



TO: South Platte River Committee
FROM: Brandon Shaver, Senior City Planner
DATE: April 2, 2026
RE: Official Zoning Map Amendment Application #2025-REZONE-0000031

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the SPR Committee move Application #2025-REZONE-0000031 forward for consideration by the full City Council.

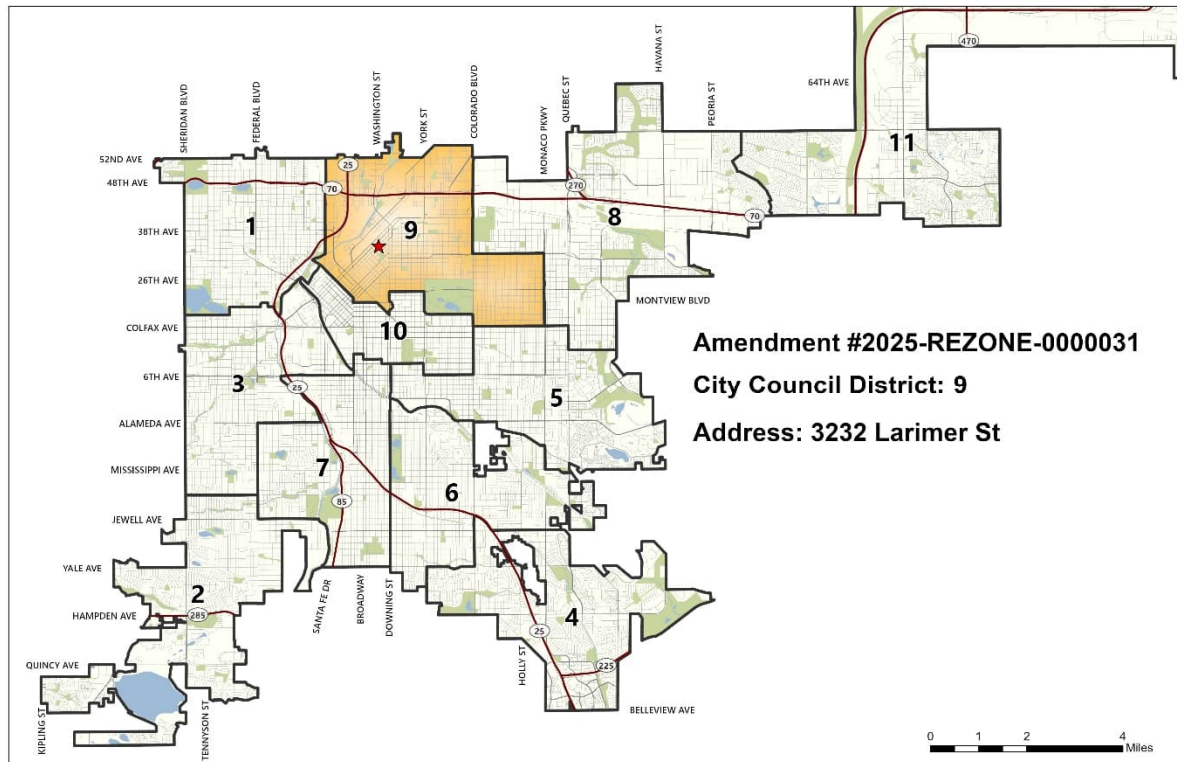
Request for Rezoning

Address: 3232 Larimer Street
Neighborhood/Council District: Five Points / Council District 9, Darrell Watson
RNOs: Inter-Neighborhood Cooperation (INC), Curtis Park Neighbors, RiNo Art District, United Community Action Network LLC, RiNo BID, Mestizo Curtis Park Coalition, Opportunity Corridor Coalition of United Residents
Area of Property: 9,363 square feet or 0.215 acres
Current Zoning: R-MU-30 with Waivers
Proposed Zoning: I-MX-3, DO-7
Property Owner(s): Son Power LLC
Owner Representative: Will Lake

