



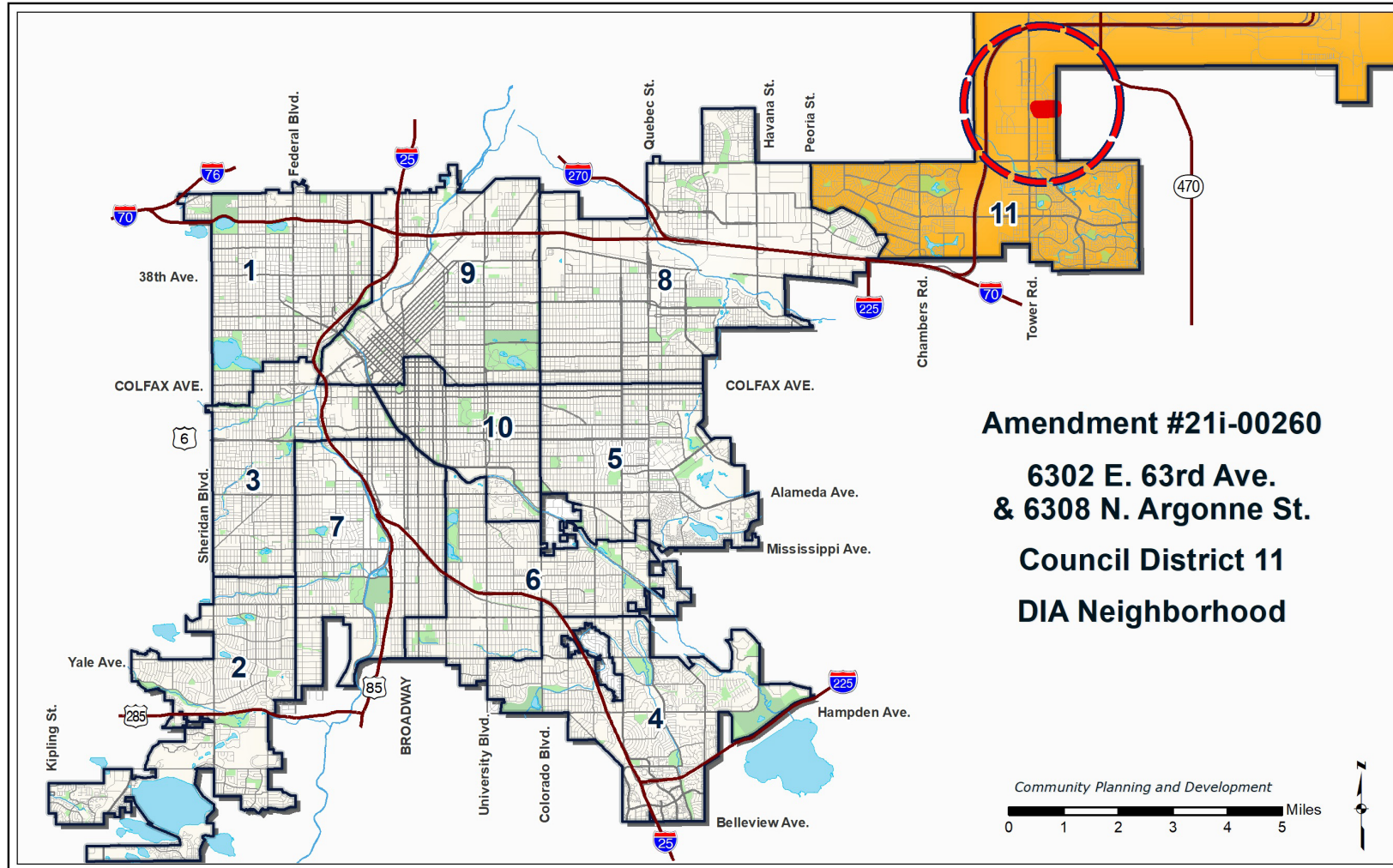
6302 E. 63rd Avenue and 6308 N. Argonne Street

