



TO: Denver City Council
FROM: Libbie Glick, AICP, Senior City Planner
DATE: April 9, 2026
RE: Official Legislative Zoning Map Amendment Proposal #2025I-00106 (*Far Southwest Area Plan* Legislative Rezoning)

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for legislative proposal #2025I-00106.

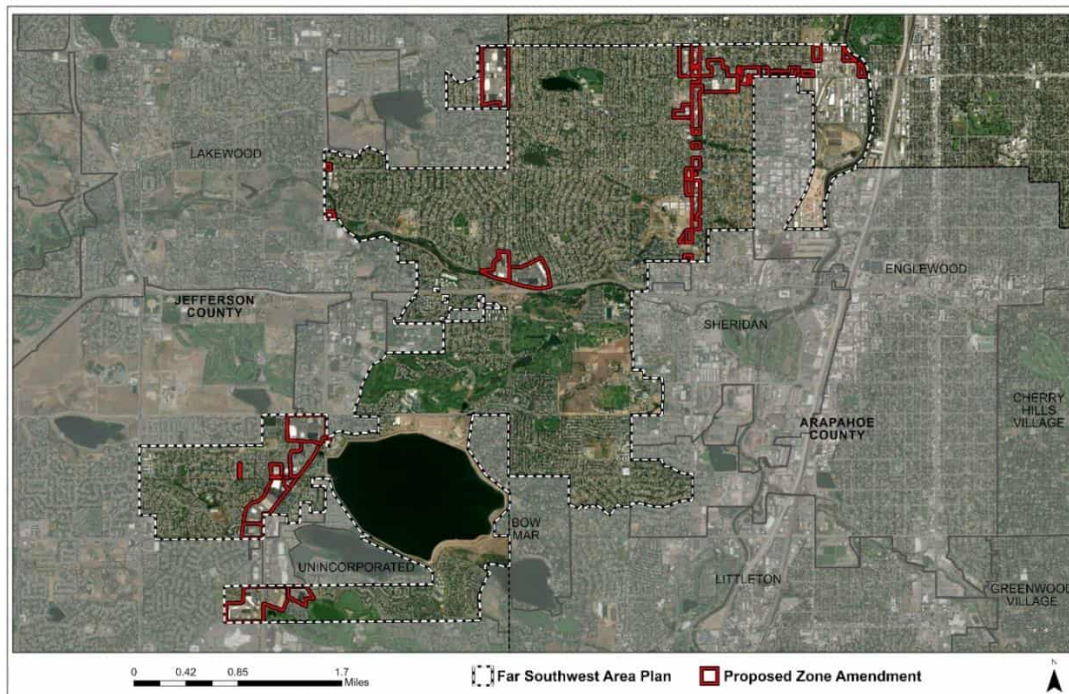
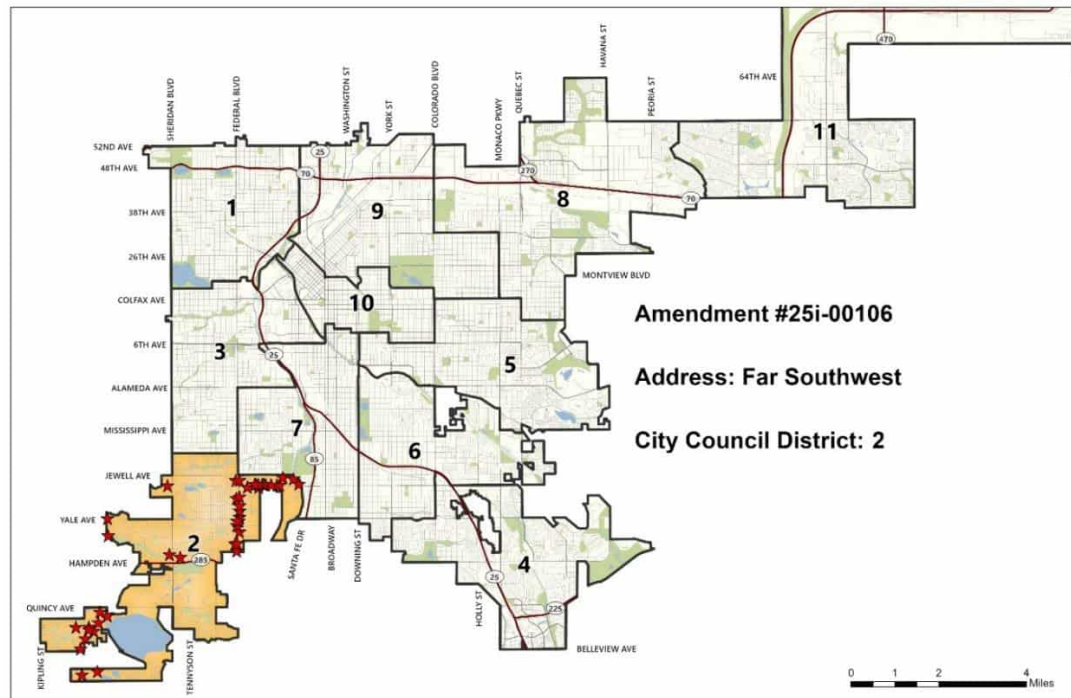
Request for Rezoning

Address: Multiple
Neighborhood/Council District and CM: Harvey Park, College View – South Platte, Harvey Park South, Bear Valley, Fort Logan, and Marston / Council District 2, Council Member Flynn
RNOs: Pinehurst Country Club HOA, Pinehurst Estates, Pinecrest Village Improvement Association, South Mar Lee/Sharon Park Neighbors, Harvey Park Community Organization, College View Neighborhood Organization, Seven Springs Denver RNO, Lakeridge Association, Martson Cove HOA, Glenbrook/Autumn Run/Village West Neighbors RNO, Poppy Hills Owners Association Inc., Fort Logan South, Greens at Pinehurst HOA, Dartmouth Heights Association, Ruby Hill Neighbors, Academy Park RNO, Bear Valley Improvement Association, and Inter-Neighborhood Cooperation (INC)
Area of Property: 492.22 acres
Current Zoning: S-CC-3, UO-1, UO-2; S-MX-3; S-CC-3x; S-MX-3, UO-1, UO-2; S-MX-12; S-SU-D; I-MX-3; B-2; B-2 w/waivers; B-3; B-3 w/waivers and conditions; B-4 w/waivers, UO-1, UO-2; B-4 w/waivers and conditions, UO-1, UO-2; PUD 234; PUD 94; PUD 632; PUD 364, PUD 580; PDU 418; PUD 252; PUD 311;
Proposed Zoning: S-MX-3A; S-MX-3A, UO-1, UO-2; S-MX-3A, UO-1; S-MX-12A; OS-A; I-A; S-MX-3; S-MX-3, UO-1, UO-2
Property Owner(s): Multiple Owners
Rezoning Sponsor: Council member Kevin Flynn

Summary of Rezoning Request

- Council member Flynn is proposing a map amendment to rezone properties to implement land use guidance in the *Far Southwest Area Plan* (the Plan or FSW Area Plan), adopted in December 2025.
- The request proposes to rezone multiple properties throughout the Harvey Park, College View – South Platte, Harvey Park South, Bear Valley and Marston neighborhoods to implement three goals of the *Far Southwest Area Plan*: complete community centers, supporting new and existing local businesses, and creating community spaces. The staff report is organized around these three rezoning categories:
 - **Centers and Corridors:** Rezoning to promote complete community centers is focused on commercial areas within centers and corridors with a Blueprint Future Place designation of either “Corridor” or “Center” along the major corridors of S. Federal Boulevard, S. Sheridan Boulevard, S. Wadsworth Boulevard, and W. Evans Avenue. These areas are proposed to be rezoned to mixed-use districts. The intent of these districts is “to 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” (DZC 3.2.4.1.A.). These districts have stronger design standards than the existing districts and for some mixed-use districts do not allow the drive thru building forms. The proposed rezoning fulfills much of the *Far Southwest Area Plan* guidance related to encouraging “places where people can walk safely, access a variety of services, and use different transportation options. Buildings and public spaces should feel welcoming and encourage people to interact, express culture, and feel a sense of belonging” (FSW Area Plan, Land Use Policy 2)
 - **Industrial Areas:** The Plan calls for the industrial area in College View – South Platte as an area where industrial uses should be preserved and where residential uses are not compatible. Properties with Industrial Mixed-Use (I-MX-3), which allows residential uses are proposed to be rezoned to I-A (Light Industrial), which is an industrial district that does not allow for residential uses.
 - **Public Park Property:** The last piece of the rezoning package will rezone the Union & Dudley Park from single-unit residential (S-SU-D) to OS-A (public parks and open space) to ensure the park is in the correct zone district as an important community space.
- Further details of the requested zone districts can be found in the proposed zone district section of the staff report (below) and in Articles 3 (S-MX-3, S-MX-3A, S-MX-12A), and 9 (I-A and OS-A) of the Denver Zoning Code.

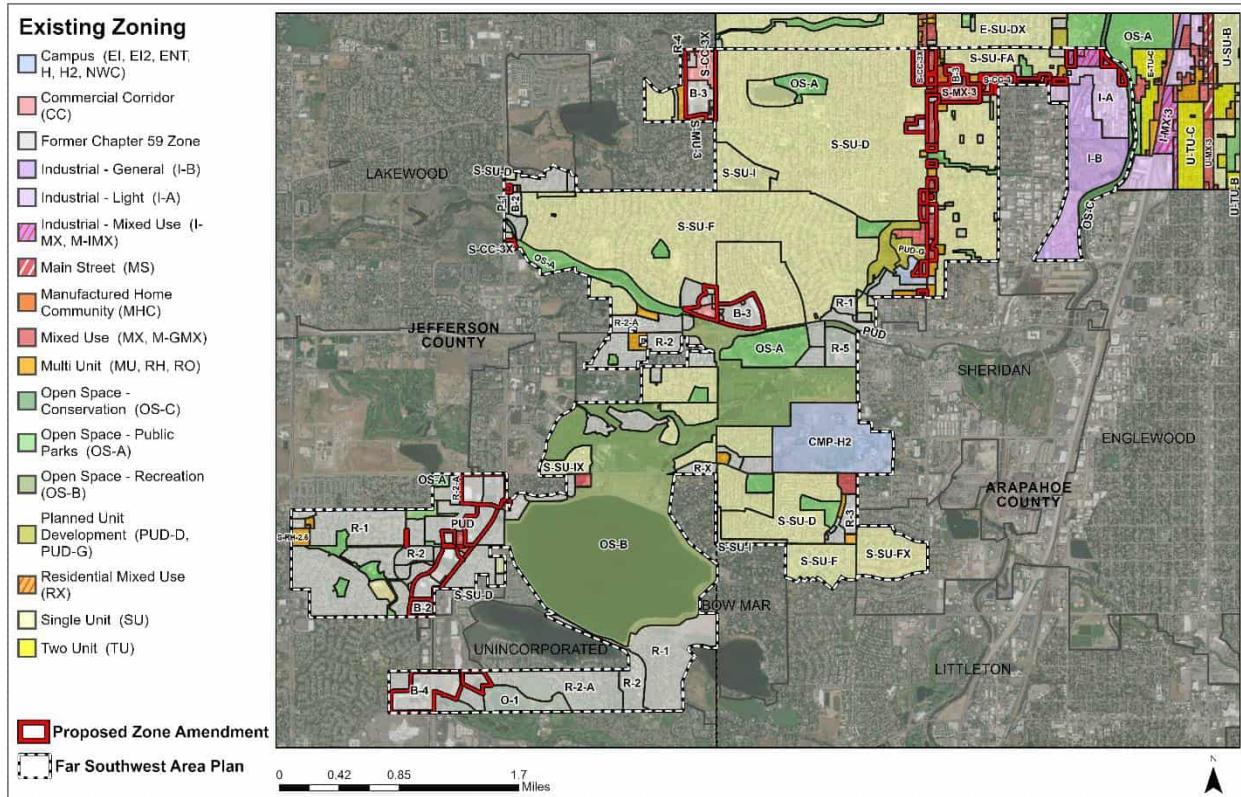
Existing Context



The Far Southwest area consists of the College View – South Platte, Harvey Park, Harvey Park South, Bear Valley, Fort Logan, and Marston statistical neighborhoods, broadly covering southwest Denver between Jewell Avenue on the north, the South Platte River on the east, Bellview and Cross Drive to the south, and Wadsworth and Kipling to the west. The *Far Southwest Area Plan* (FSW Area Plan), adopted

on December 8, 2025, states these neighborhoods “have a suburban feel. The oldest neighborhoods are in the north and east while newer developments are in the south and west. The area is known for its peaceful streets and great parks. Residents value their strong sense of community and connections with their neighbors, and they want better public spaces and more local businesses to strengthen these connections” (p. 2, FSW Area Plan).

1. Existing Zoning



The proposed rezoning includes properties that are currently in residential, commercial corridor, mixed use, industrial flex, and Former Chapter 59 zone districts. Most of the properties with existing commercial corridor and mixed-use zoning will be rezoned to mixed-use districts in the “A” series. Some of the properties also include the UO-1 and UO-2 use overlays. The UO-1 Use Overlay permits Adult Uses, which are governed by use limitations in DZC Article 11. The UO-2 permits Billboards, subject to standards in DZC Article 10. Generally, the UO-1 remains, unless it was waived in existing waivers, and the UO-2 is proposed to be removed. The industrial mixed-use properties (I-MX-3) are proposed to be rezoned to Light Industrial (I-A), and the one residential property is proposed to be rezoned to Open Space Public Parks (OS-A).

Additionally, there are properties in the Former Chapter 59 zoning, some are zoned in standard districts with waivers and conditions, and some have Planned Building Groups (PBGs). Other properties are zoned as Planned Unit Developments (PUDs). Properties with waivers and conditions make changes to the building height, setbacks, bulk plane, or permitted uses in the underlying zone district. Those with a PBG have a specific site plan, and those in a PUD have custom zoning unique to the property. These

properties are proposed to be rezoned to mixed-use districts and mixed-use districts within the “A” series.

The table below details the specific current zone districts included in the proposed rezoning.

Zone Category	Zone District	District Description
Residential – Single Unit	S-SU-D	Suburban Single Unit (min. zone lot size of 6,000 sf)
Commercial Corridor	S-CC-3 and S-CC-3x	Suburban Commercial Corridor, heights up to 3 stories and some with additional use restrictions
Mixed Use	S-MX-3	Suburban Mixed Use, heights up to 3 stories
	S-MX-12	Suburban Mixed Use, heights up to 12 stories
Overlay Districts	UO-1	Adult Use Overlay District
	UO-2	Billboard Use Overlay District
Industrial Districts	I-MX-3	Industrial Mixed-use, heights up to 3 stories
Former Chapter 59 Districts	B-2, B-3, B-4	Business (density allowed is based on Floor Area Ration and Gross Floor Area)
	Planned Unit Development (PUD)	PUDS 94, PUD 234, PUD 252, PUD 311, PUD 364, PUD 418, PUD 580, PUD 632

2. View Planes

There is one view plane applicable to properties included in the rezoning proposal: Ruby Hill Park. The view plane is intended to protect views of the mountains. It has a maximum elevation of 5,354 feet.

3. Parkway

Federal Boulevard is a designated Parkway from 25th/26th Avenue to the southern city limits/Floyd Avenue. The regulations require buildings to be 20 feet from the Parkway. The Parkway setback regulations are in addition zoning regulations and, where the zone district set back is less than 20 feet, the Parkway regulation would supersede.

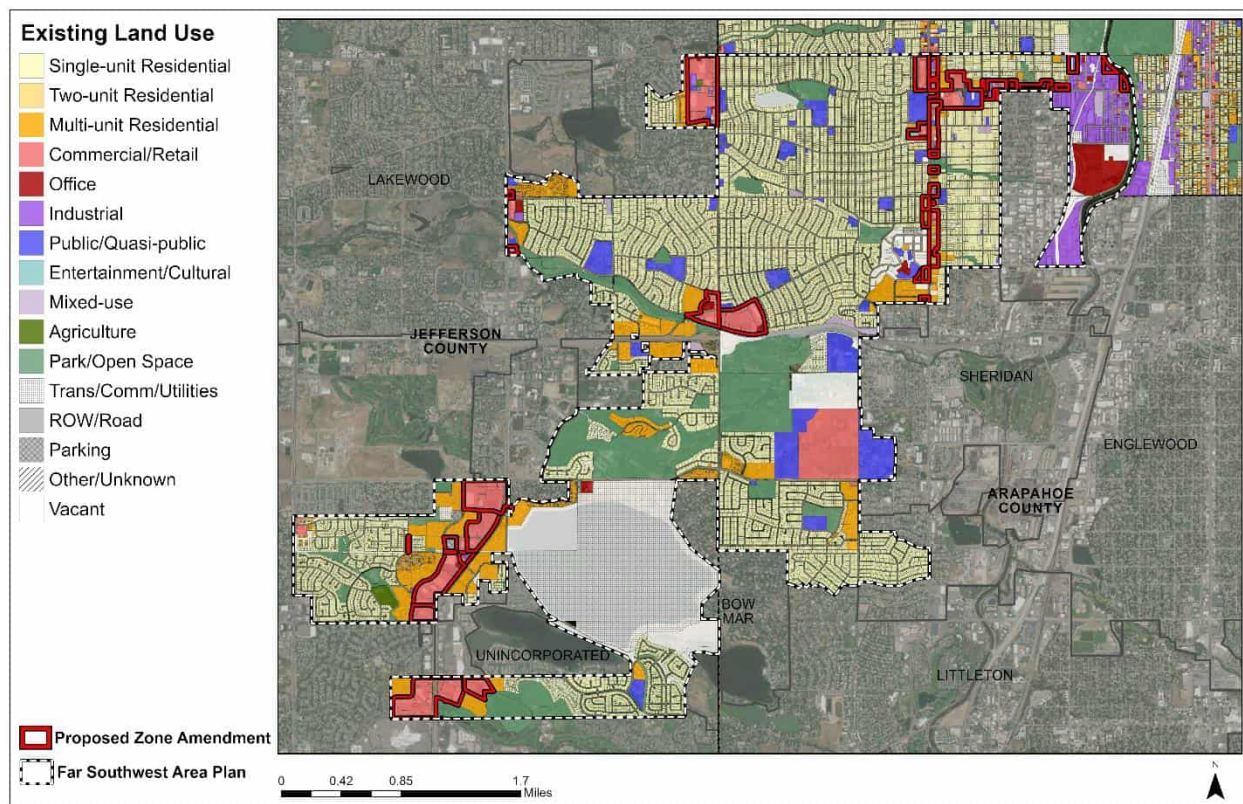
4. Status of Development Services Review

As of the date of the staff report, there are currently three properties in the formal Site Development Plan (SDP) phase within the Far Southwest Area. Three projects are along corridors where S-MX-3A is proposed in the College View – South Platte, Harvey Park, and Bear Valley neighborhoods, one is unlikely to move forward, the second will not require major changes, and the third would be impacted. The fourth is a modification to a property along Wadsworth in Marston that will not be impacted by the rezoning. A grace period is proposed for these projects that submitted for the formal Site Development Plan (SDP) process prior to December 29, 2026, the date this rezoning proposal was submitted. Applicants will need to receive formal SDP by October 13, 2026, six months after the City Council public hearing date.

5. Large Development Review

Denver Zoning Code Section 12.4.12.2 defines the applicability of the Large Development Review (LDR) process. There is no specific development concept for this legislative map amendment proposal, and no adopted plan recommends use of the LDR process for this legislative proposal. Therefore, although the area of the rezoning is larger than 5 acres, LDR was found to be inapplicable. Large Development Review may be required in the future for development proposals.

6. Existing Land Use Map



The Assessor’s data show the existing uses in the proposed rezoning areas are mainly commercial/retail and office along the centers and corridors, including Federal Boulevard, Evans Avenue, Sheridan Shopping Center, Bear Valley Shopping Center, and Wadsworth. The areas with I-MX-3 zoning have existing industrial uses, and the Union & Dudley Park is an existing public park. Outside of the areas included in the rezoning, land uses include mainly single-unit and multi-unit residential.

Proposed Zoning

The proposed districts are intended to implement plan guidance and are also informed by existing entitlement and uses. As stated earlier in the report, there are three main goals: complete community centers, supporting new and existing local businesses, and social community spaces. Detailed maps by neighborhood are included in the appendix.

Centers and Corridors

Most properties identified as centers or corridors will be to S-MX-A. These areas are located along Federal Boulevard., Evans Avenue, Sheridan Shopping Center (located at Sheridan Boulevard and Evans Avenue), and Bear Valley Shopping Center (located at Sheridan Boulevard and Hampden), and have a Blueprint Future Place designation of “Center” or “Corridor.” The purpose of the S-MX-A districts is to “provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front” (DZC Section 3.2.4.2). The mixed-use districts allow a board range of uses, including residential, commercial/retail, and office. Additionally, it only allows for the General and Shopfront building forms and doesn’t allow surface parking between the building and the street.

The properties along Wadsworth Boulevard are proposed to be rezoned to S-MX-3. The purpose of the Mixed Use districts is to “promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience of walking, shopping, and public gathering within and around the city’s neighborhoods” (DZC Section 3.2.4.1.A.). Properties along Wadsworth Boulevard currently have Former Chapter 59 business districts and S-CC-3 zoning. The S-MX-3 district allows for more flexibility in building location compared to the S-MX-A series and allows the Drive Thru Restaurant, Drive Thru Services, General, and Shopfront building forms. S-MX-3 will facilitate better design outcomes than the existing districts.

Industrial Properties

The Industrial Mixed Use properties in College View – South Platte are proposed to be rezoned to Industrial-A (I-A). This district is “intended to be an employment area containing offices, business and light industrial uses that are generally compatible with adjacent Residential or Mixed Use Commercial Zone Districts. No new residential uses may be established in the I-A zone district in order to promote a stable employment base for the city” (DZC 9.1.2.1.B.)

Public Park Property

The Union & Dudley Park is proposed to be rezoned from single-unit to Open Space Public Parks District (OS-A). This district is “intended to protect and preserve public parks owned, operated or leased by the City and managed by the City’s Department of Parks and Recreation for park purposes” (DZC 9.3.2.1.A). The Manager of Parks and Recreation determines the applicable building form standards.

The table below details the proposed zone districts included in the proposal. A full list of existing zone districts and their proposed districts organized by address and maps showing existing and proposed districts can be found in the attachments.

Zone Category	Proposed Zone District	District Description
Mixed Use	S-MX-3A	Suburban Mixed Use, heights up to 3 stories and incentive heights up to 4 stories.*
	S-MX-12A	Suburban Mixed Use, heights up to 12 stories and incentive heights up to 16 stories.*
	S-MX-3	Suburban Mixed Use, heights up to 3 stories and incentive heights up to 4 stories. *
Industrial	I-A	Light Industrial District that allows the General and Industrial building forms. Height limited to 75' within 175' of a protected district.
Park Property	OS-A	Open Space Public Parks District

* Does not allow the Drive Thru building forms.

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning proposal 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 comments

Denver Public Schools: Approved – No response

Department of Public Health and Environment: Approved – No comments

Department of Housing Stability: Approved – No comments

Denver Parks and Recreation: Approved – No comments

Public Works – R.O.W. - City Surveyor: Approved – No comments

Development Services - Transportation: Approved – See comments below:

DES Transportation approves the subject zoning change. The applicant should note that development 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 management mitigation or may limit the proposed density of the project.

Development Services – Wastewater: Approved – No response

Development Services – Project Coordination: Approved – No response

Development Services – Fire Prevention: Approved – See comments below:

Zoning change is approved, however, additional information will be required at Concept/SDP process that may result in additional comments.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning proposal to all affected members of City Council, registered neighborhood organizations, property owners and tenants:	12/29/25
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, property owners and tenants:	1/20/2026
Planning Board Hearing	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 (10) working days before the meeting:	2/17/2026
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:	3/23/2026
City Council Public Hearing:	4/13/2026

- **Planning Board**
 - The Far Southwest Rezoning went to Planning Board on February 4 where the Board unanimously recommended approval (10-0). Six members of the public spoke. Several were property owners within the rezoning, and they expressed concerns that the new zoning would be more restrictive. Two other members of the College View neighborhood spoke that they were concerned with the potential for their property to allow for multi-unit residential, however, their properties are not included in the rezoning.
- **Engagement**
 - Rezoning engagement and analysis were conducted concurrently with the Far Southwest planning process. Staff attended workshops, focus groups, reached out to key property owners, presented to the advisory committee, and presented a Planning Board information item. Staff also worked closely with the neighborhood planning initiative staff to compare the evolving plan recommendations with the existing zoning and prioritize the scope of the proposed rezoning, asking key questions to ensure the plan guidance informed the rezoning proposal.
- **Public Input**

- **Registered Neighborhood Organizations (RNOs)**
 - As of the date of this staff report, staff has not received any comments from RNOs.

- **General Public Comments**
 - As of the date of this staff report, staff has received four comments from interested stakeholders. One comment is from the assistant store manager at the Circle K, which has seen less sales because of the flavor ban, and they say if they are rezoned then they will regain customers. Another commentor is against the rezoning saying they would like their property to be in Jefferson County, and the customers at the gas station want the flavor ban dropped. A third commentor is concerned with the rezoning of the industrial properties citing that there is not enough market demand for industrial properties, and they will never be redeveloped or make any necessary infrastructure improvements. The fourth comment is in opposition to the request citing concerns over not allowing the drive thru building forms as the property has an existing drive thru.

Criteria for Review / Staff Evaluation

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

DZC Section 12.4.10.7

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

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *Far Southwest Area Plan (2025)*

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: Equitable, Affordable, and Inclusive

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

- 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).

The proposed map amendment will further the *Comprehensive Plan 2040's* Equitable, Affordable and Inclusive Goal to ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities. The S-MX-A zone districts allow for a variety of uses including public services, cultural, commercial, and residential uses. The list of permitted uses will provide basic services and amenities to residents in the surrounding neighborhoods. Rezoning properties from the Former Chapter 59 to the Denver Zoning Code will make these properties able to take advantage of the affordable housing incentive heights, which may result in more affordable units. Additionally, the rezoning of the city-owned park will ensure there are resources to improve quality of life and ensure access to parks.

Vision Element: Strong and Authentic Neighborhoods

- Goal 1, Strategy A – Build a network of well-connected, vibrant, mixed-use centers and corridors (p. 34).
- Goal 1, Strategy C – Ensure neighborhoods are safe, accessible and well-connected for all modes (p. 34).
- Goal 2, Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and engaging public realm (p. 34).
- 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).

The proposed rezoning to S-MX-A is consistent with the abovementioned Strong and Authentic Neighborhoods goals to create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm. The proposed zone district's design standards for transparency, active uses, reduced visibility of parking and building entrance locations enable the creation of an active and human-scaled experience at the street level. The application is consistent with the strategies in the Strong and Authentic Neighborhoods vision element.

Vision Element: Economically Diverse and Vibrant

- Goal 2, Strategy D – Ensure a broad range of jobs to align with the skills and interests of local residents (p. 46).

Rezoning certain I-MX properties to I-A will ensure these properties retain their industrial uses which will enable more industrial jobs to remain in the Far Southwest area.

Vision Element: Environmentally Resilient

- Goal 6, Strategy D – Preserve and enhance the city's system of parkland and adapt park landscapes to be more climate and heat resistant (p. 54).
- Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).

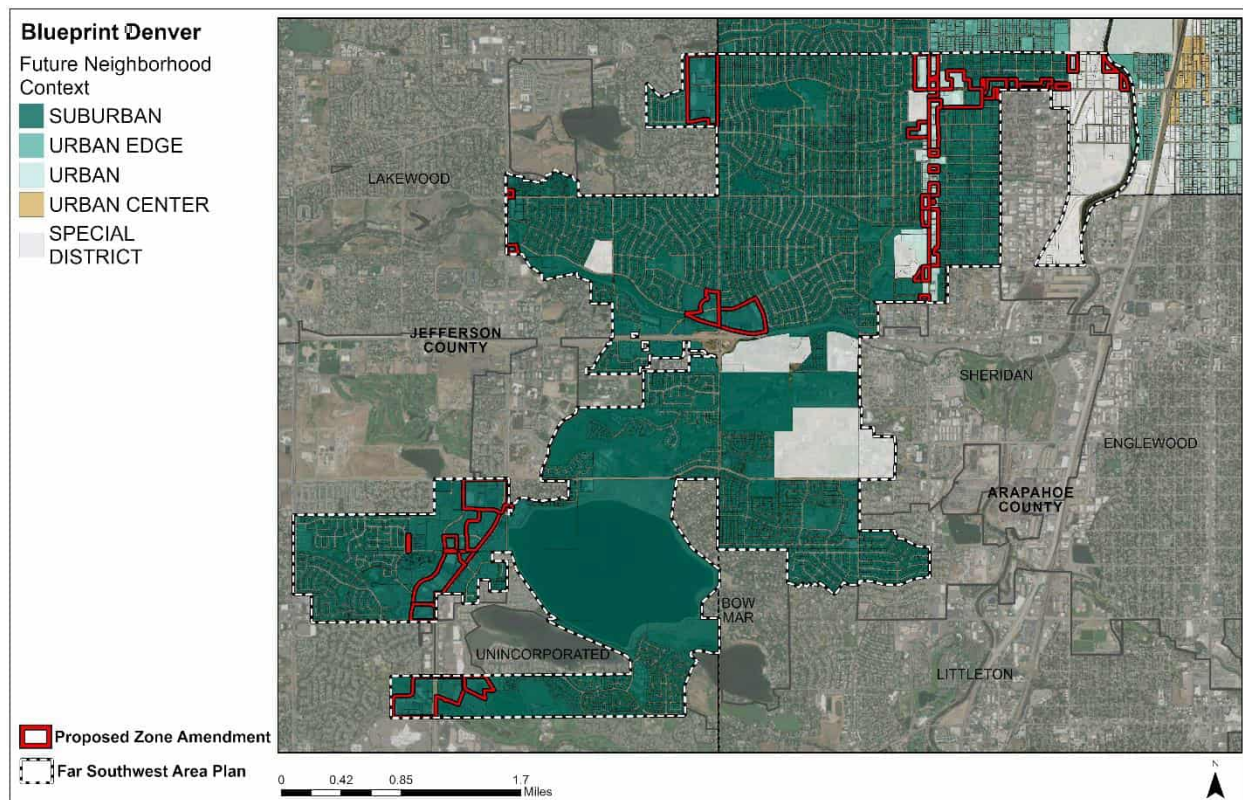
- Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods” (p. 54).

The legislative proposal will promote high quality mixed-use development at infill locations where infrastructure is already in place. Portions of the requested rezoning areas currently have Former Chapter 59 zone district and by rezoning out of the Former Chapter 59 to the S-MX-A zone districts, the city is enabling mixed-use development with better design standards and a variety of uses which allow for residents to “live, work and play” in the same area, which reduces resource consumption.

Blueprint Denver

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. The *Blueprint* future neighborhood context and place guidance for areas in Far Southwest was updated in 2025 with the adoption of the *Far Southwest Area Plan*. *Blueprint Denver* identifies the subject properties as part of the center, corridor, value manufacturing, and parks and open space future places within the Suburban, Urban, and Districts neighborhood contexts and provides guidance for the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



The centers and corridors included in the rezoning have plan guidance for Suburban and Urban future neighborhood contexts. The industrial areas have plan guidance for the Districts future neighborhood

contexts and park property in the Suburban. Below is an explanation of each context included in this rezoning.

Suburban Neighborhood Context (Centers and Corridors on Sheridan Boulevard, Wadsworth Boulevard, and Evans Avenue; and the Public Park Property)

Blueprint Denver identifies properties in the Sheridan Shopping Center, in the Bear Valley Shopping Center, along Wadsworth Boulevard, and the park property in the Suburban context. *Blueprint Denver* describes the Suburban neighborhood context as areas that “represent the most varied development in Denver’s neighborhoods. Homes in this context are largely single unit but can also include higher intensity residential. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto oriented than others, there should be quality multimodal connectivity. The aspiration of the suburban context in Denver is different than traditional suburban development of the past. Especially compared to other parts of the metro area, Denver’s suburban areas are still more urban in nature and suburban places should reflect that” (p. 189). The Suburban context also has “parks for various sizes, natural areas, open spaces, schools, civic and social spaces. A range of recreational opportunities” (p. 136).

The request to rezone the subject areas to S-MX-A and S-MX-3 districts, and out of the old Former Chapter 59 zoning code, will implement the aspirational vision of the suburban context in that the proposed districts are more urban in nature and the design standards support a vibrant, walkable area. The proposed rezoning is consistent with the overall intent of the neighborhood contexts map and the plan. The park property is proposed to be rezoned to OS-A, the city’s public park district and it will continue to allow for a small park, consistent with the Suburban context description above.

Urban Neighborhood Context (Centers and Corridors on Federal Boulevard)

Blueprint Denver identifies properties along Federal Boulevard as within the Urban context. *Blueprint Denver* describes the Urban neighborhood context as “walkable due to predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood” (p. 221). The Far Southwest Plan updated the context to Urban for Federal stating “Properties along this corridor are part of the urban context, with more mixed-use development, a stronger emphasis on transit and walkability, and higher activity levels” (p. 20).

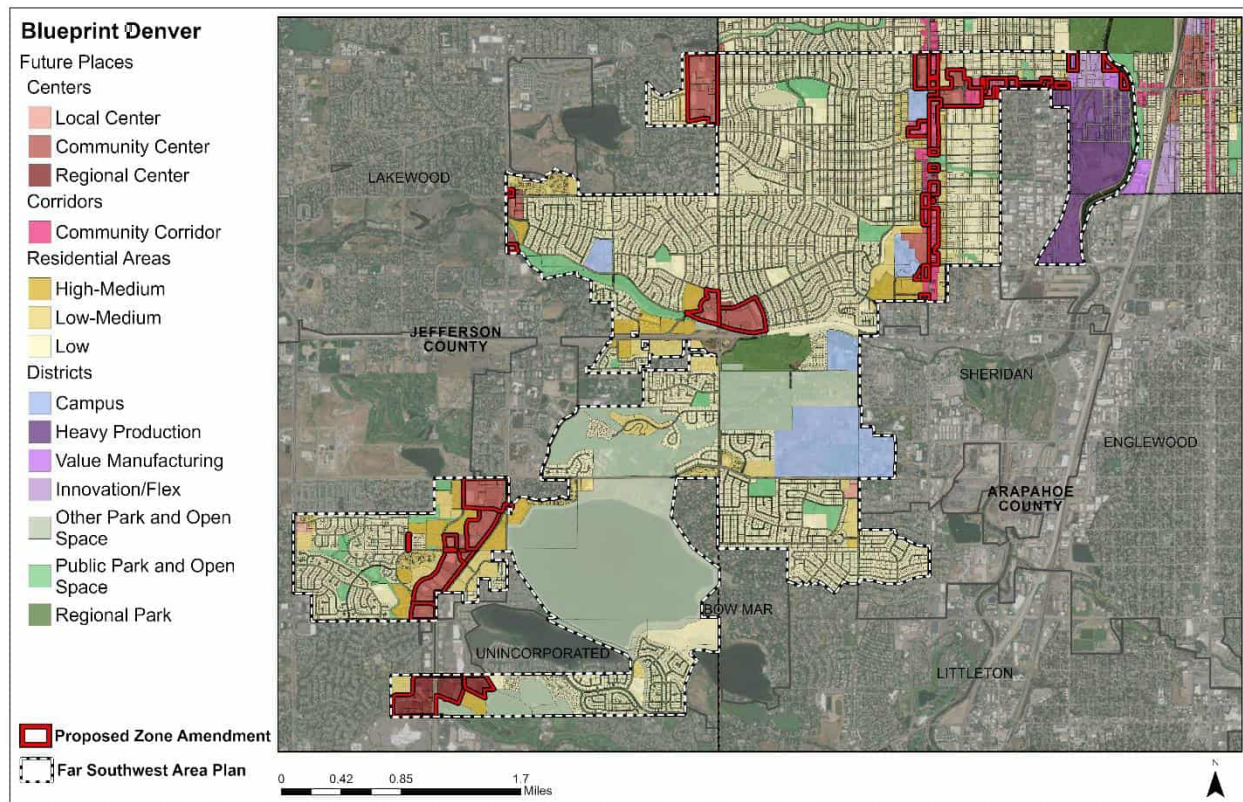
The properties along Federal are proposed to be rezoned to S-MX-A districts. While these districts are in the Suburban context in the Denver Zoning Code, they do not allow the drive-thru building forms and require parking to be located behind the building. All of the mixed-use zone districts in the Urban context that allow up to 3 stories allow the drive-thru building form. The S-MX-A zone districts will enable a more walkable environment in line with the Urban context description and small area plan guidance; therefore, staff finds the rezoning to be consistent with the plan guidance.

Special Districts Context (Industrial Properties)

Blueprint Denver identifies the industrial properties as in the Districts context. This context is mapped in “areas that serve a specific purpose, usually highly specific based on uses, such as education, industry or health care. Block patterns, urban design and mobility connections vary based on specific use” (p. 137).

The properties in the College View – South Platte industrial area are proposed to be rezoned to I-A, light industrial district, which will ensure industry continues to be the predominant use in the area consistent with the Special District context.

Blueprint Denver Future Places



Blueprint Denver place guidance for the centers and corridors is Community and Regional Centers and Community Corridors. The place guidance for the industrial properties is Value Manufacturing and then Parks and Open Space for the park property. The future places are summarized below. All proposed heights are consistent with existing heights. See the Neighborhood Maps in the attachments for maps of future places by statistical neighborhood.

Centers

In *Blueprint Denver*, Center future places are “mixed-use places of different scales. They are typically oriented around a shared space or set of spaces. People often go to centers to engage in social activities and entertainment, such as shopping, dining, and cultural events. Some centers are well-connected to the local neighborhoods and supported by neighborhood residents; other centers are larger, attracting

people from a wide geographic area, and may require resident to take a bus, train, or a car to visit them” (p. 141).

Blueprint Denver Center future places are identified along portions of Federal Boulevard, Evans Avenue, Sheridan Shopping Center, Bear Valley Shopping Center, and Wadsworth Boulevard. The properties with the Centers designation are proposed to be rezoned to S-MX-3, S-MX-3A, and S-MX-12A districts. These districts will encourage a mixed use environment with residential, commercial, retail, and office uses. The S-MX-3A and S-MX-12A districts, specifically, will facilitate a more walkable area by prohibiting the drive-thru building form and parking between the building and the street.

Corridors

In *Blueprint Denver*, “Corridors are mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining. Corridors are often embedded in neighborhoods and serve nearby residents” (p. 141).

In *Blueprint Denver*, corridors are identified along Federal Boulevard and Evans Avenue. These corridors are proposed to be rezoned to S-MX-3A and S-MX-12A. These districts will ensure new development along these corridors will result in better design outcomes and a more walkable environment by prohibiting the drive-thru building forms and parking between the building and the street. These districts also allow a variety of uses such as residential, retail, restaurant, and office, consistent with the corridor future places.

Residential

These are areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood including school, recreation, and nodes of commercial/retail uses” (p. 141). *Blueprint Denver* describes four different types of residential future places, which denote the types of buildings, uses, and height generally found in different parts of the city. These types are Low Residential, Low-Medium Residential, High-Medium Residential, and High Residential. The proposed rezoning contains one property in the High-Medium Future Place.

The one residential property is along Federal Boulevard, and a portion of the property located adjacent to Federal Boulevard has Community Corridor guidance. This property is proposed to be rezoned to S-MX-3A, which is consistent with being located along Federal Boulevard and because it’s a single parcel with split plan guidance.

Value Manufacturing (Industrial Properties)

Value Manufacturing places are described as “Advanced and larger craft manufacturing, research and design labs, robotics, technology and flex spaces are found in these areas. Often located in business parks or on extra large blocks. Residential uses are not compatible. These areas typically consist of single or multi-tenant buildings, that are designed for freight movement with some storage and typically do not provide pedestrian-oriented features such as street level transparency” (p. 285).

