



TO: Denver City Council
FROM: William Prince, Associate City Planner
DATE: April 9, 2026
RE: Official Zoning Map Amendment Application 2025-REZONE-0000028

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of the application 2025-REZONE-0000028 by the full City Council.

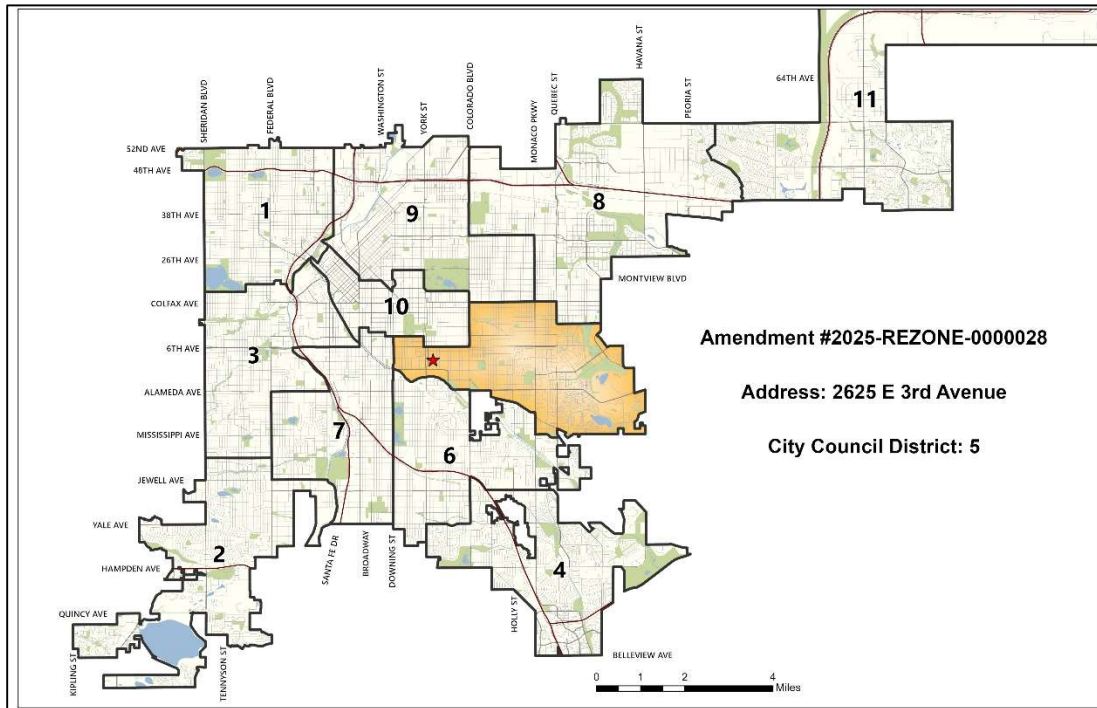
Request for Rezoning

Address: 2625 East 3rd Avenue
Neighborhood/Council District: Cherry Creek/ Council District 5 – Councilmember Amanda Sawyer
RNOs: Inter-Neighborhood Cooperation (INC), Capitol Hill United Neighborhoods (CHUN), Cherry Creek North Business Improvement District, Cherry Creek North Neighborhood Association
Area of Properties: 18,750 square feet or .43 acres
Current Zoning: CCN with Conditions
Proposed Zoning: C-CCN-4
Property Owner(s): CV Dance LLC
Property Representative: Caitlin Quander, Daniel Nichols, and Peter Wall

Summary of Rezoning Request

- The property owner is proposing to rezone 2625 East 3rd Avenue from CCN with Conditions (Former Chapter 59) to C-CCN-4 (Denver Zoning Code).
- The subject site is located in the Cherry Creek statistical neighborhood, at the northwest intersection of East 3rd Avenue and North Clayton Street.
- The property is occupied by a commercial and office two-story building with surface parking to the north end of the property. The applicant's intent is to build a mixed-use, for-sale condominium project.
- The proposed C-CCN-4, Urban Center – Cherry Creek North – 4 Stories, zone district allows the following building forms: Cherry Creek General and Cherry Creek Open Space. The maximum height of the allowed primary building forms ranges up to 45 to 57 feet, up to 4 stories. This district is intended for use in the Urban Center Neighborhood Context, which consists of multi-unit residential and mixed-use commercial strips and commercial centers. Further details of the zone district can be found in the proposed zone district of this staff report (below) and in Article 7 of the Denver Zoning Code.

