



1252 W. Byers Place

Request: E-TU-B to I-MX-3 with waivers

Date: 09.10.2025

Presenter: Justin Montgomery, AICP

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from E-TU-B to I-MX-3 with waivers



- Property:
 - 7,810 sq ft
 - Vacant
- Rezone from E-TU-B to I-MX-3 with waivers
- Requesting rezoning to construct an industrial or mixed-use building on this property.

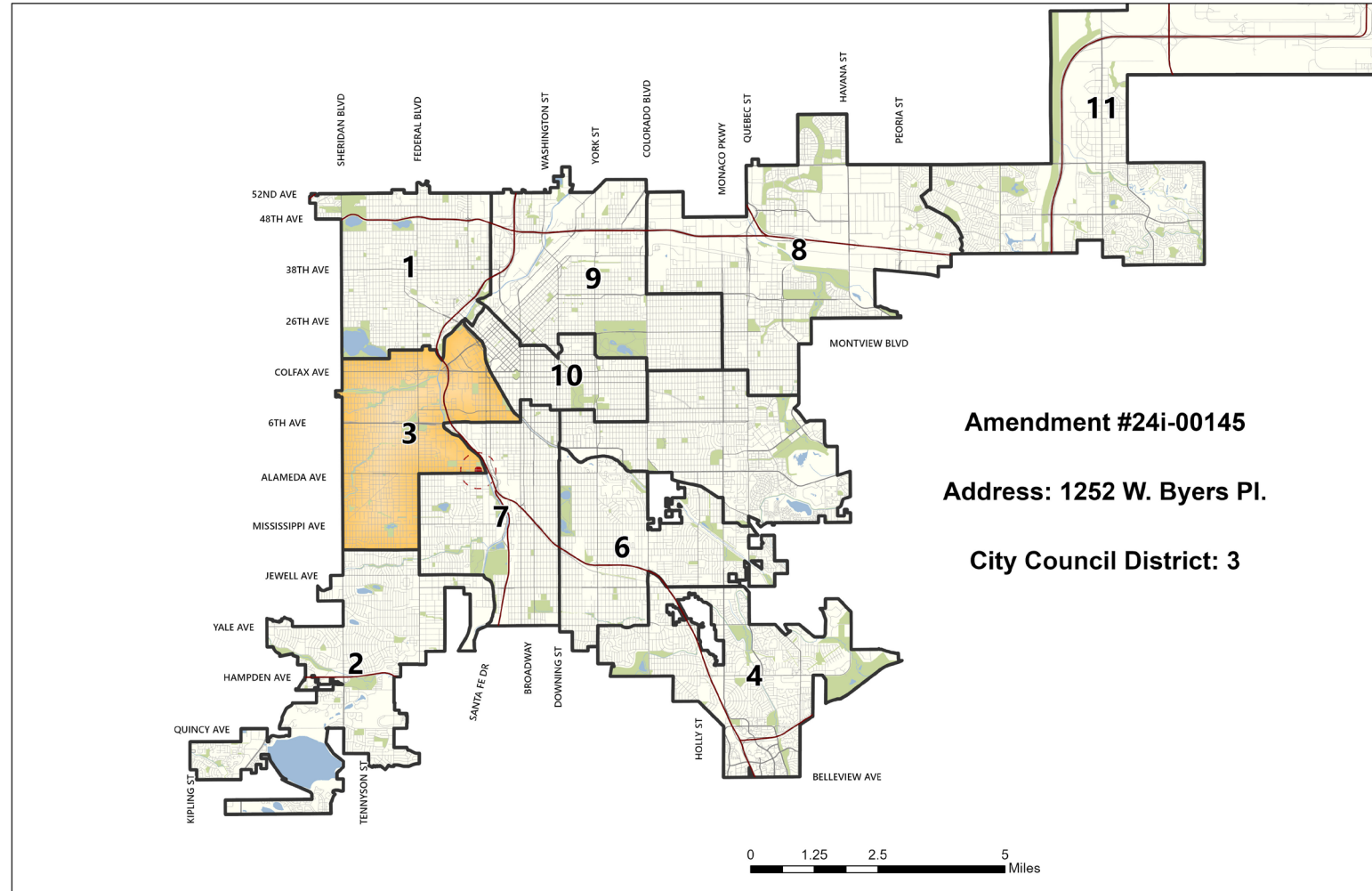
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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Council District 3 – Councilwoman Torres



