



627 South Lipan Street

Request: E-SU-B to I-MX-3

Date: 4.7.2025

Presenter: Rob Haigh

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from E-SU-B to I-MX-3



- 28,125 square feet
- Vacant
- Single-unit residential zoning
- Proposed I-MX-3 zoning
 - Allows for wide range of uses
 - Residential, commercial, retail, light industrial

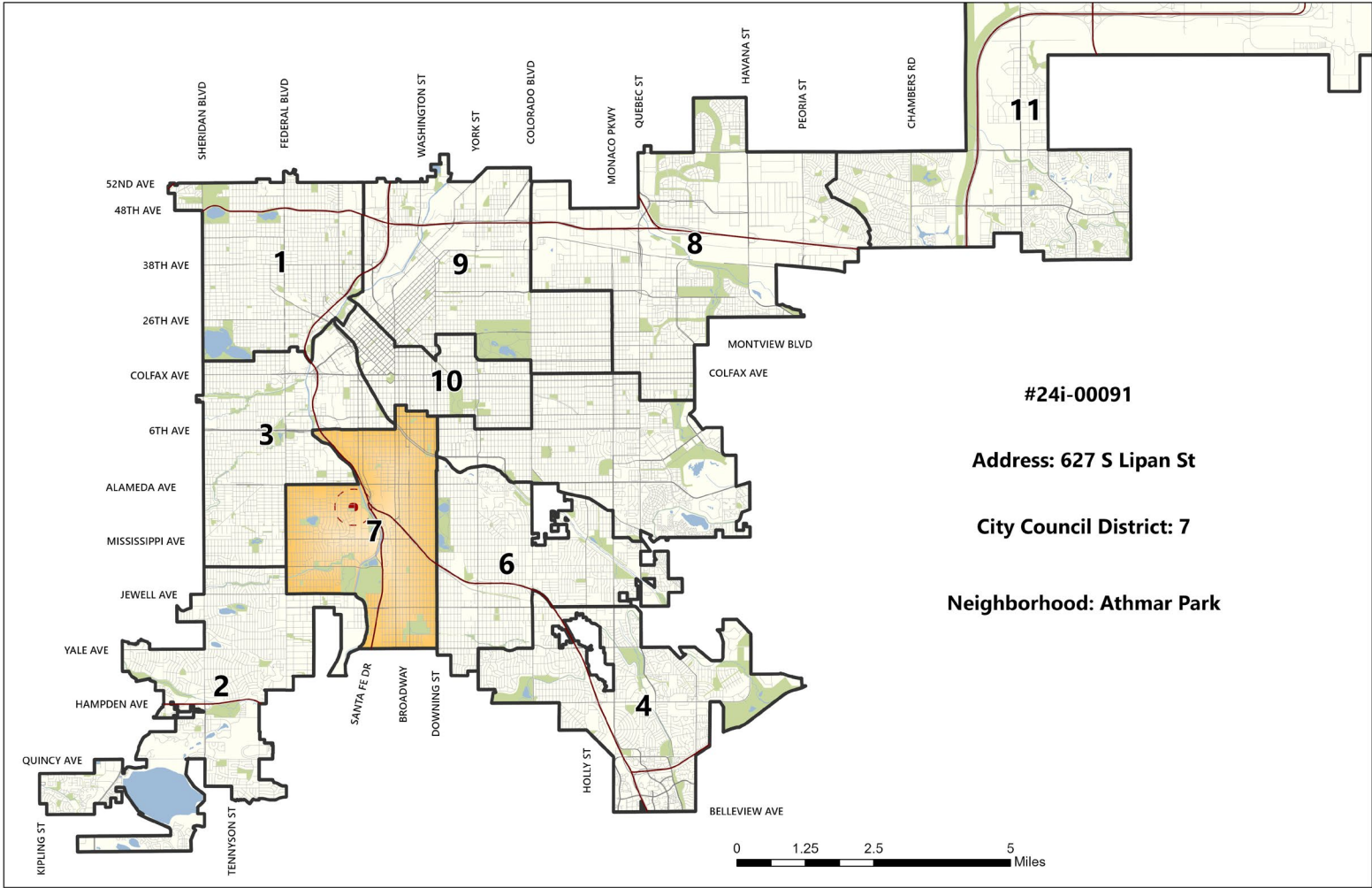
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