Request: C-MU-20 w/ Waivers and Conditions, AIO to
S-MX-5, AIO

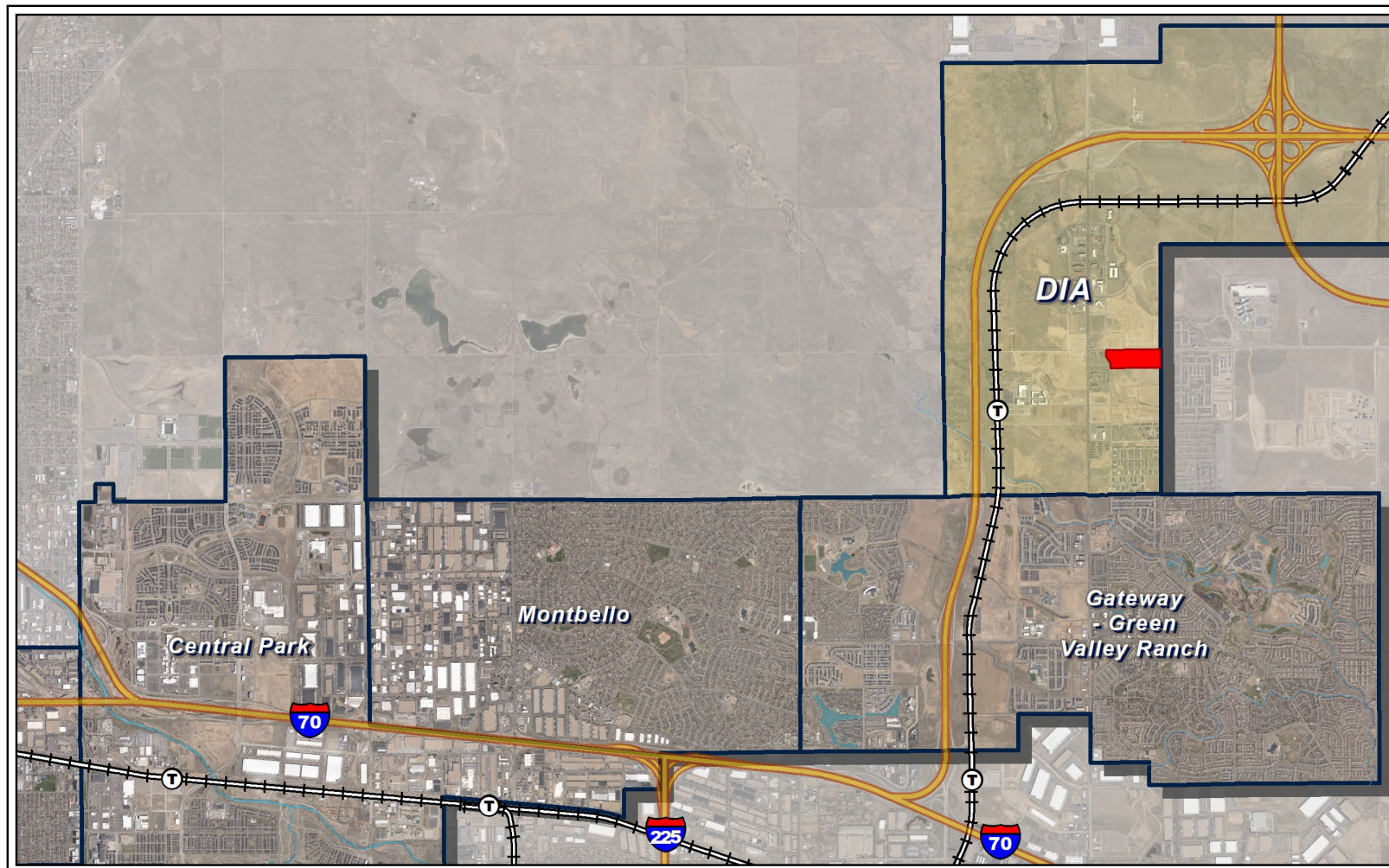
City Council: 1/9/2023

Case #: 2021i00260

Council District 11: Councilmember Gilmore



DIA Neighborhood



Request: S-MX-5, AIO



Subject Property

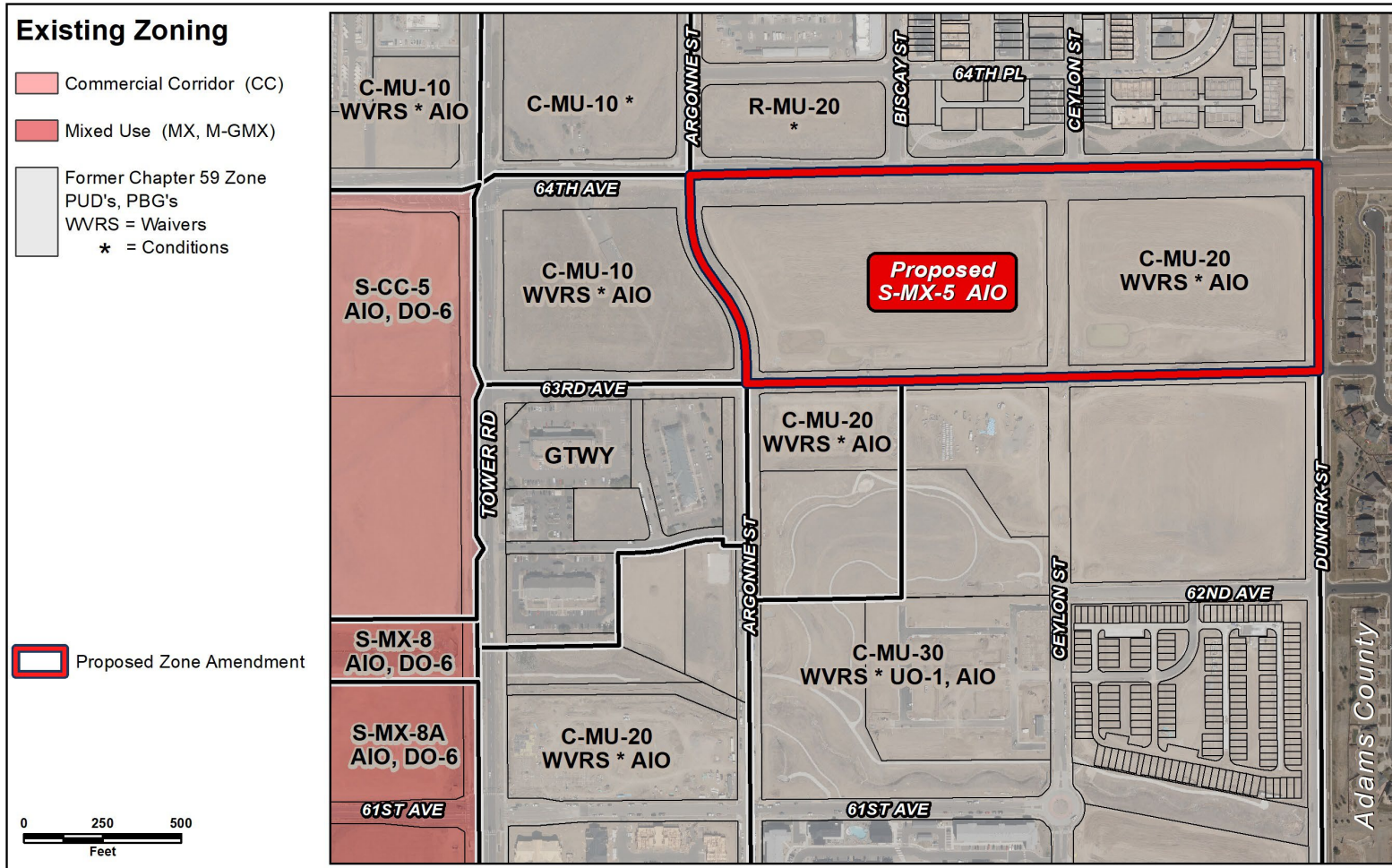
- Vacant
- 21 acres

Proposal

- S-MX-5
 - General
 - Shopfront
 - Drive Thru Services
 - Drive Thru Restaurants
- DIA Influence Area Overlay Zone (AIO)

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

Existing Zoning: C-MU-20 w/ Waivers & Conditions, AIO



Existing Zoning

- C-MU-20, waivers & conditions
 - F.A.R. of 1
 - Variety of commercial uses, no residential allowed
- DIA Influence Area Overlay Zone (AIO)

Surrounding Zoning

- FC 59

Existing Context – Use/Building Form/Scale

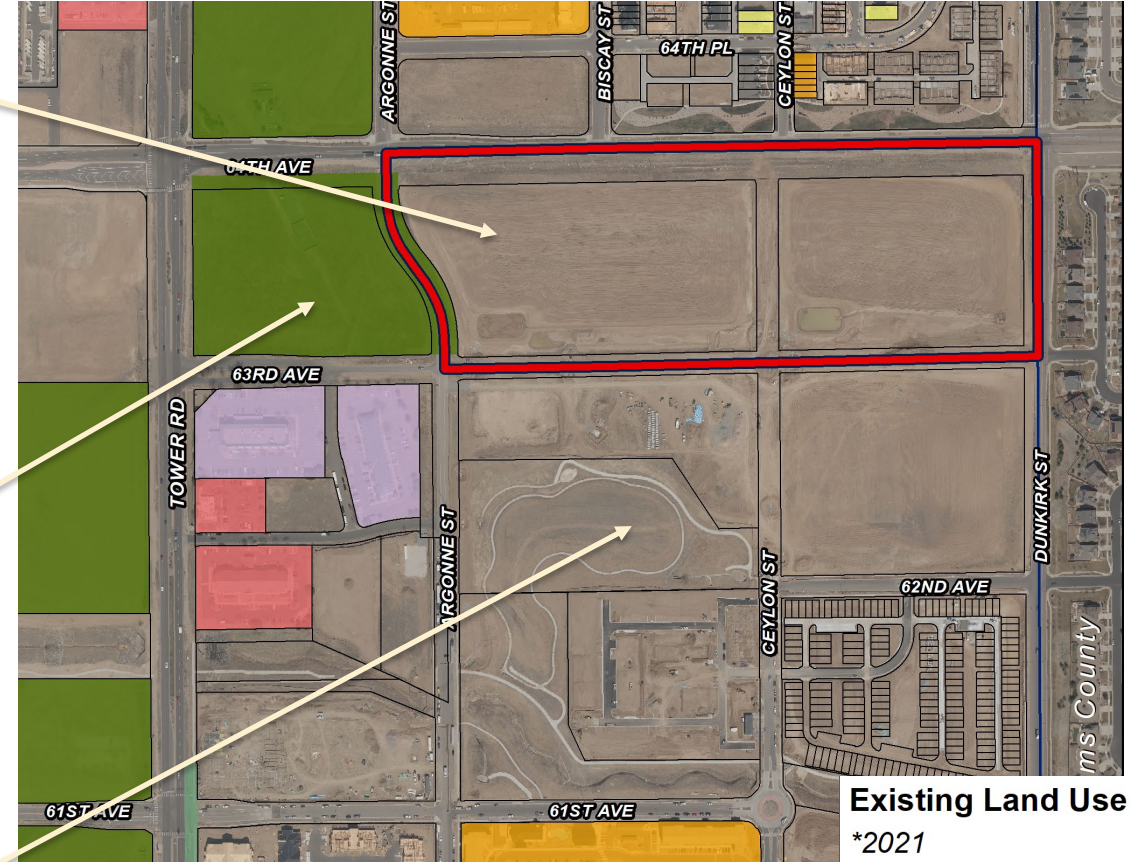
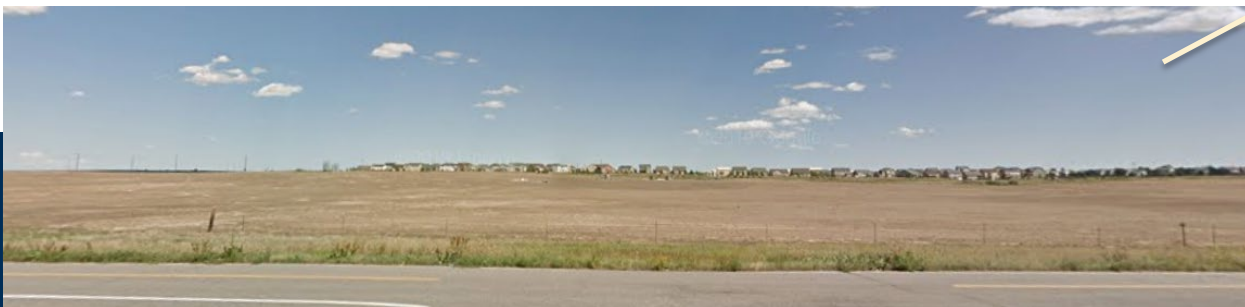
Subject Property