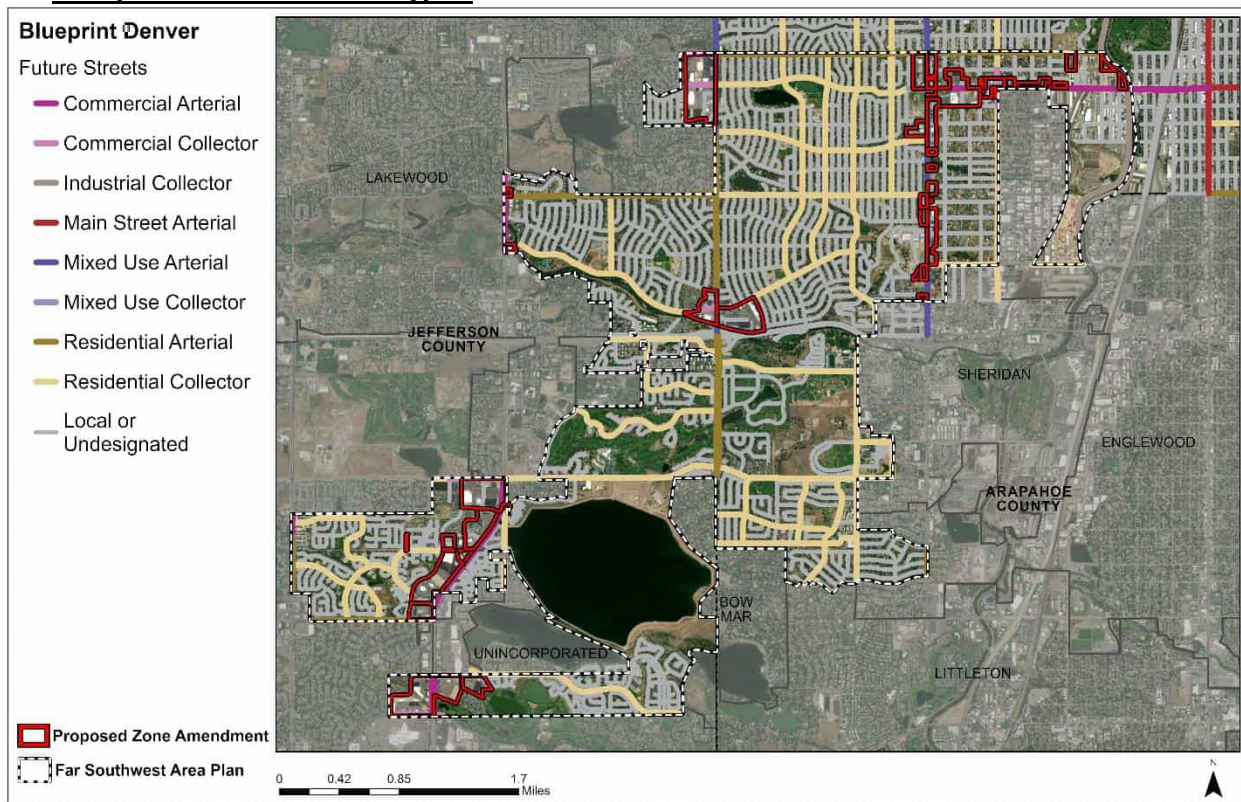
The properties with this designation currently allow for residential uses so rezoning to I-A, which prohibits new residential uses, will ensure these areas continue to promote manufacturing and warehousing uses.

Parks & Open Space (Public Park Property)

“Regional Park districts serve the primary purpose of providing large-scale public open space, recreation and event space” (p. 293).

The park property is proposed to be rezoned to OS-A, a park and open space district, consistent with the above future place description.

Blueprint Denver Street Types



In *Blueprint Denver*, street types work in concert with the future places and describe the appropriateness of the intensity of the adjacent development (p. 67). The three classifications of Local, Collector, and Arterial are further refined by six types of surrounding contexts. The following Future Street Types are present in the proposed legislative rezoning area:

Mixed-use Arterials (Centers and Corridors)

Mixed-use streets, like Federal Boulevard and Sheridan Boulevard have 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. A street wall is present, but may vary” (p. 159).

Federal Boulevard and Sheridan Boulevard are designated as Mixed-use Arterials where S-MX-3A and S-MX-12A are proposed. These districts allow a variety of uses to facilitate a mixed use environment.

Commercial Arterials (Centers and Corridors and Industrial Properties)

Commercial arterials, like Evans Avenue and Wadsworth Boulevard “typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with on-site parking” (p. 159).

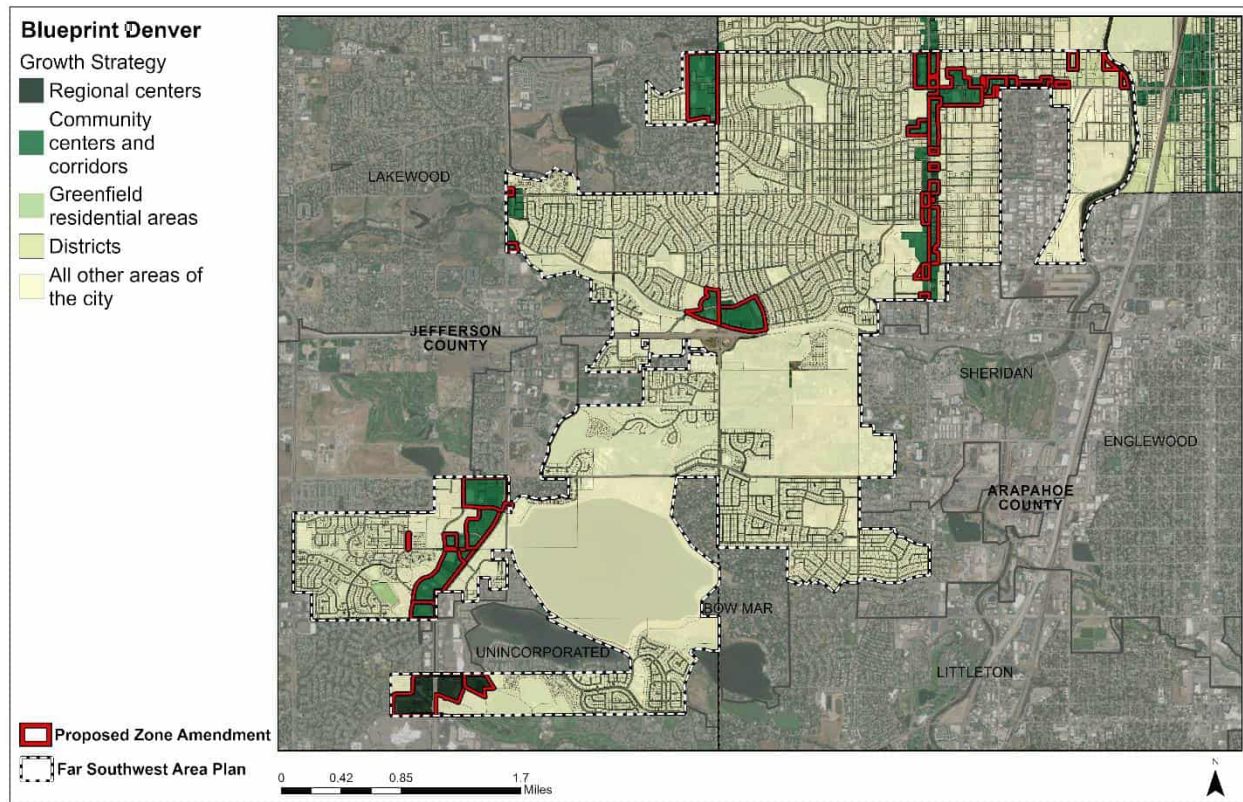
Evans Avenue and Wadsworth Way are designated as Commercial Arterials where S-MX-3A and S-MX-3 are proposed. Both districts allow a variety of commercial uses, and S-MX-3 allows setbacks with on-site parking in front of the building.

Local Streets (Industrial Properties and Public Park Property))

Blueprint Denver states “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161).

The park and industrial properties are located along local streets, which contain a variety of uses.

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 proposed map amendment supports *Blueprint Denver's* growth strategy by aligning zone districts with plan recommendations and moving areas that retain

Former Chapter 59 zoning into the current Denver Zoning Code. The subject properties are part of the “regional centers,” “community centers and corridors,” and “all other areas of the city” growth areas.

Centers and Corridors

- **Regional Centers**

These areas anticipate 50% of new employment growth and 30% of new housing growth in the city by 2040 (p. 51). Regional Centers are where most of the growth is directed to achieve citywide equity goals (p. 48). These areas are mapped at S. Wadsworth Boulevard and W. Crestline Avenue in Marston.

The area designated as Regional Center is proposed to be rezoned to S-MX-3. The proposed district will allow for a variety of commercial, retail, and residential uses and can accommodate growth. Therefore, the requested mixed-use district is consistent with the *Blueprint Growth* strategy.

- **Community Centers and Corridors**

These areas anticipate 20% of new employment growth and 25% of new housing growth in the city by 2040 (p. 51). Community Centers and Corridors are “where underutilized infill redevelopment sites can be repurposed” (p. 48-49). These areas are mapped in commercial areas including, Federal Boulevard, Evans Avenue, Sheridan Boulevard, and Wadsworth Boulevard.

The areas designated as Community Centers and Corridors are proposed to be rezoned to a mixed-use district. The proposed districts will allow for a variety of commercial, retail, and residential uses and can accommodate growth. Therefore, the requested S-MX-3A, S-MX-12A, and S-MX-3 are consistent with the *Blueprint Denver Growth Strategy*.

- All other areas of the city

Blueprint Denver anticipates 10% of new employment growth and 20% of new housing growth to occur in these areas.

There is one property proposed to be rezoned to S-MX-3A that is located within this growth strategy. It is located on the same parcel as a property within the Centers and Corridors growth strategy so the entire parcel is proposed to be rezoned to one district.

Industrial Properties

The industrial properties are identified as “Districts,” which are areas where *Blueprint Denver* anticipates 15% of new employment growth and 5% of new housing growth in the city by 2040 (p. 51). “Districts, including university and hospital campuses, the airport and value manufacturing areas, add a broad range of job opportunities” (p. 49). Districts are mapped in industrial areas in the Far Southwest.

These areas include the industrial areas in College View – South Platte between Evans Avenue and Jewell Avenue. The corresponding districts will allow for more employment growth than housing growth, consistent with the above growth strategy.

Public Park Property

The public park property is identified as “All Other Areas of the City,” which are areas where *Blueprint Denver* anticipates 10% of new employment growth and 20% of new housing growth in the city by 2040 (p. 51). These areas are intended to “take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). Most of the Far Southwest is within the “all other areas of the city” growth strategy. While the park will not directly provide more growth, it’s important to maintain park space as the city grows.

Blueprint Denver Strategies

Blueprint Denver contains numerous recommendations related to pedestrian-oriented design, rezoning out of Former Chapter 59 zoning, and legislative rezoning. The proposed rezoning is consistent with the following policies and strategies:

Land Use & Built Form, General Policy 3: “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” (p. 73).

The proposed legislative rezoning includes properties in the Former Chapter 59 zoning code that will be rezoned to standard zone districts in the Denver Zoning Code and are consistent with *Blueprint Denver*.

Land Use & Built Form, General Policy 11: “Implement plan recommendations through city-led legislative rezoning and text amendment” (p. 79).

The purpose of this city-led rezoning is to implement plan recommendations that are expressed in *Comprehensive Plan 2040*, *Blueprint Denver*, and the *Far Southwest Area Plan*.

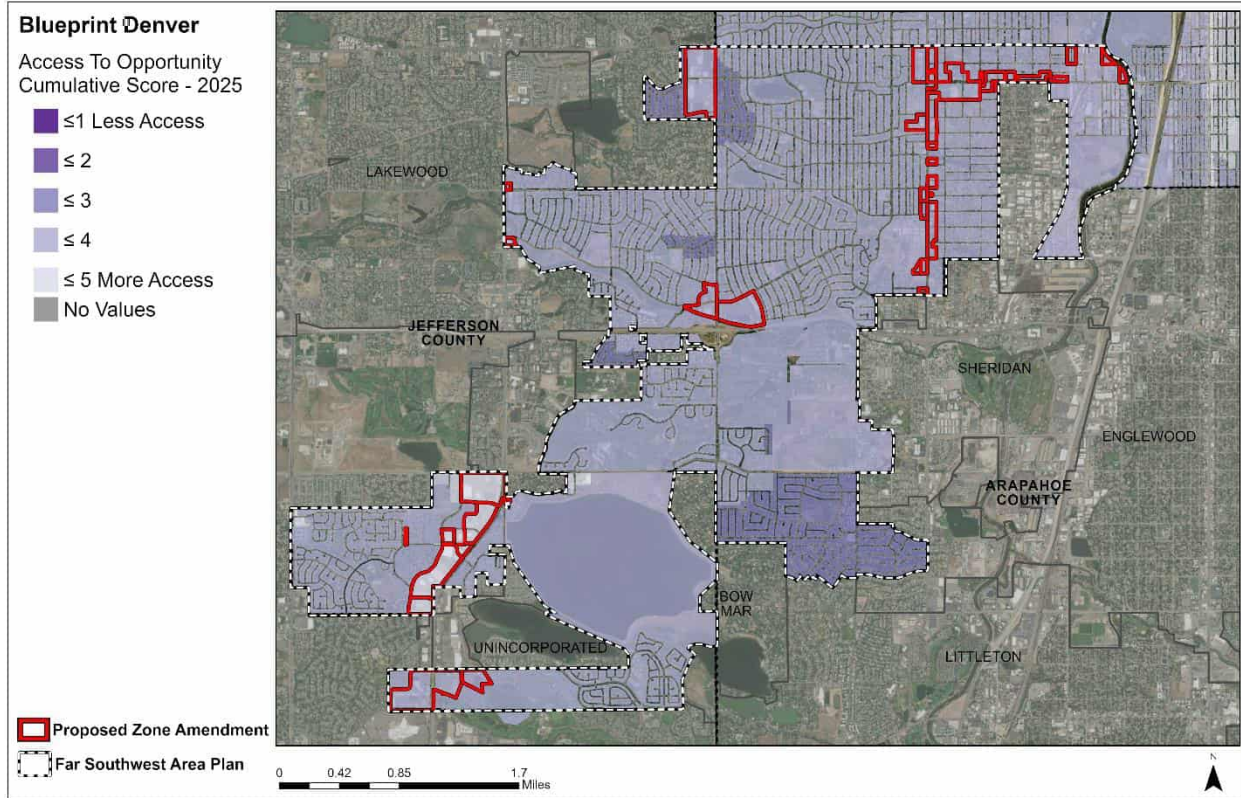
Land Use & Built Form, Design Quality and Preservation Policy 4: “Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors” (p. 103).

The proposed Mixed Use districts will promote pedestrian-friendly environment by allowing a mix of uses and promoting better design outcomes than the current zone districts.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that help inform implementation actions through large rezonings along with other implementation actions.

I. Access to Opportunity

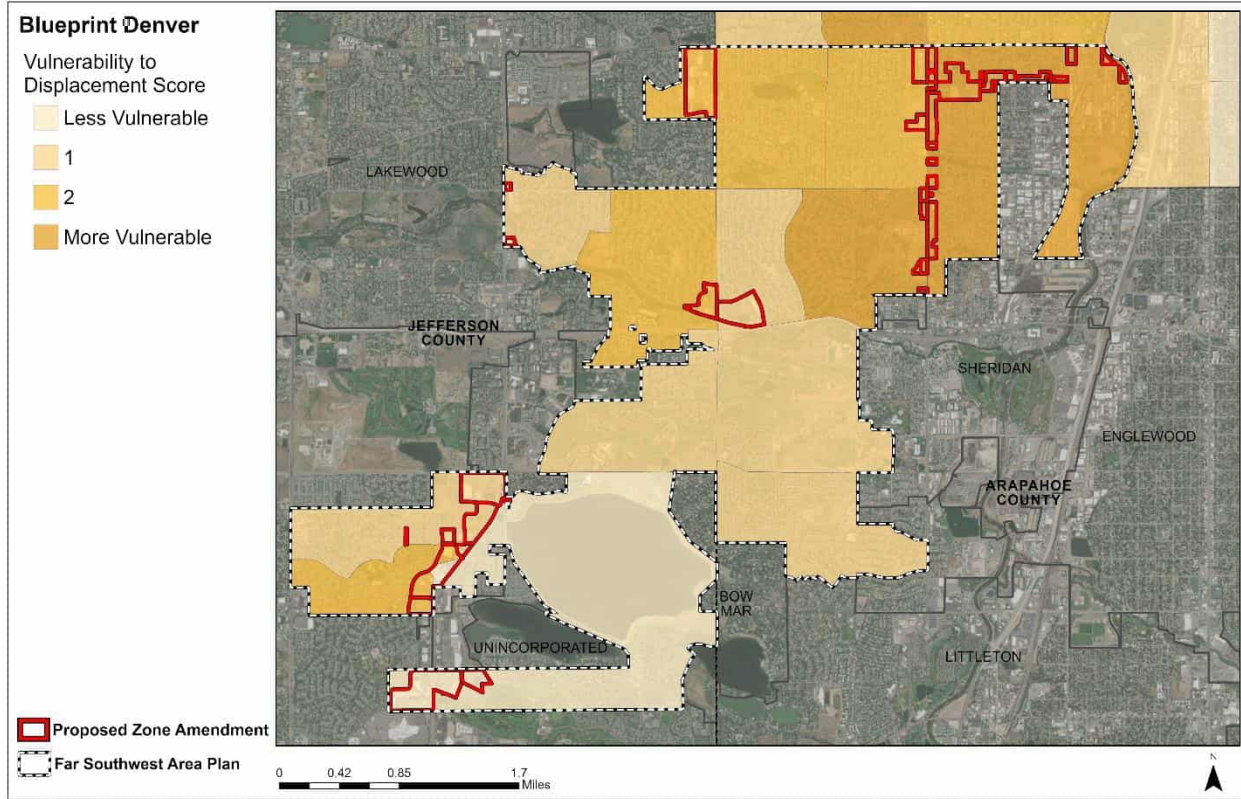


The Access to Opportunity score in *Blueprint Denver* is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city.

The Far Southwest Area’s average Access to Opportunity score is between 2 and 4, out of 5 with most of the area scoring around 3.5. The lowest scores were in the Access to Transit category. Access to Centers and Corridors and Access to Healthcare were the highest scoring categories. The Neighborhood Equity Index score, which is a measure of barriers to opportunity, vary somewhat across the area, but are generally moderate.

The proposed rezoning to S-MX-A and S-MX-3 districts supports commercial uses along centers and corridors, which could direct growth to regional centers, community centers and community corridors with improved infrastructure and design. Additionally, rezoning to public parks and open space will help ensure the Union & Dudley Park remains an amenity for the surrounding residents.

II. Vulnerability to Involuntary Displacement

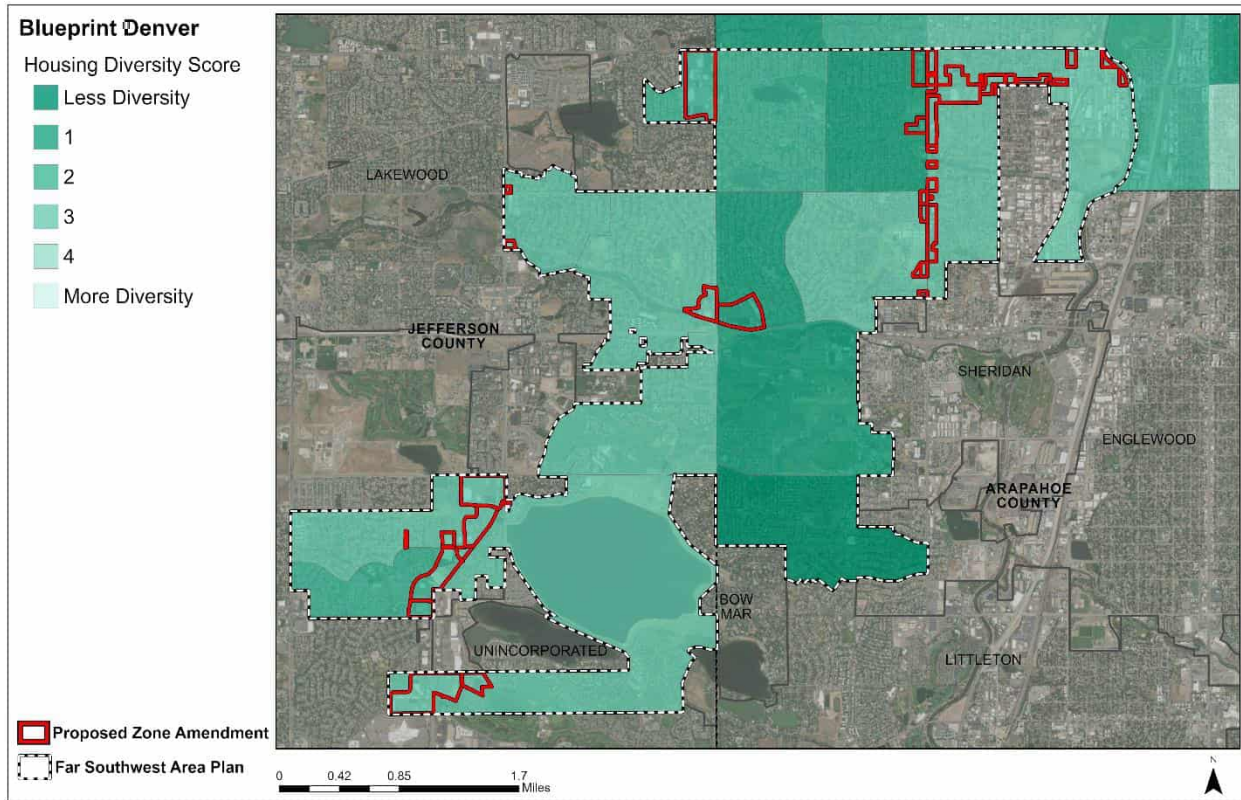


The Vulnerability to Involuntary Displacement is measured by the vulnerability to displacement index developed by the Denver Economic Development and Opportunity department. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. This concept is used to stabilize “residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents” (p. 30).

College View – South Platte and the eastern portion of Harvey Park South are the most vulnerable to involuntary displacement, scoring as vulnerable on all three measures of the index. The least vulnerable neighborhood is the eastern portion of Marston.

There are several Former Chapter 59 properties that are proposed to be rezoned to districts in the Denver Zoning Code. With this rezoning, these properties will not have access to the incentive height regulations in the new code. This could result in the construction of more affordable housing. Rezoning to mixed-use, industrial, and park districts to improve design standards, maintain industrial uses, and preserve a park will likely have little impact on vulnerability to involuntary displacement.

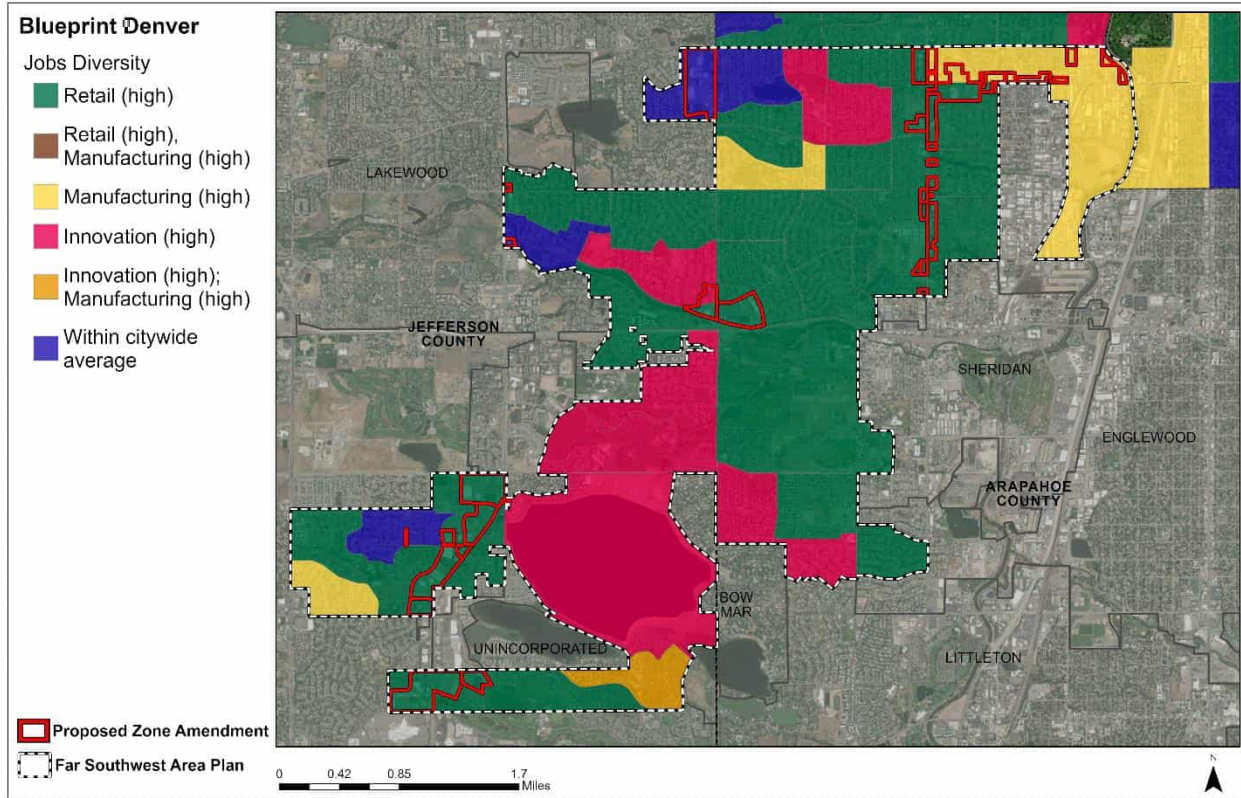
III. Expanding Housing and Jobs Diversity



Housing and jobs diversity captures the city’s vision for complete neighborhoods with equitable access to quality employment options and housing choices that accommodate households of different ages, sizes, and incomes. Housing diversity looks at five metrics: percent of middle-density housing (2-19 units), home size, percentages of owners compared to renters, housing costs, and number of affordable units.

Far Southwest has low to moderate housing diversity with scores ranging from 1 to 3 out of 5. College View – South Platte has the most housing diversity and the western portions of Bear Valley and Marston

The incentive height regulations will be applicable to more properties in the Far Southwest as it will rezone several properties from the Former Chapter 59 zoning code into the Denver Zoning Code, which will allow for the construction of more affordable housing. New housing units would be allowed in the proposed S-MX-A and S-MX-3 zone districts.



Far Southwest has jobs that are mostly skewed towards retail, but the South Platte River area has mostly manufacturing jobs. The areas without color do not have enough jobs to conduct the diversity analysis, which makes up a large portion of the Far Southwest.

The proposed rezoning of the centers and corridors in Far Southwest would bring more commercial uses, potentially increasing the job mix in the area. Rezoning several properties in the South Platte River area to I-A will ensure that manufacturing jobs remain in the area.

Far Southwest Area Plan

City Council adopted the *Far Southwest Area Plan* in December 2025, and it encompasses the neighborhoods of College View – South Platte, Harvey Park, Harvey Park South, Bear Valley, Fort Logan, and Marston. The *Far Southwest Area Plan* provides recommendations and strategies to address challenges identified by residents and stakeholders through the planning process. It provides key guidance for Far Southwest’s growth strategy, including the future places map. The Plan provides design guidance for various uses and contexts, focusing on growth that is consistent with neighborhood character. The Future Neighborhood Contexts and Future Places are the same as in *Blueprint Denver*, which are described in the *Blueprint Denver* section above.

Centers and Corridors

Land Use Policy 1: “In the future, neighborhoods in Far Southwest Denver will be more vibrant and welcoming community for everyone. Areas along S Federal Boulevard, S Sheridan Boulevard, S Wadsworth Boulevard, and W Evans Avenue, should see new homes, businesses, and places to dine and shop. These areas should grow to offer housing options that suit people at different stages of life and income levels.

- Strategy B: Places to live, work and shop. Far Southwest centers and corridors should feature a mix of residential, commercial and retail spaces on the ground floor and residences above. In other areas, the mix of uses may be spread across separate buildings within centers and corridors.
- Strategy C: Evolving Centers. Redevelopment should strike a balance between the present and the future. It should fit in with the current car-focused layout while also preparing for nearby areas to become more walkable and community-friendly over time. Some centers may be completely rebuilt. Others may change gradually, such as by turning surface parking lots into new buildings or public spaces” (p. 24).

Land Use Policy 2: “Far Southwest centers and corridors should be lively, well-connected, and easy to get around. These areas should act as community hubs – places where people can walk safely, access a variety of services, and use different transportation options. Buildings and public spaces should feel welcoming and encourage people to interact, express culture, and feel a sense of belonging.

- Strategy A: Welcoming Design: Buildings and sites should feel comfortable and inviting.
 - A mix of building heights and sizes add visual interest and openness, allowing sunlight to reach the streets and supporting businesses of various scales. Design elements like building shape, architectural detail, and transparent facades help soften the impact of larger structures and make the streetscape more engaging and welcoming.
 - Auto-oriented buildings, like drive-thrus should be avoided on S Sheridan Boulevard, S Federal Boulevard, and W Evans Avenue.
- Strategy B: Pedestrian-Friendly Layout: Thoughtful building placement and massing strategies can enhance the pedestrian experience and contribute to a more inviting streetscape.
 - Buildings can be set back slightly to allow for landscaping or outdoor seating, helping them feel less imposing to people walking by.
 - Ground floor shops and businesses may be closer to the sidewalk, while upper floors can be stepped back to create a more open feel.
- Strategy C: Easy Access for Everyone: Community and regional centers should be reachable by walking, biking, transit, and driving.
 - Parking should be easy to find but placed in garages, on the street, or behind buildings to reduce visual clutter.
 - When possible, primary entrances of buildings should face pedestrian-friendly streets, parks or plazas – not busy roads. Secondary entrances may face busier roads” (p. 25).

The development standards found within the S-MX-A and S-MX-3 zone districts implement many of the strategies called for in Land Use policies 1 and 2. The proposed zone district standards will promote a mix of uses and pedestrian-friendly frontages.

Federal Land Use Policy 1: “Land uses along Federal Boulevard should support future BRT service.

- Strategy A: This corridor should feature a diverse mix of residential and commercial uses at transit-supportive densities, permitting buildings up to five stories in height.
- Strategy B: Buildings and site design along Federal Boulevard should reflect a transit-supportive development pattern with structures fronting the streets and parking located behind buildings.
- Strategy C: Former Chapter 59 districts should be updated to the current Denver Zoning Code, which better supports transit use
- Strategy D: Auto-oriented building forms, such as drive-through establishments, should be limited along Federal.
- Strategy E: Manage vehicle access from Federal to adjacent properties to improve traffic flow and transit operations. Encourage access from side streets or back alleys when possible” (p. 68).

The proposed rezoning along Federal Boulevard will implement the plan guidance because the S-MX-A zone districts allow a mix of uses and pedestrian-friendly design by prohibiting drive-thrus and parking between the building and street. It will also rezone Former Chapter 59 properties along the corridor into the Denver Zoning Code.

College View Policy 2: “Properties on Evans Avenue will include housing, community-serving uses, and employers that are well integrated into the multi-modal corridor”

- Strategy A: The non-industrial areas W Evans west of S Pecos should include a mix of housing, retail, and commercial uses, generally up to a maximum of five stories tall.
- Strategy C: In the commercial areas west of Raritan St. parking should be provided behind buildings that front Evans Avenue. This can be supported through shared access between adjacent properties” (p. 92).

The S-MX-A series is proposed along Evans Avenue and will implement the adopted plan guidance because it will allow for a variety of uses and require parking to be located behind the building.

Bear Valley Shopping Center Focus Area Vision: “The Bear Valley Shopping Center will evolve into a vibrant, welcoming hub for the local community, offering a diverse mix of businesses, green spaces, and pedestrian-friendly areas. The center will prioritize sustainability, connectivity, and a design that fosters community engagement while ensuring the area is accessible and attractive for everyone.

- Strategy B: A Diverse Mix of Businesses and Housing: The shopping center will host a variety of businesses, from larger anchor stores like grocery stores and key retailers that attract shoppers from nearby areas, to smaller, local shops that serve the day-to-day needs of residents. This mix will help create a lively, sustainable commercial space that draws both locals and visitors, making the shopping center a central destination in the community.

- Strategy C: Engaging the Attractive Design: The design will feature a variety of building sizes and styles, creating a visually dynamic and engaging environment. The shopping center will encourage people to explore with ground-floor spaces for retail, dining, and community activities that interact directly with pedestrians. Larger building will be designed to avoid a monotonous look by incorporating design elements like balconies, step-downs, and different materials. Surface parking will be located behind buildings, ensuring a pedestrian-friendly and welcoming atmosphere” (p. 111).

The Bear Valley Shopping Center is proposed to be rezoned to S-MX-3A, which allows for a variety of uses including large anchor stores and retail businesses and ensures a pedestrian-friendly atmosphere by requiring parking to be located behind buildings.

South Wadsworth Focus Area Vision: “The area along S Wadsworth Boulevard will become a vibrant, mixed-use destination that blends commercial spaces with residential areas in a way that is convenient, accessible, and welcoming to all. The goal is to create a balanced environment where people can shop, live, and gather, while ensuring the area is easily accessible by car and retains key large-scale retail businesses.

- Strategy B: Horizontal Mixed-Use Development: Future developments will focus on horizontal mix of retail and residential spaces. Retail uses will be concentrated in specific commercial nodes along Wadsworth, ensuring these areas remain accessible by car while promoting walkability in nearby spaces for daily needs.
- Strategy C: Infill Development on Large Surface Parking Lots: Large surface parking lots represent opportunities for incremental development – adding new retail, residential, and community spaces. This can help activate the area, reduce the reliance on parking lots, and make the neighborhood more vibrant and walkable” (p. 127).

S. Wadsworth Boulevard is proposed to be rezoned from Former Chapter 59 business districts and S-CC-3x to S-MX-3, which will implement better design standards while maintaining easy access by car.

Industrial Properties

Land Use Policy 6: “The industrial districts should support new and existing businesses and ensure they are part of a healthy community” (p. 31).

- Strategy B: Value Manufacturing Areas: These areas should focus on light industrial and manufacturing use, with limited commercial and no residential. The design should meet industrial needs while also improving the experience for visitors through better streets and landscaping.
 - Light industrial should continue to be the main focus. Commercial uses may be allowed along edges of industrial place types, particularly near the South Platte River and Evans Avenue. Other flexible uses should be allowed to help businesses grow and adapt” (p. 29).

There are seven properties in the South Platte Industrial area that have industrial flex zoning, which allows for residential uses. The area is designated as Value Manufacturing, which recommends no residential uses. The proposed rezoning to I-A will ensure manufacturing and warehousing continue.

Public Park Property

Quality of Life Policy 1: “Parks and recreation centers in Far Southwest should be easy for everyone to reach and designed to meet the needs of all residents” (p. 52).

Rezoning the Union & Dudley Park from single unit residential to public parks and open space will help ensure this area remains a park well into the future.

2. Public Interest

The proposed official map amendment furthers the public interest of the City because it directly implements adopted policy from *Comprehensive Plan 2040*, *Blueprint Denver*, and the *Far Southwest Area Plan*. Additionally, mapping the suburban mixed-use A series along centers and corridors will ensure any new development will promote a walkable Far Southwest by prohibiting the drive-thru building forms and parking between the buildings and primary street. Better design along the centers and corridors can promote a pedestrian-friendly environment, which will encourage more people to walk for their daily needs, which may lead to improved physical healthy for the area. Additionally, rezoning the industrial flex properties to no longer allow residential uses will help warehousing and manufacturing employment opportunities remain in the South Platte Industrial Area. Finally, rezoning the one park property to the public open space district will help ensure it remains an accessible park for nearby residents.

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

Centers and Corridors

Suburban – Mixed Use – 3 Stories A and Suburban – Mixed Use – 12 Stories A

Properties along Federal Boulevard, Evans Avenue, Sheridan Shopping Center, and Bear Valley Shopping Center are proposed to be rezoned to Suburban – Mixed Use – 3 stories A (S-MX-3A) and one property along Federal to Suburban – Mixed Use – 12 stories A (S-MX-12A). The Suburban context is “characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks...Commercial buildings are typically separated from residential and consist of Shopfront and General forms” (DZC Section 3.1.1). The properties along Evans Avenue, Sheridan Shopping Center, and Bear Valley Shopping Center are located in the Suburban context in *Blueprint Denver* and the *Far Southwest Area Plan*. The Federal Boulevard corridor is in the Urban context in the plans with guidance pointing towards a more urban development pattern with better design outcomes. The Suburban district proposed will result in a more urban development with stronger design standards than currently exist in the Urban context.

The purpose of the Mixed Use districts “are intended to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods” (DZC 3.2.4.1.A.). Additionally, “The Mixed Use districts are appropriate along corridors, for larger sites and at major intersections” (DZC 4.2.4.1.B.). All of the centers and corridors are located along major corridors and at major intersection within the Far Southwest.

The specific intent of the S-MX-3A district is to “appl[y] to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired. Design standards provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front. Sites are limited to the General building form to encourage a more pedestrian-oriented environment” (DZC 3.2.4.3.E.).

The specific intent of the S-MX-12A district “applies to areas of intersections served primarily by major arterial streets where a building scale of 1 to 12 stories is desired. Design standards provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front. Sites are limited to the General building form to encourage a more pedestrian-oriented environment” (DZC 3.2.4.3.K.).

The *Far Southwest Area Plan* is calling for an active street front along these corridors, therefore a rezoning to S-MX-3A is appropriate as it will not allow for the drive-thru forms and requires parking to be located behind the building.

Suburban – Mixed Use – 3 Stories

Properties along Wadsworth Boulevard are proposed to be rezoned to Suburban – Mixed Use – 3 stories (S-MX-3). The Suburban context is “characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks...Commercial buildings are typically separated from residential and consist of Shopfront and General forms” (DZC Section 3.1.1). The properties along Wadsworth Boulevard are located in the Suburban context in *Blueprint Denver* and the *Far Southwest Area Plan*.

The purpose of the Mixed Use district “are intended to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods” (DZC 3.2.4.1.A.). Additionally, “The Mixed Use districts are appropriate along corridors, for larger sites and at major intersections” (DZC 4.2.4.1.B.). All of the centers and corridors are located along major corridors and at major intersection within the Far Southwest.

The specific intent of the S-MX-3 district “applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired” (DZC 3.2.4.1.D). The S-MX-3 district is proposed where a maximum height of 3 stories is appropriate.

Industrial Properties

The properties in the South Platte industrial area are proposed to be rezoned to I-A (Light Industrial District). The Industrial context “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). Both *Blueprint Denver* and the *Far Southwest Area Plan* designate this area as industrial consistent with the context.

The purpose of the I-A district is “intended to be an employment area containing offices, business and light industrial uses that are generally compatible with adjacent Residential or Mixed Use Commercial Zone Districts. No new residential uses may be established in the I-A zone district in order to promote a

stable employment base for the city” (DZC 9.1.2.1.B). These properties are in the Value Manufacturing area in the plan guidance, consistent with the intent of the I-A district.

Public Park Property

The Union & Dudley Park is proposed to be rezoned to the Open Space Public Parks District (OS-A), which is “intended to protect and preserve public parks owned, operated or leased by the City and managed by the City’s Department of parks and Recreation for park purposes” (DZC 9.3.2.1.A.). This property is currently owned by the city and an existing public park.

Attachments

1. Neighborhood Maps – Existing Zoning and Blueprint Future Places
2. Table with Existing and Proposed Zone Districts by Address
3. Legislative Proposal
4. Public Comments

Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

SPONSOR	
Name	Council Member Flynn
Address	3100 S Sheridan Blvd, Unit D
City, State, Zip	Denver, CO 80227
Telephone	720-337-2222
Email	Kevin.Flynn@denvergov.org
SUBJECT PROPERTY INFORMATION	
Location (include a general description of the rezoning area):	<input type="checkbox"/> A complete list of addresses within the rezoning boundary (see attached)
Assessor's Parcel Numbers	<input type="checkbox"/> A complete list of parcel numbers within the rezoning boundary (see attached)
Area in Acres or Square Feet:	492.22 acres
Current Zone District(s):	FC59; S-CC-3, UO-1, UO-2; S-MX-3; S-CC-3x; S-MX-3, UO-1, UO-2; S-MX-12; S-SU-D; I-MX-3
PROPOSAL	
Proposed Zone District(s):	S-MX-3A; S-MX-3A, UO-1, UO-2; S-MX-3A, UO-1; S-MX-12A; OS-A; I-A; S-MX-3; S-MX-3, UO-1, UO-2
REVIEW CRITERIA (ATTACHED)	
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	<input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.
	<input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.
	<input type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.
	<input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

**Far Southwest Area
Proactive Rezoning
Rezoning Application – December 2025**

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Application Narrative

Consistent with Blueprint Denver goals, Community Planning and Development in partnership with the councilmembers, are leading the effort to implement adopted plans more efficiently through legislative rezonings. The Far Southwest Area Plan was adopted by the Denver City Council in December 2025 and outlines a vision for the neighborhoods of Harvey Park, Harvey Park South, College View – South Platte, Bear Valley, Fort Logan, and Marston. This project seeks to implement the Plan’s vision of complete community centers, supporting new and existing local businesses, and social community spaces.

The proposed rezoning will help implement the vision in the Far Southwest Area Plan. The rezoning furthers goals and policies related to encouraging high-quality design and walkability in centers and corridors. It will also ensure certain areas remain industrial to retain quality jobs and enable community spaces where people can gather by rezoning a city park.

The improved design standards are focused in commercial areas along major streets with a Blueprint Future Place designation of either “Corridor” or “Center”. The commercial properties included are South Federal Boulevard, East Evans Avenue, Sheridan Shopping Center, and Bear Valley Shopping Center. Most of the properties are proposed to be rezoned into the S-MX-A zone district series, which provides design standards that “provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front” (DZC Section 3.2.4.2.E). These districts do not allow the drive-thru building forms or allow parking between buildings and the street, encouraging pedestrian-oriented development. The S-MX-A zone districts fulfill much of the Far Southwest guidance related to improved design standards.

