



8401 E. Belleview Ave.

Request: B-8, Waivers, UO-1, UO-2 to S-MX-8

Date: 06.08.2026

Presenter: Brandon Shaver

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from B-8, Waivers, UO-1, UO-2 to S-MX-8



- Property:
 - 3.99 acres
 - 2-story bank and office building; attached parking garage; surface parking

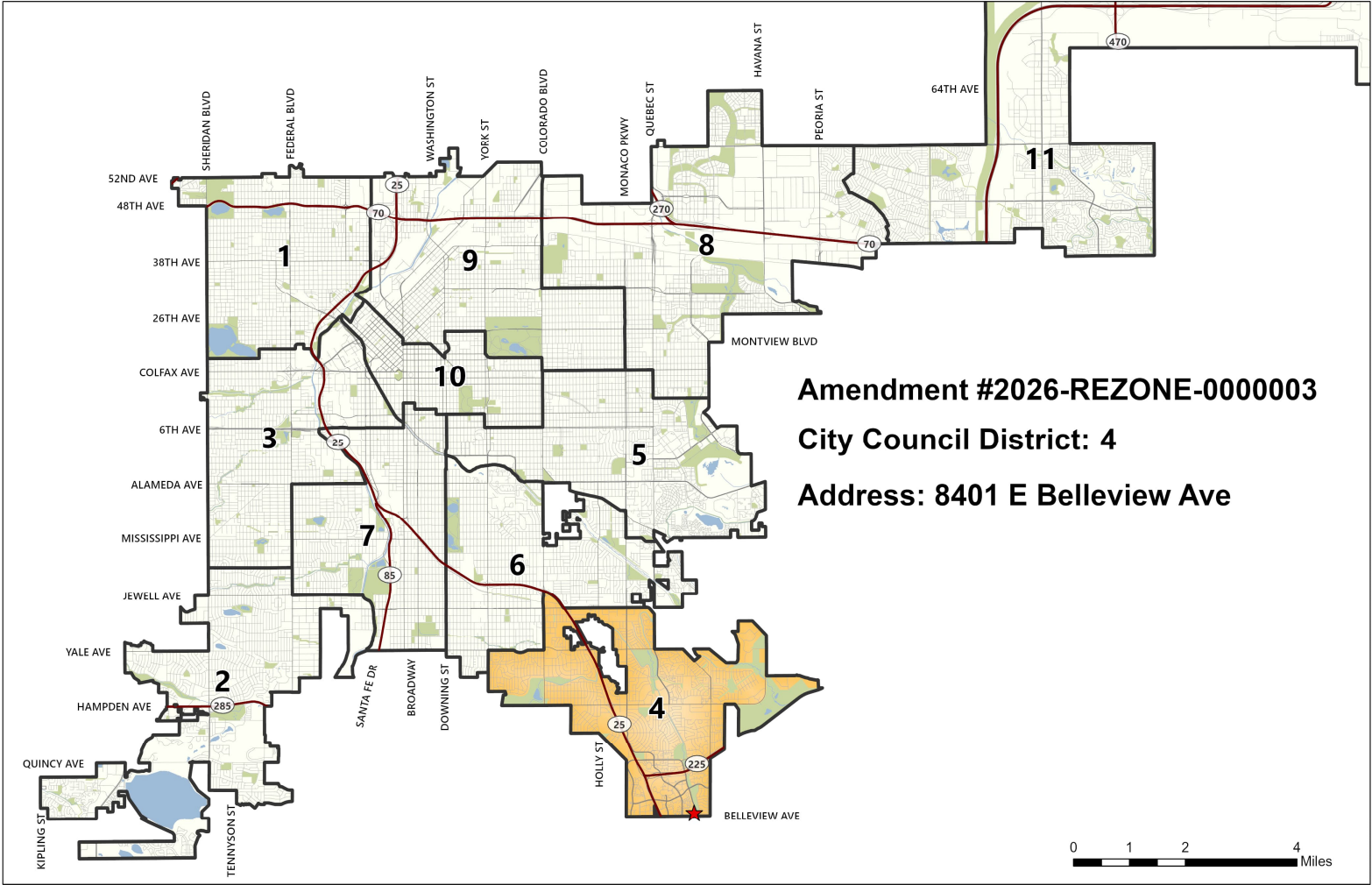
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