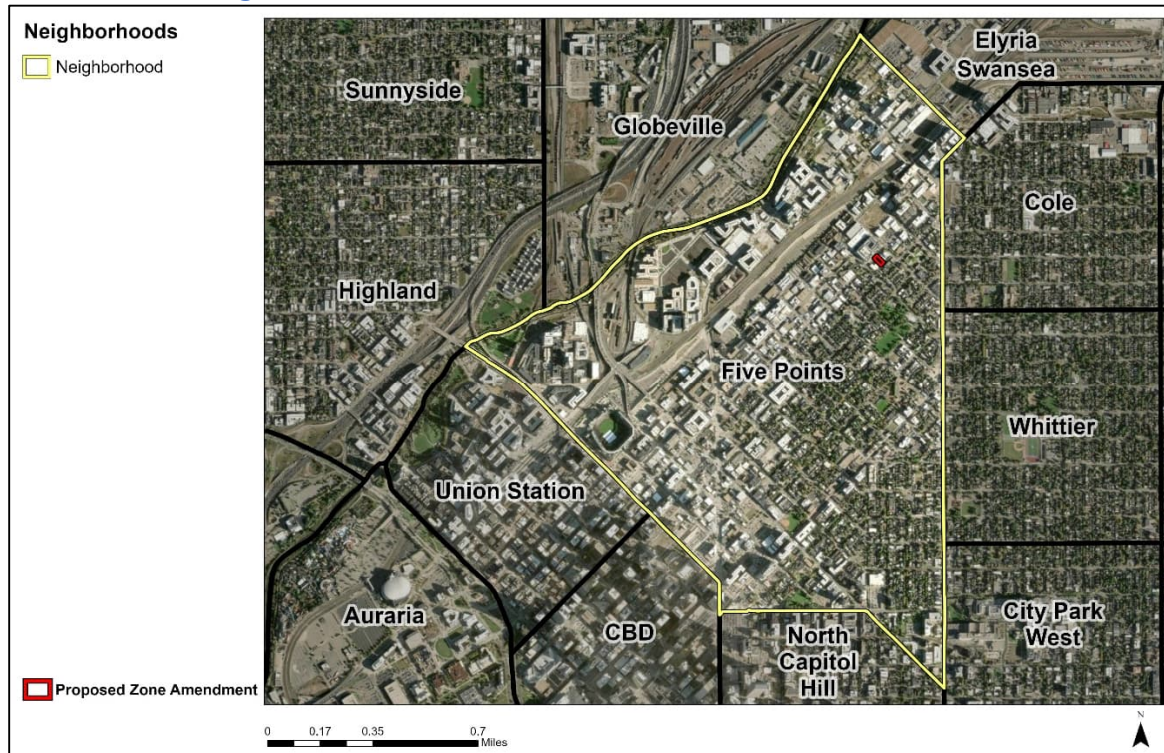
Summary of Rezoning Request

- The subject property is located in the Five Points statistical neighborhood along Larimer Street, between 32nd Street and 33rd Street.
- The subject property is currently vacant and under the same ownership as the adjacent parcel at 3200 Larimer Street.
- The subject site is currently zoned R-MU-30 (Former Chapter 59 district) with Waivers, which allows primarily residential uses, some neighborhood-scale commercial uses, and office uses up to 55 feet in height.
- The proposed zone district, I-MX-3, DO-7 can be summarized as follows:
 - The I-MX-3 zone district stands for Industrial, Mixed Use, with a maximum height of 3 stories. The I-MX zone districts accommodate a variety of industrial, commercial, civic and residential uses up to 3 stories and 45 feet in building height.
 - The River North Design Overlay (DO-7) is intended to promote high-quality design, a human scale that promotes vibrant pedestrian-oriented streets, and multi-modal transportation options. These design standards mandate a higher design quality and street level activation than the I-MX-3 (proposed) or R-MU-30 (current) base zone districts.
- Further details of the requested zone district and design overlay can be found in the staff report (below), and in Article 9 of the Denver Zoning Code (DZC).

Existing Context



Statistical Neighborhood: Five Points



Aerial View

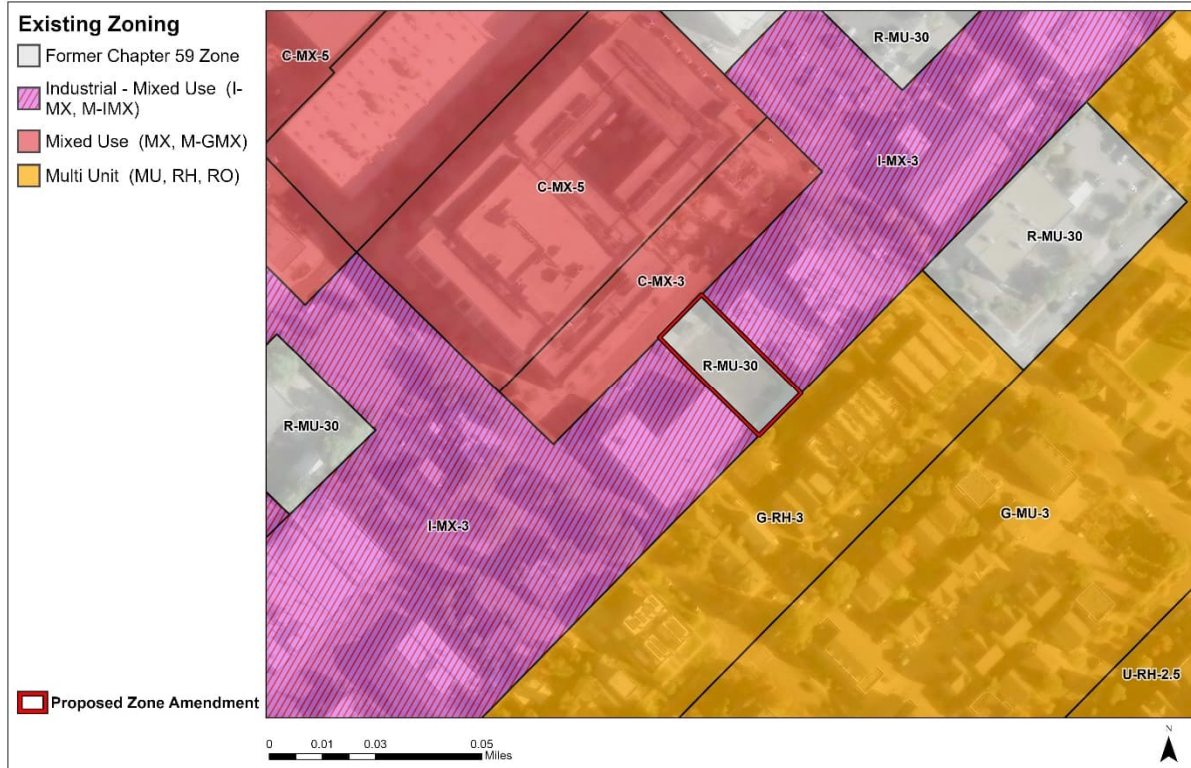


The subject property is in the Five Points neighborhood, northeast of the intersection of 32nd and Larimer streets. The area is comprised of a mix of multi-unit residential, commercial/retail, office, industrial, and mixed-use developments within the River North Art District. Significant public and private reinvestment in the neighborhood in recent years suggest this area is continuing to transition into a dynamic urban center within walking distance of downtown. The subject property is within a ½ mile of the 38th and Blake RTD Rail Station and adjacent to a bus stop at Larimer Street and 32nd Street that is served by RTD Bus Route 44 and .7 miles from the 30th and Downing RTD Light Rail Station. The subject site is also within ½ mile of Mestizo-Curtis Park. The applicant is requesting the I-MX-3, DO-7 zone district to align with zoning of the adjacent property, which is an extension of the pattern existing along the eastern side of Larimer Street from approximately 27th to 36th streets.