Agricultural Land to the West



Vacant Land to the South

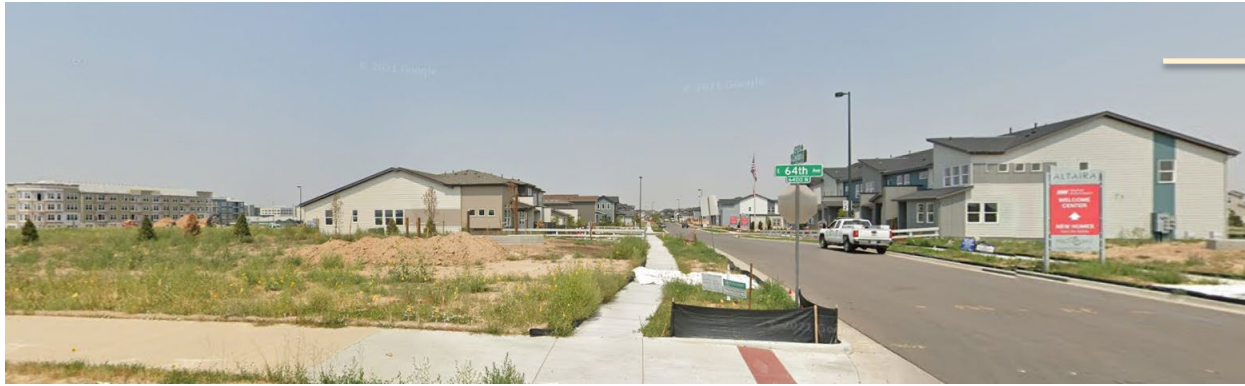


Existing Land Use
*2021

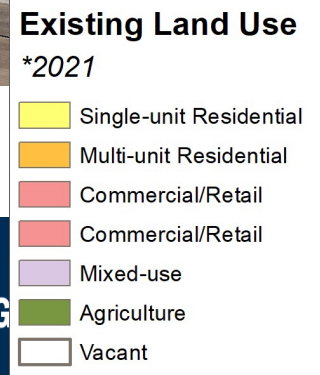
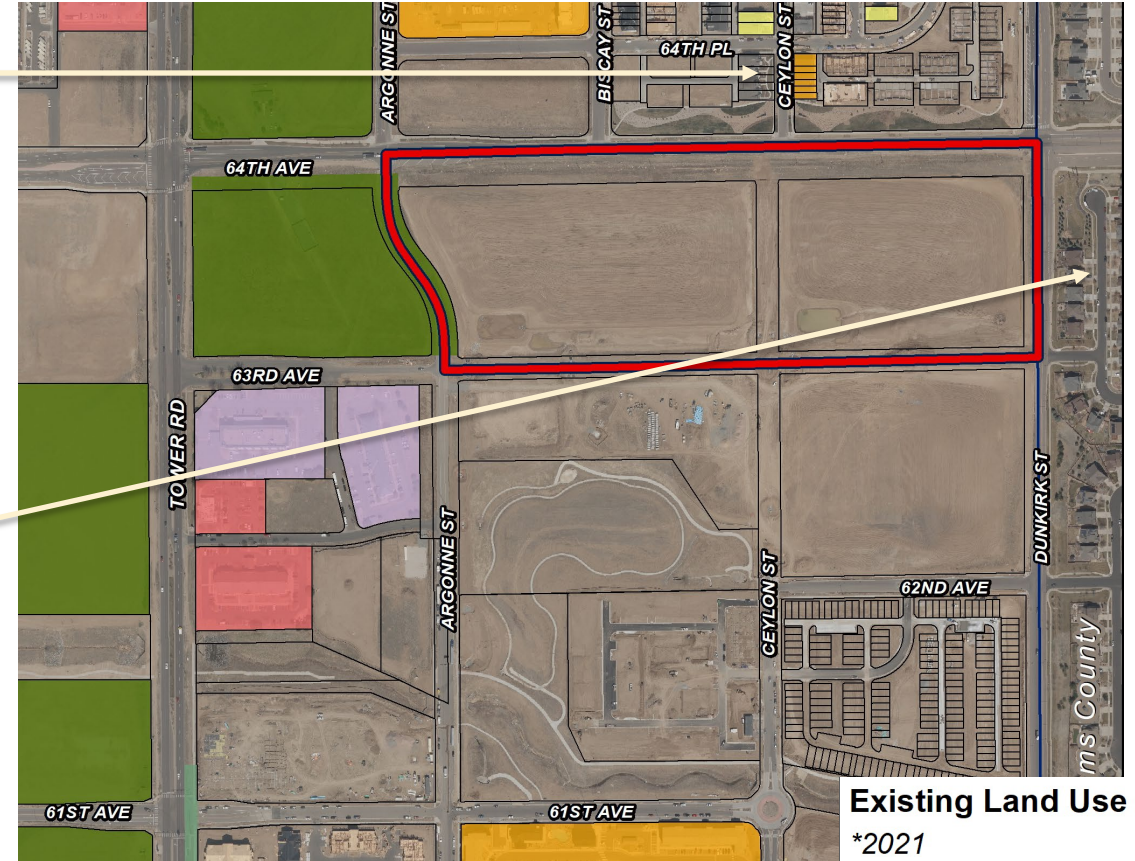
- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Commercial/Retail
- Mixed-use
- Agriculture
- Vacant

Existing Context – Use/Building Form/Scale

Residential to the North



Residential to the East



Process

- Informational Notice: 4/11/2022
- Planning Board Notice: 10/18/2022
- Planning Board Public Hearing: 11/2/2022
- LUTI Committee: 11/15/2022
- City Council Public Hearing: 1/9/2022
- Public Comment: 0

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*
- *Far Northeast Area 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 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

