



Denver Spur

Request: from C-MU-10 w/conditions and C-MU-30
w/waivers, UO-1 to S-MX-5 and S-MX-8

Date: 04.06.2026

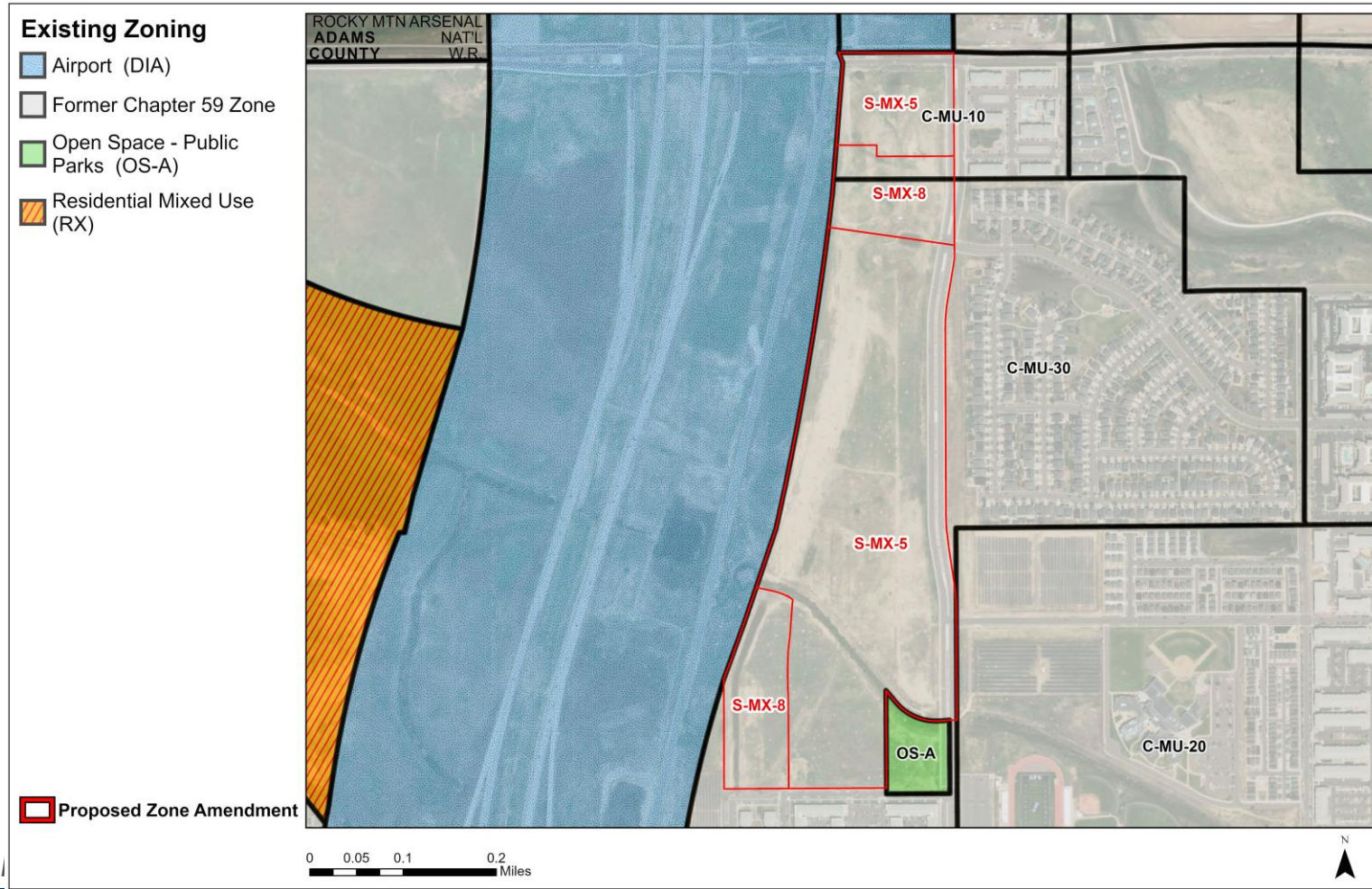
Presenter: Libbie Glick

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request



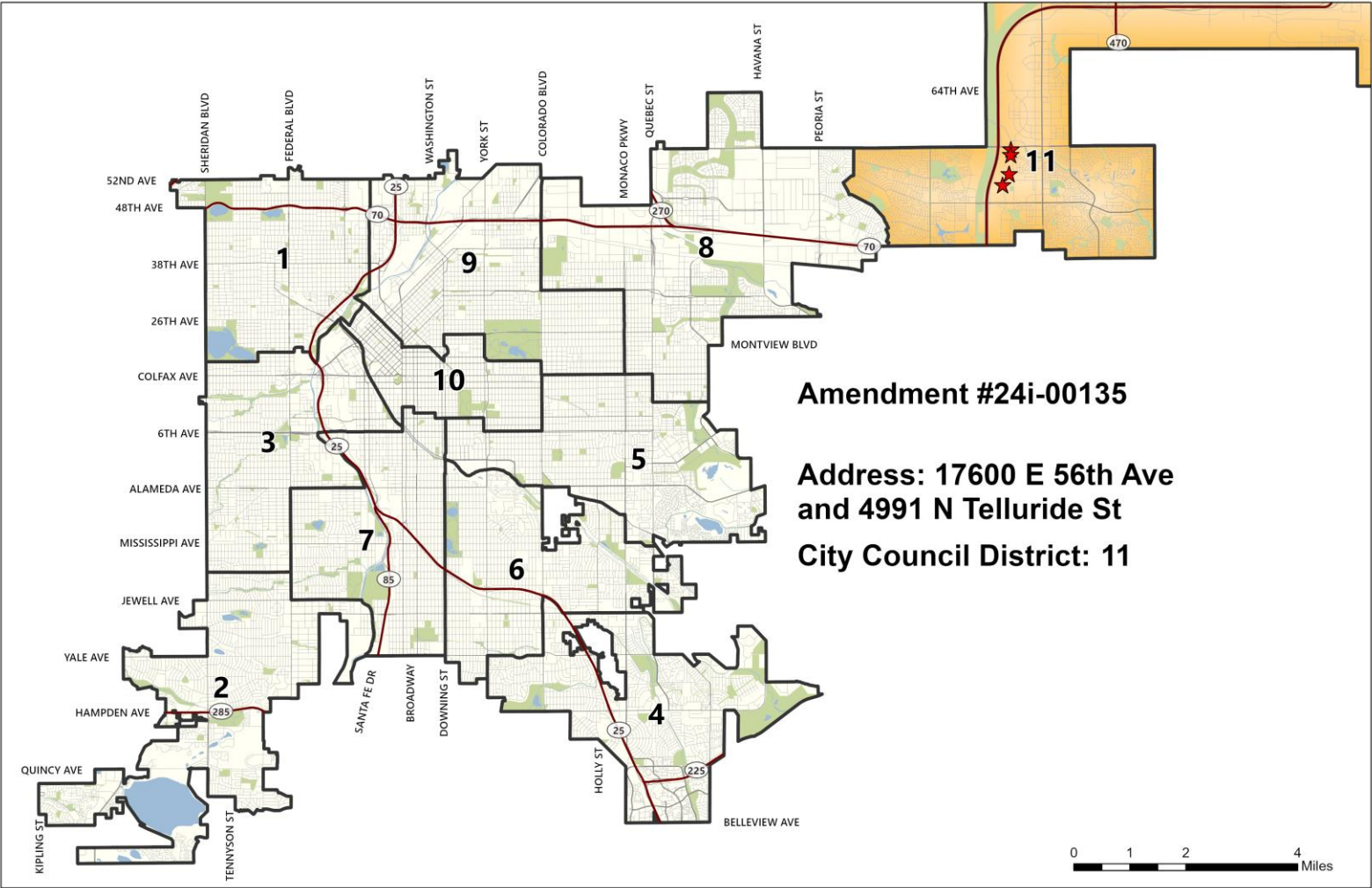
- Existing: C-MU-10 w/condition and C-MU-30 /waivers, UO-1 to S-MX-5 and S-MX-8
- Construct a mixed-use development including a school site and park space