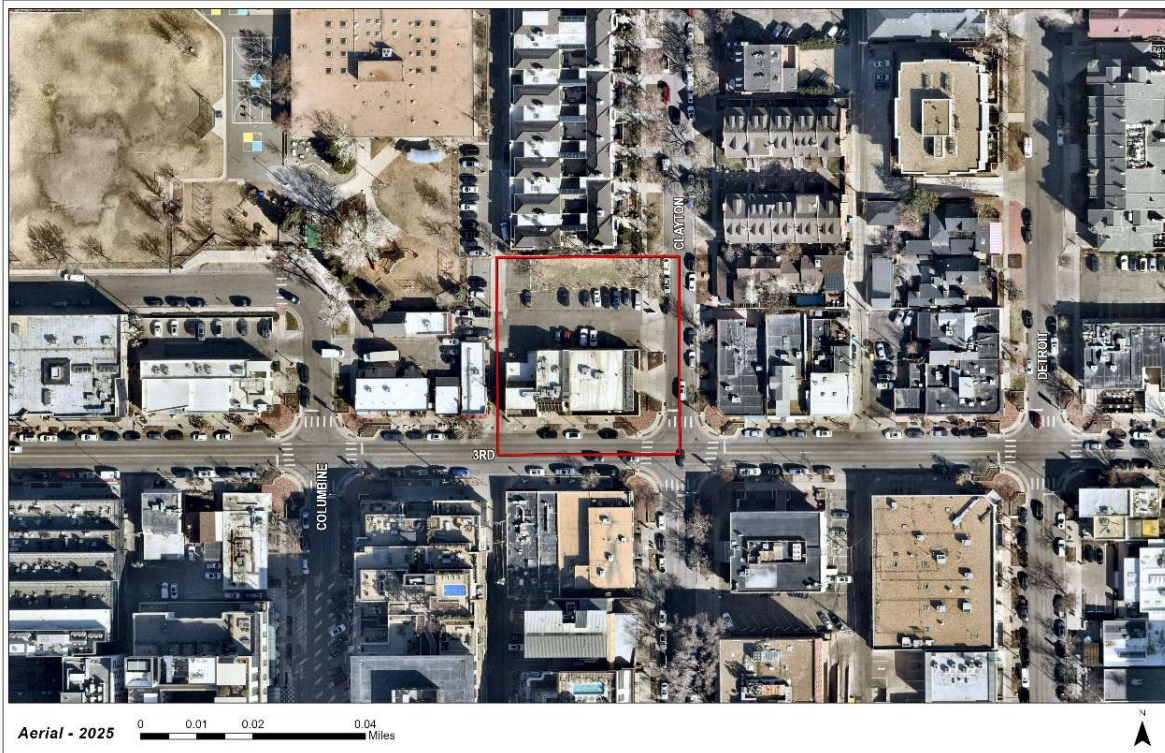
City Location



Neighborhood Location – Cherry Creek



Existing Context



The subject property is located within the Cherry Creek neighborhood, at the intersection of the East 3rd Avenue and Clayton Street with frontage on both streets. The area is characterized by commercial and office uses along East 3rd Avenue. The area to the north of the property is primarily characterized by residential uses and townhouse building forms.

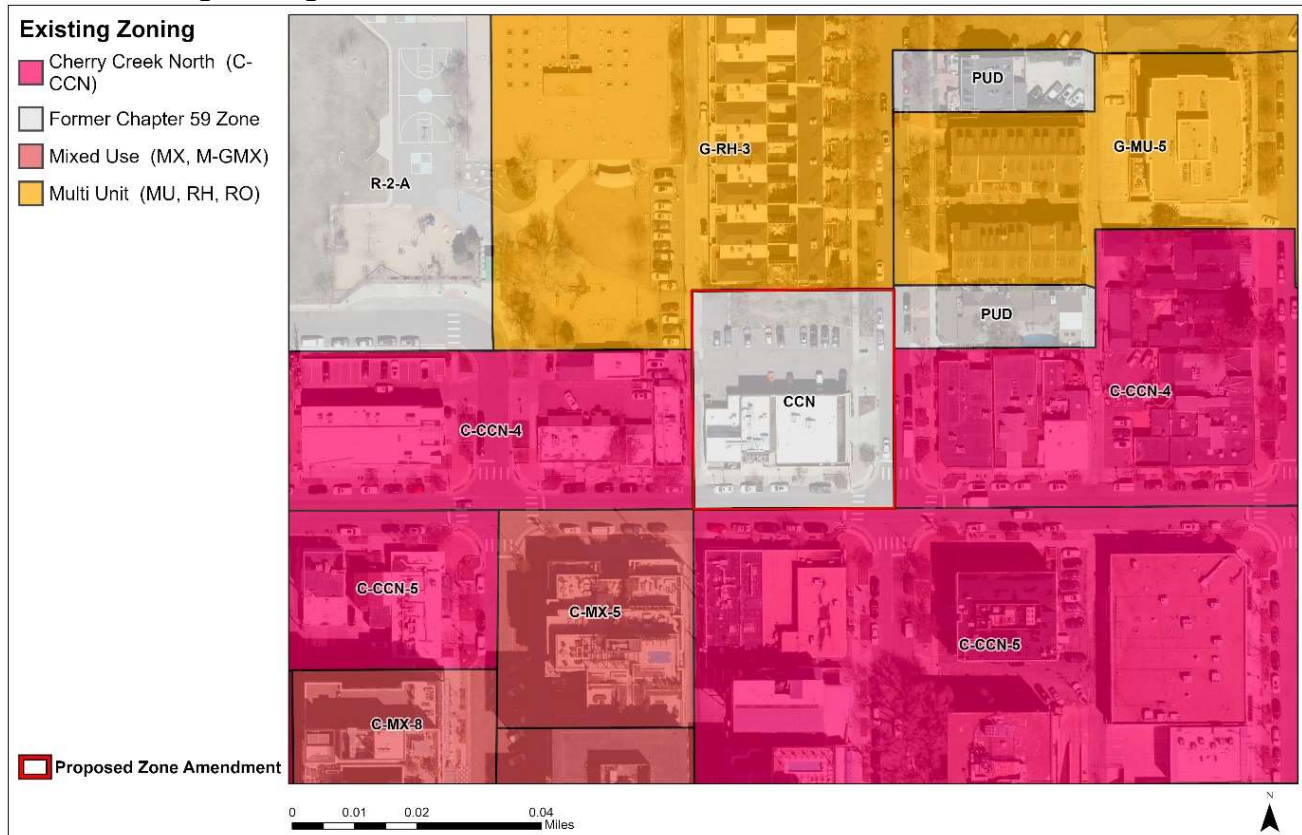
The subject property is served by RTD bus routes 3, 3L, and 83, which run along 1st Avenue two blocks to the south, bus route 24 runs along Josephine Street two blocks to the west, and bus route 6 runs along 6th Avenue three blocks to the north. Bromwell Elementary school is on the same block, to the west at 4th Avenue and Josephine Street. The subject property is approximately two blocks south from Manley Park.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Subject Property	CCN with conditions	Commercial/Retail	2-story concrete building with surface parking	Streets are generally orthogonal. Blocks are generally rectangular and alleys are typical. Building setbacks and
North	G-RH-3	Multi-unit Residential	2.5-story townhouses	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
South	C-CCN-5	Commercial/Retail	1-story buildings with multiple storefronts	street orientation are varied. Parking is provided in surface lots, structures, and on street.
East	C-CCN-4	Commercial/Retail	1-story shopfront buildings	
West	C-CCN-4	Commercial/Retail	1 to 2-story attached and detached shopfront buildings	