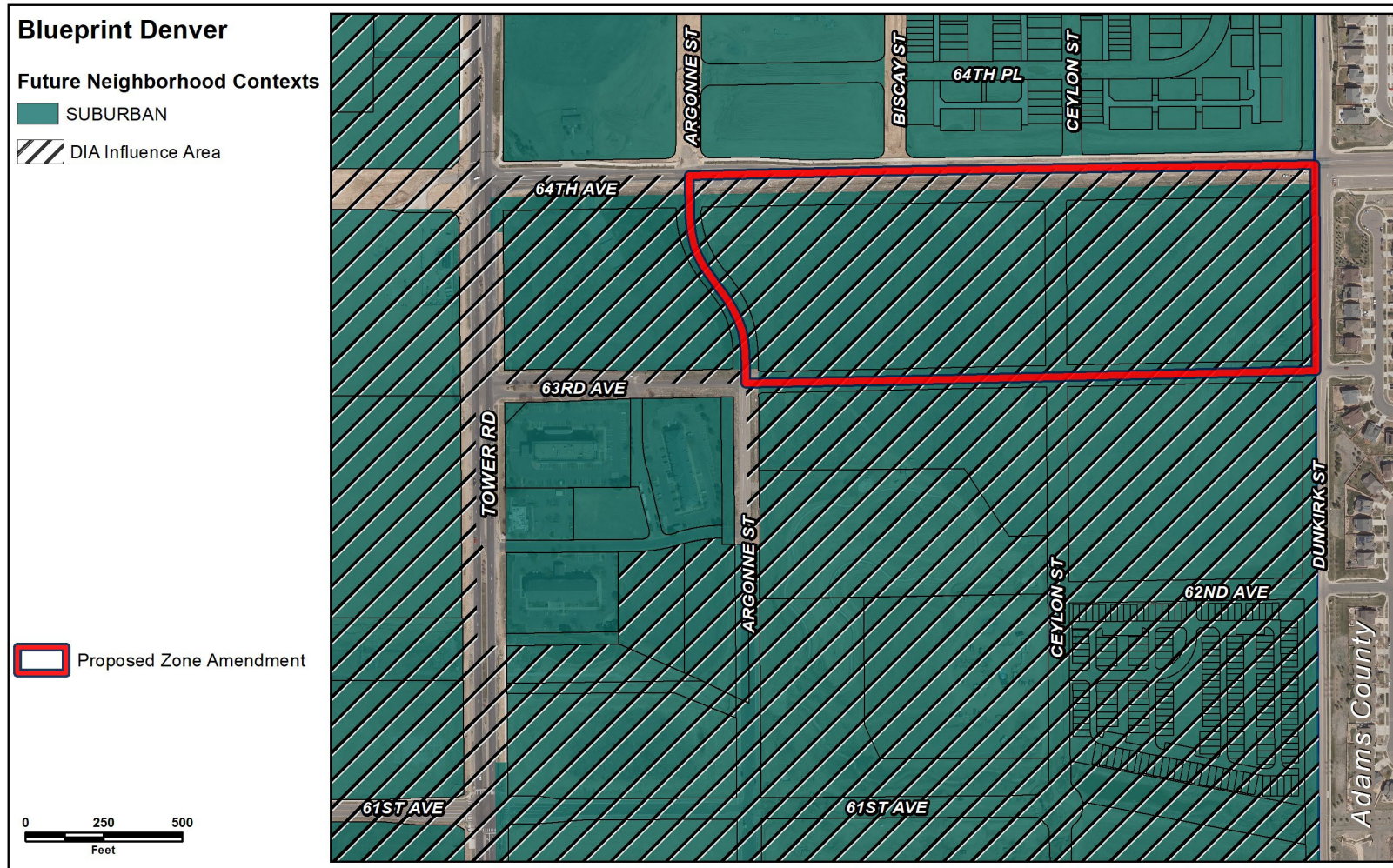


- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



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

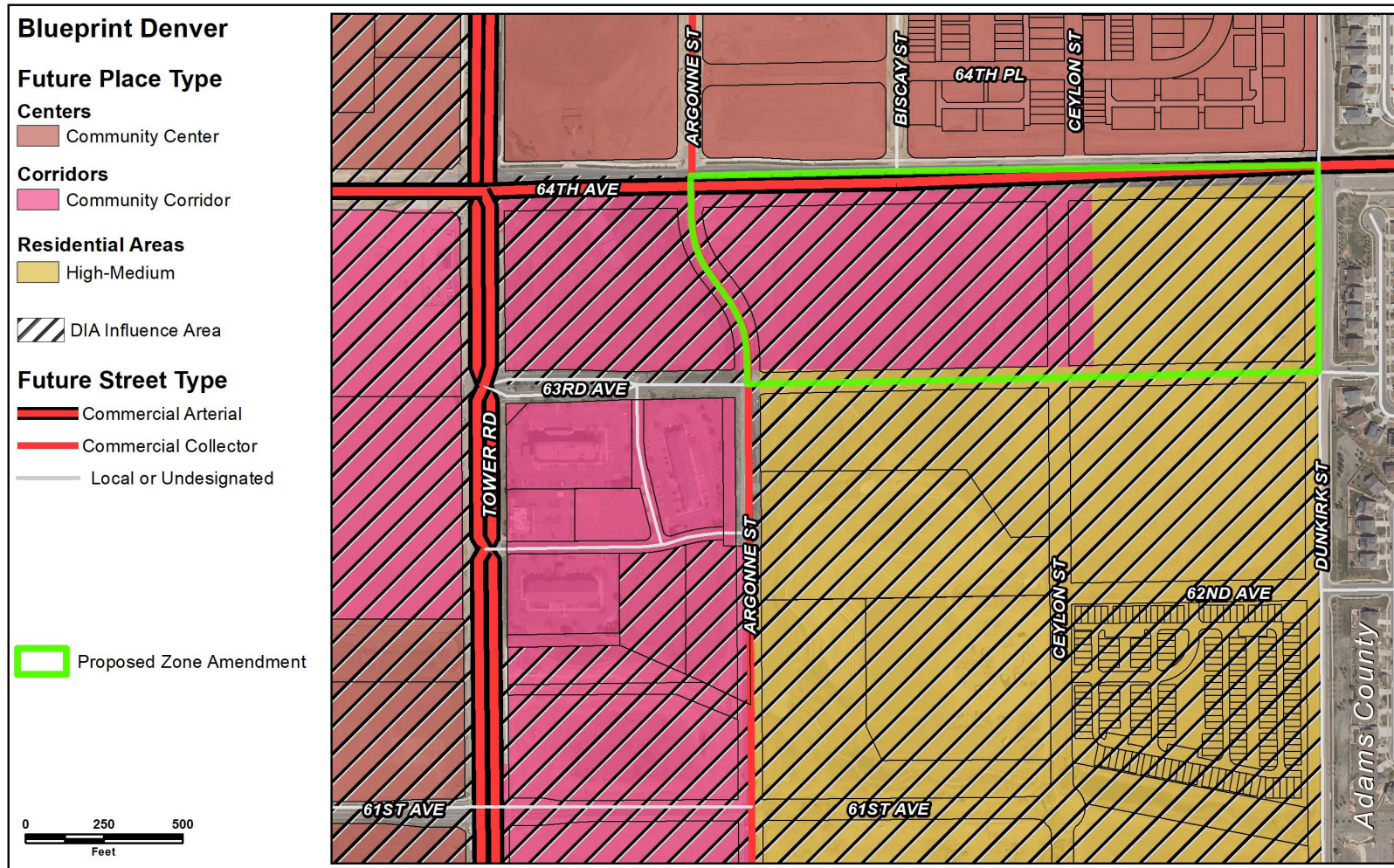
Consistency with Adopted Plans: Blueprint Denver



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



Community Corridor Future Place Type

- Mix of office, commercial and residential uses
- Heights are generally up to 5 stories