In addition, there are a few properties that have industrial flex zoning, which allows for residential uses, where the guidance is Value Manufacturing, where industrial uses should be preserved, and residential uses are not compatible. These properties will be rezoned to I-A, which is an industrial district that does not allow for residential uses. There’s one city-owned park property that is currently zoned S-SU-D, which allows for single-unit properties, and it will be rezoned to OS-A, the zone district for public parks.

General Description	Current Zone Districts	Proposed Zone Districts
Improving design standards in commercial areas	FC 59, CC, MX	S-MX-3A, S-MX-12A, S-MX-3
Industrial	I-MX-3	I-A
Union & Dudley Park	S-SU-D	OS-A

Review Criteria

Pursuant to Section 12.4.10.7 of the Denver Zoning Code, the review criteria for this rezoning request are as follows:

Consistency with Adopted Plans

The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the City's plan.

The proposed official map amendment is consistent with the City's adopted plans, as detailed below. The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040
- Blueprint Denver
- Near Northwest Area Plan

Comprehensive Plan 2040

The proposed rezoning is consistent with the Denver Comprehensive Plan 2040. Some strategies that this legislative rezoning helps implement are listed below.

Vision Element: Equitable, Affordable, and Inclusive

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

The proposed map amendment will further the Comprehensive Plan 2040's Equitable, Affordable and Inclusive Goal to ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities. The S-MX-A zone districts allow for a variety of uses include public services, cultural, commercial, and residential uses. The list of permitted uses will provide basic services and amenities to the residents in the surrounding neighborhoods. Additionally, the rezoning of the city-owned park will ensure there are resources to improve quality of life and ensure access to parks.

Vision Element: Strong and Authentic Neighborhoods

- **Goal 1, Strategy A.** "Build a network of well-connected, vibrant, mixed-use centers and corridors" (p. 34).
- **Goal 1, Strategy C.** "Ensure neighborhoods are safe, accessible and well-connected for all modes" (p. 34).
- **Goal 2, Strategy C.** "Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm" (p. 34).
- **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).

This proposed rezoning to S-MX-A is consistent with the abovementioned Strong and Authentic Neighborhoods goals to create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm. The proposed zone district's design

standards for transparency, active uses, reduced visibility of parking and building entrance locations enable the creation of an active and human-scaled experience at the street level. The application is consistent with the strategies in the Strong and Authentic Neighborhoods vision element.

Vision Element: Economically Diverse and Vibrant

- **Goal 2, Strategy D.** “Ensure a broad range of jobs to align with the skills and interests of local residents” (p. 46).

Rezoning certain I-MX properties will ensure these properties retain their industrial uses which will enable more industrial and warehousing jobs to remain in the Far Southwest Area.

Vision Element: Environmentally Resilient

- **Goal 6, Strategy D.** “Preserve and enhance the city’s system of parkland and adapt park landscapes to be more climate and heat resistant.”
- **Goal 8, Strategy A.** “Promote infill development where infrastructure and services are already in place” (p. 54).
- **Goal 8, Strategy B.** “Encourage mixed-use communities where residents can live, work and play in their own neighborhoods” (p.54)

The proposed legislative rezoning will promote high quality mixed-use development at infill locations where infrastructure is already in place. Portions of the requested rezoning areas currently have Former Chapter 59 zone districts and by rezoning out of Former Chapter 59 to the S-MX-A zone districts, the city is enabling mixed-use development with better design standards and a variety of uses which allow for residents to “live, work and play” in the same area, which reduces resource consumption.

Blueprint Denver

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. There are six key components of *Blueprint Denver* that apply to this rezoning proposal:

- Future neighborhood context
- Future places
- Street types
- Growth area strategy
- Plan policies and strategies
- Equity concepts

Future Neighborhood Context

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility, and to guide appropriate zone districts. The proposed legislative rezoning area includes several neighborhood contexts – Suburban, Urban, and Districts.

Suburban Neighborhood Context. *Blueprint Denver* describes the Suburban neighborhood context as areas that “represent(s) the most varied development in Denver’s neighborhoods. Homes in this context

are largely single unit but can also include higher intensity residential. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto oriented than others, there should still be quality multimodal connectivity. The aspiration of the suburban context in Denver is different than traditional suburban development of the past. Especially compared to other parts of the metro area, Denver's suburban areas are still more urban in nature and suburban places should reflect that" (p. 189). The Suburban context also has "parks for various sizes, natural areas, open spaces, schools, civic and social spaces. A range of recreational opportunities" (p. 136).

The request to rezone the subject areas to the S-MX-A districts, and out of the old Former Chapter 59 zoning code, will implement the aspirational vision of the suburban context in that the proposed districts are more urban in nature and the design standards support a vibrant, walkable area. The proposed rezoning is consistent with the overall intent of the neighborhood contexts map and the plan. One property is proposed to be rezoned to OS-A, the city's public park districts, and it will

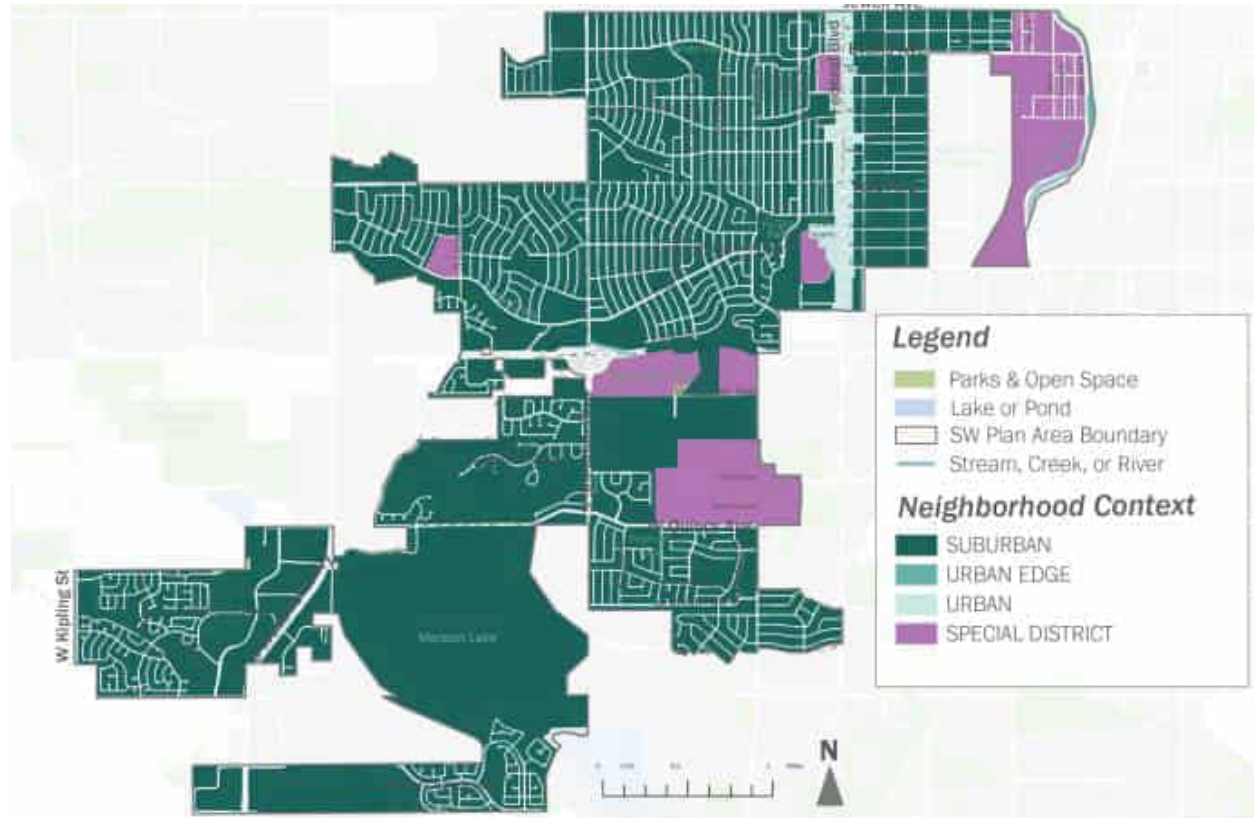
Urban Neighborhood Context. The Urban Context is mapped along Federal. *Blueprint Denver* describes the Urban neighborhood context as "walkable due to predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood" (p. 221).

The properties along Federal are proposed to be rezoned to S-MX-A districts. While these districts are in the Suburban neighborhood context, they do not allow the drive-thru building forms and require parking to be located behind the building. All of the le mixed-use zone districts in the Urban context that allow up to 3 stories allow the drive-thru building form. The S-MX-A zone districts will enable a more walkable environment in line with the Urban neighborhood context description.

Special District Context. Special Districts are described as "Areas that serve a specific purpose, usually highly specific based on uses, such as education, industry or health care. Block patterns, urban design and mobility connections vary based on specific use" (p. 137).

The properties in the College View – South Platte industrial area is proposed to be rezoned to I-A, a light industrial district, which will ensure industry continues to be the predominant use in this area consistent with the Special District context.

Blueprint Future Neighborhood Context Map



Future Places

The proposed rezoning contains properties in the following Future Places:

Centers. “Centers are mixed-use places of different scales. They are typically oriented around a shared space or set of spaces. People often go to centers to engage in social activities and entertainment, such as shopping, dining, and cultural events. Some centers are well-connected to the local neighborhood and supported by neighborhood residents; other centers are larger, attracting people from a wide geographic area, and may require residents to take a bus, train, or a car to visit them” (*Blueprint Denver*, p. 141).

Corridors. “Corridors are mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining. Corridors are often embedded in neighborhoods and serve nearby residents” (*Blueprint Denver*, p. 141).

The proposed rezoning of the major corridors and shopping centers support the center and corridor designations found in *Blueprint Denver*. These areas are proposed to be rezoned to a mixed-use zone districts. The centers and corridors are proposed to be rezoned to S-MX-A and S-MX-3, which will encourage a mixed-use environment. The S-MX-A districts, specifically, will facilitate a more walkable area by prohibiting the drive-thru building form and parking between the building and the street.

Residential. “These are areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation, and nodes of commercial/retail uses” (*Blueprint Denver*, p. 141). *Blueprint*

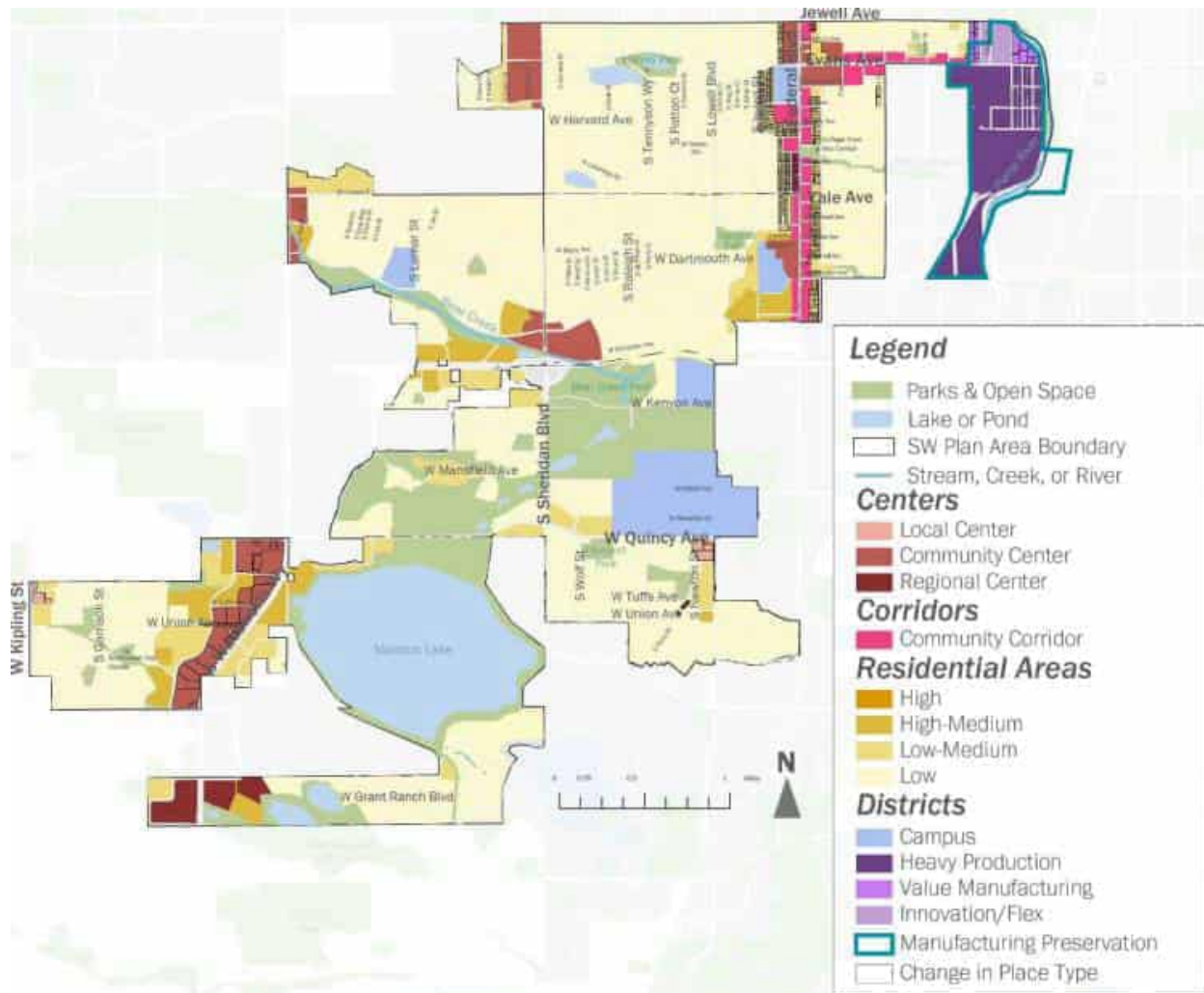
Denver describes four different types of Residential Future Places, which denote the types of buildings and height generally found in different parts of the city. These types are Low Residential, Low-Medium Residential, High-Medium Residential, and High Residential. The proposed rezoning contains one property in the High-Medium Future Place.

The one residential property is along Federal, and the portion of the property along Federal has Community Corridor guidance. This property is proposed to be rezoned to S-MX-3A, which is consistent with being located along Federal and because it's a single parcel with split guidance.

Value Manufacturing. Value Manufacturing places are described as “Advanced and larger craft manufacturing, research and design labs, robotics, technology and flex spaces are found in these areas. Often located in business parks or on extra large blocks. Residential uses are not compatible. These areas typically consist of single or multi-tenant buildings, that are designed for freight movement with some storage and typically do not provide pedestrian-oriented features such as street level transparency” (p. 285). The properties with this designation currently allows for residential uses so rezoning to I-A, which prohibits residential uses, will ensure these areas continue to promote manufacturing and warehousing uses.

Parks & Open Space. “Regional Park districts serve the primary purpose of providing large-scale public open space, recreation and event space” (p. 293).

Blueprint Future Places Map



Future Street Type

In *Blueprint Denver*, future street types of work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p. 67). The three volume classifications of Local, Collector, and Arterial, are further refined by six types of surrounding context. The following Future Street Types are adjacent to the proposed legislative rezoning:

Mixed-use arterials. “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. A street wall is present, but may vary” (p. 159).

Commercial arterials. “Commercial streets typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with on-site parking.” (p. 159).

Local Streets. “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161).

The proposed Mixed Use A series districts are mainly proposed along mixed-use arterial streets. This district prohibits the drive-thru building forms and parking to be located between the building and street to promote walkability, in line with the mixed-use street type description. S-MX-3 is proposed for Wadsworth, which is designated as a Commercial arterial. This district allows for a variety of uses, including shopping centers, and allows for buildings to be set back with on-site parking. Finally, the industrial, park, and residential Former Chapter 59 zone districts are located along a variety of street types with along local streets, which contain a variety of uses.

Growth Area 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 properties are part of the "community centers and corridors" and "all other areas of the city" growth areas.

Regional Centers. These areas anticipate 50% of new employment growth and 30% of new housing growth in the city by 2040 (p. 51). Regional Centers are where most of the growth is directed to achieve citywide equity goals (p. 48). This area is mapped at S. Wadsworth Boulevard and W. Crestline Avenue in Marston.

The area designated as Regional Center is proposed to be rezoned to a mixed-use districts. The proposed district will allow for a variety of a commercial, retail, and residential uses and can accommodate growth. Therefore, the requested S-MX-3 zone district is consistent with the *Blueprint Denver* growth strategy.

Community Centers and Corridors. These areas anticipate 20% of new employment growth and 25% of new housing growth in the city by 2040 (p. 51). Community Centers and Corridors are "where underutilized infill redevelopment sites can be repurposed" (p. 48-49). These areas are mapped in commercial areas including, Federal, Evans, Sheridan, and Wadsworth.

The areas designated as Community Centers and Corridors are proposed to be rezoned to a mixed-use district. The proposed districts will allow for a variety of commercial, retail, and residential uses and can accommodate growth. Therefore, the requested zone districts are consistent with the *Blueprint Denver* Growth Strategy.

All other areas of the city. These areas anticipate 10% of new employment growth and 20% of new housing growth in the city by 2040 (p. 51). These areas are intended to "take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). Most of the Far Southwest is within the "all other areas of the city" growth strategy.

These areas include the rezoning of the Former Chapter 59 and park properties. The corresponding districts in the Denver Zoning Code will ensure that any new development is consistent with the existing character of the neighborhood.

Plan Policies and Strategies

Blueprint Denver contains numerous recommendations related to pedestrian-oriented design, promotion of housing, rezoning out of the Former Chapter 59 zoning code, and the arrangement of uses in mixed-use areas. The proposed rezoning is consistent with the following policies and strategies:

Land Use & Built Form, General Policy 3. "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” (p. 73).

The proposed legislative rezoning encompasses properties with Former Chapter 59 zoning that will be rezoned to standard zone districts in the Denver Zone Code and are consistent with *Blueprint Denver*.

Land Use and Built Form, General Policy 11. “Implement plan recommendations through city-led legislative rezonings and text amendments” (p. 79).

The purpose of this city-led legislative rezoning is to implement plan recommendations that are expressed in *Comprehensive Plan 2040*, *Blueprint Denver*, and the *Far Southwest Area Plan*.

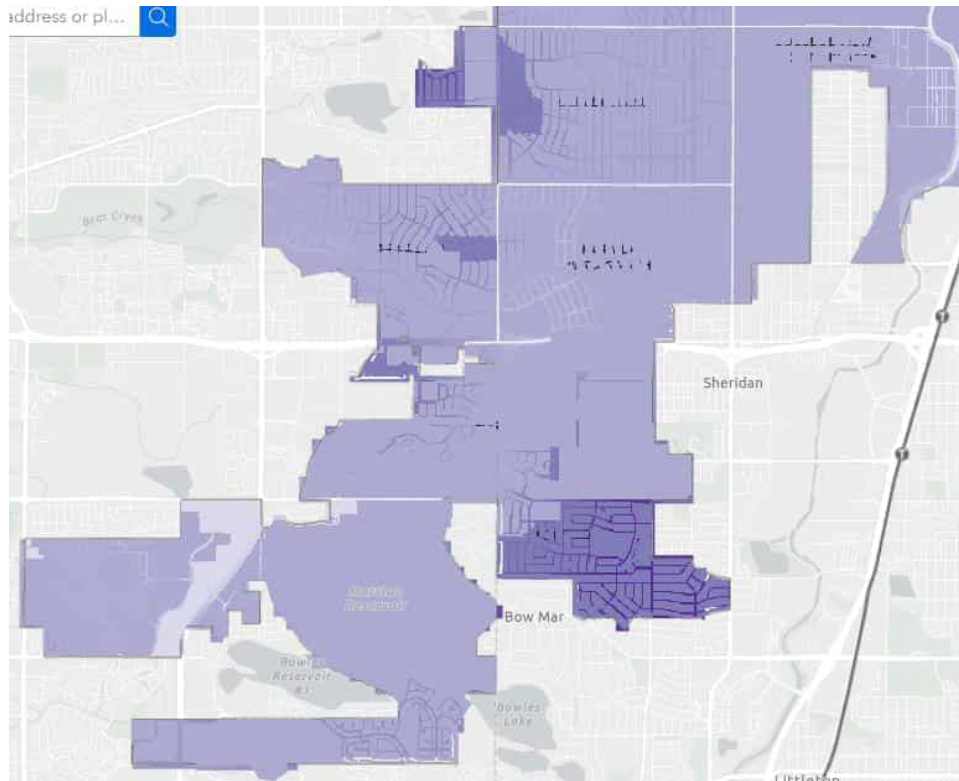
Land Use and Built Form, Design Quality and Preservation Policy 4. “Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors” (p. 103).

The proposed Mixed Use districts will promote a pedestrian-friendly environment by allowing a mix of uses and promoting better design outcomes than the current zone districts.

Equity Concepts

Blueprint Denver has three equity concepts: improving access to opportunity, reducing vulnerability to displacement, and expanding housing and jobs diversity. *Blueprint Denver* states the equity concepts should be used to evaluate large area rezonings (p. 67) and therefore are applicable to this rezoning proposal. Staff uses Census-tract and neighborhood-wide data to measure these equity concepts. The information highlights what key issues or needs are present and points to potential options for improvements or mitigation.

Access to opportunity

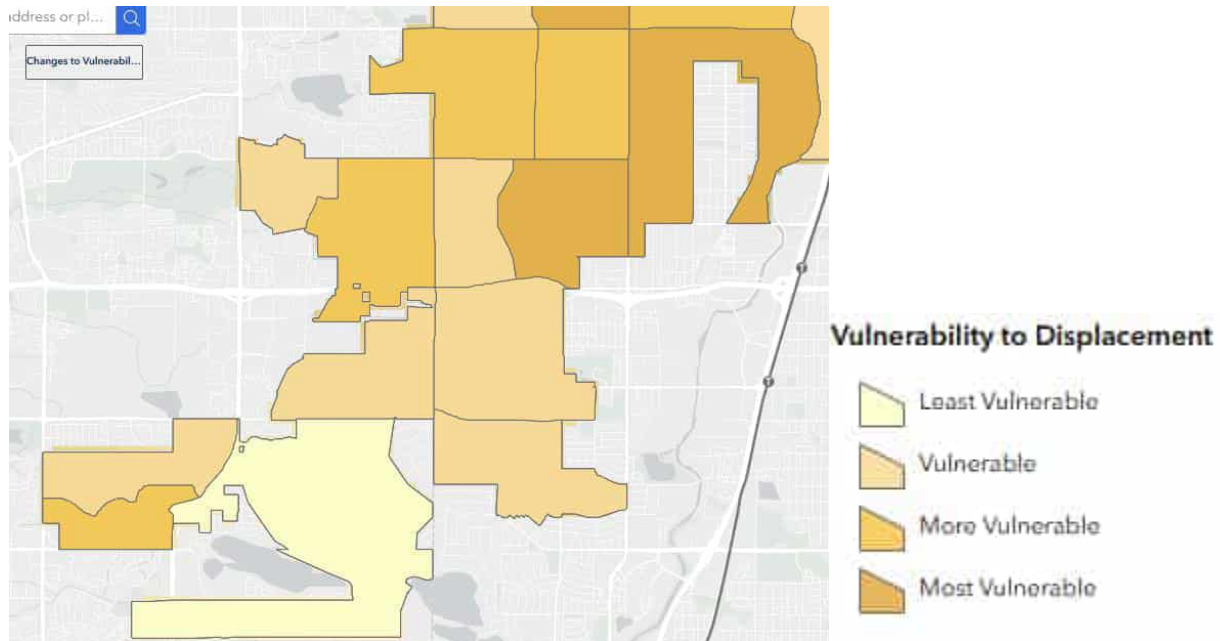


The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver's Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city.

The Far Southwest Area's average Access to Opportunity score is between 2 and 4, out of 5 with most of the area scoring around 3.5. The lowest scores were in the Access to Transit category. Access to Centers and Corridors and Access to Healthcare were the highest scoring categories. The Neighborhood Equity Index scores, which is a measure of barriers to opportunity, vary somewhat across the area, but are generally moderate.

The proposed rezoning to S-MX-A districts, supports commercial uses along the centers and corridors, which could direct growth to regional centers, community centers, and community corridors with improved infrastructure and design and incorporate elements of complete neighborhoods.

Vulnerability to Displacement

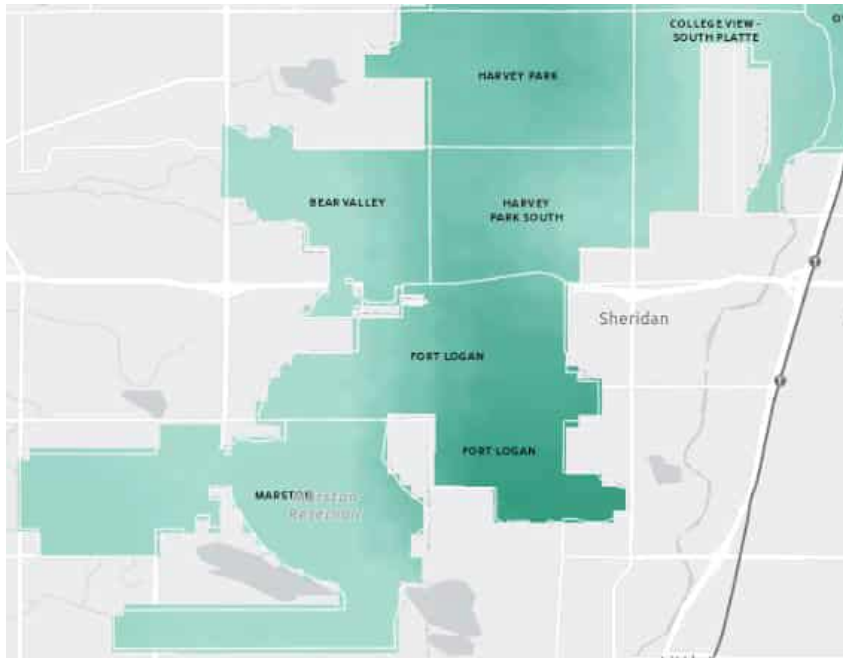


The basis for measuring vulnerability to displacement is the vulnerability to displacement index developed by the Denver Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. This concept is used to stabilize “residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents” (p. 30).

College View – South Platte and the eastern portion of Harvey Park South are the most vulnerable to involuntary displacement, scoring as vulnerable on all three measures of the index. The least vulnerable neighborhood is the eastern portion of Marston.

Rezoning to mixed-use districts with stronger design standards will likely have little impact on vulnerability to involuntary displacement.

Housing Diversity

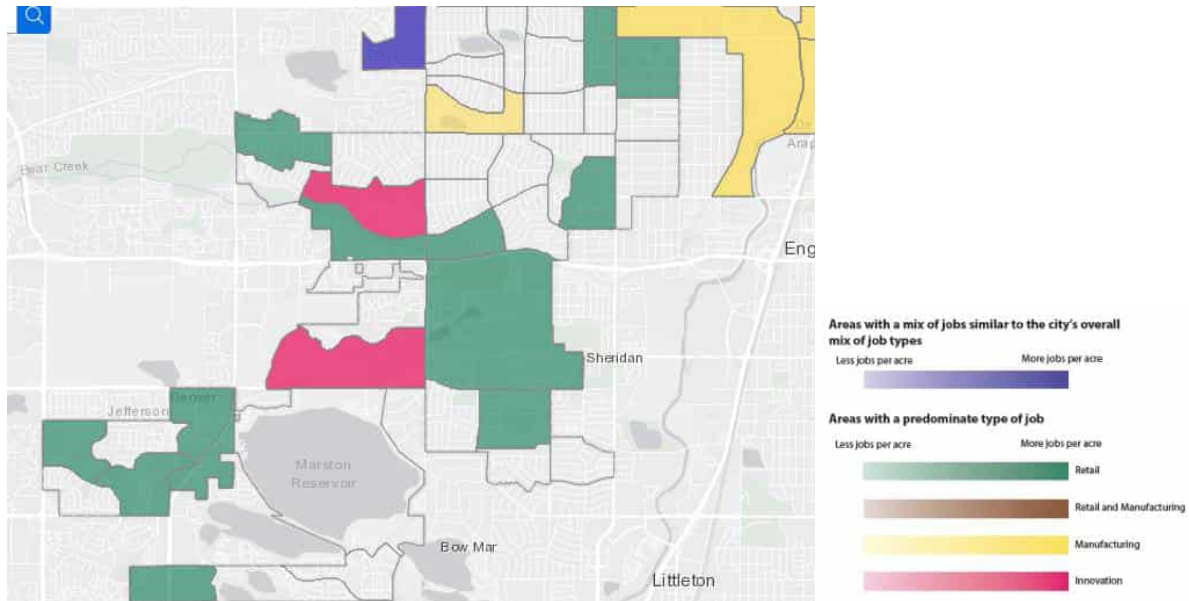


Diversity of housing and jobs captures the city’s vision for complete neighborhoods with equitable access to quality employment options and housing choices that accommodate households of different ages, sizes, and incomes.

Far Southwest has low to moderate housing diversity with scores ranging from 1 to 3 out of 5. The most diverse part of the area is College View – South Platte and then the western portion of the area. Fort Logan and parts of Harvey Park and Harvey Park South are the least diverse.

The proposed rezoning for Far Southwest is a step into implementing the recommendations outlined in the Plan for better design outcomes in centers and corridors. New housing units would be allowed in the proposed zone districts.

Jobs Diversity



Far Southwest has jobs that are mostly skewed towards retail, but the South Platte River area has mostly manufacturing jobs. The areas without color do not have enough jobs to conduct the diversity analysis, which makes up a large portion of the Far Southwest.

The proposed rezoning of the centers and corridor in Far Southwest Denver would bring more commercial uses potentially increasing the job mix in the area. Rezoning several properties in the South Platte River area to I-A will ensure that manufacturing jobs remain in the area. The Former Chapter 59 properties are rezoning into a variety of districts including some mixed use that would allow for a range of jobs.

Far Southwest Area Plan Centers and Corridors

Land Use Policy 1. “In the future, neighborhoods in Far Southwest Denver will be a more vibrant and welcoming community for everyone. Areas along S Federal Boulevard, S Sheridan Boulevard, S Wadsworth Boulevard, and W Evans Avenue, should see new homes, businesses, and places to dine and shop. These areas should grow to offer housing options that suit people at different stages of life and income levels” (p. 24).

- **Strategies B.** “Places to live, work and shop. Far Southwest centers and corridors should feature a mix of residential, commercial and retail spaces on the ground floor and residences above. In other areas, the mix of uses may be spread across separate buildings within the centers and corridors.”
- **Strategy C.** “Evolving Centers. Redevelopment should strike a balance between the present and the future. It should fit in with the current car-focused layout while also preparing for nearby areas to become more walkable and community-friendly over time. Some centers may be completely rebuilt.

Others may change gradually, such as by turning surface parking lots into new buildings or public spaces.”

Land Use Policy 2. “Far Southwest centers and corridors should be lively, well-connected, and easy to get around. These areas should act as community hubs – places where people can walk safely, access a variety of services, and use different transportation options. Buildings and public spaces should feel welcoming and encourage people to interact, express culture, and feel a sense of belonging” (p. 25).

- **Strategy A.** “Welcoming Design: Buildings and sites should feel comfortable and inviting.”
 - “A mix of building heights and sizes adds visual interest and openness, allowing sunlight to reach the streets and supporting businesses of various scales. Designing elements like building shape, architectural details, and transparent facades help soften the impact of larger structures and make the streetscape more engaging and welcoming.”
 - “Auto-oriented buildings, like drive-thrus should be avoided on S Sheridan Boulevard, South Federal Boulevard, and W Evans Avenue.”
- **Strategy B.** “Pedestrian-Friendly Layout: Thoughtful building placement and massing strategies can enhance the pedestrian experience and contribute to a more inviting streetscape.”
 - “Buildings can be set back slightly to allow for landscaping or outdoor seating, helping them feel less imposing to people walking by.”
 - “Ground floor shops and businesses may be closer to the sidewalk, while upper floors can be stepped back to create a more open feel.”
- **Strategy C.** “Easy Access for Everyone: Community and regional centers should be reachable by walking, biking, transit, and driving.”
 - “Parking should be easy to find but placed in garages, on the street, or behind buildings to reduce visual clutter.”
 - “When possible, primary entrances of buildings should face pedestrian-friendly streets, parks or plazas – not busy roads. Secondary entrances may face busier roads.”

The development standards found within the S-MX-A and S-MX-3 zone districts implement many of the strategies called for in Land Use Policies 1 and 2. The proposed zone districts standards will promote a mix of uses and pedestrian-friendly frontages.

Federal Land Use Policy 1. Land uses along Federal Boulevard should support future BRT service” (p. 68).

- **Strategy A.** “This corridor should feature a diverse mix of residential and commercial uses at transit-supportive densities, permitting buildings up to five stories in height.”
- **Strategy B.** “Buildings and site design along Federal Boulevard should reflect a transit-supportive development pattern with structures fronting the streets and parking located behind buildings.”
- **Strategy C.** “Former Chapter 59 zone districts should be updated to the current Denver Zoning Code, which better supports transit use.”

- **Strategy D.** "Auto-oriented building forms, such as drive-through establishment, should be limited along Federal."
- **Strategy E.** "Manage vehicle access from Federal to adjacent properties to improve traffic flow and transit operations. Encourage access from side streets or back alleys when possible."

The proposed rezoning along Federal will implement the plan guidance because the S-MX-A zone districts, which prohibit drive-thrus and parking between the building and street. It will also rezone Former Chapter 59 properties along the corridor into the Denver Zoning Code.

College View Policy 2. "Properties on Evans Avenue will include housing, community-serving uses, and employers that are well integrated into the multi-modal corridor" (p. 92)

- **Strategy A.** "The non-industrial areas of W Evans west of S Pecos should include a mix of housing, retail, and commercial uses, generally up to a maximum of five stories tall."
- **Strategy C.** "In the commercial areas west of Raritan St. parking should be provided behind buildings that front Evans Avenue. This can be supported through shared access between adjacent properties."

The S-MX-A series is proposed along Evans Avenue and will implement the adopted plan guidance because it will allow for a variety of uses and require parking to be located behind the building

Bear Valley Shopping Center Focus Area Vision. "The Bear Valley Shopping Center will evolve into a vibrant, welcoming hub for the local community, offering a diverse mix of businesses, green spaces, and pedestrian-friendly areas. The center will prioritize sustainability, connectivity, and a design that fosters community engagement while ensuring the area is accessible and attractive for everyone" (p. 109).

- **Strategy B.** "A Diverse Mix of Businesses: The shopping center will host a variety of businesses, from larger anchor stores like grocery stores and key retailers that attract shoppers from nearby areas, to smaller, local shops that serve the day-to-day needs of residents. This mix will help create a lively, sustainable commercial space that draws both locals and visitors, making the shopping center a central destination in the community."
- **Strategy C.** "Engaging and Attractive Design: The design will feature a variety of building sizes and styles, creating a visually dynamic and engaging environment. The shopping center will encourage people to explore with ground-floor spaces for retail, dining, and community activities that interact directly with pedestrians. Larger buildings will be designed to avoid a monotonous look by incorporating design elements like balconies, step-downs, and different materials. Surface parking will be located behind buildings, ensuring a pedestrian-friendly and welcoming atmosphere."

The Bear Valley Shopping Center is proposed to be rezoned to S-MX-3A, which allows for a variety of uses including large anchor stores and retail businesses, and it will ensure a pedestrian-friendly atmosphere by requiring parking to be located behind buildings furthering the above strategies.

South Wadsworth Focus Area Vision. "The area along S Wadsworth Boulevard will become a vibrant, mixed-use destination that blends commercial spaces with residential areas in a way that is convenient, accessible, and welcoming to all. The goal is to create a balanced environment where people can shop, live, and gather, while ensuring the area remains easily accessible by car and retains key large-scale retain businesses" (p. 127).

- **Strategy B.** “Horizontal Mixed-Use Development: Future developments will focus on horizontal mix of retail and residential spaces. Retail uses will be concentrated in specific commercial nodes along Wadsworth, ensuring these areas remain accessible by car while promoting walkability in nearby spaces for daily needs.”
- **Strategy C.** “Infill Development on Large Surface Parking Lots: Large surface parking lots represent opportunities for incremental development – adding new retail, residential, and community spaces. This can help activate the area, reduce the reliance on parking lots, and make the neighborhood more vibrant and walkable.”

South Wadsworth is proposed to be rezoned from the Former Chapter 59 and S-CC-3x to S-MX-3, which will promote better design standards while also ensuring the area easily accessible by car.

Industrial Areas

Land Use Policy 6. “The industrial districts should support new and existing businesses and ensure they are part of a healthy community” (p. 29).

- **Strategy B.** “Value Manufacturing Areas: These areas should focus on light industrial and manufacturing uses, with limited commercial and no residential. The design should meet industrial needs while also improving the experience for visitors through better streets and landscaping.”
 - “Light industrial should continue to be the main focus. Commercial uses may be allowed along edges of industrial place types, particularly near the South Platte River and Evans Avenue. Other flexible uses should be allowed to help businesses grow and adapt.”

There are several properties in the South Platte Industrial area that have industrial flex zoning, which allows for residential uses. The area is designated as Value Manufacturing, which recommends no residential uses so this area will be rezoned to I-A to ensure manufacturing and warehousing uses can continue.

Park Property

Quality of Life Policy 1. “Parks and recreation centers in Far Southwest should be easy for everyone to reach and designed to meet the needs of all residents” (p. 52).

Rezoning the Union & Dudley Park from single unit residential to public parks and open space will ensure this area remains a park well into the future.

Public Interest

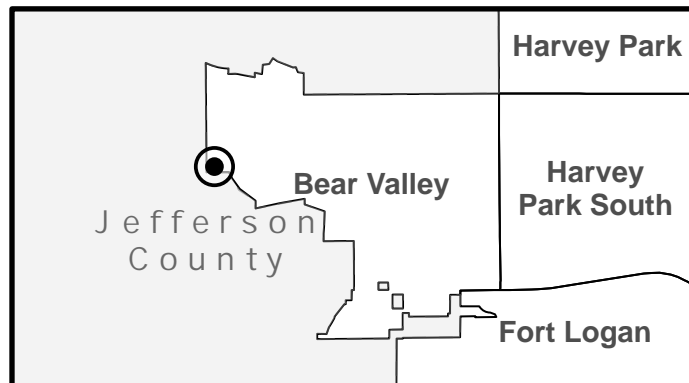
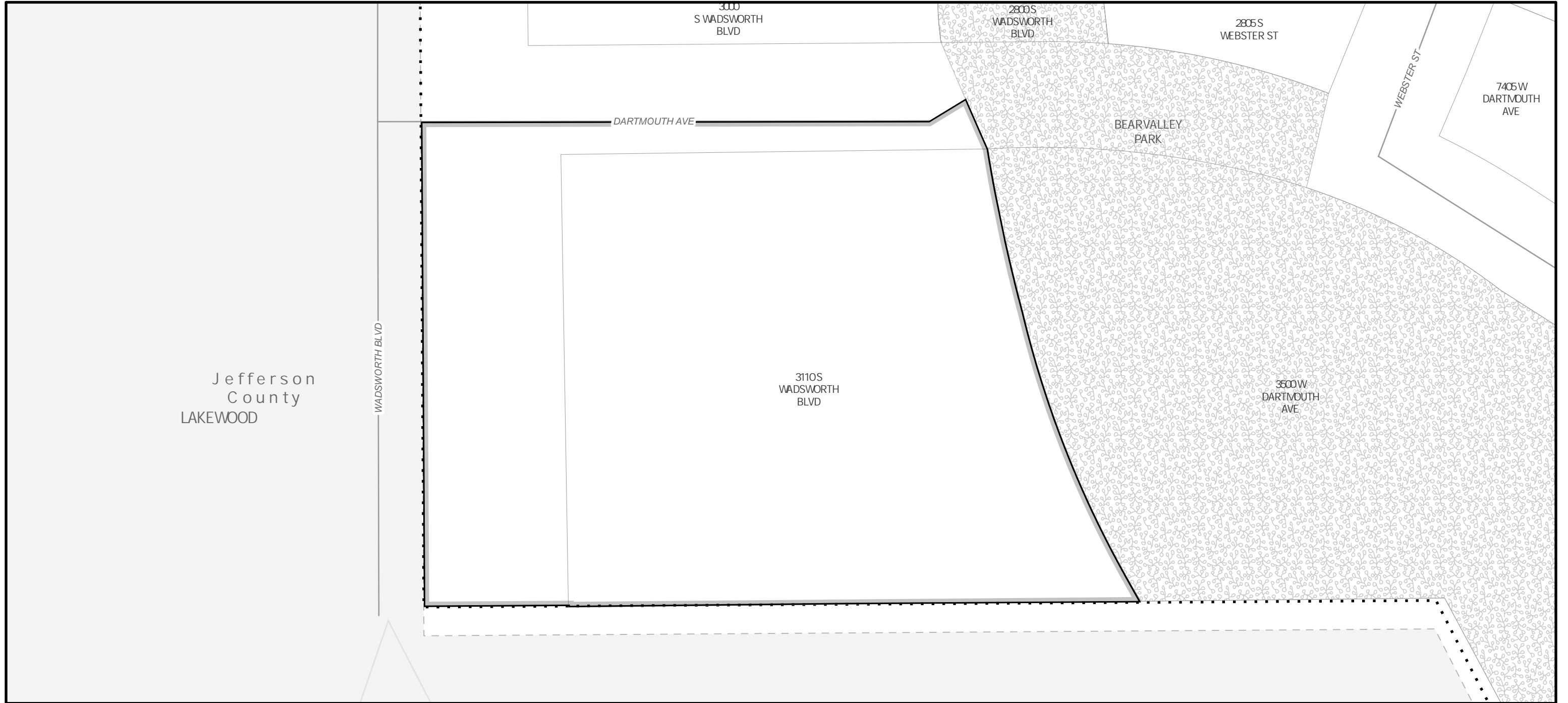
The proposed official map amendment furthers the public interest of the City because it directly implements adopted policy from *Comprehensive Plan 2040*, *Blueprint Denver*, and the *Far Southwest Area Plan*. Additionally, mapping the suburban mixed-use A series along centers and corridors will ensure any new development will promote a more walkable Far Southwest by prohibiting the drive-thru building forms and parking between the building and primary street. Better design along the centers and corridors can promote a pedestrian-friendly environment, which will encourage more people to walk for their daily needs, which may lead to improved physical healthy for the area. Additionally, rezoning the industrial flex properties to no longer allow residential uses will help warehousing and manufacturing employment opportunities remain in the South Platte Industrial Area. Finally, rezoning the one park property to the public open space district will ensure it remains an accessible park for nearby residents.