1. Existing Zoning



The existing zoning on the subject property is CCN with Conditions, which is Former Chapter 59 zone district. The basic goal of the CCN district is to promote development that is in keeping with the existing character, scale and ambience of the existing Cherry Creek North business area and to encourage interesting and attractive architectural design solutions for new developments and to promote pedestrian and shopping activities, particularly at street level. Goals of the CCN district also include: to maintain and enhance the retail ambience of the Cherry Creek North district, to encourage a

mixture of uses, including residential and office, and to encourage low-scale, small lot development projects that reinforce and enhance the eclectic, urban architectural character and pedestrian scale of the district. The conditions associated with this property include land at the northern border to be used and maintained exclusively for open space, landscaping, and screening and may include tables, chairs, and other amenities accessible to the public (Ordinance ID #2007-0225).

View Planes

The subject site is within the Cranmer Park View Plane. The intent of this view plane is to preserve the view of the Rocky Mountains (west of the subject site) from Cranmer Park (east of the subject site). No part of any structure within the view plane may exceed an elevation of 5,434 feet above mean sea level. Therefore, the subject site is subject to a maximum height restriction of roughly 148 feet.

2. Existing Land Use Map



The subject property is identified as Commercial/Retail. Much of East 3rd Avenue is also Commercial/Retail and Office. North of the property along Clayton Street is Multi-unit Residential.

3. Existing Building Form and Scale (all images from Google Maps)



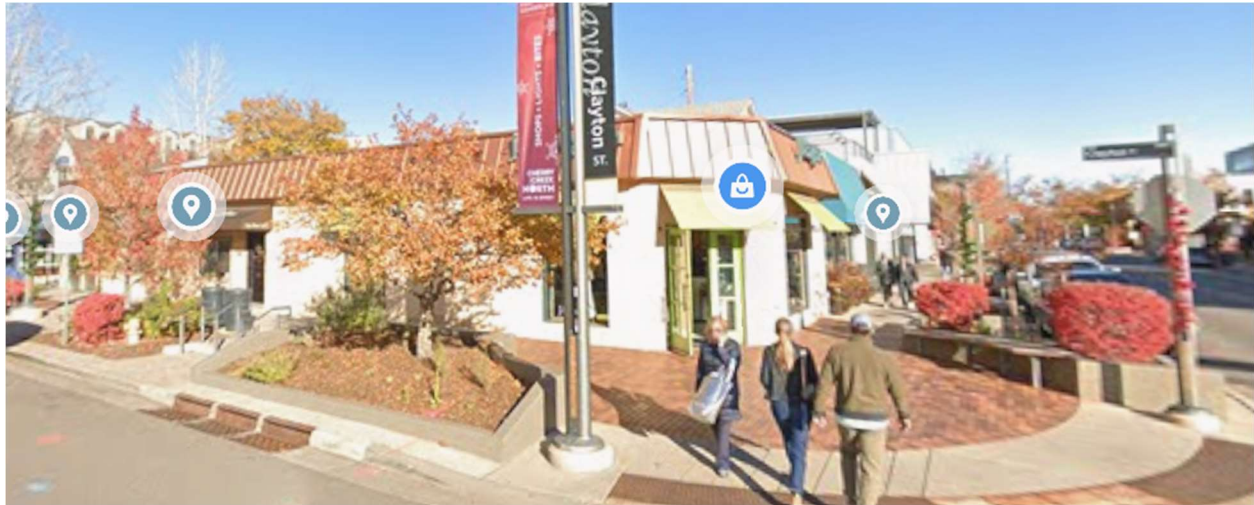
Subject Property – 2625 East 3rd Avenue, looking northwest.



North – View of the property to the north of subject property, looking west.



South – View of the property to the south of subject property across the 3rd Avenue, looking southwest.



East - View of the property to the east, across Clayton Street, looking northeast.



West – View of the property to the west, along 3rd Avenue, looking north.

Proposed Zoning

The proposed **C-CCN-4** (Urban Center, Cherry Creek North, 4-story) is intended for use in the Cherry Creek North mixed use shopping district with retail, restaurant, office and entertainment land uses that are in keeping with the existing character and scale of the area. The district encourages pedestrian-oriented development through primary street setbacks, open space incentives, and building forms that allow light and views between buildings. The C-CCN-4 districts are focused on local, collector and arterial streets where a building scale of 1 to 4 stories is desired. Further details of the zone districts can be found in Article 7 of the Denver Zoning Code (DZC).