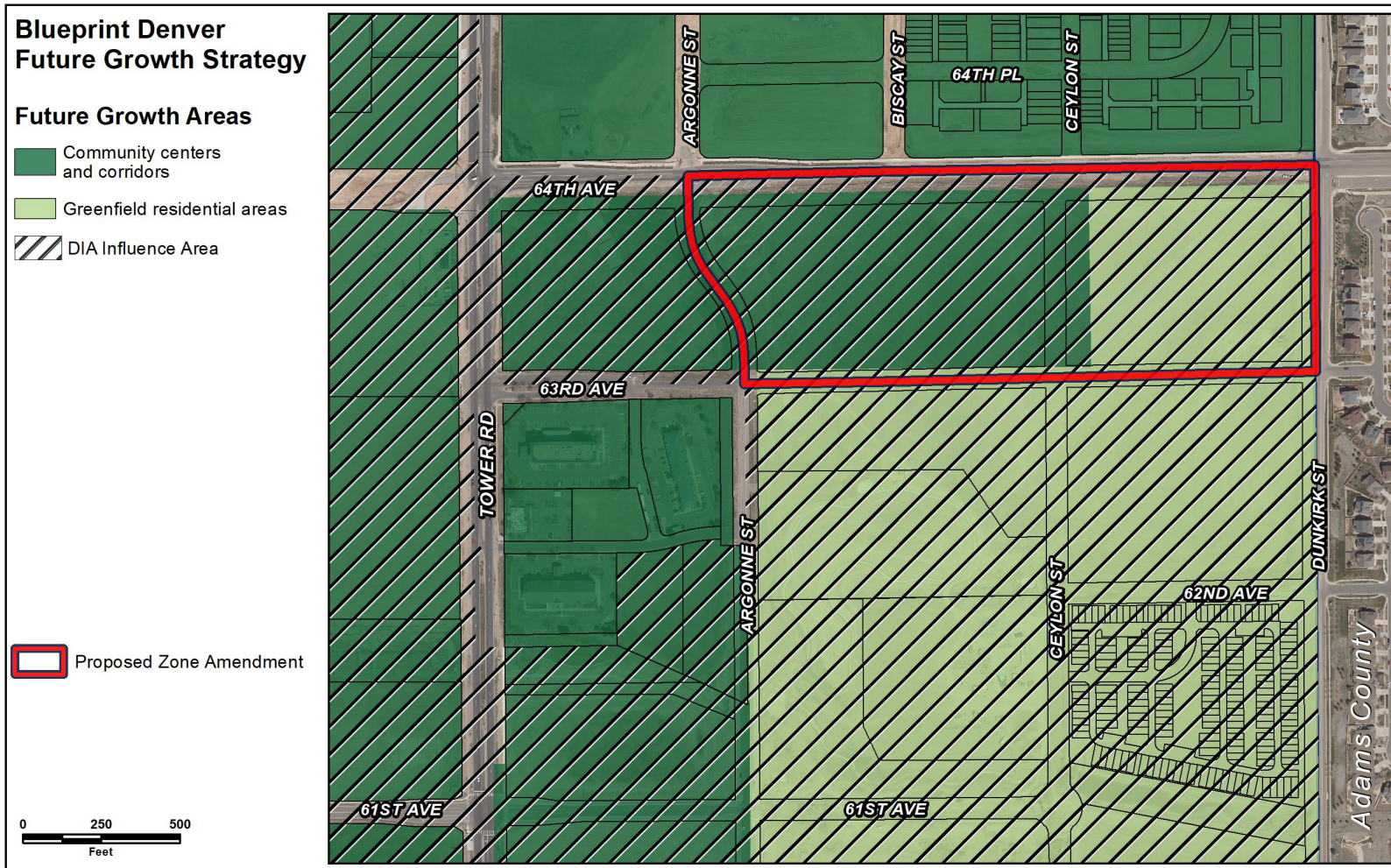
Residential High-Medium Future Place Type

- A mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed-use
- Buildings are generally up to 8 stories in height

Future Street Type

- Commercial Arterial
- Commercial Collector
- Local / Undesignated

Consistency with Adopted Plans: Blueprint Denver



Community Centers & Corridors

- 20% of new employment
- 25% of new housing

Greenfield Residential Areas

- 0% of new employment
- 5% of new housing

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).*

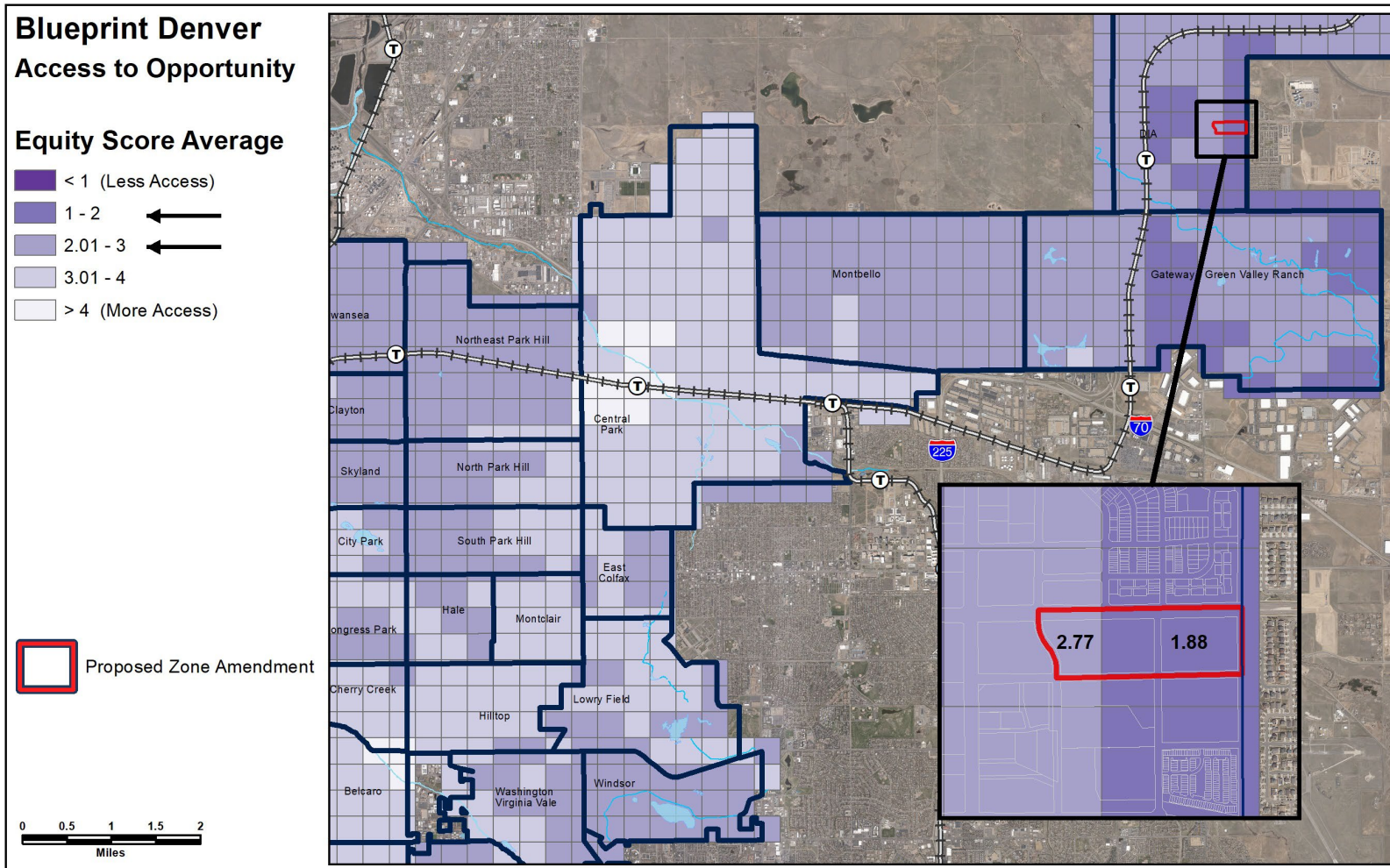
Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver Contains Three Major Equity Concepts