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Council District 11 – Council member Gilmore



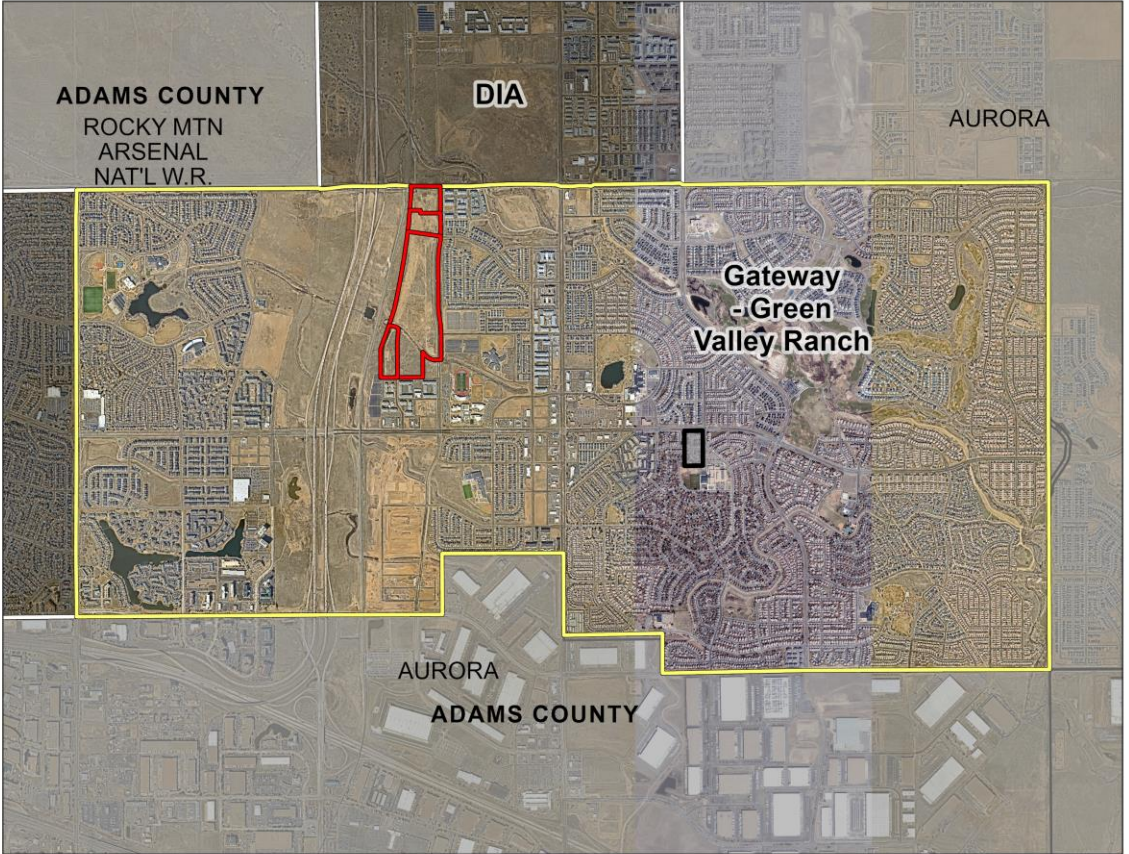
Amendment #24i-00135

**Address: 17600 E 56th Ave
and 4991 N Telluride St
City Council District: 11**

Statistical Neighborhood – Gateway – Green Valley Ranch

Neighborhoods

 Neighborhood

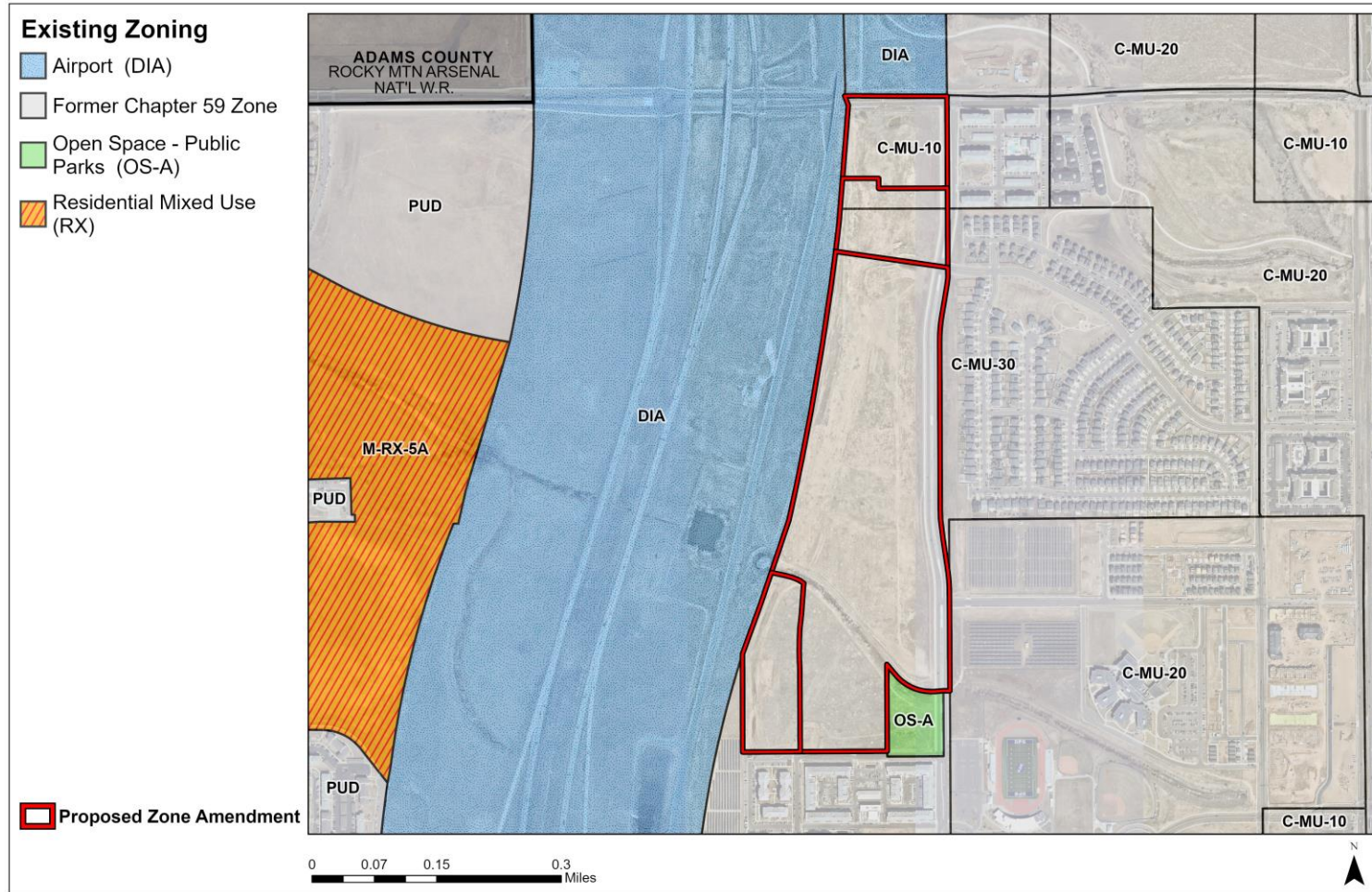


 Proposed Zone Amendment

0 0.28 0.55 1.1 Miles