The primary building forms allowed in the existing zone district and the proposed zone districts are summarized here:

Design Standards	CCN w Conditions (Existing)	C-CCN-4 (Proposed)
Primary Building Forms Allowed	N/A	Cherry Creek General, Cherry Creek Open Space
Height in Stories / Feet (max)	55'	All Forms: 45/57'
Primary Street Build-To Percentages and Ranges	N/A	All Forms: 70% / 5' to 15'
Primary Street Setbacks (min)	5'	All Forms: 5'
Side Interior Setback (min.)	N/A	0'
Side Interior Setback, adjacent to Protected District (min)	N/A	10'
Rear Setback, (min.), adjacent to Protected District	29'	10'
Transparency, Primary Street (min.)	N/A	60%

Design Standards & Guidelines for Cherry Creek North

The subject site is located within Subarea 2 of the Design Standards & Guidelines for Cherry Creek North (DSGs) which is described by the DSGs as including “properties between 2nd Avenue and 3rd Avenue, and properties that extend approximately 150 feet north of 3rd Avenue.” (pg. 3). The DSGs are mapped to the areas of Cherry Creek North as shown in the map below which is taken from the current Design Standards & Guidelines for Cherry Creek North document. This boundary generally aligns with the areas that are zoned with Cherry Creek North (C-CCN) zoning.

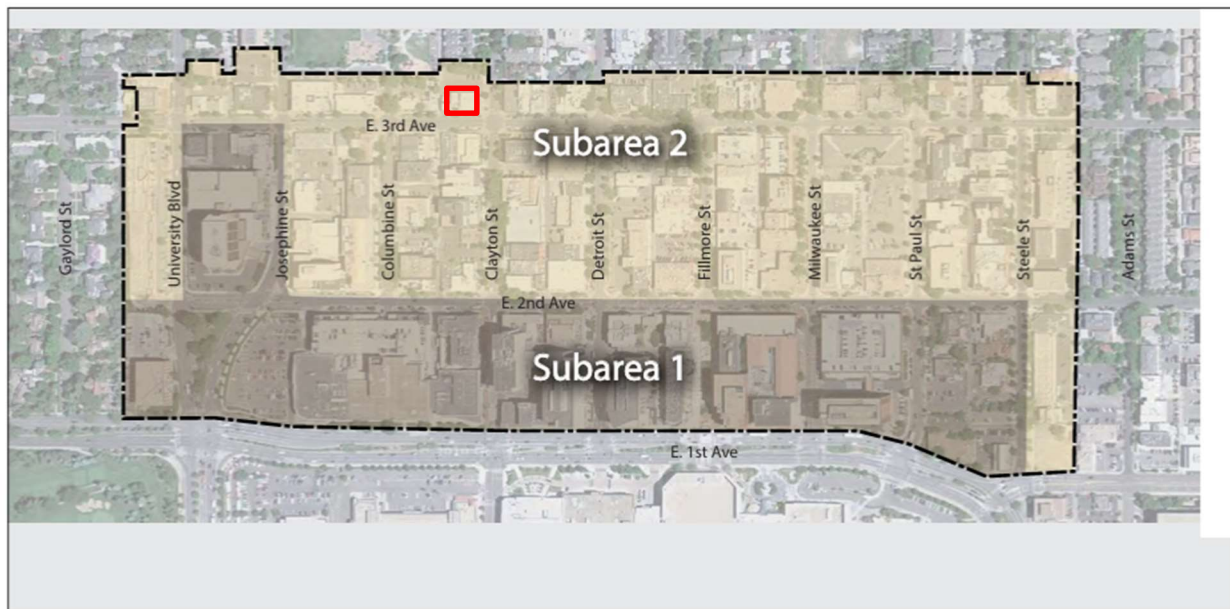


Figure 2: Cherry Creek North Subareas

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response.

Asset Management: Approved - No Comment.

Denver Public Schools: Approved – No Response.

Development Services - Fire: Zoning Approved, Additional information will be required during SDP phase.

Development Services – Project Coordination: No concerns with rezoning to the C-CCN-4 zone district. The applicant is advised to submit for a Concept Review to identify early challenges and opportunities related to the future development of this project.

Development Services - Transportation: Approved - DES Transportation has no comment to the subject rezoning. The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of the required design and improvements will be determined when the property begins the redevelopment process.

Development Services – Wastewater: Approved – No Response.

Parks and Recreation: Approved – No Response.

Public Health and Environment: Approved – No Comments.

Department of Transportation & Infrastructure – City Surveyor: Approved - No Comments

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	11/24/2025
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	1/19/2026

Planning Board Public Hearing: <i>Recommended for approval, 9-0</i>	2/4/2026
CPD written notice of the Community Planning & Housing Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	2/19/2026
Community Planning & Housing Committee of the City Council:	3/3/2026
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	3/21/2026
City Council Public Hearing:	04/13/2026

Registered Neighborhood Organizations (RNOs)

To date, staff has received one letter of support from the Cherry Creek North Neighborhood Association.

Other Public Comment

To date, thirteen public comments have been received. Five in opposition of the rezoning stating concerns related height, traffic, and buffering/green space. Eight comments in support of the rezoning.

The applicant team has completed and continues to perform community engagement with neighbors and RNOs. The applicant team is working with Cherry Creek North Neighborhood Association to create a Development Agreement in compliance with the zone district to create and maintain an enhanced landscape buffer to the north of the property.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC Section 12.4.10.7 as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040*

- *Blueprint Denver* (2019)
- *Cherry Creek North* (2012)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

- **Vision Element 2: Strong and Authentic Neighborhoods**
 - Strong and Authentic Neighborhoods Goal 1: Create a city of complete neighborhoods (p. 34).
 - Strategy A: Build a network of well-connected, vibrant, mixed-use centers and corridors.
 - Strategy B: Ensure neighborhoods offer a mix of housing types and services for a diverse population.
 - Strong and Authentic Neighborhoods Goal 2: Enhance Denver’s neighborhoods through high-quality urban design. (p. 34)
 - Strategy B: Establish a scalable, predictable and adaptable approach to improve design quality across the city.
 - Strategy C: Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.
 - Strategy D: Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.