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
Site	R-MU-30 w/Waivers	Vacant	No permanent structures exist on the site	Generally regular grid of oriented diagonally southwest to northeast. Block sizes and shapes are generally consistent and rectangular. Pedestrian-oriented building frontages and multi-modal streets are predominate.
Northwest	C-MX-5, DO-7	Residential/Mixed Use	5-story multi-unit residential building	
Southwest	I-MX-3, UO-2, DO-7	Commercial/Retail	2-story industrial building	
Southeast	G-RH-3, UO-3	Residential	Single and 2-story residential buildings	
Northeast	I-MX-3, UO-2, DO-7	Industrial	1-story brick commercial building	

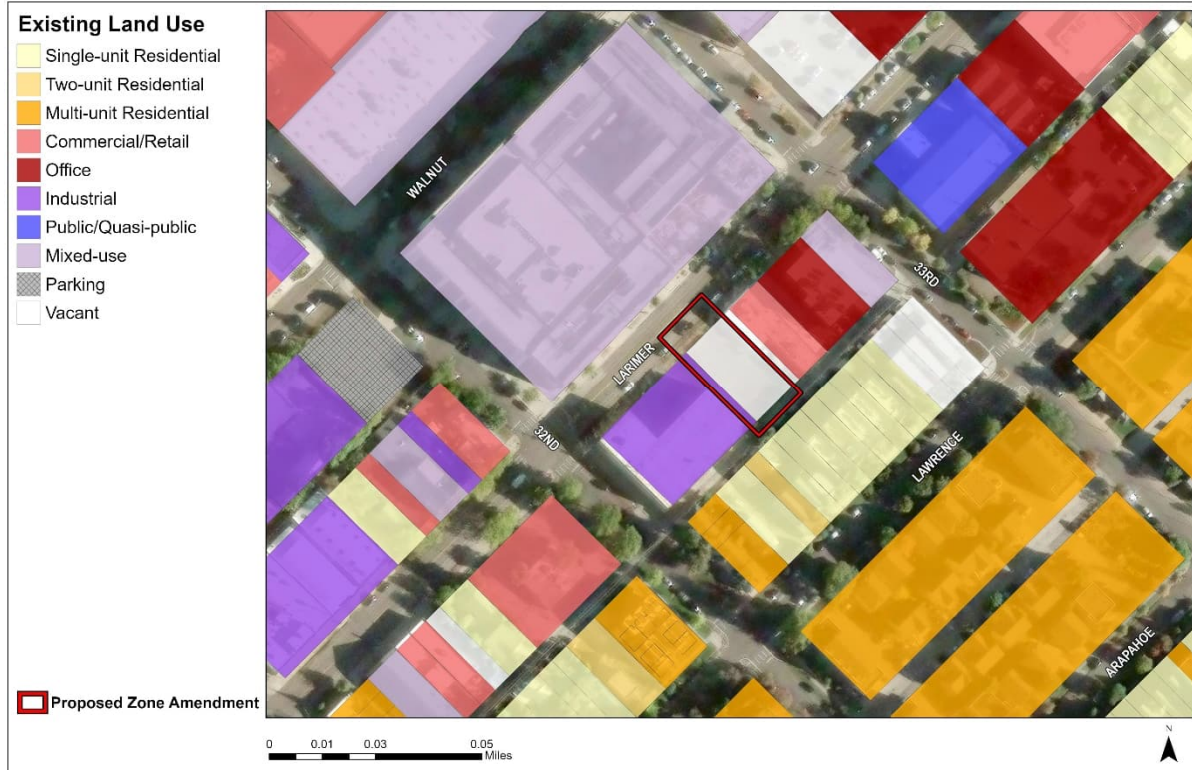
1. Existing Zoning



The current base zone district, R-MU-30, is described in Former Chapter 59 (FC59) Section 301(a)(3) as a “primarily residential district allowing higher density multiple unit dwellings of a density appropriate to the center-city and other activity centers such as light rail transit stations. Supporting commercial development, such as consumer retail and service uses and small-scale office uses, is encouraged to create a truly mixed-use environment.” The maximum height allowed under the base zoning is 140 feet, and there is no required front setback, except for one and two-unit residential structures, which have a 10-foot required front setback. The minimum required amount of open space varies between zero and 35 percent of the lot area, depending on use.

The property was not rezoned into the Denver Zoning Code in 2010 like many of the surrounding properties because, when the property was rezoned in 2007, there was one waiver applied. The current waiver limits the maximum height to 55 feet on the property.