Existing Zoning

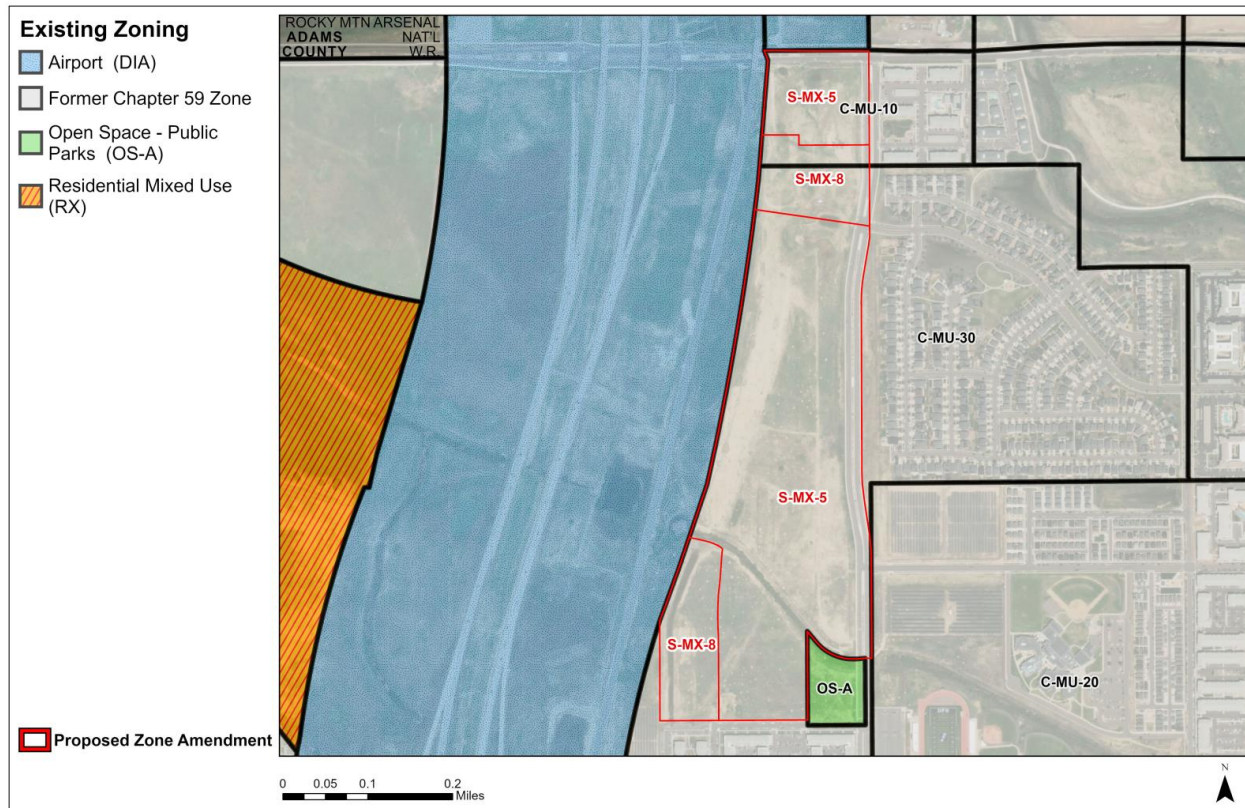


C-MU-10 w/conditions
and C-MU-30 w/waivers,
UO-1

Proximity to:

- C-MU-30
- IDA
- C-MU-10
w/conditions
- OS-A

Proposed Zoning – S-MX-5 and S-MX-8



General Purpose:

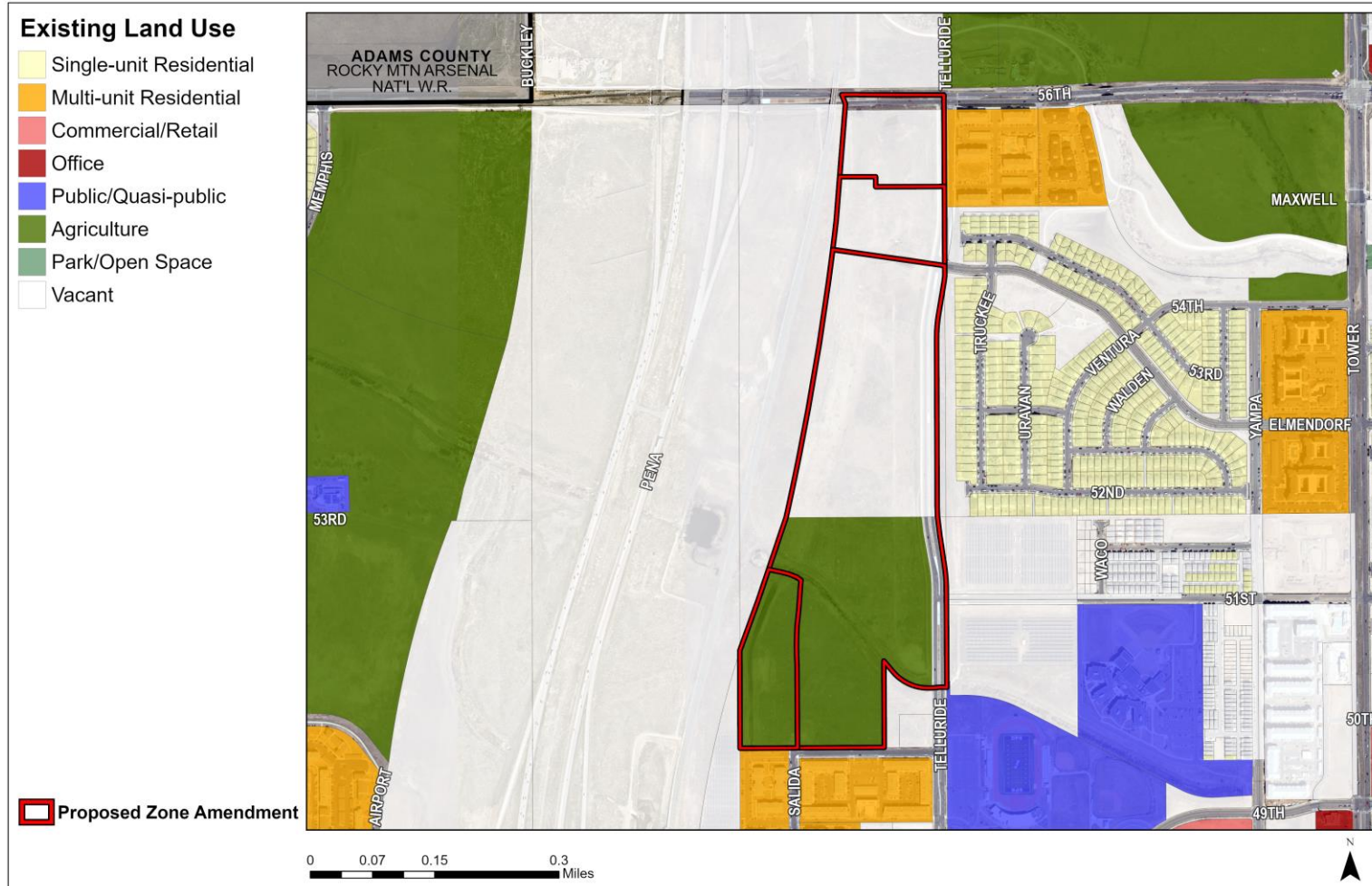
Promote safe, active, pedestrian-scaled areas and enhance the convenience and ease of walking, shopping and public gathering around the city's neighborhoods.