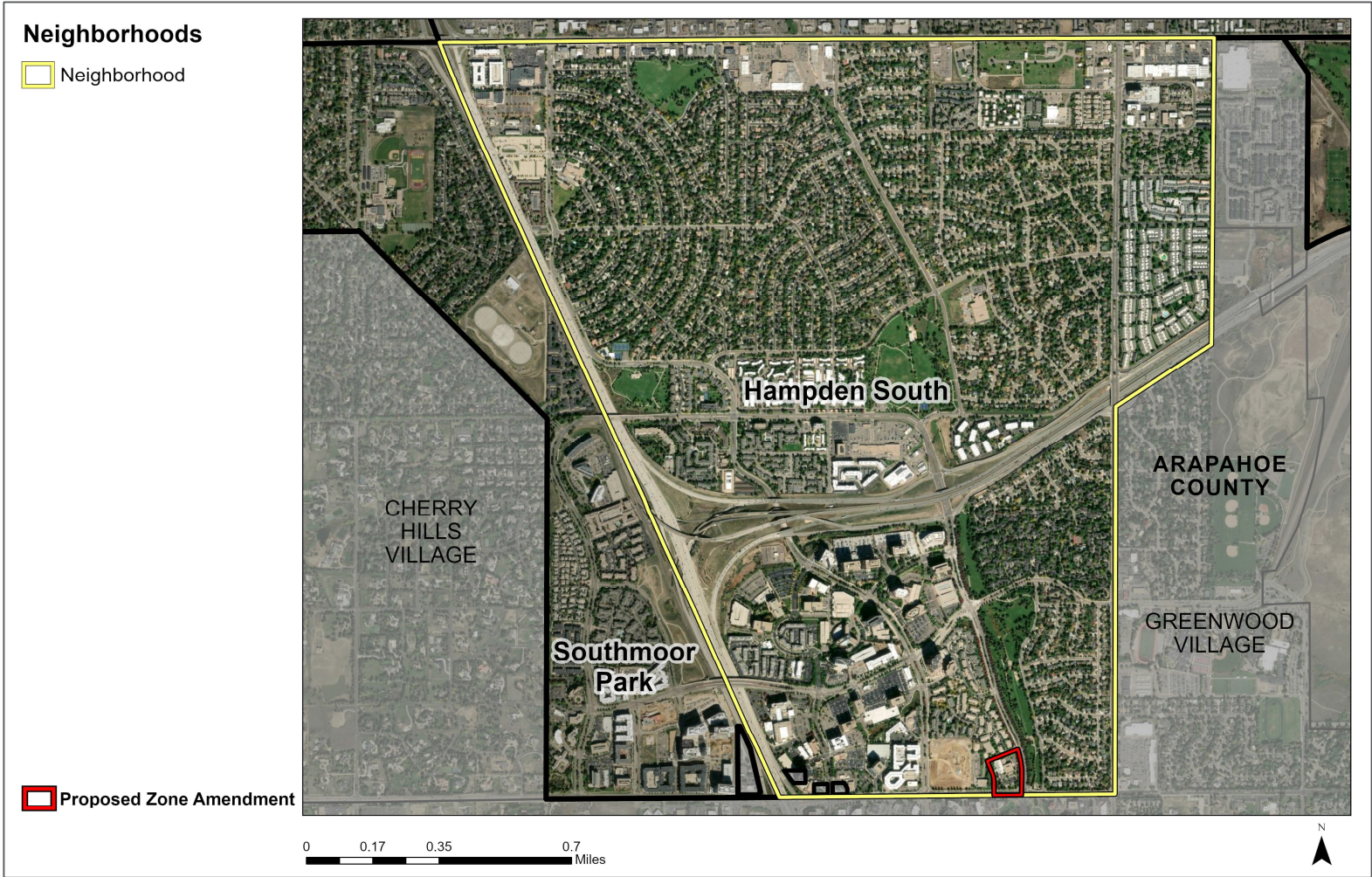
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