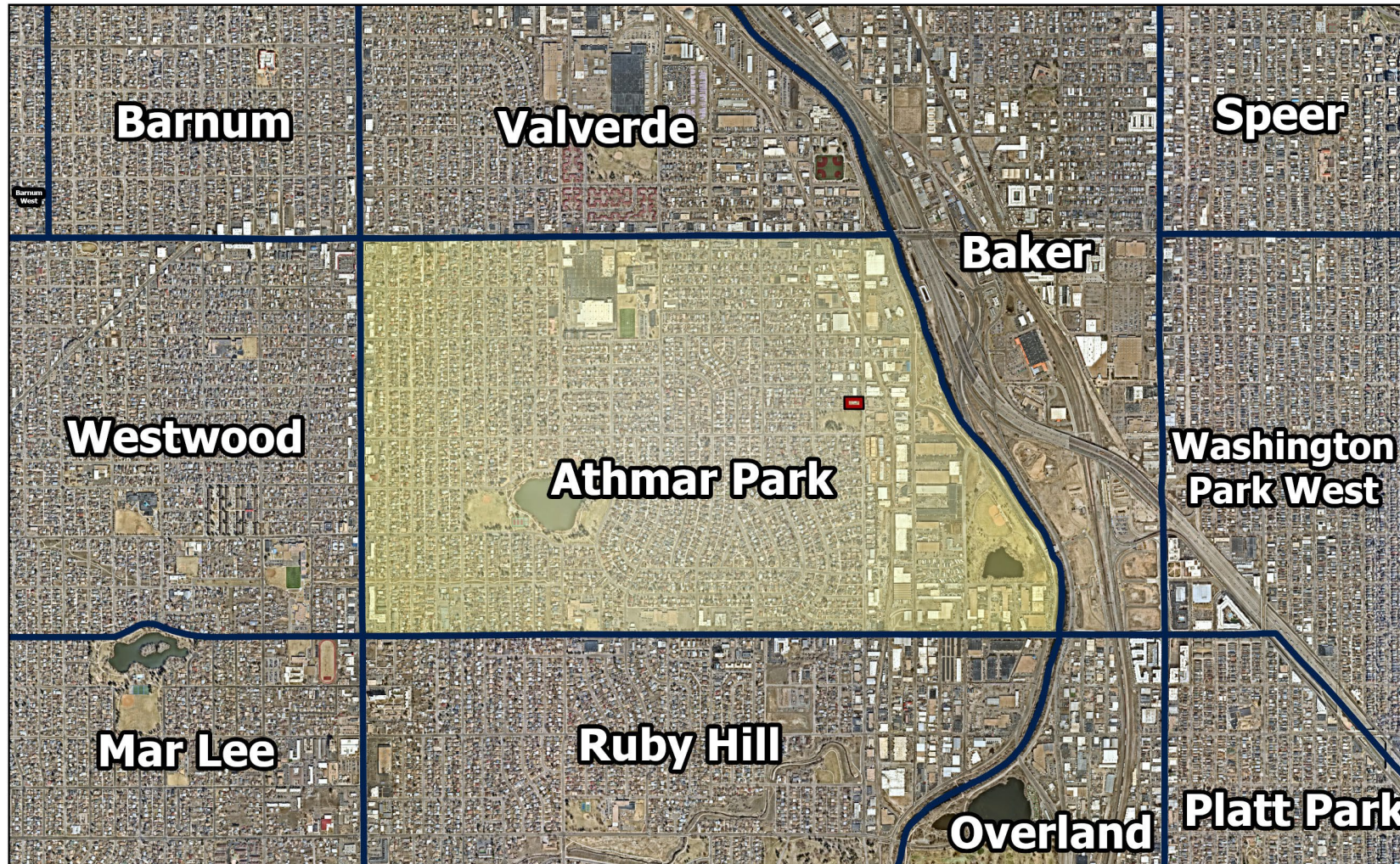
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