Specific Intent:

Applies to areas or intersections where building or 1 to 5 and 1 to 8 stories is desired.

Building Forms: Drive thru services and restaurant, General, and Shopfront

Existing Context – Land Use

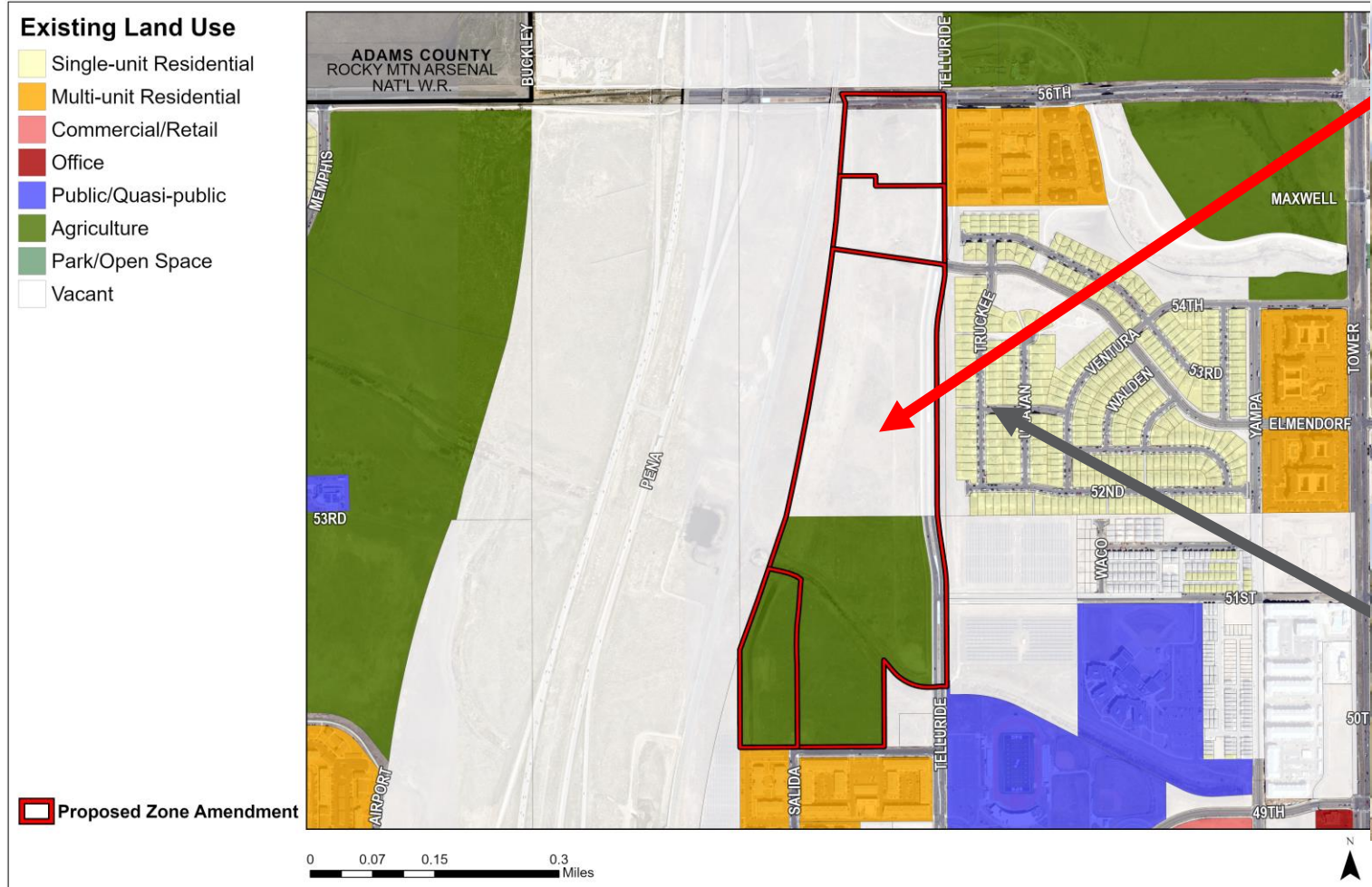


Vacant

Adjacent to:

- Agriculture
- Single-unit residential
- Multi-unit residential
- Vacant

Existing Context – Building Form/Scale



Large Development Review

Property was reviewed for LDR applicability and deemed applicable

- Site is larger than five acres
- Implementation of the Far Northeast Area Plan, which encourages mixed-use development beyond the allowance of the site's current zoning and recommends the LDR process
- Rezoning is proposed for the site
- Infrastructure improvements that require a coordinated master framework are anticipated for the project
- The proposed development will require new public infrastructure including street

Urban Design Standards & Guidelines

- Subject to Design Guidelines for Denver Gateway
- Concerned with street design, site planning, architectural design, landscape design, and signage and lighting
- Intent is to develop a built environment with an appropriate scale of development to promote pedestrian activity and a sense of place

High Impact Development Compliance Plan

Two Potential Compliance Pathways:

If the site receives a LIHTC award:

- Approximately 21% of total units will be Income-Restricted Units (IRUs) for households below 60% of the Area Median Income (AMI)
- Master Developer will sell a parcel of land to an affordable housing developer at a ~\$6.5M discount
- IRUs will be delivered before any market-rate units
- At least 10% of IRUs will be reserved for households at 30% AMI

If the site does not receive a LIHTC award

- At least 12% of units will be income-restricted to households at 60% AMI
- IRUs will be delivered concurrently with any market-rate units

Regardless of Compliance Pathway:

- At least 50% of IRUs will have two bedrooms, and 20% of IRUs will have three bedrooms
- Master Developer will fully fund transportation and utility infrastructure for the project
- IRUs will remain affordable for 99 years