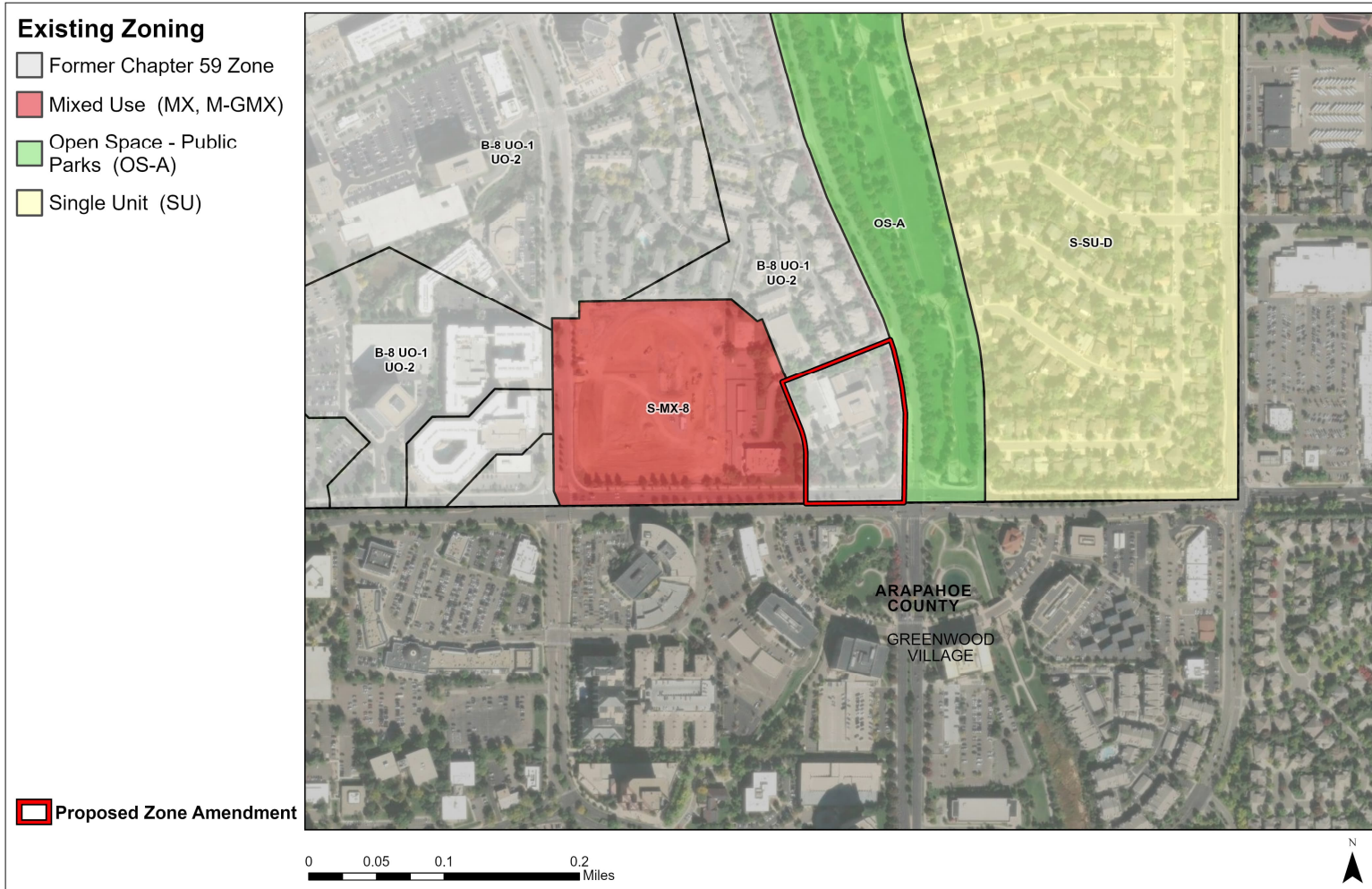
Council District 4 – Councilmember Romero-Campbell