2. Existing Land Use Map



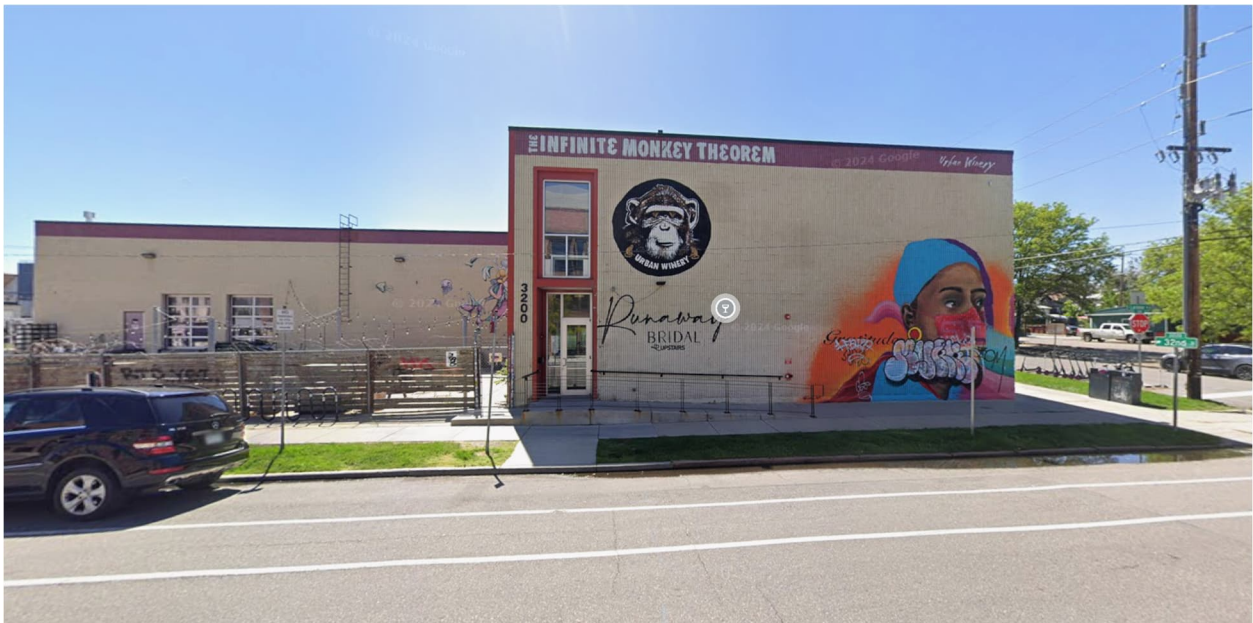
3. Existing Building Form and Scale (Images are from Google Street View)



View of the subject property, looking southeast from Larimer Street.



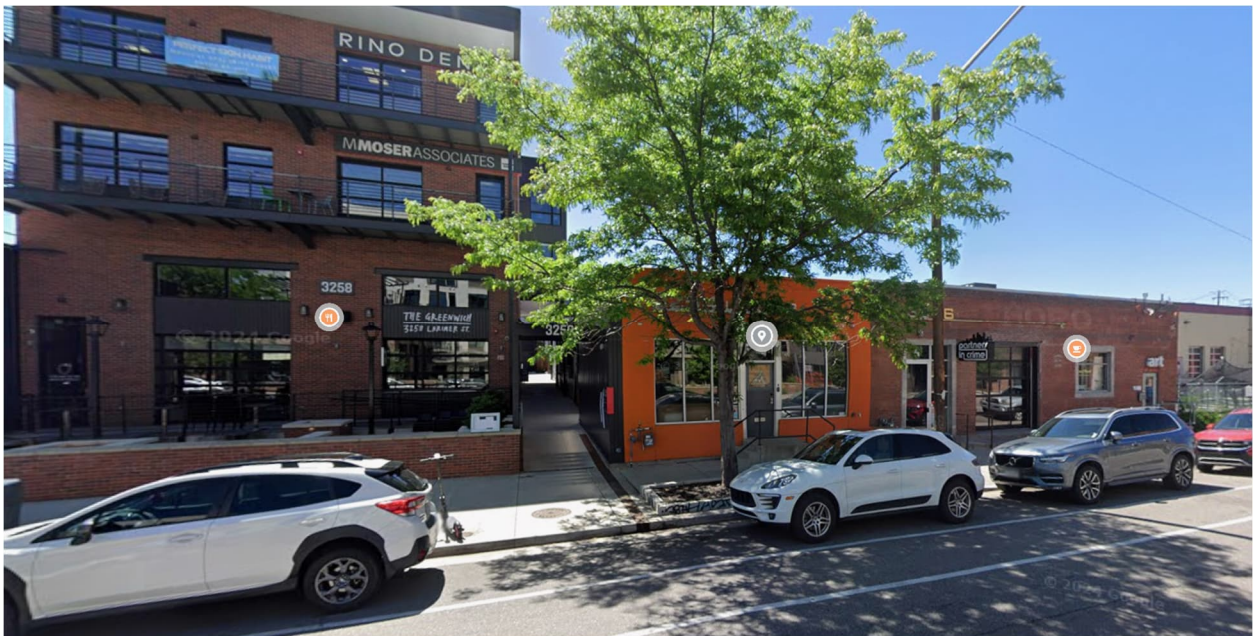
Northwest – View of the property across Larimer Street from the subject property, looking northwest.



Southwest – view of the property (under same ownership), looking southeast from Larimer Street.



Southeast – View of the buildings to the southeast, across the alley from the subject property, looking northwest.



Northeast – view of the buildings to the Northeast, looking southeast on Larimer Street.