**Map amendment application is for the requested S-MX-5 and S-MX-8 districts and not an approval of a site-specific development plan.*

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Process

- Informational Notice: 9/8/2025
- Planning Board Notice: 1/6/26
- Planning Board Public Hearing: 1/21/26
- CPH Committee: 2/24/26
- City Council Public Hearing: 4/6/26

Public Comments

- Montbello 2020 & Beyond RNO submitted a letter of support citing the applicant's community engagement, public amenities, and affordable housing
- one comment from neighboring resident in opposition to request
 - Concerns with traffic, loss of green space, and public safety

Planning Board

- Planning Board held a hearing on this item on 1/21/26
- The board voted unanimously to recommend approval
- The board asked questions about traffic impacts and the Large Development Review process

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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)
- Far Northeast Area Plan (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 3– Develop housing that is affordable to residents of all income levels (p. 28)
- Goal 9 – Improve equitable access to quality education and lifelong learning opportunities (p. 30)

Comprehensive Plan 2040

Environmentally Resilient



- Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54)

Comprehensive Plan 2040

Strong and Authentic Neighborhoods



- Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities (p. 34)

Denver Zoning Code Review Criteria

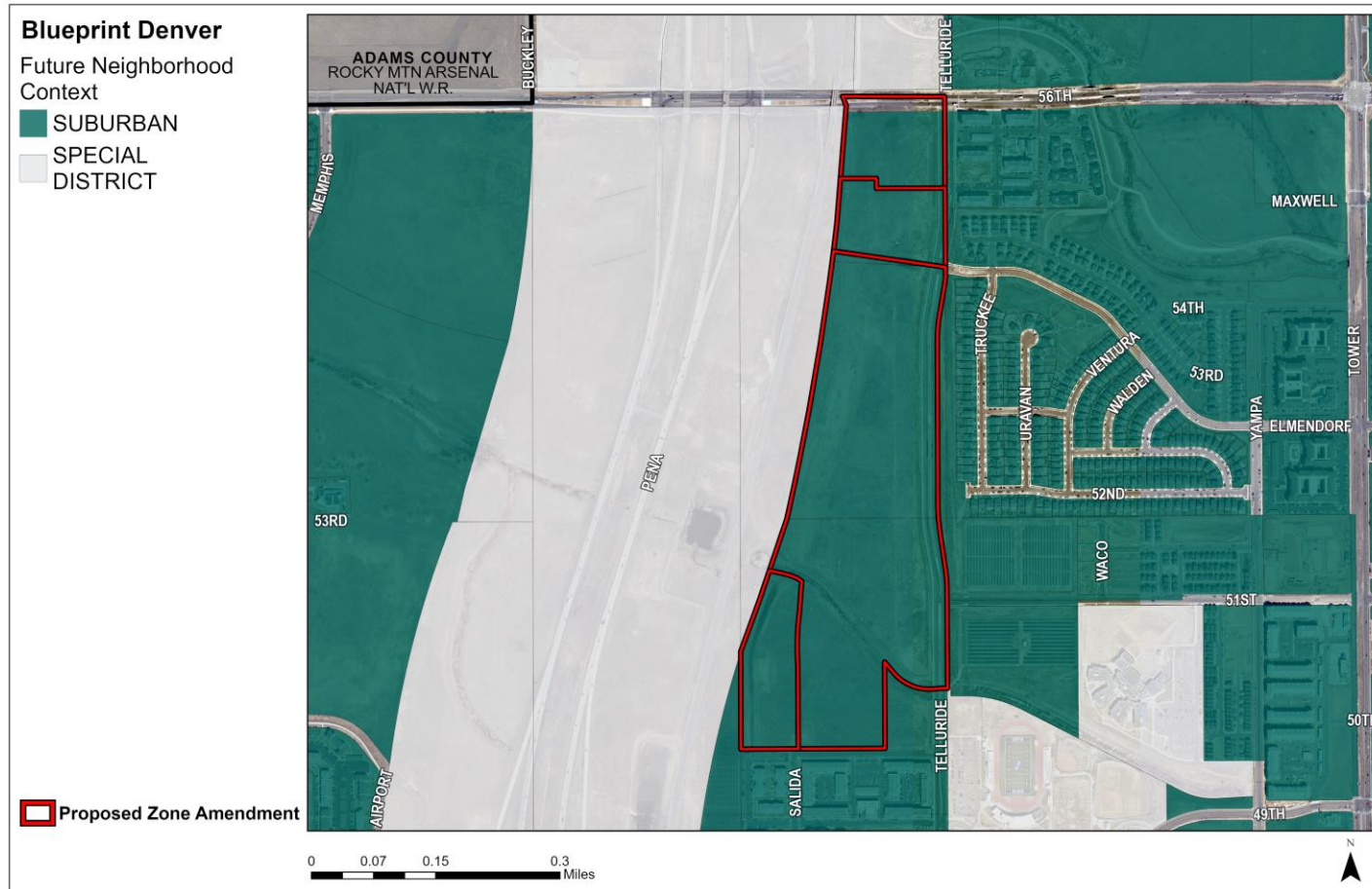
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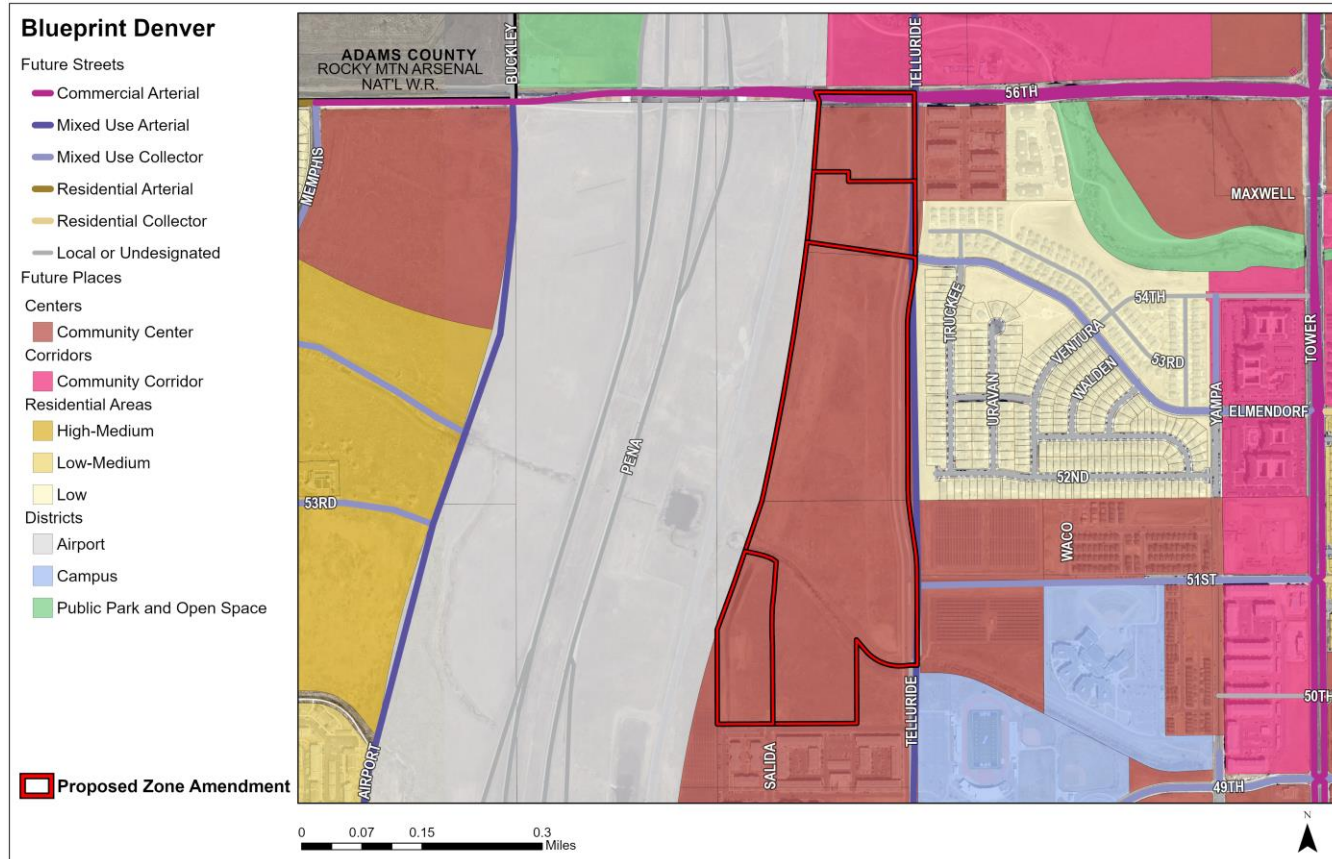
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Blueprint Denver 2019