This proposed rezoning will allow for additional housing and commercial options on a key corridor and activate this intersection to continue to create a vibrant, walkable neighborhood.

- **Vision Element 3: Connected, Safe, and Accessible Places**
 - Connected, Safe, and Accessible Places Goal 3: Maximize the public right-of-way to create great places. (p. 40)
 - Strategy A: Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees.

This proposed rezoning will enhance the public realm with active ground floor and commercial uses and other amenities.

- **Vision Element 4: Economically Diverse and Vibrant**
 - Economically Diverse and Vibrant Goal 1: Ensure economic mobility and improve access to opportunity. (p. 46)
 - Strategy C: Support business development and grow the talent necessary to compete in the global economy.

This proposed rezoning will allow opportunities for new businesses and jobs promoting economic development.

- **Vision Element 5: Environmentally Resilient**
 - Environmentally Resilient Goal 8: Clean our soils, conserve land and grow responsibly. (p. 54)

- Strategy A: Promote infill development where infrastructure and services are already in place.
- Strategy B: Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.
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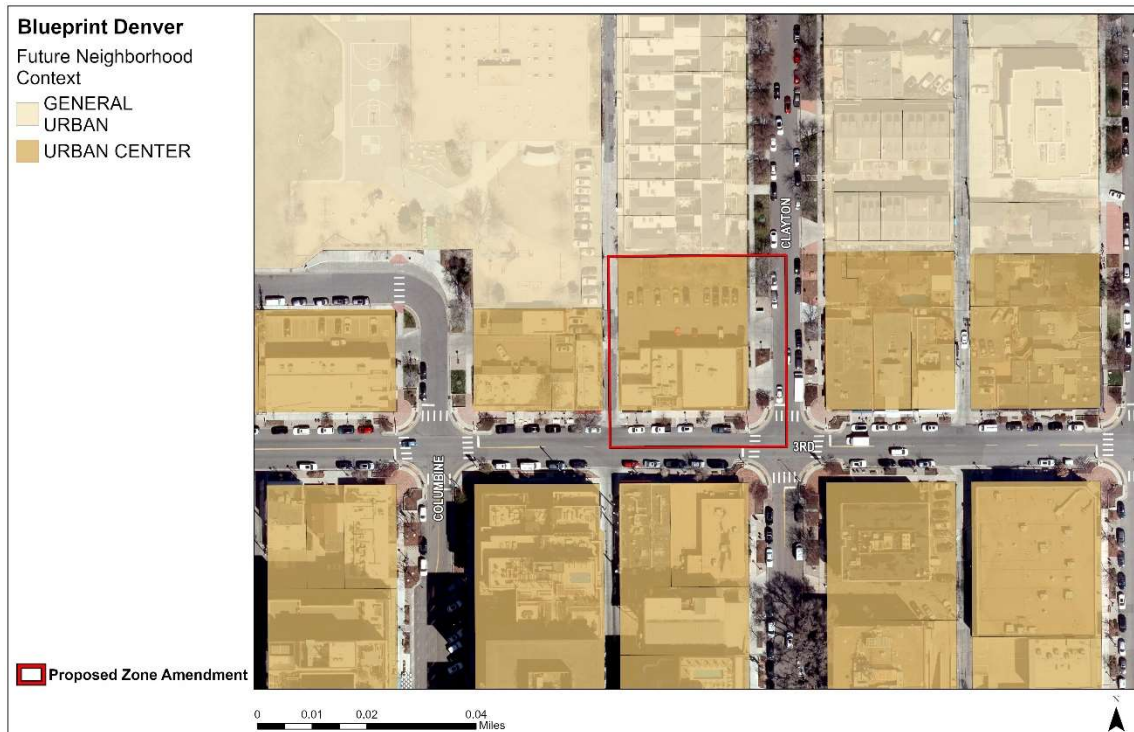
This proposed rezoning will allow for a mix of uses and additional density to create a neighborhood can live, work, and play in Cherry Creek.

In summary, the proposed rezoning is consistent and furthers *Comprehensive Plan 2040* polices. The proposed rezoning will enable a mixed-use development at an infill location where infrastructure is already in place and will allow an increase for additional housing units and commercial opportunities to improve the vibrancy and economic vitality of this commercial corridor and surrounding neighborhood.

Blueprint Denver (2019)