Proposed Zoning

The applicant is requesting to rezone to I-MX-3, which stands for Industrial Neighborhood Context – Mixed Use – 3 stories maximum height. I-MX-3 applies to industrially dominated areas served primarily by local or collector streets with a maximum building height of 3 stories (see DZC 9.1.2.1.A.2). The Mixed-Use zone districts accommodate a variety of industrial, commercial, civic and residential uses and encourage affordable housing (DZC 9.1.2.1.A.1.c). Further details of the proposed zone district can be found in Article 9 of the Denver Zoning Code (DZC).

The DO-7 design overlay, which provides enhanced design standards, is proposed to be added to the base I-MX-3 zone district. The intent of the design overlay is to “Maintain human scale and access to daylight...; Promote vibrant pedestrian street frontages with active uses and street-fronting building entries; Provide transitions between residential frontages and mixed-use streets; Ensure that buildings are designed to adapt to new uses as the district changes and evolves” (DZC 9.4.5.11.B).

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below. See Denver Zoning Code Section 9.4.5.11.E for additional details regarding the building form standards in the DO-7 Design Overlay District.

Design Standards	R-MU-30 w/Waivers	I-MX-3 (Proposed)	DO-7 Design Overlay
Primary Building Forms Allowed	N/A	Town House; General; Industrial	Town House; General; Shopfront
Height in Stories / Feet (max)	N/A/55'	3/38' - Town House 3/45' - All others**	See Underlying Zone District
Primary Street Build-To Percentages (min)	N/A	70% - Town House 50% - General	70%
Primary Street Build-To Ranges	N/A	10' to 15' Town House 0' to 10' - General	0'/15'
Transparency, Primary Street/Side Street	N/A	40% / 25%	50% / 40%
Street Level Active Uses	N/A	N/A	100%
Minimum Zone Lot Size/Width	N/A	N/A	N/A
Primary Street Setbacks (min)	0'	10' – Town House 0'	See Underlying Zone District
Building Coverage	65% to 100%	N/A	N/A

**Height incentives for affordable housing would allow additional height up to 4 stories and 55' in I-MX-3.

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 – Real Estate: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – No Comments

Denver Zoning Administration: Approved – No Response

Denver Parks and Recreation: Approved – No Response

Department of Housing Stability: Approved – No Comments

Department of Transportation and Infrastructure: Approved – See Comments Below

- DES Transportation approves the subject zoning change. 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 once this property begins the redevelopment process. The results of any traffic studies may require the construction of off-site mitigation or may limit the proposed density of the project.

Department of Transportation and Infrastructure – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved – See Comments Below

- Rezoning to I-MX-3, DO-7 creates a consistent Zone District along the SE side of Larimer Street in this location.
- The subject property is adjacent to a Protected District. Additional use limitations may apply to proposed primary and accessory Outdoor Entertainment and Accessory Outdoor Gathering Area including limits on hours of operation due to the proximity to a Protected District.

Development Services - Fire Protection: Approved – See Comments Below

- Approved for rezoning, additional information will be required for Site Development Plan.

Development Services – Transportation: Approved – No Comments

Development Services - Wastewater: Approved – See Comments Below

- DES Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

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:	12/9/25
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:	3/4/26
Planning Board Public Hearing: Voted unanimously in favor (7-0)	3/18/26
CPD written notice of the South Platte River Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	3/24/26
South Platte River Committee of the City Council meeting:	4/8/26
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:	4/27/26 (tentative)
City Council Public Hearing:	5/18/26 (tentative)

Public Outreach and Input

As of the date of this report, 9 letters of support have been provided by surrounding residents, business owners and the property owner. These letters are attached to the staff report.

RNO Comments

As of the date of this report, letters of support have been provided by the Curtis Park Neighbors RNO, RiNo Art District, and RiNo BID. These letters are attached to the staff report.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

- A. Consistency with Adopted Plans
- B. Public Interest
- C. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Elyria & Swansea Neighborhoods Plan (2015)*
- *Northeast Downtown Neighborhoods Plan (2011)*

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.

The proposed rezoning is consistent with the following strategy in the Equitable, Affordable and Inclusive vision element:

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).*

The proposed I-MX-3 zoning designation would allow for a broader variety of uses including housing and retail services, and will require enhanced building forms through the DO-7 overlay at an intensity consistent with the desire for urban, walkable, mixed-use neighborhoods around transit, and is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant mixed-use centers and corridors (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*
- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).*

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - *Promote infill development where infrastructure and services are already in place* (p. 54).
- Environmentally Resilient Goal 8, Strategy B - *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high and medium-capacity transit corridors* (p. 54).

The requested map amendment will enable mixed-use development at an infill location where infrastructure is already in place. The requested zone district broadens the variety of uses allowing residents to live, work and play in the area, therefore the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

[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 Corridor future place within the Urban Center Context and provides guidance related to the future growth strategy for our city.

[Blueprint Denver Future Neighborhood Context](#)



In *Blueprint Denver*, future Neighborhood Contexts are used to help illustrate differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is within the Urban Center Future Neighborhood Context which “contains a high mix of uses, with good street

activation and connectivity” is “intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge” (p. 251).

The proposed I-MX-3 zone district is part of the Denver Zoning Code Special Districts context and is “intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level” (DZC 9.1.2.1).