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

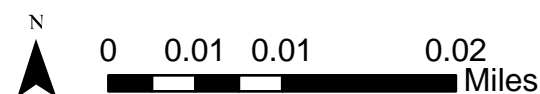
The proposed rezoning is consistent with the neighborhood context description, zone district purpose and intent statements in the proposed rezoning. The DZC neighborhood contexts of the proposed districts are consistent with the context recommendations of Blueprint and the Far Southwest Area Plan as described in the plan consistency section above. Similarly, the zone district purpose and intent statements further plan guidance, including use, form, and height recommendations. The proposed districts are intended to provide a mix of uses and forms scaled to the district, which varies from residential uses and forms for properties with residential plan guidance to mixed uses and pedestrian-friendly building forms in the centers and corridors.

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

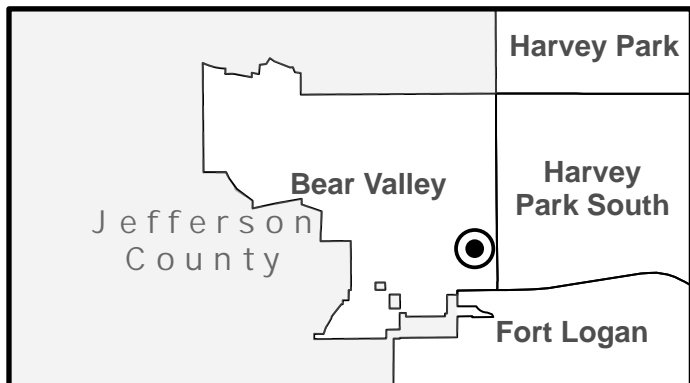
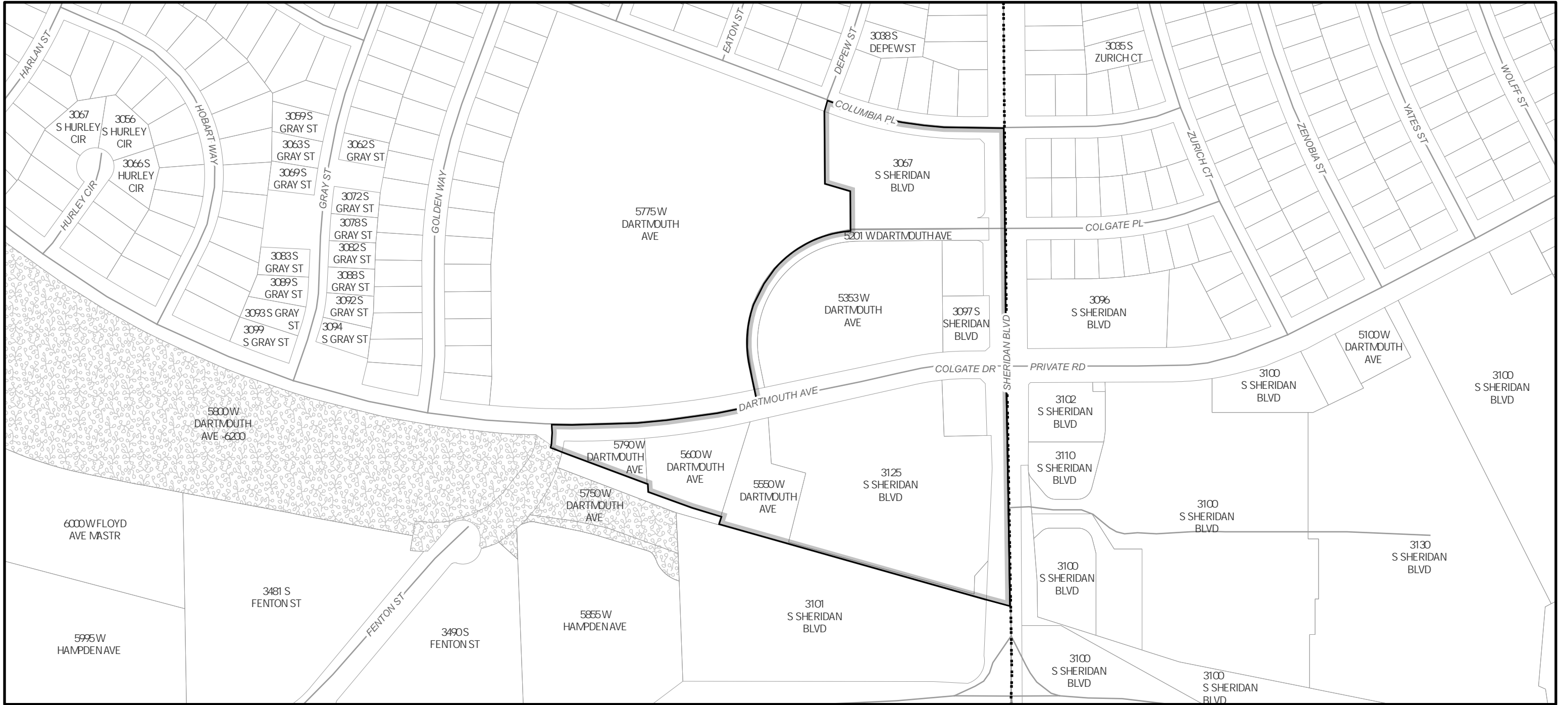









Neighborhood
Bear Valley

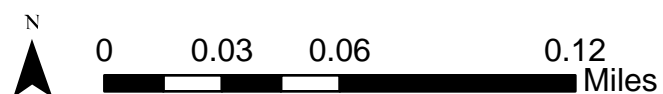
Zoning Change
2.51 acres
From S-CC-3X
To S-MX-3

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
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Neighborhood
Bear Valley

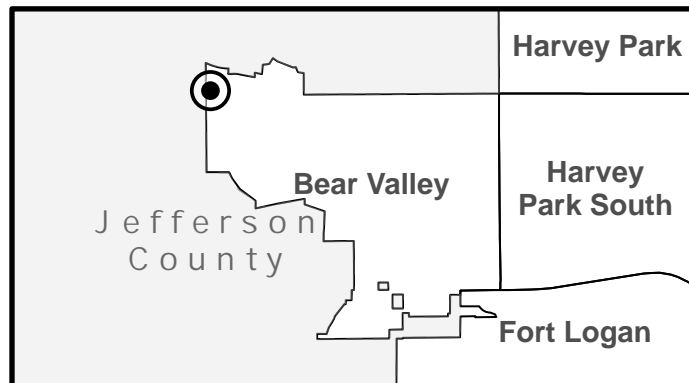
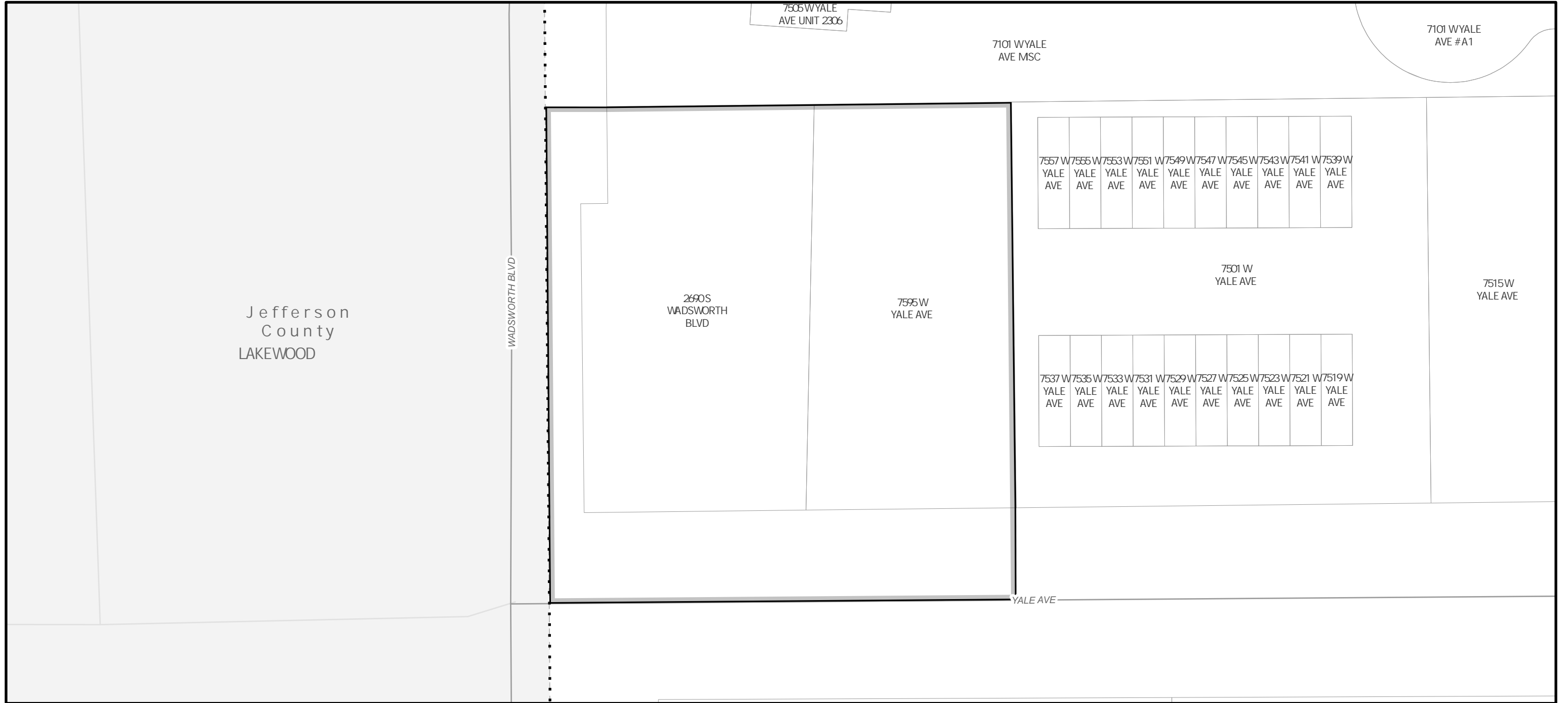
Zoning Change
19.30 acres








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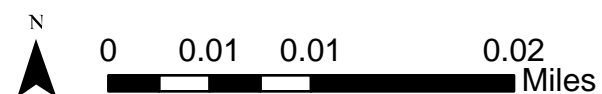
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

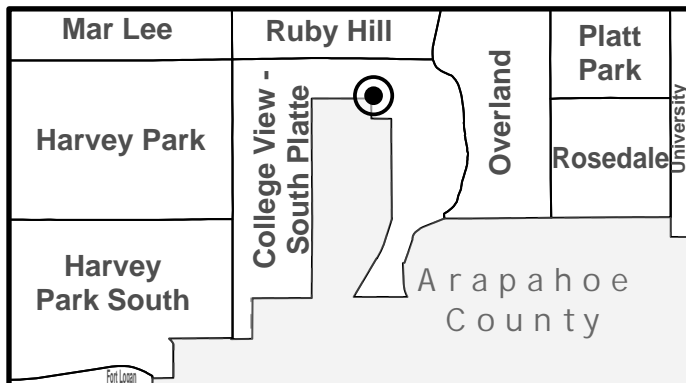









Neighborhood
Bear Valley

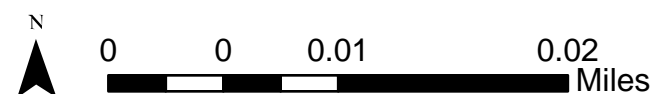
Zoning Change
1.42 acres
From S-CC-3X
To S-MX-3

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood

College View - South Platte

Zoning Change

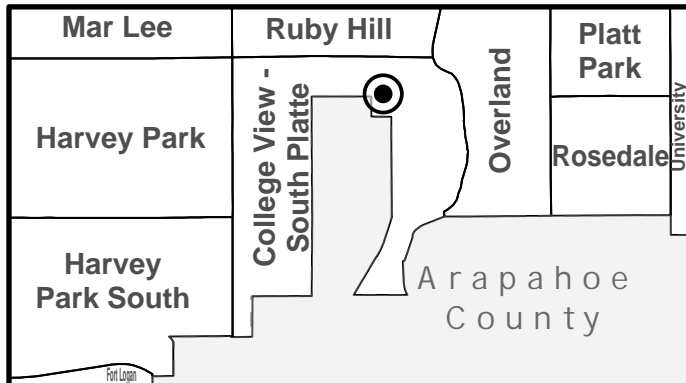
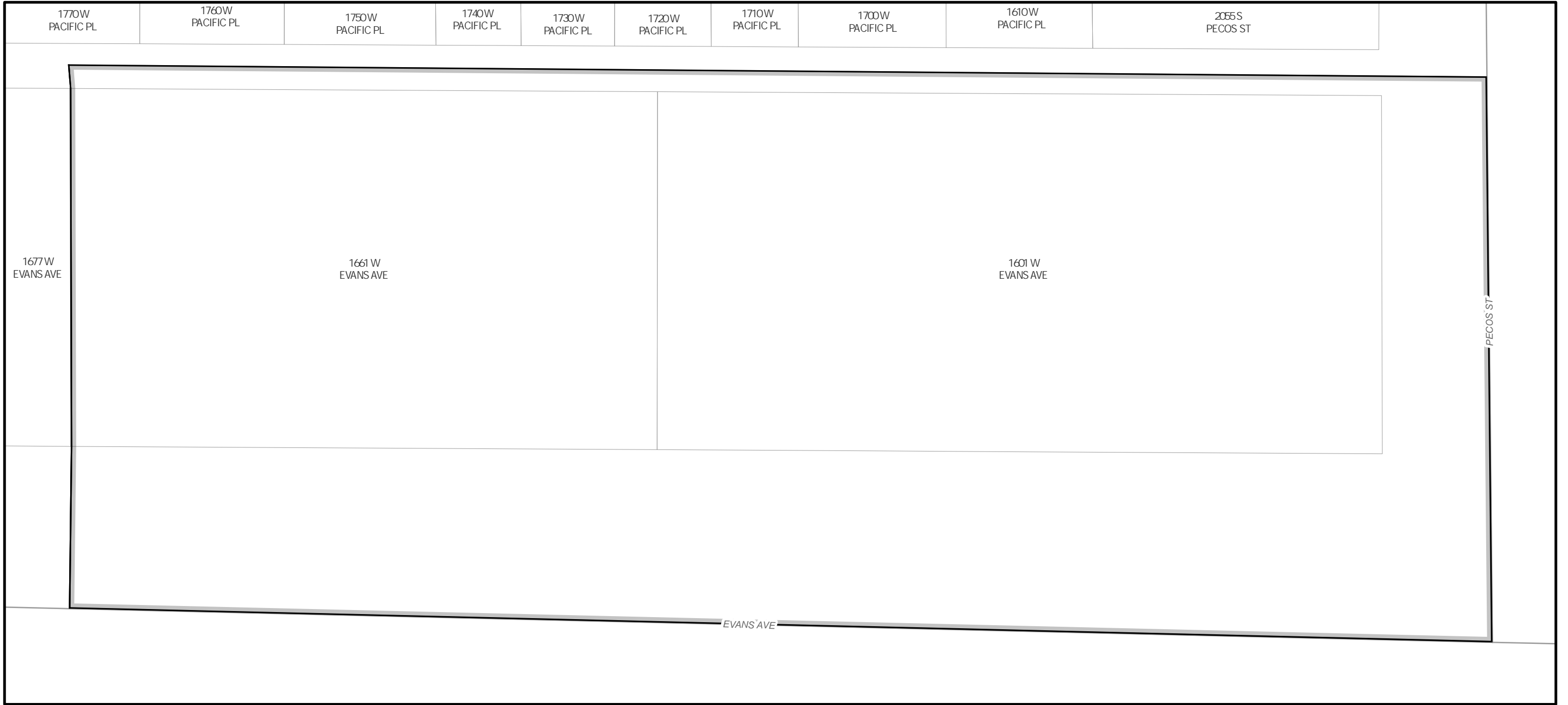
0.62 acres








From S-CC-3 UO-1 UO-2

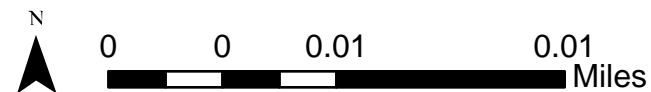
To S-MX-3A UO-1 UO-2

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

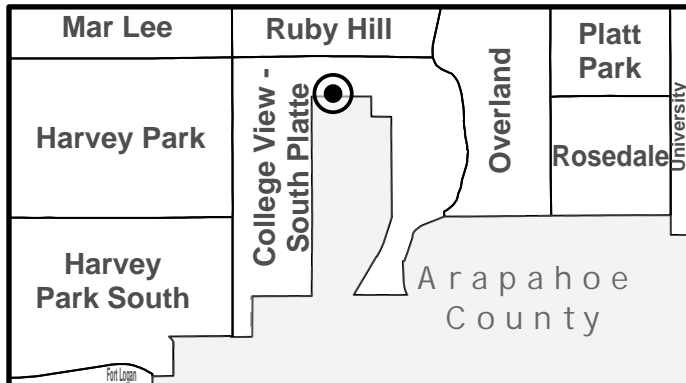
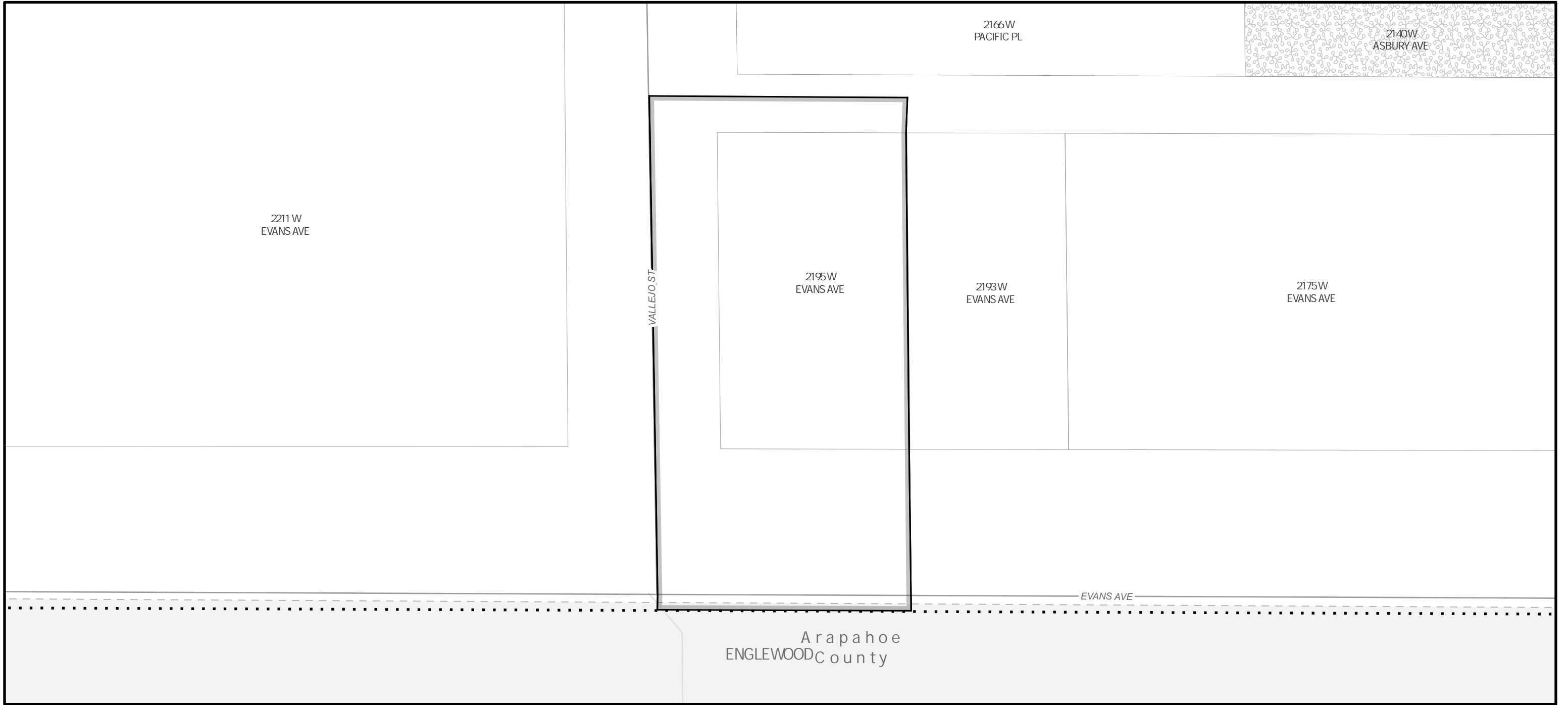









Neighborhood
College View - South Platte

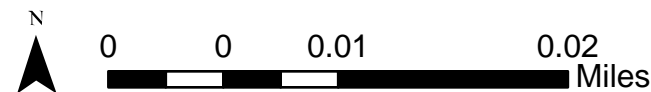
Zoning Change
2.14 acres
From S-CC-3 UO-1 UO-2
To S-MX-3A UO-1

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood

College View - South Platte

Zoning Change

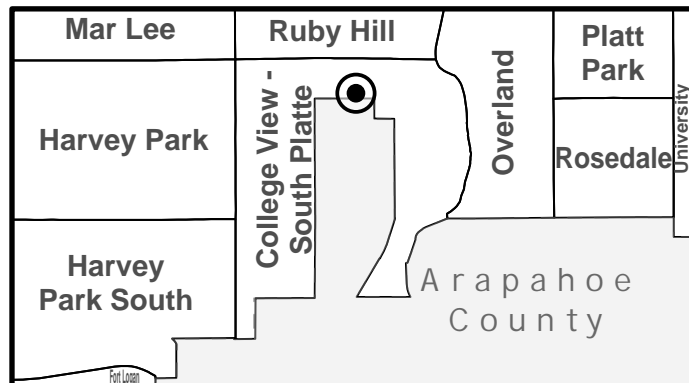
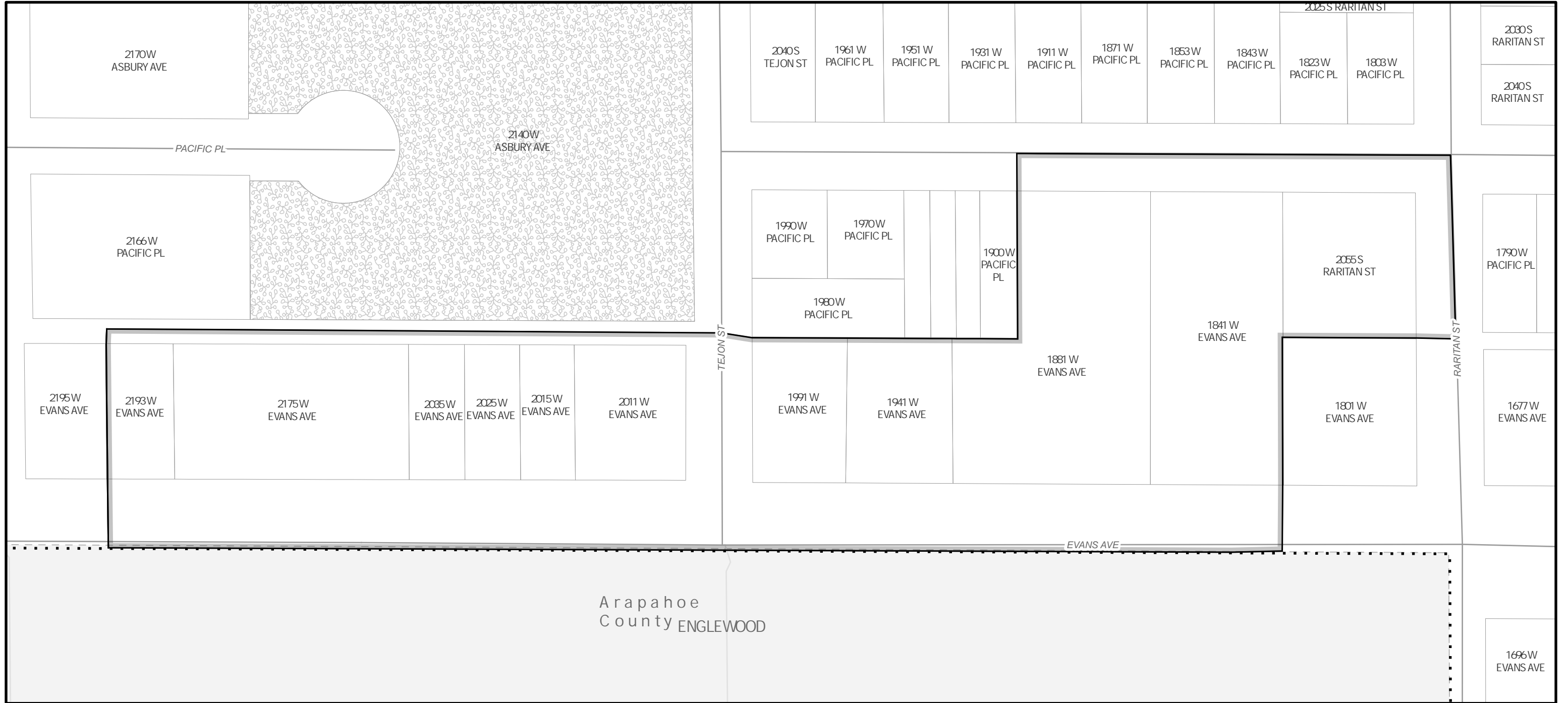
0.45 acres








From S-CC-3 UO-1 UO-2

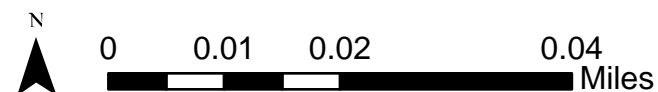
To S-MX-3A UO-1 UO-2

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

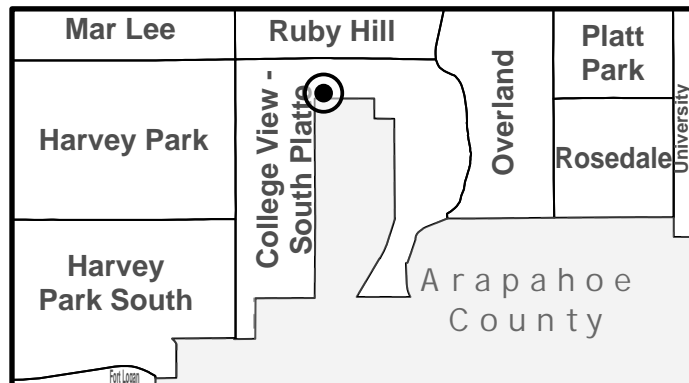
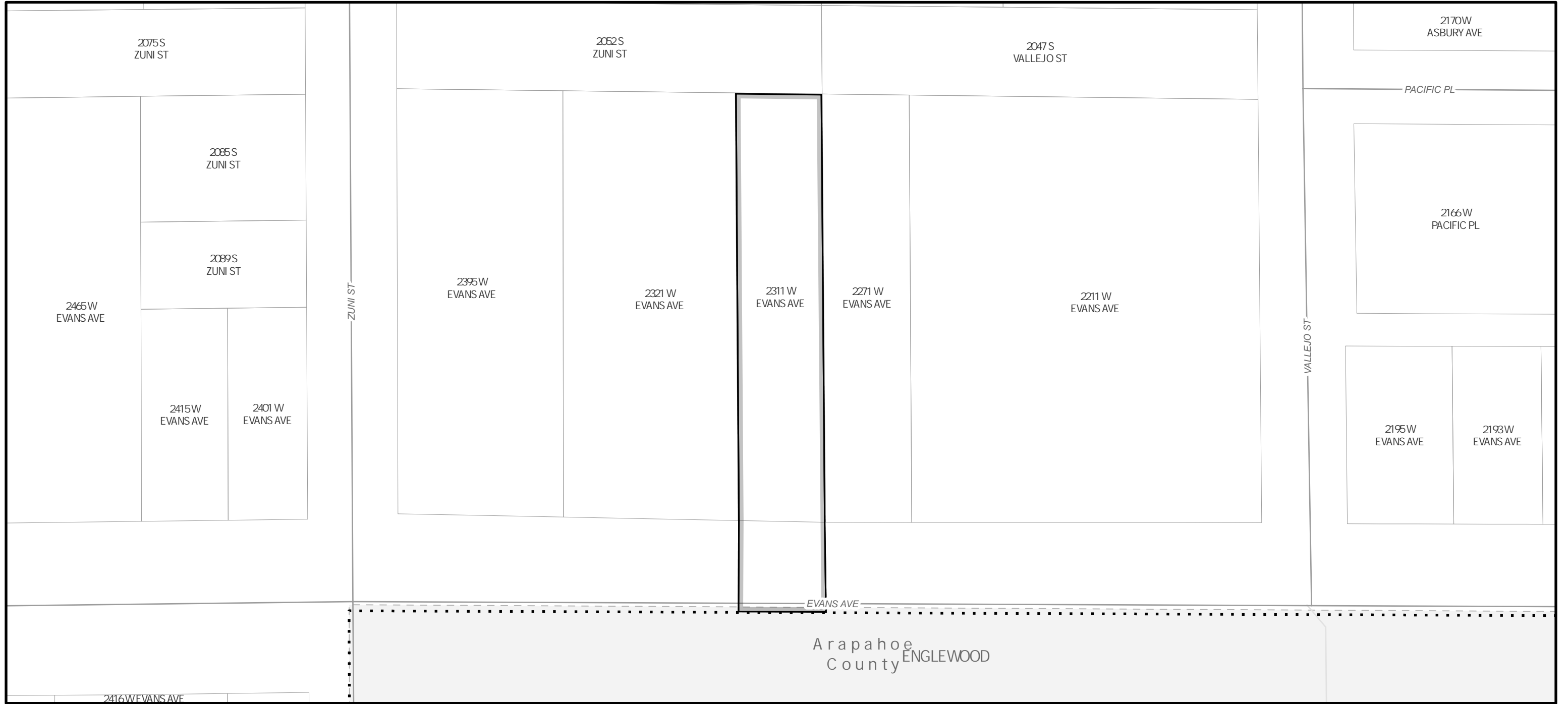









Neighborhood
College View - South Platte

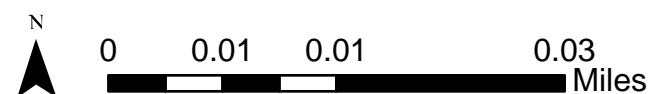
Zoning Change
6.28 acres
From S-CC-3 UO-1 UO-2
To S-MX-3A UO-1

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

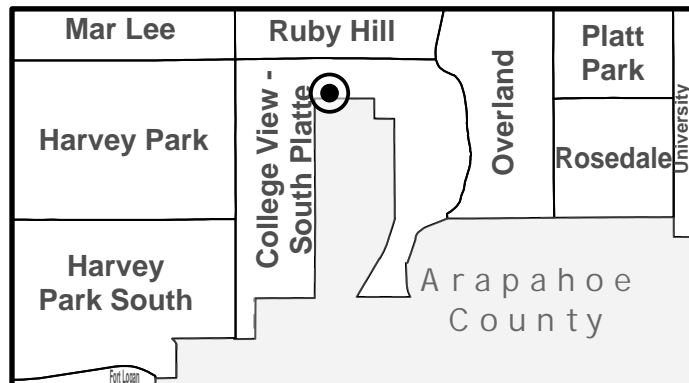
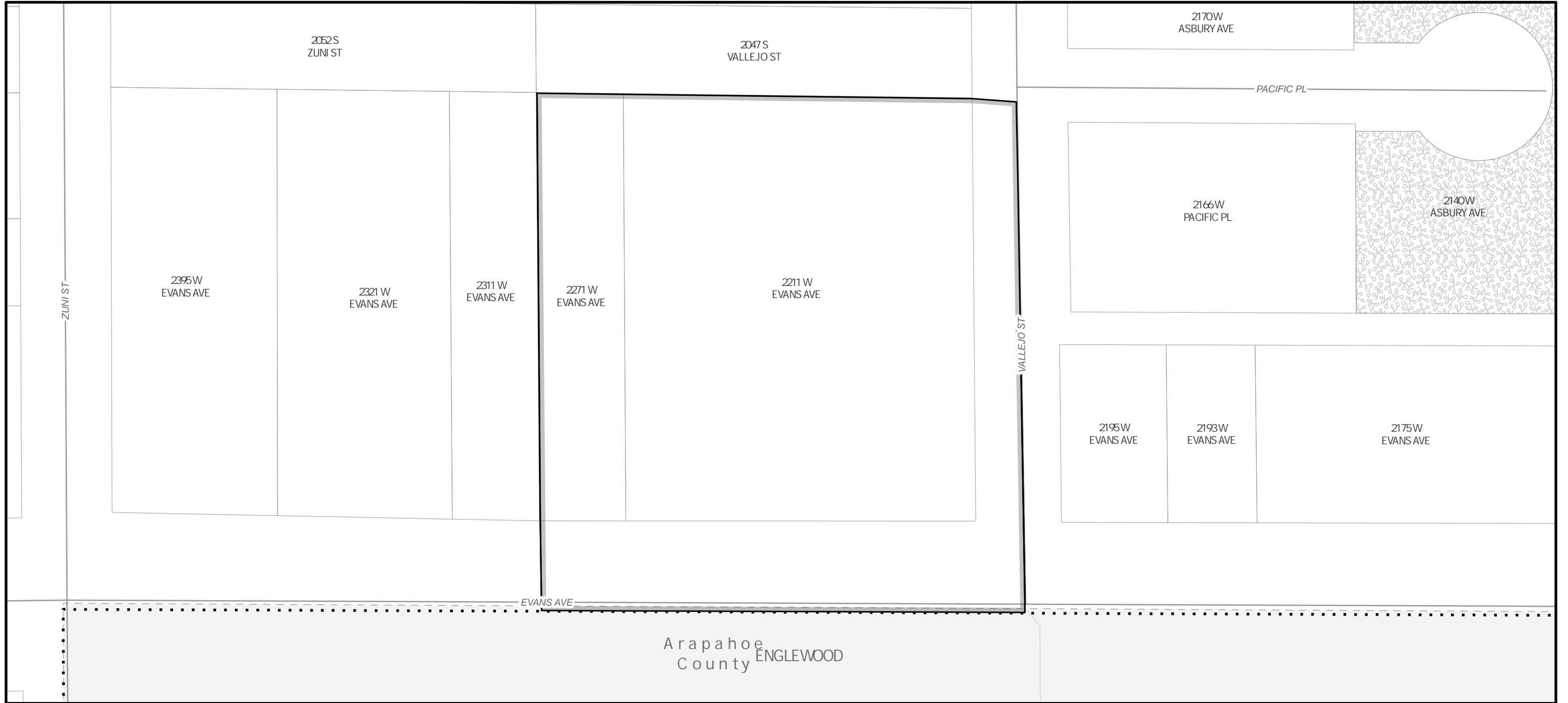









Neighborhood
College View - South Platte

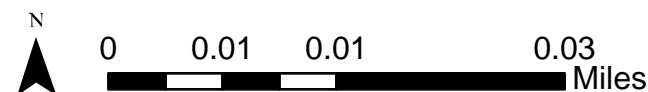
Zoning Change
0.49 acres
From S-CC-3 UO-1 UO-2
To S-MX-3A UO-1 UO-2

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

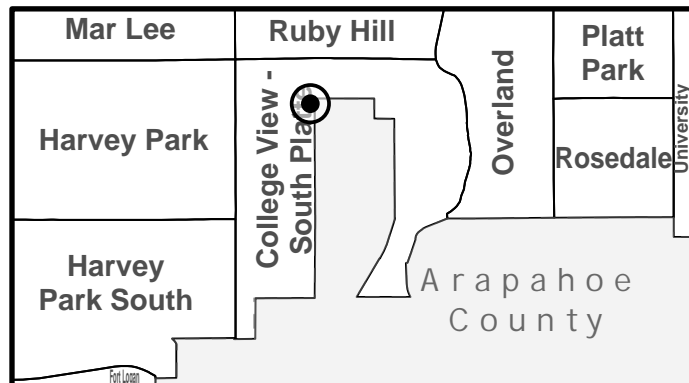
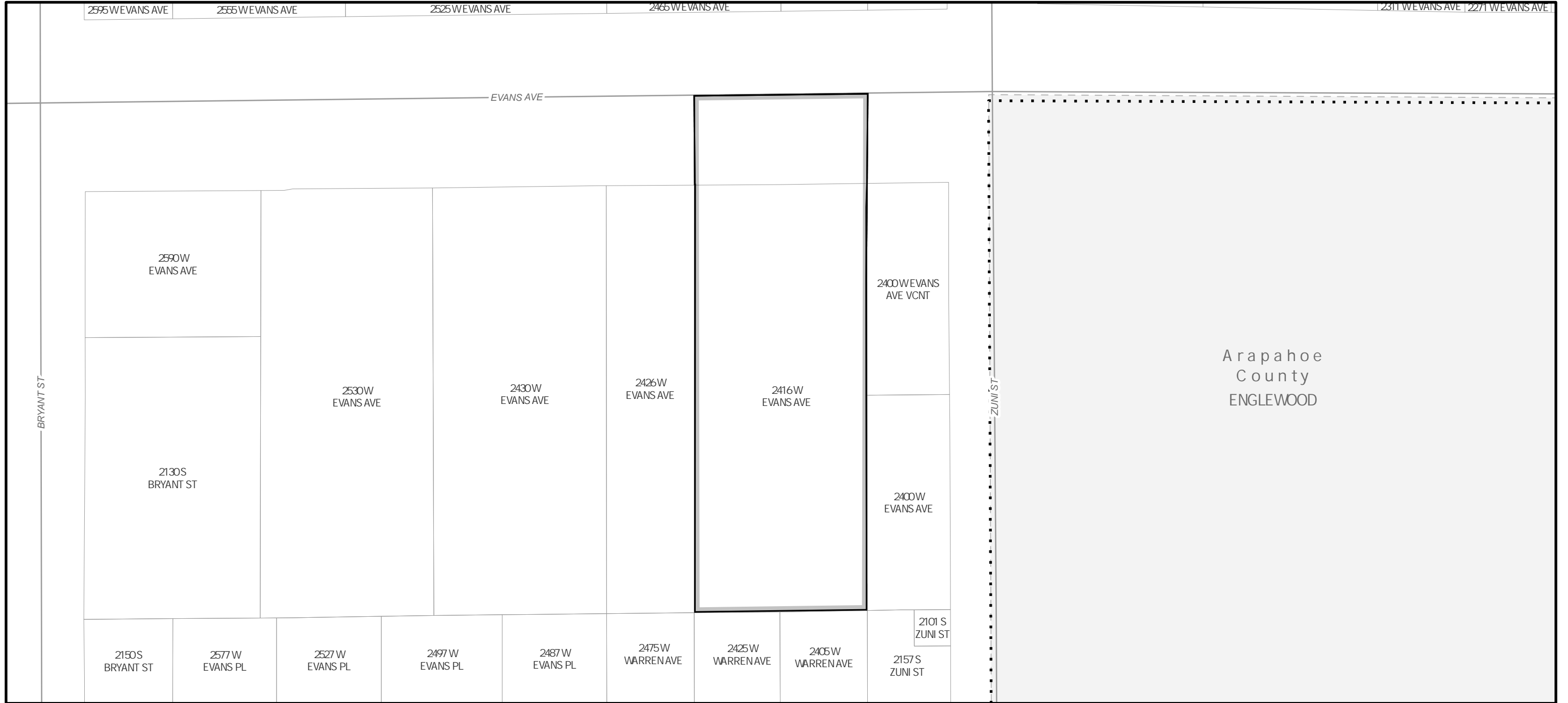