- **Suburban**
 - Denver’s suburban areas are still more urban in nature and suburban places should reflect that. Residents in this context should be able to walk and bike to neighborhood destinations safely, though the trips may be longer than in other contexts.

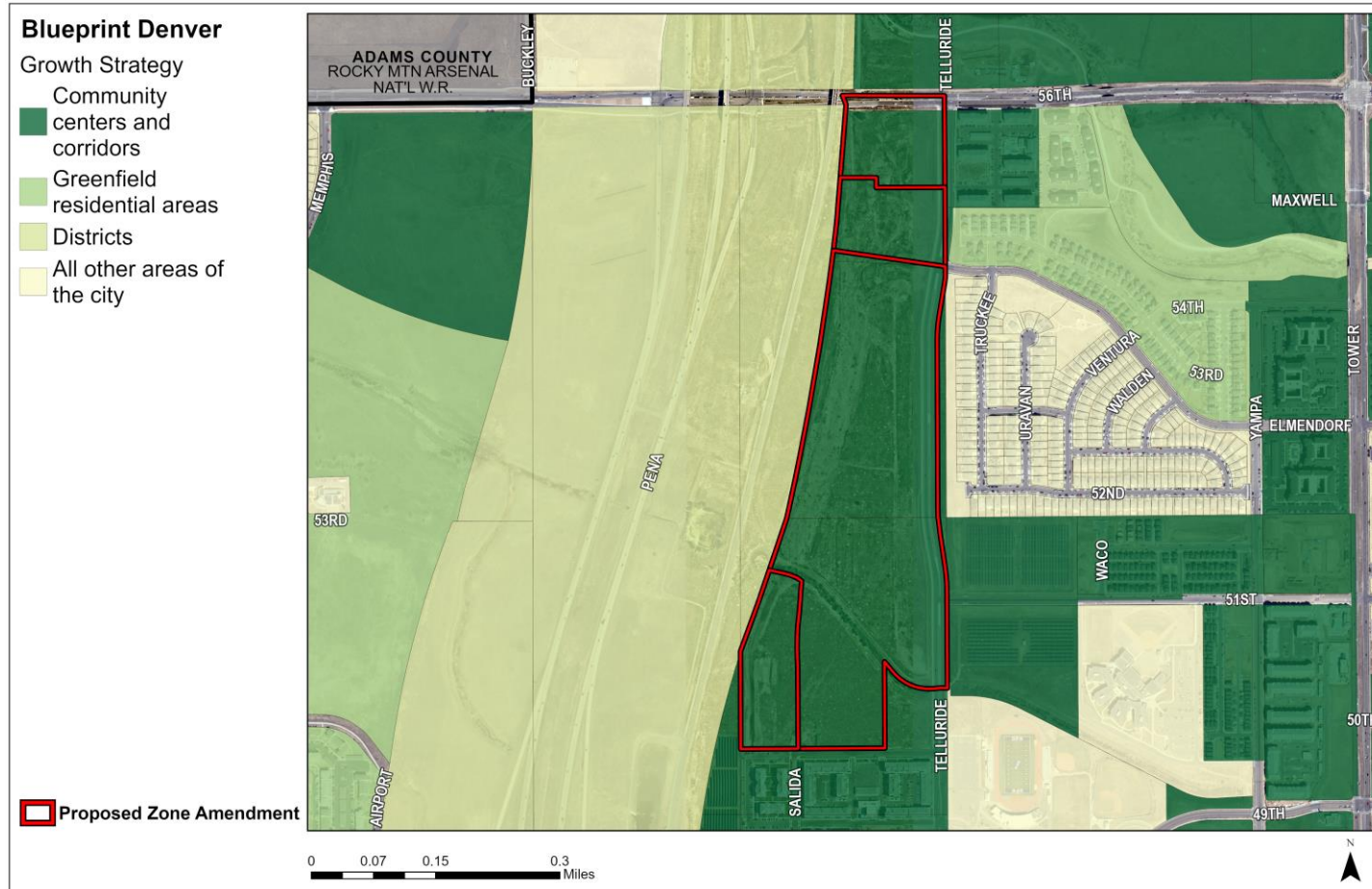
Blueprint Denver 2019



- Community Center
 - Typically provides some medium mix of office, commercial and residential uses with a wide customer draw
- Commercial and Mixed use Arterials

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
 - Community Centers and Corridors
 - 25% of new housing growth and 20% of new employment growth
- 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.