While the proposed zone district has a different neighborhood context classification from the Urban Center Future Neighborhood Context recommended, Blueprint Denver includes specific guidance on how to consider each of the plan components in a rezoning request. Neighborhood context, place type, street and types are always applicable, with particular attention paid to building heights and growth strategy, which are detailed in the next sections of this report. On neighborhood context in particular, Blueprint Denver states that the “boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map” (p. 66). Considering the surrounding context of Special District-designated areas along this stretch of Larimer Street, as well as consistency with place type recommendations (including building height), growth strategy, other plan policies and strategies, station area and neighborhood plan guidance are important to evaluating whether a proposed rezoning is consistent with the city’s adopted plans. As further evaluation of plan guidance will demonstrate, the proposed rezoning to an Industrial Mixed Use Denver Zoning Code district is appropriate and consistent with plan guidance in *Blueprint Denver* and other adopted plans, as the proposed district allows a mix of uses and building forms that contribute to street activation, and aligns with land use and building height guidance, and is compatible with the emerging mixed-use character of the area as it retains some industrial uses.

Blueprint Denver Future Places



The Future Places map shows the subject property as part of a “Community Corridor”. *Blueprint Denver* describes these areas as having “a mix of uses, including multi-unit residential, but at a slightly lower intensity compared to the high residential areas” (p. 260). In a Community Corridor in the Urban Center neighborhood context, recommended “heights are generally up to 8 stories. Buildings have a distinctly linear orientation along the street. Building footprints are typically larger” (p. 259).

The proposed rezoning to I-MX-3, DO-7 is appropriate and consistent with the “Community Corridor” plan direction and will foster a larger mix of uses, more appropriate intensity, and promote pedestrian oriented design outcomes at a higher degree than the current zoning requires. *Blueprint Denver* specifies that the maximum recommended heights are intended to provide a general scale and that factors such as “Guidance from a current small area plan, and surrounding context, including existing and planned building height” (pg. 66) should be considered for any site. Given the *Blueprint Denver* height guidance of up to 8 stories, small area plan guidance for a maximum 3 stories, and the existing built environment in the immediate area and the adjacent zone districts, the proposed 3-story district is consistent with plan guidance and appropriate for this location.

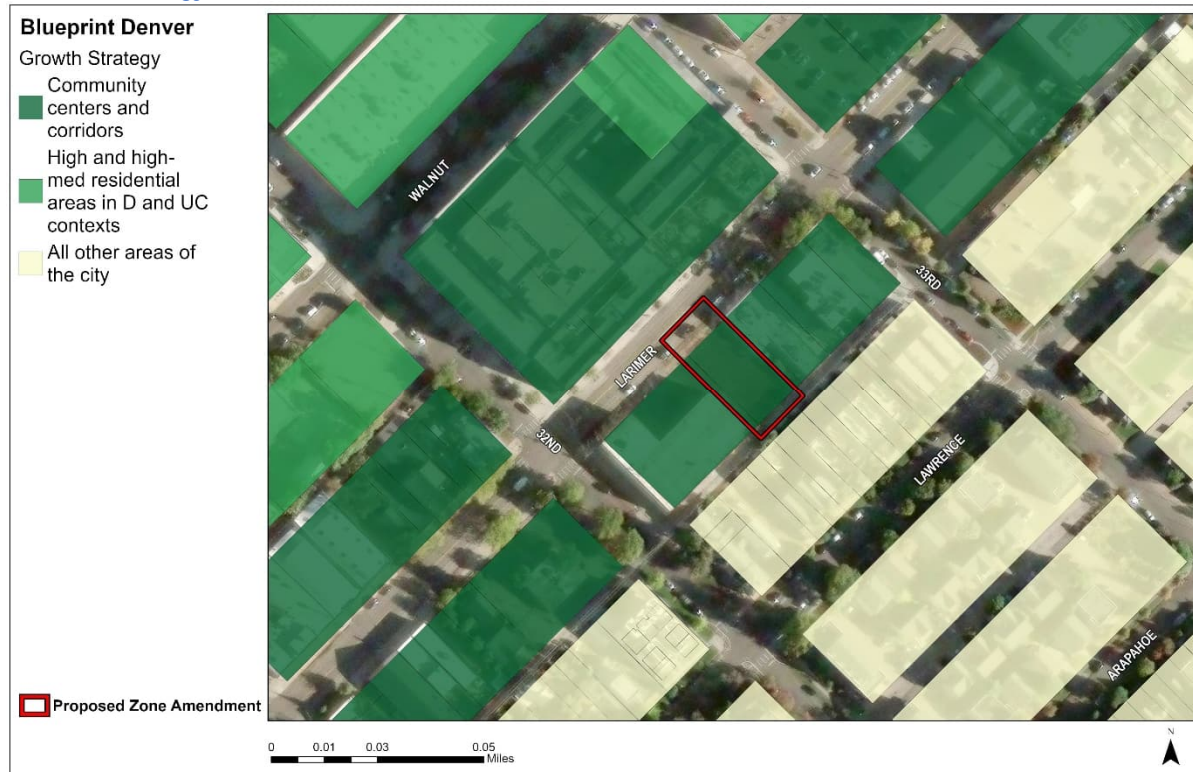
Street Types

Blueprint Denver classifies Larimer Street as a Mixed-Use Collector. These streets service a “varied mix of uses including retail, office, residential, and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback” (p. 159). The proposed I-MX-3, DO-7 zone district allows a broad range of industrial, residential, and commercial land uses with a

shallow front setback and allows land uses anticipated for this street type. Therefore, the district is consistent with the Mixed-Use Collector street type at this location.

32nd Street is mapped as a local or undesignated street. According to the plan, this street type supports “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings usually have a modest setback, and the depth of the setback varies by neighborhood context” (p. 160). The proposed I-MX-3, DO-7 zone district would allow a mix of industrial, residential, and commercial uses at an intensity and orientation consistent with this street type classification.