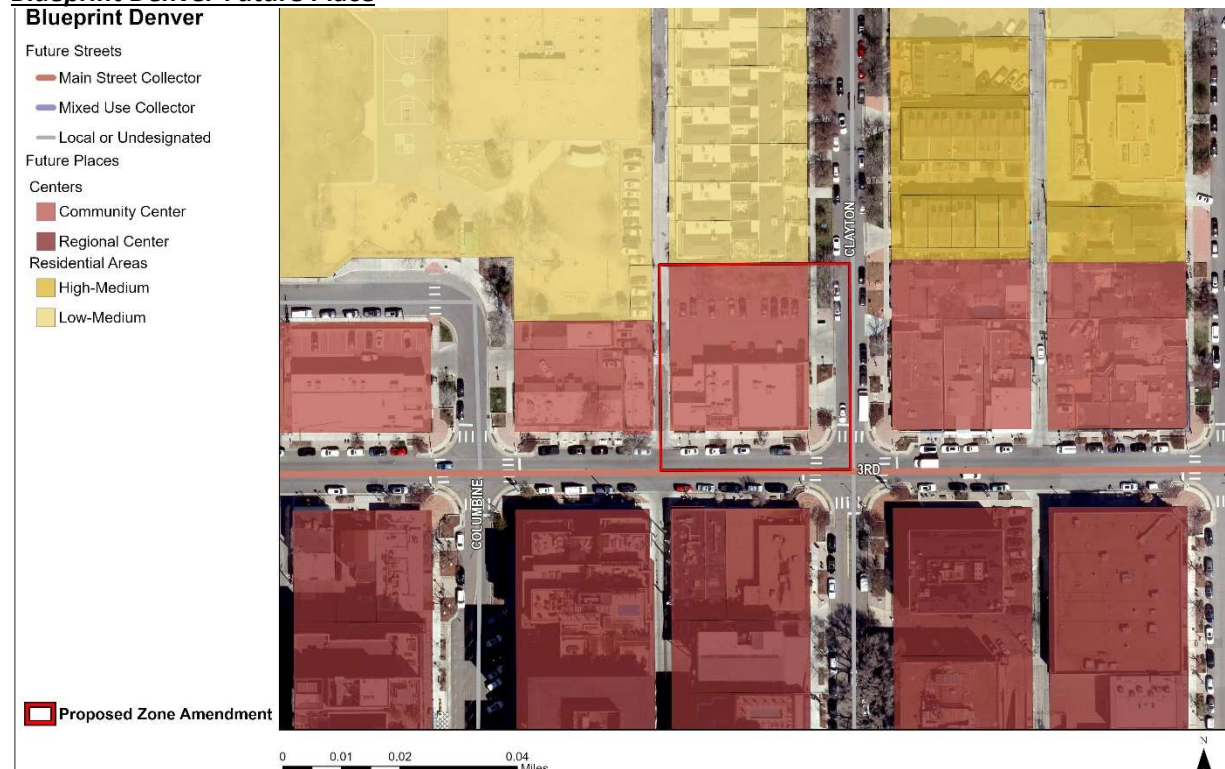
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Community Center future place within the Urban Center Context and provides guidance from the future growth strategy for the city. The proposed rezoning is consistent with much of the land use guidance in the plan.

Blueprint Denver Future Neighborhood Context



The subject property is within the Urban Center Context. *Blueprint Denver* states, “This context contains high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity” (p. 252). The proposed C-CCN-4 zone district is a “specifically tailored Urban Center zone district that promotes development compatible with the character of the Cherry Creek North mixed use shopping district.” (DZC 7.2.5.1). Since the proposed district is within the Urban Center Neighborhood Context and allows a mix of uses and allowable building forms that contribute to street activation, the proposed rezoning is appropriate and consistent with the plan.

Blueprint Denver Future Place



The subject site is categorized as Community Center which is described as providing a “mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels during different times of the day will vary depending on the type and mix of uses. Buildings are larger in scale than local centers and orient to the street or other public spaces. Strong degree of urbanism with mostly continuous building frontages and distinct streetscape elements that define the public realm.” (p. 256). Heights in this Future Place Type are “generally up to 12 stories in the taller areas and should transition gradually within the center’s footprint to the surrounding residential areas.” (pg. 256)

The proposed C-CCN-4 district is consistent with the future place type as it will allow retail, office, and residential uses with a maximum height of 4 stories that provides an appropriate transition to the

residential area to the north. The Cherry Creek North building form standards will ensure future development has a linear orientation and clearly defines the street.

Blueprint Denver Street Types

Blueprint Denver classifies Clayton Street as a local or undesignated streets. Local streets “are designed for the highest degree of property access” (p. 154) and “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 160).

East 3rd Avenue is classified as a Main Street Collector which are “characterized by a mix of uses including retail, services and restaurants, as well as residential. Buildings are pedestrian-oriented, with little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including cafe seating in the right-of-way (p. 158). “Collector streets are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets (p 154).”

The proposed C-CCN-4 zone district is consistent with this street type as it would allow a range of uses, particularly residential, in a multi-story, pedestrian-oriented building.

Blueprint Denver Growth Strategy



Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “Community centers and

corridors” growth Area. These areas anticipate experiencing around 25 percent of new housing growth and 20 percent of new employment growth by 2040 (p. 51). The proposed C-CCN-4 zone district is appropriate in this growth area and is consistent with the *Blueprint Denver* growth strategy.

Additional Guidance

The proposed rezoning is also consistent with the following strategies from *Blueprint Denver*.

Land Use and Built Form Policy Recommendations

- General Policy 01: Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets. (p. 72)
 - Strategy A: Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas.
- General Policy 03: Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible. (p. 73)
 - 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.
- Housing Policy 08: Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts. (p. 86)
 - Strategy A: Align high-density residential areas near regional centers to support housing growth near major job centers with access to transit priority streets.
- Design Quality & Preservation Policy 03: Create exceptional design outcomes in key centers and corridors.
 - Strategy C: Create a system of design tools, including standards and guidelines, that are scalable and repeatable to enable baseline design requirements that can be applied to a range of contexts and locations and be modified with a smaller subset of locally-applicable features.

