



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text Amendment

S-MX-_A Zone District Series
(Suburban – Mixed Use - 2A, 3A, 5A, 8A, 12A)

08/31/15 Planning Board Review Draft Summary

Text & Map Amendment for S-MX-_A Zone District Series

This presentation contains:

- Ordinance sponsor and community partners
- Process summary
- Purpose of this amendment
- Summary of the proposed changes

- Ordinance is sponsored by Community Planning and Development
- Developed in cooperation with property owners in the initial proposed location for rezoning at the 61st and Peña station area

Text Amendment Process

- INC Zoning & Planning Committee Meeting: **June 27th**
- Public Review Draft posted to CPD website: **July 24th**
- Informational notice to Registered Neighborhood Organizations (RNOs) and City Council: **July 28th**
- Planning Board Informational Item: **August 19th**
- Planning Board Public Hearing: **September 16th**
 - Notification to RNOs and City Council 15 days prior to public hearing
 - Planning Board Draft of text amendment and staff report
 - Public hearing and Planning Board recommendation

- City Council Neighborhoods and Planning Committee meeting – **October 14th**
 - Notification to RNOs and City Council 15 days prior
- City Council First Reading
- City Council Public Hearing – **November 23rd**
 - Notification to RNOs and City Council 21 days prior to public hearing
 - Public Hearing and decision by City Council

Purpose of Text Amendment

- Create a new series of suburban context zone districts with more urban, pedestrian-oriented character
- Adjust building form standards (e.g. build-to, pedestrian entrance) to reinforce strong street edges in appropriate locations (e.g. rail stations, pedestrian shopping districts, certain locations along commercial corridors) consistent with suburban neighborhood contexts
- Implement adopted plan goals and objectives from Comprehensive Plan 2000, Blueprint Denver, and TOD plans in greenfield locations (61st and Peña Station Area Plan)

Summary of Proposed Text Amendment

Suffix of “-_A” indicates change in building form standards:

Standard	Existing S-MX	Proposed S-MX-_A
Build-to	50%, 0'-80'/150'	60%, 0'-20'
Surface parking between the building and the primary street	Allowed	Not Allowed
Pedestrian access	Pedestrian Connection	Entrance
Street level active uses	Not required	40% requirement

Summary of Proposed Text Amendment

- Only allow the General building form
- Drive-Thru building forms are not allowed
- Drive-Thru uses will still be allowed and be accommodated in the General building form, subject to Street Level Active Use limitations

Potential Mapping of S-MX-_A Series

- Pedestrian-Oriented Development in Suburban Contexts
 - TOD Greenfield development
 - Mixed-use, master-planned communities
- Suburban Commercial Corridors
 - Higher pedestrian use
 - Connections to TODs, high frequency bus service
 - Strip mall redevelopment
- Intended first rezoning is in the 61st and Peña station area along key corridors, following the text amendment



For More Information

Contact Kyle Dalton, AICP, Senior City Planner:
kyle.dalton@denvergov.org

Visit our website at
www.DenverGov.org/TextAmendments