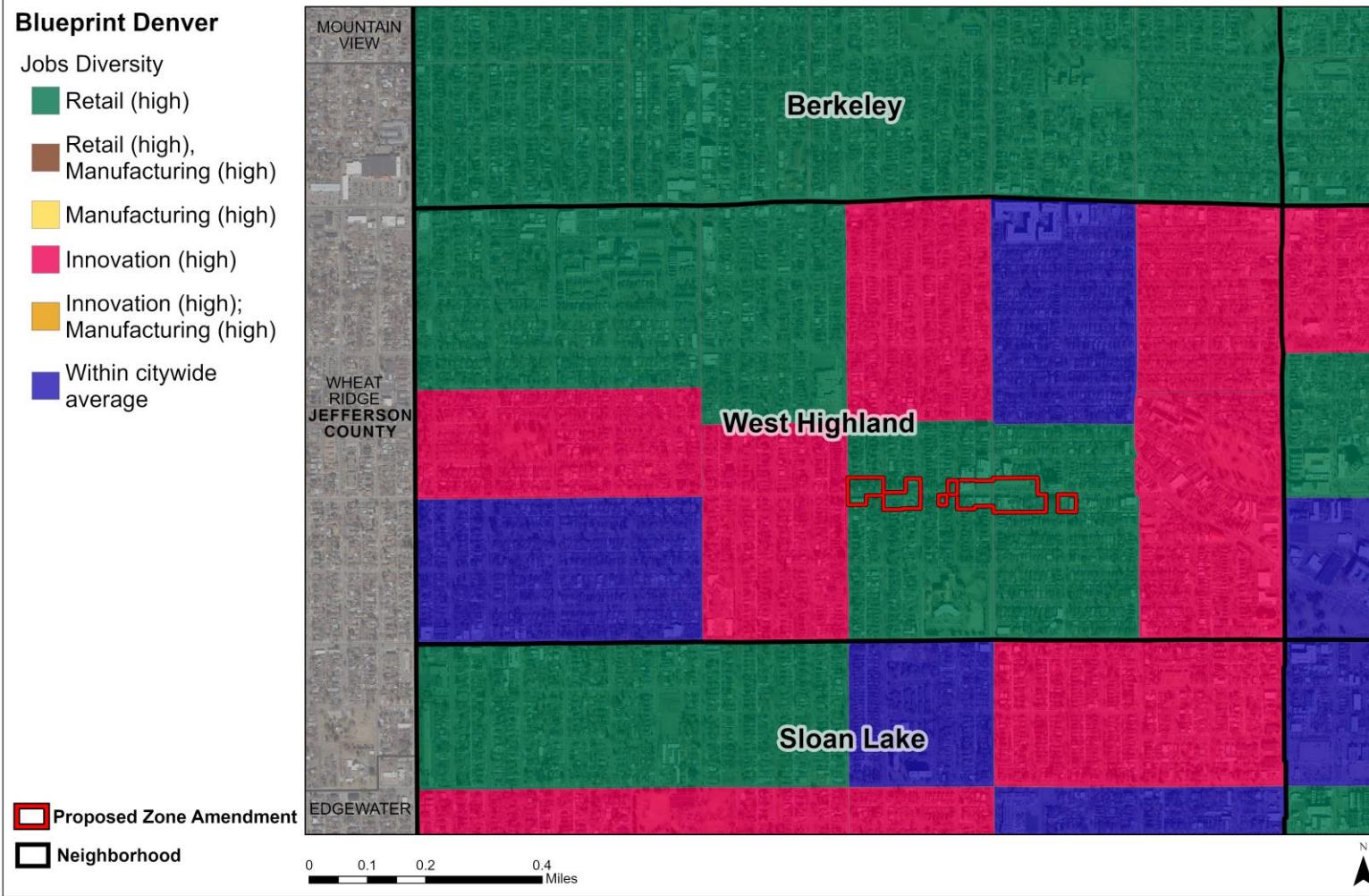
Blueprint Denver
Housing Diversity Score
Less Diversity
1
2
3
4
More Diversity



Expanding Housing Diversity

- Moderate diversity
- More diverse home size and ownership rates
- Less diverse housing costs, middle density housing, and affordable units

Blueprint Denver – Equity Analysis



Expanding Jobs Diversity

- Jobs skewed towards retail

Blueprint Denver 2019

Strategies:

- Land Use & Built Form, General Policy 11 – Implement plan recommendations through city-led legislative rezonings and text amendments
- Land use & Built Form, Design Quality and Preservation Policy 4 – Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors

Blueprint Denver 2019

This proposal addresses equity by:

Ensuring W. 32nd Ave. remains a commercial corridor providing access to amenities and a variety of goods to nearby residents.

Blueprint Denver 2019

This proposal addresses climate by:

Encouraging a true mixed-use corridor with commercial and residential uses, which will allow more residents to access basic needs and a variety of amenities without using a car.

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Consistency with Neighborhood Context, Purpose and Intent



- Urban Neighborhood Context: commercial areas are typically embedded in residential areas
 - This is a commercial corridor within a largely single unit residential area
- Mixed Use Districts: promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that define and activate the street edge
 - The DO-8 only allows the Town House and Shopfront forms, which both activate and define the street edge
- U-MX-3 and DO-8: where three stories is desired and encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level

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