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



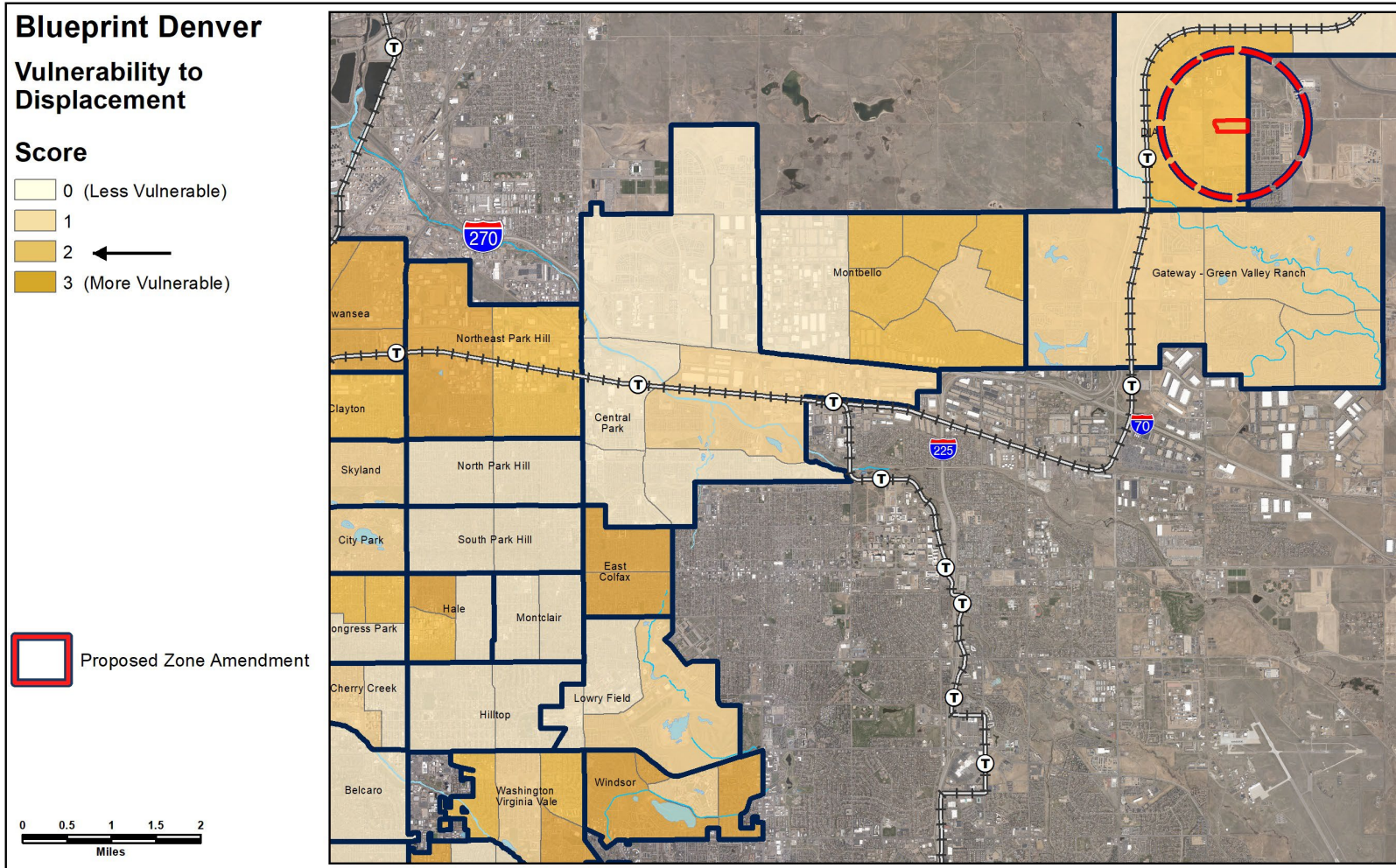
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Low to moderate
- Built Environment (access to parks and fresh food)
- Child Obesity
- Access to Transit

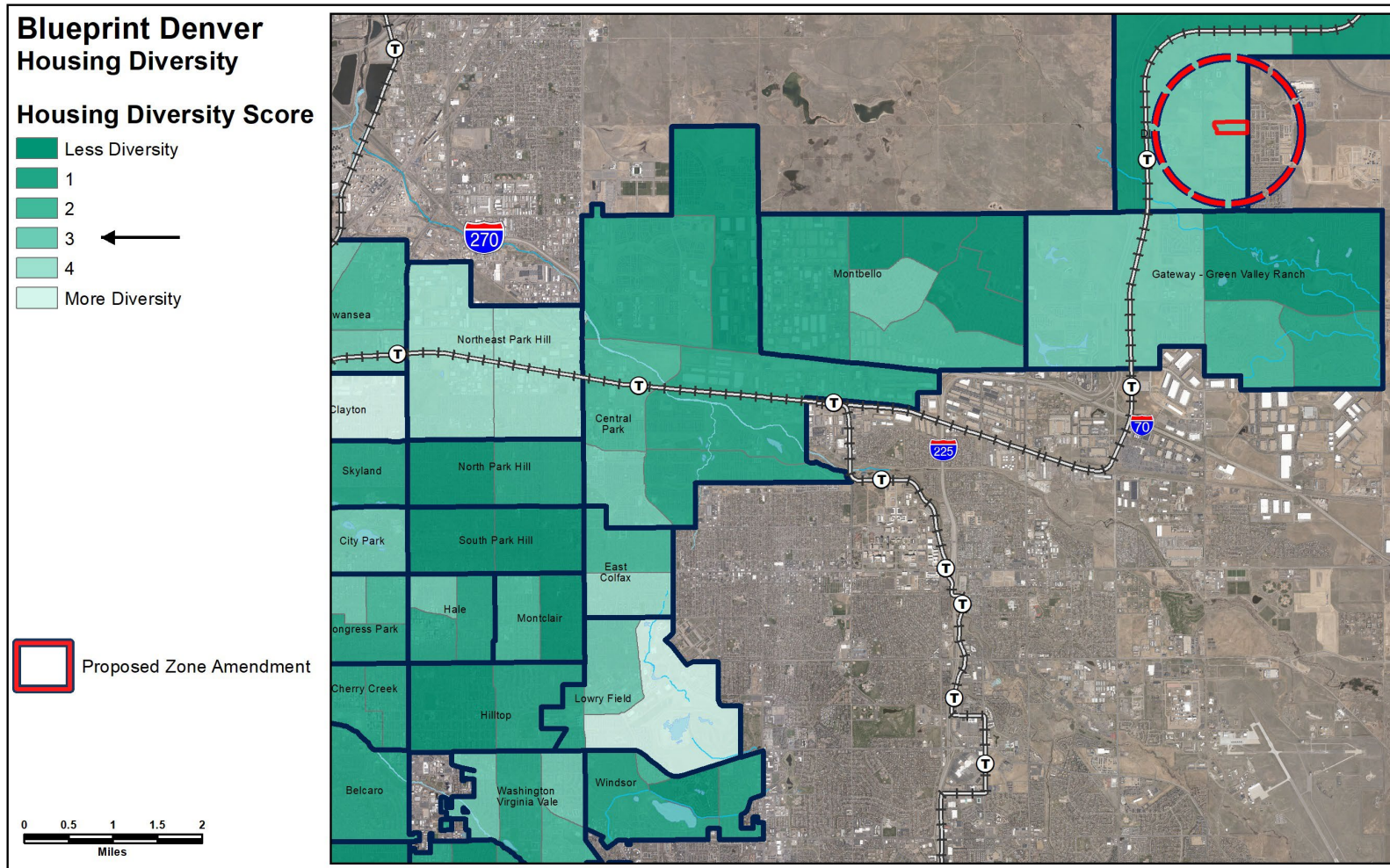
Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