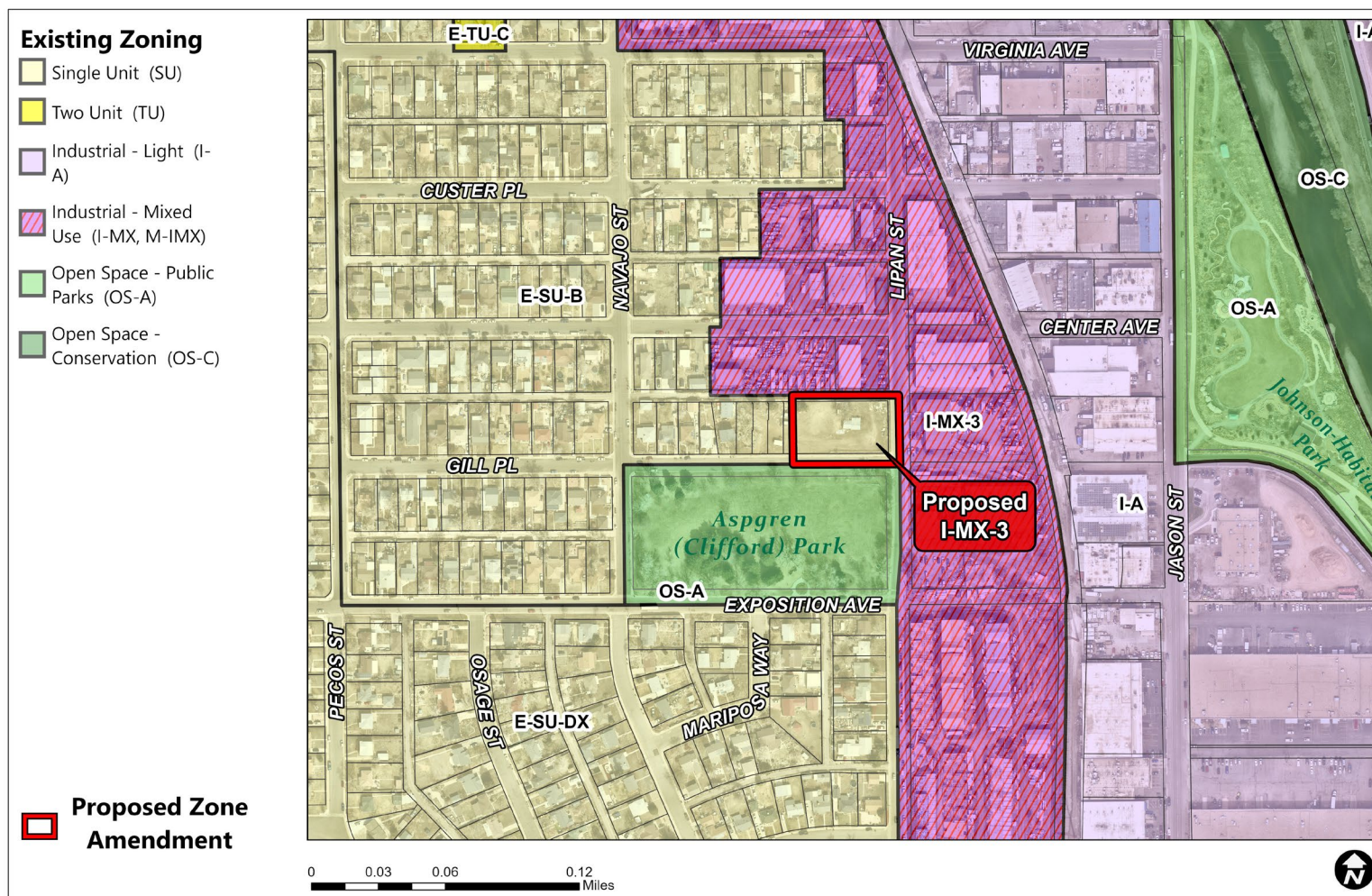
Council District 7 – Councilmember Alvidrez