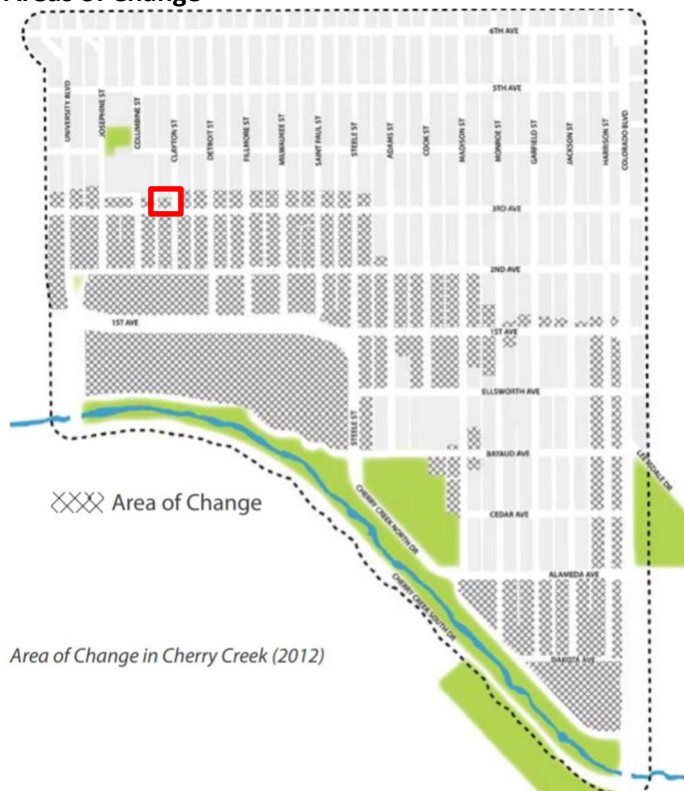
Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. (p. 67)” However, smaller rezonings can still implement policies and strategies related to equity. This individual rezoning supports elements of Land Use & Built Form: Housing Policy 8 “Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts (p. 86)” by increasing density where services and amenities already exist.

This rezoning supports the city’s goals to reduce climate impacts by enabling additional housing and commercial where infrastructure already exists with nearby transit and walkable and bikeable amenities. This creates a less auto-dependent neighborhood which can reduce greenhouse gas emissions from transportation. This energy efficiency will advance Denver’s goals to reduce greenhouse gas emissions from buildings, which contribute to a warming climate. In conclusion, this proposed rezoning is consistent with *Blueprint Denver*.

Cherry Creek Area Plan (2012)

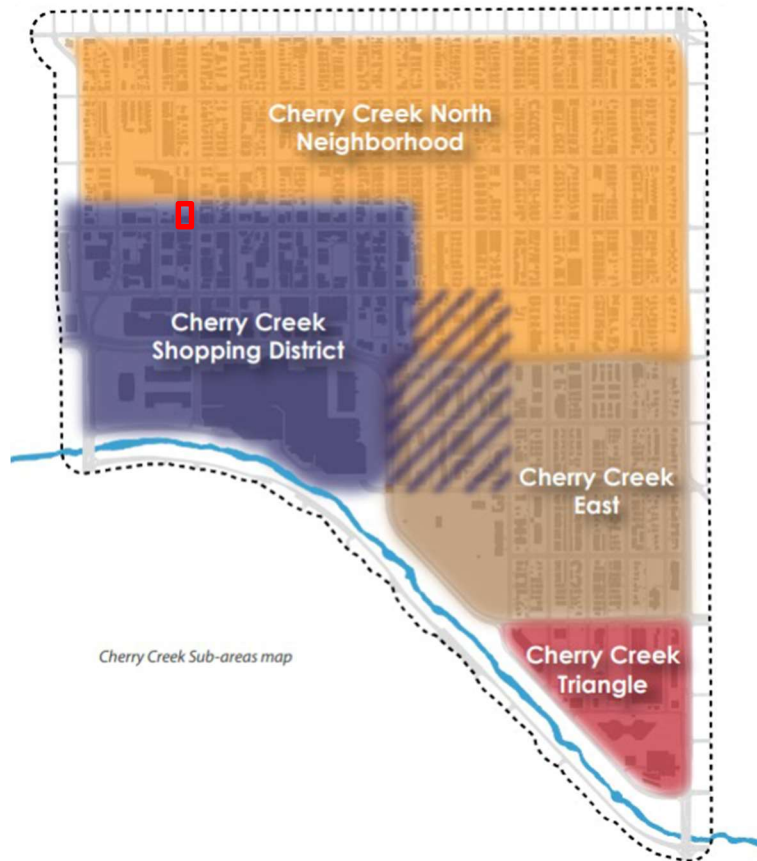
The *Cherry Creek Area Plan (CCAP)* was adopted by City Council in 2012 and applies to the subject property. As the plan was adopted prior to the 2019 *Blueprint Denver* update, the CCAP builds off the previous growth management paradigm of “Areas of Change” and “Areas of Stability”, providing guidance on where growth should occur in Cherry Creek. The Plan organizes the neighborhood into sub-areas and provides recommendations for each of these smaller neighborhood areas. The subject property is located in the Cherry Creek Shopping District sub-areas.

Areas of Change



The overarching framework recommendations guide growth to targeted areas of Cherry Creek. The subject site is located in an Area of Change. As previously mentioned, the Area of Change/Stability concepts have been replaced with a more nuanced approach in the *Blueprint Denver* update, but the recommendations are still relevant in terms of the communities’ desire to target growth and change expressed in an adopted plan. Cherry Creek Area Plan notes that, “overall these areas [Areas of Change] benefit from new development, reinvestment and more intense use” (p. 29). Moreover, the plan recommends that the city “modify land use policy, zoning regulations and design guidelines to encourage appropriate reinvestment to assure that Areas of Change continue to mature in positive ways” (p. 29).