- Moderate vulnerability
- Median household income
- Educational attainment

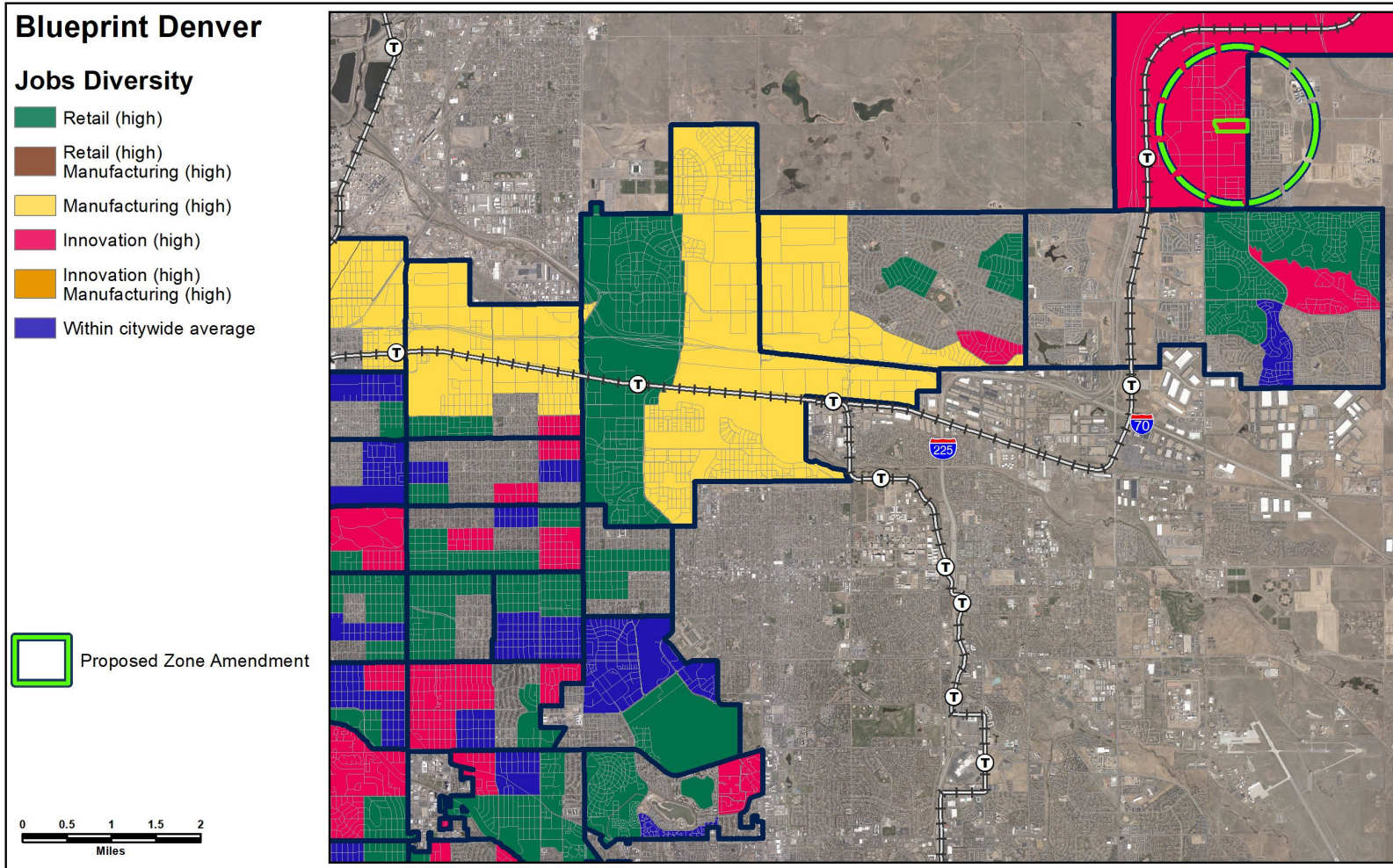
Consistency with Adopted Plans: Blueprint Denver



Expanding Housing Diversity

- Moderate
- High percentage of owners to renters
- Less diverse housing costs

Consistency with Adopted Plans: Blueprint Denver



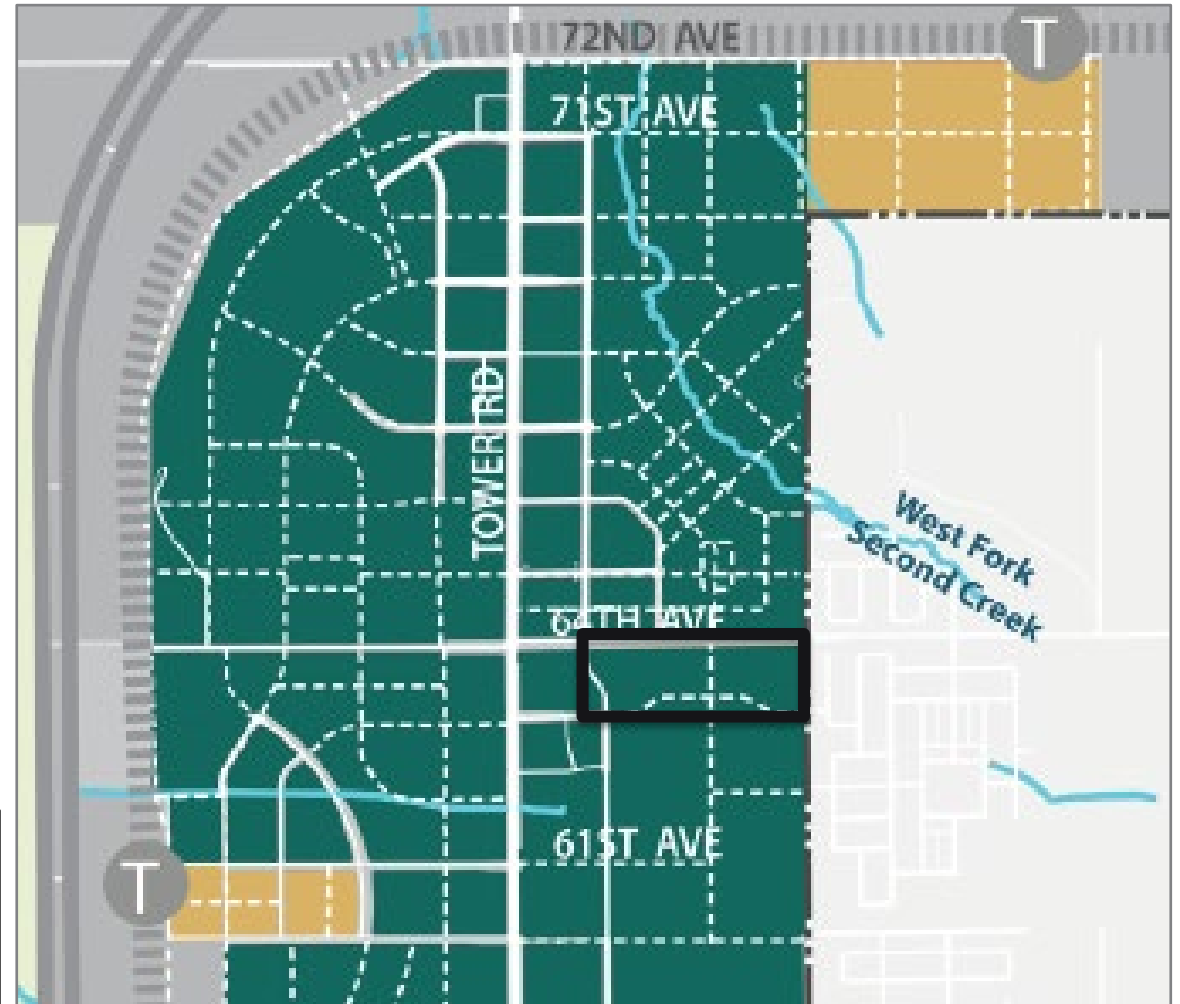
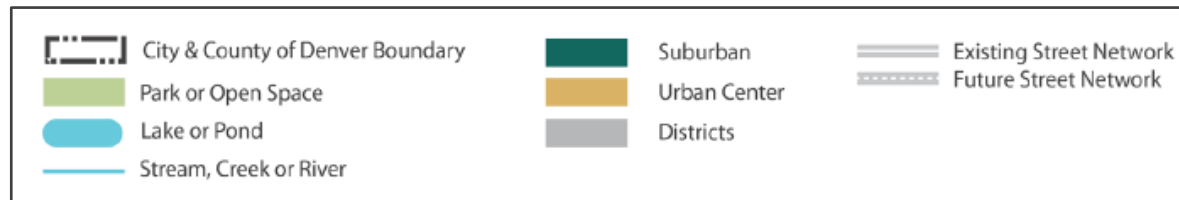
Expanding Jobs Diversity