Statistical Neighborhood – Athmar Park



Existing Zoning – E-SU-B



Nearby districts

- E-SU-B
- I-MX-3
- OS-A
- I-A

Proposed Zoning – I-MX-3

I-MX Industrial Mixed Use Districts (I-MX-3,-5, -8, -12) 1.

General Purpose

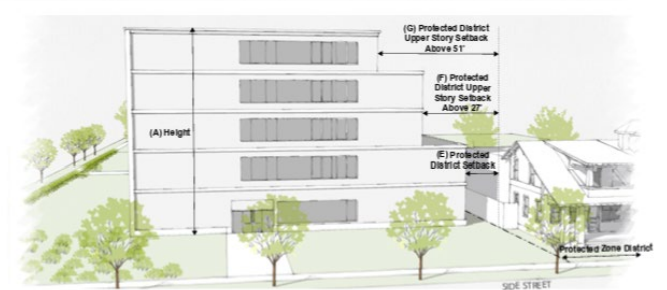
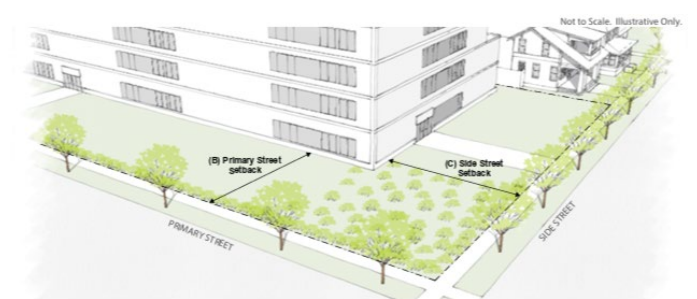
The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level. The Industrial Mixed Use districts are also **intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts**.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

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

Allowed Building Forms

Not to Scale. Illustrative Only.