Statistical Neighborhood – Hampden South



Existing Zoning – B-8, Waivers, UO-1, UO-2



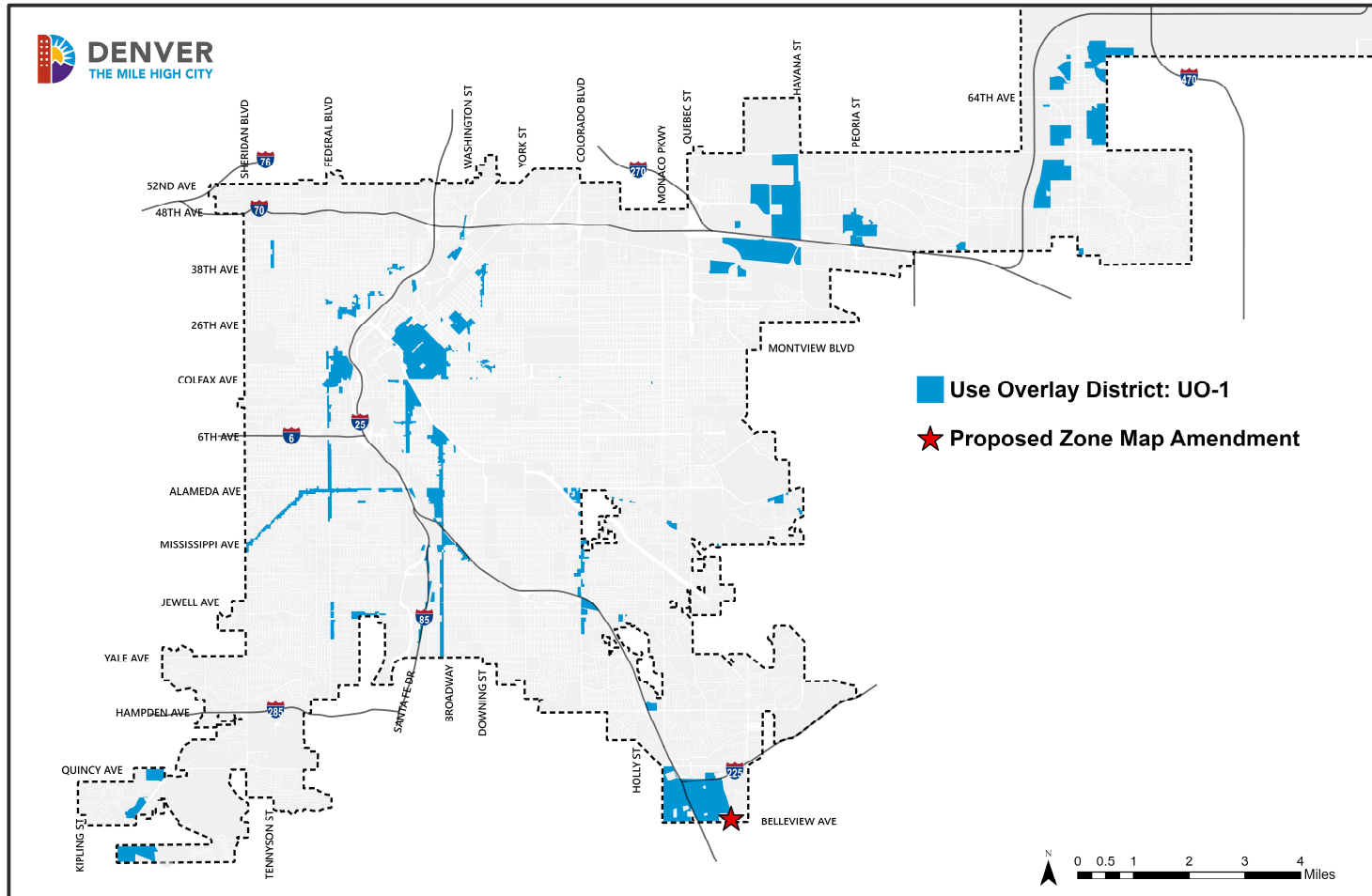
Proximity to:

- B-8
- OS-A
- S-MX-8
- Arapahoe County

Waivers

- Waive certain fabrication, wholesale, warehousing uses
- Waive gross floor area allowance; establish a maximum height of 2.5 stories

Use Overlays (UO-1 & UO-2)



- Sufficient land remaining in the city for adult uses
- Current waivers already prohibit billboard so removing would remain consistent

Proposed Zoning – S-MX-8

General Purpose:

- Diverse areas; walking, shopping, gathering; larger sites; predictable flexibility; balance street presence and parking