Cherry Creek Sub-Areas Map



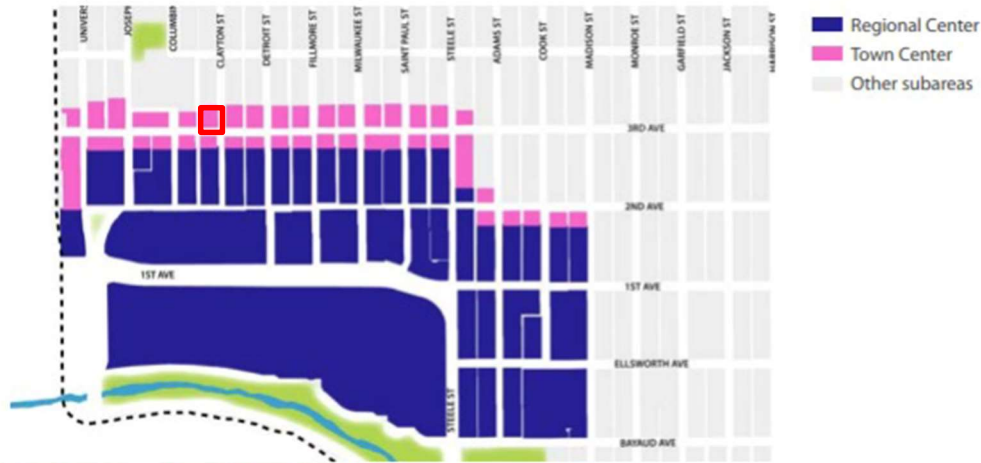
The subject property is within the Cherry Creek Shopping District Subarea and the proposed rezoning helps to implement several goals stated for this subarea. When describing the recommendations for Cherry Creek Shopping Center subarea, the plan states that “its central location, existing mixture of high-end retail, economic development opportunities, walkable streets and access to regional multi-modal connections create an ideal location for encouraging additional residential and employment growth.” (pg. 58)

These goals include the following:

- Cherry Creek Shopping District Subarea Goal 2: Make reinvestment economically viable in the entire district. (p. 61)
- Cherry Creek Shopping District Subarea Goal 4: Transition from higher buildings along 2nd to lower buildings along 3rd. (p. 62)

The proposed C-CCN-4 zone district is specifically tailored for this area and would enable an appropriate level of additional residential and employment growth that would support the Cherry Creek Shopping District as described in the plan recommendations.

Future Land Use Map (p. 63)

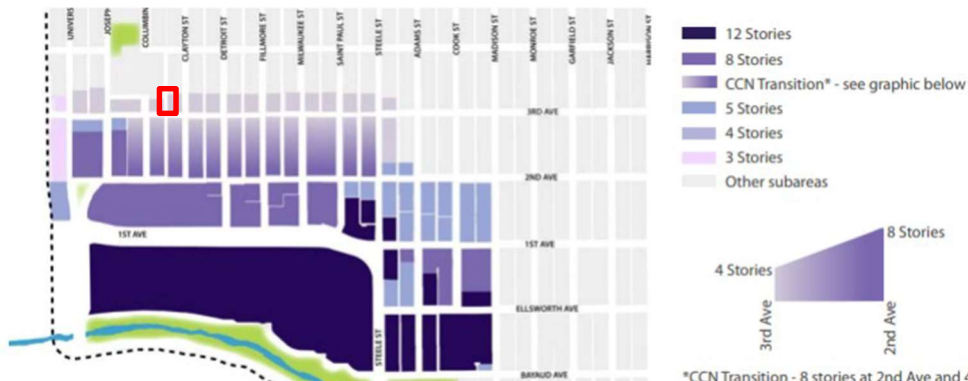


Future land use map - Cherry Creek Shopping District

The subject property is part of the Town Center future land use area. The Town Center areas are described as continuing “to support a mix of uses in the Regional Center... including office, retail, commercial, multifamily residential and hotels. Support compact development patterns and an enhanced public realm including landscaping, wayfinding signage, pedestrian lighting, public art and inviting building entries. The Town Center areas act as an important transition between Regional Center and residential areas.” (pg. 58) The proposed C-CCN-4 zone district would provide additional flexibility to allow a greater mix of uses that support the nearby regional center.

The building forms allowed in the C-CCN-4 zone district will ensure that redevelopment will enhance the public realm, support compact development, and act as an effective transition between the regional center and residential areas.

Maximum Building Height Map (p. 63)



Maximum building heights map - Cherry Creek Shopping District

The maximum building height map indicates a maximum height of 4 stories for the subject property. The proposed C-CCN-4 zone district is consistent with this guidance.

2. Public Interest

The proposed official map amendment furthers the public interest through implementation of the city's adopted land use plans. The rezoning would allow redevelopment of the site into a new mixed-use community in proximity to transit, amenities, and services in and around Cherry Creek North.

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

The requested C-CCN-4 zone district is within the Urban Center Neighborhood Context, which "consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets." (DZC 7.1.1). The proposed rezoning of this property to C-CCN-4 is consistent with this neighborhood context description.

The requested rezoning is also consistent with the General Purpose of Cherry Creek North Districts, which are "are specifically tailored Urban Center zone districts that promote development compatible with the character of the Cherry Creek North mixed use shopping district. The C-CCN zone districts encourage interesting and attractive architectural design solutions for new developments and promote pedestrian and shopping activities, particularly at Street Level." (DZC 7.2.5.1).

Finally, the requested rezoning is consistent with the Specific Intent of the C-CCN-4 district, which "applies in the Cherry Creek North mixed use shopping district to areas or intersections served primarily by local, collector, or arterial streets where a building scale of 1 to 4 stories is desired." (DZC 7.2.5.2.B).

Attachments

1. Application
2. Ordinance ID #2007-0225, CCN with Conditions
3. Public Comments
4. CCNNA Letter of Support