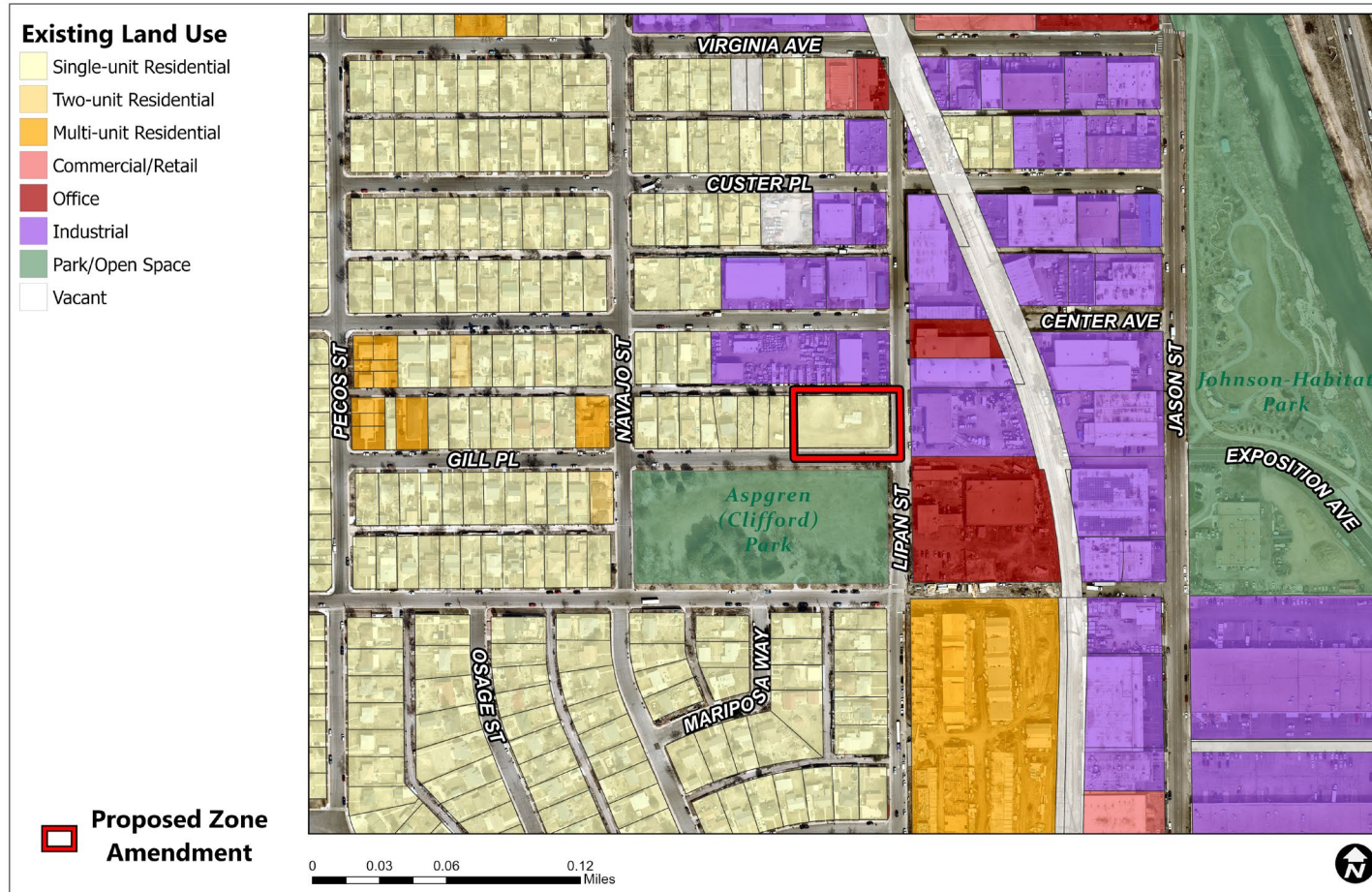
Existing Context – Land Use

Subject Property

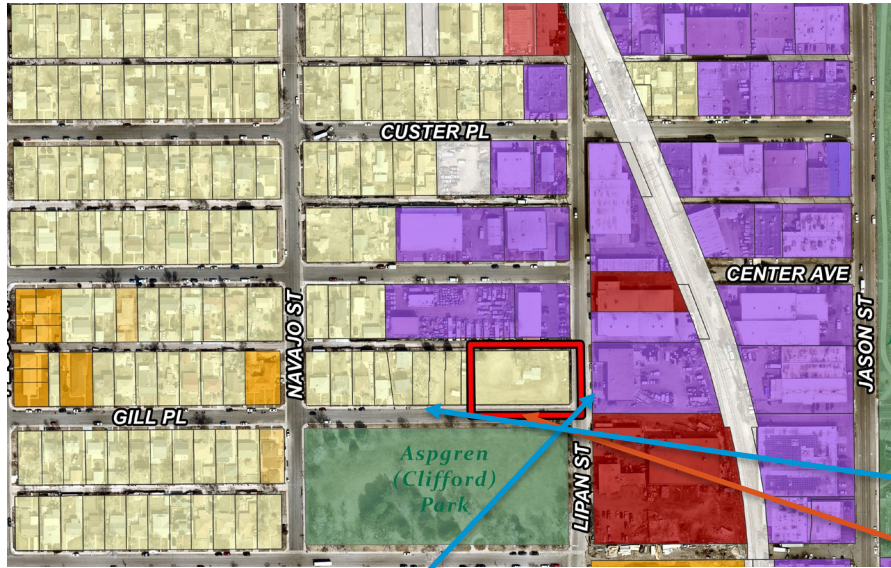
- Single-unit

Adjacent to:

- Industrial
- Open Space
- Single-unit
- Office



Existing Context – Building Form/Scale



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Process

- Informational Notice: 9/13/2024
- Planning Board Notice: 1/21/2025
- Planning Board Public Hearing: 2/5/2025
- SPR Committee: 2/12/2025
- City Council Public Hearing: 4/7/2025

Public Comments

- RNOs
 - *Athmar Park Neighborhood Association: Opposed*
- Three comments from nearby property owners in opposition. Concerns are related to the potential intensity of development, Traffic along South Lipan, and displacement of existing residents.
- Three comments provided with the application materials in support of the proposal

Planning Board Public Hearing

Planning Board is forwarding a unanimous
recommendation of approval

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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*
- *Athmar Park Neighborhood Perimeter 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

Comprehensive Plan 2040

Comprehensive Plan 2040

- **Equitable, Accessible and Inclusive Goal 1 Strategy A** – Increase the development of housing units close to transit and mixed-use developments (p. 28).
- **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).
- **Equitable, Affordable and Inclusive – Goal 3, Strategy B:** Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (pg. 28).
- **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).
- **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).



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Athmar Park Neighborhood Perimeter Plan (2000)*