Neighborhood
College View - South Platte

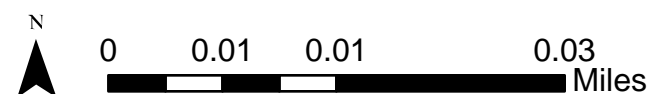
Zoning Change
2.71 acres
From S-CC-3 UO-1 UO-2
To S-MX-3A UO-1

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

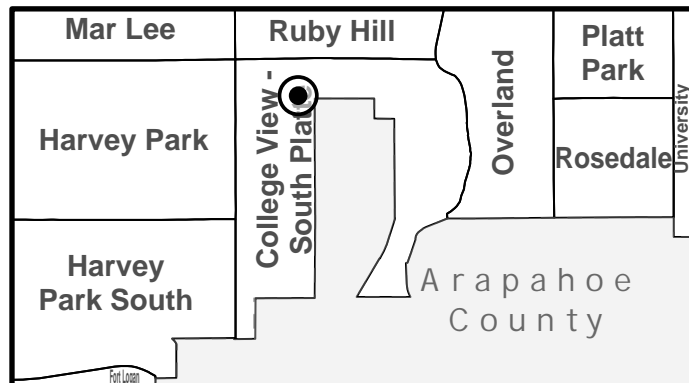
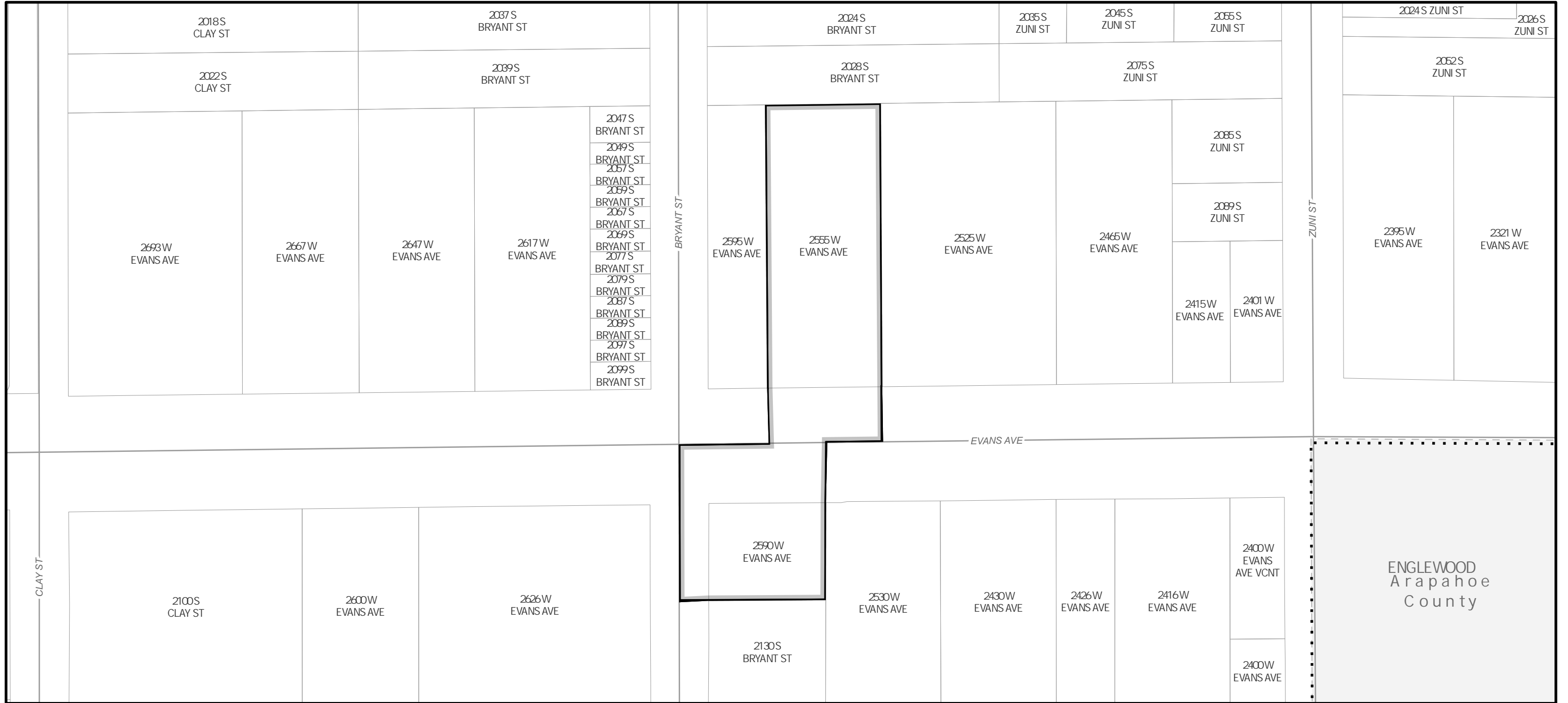









Neighborhood
College View - South Platte

Zoning Change
0.97 acres
From S-CC-3 UO-1 UO-2
To S-MX-3A UO-1 UO-2

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

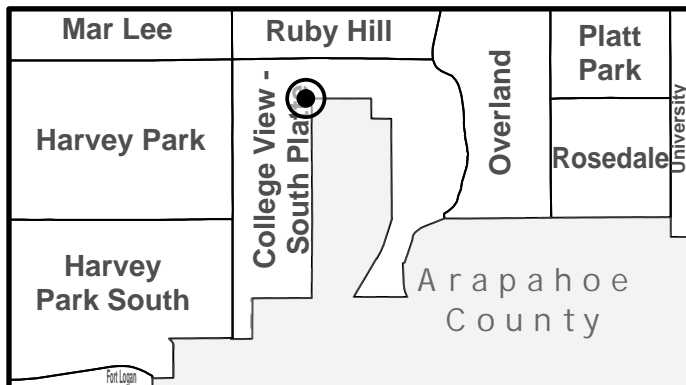
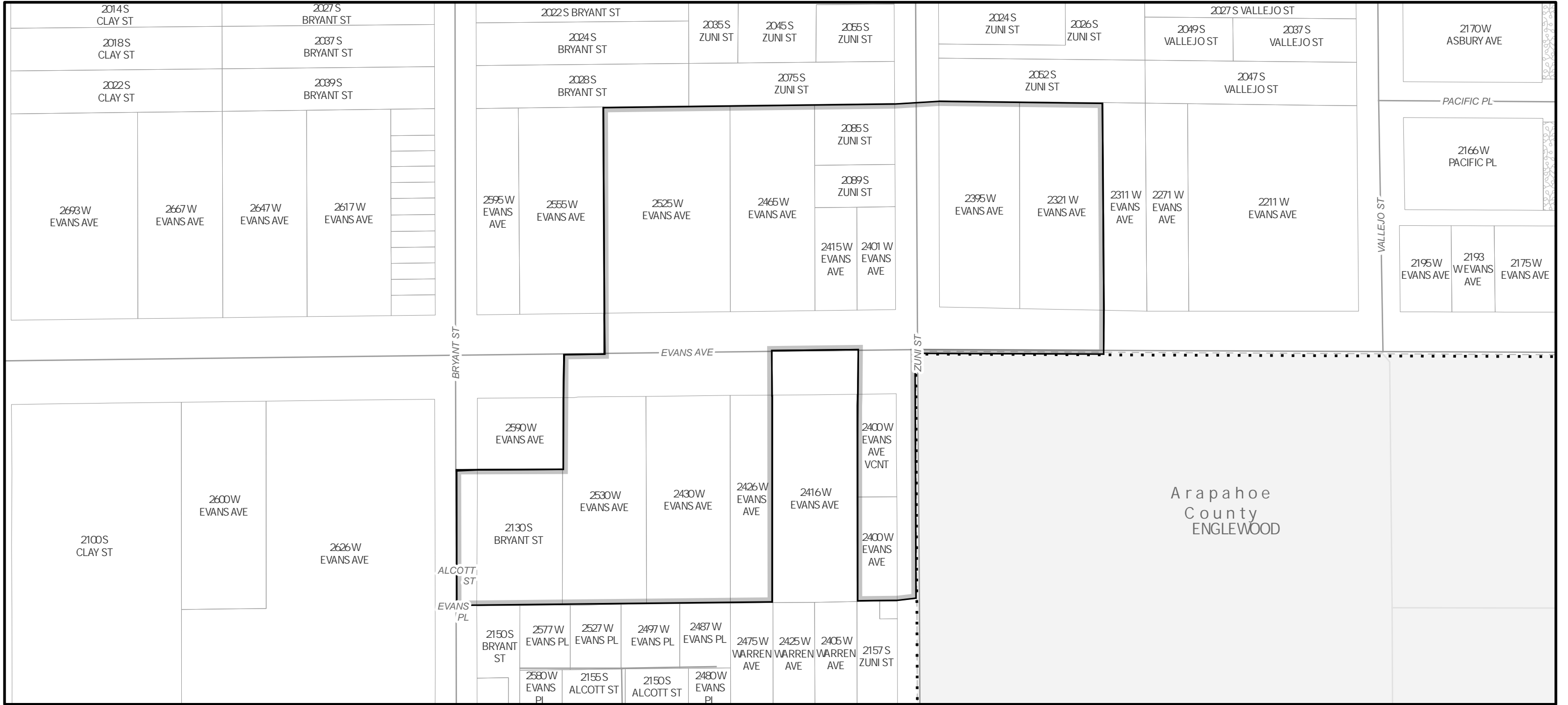









Neighborhood
College View - South Platte

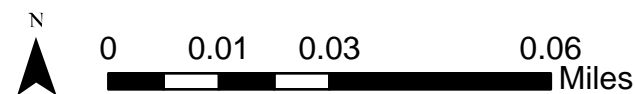
Zoning Change
1.52 acres
From S-CC-3 UO-1 UO-2
To S-MX-3A UO-1 UO-2

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

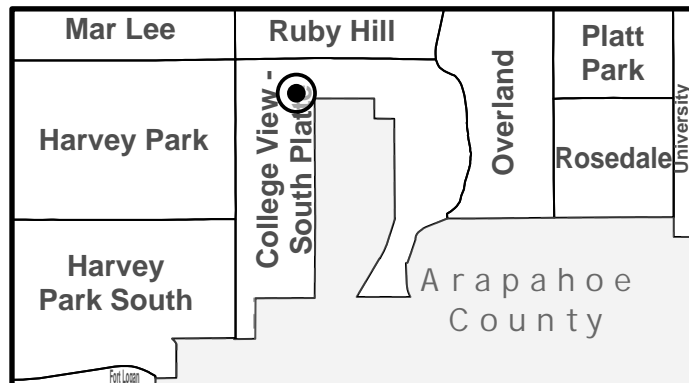
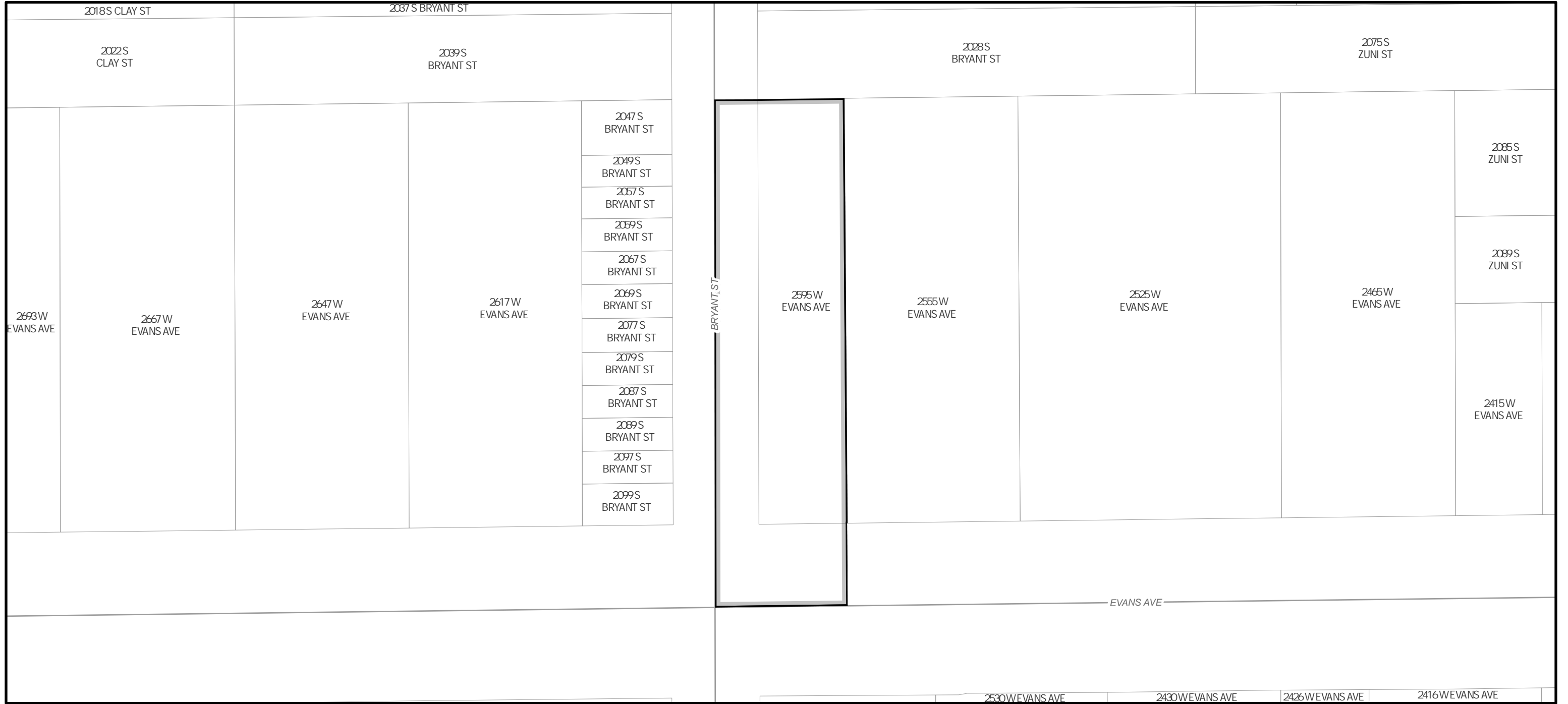









Neighborhood
College View - South Platte

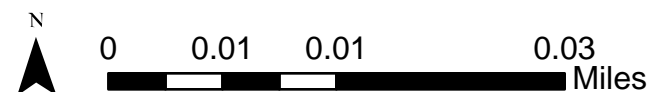
Zoning Change
9.55 acres
From S-CC-3 UO-1 UO-2
To S-MX-3A UO-1

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

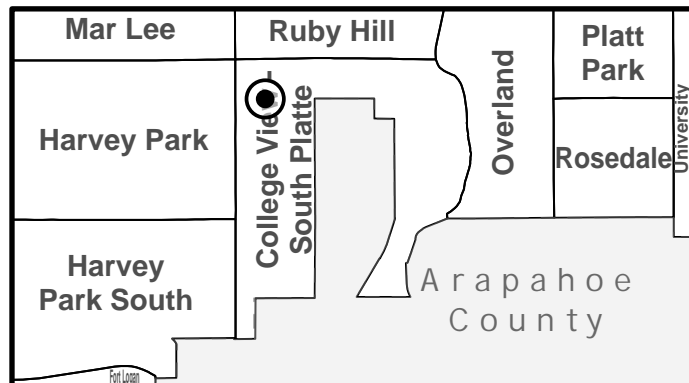
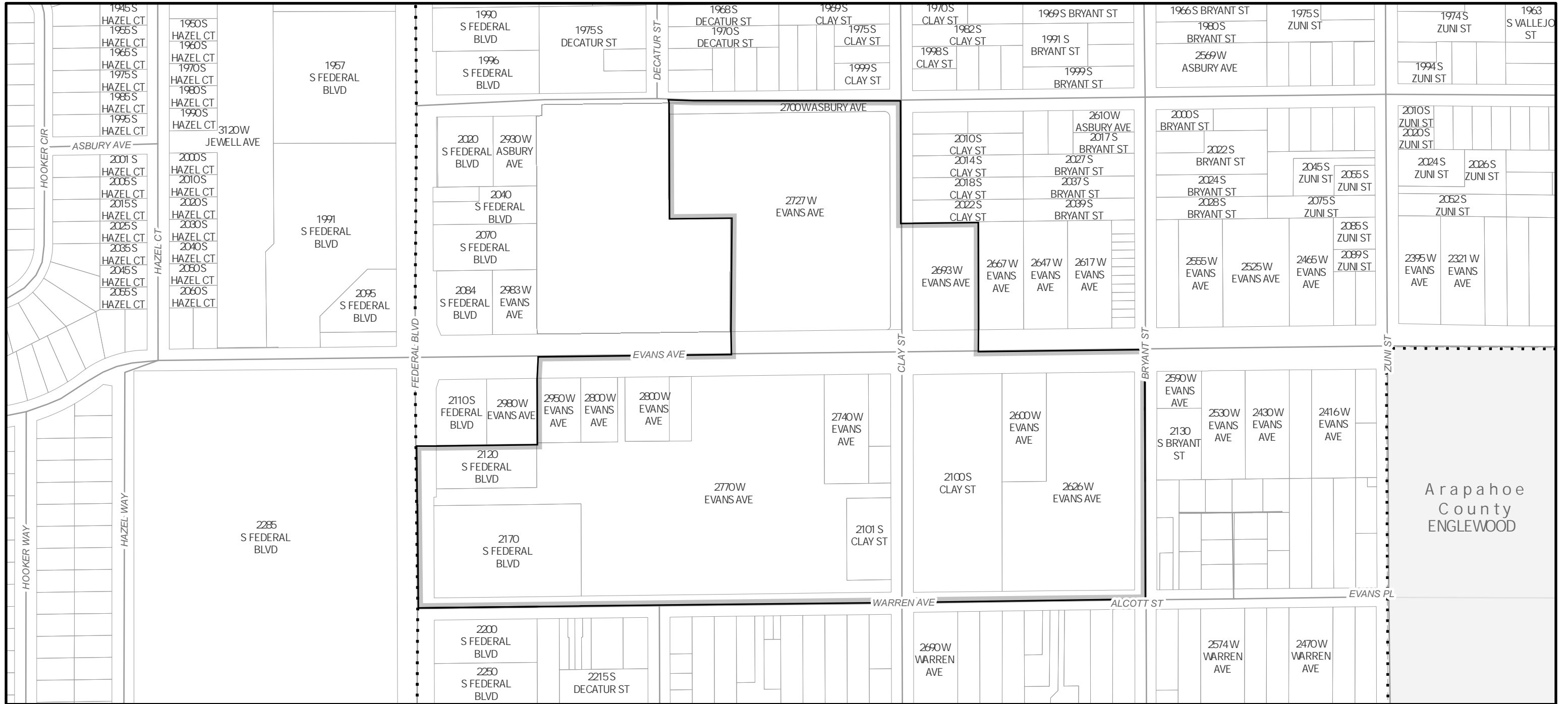









Neighborhood
College View - South Platte

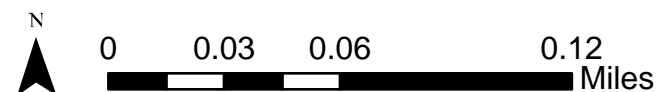
Zoning Change
0.73 acres
From S-CC-3 UO-1 UO-2
To S-MX-3A UO-1

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood
College View - South Platte

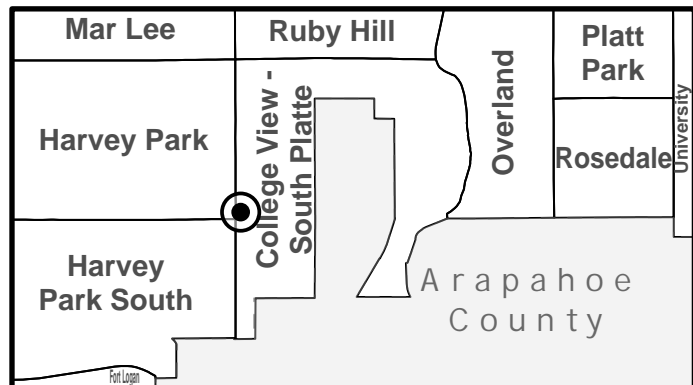
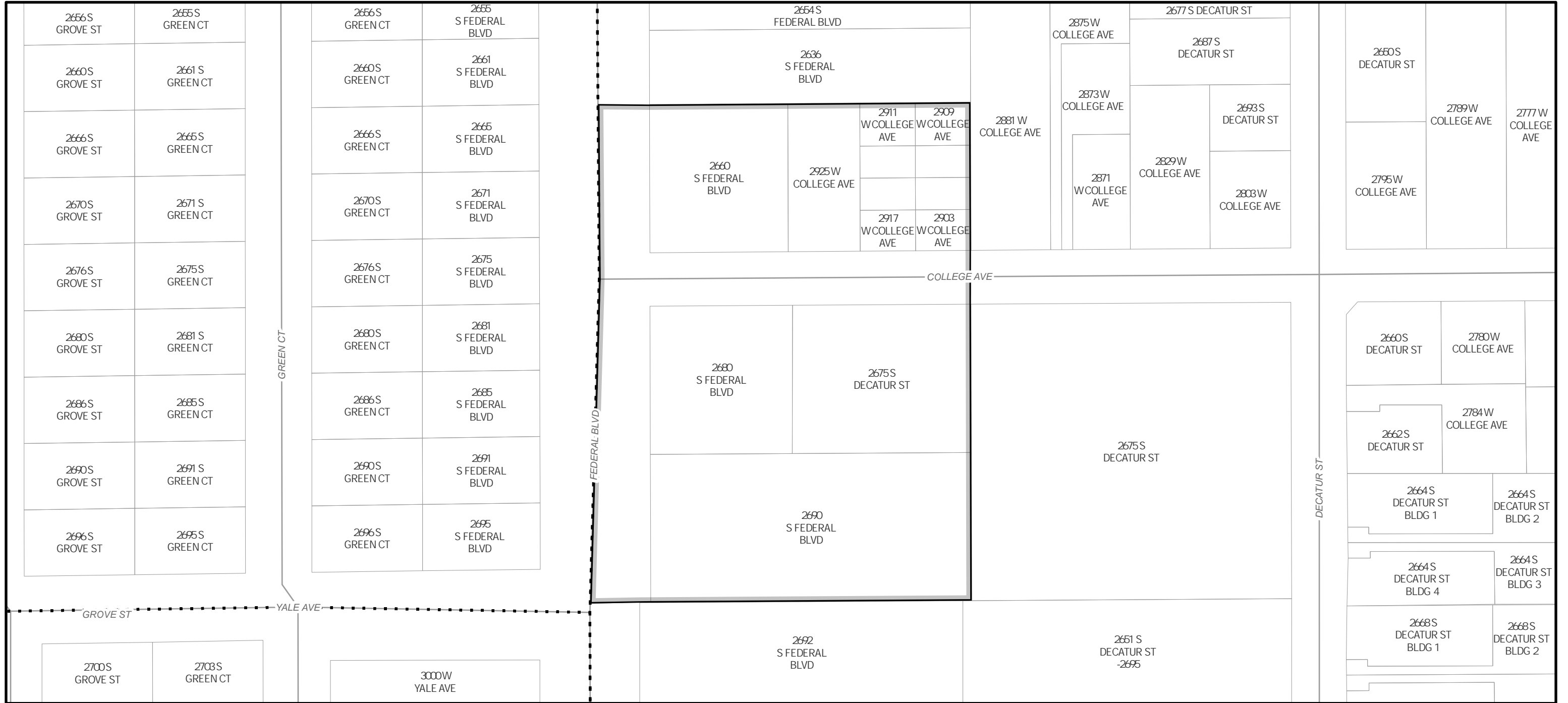
Zoning Change
39.33 acres








From B-3, S-MX-3, B-4 UO-1 UO-2
WAIVERS CONDITIONS

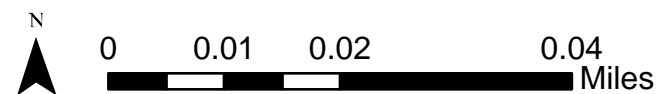
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

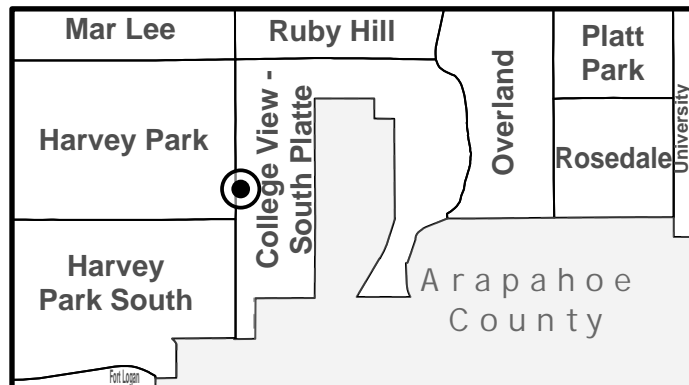
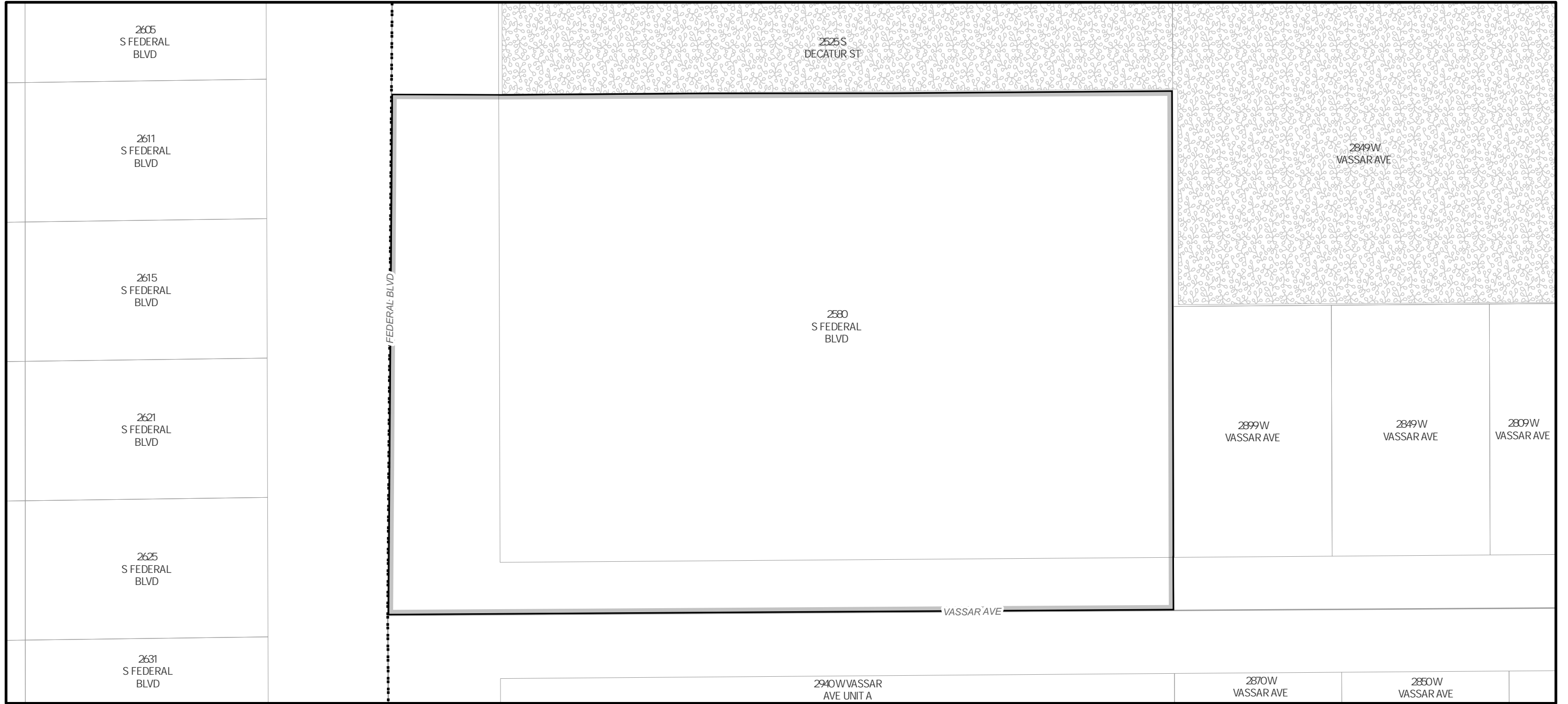









Neighborhood
College View - South Platte

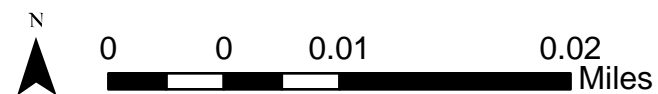
Zoning Change
3.54 acres
From B-2, S-MX-3
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

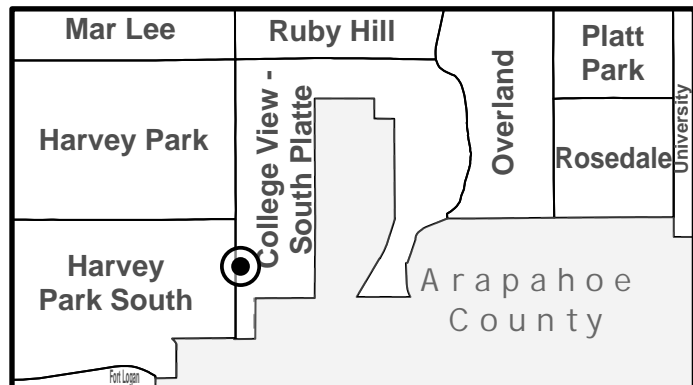
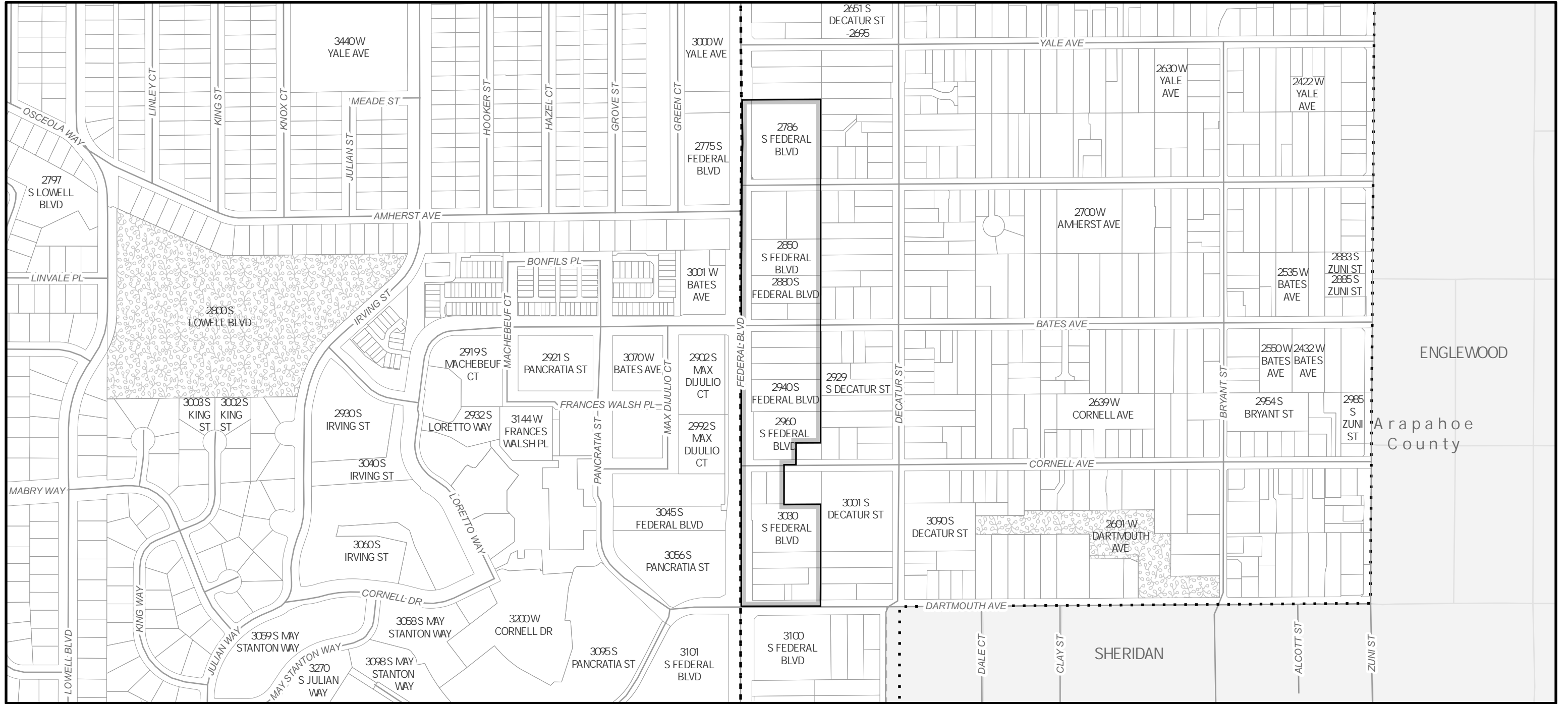









Neighborhood
College View - South Platte

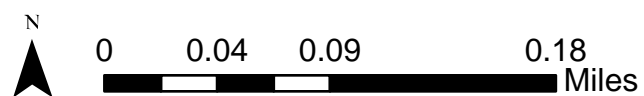
Zoning Change
1.75 acres
From S-MX-3
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

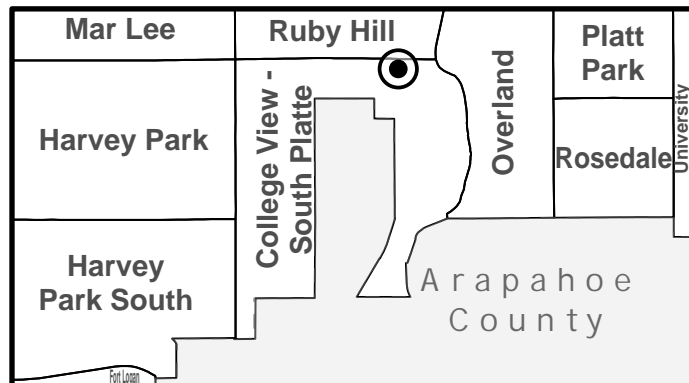
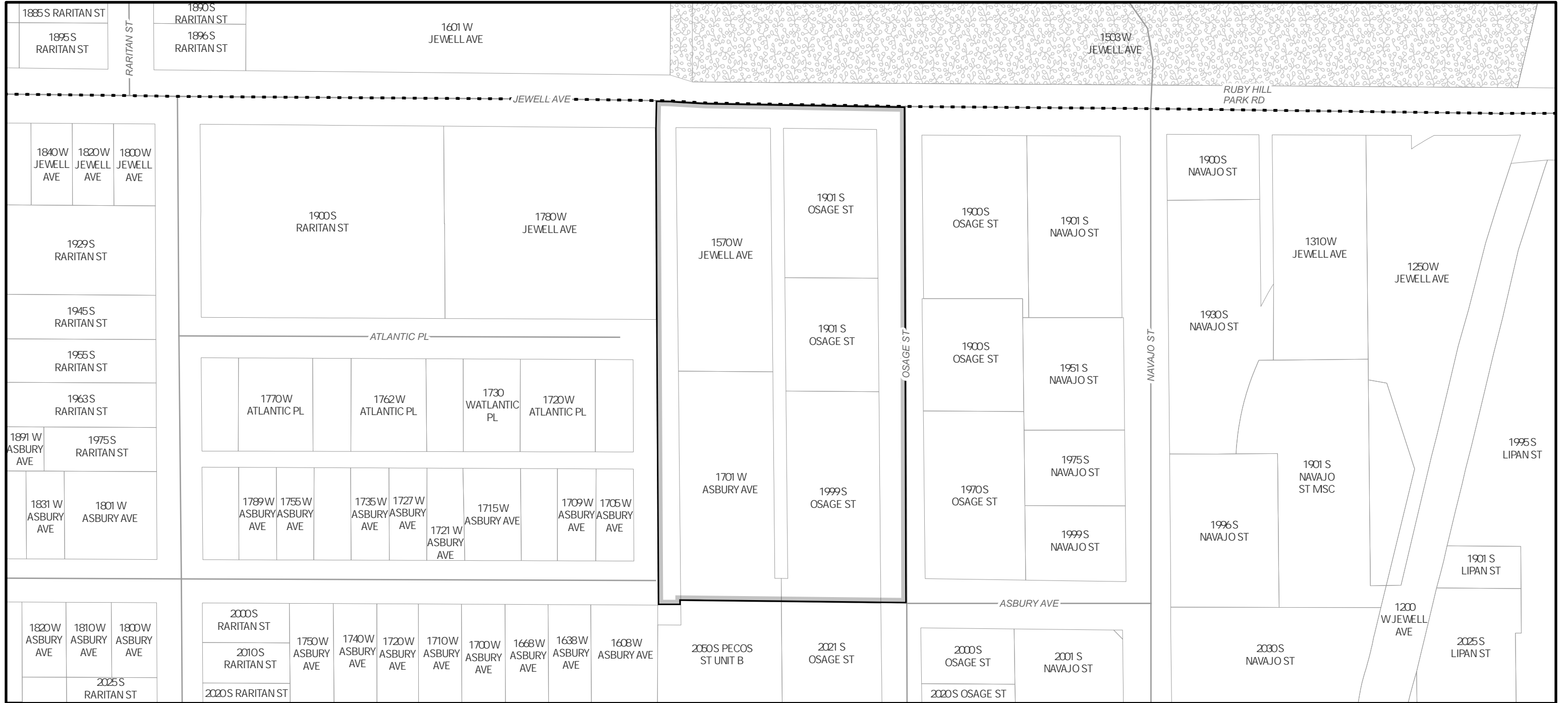









Neighborhood
College View - South Platte

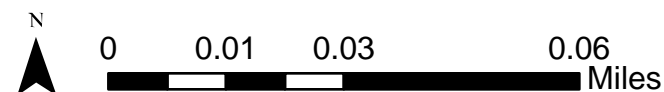
Zoning Change
15.59 acres
From S-MX-3, PUD #94, PUD #364
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

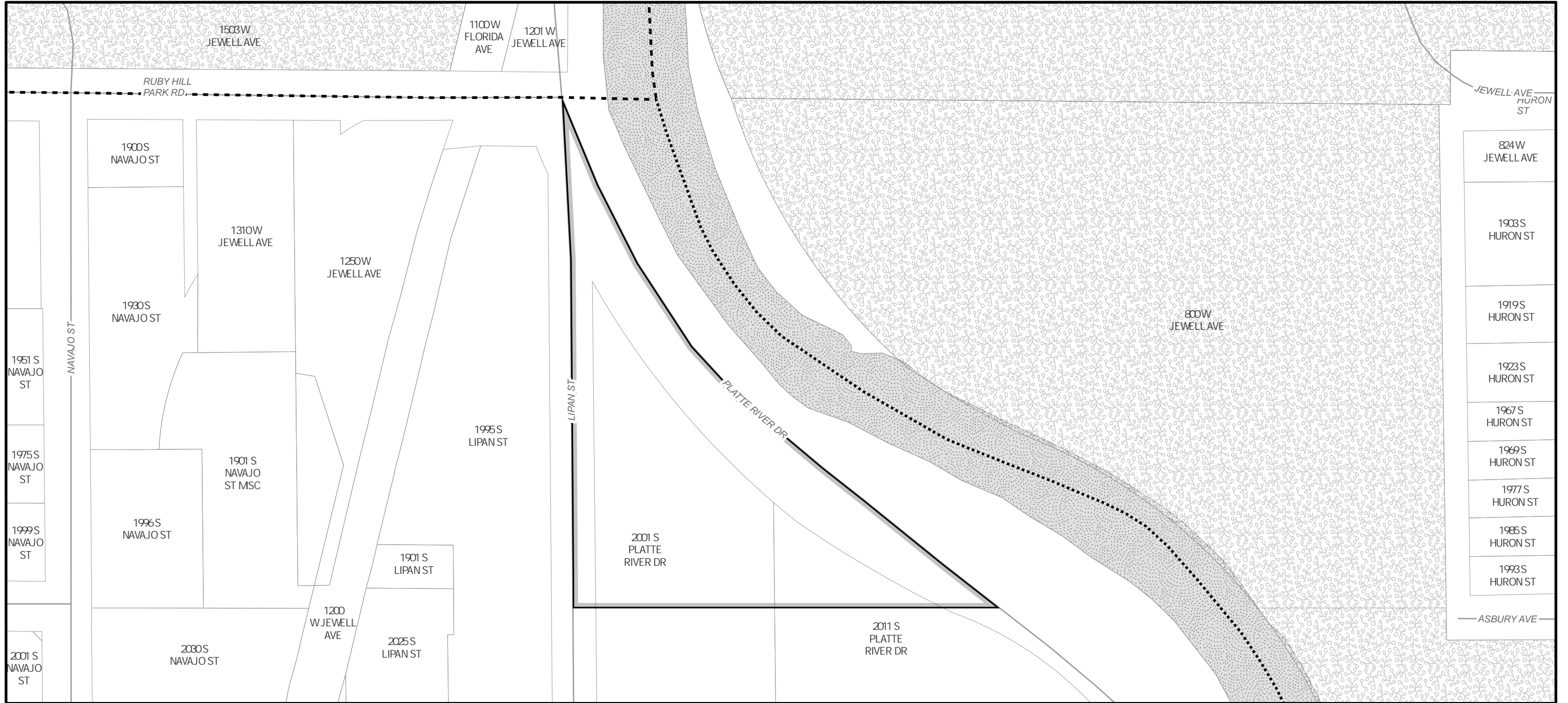


Neighborhood
College View - South Platte

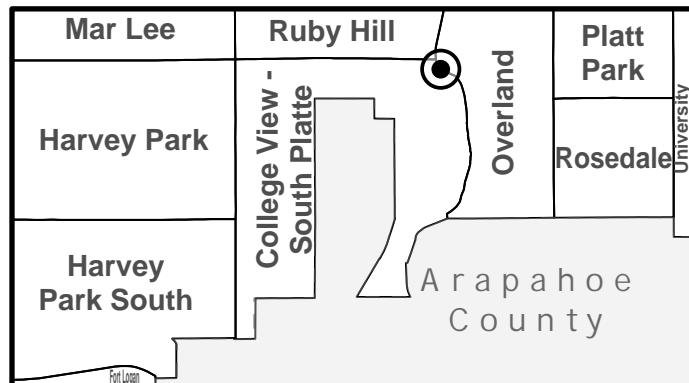
Zoning Change
5.08 acres
From I-MX-3
To I-A








Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



JEWELL AVE HURON ST
824W JEWELL AVE
1903S HURON ST
1919S HURON ST
1923S HURON ST
1967S HURON ST
1969S HURON ST
1977S HURON ST
1985S HURON ST
1993S HURON ST
ASBURY AVE



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

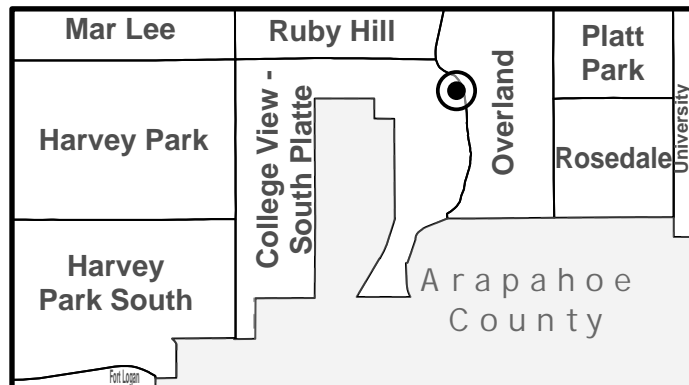
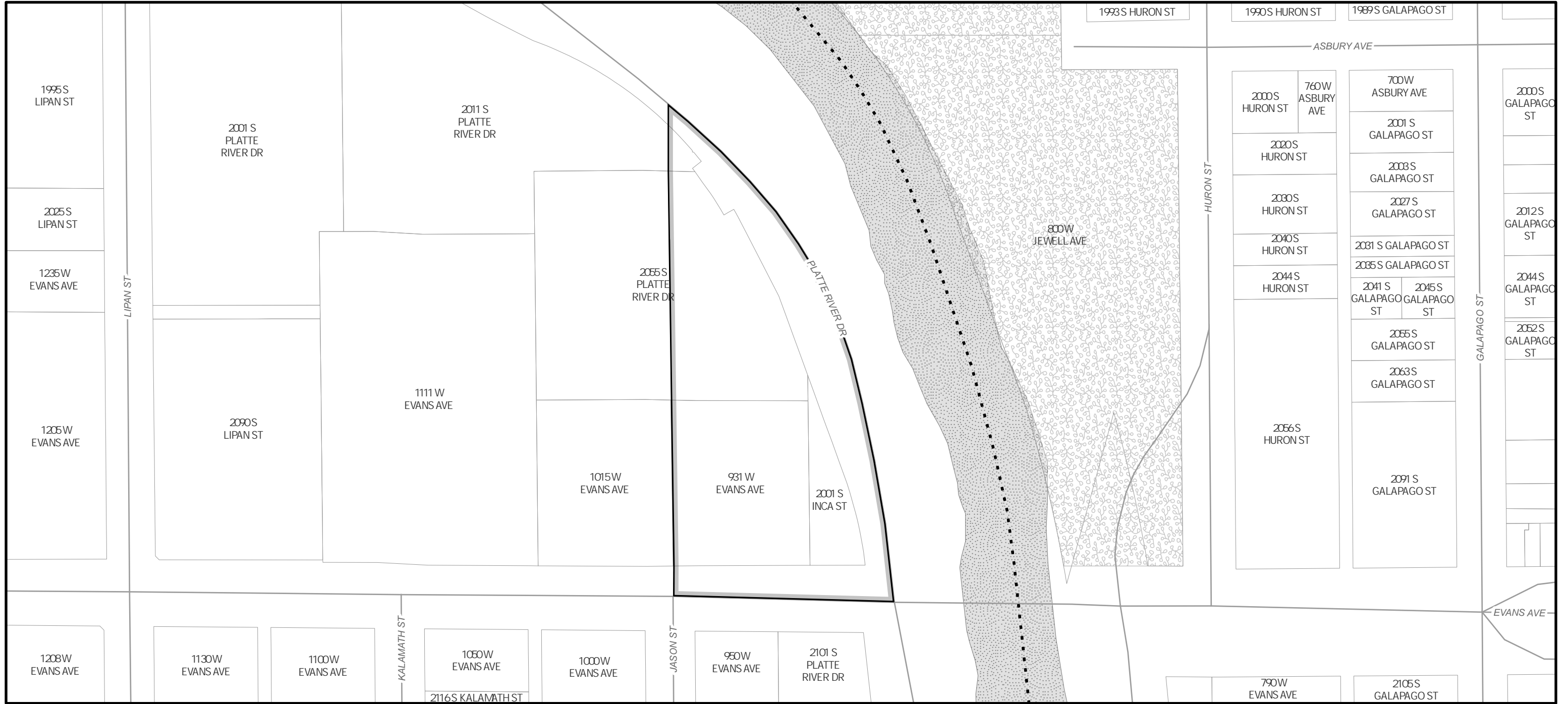









Neighborhood
College View - South Platte

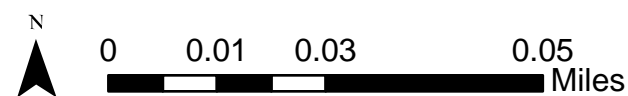
Zoning Change
3.17 acres
From I-MX-3
To I-A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

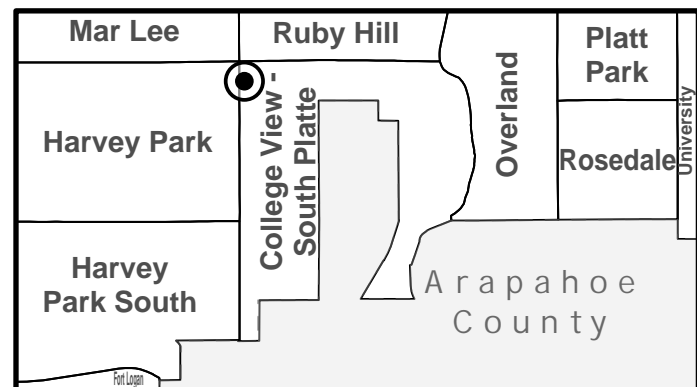
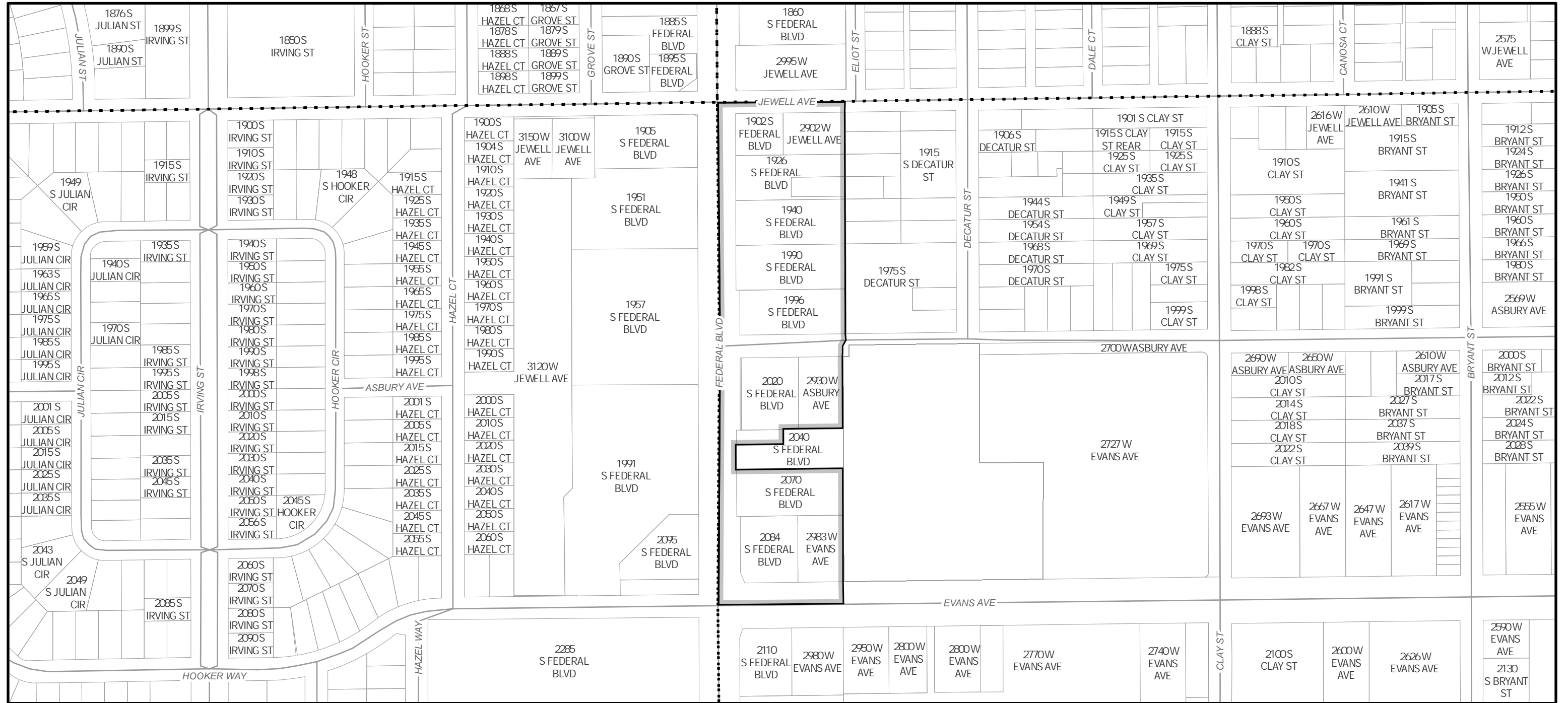


Neighborhood
College View - South Platte








Zoning Change
2.59 acres
From I-MX-3
To I-A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



Legend

-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

Scale

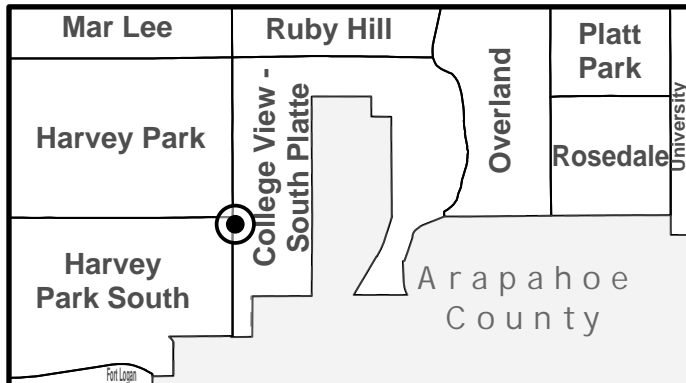
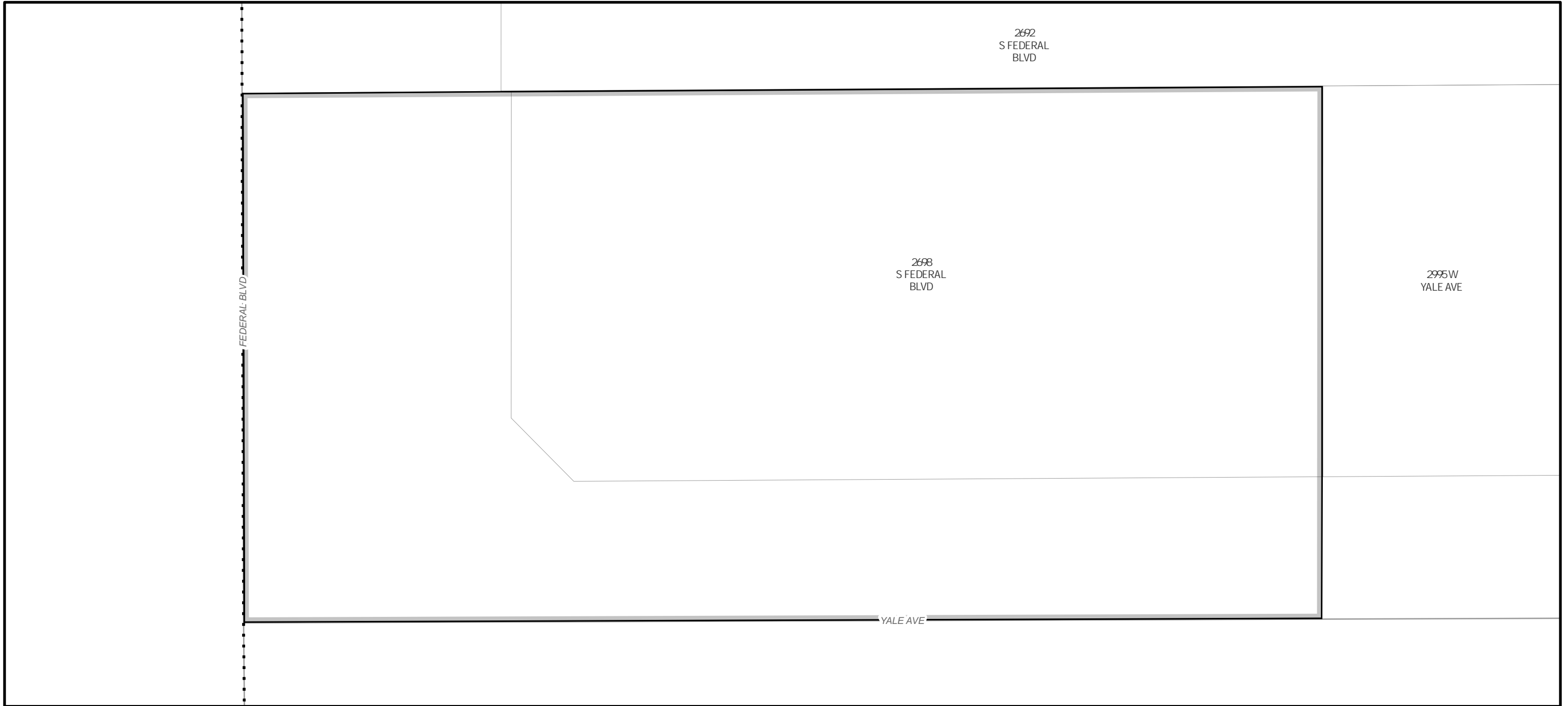
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

Neighborhood
College View - South Platte

Zoning Change
9.54 acres
From S-MX-3 UO-1 UO-2
To S-MX-3A UO-1 UO-2

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood

College View - South Platte

Zoning Change

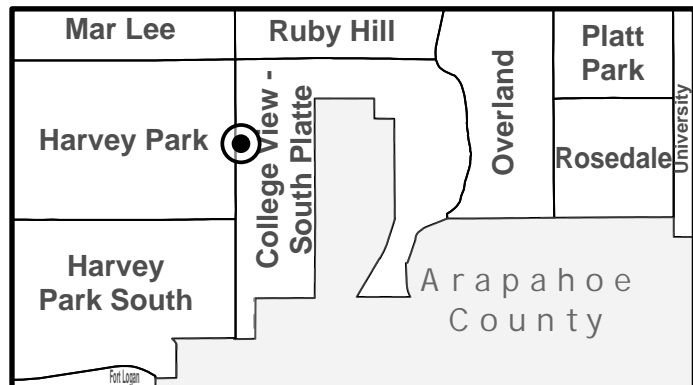
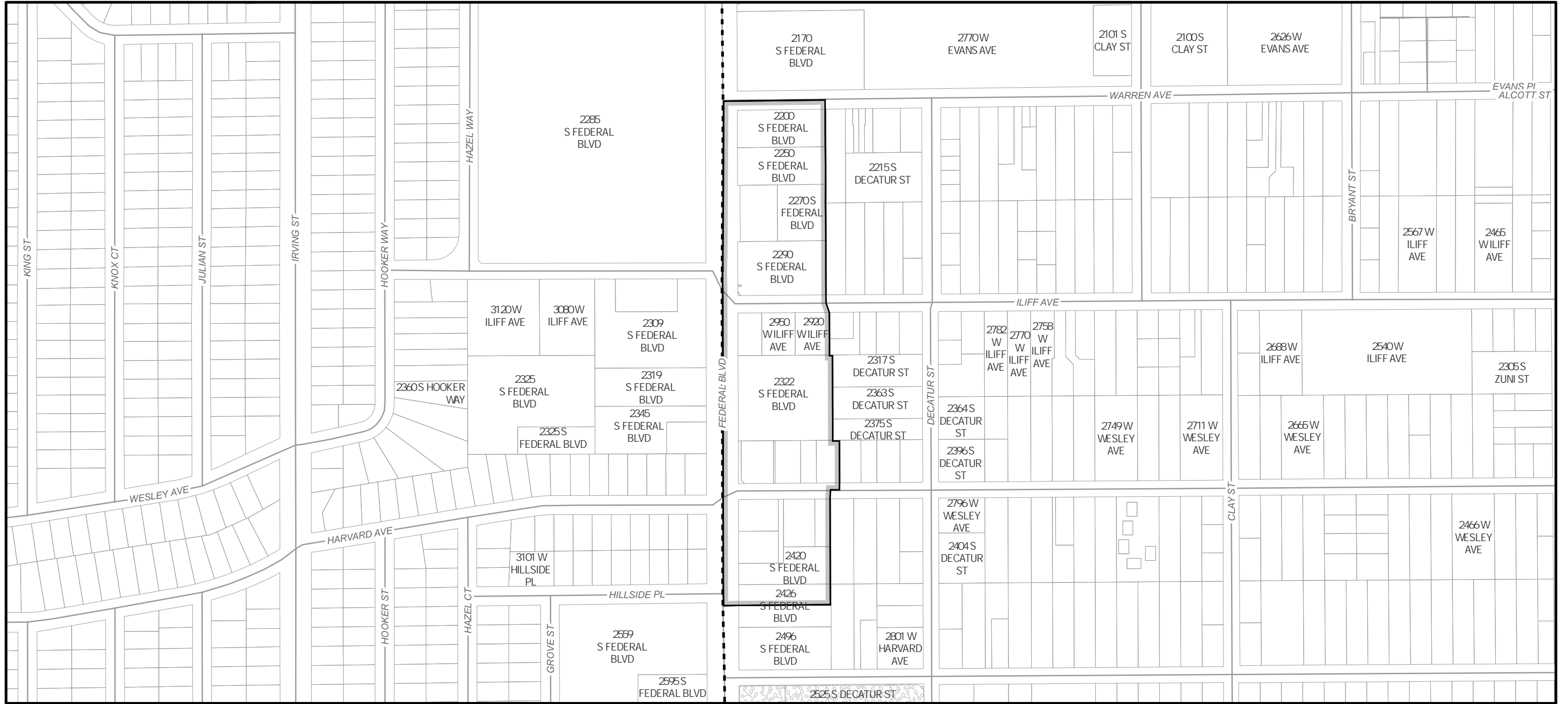
0.39 acres








From S-MX-3

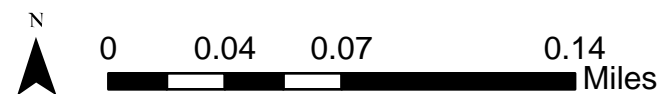
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

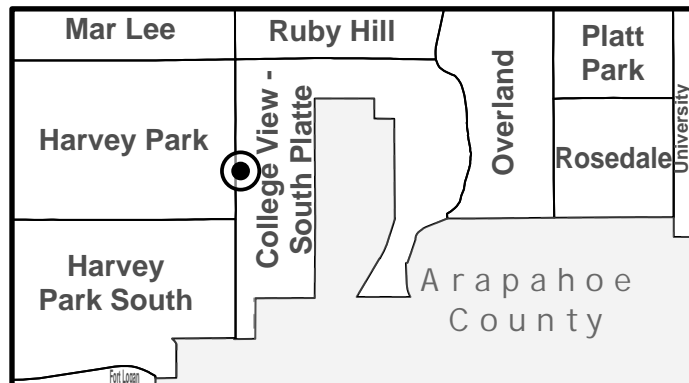
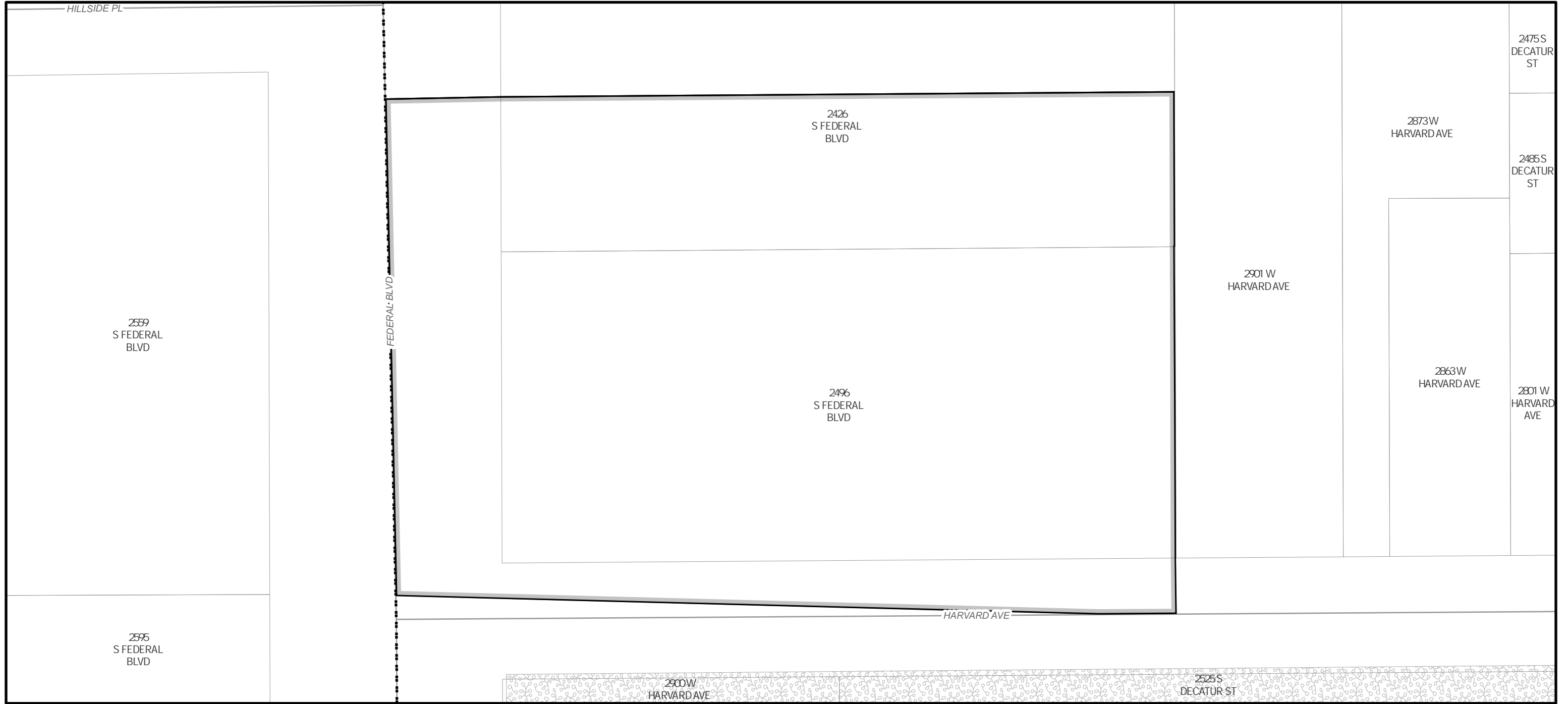









Neighborhood
College View - South Platte

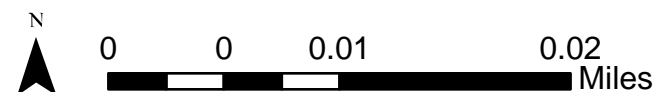
Zoning Change
12.36 acres
From S-MX-3 UO-1 UO-2 WAIVERS
To S-MX-3A UO-1 UO-2

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood

College View - South Platte

Zoning Change

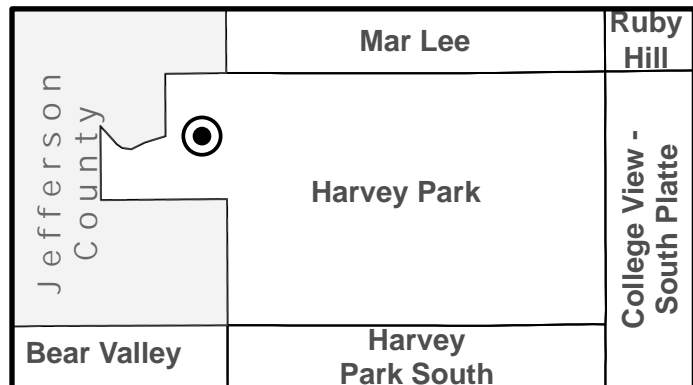
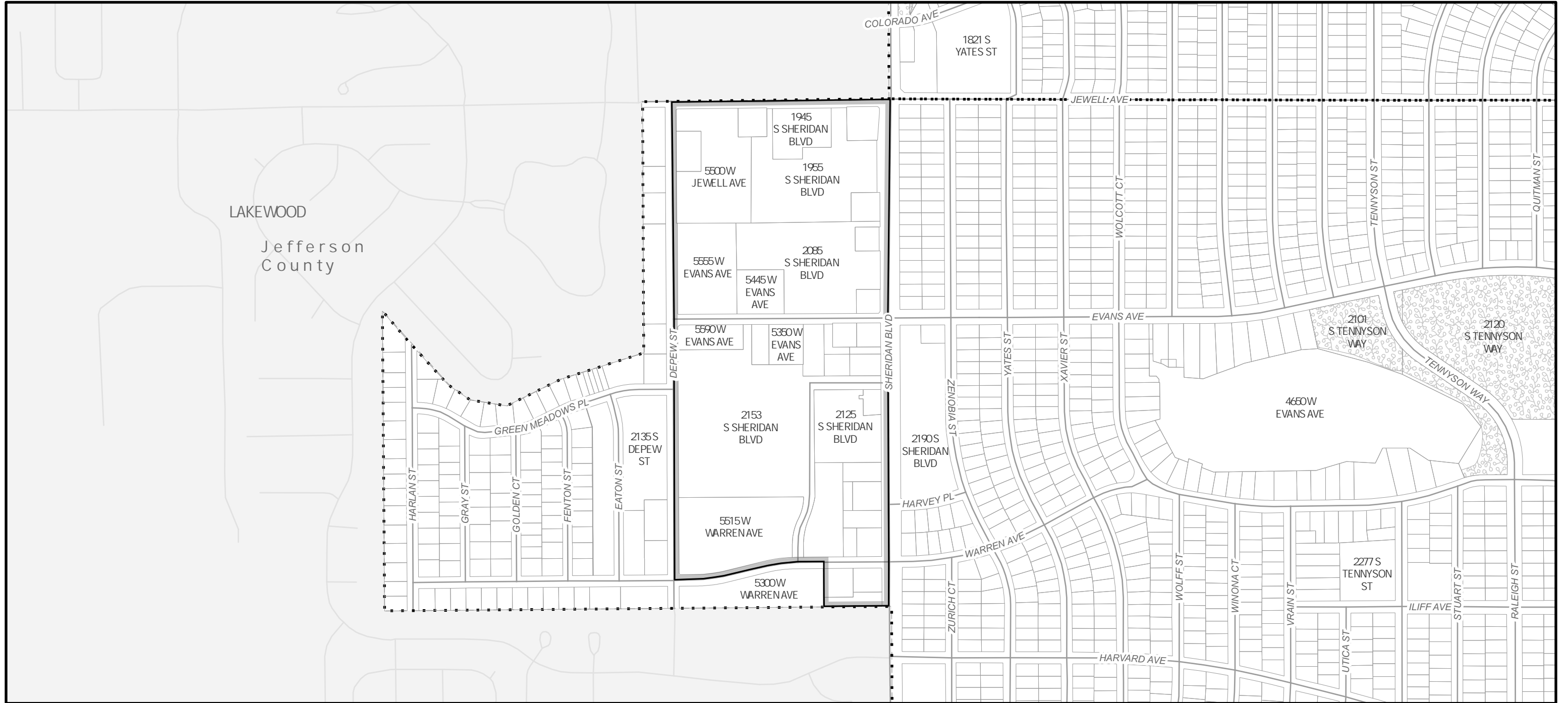
1.77 acres








From S-MX-3, PUD #234

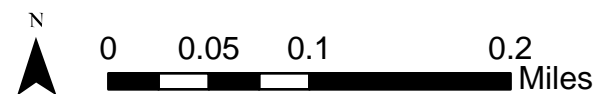
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood
Harvey Park

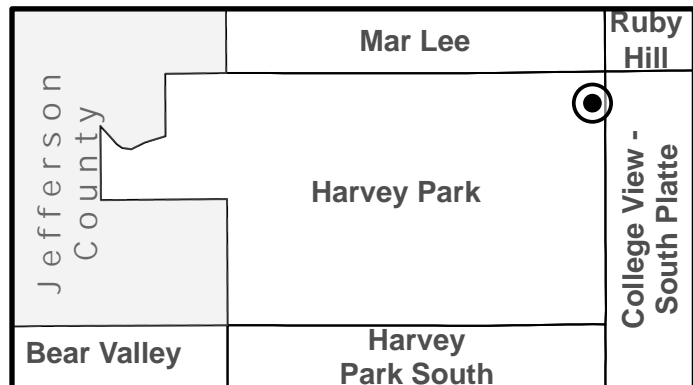
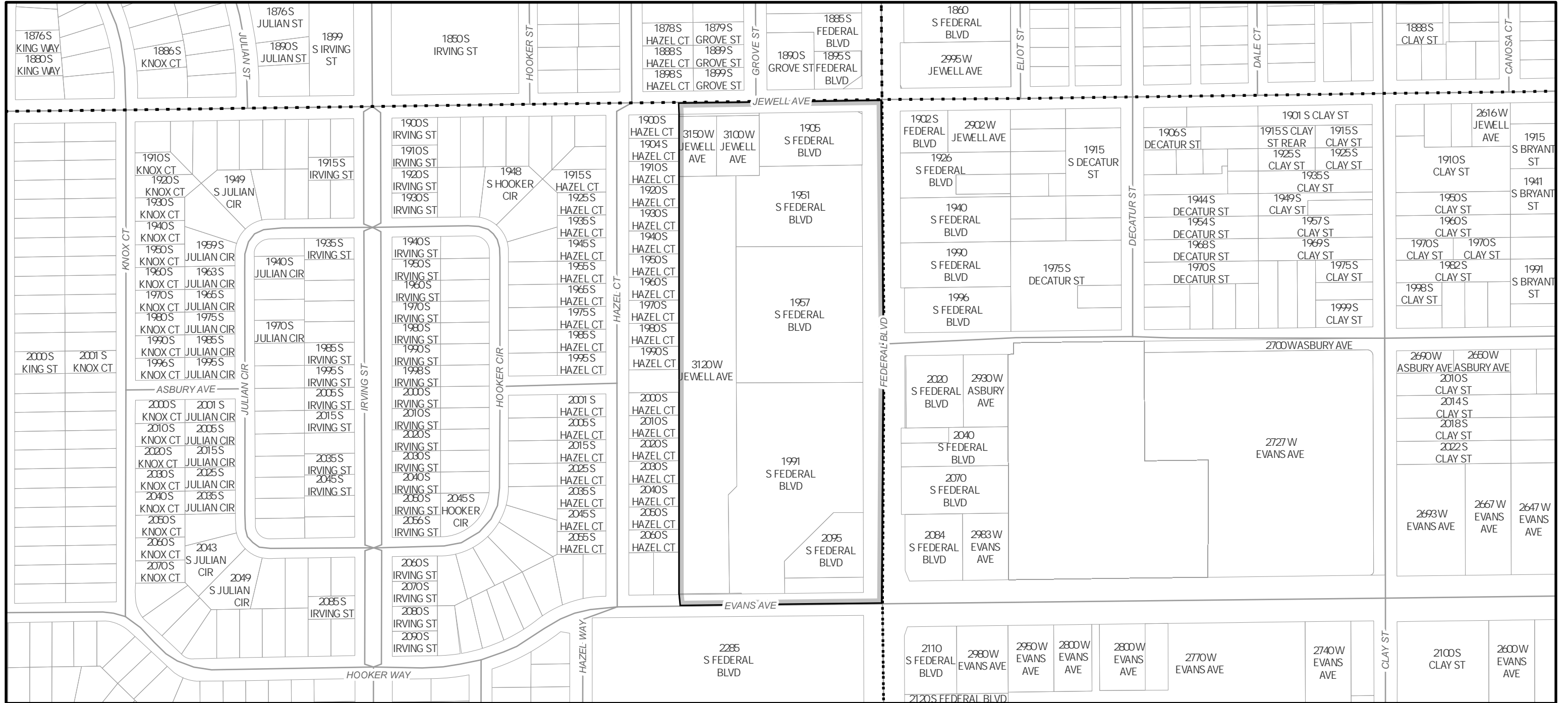
Zoning Change
64.89 acres








**From B-3, B-3 WAIVERS CONDITIONS,
PUD #418, S-CC-3X**

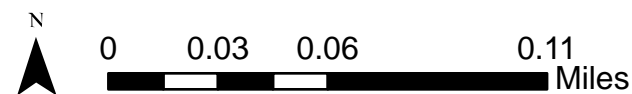
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

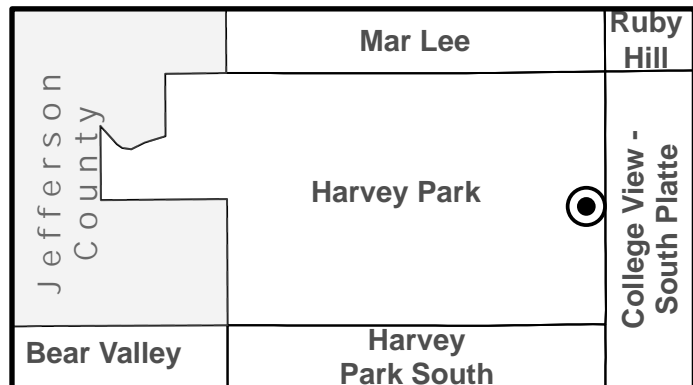
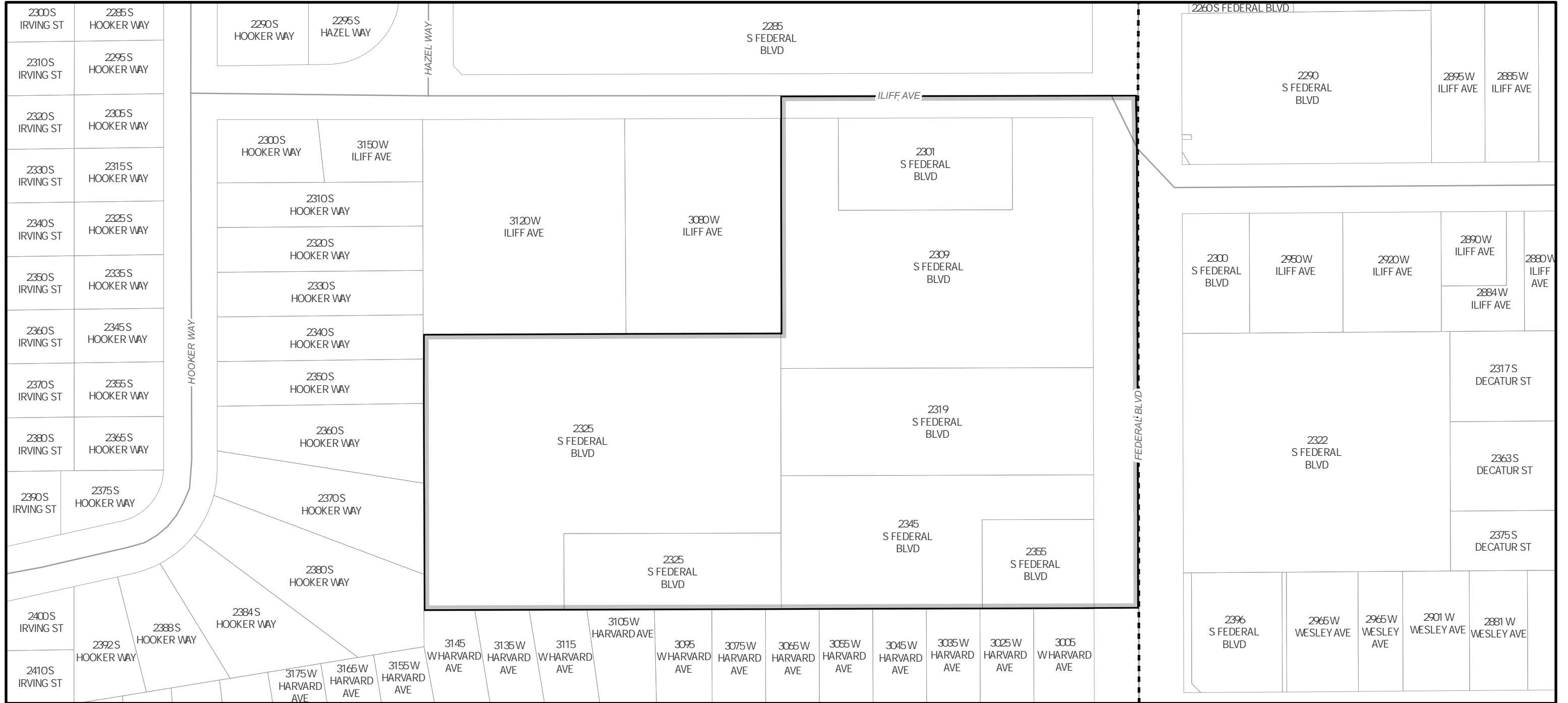









Neighborhood
Harvey Park

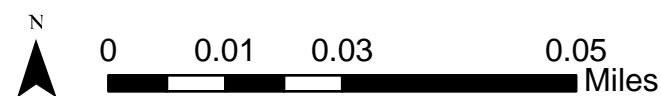
Zoning Change
16.30 acres
From S-CC-3X
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