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 located within the “Community Centers and Corridors” growth area. These areas are anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040 (p. 51). The proposed map amendment to I-MX-3, DO-7 is consistent with the growth area in that it will allow a broad range of job opportunities and housing types and direct more intense and appropriate growth to this area than the existing zoning allows.

Additional Applicable Strategies

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

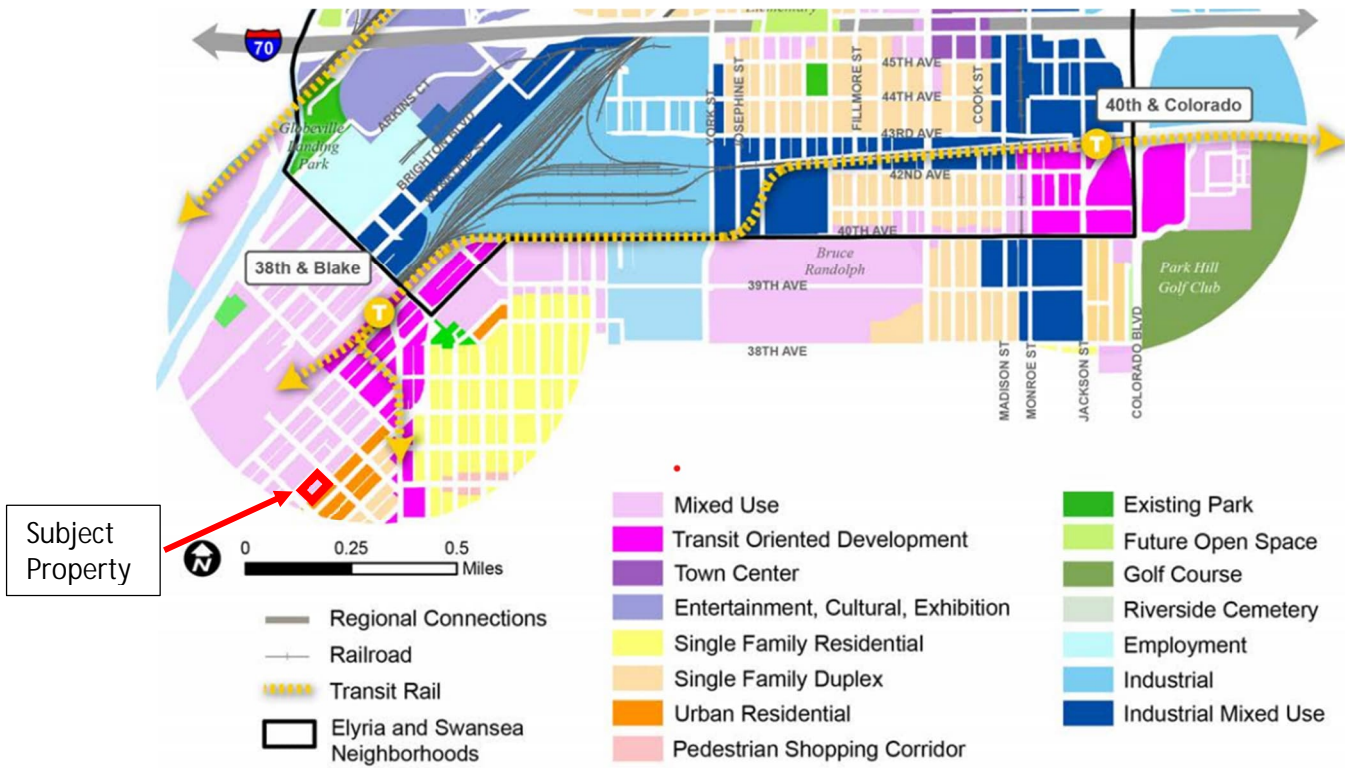
- Land Use and Built Form – General Policy 1 – *Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets (p. 72).*
- Land Use and Built Form – General Policy 2 – *Incentivize or require efficient development of land, especially in transit-rich areas (p. 72).*

The proposed map amendment is consistent with these strategies as growth will be directed to an area within a ½ mile of rail transit service.

Elyria & Swansea Neighborhoods Plan (2015)

This neighborhood plan was adopted by City Council in 2015 and while mostly aimed at recommendations for the Elyria and Swansea neighborhoods, it provides land use guidance around the 38th and Blake Station and therefore applies to the subject property. Plan goals relevant to the proposed rezoning include “Promote urban character by minimizing setbacks to provide a consistent street edge and to support pedestrian activity” (p. 30) and “diversify and increase employment opportunities in mixed use and industrial areas.”

The subject property is located in a Mixed-Use Area of Change and within a ½ mile of the 38th & Blake Station. The proposed I-MX-3 zone district allows all uses contemplated in the plan’s Mixed-Use areas and the DO-7 Design Overlay further implements the active ground floor plan guidance through strong requirements for build to, transparency, and the percentage of active ground floor uses.