1. Public Interest

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

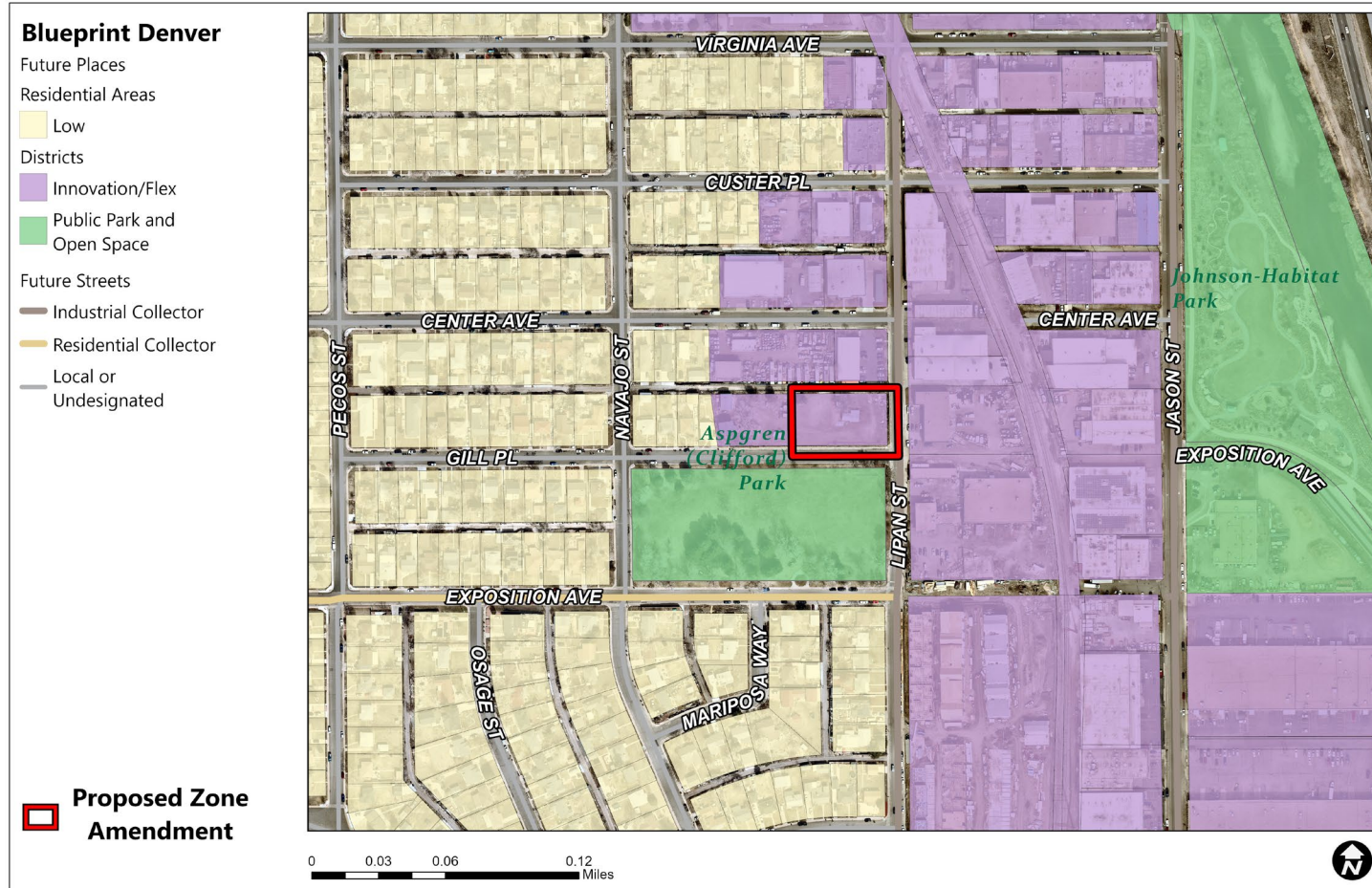
Blueprint Denver 2019



District

- Districts are found throughout Denver and represent areas with a specially designed purpose, such as educational campuses, civic centers or manufacturing areas.
- Districts are often developed with a specific use or purpose in mind but some are highly mixed-use.
- Many districts are important job centers providing a wide variety of middle and high skill employment opportunities.