Statistical Neighborhood – Valverde

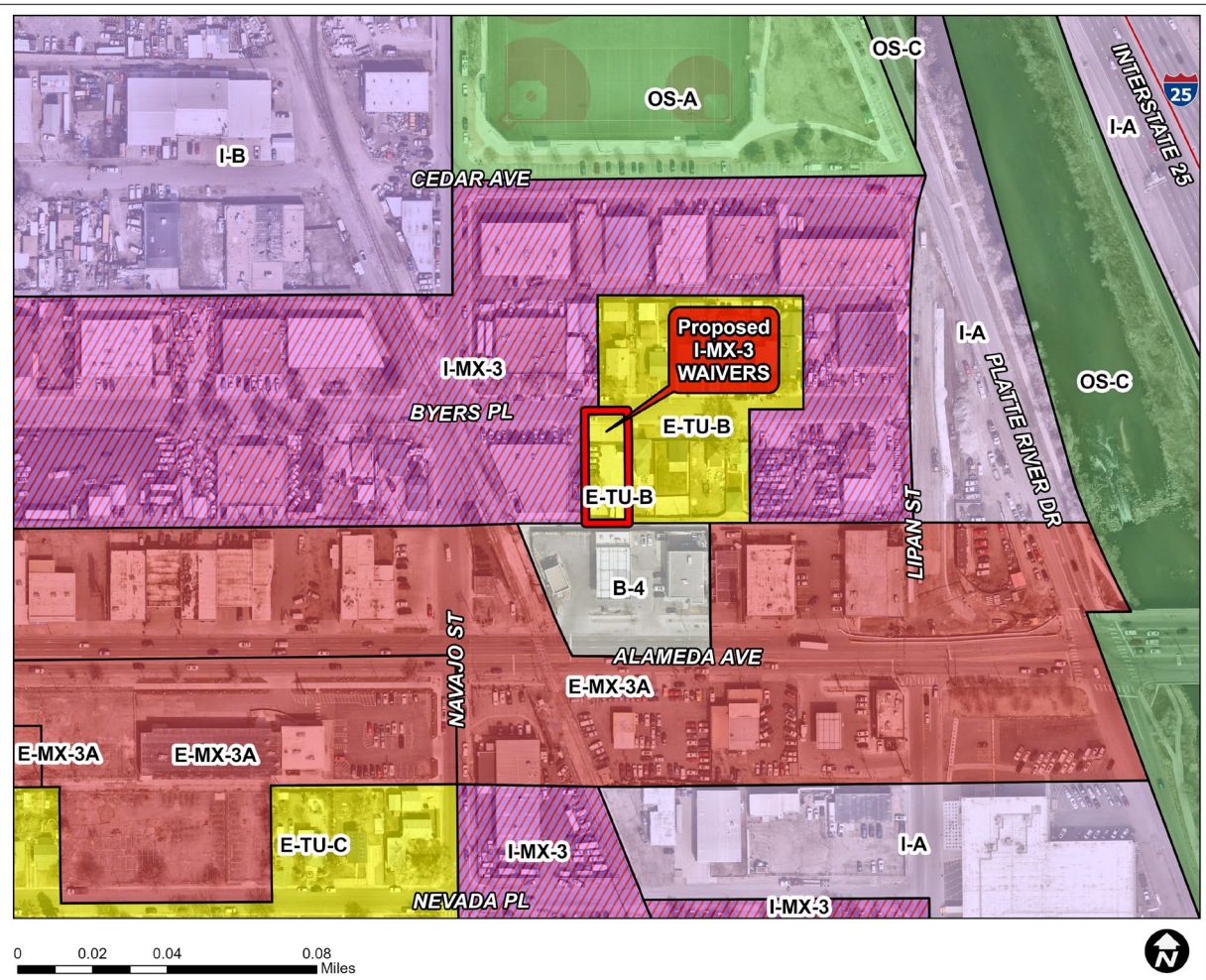


Existing Zoning – E-TU-B

Existing Zoning

- Former Chapter 59 Zone
- Industrial - General (I-B)
- Industrial - Light (I-A)
- Industrial - Mixed Use (I-MX, M-IMX)
- Mixed Use (MX, M-GMX)
- Open Space - Conservation (OS-C)
- Open Space - Public Parks (OS-A)
- Two Unit (TU)

 **Proposed Zone Amendment**



E-TU-B

Proximity to:

E-TU-B

I-MX-3

B-4

E-MX-3A

Proposed Zoning – I-MX-3 with waivers

9.1.2.1 Purpose

The following paragraphs explain the general purpose and intent of the Industrial Context zone districts.

A. I-MX Industrial Mixed Use Districts (I-MX-3,-5, -8, -12)

1. General Purpose

- The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level.
- The Industrial Mixed Use districts are also intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts.
- The Industrial Mixed Use districts accommodate a variety of industrial, commercial, civic and residential uses and encourage affordable housing.

2. Industrial Mixed Use 3 (I-MX-3)

I-MX-3 applies to industrially-dominated areas served primarily by local or collector streets with a maximum building height of 3 stories.

Note: The proposed waivers would not allow the Town House building form on the subject property.

Industrial (I-) Neighborhood Context Zone Districts		Building Forms		
		Town House	General	Industrial
Max Number of Primary Structures per Zone Lot		No Maximum		
Industrial Mixed Use	I-MX-3, -5, -8, -12	■	■	■
Light Industrial	I-A		■	■
General Industrial	I-B		■	■

■ = Allowed

Proposed Zoning – I-MX-3 with waivers

Waive the right to all primary Permitted Uses in [Denver Zoning Code Section 9.1.9.5](#), for the Street Level, except for Permitted Uses in the Industrial, Manufacturing, & Wholesale Primary Use Classification. The only accessory uses allowed at Street Level shall be those accessory to a primary nonresidential use.