- 86% innovation jobs vs. 36% citywide
- 14% retail jobs

Consistency with Adopted Plans: Far Northeast Area Plan

Suburban Neighborhood Context

- 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 multi-modal connectivity



Consistency with Adopted Plans: Far Northeast Area Plan

Future Place

- Community Corridor
- High-Medium Residential
- DIA Influence Area

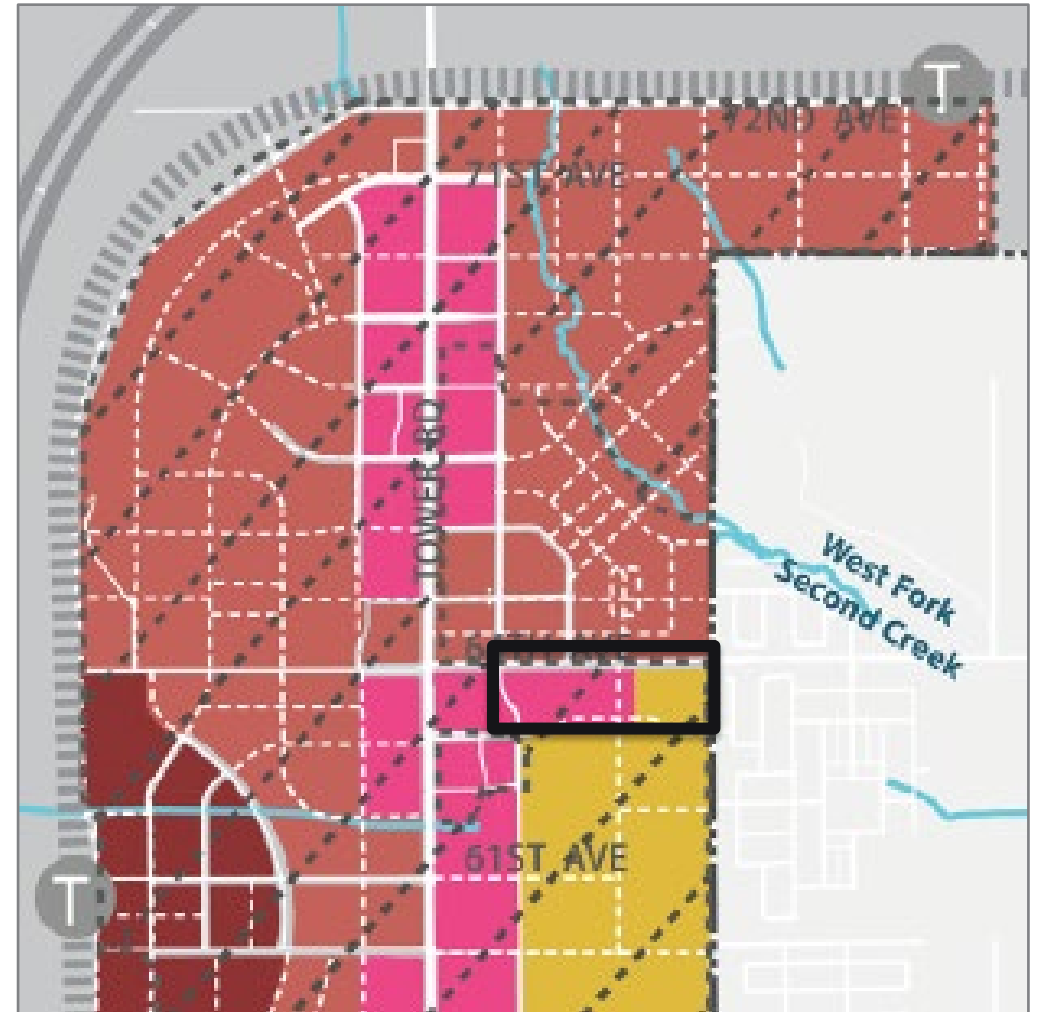
FUTURE PLACES

- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River
- Existing Street Network
- Future Street Network

- CENTERS & CORRIDORS**
- Local Center
 - Community Center
 - Regional Center
 - Community Corridor

- RESIDENTIAL AREAS**
- Low: Single Unit
 - Low
 - Low-Medium: Row House
 - Low-Medium
 - High-Medium

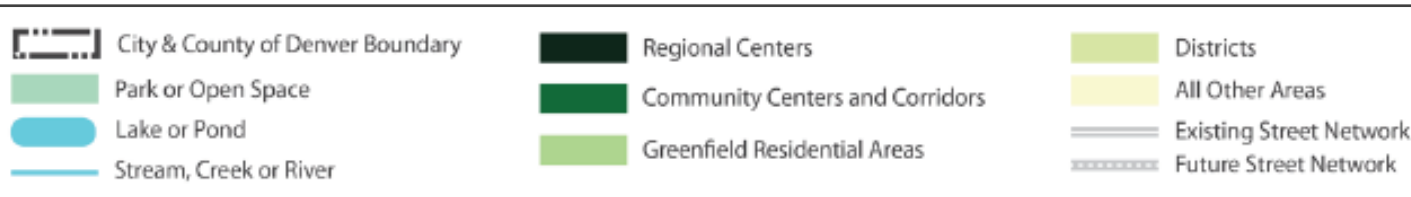
- DIA Influence Area**
Land Use and other regulatory restrictions apply within the DIA Influence Area. Refer to Section 3.3.3 for more details



Consistency with Adopted Plans: Far Northeast Area Plan

Growth Strategy

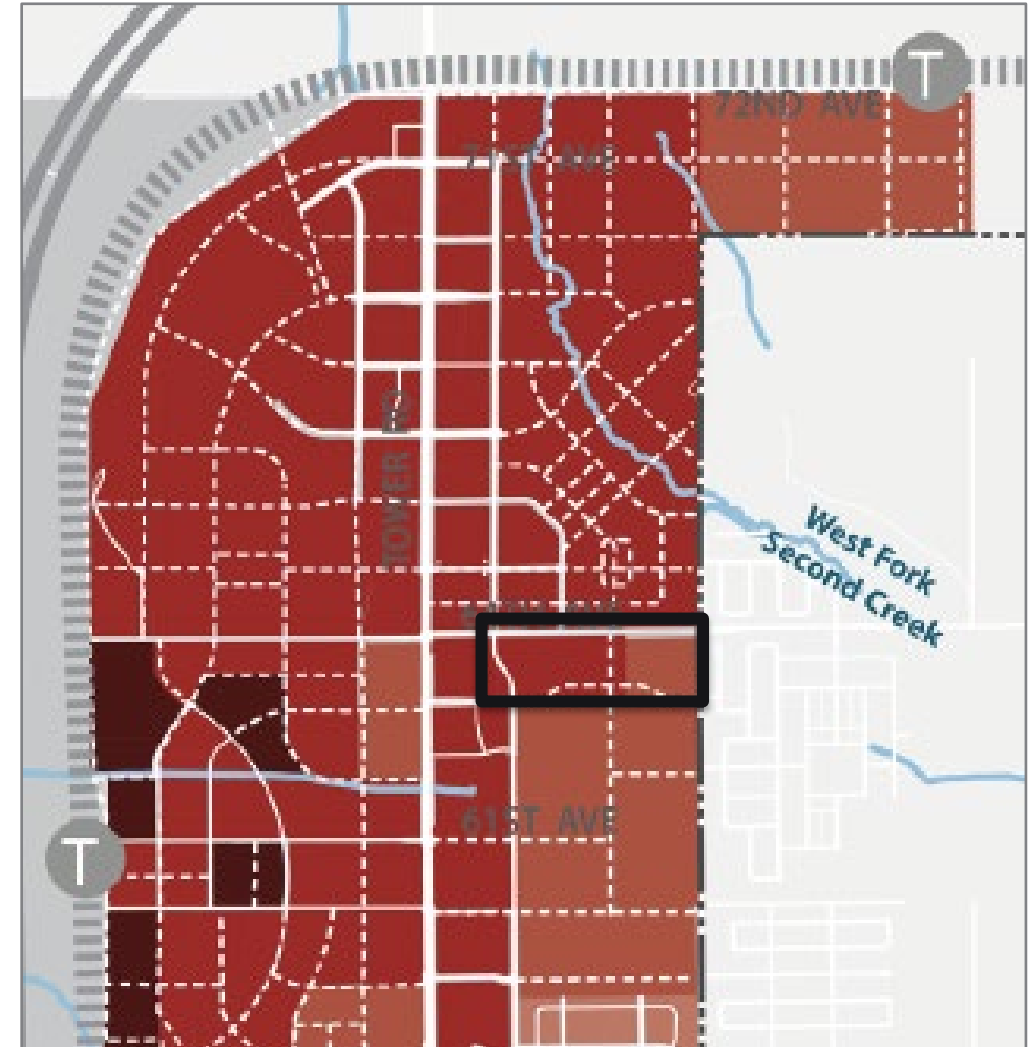
- Community Centers & Corridors
- Greenfield Residential Areas



Consistency with Adopted Plans: Far Northeast Area Plan

Maximum Building Heights

- 8 stories on the west half
- 5 stories on the east half



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
 - A city adopted plan
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