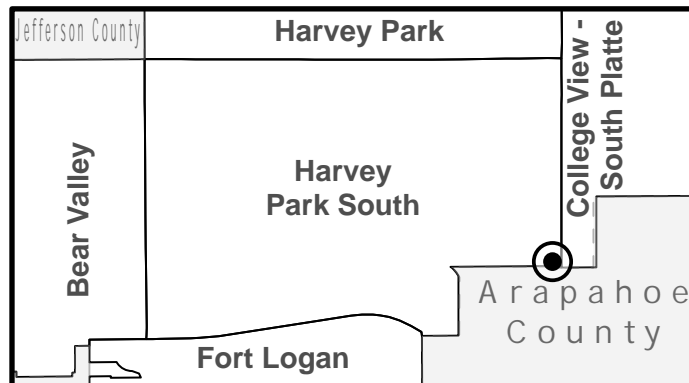
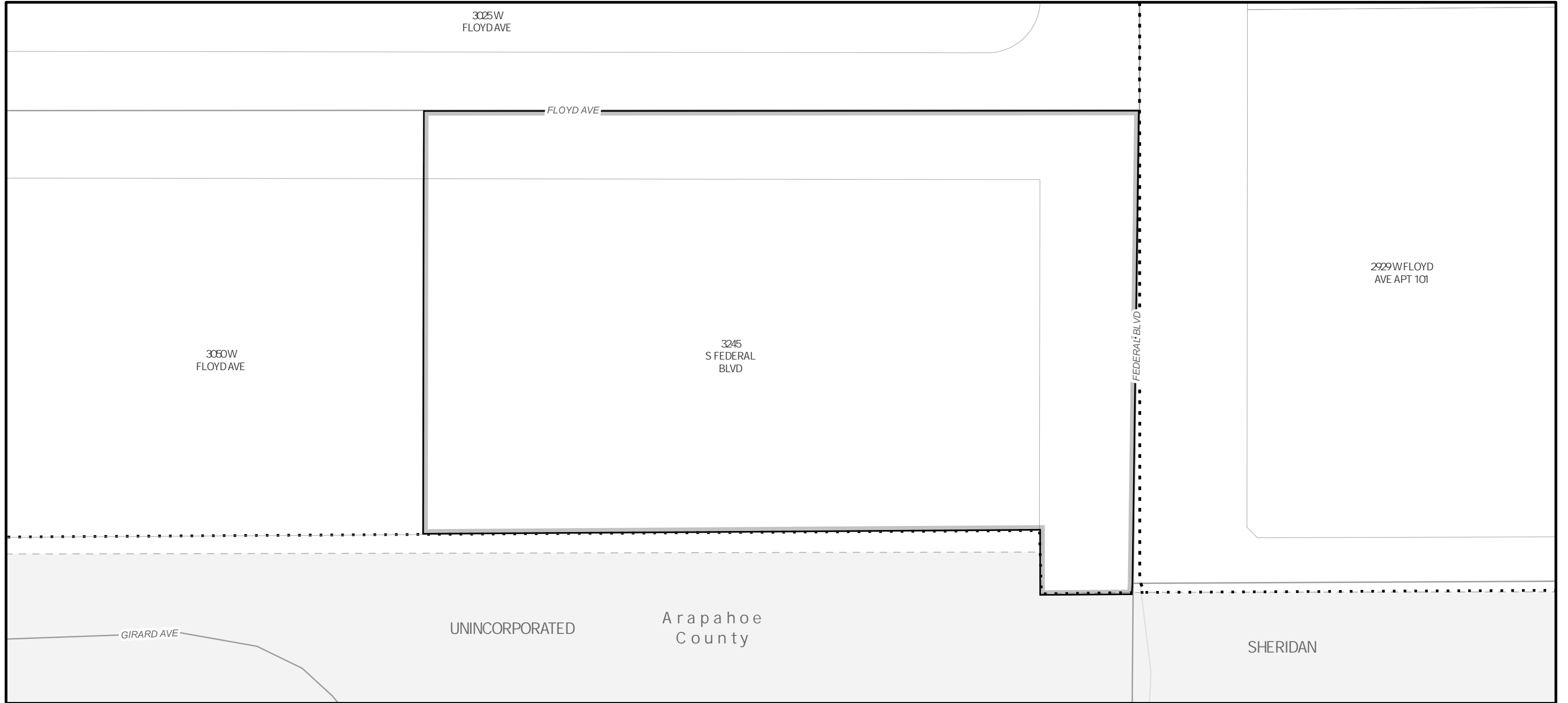









Neighborhood
Harvey Park

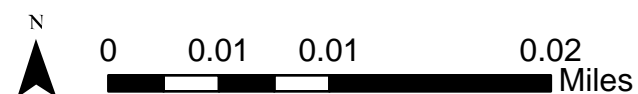
Zoning Change
8.27 acres
From B-3
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

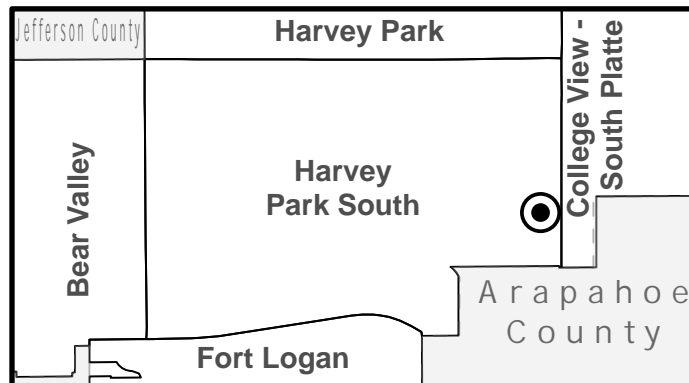
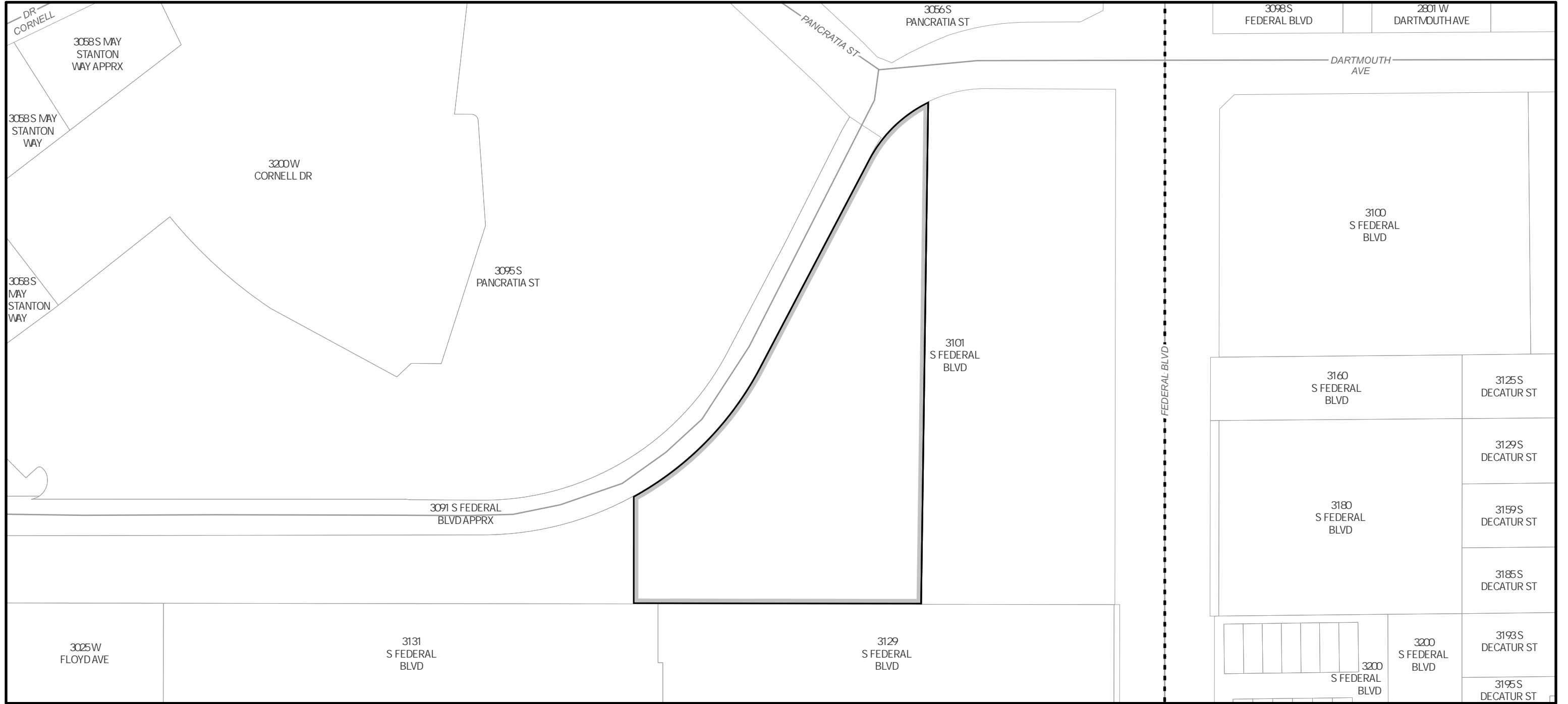









Neighborhood
Harvey Park South

Zoning Change
1.58 acres
From S-CC-3X
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

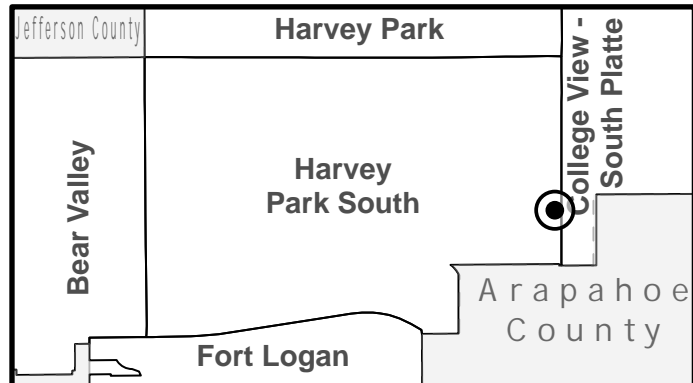
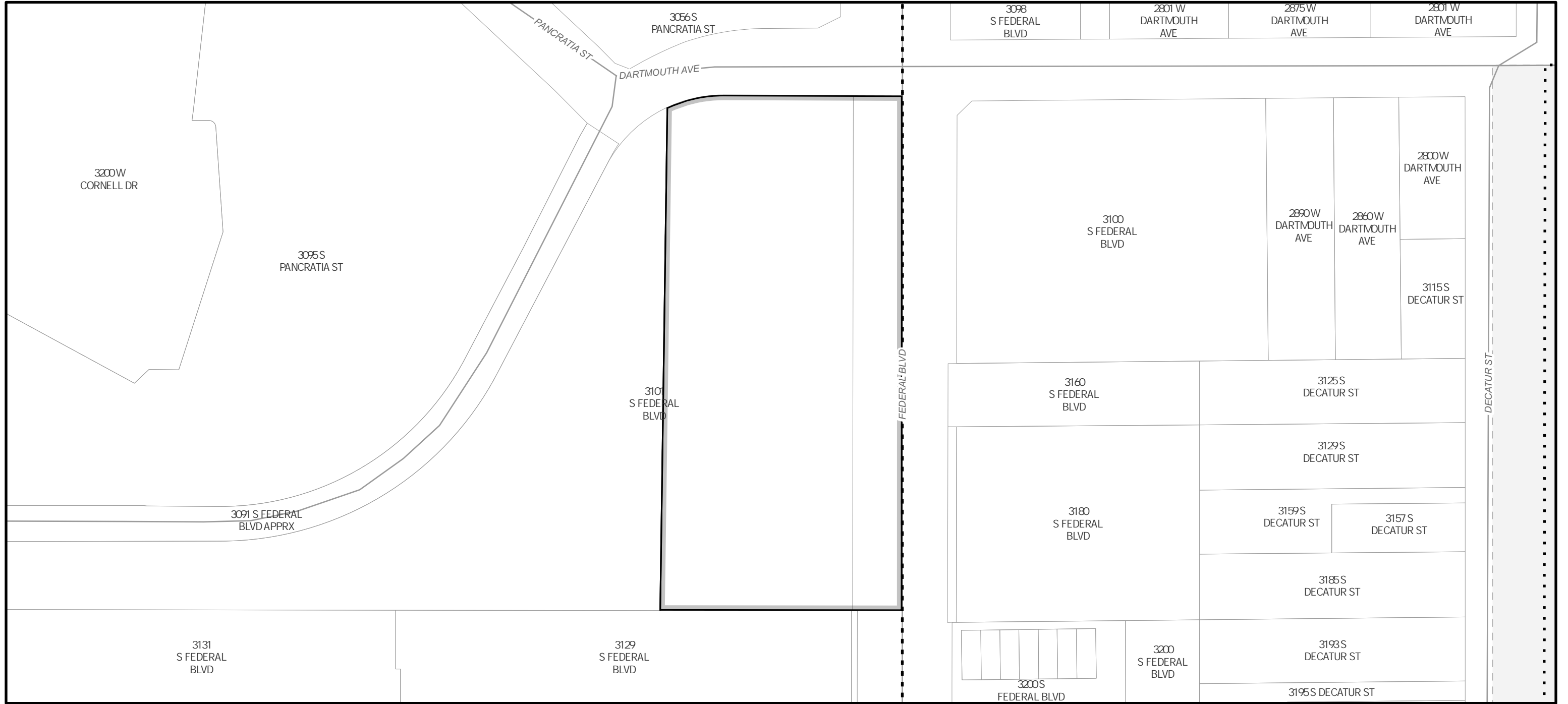









Neighborhood
Harvey Park South

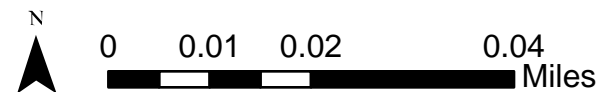
Zoning Change
2.07 acres
From B-2
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

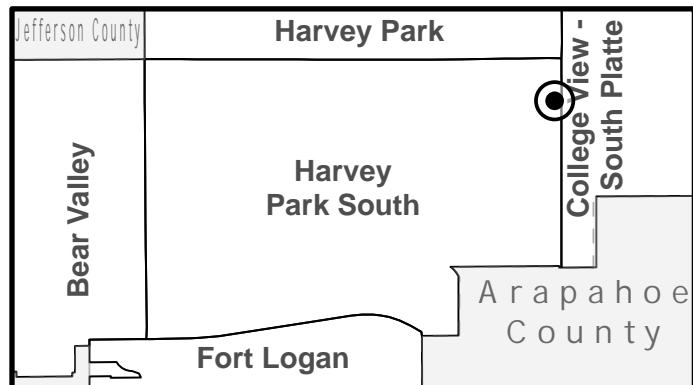
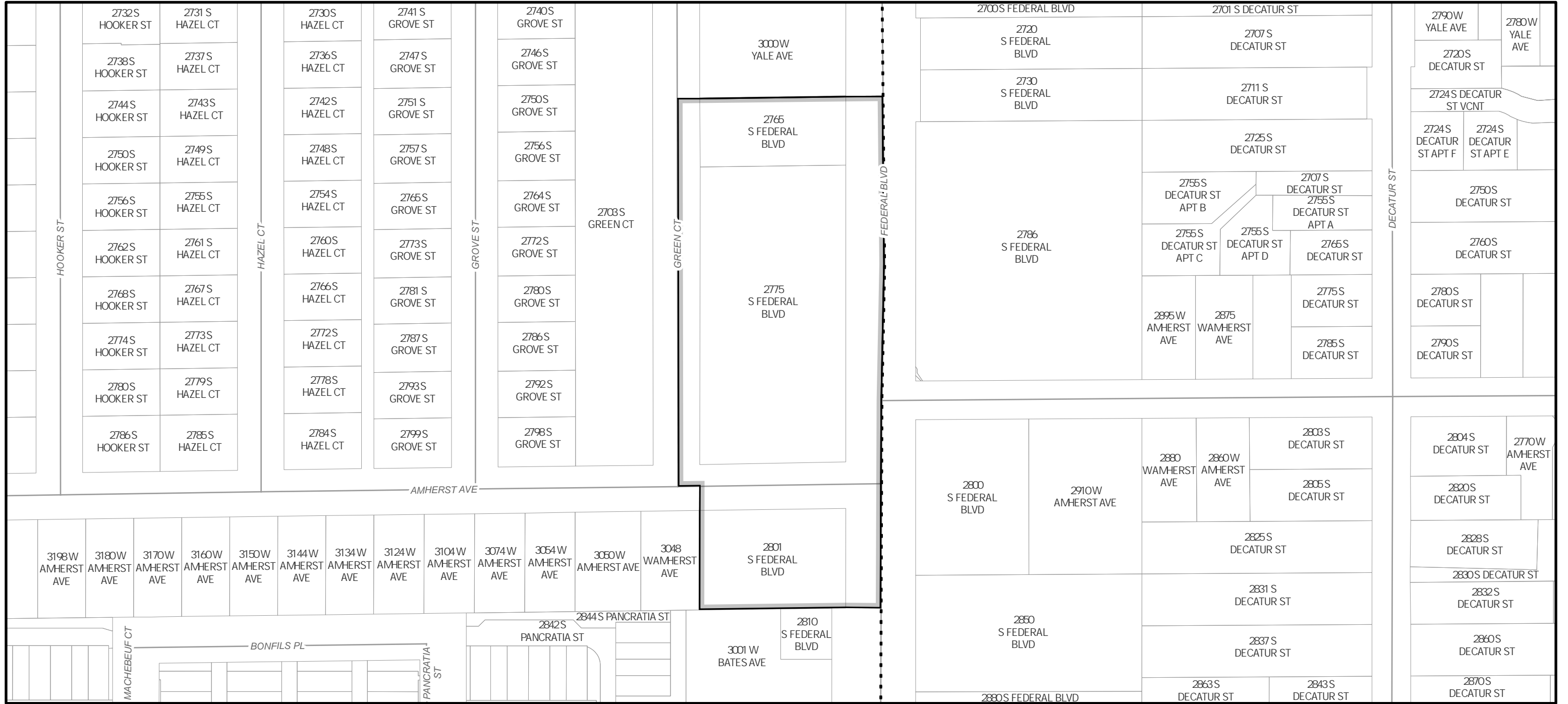









Neighborhood
Harvey Park South

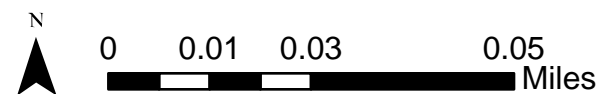
Zoning Change
3.01 acres
From B-2
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood
Harvey Park South

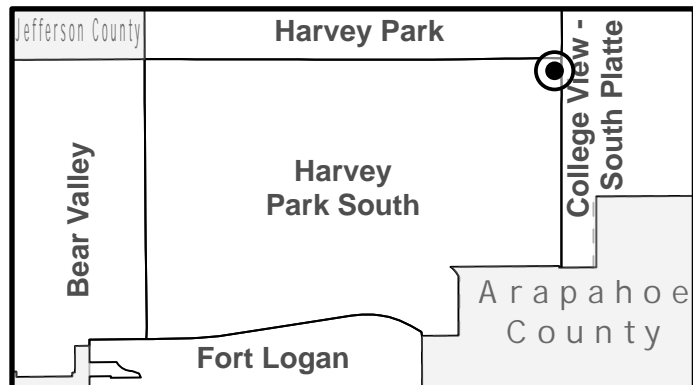
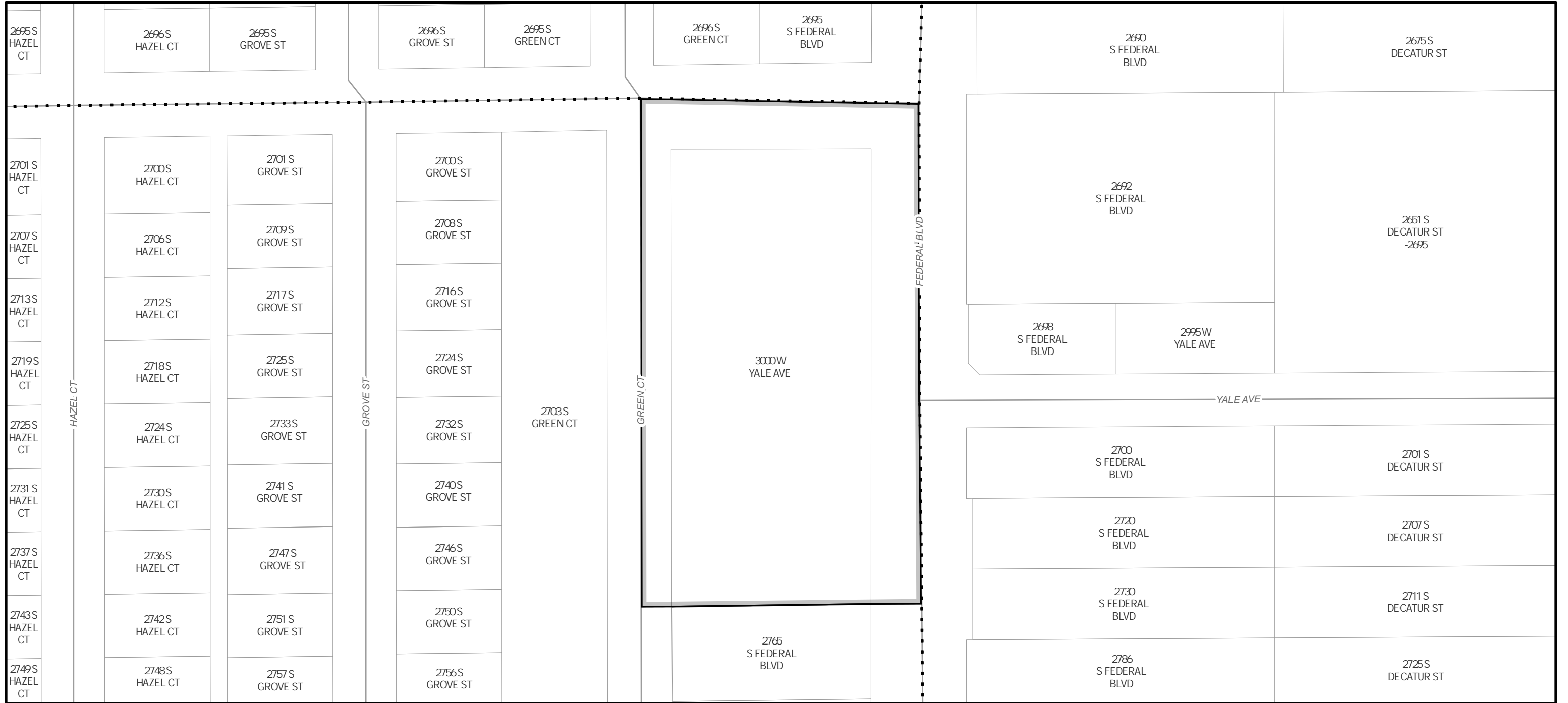
Zoning Change
3.92 acres








From S-CC-3, PUD #632

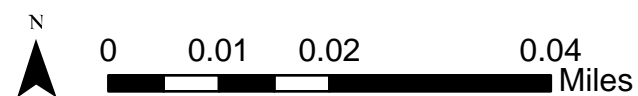
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

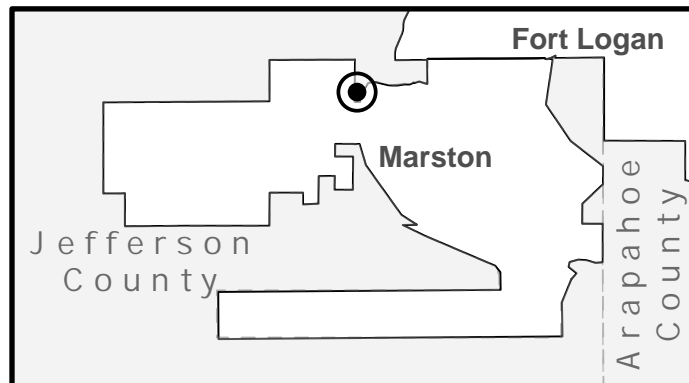
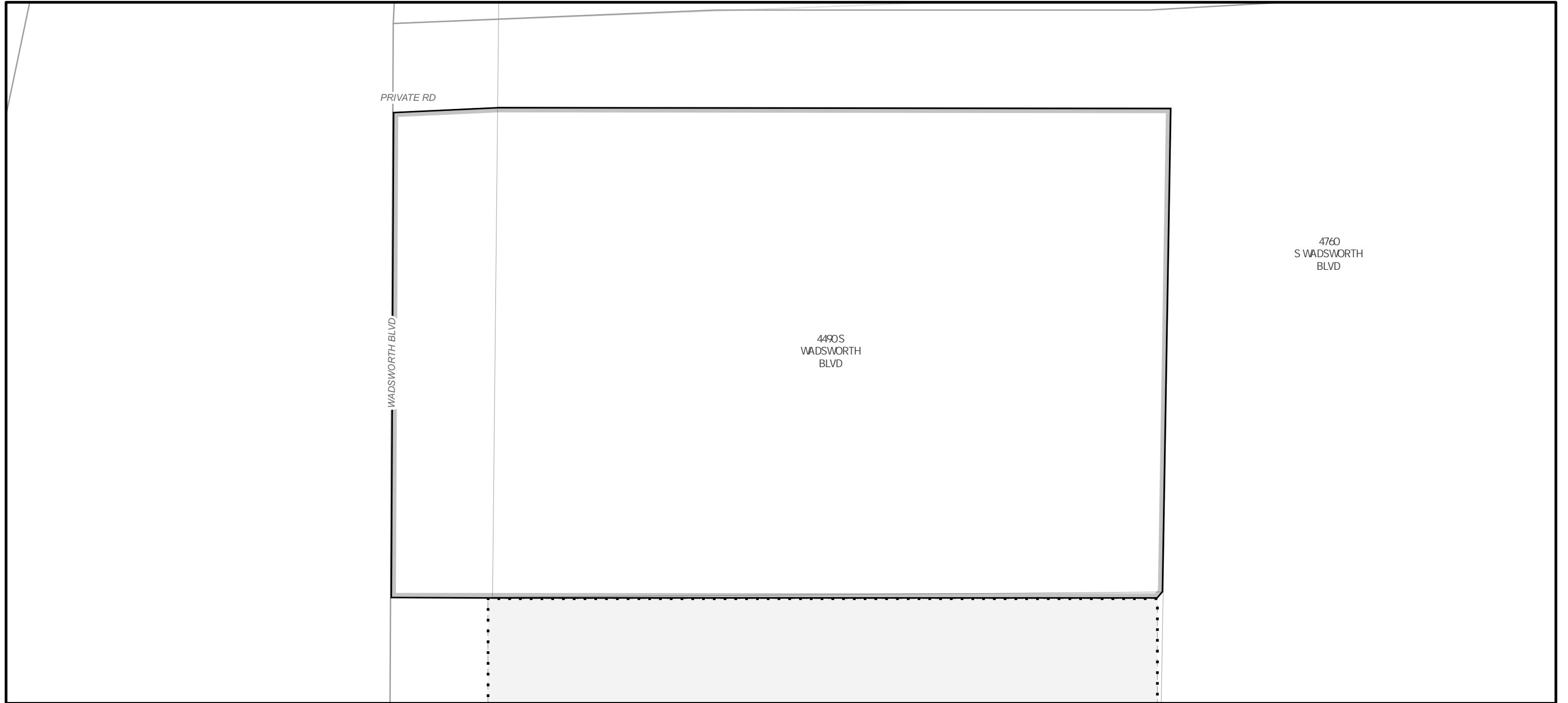









Neighborhood
Harvey Park South

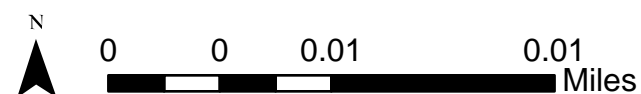
Zoning Change
2.90 acres
From S-MX-12
To S-MX-12A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

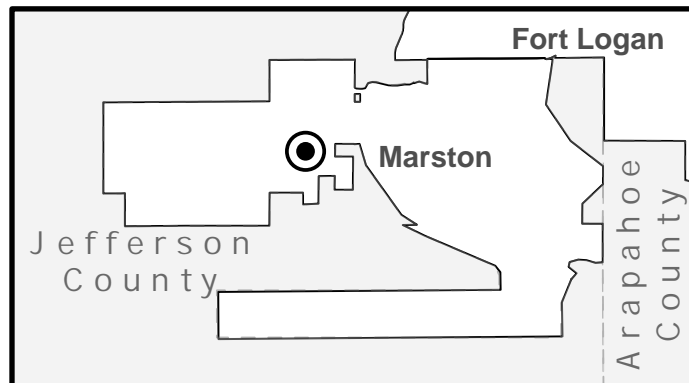
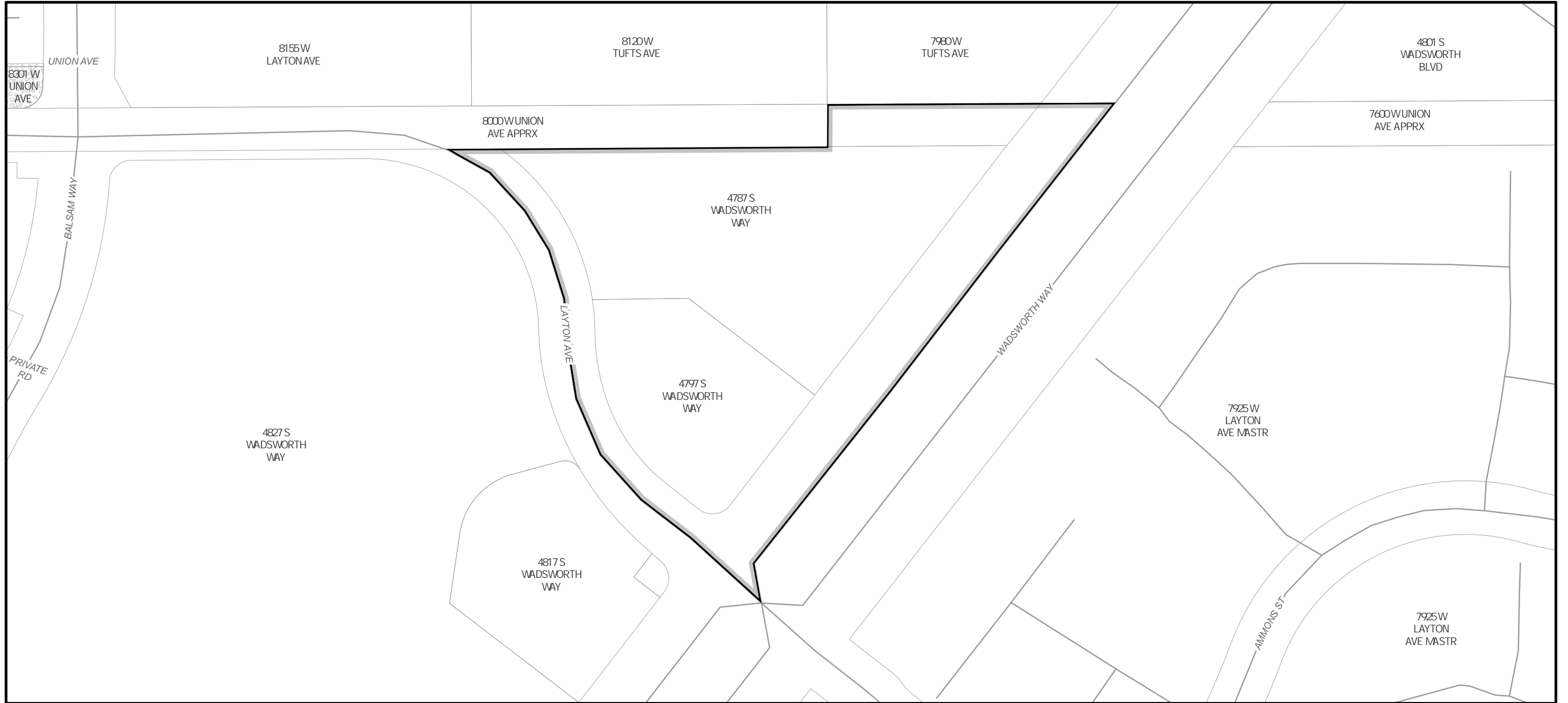









Neighborhood
Marston

Zoning Change
0.58 acres
From S-CC-3X
To S-MX-3

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

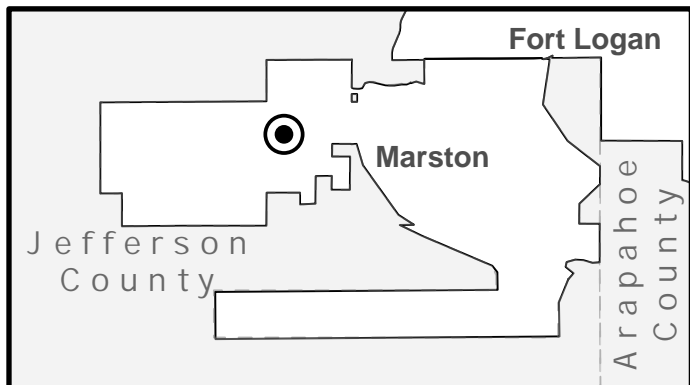
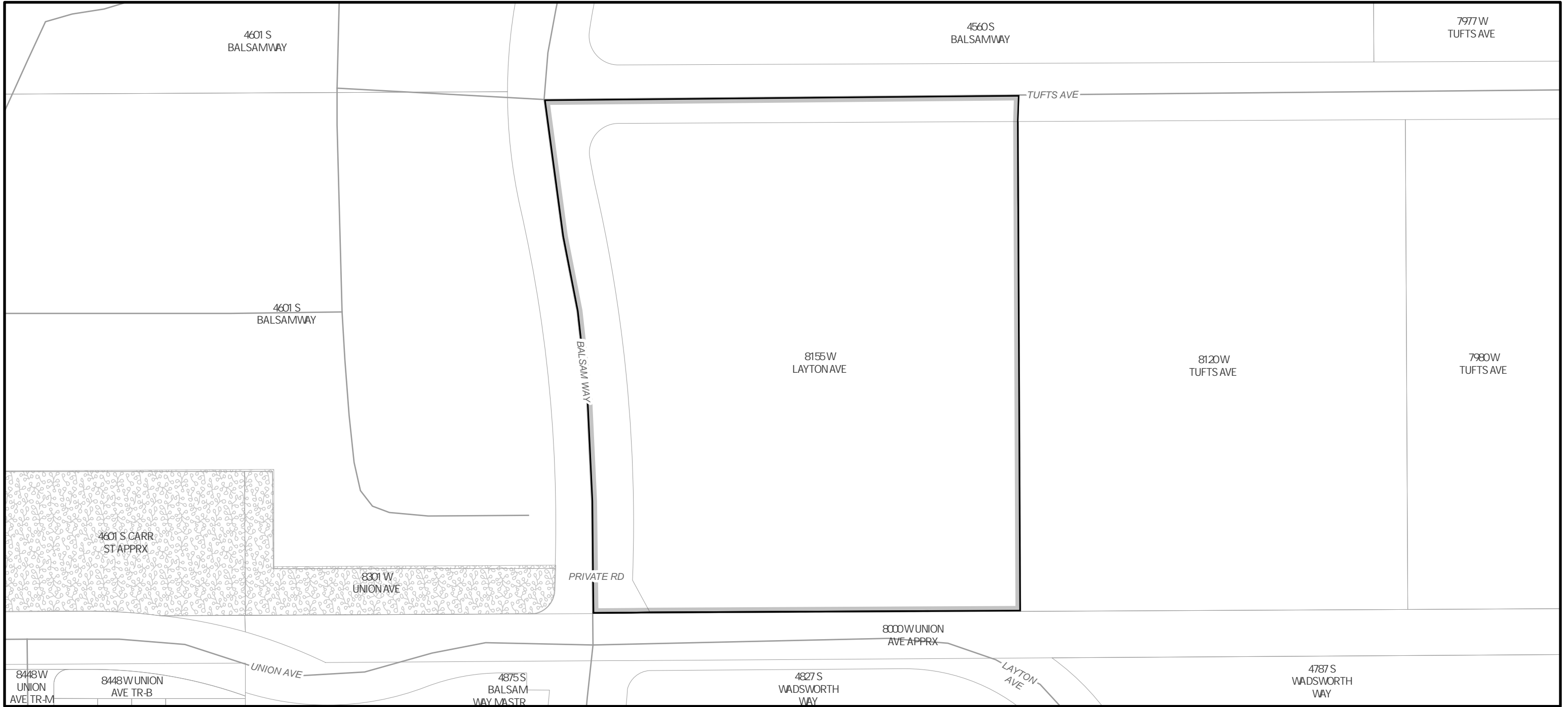









Neighborhood
Marston

Zoning Change
4.43 acres
From S-CC-3X, PUD #311, S-CC-3
To S-MX-3

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

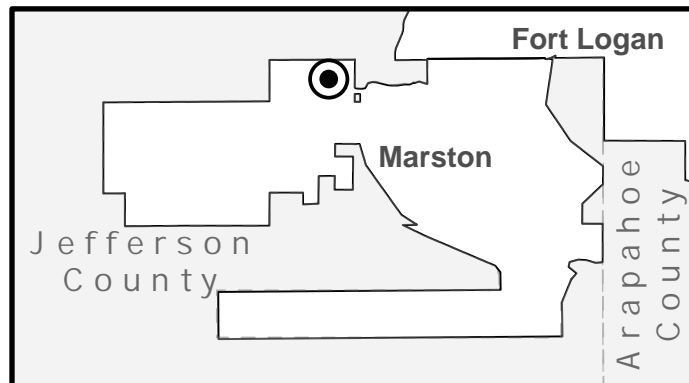
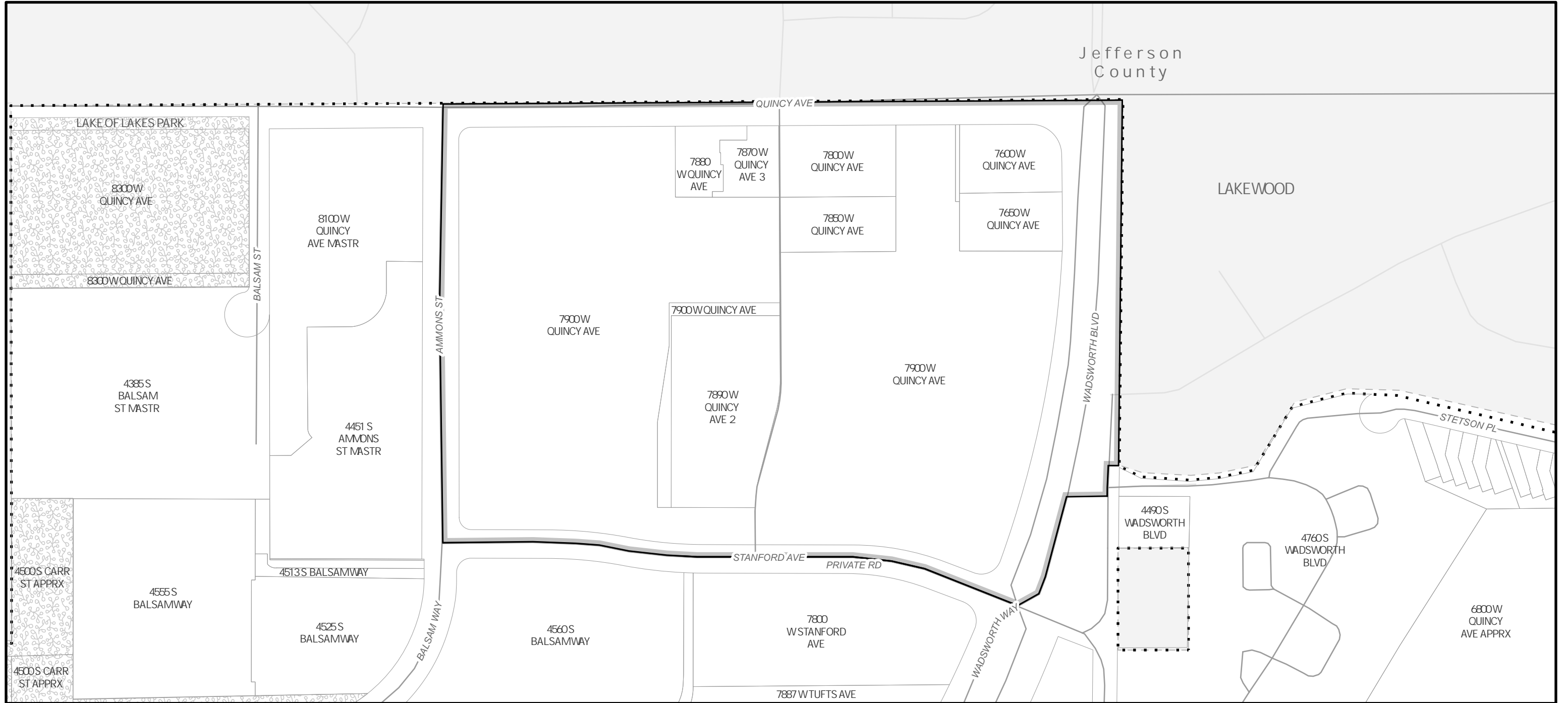









Neighborhood
Marston

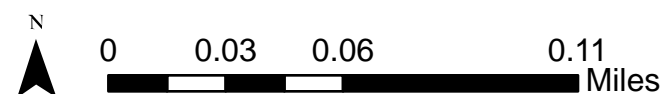
Zoning Change
5.55 acres
From PUD #252
To S-MX-3