Existing Context – Land Use



Vacant (van parking)

Adjacent to:

- Industrial
- Single-Unit Residential
- Commercial/Retail

Existing Context – Building Form/Scale



West of subject property



East of subject property



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Process

- Informational Notice: 2/6/25
- Planning Board Notice: 8/19/25
- Planning Board Public Hearing: 9/3/25
- South Platte River Committee: 9/10/25
- City Council Public Hearing: 10/20/25*

* Anticipated Dates (subject to change)

Public Comments

RNOs

- No comments received

Two comments received from the public

- Concerns about the future use of the property
- Questions about the waivers and concerns about parking

Planning Board

- Planning Board held a hearing on this item on September 3, 2025. The board voted unanimously (9-0) to recommend approval.
- Board members discussed the application of the waivers and uniqueness of this specific case in the Sun Valley Manufacturing Preservation Area.
- No public comments were provided.

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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)
- West Area Plan (2023)

2. Public Interest

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Comprehensive Plan 2040

Equitable, Affordable, and Inclusive

Equitable, Affordable and Inclusive Goal 2, Strategy B Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).



Environmentally Resilient

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



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Blueprint Denver

Blueprint Denver

Future Neighborhood
Context

URBAN EDGE

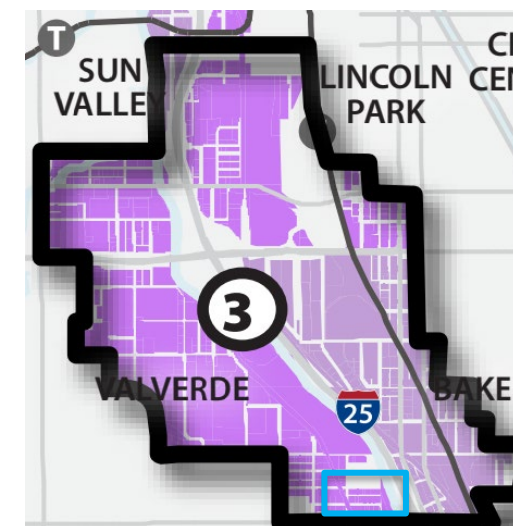
SPECIAL
DISTRICT

Proposed Zone
Amendment



Special District

Areas with a specially designed purpose, such as education campuses, civic centers or manufacturing areas. (pg. 137).