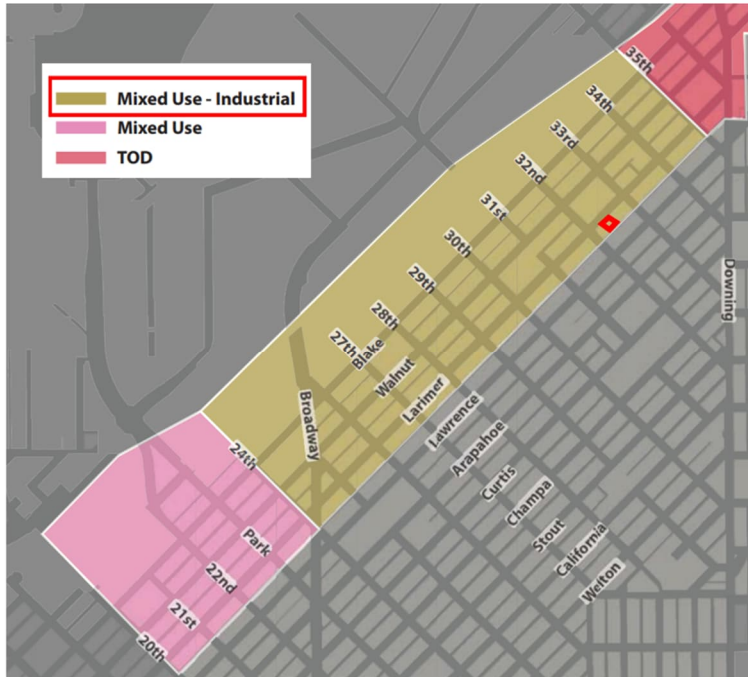


Northeast Downtown Neighborhoods Plan (2011)

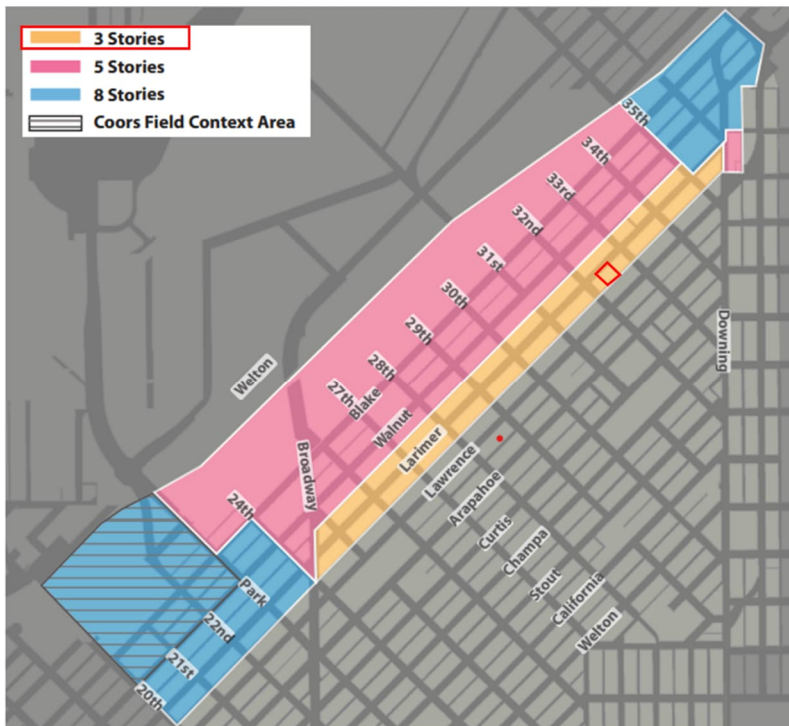
This neighborhood plan was adopted by City Council in 2011 and applies to the subject property. Guiding principles of the plan include the following: enhance multimodal connectivity; complete and enhance the public realm; enhance and support existing retail corridors; create a development-friendly atmosphere; protect neighborhood fabric; create appropriate transitions between neighborhoods; increase open space access; fill gaps in neighborhood services; capitalize on transit; and promote diversity.

The plan Land Use Concept guiding the area including the property in question is Mixed-Use/Industrial, which is “similar to Mixed Use, but with recognition that light industrial uses, such as light manufacturing and smaller warehouses are compatible. These areas have both a sizable employment base as well as a variety of mid-to-high density housing options. Land Uses can be, but are not necessarily, mixed in each building, development, or block. Pedestrian access is of important within the area, with residential and non-residential uses always within walking distance of one another.” Height guidance for this area of the plan, as depicted in the map below, is up to 3 stories.

Because the I-MX-3 zone district allows a mix of uses, including some limited manufacturing and industrial service uses, the proposed I-MX-3 zone district is consistent with the recommended land uses and building form plan guidance.



Concept Land Use Map



Concept Building Heights Map

2. Public Interest

The proposed official map amendment furthers the public interest, through implementation of the city's adopted land use plan and by allowing for both additional housing and neighborhood-serving commercial uses connected to the rest of the region through transit.

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

The requested zone district is within the Industrial Neighborhood Context which generally consists of areas of light industrial, heavy industrial and general industrial areas, as well as areas subject to transitions from industrial to mixed-use. (DZC 9.1.1). As discussed above, and given the surrounding context and community need, the request of a zone district from the Industrial Context is appropriate for this site.

Within the Industrial context, Mixed-Use Zone Districts accommodate a variety of industrial, commercial, civic and residential uses and encourage affordable housing (DZC 9.1.2.1.A.1.c). The purpose of the Mixed-Use Zone Districts is appropriate for a site in an area a transition between mixed use areas and I-A or I-B Industrial Districts

The I-MX-3 district applies to industrially dominated areas served primarily by local or collector streets with a maximum building height of 3 stories. The requested rezoning is consistent with the neighborhood context description, zone district purpose and intent, as the requested zoning is intended to provide for mixed-use development at a maximum height of 3 stories.

The DO-7 design overlay district provides additional design requirements that are also consistent with the zone district purpose statement by promoting active street edges and pedestrian oriented development at the street level.

Attachments

1. Rezoning application
2. Public comments
3. Current zoning with Waiver (2007)