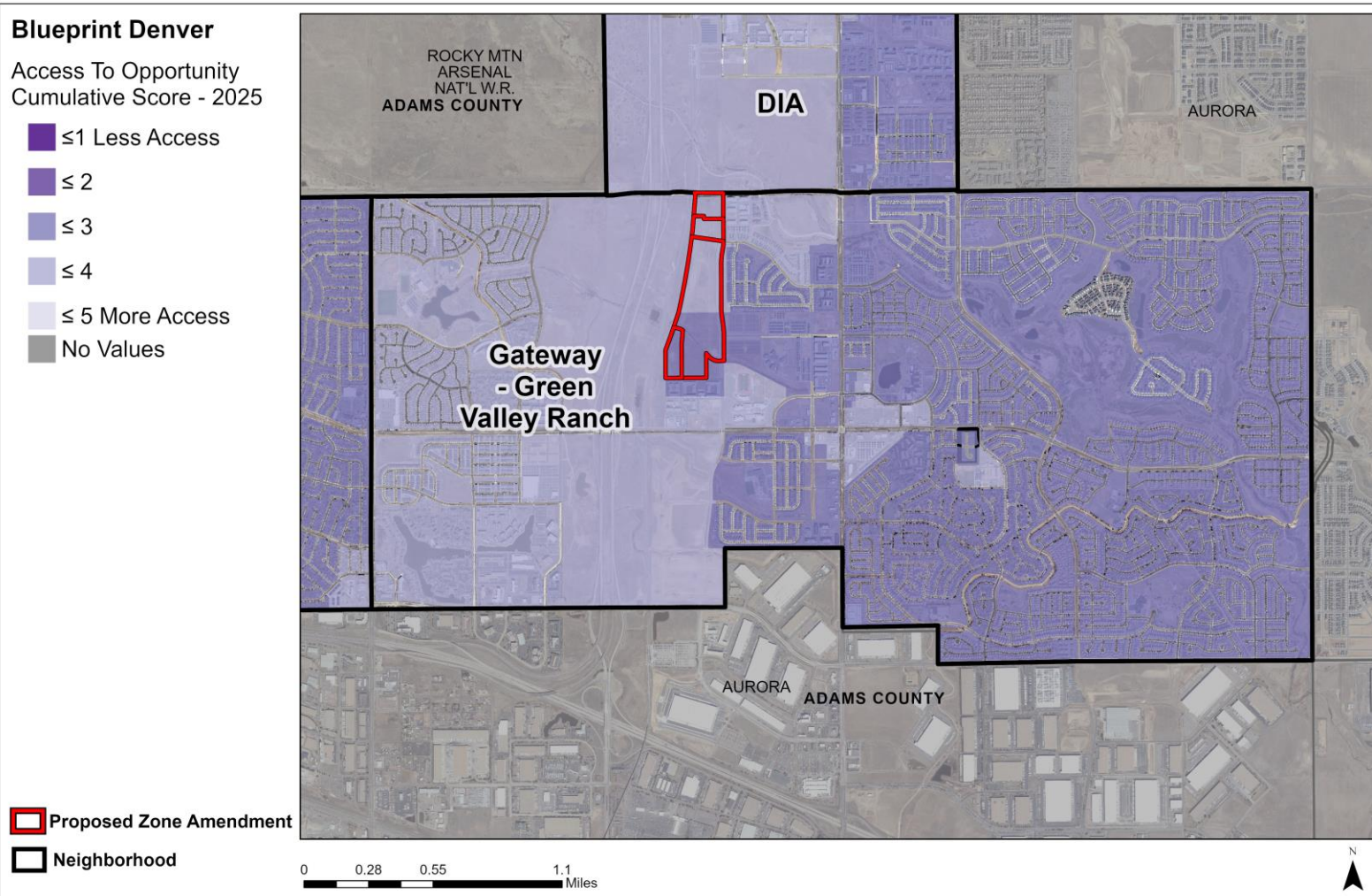
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

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



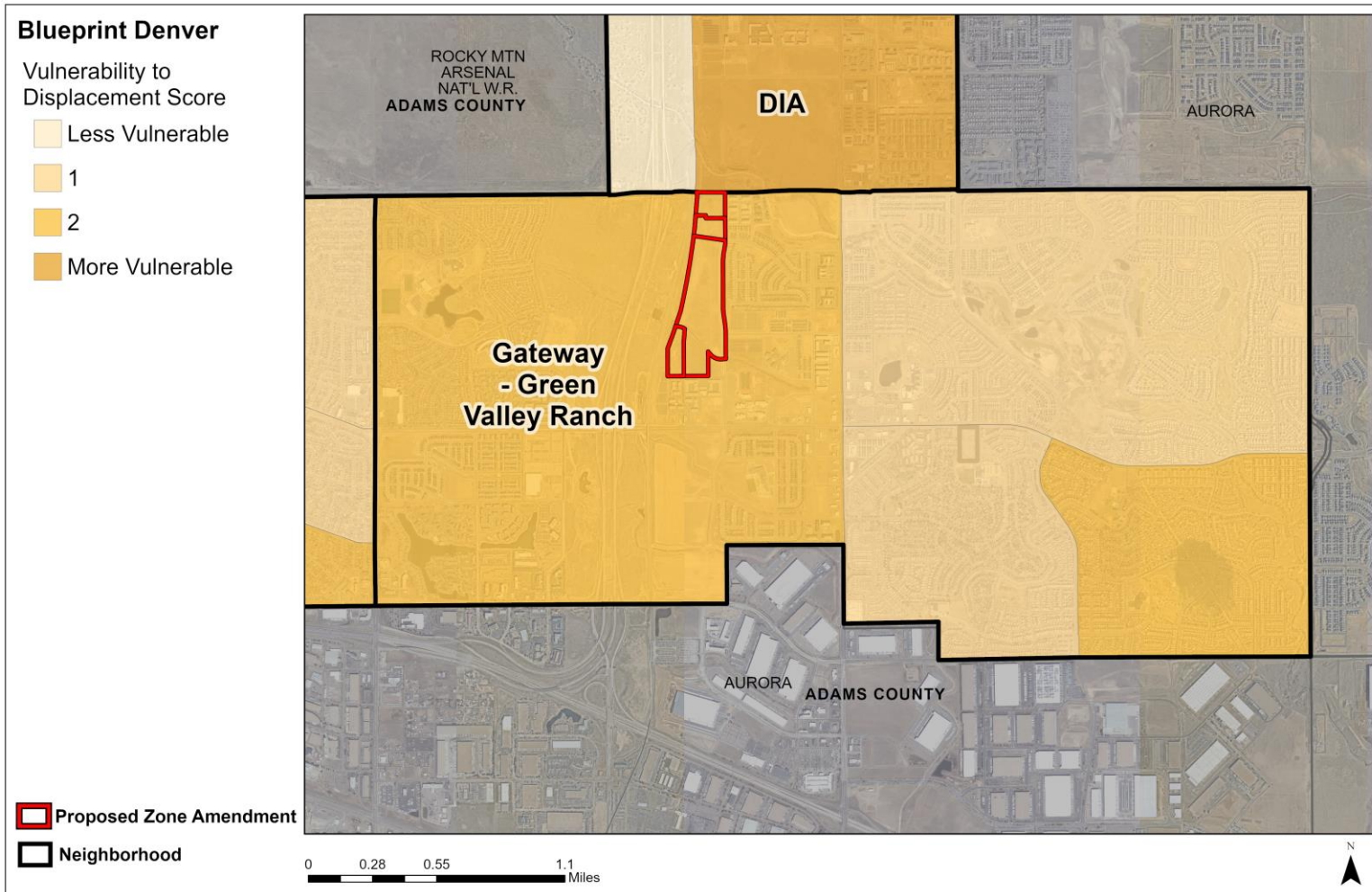
Blueprint Denver – Equity Analysis



Access to Opportunity

- Generally moderate Access to Opportunity
- Lowest scores in child obesity, access to parks, fresh food, and transit