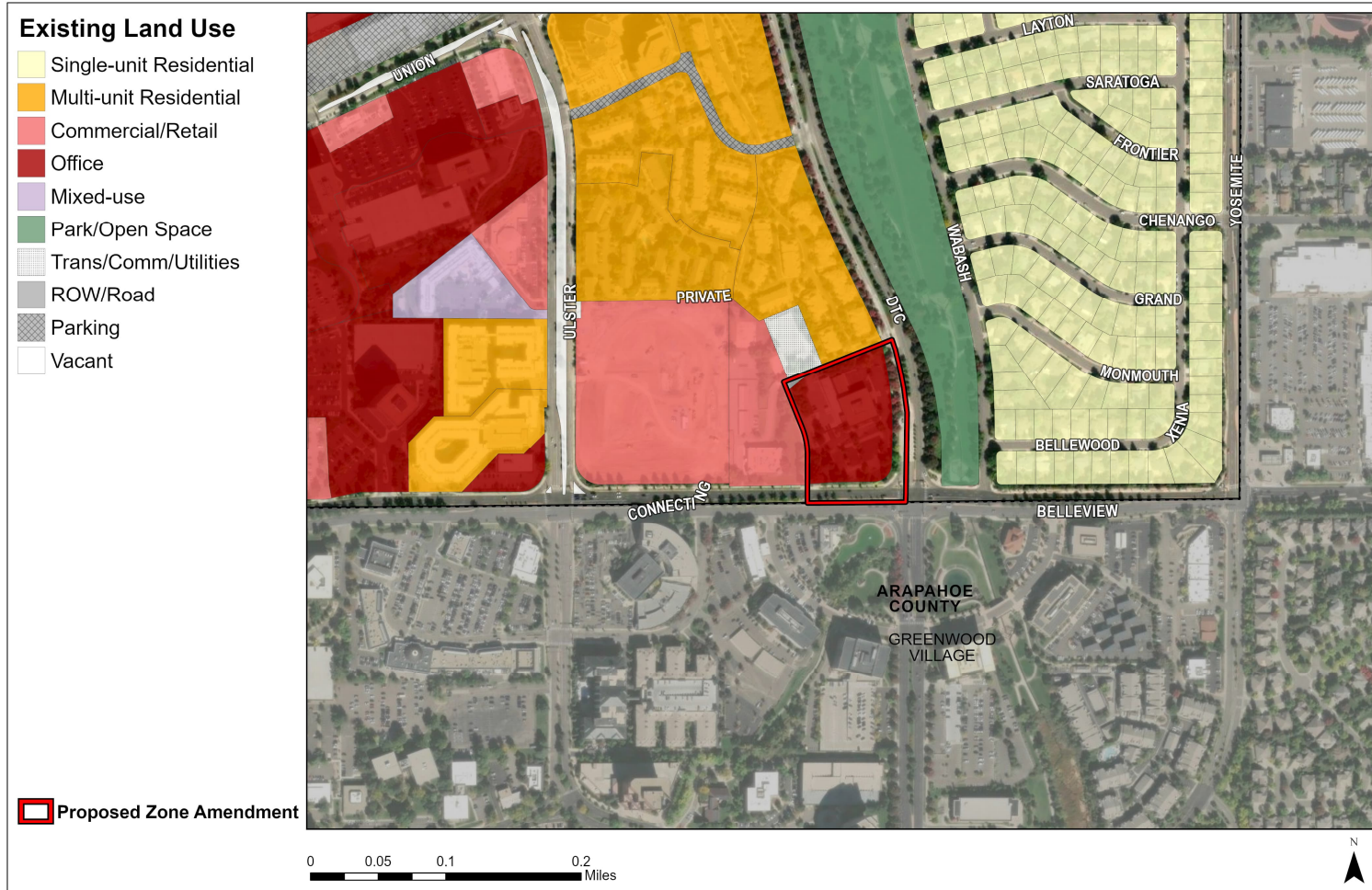
Specific Intent:

- Areas served by arterials; height 1-8 stories

Building Forms:

- Drive-thru; General; Shopfront

Existing Context – Land Use



Office

Adjacent to:

- Multi-unit Residential
- Park/Open Space
- Commercial/Retail

Existing Context – Building Form/Scale



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Process

- Informational Notice: 1/22
- Planning Board Notice: 3/31
- Planning Board Public Hearing: 4/15
- Committee: 4/28
- City Council Public Hearing: 6/8

Planning Board

- Planning Board held a hearing on this item on 4/15
- The board voted unanimously to recommend approval

Public Comments

- RNOs
 - No comments
- 3 comments in support
 - Revitalize Belleview
 - Mixed-use community

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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

Comprehensive Plan 2040



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” (p. 28).
- Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (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 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Goal 1, Strategy D – “Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities” (p. 34).