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood
Marston

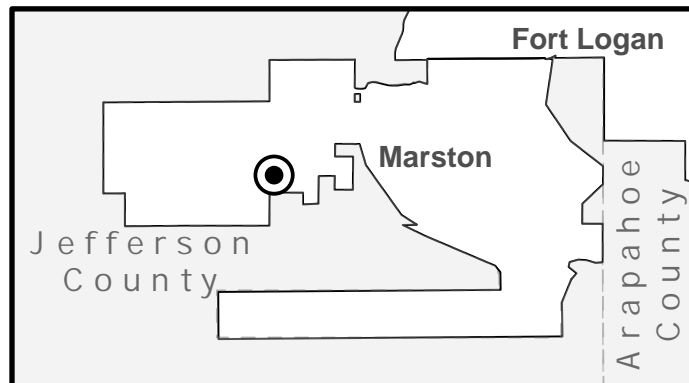
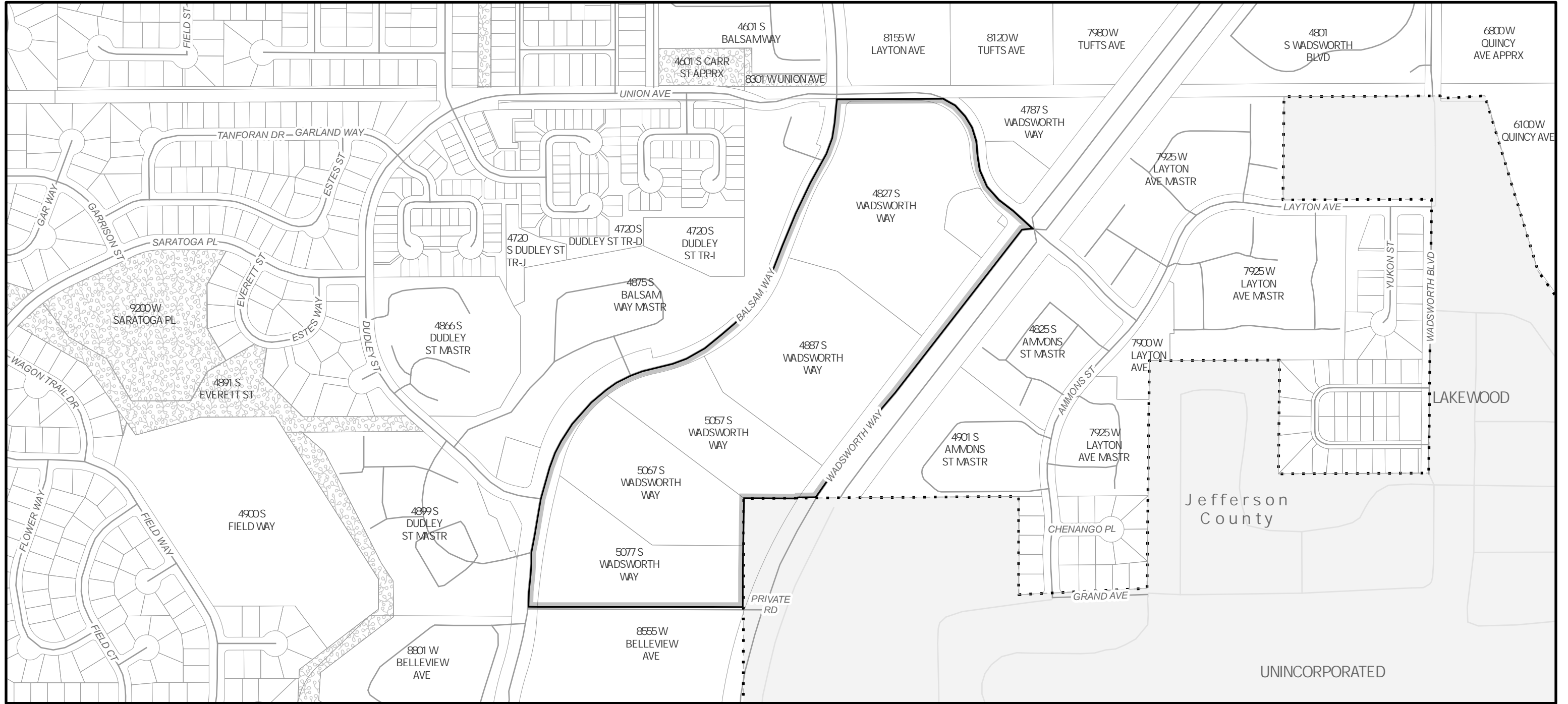
Zoning Change
42.53 acres








From B-4 UO-1 UO-2 WAIVERS, B-4 UO-1 UO-2 WAIVERS CONDITIONS

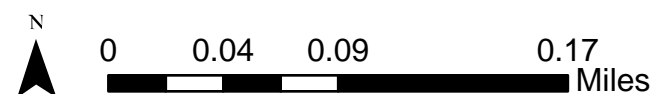
To S-MX-3A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood
Marston

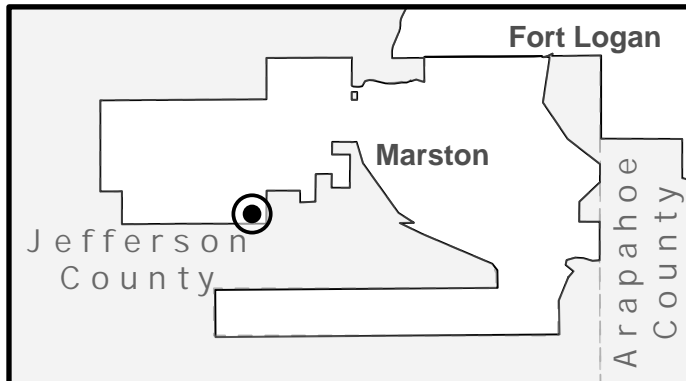
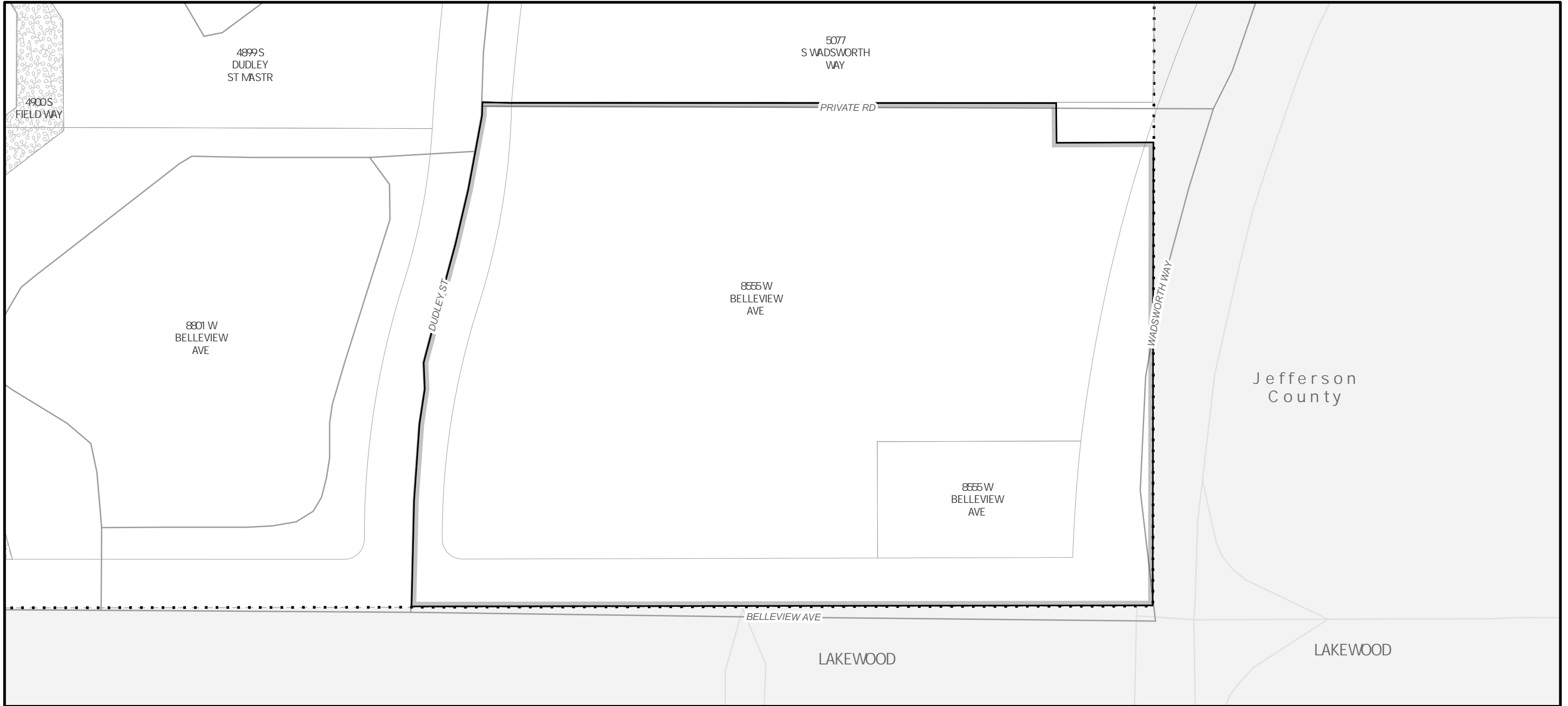
Zoning Change
39.24 acres








From B-4 UO-1 UO-2 WAIVERS, B-4 UO-1 UO-2 WAIVERS CONDITIONS

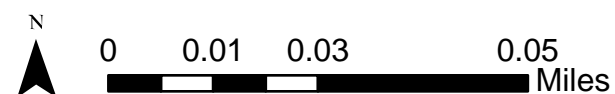
To S-MX-3

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

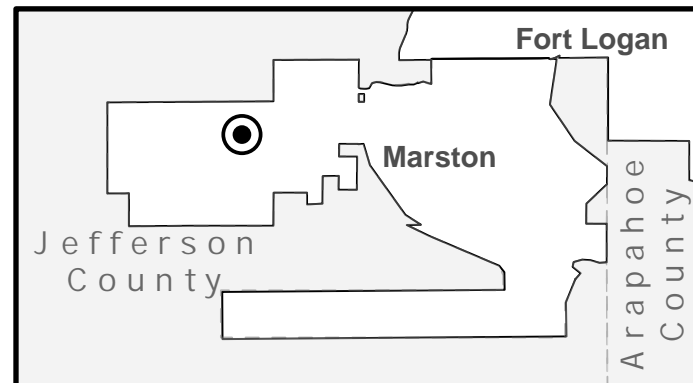
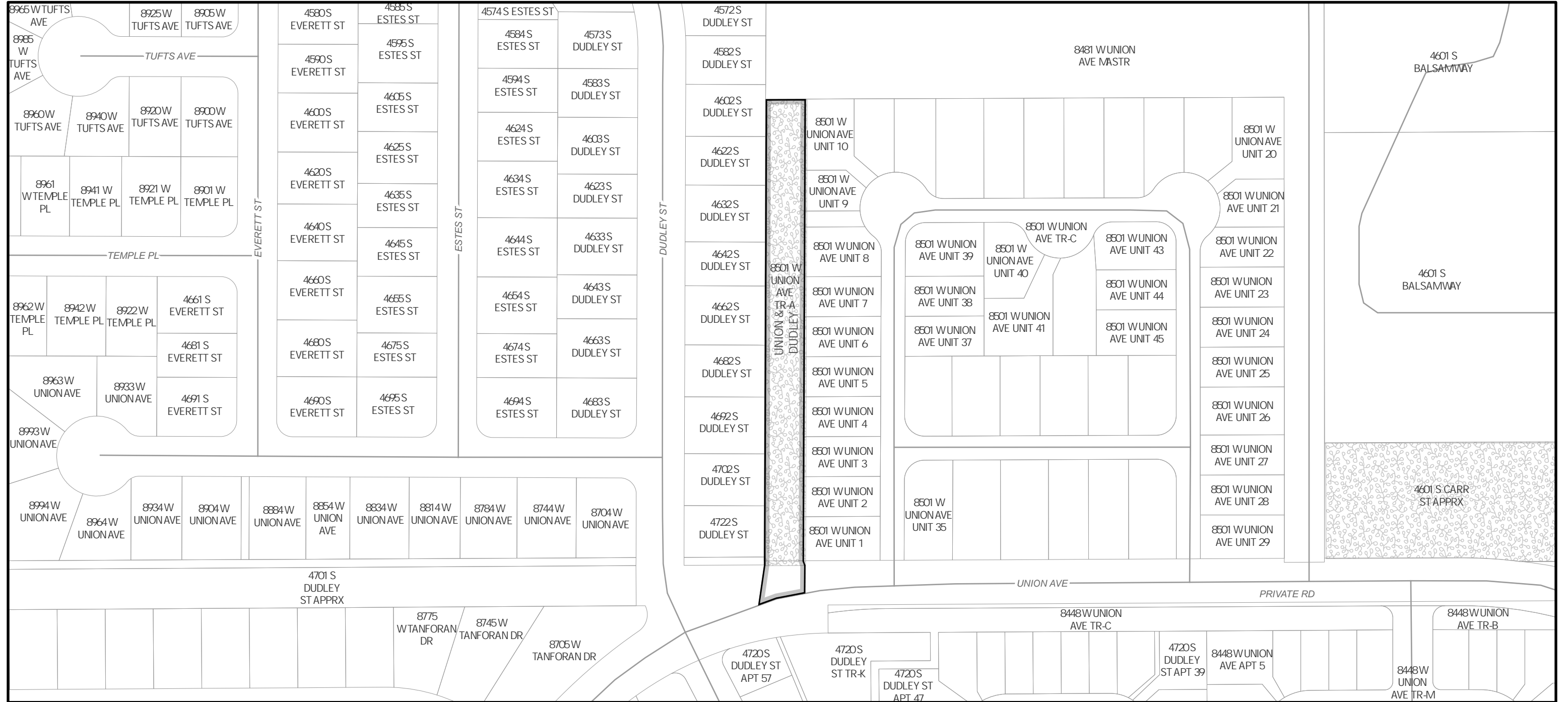








Neighborhood
Marston

Zoning Change
12.69 acres
From B-2
To S-MX-3

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

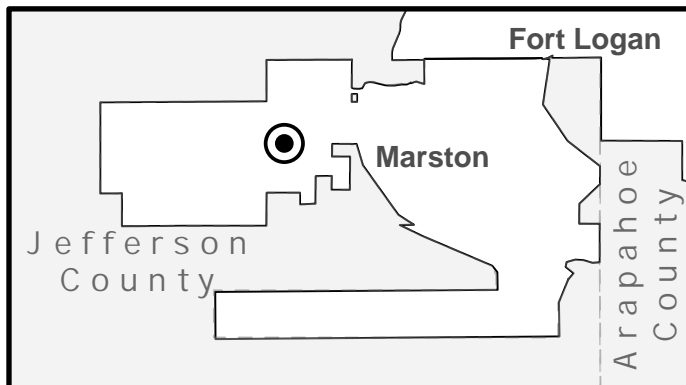
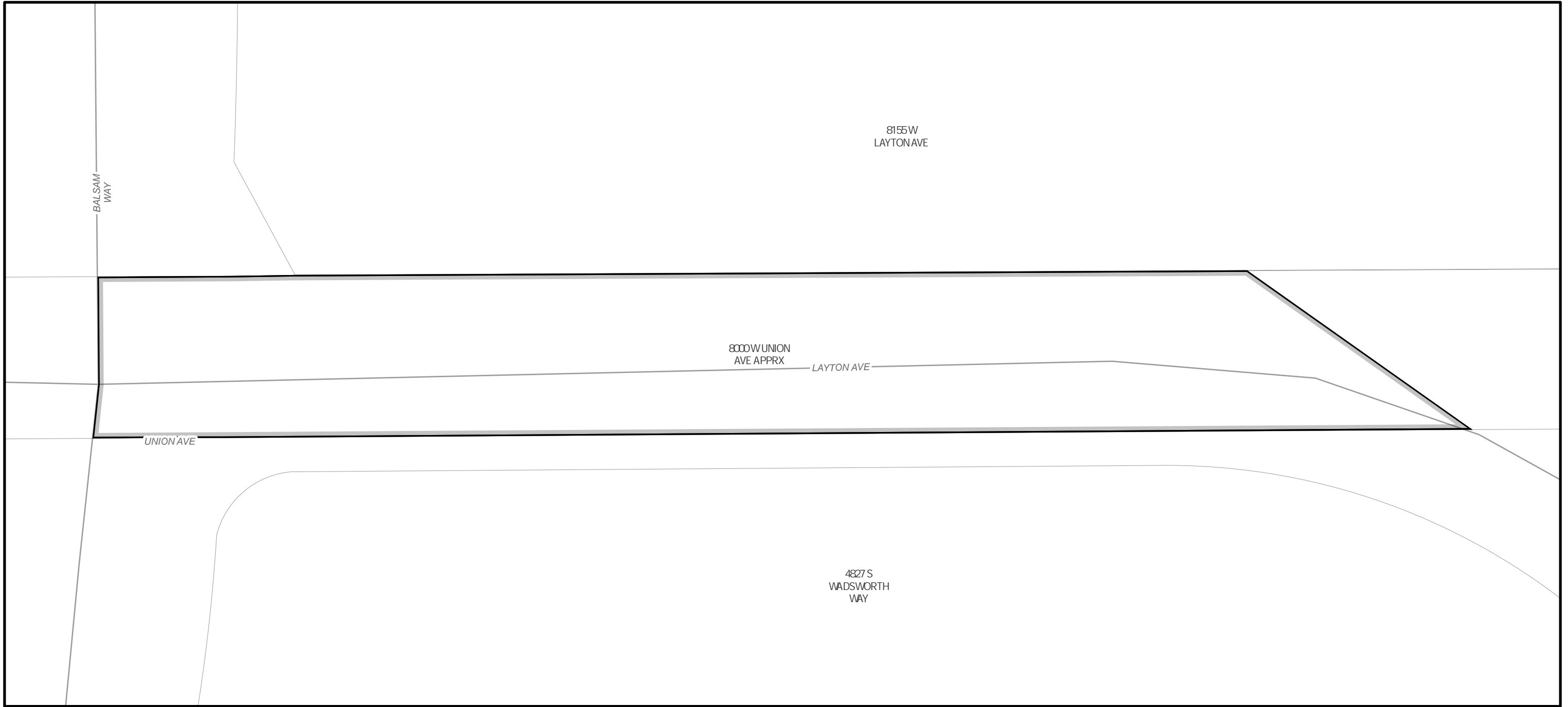









Neighborhood
Marston

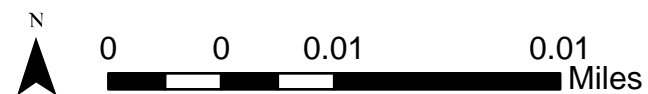
Zoning Change
0.72 acres
From S-SU-D
To OS-A

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary

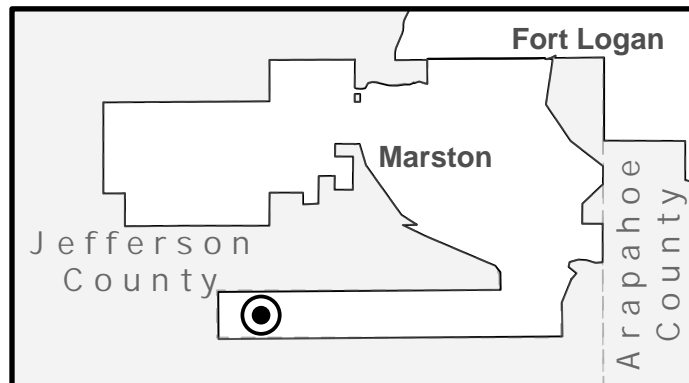
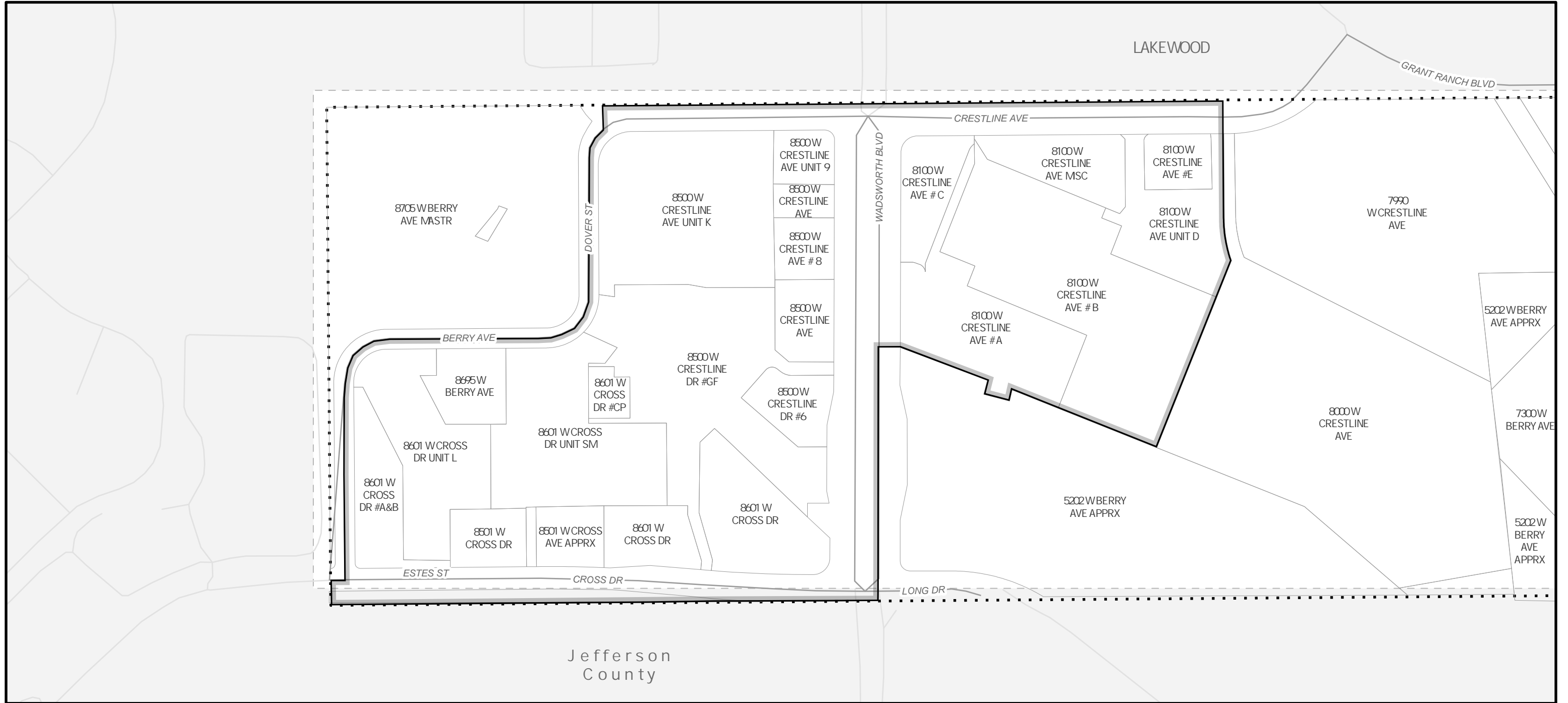









Neighborhood
Marston

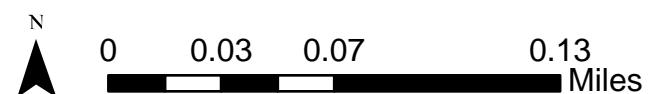
Zoning Change
0.42 acres
From S-CC-3
To S-MX-3

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood
Marston

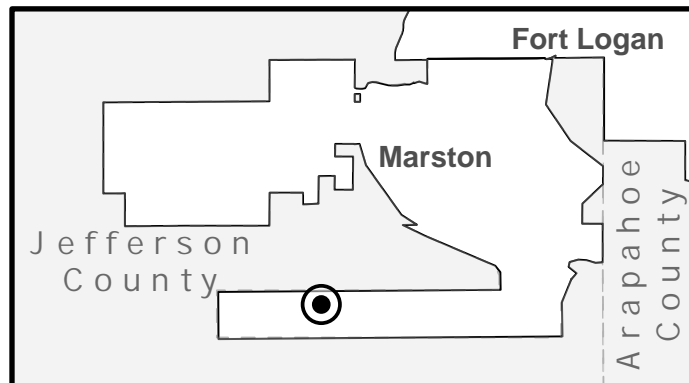
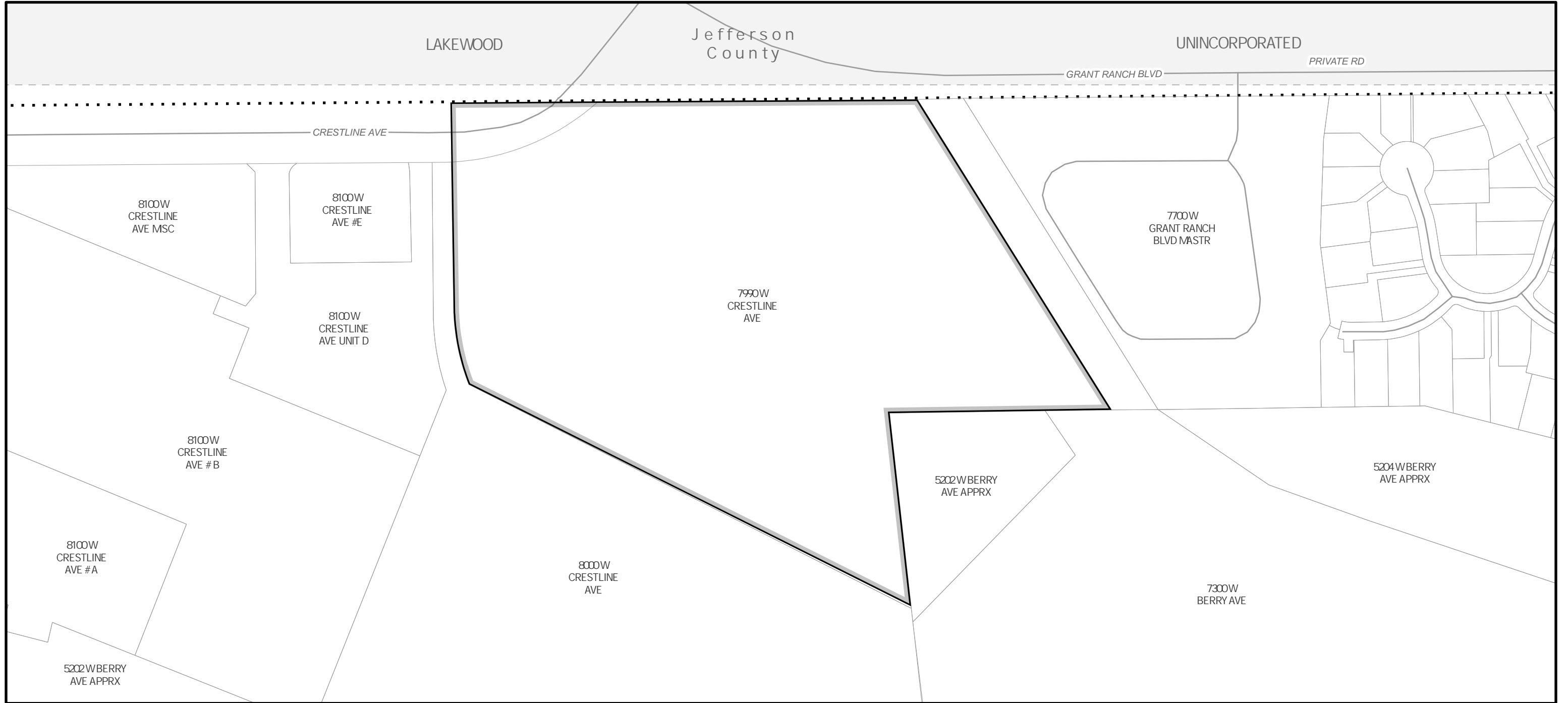
Zoning Change
64.29 acres








From B-4 UO-1 UO-2 WAIVERS
CONDITIONS

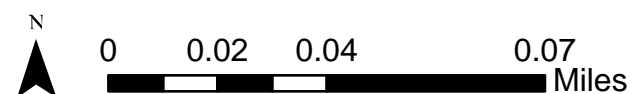
To S-MX-3 UO-1

Zone Map Amendment 2025i-00106

Community Planning & Development
January 2026



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street
-  Park
-  River
-  County Boundary



Neighborhood
Marston

Zoning Change
13.51 acres

From B-4 UO-1 UO-2 WAIVERS
CONDITIONS

To S-MX-3 UO-1

Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development

From: Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development
Sent: Tuesday, January 20, 2026 2:45 PM
To: 'Bayer, J'
Subject: RE: Proposed rezoning

Hi Jen,

Thank you so much for your comments. While this rezoning will allow for more flexibility on the property where this Circle K is located, it will no undue the existing flavor ban. The flavor ban is separate from zoning.

Please let me know if you have any questions.

Best,
Libbie

From: Bayer, J <j.bayer@circlek.com>
Sent: Thursday, January 15, 2026 6:37 AM
To: Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development <Libbie.Glick@denvergov.org>
Subject: [EXTERNAL] Proposed rezoning
Importance: High

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Address: 8500 W Crestline Ave
Current Zoning: B-4 UO-1 UO-2
Proposed Zoning: S-MX3 UO-1
Neighborhood: Marston

At Circle K, we are losing sales causing my entire team to lose money from paychecks because of this flavor ban. If we are rezoned, we will regain our most loyal customers, brining our sales back up and stimulating the economy. On average, my team is losing \$200 a month because of this. Please take into consideration the people that work hard keeping the world around us running every day.

Jen Bayer
Assistant Store Manager
Circle K 2744128
8500 W Crestline Ave, Littleton CO

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Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development

From: Jessica Fair <jessicarabbit0710@gmail.com>
Sent: Tuesday, January 20, 2026 1:08 PM
To: Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development
Subject: Re: [EXTERNAL] Re: Far southwest zoning

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I like Jefferson County better, and our customers at the gas station want the flavor ban dropped.

On Tue, Jan 20, 2026, 12:59 PM Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development <Libbie.Glick@denvergov.org> wrote:

Hi Jessica,

Thank you for your comment. Is there anything specially with the rezoning that you are concerned about?

The proposal for the rezoning is to rezone major corridors and shopping centers in the Far Southwest Area. This includes Federal, Sheridan Shopping Center (Sheridan and Evans), Bear Valley shopping Center (Sheridan and Hampden), Evans Ave, and Wadsworth. The properties along Federal, Sheridan Shopping Center, Bear Valley Shopping Center, and Evan swill be rezoned largely to S-MX-3A. This district does not allow the drive thru building form or parking to be located between the building and the street. The goal is to promote better design outcomes when new development comes. Wadsworth is proposed to be rezoned to S-MX-3, which will allow for better design outcomes than the current zone districts.

The rezoning will also rezone a few industrial properties near Evans and South Platte River Dr. to ensure they remain with industrial uses instead of being converted to residential.

Finally, the rezoning will rezone the Union & Dudley Park from single-unit to public open space to ensure it remains a public park and amenity in the Martson neighborhood.

Please let me know if you have any questions about this rezoning package. No development is proposed with this rezoning, this just puts the right zoning in place so when development does eventually come it's in line with the land use guidance in the recently adopted Far Southwest Area Plan.

Best,

Libbie

From: Rezoning - CPD <Rezoning@denvergov.org>

Sent: Tuesday, January 20, 2026 12:51 PM

To: Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development <Libbie.Glick@denvergov.org>

Subject: FW: [EXTERNAL] Re: Far southwest zoning

From: Jessica Fair <jessicarabbit0710@gmail.com>

Sent: Tuesday, January 20, 2026 11:38 AM

To: Rezoning - CPD <Rezoning@denvergov.org>

Subject: [EXTERNAL] Re: Far southwest zoning

I would like our area to be redone back to Jefferson County.

Jessica Fair

303-943-3692

Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development

From: Nathan Anderson <nathan@denverfencing.com>
Sent: Friday, January 30, 2026 2:06 AM
To: Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development
Cc: Flynn, Kevin J. - CC Member District 2 Denver City Council; Montano, Dana D. - CC YA3153 Administrator II; Botello, Bryan - CPD Senior City Planner; Karli Anderson
Subject: [EXTERNAL] Re: Rezoning from Mixed Use to Industrial

Follow Up Flag: Follow up
Flag Status: Flagged

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Libbie,

Yes. I own and operate the Denver Fencing Center at 1930 S Navajo Street, and I am the Board Chair of the Denver Fencing Foundation, which has operated a grant-funded program on behalf of many different city departments. In our building, we have a Parafencing program that brings together Paralympians and aspiring Paralympic fencers who train nearly daily. I have run my business in the Ruby Hill neighborhood since 2004.

I disagree with the change of I-MX-3 to industrial (I-A) in my Ruby Hill neighborhood. I also disagree with the Value Manufacturing designation for this area.

Here is my reasoning. In my business neighborhood (S Platte River to Osage and Jewell to Evans), I have heard city workers refer to it as the “frontier.” Here are the significant problems of running a business in the frontier.

1. In 2015, the DOTI denied me the ability to put in a legal sidewalk in front of my building. DOTI also did not allow me to have basic signage that an assembly-use building would have. They also left me the pan, which traps a wheelchair from entering the building. And currently, DOTI refuses to fix my walkway because it isn't a legal sidewalk.
2. Currently, DOTI has not placed over 10 ADA curb ramps with warning zones, as required by legal settlement (Denny v City of Denver) in this area.
3. The city has allowed multiple businesses without a certificate of occupancy for their buildings. Many of these businesses would have to make significant upgrades to occupy their buildings.
4. The city does not have basic signage on this street, and parking issues happen daily.
5. The only buildings in this area that have been upgraded significantly are the I-MX-3 designed buildings, leaving the whole neighborhood with unconnected sidewalks and dilapidated buildings.
6. There is no connected sidewalk from the local bus stop to Ruby Hill Park despite having major attractions, such as the Levitt Pavilion. The city sidewalk planners have placed this area at their lowest level of concern.
7. No street cleaning in this neighborhood.
8. We have had two homeless fires in 5 years on local Xcel properties, and the city will not enforce codes to prevent further fires.

None of these items is normal. The city doesn't tell the upgrading business not to build a sidewalk. Don't worry about a certificate of occupancy. Yes, the city and state just spent \$ 7 million + tons of tax credits to build a 5-story low-income housing project with 212 units, but city planners want this neighborhood to be "value industrial" with no housing. Does that make any sense?

I blame nearly all the problems on city workers not enforcing regulations and legal settlements, because they view this neighborhood as industrial or, in their words, "frontier". By placing more buildings in this neighborhood with the I-A designation, this document is compounding my problems operating my business, which does a lot of good in my neighborhood.

Now, I will get to my questions.

1. Recently, my next-door neighbor, a Denver Legacy Business named A Little Print Shop, fired all of their workers and went belly up. The owner cited Denver's consistently higher minimum wage standards, HCOL, and the difficulty of getting his building certified to operate in Denver as the reasons for his business's demise. He stated his value industrial business would be much easier to run in Windsor, Colorado, or Nebraska. KrackCorn also recently left my street.

Can you explain how these types of value industrial businesses compete with Denver HCOL and wage requirements? Why are they leaving, not coming?

2. How does the city prevent renters from using I-A or I-MX-3 spaces for improper purposes? Does this document and its designations matter if CPD does not enforce zoning?



Stone Bear Studios, 1331 West Evans Avenue,
Denver, CO
groupon.com

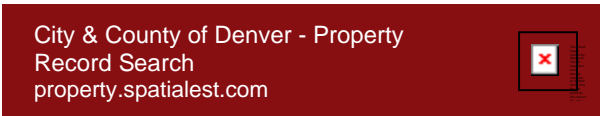


Home
denverintauto.com

3. This is one of the most significant-sized properties in my neighborhood and sits torn down and empty with no maintenance of the sidewalk next to the bus stop. What value would an industrial user place on this property and redevelop it, given its I-A designation?

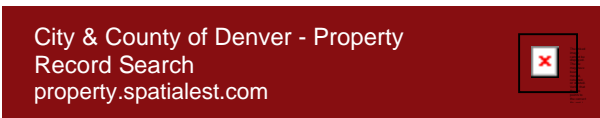
<https://property.spatalest.com/co/denver#/property/0528107009000>

4. Most of the spaces here and 1015 W Evans sit vacant for years with the I-A designation? What type of value industrial users does the city believe will fill these spaces?



5. Does a gas station count as a value industrial property or a user? Can I put a gas station on I-A property?

6. This city property provides services to residents for trading out their garbage and recycling cans. This property appears to violate ADA accessibility requirements, as it sits at an intersection with no ADA curb ramps or sidewalks. Is the city changing this property designation from I-MX-3 to I-A to avoid its ADA obligations?



I will likely have further questions after I have given a complete review of your document. But I am deeply concerned that my legacy business will be zoned out of this value industrial area in the future. I believe the multitude of I-A-designated properties has given my neighborhood a “frontier” feel, and your designation of more property means another 20 years of living in wild, wild far southwest Denver if I am allowed to operate here.

Sincerely,

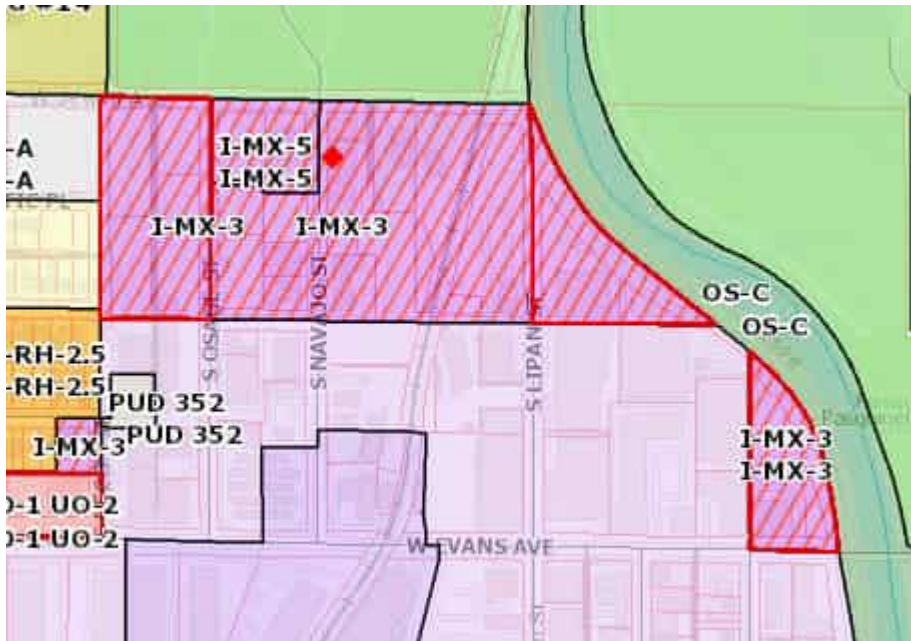
Nathan Anderson
Head Coach/Owner
Denver Fencing Center

On Jan 29, 2026, at 3:33 PM, Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development <Libbie.Glick@denvergov.org> wrote:

Hi Nathan,

Bryan Botello forwarded your email on to me as I’m the staff member processing the rezoning to implement the guidance in the Far Southwest Area Plan. Thank you for reaching out! Is your property located at 1930 S Navajo? If so, this property is not included in the rezoning, and it will

remain I-MX-3. The properties that are proposed to be rezoned from I-MX-3 to industrial are outlined in red in the image below. These are properties that have zoning that currently allows for residential uses, but the guidance in the plan is for Value Manufacturing, where residential uses should not be allowed. It's for this reason, the areas outlined in red are proposed to be rezoned to an industrial district.



Please let me know if you have any additional questions.

Best,
Libbie



DENVER
THE MILE HIGH CITY

Libbie Glick, AICP | Senior City Planner
Community Planning and Development | City and County of
Denver

[Pronouns](#) | she/her/hers

phone: (720) 865-3267 / Libbie.Glick@denvergov.org

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Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development

From: Grant Nelson <GNelson@republicig.com>
Sent: Wednesday, February 4, 2026 12:29 PM
To: Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development;
Flynn, Kevin J. - CC Member District 2 Denver City Council
Cc: Kien Arnold
Subject: [EXTERNAL] Re-Zoning of 3125 S. Sheridan

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Ms. Glick and Councilman Flynn,

In late January we received a postcard from Denver on a potential re-zoning of the Bear Valley and associated areas. After reviewing the information on the Denver Planning website, it appears that the City is attempting to rezone a massive area of Denver including our property.

As the owners of 3125 S. Sheridan, we vehemently object to the downzoning of our property as proposed in this re-zone. According to the chart below from page 3-3-5 of the Denver Zoning, this rezone would take our property from S-CC-MX3 to S-MX-3A, which would eliminate Drive Thru Services and Drive Thru Restaurants. The property currently has a drive thru that was constructed in 2014, and while the current user of the property is not utilizing the drive thru, it is a very important part of the property and potentially any future use. There are drive thru restaurants and drive thru services adjacent to our property, across the street from our property, and as a regional commercial center the Bear Valley area needs to keep offering drive thru restaurants and services as a zoning option.

Again, we object vehemently to the rezoning and object to the timeline provided in the materials. We rezoned a property in Denver and it took over three years to complete a simple rezoning. The proposed timeline for a massive regional rezoning is less than five months. We feel that all of the properties and property owners should be engaged, neighborhood meetings should be held, and the City should be held to the same standards and timelines that property owners are held to.

Suburban (S-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurants	General	Shopfront
Max Number of Primary Structures per Zone Lot		1*		1*	2					No Maximum			
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	S-SU-A, -D, -F, -Fx, -I, -Ix,	■			●								
	S-SU-FA	■			■								
Row House (RH)	S-RH-2.5	■		■		■							
Multi Unit (MU)	S-MU-3, -5, 8, 12, 20	■		■		■			■				
MIXED USE COMMERCIAL ZONE DISTRICTS													
Commercial Corridor (CC)	S-CC-3, -3x, -5, -5x								□	□	■		
Mixed Use (MX)	S-MX-2x										■	■	
	S-MX-2, -3, -5, -8, -12								□	□	■	■	
	S-MX-2A, -3A, -5A, -8A, -12A										■	■	
Main Street (MS)	S-MS-3, -5								□	□		■	

■ = Allowed □ = Allowed subject to geographic limitations
● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B, Allowed Increases on Zone Lot with Certain Existing Accessory Structures in SU- and TU Zone Districts
*No Maximum # of primary structures per zone lot in the S-RH and S-MU Zone Districts.

Please contact me at your earliest convenience to discuss.

Thanks,

Grant R. Nelson
Republic Investment Group
9635 Maroon Circle
Suite 125
Englewood, CO 80112
720-897-6091
303-887-2508-cell