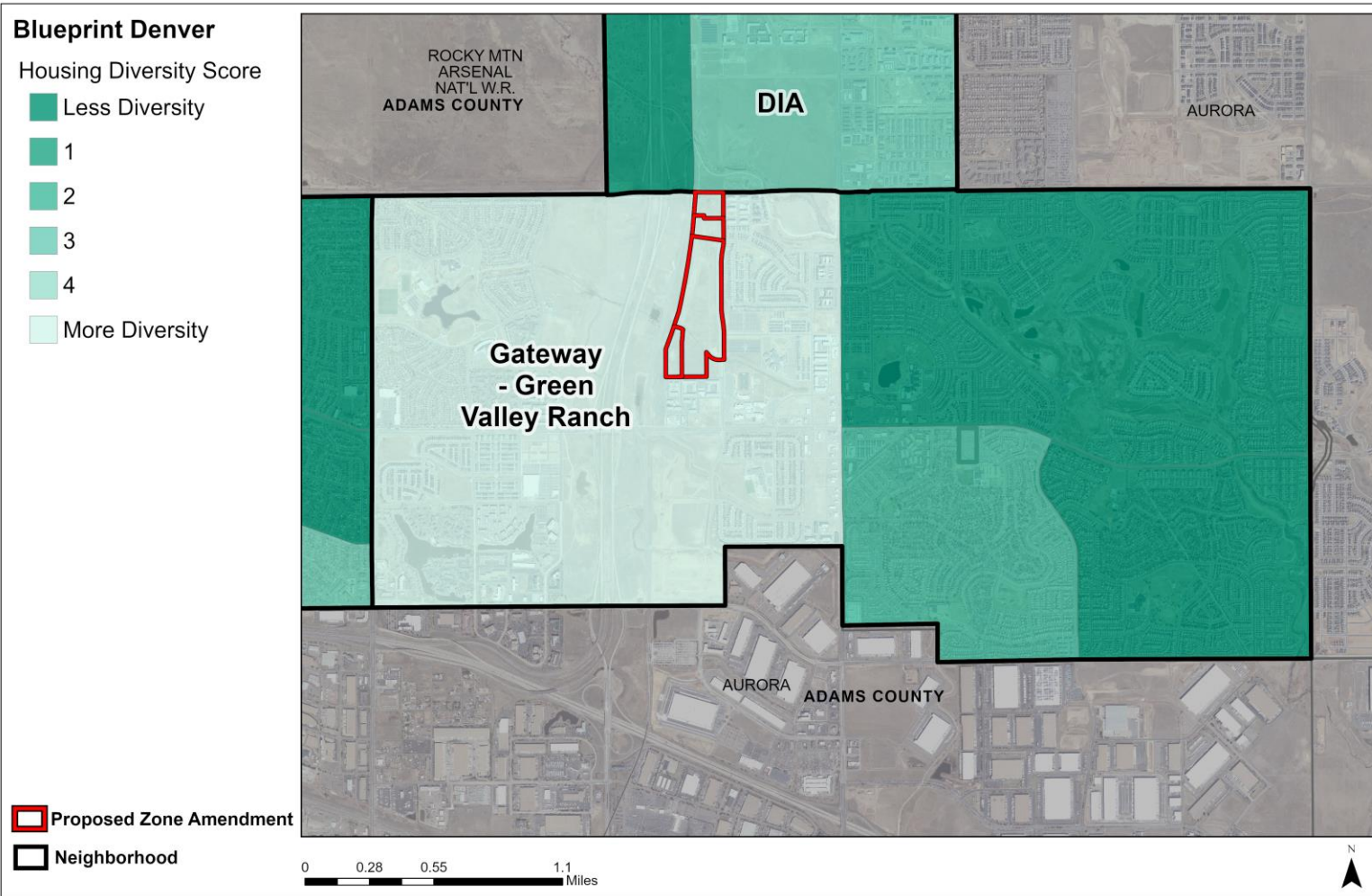
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- Moderate vulnerability
- More vulnerable on two of three indicators
- Applicant is pursuing a High Impact Development Compliance Plan (HIDCP) with HOST

Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- more diversity
- Diverse on all 5 metrics

Blueprint Denver 2019

Strategies:

- 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.

Blueprint Denver 2019

This application addresses climate by:

- Enabling a mixed-use development in an area that generally has uses that are separated
- Proposing multi-unit buildings, which are generally more energy efficient than lower density residential developments

Denver Zoning Code Review Criteria

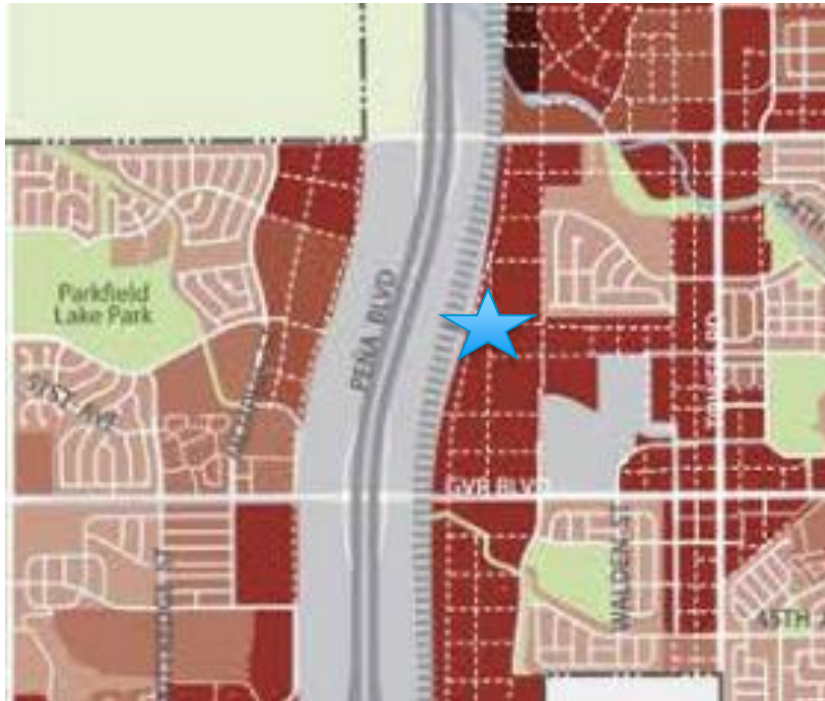
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Far Northeast Area Plan



MAX BUILDING HEIGHT	
2.5 Stories Max	
3 Stories Max	
5 Stories Max	
8 Stories Max	
12 Stories	

- The Future Place guidance is the same as Blueprint Denver, but the Far Northeast Area Plan has specific height guidance.
- Up to 8 Stories

Far Northeast Area Plan

LU-16 – Rezone Former Chapter 59 properties into the Denver Zoning Code

- Strategically use large-scale rezoning as a tool for bringing Former Chapter 59 properties into the DZC.

LU-21 – Encourage affordable housing in mixed-income developments that appeal to households of various sizes and income levels

- Promote affordable housing developments along high-density, mixed-use corridors and centers, and in locations near transit and employment

Gateway – Green Valley Ranch, Recommendation 6 – Pena Boulevard Area: Community Centers – Land Use

- Support a mixture of uses throughout this area including commercial, retail, office, employment, and residential
- Encourage properties with Former Chapter 59 zoning to rezone into the Denver Zoning Code as a strategy for promoting improved design outcomes

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Consistency with Neighborhood Context, Purpose and Intent



- Suburban context is characterized by single-unit multi-unit residential, commercial strips and centers, and office parks
- Mixed use districts promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods

CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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