Blueprint Denver 2019

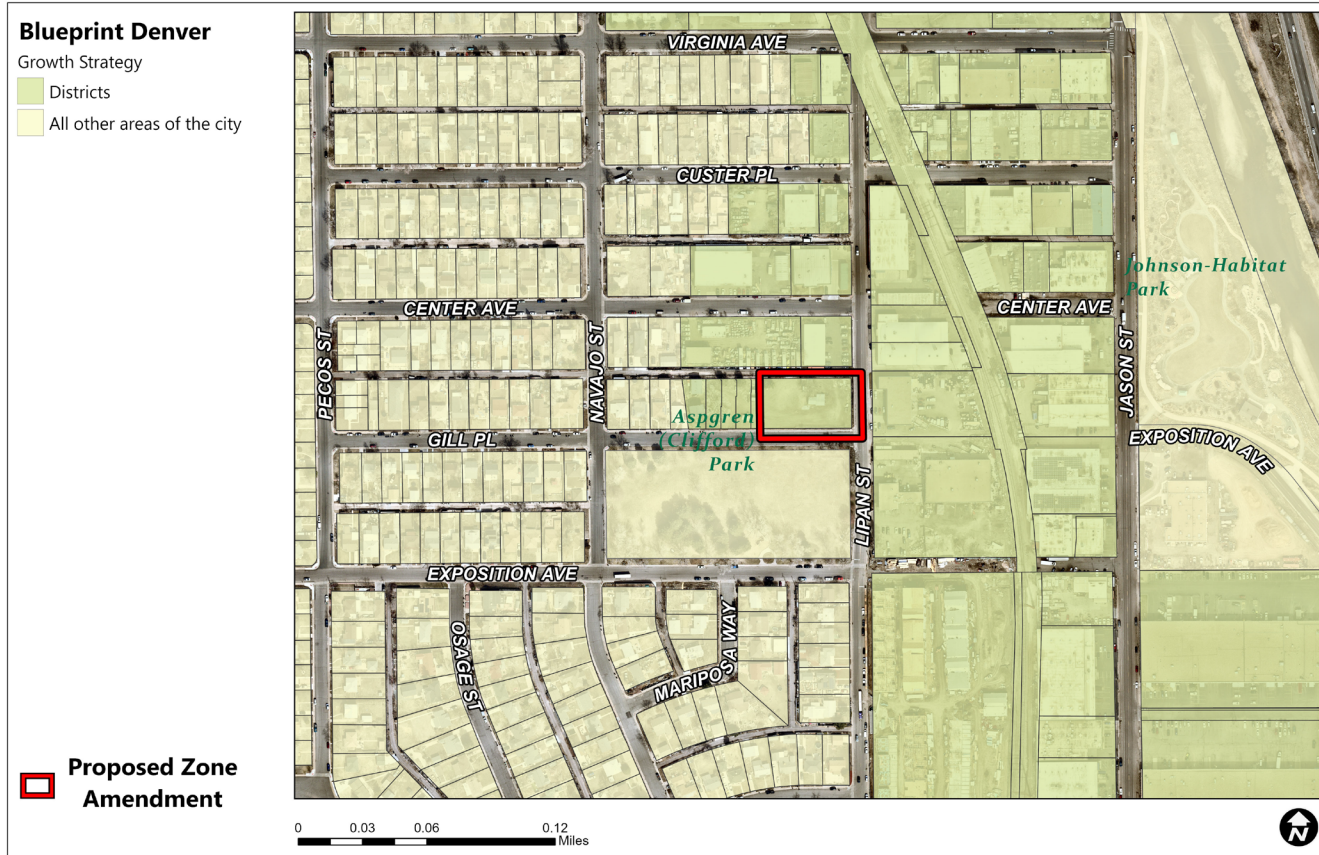


Innovation Flex

- **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, often with office uses in the front and manufacturing in the back, are common.
- Buildings should orient to the street and contain pedestrian-friendly features such as street level transparency.
- **Building scale varies greatly, and can be dependent upon the surrounding context and character.**

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.

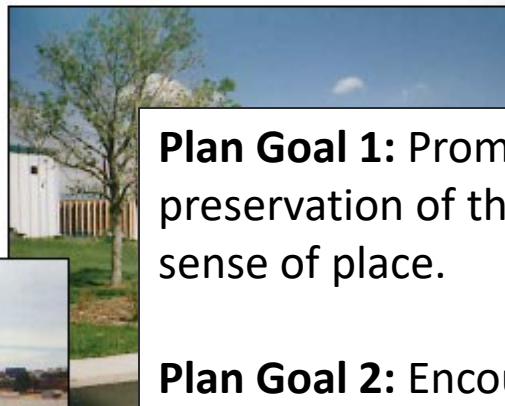
Blueprint Denver 2019



- Growth Areas Strategy
 - Districts
- 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.



ATHMAR PARK NEIGHBORHOOD PERIMETER PLAN



SEPTEMBER 6, 2000

Plan Goal 1: Promote Neighborhood stability, support preservation of the neighborhood character and create a sense of place.

Plan Goal 2: Encourage business growth, revitalization, and development in the commercial areas along the Athmar Park neighborhood edges and in the industrial area.

Denver Zoning Code Review Criteria

- 1.Consistency with Adopted Plans
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Zone District Purpose and Intent

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CPD Recommendation

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

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