Comprehensive Plan 2040

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

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2. Public Interest

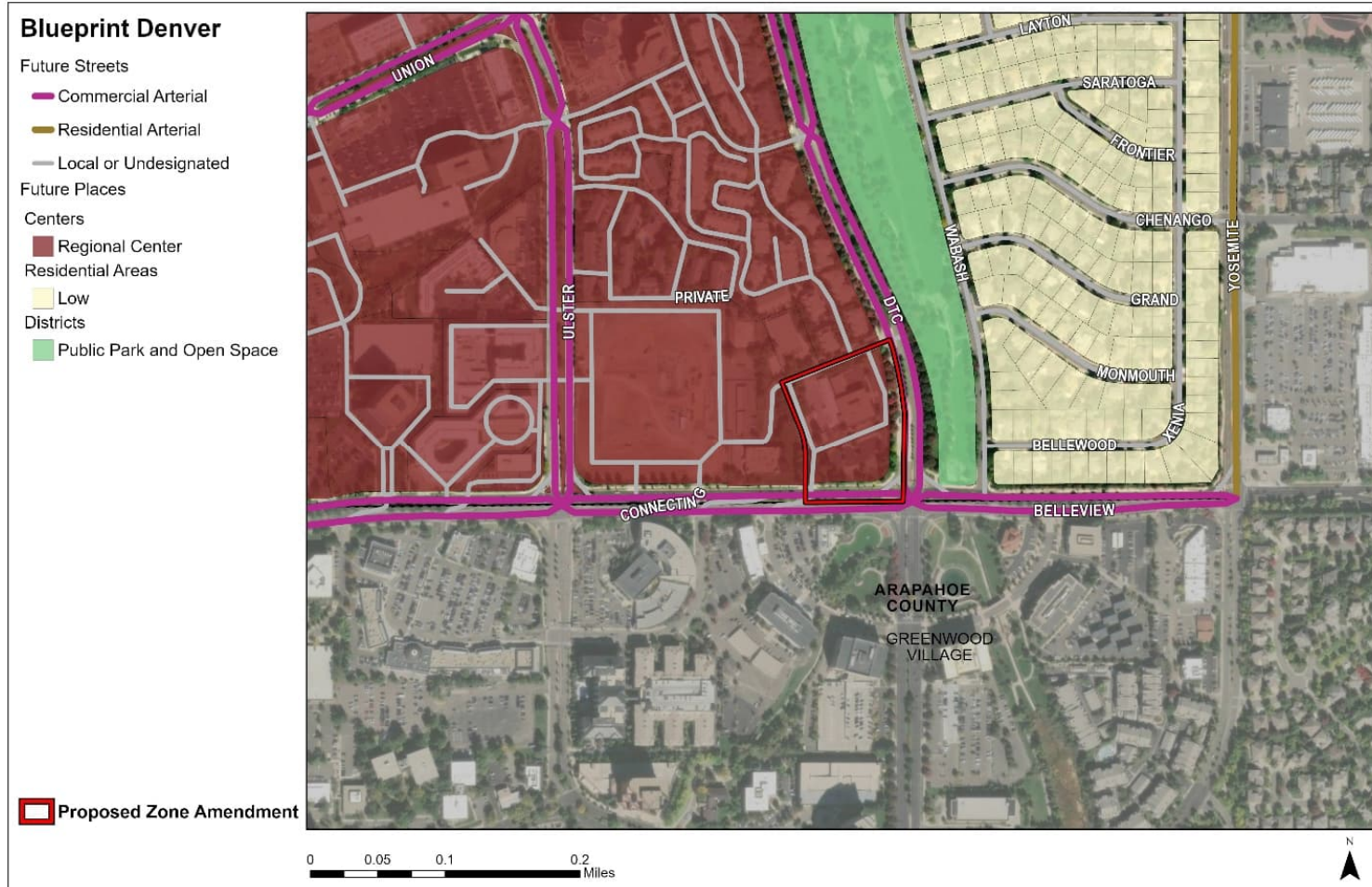
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- Suburban
 - Includes higher-density
 - Commercial along main corridors

Blueprint Denver 2019



- **Regional Center**
 - Mix of uses
 - Larger scale buildings
 - Heights are generally tallest

Blueprint Denver 2019



- Regional Center
 - 50% new employment
 - 30% new housing

Blueprint Denver 2019

Strategies:

- Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: Regional centers and community centers... (p. 72).
- Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize property owners to come out of the old code (p. 73).
- Align high-density residential areas near regional centers to support housing growth near major job centers with access to transit priority streets (p. 87).

Blueprint Denver 2019

Equity:

- Broad range of commercial uses
- Multi-unit residential, including affordable housing

Blueprint Denver 2019

Climate

- Housing near transit and jobs
- Multi-unit buildings are more energy efficient

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of city plans
- Walkable, mixed-use area

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

Consistency with Neighborhood Context, Purpose and Intent

- Varied context; multi-unit and commercial are located along arterial and collector; irregular blocks
- Diverse areas; appropriate along corridors; larger sites
- Areas by arterial streets; height 1-8 stories

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