Sun Valley Manufacturing Preservation Area

Blueprint Denver



Innovation/Flex

Assembly facilities, labs, small logistics and warehousing, local food catering, tech firms, value manufacturing and related offices uses are found in these areas. Residential uses are compatible. Multi-tenant buildings are common (pg. 151).

Byers Place – Local Street

Alameda Avenue – Mixed Use Arterial

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



Districts

15% of new employment growth

5% of new housing growth by 2040

(pg. 51)

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas..

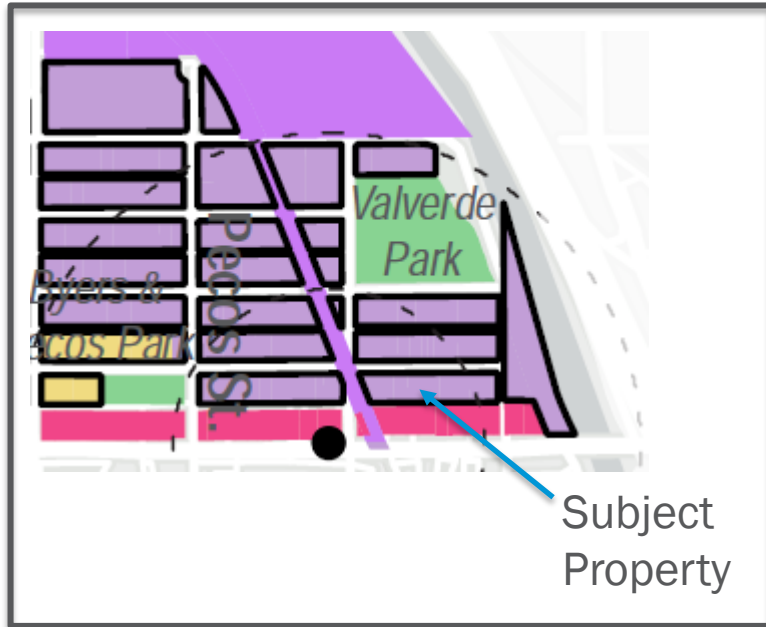
Blueprint Denver

Land Use & Built Form: Economics, Policy 3

Preserve high-value manufacturing areas and allow low-value manufacturing areas to transition to higher intensity uses.

Strategy A: Preserve the high-value manufacturing districts mapped as "manufacturing preservation areas" in Chapter 5. To help preserve these areas, residential uses should be prohibited in the heavy production and value manufacturing districts. Residential uses are appropriate in the innovation/flex districts (pg. 91).

West Area Plan



- City and County Boundary
- Low Residential
- Low-Medium Residential
- High-Medium Residential
- High Residential
- Regional Center
- Community Center
- Community Corridor
- Local Center
- Local Corridor
- Value Manufacturing
- Innovation/Flex
- Public Park and Open Space
- Future High-Capacity Transit Station
- 1/8, 1/4-mile Buffers from High Capacity Transit Station
- Refinements from Blueprint Map

Policy E8: Strategy B: As low density or underutilized properties within the industrial area (e.g., surface parking lots, truck storage facilities) redevelop, accommodate and encourage higher intensity uses that are specifically industrial in nature.

Policy E11: Strategy A: Encourage industrial growth that provides job opportunities for the city's residents and maintains the city's fiscal viability by maintaining and attracting new uses that provide local job opportunities for West Area residents.

Policy V-1: Strategy A: Support rezoning to an I-MX zone district within the Innovation/Flex district (pg.290).

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CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the South Platte River Committee move Application #2024I-00145 forward for consideration by the full City Council.

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2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent