



385 S Zuni

B-1 with Waivers to E-MX-3

Date: 03/16/2026

Presenter: Joe Green

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from B-1 with Waivers to E-MX-3



- Property:
 - 13,260 square feet
 - Single-unit house used for commercial uses
 - Adjacent to Alameda Square shopping center

Existing Zoning – B-1 with waivers

Waiver details:

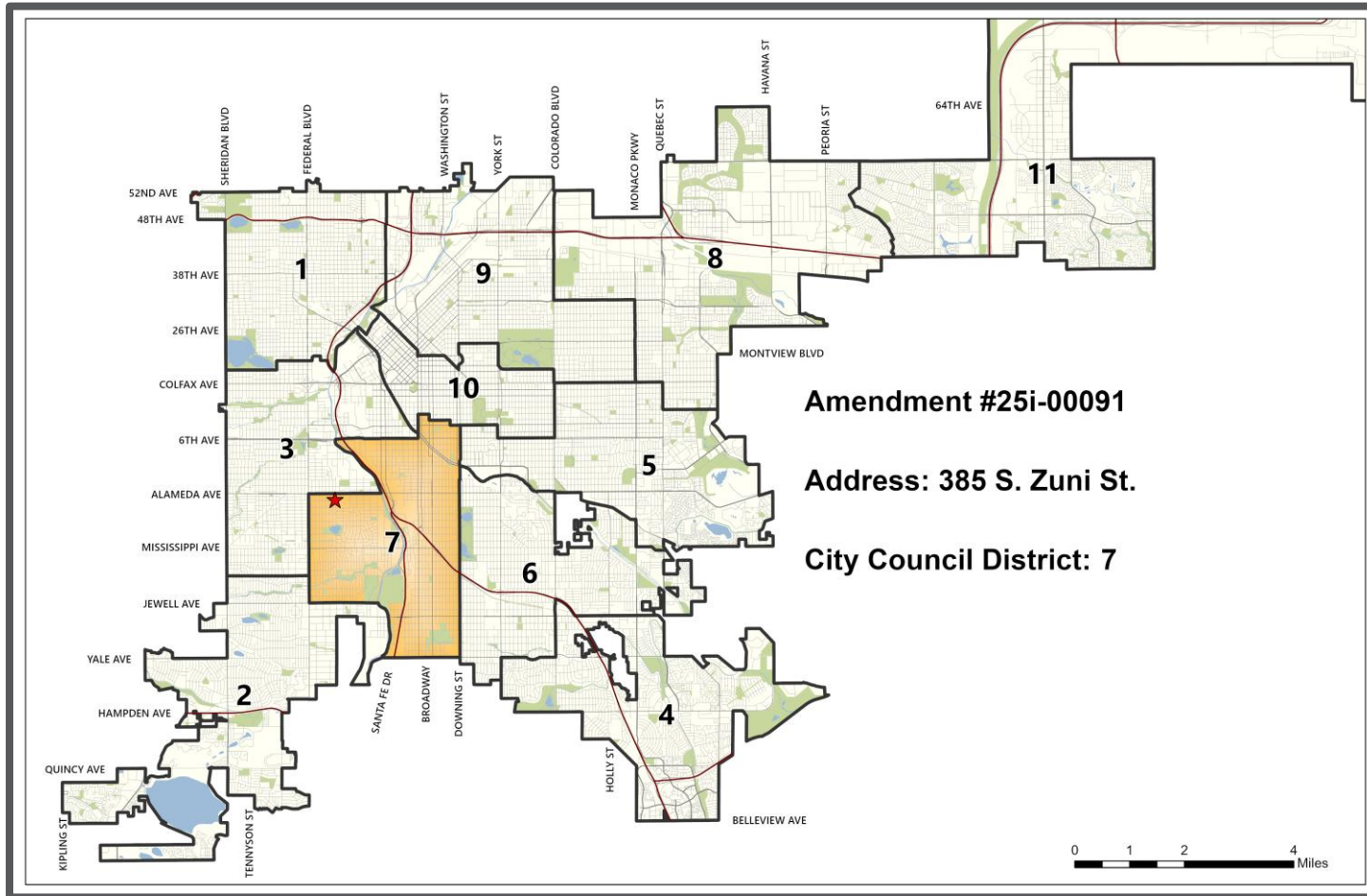
- Waives many commercial uses, like medical clinic, fine arts gallery, library, a hearing aids store
- Limits total floor area of structure
- Limits height to 32 ft

Presentation Agenda

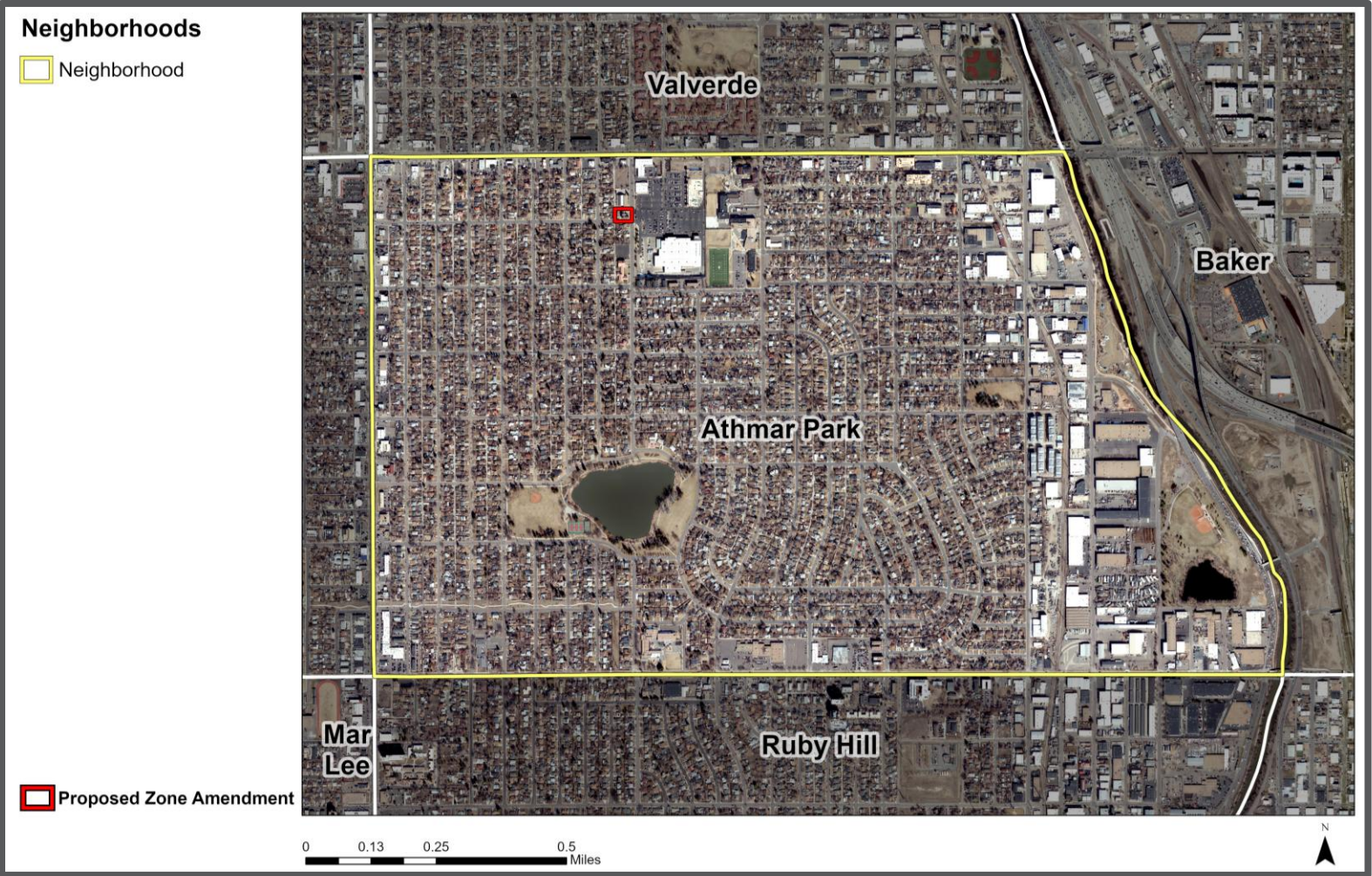
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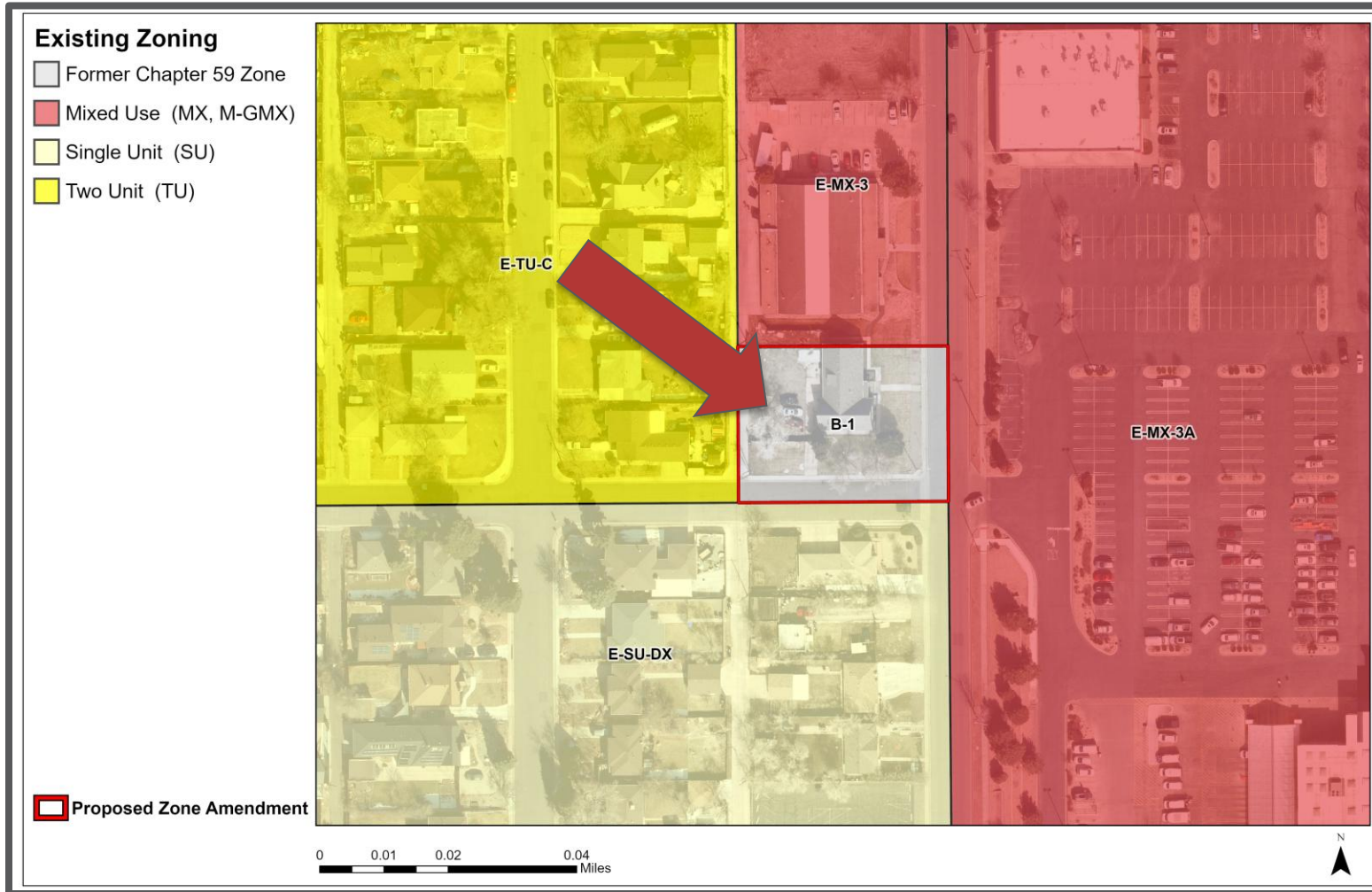
Council District 7 – Councilmember Alvidrez



Statistical Neighborhood – Athmar Park



Existing Zoning – B-1 with waivers



Proximity to:

- E-MX-3
- E-MX-3A
- E-TU-C
- E-SU-DX

Existing Context – Land Use



Single-unit Residential

Adjacent to:

- Single-Unit Residential
- Public/Quasi-public
- Commercial/Retail

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



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Process

- Informational Notice: **11/12/2025**
- Planning Board Notice: **01/06/2026**
- Planning Board Public Hearing: **01/21/2026**
- CPH Committee: **02/03/2026**
- City Council Public Hearing: **03/16/2026**

Planning Board

- Planning Board held a hearing on this item on January 6
- The board voted unanimously to recommend approval

Public Comments

No comments have been submitted to CPD

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Denver Zoning Code Review Criteria

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Southwest Area Plan*

2. Public Interest

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

Comprehensive Plan 2040

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 D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).



Comprehensive Plan 2040

Environmentally Resilient

- 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).



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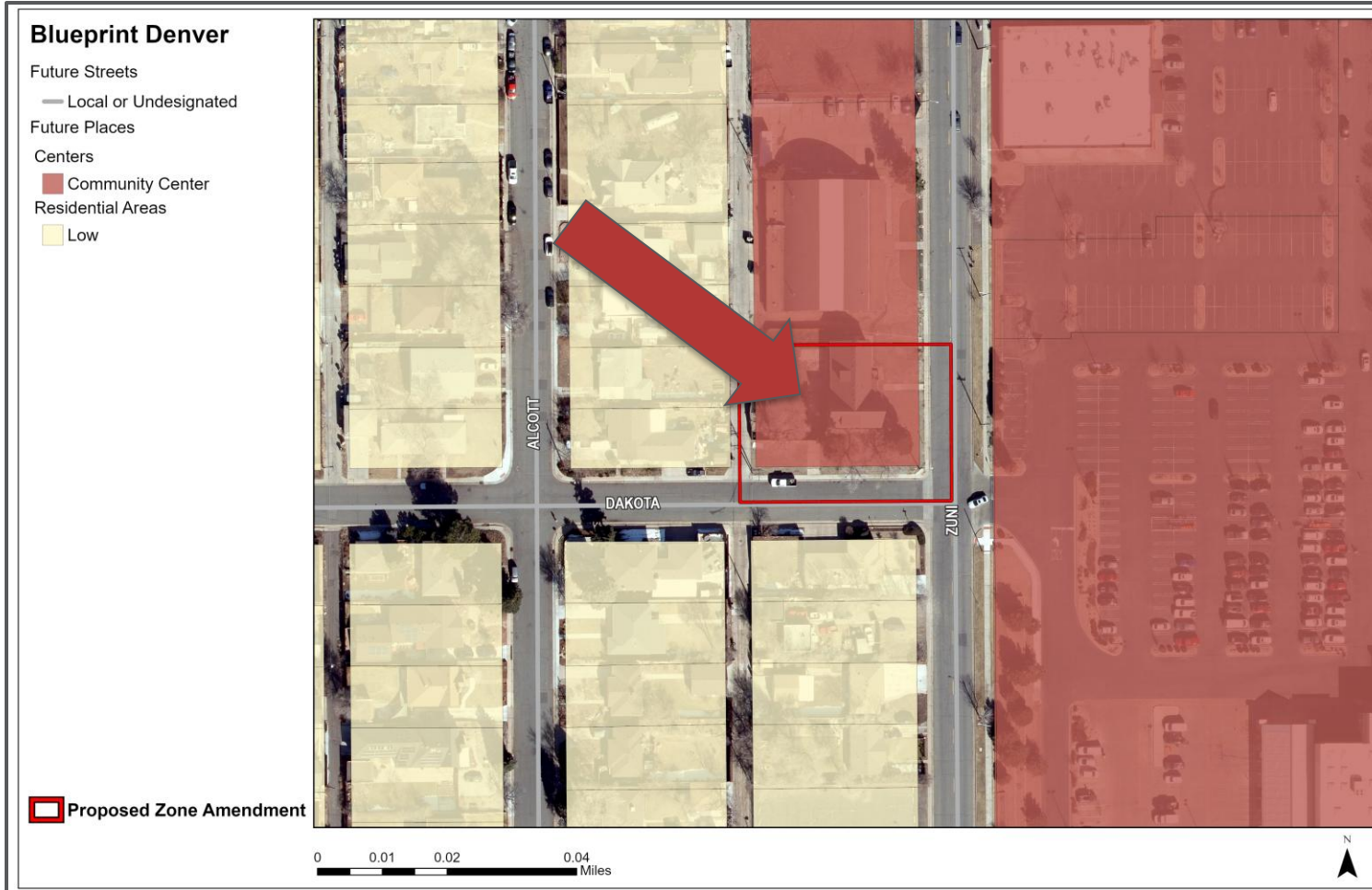
Blueprint Denver 2019



Urban Edge

- Small multi-unit residential and commercial areas typically embedded in 1-unit and 2-unit residential

Blueprint Denver 2019



Community Center

- Provides a mix of office, commercial, and residential uses
- Heights up to five stories

Local Future Street Type

- Predominantly defined by residential uses

Blueprint Denver – Additional Policies

Land Use & Built Form: General

- Policy 3, Strategy A - Rezone properties from the Former Chapter 59 zoning code (p. 73).

Denver Zoning Code Review Criteria

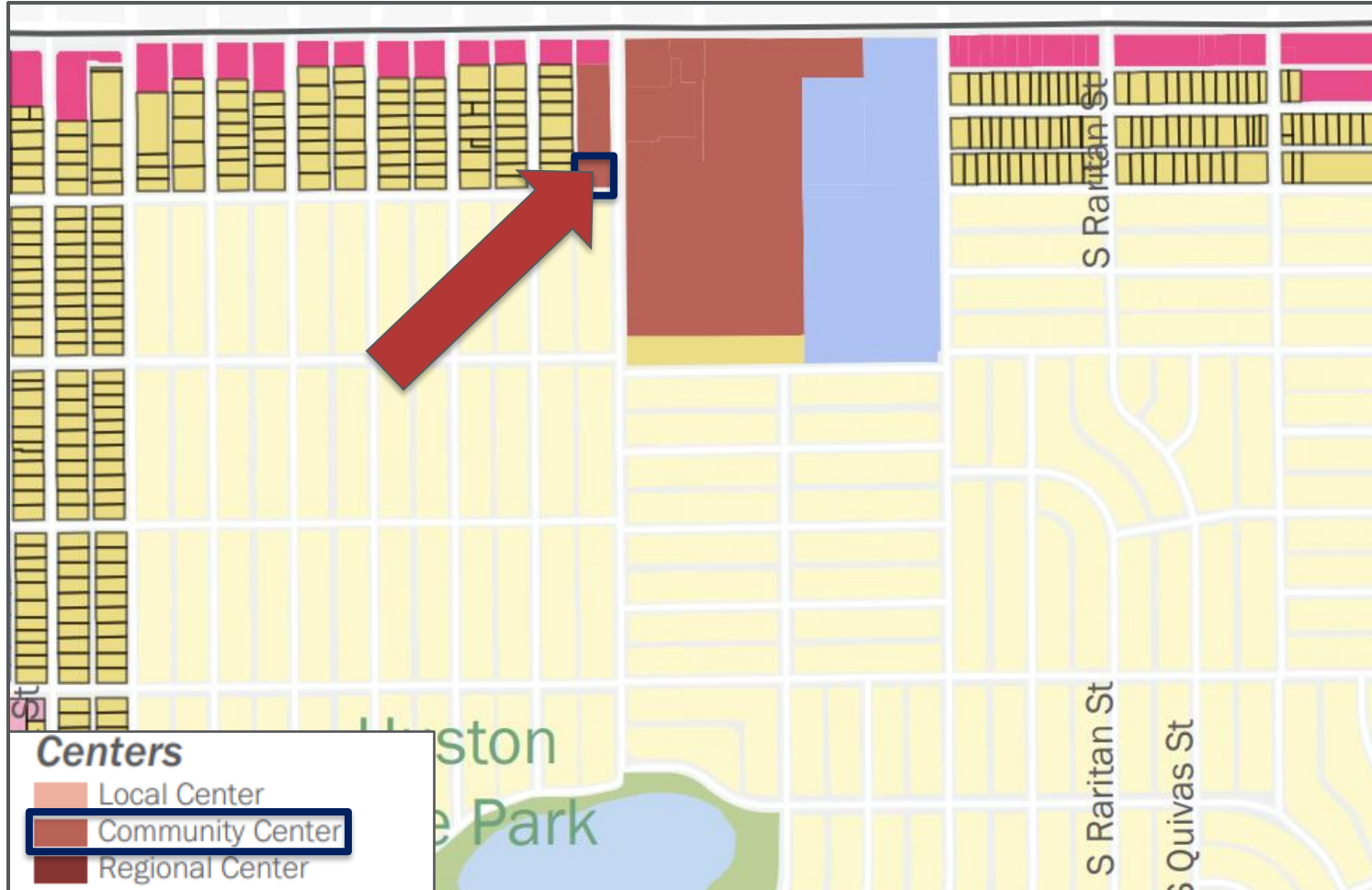
1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Southwest Area Plan*

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Southwest Area Plan



Community Center

- Provides a mix of office, commercial, and residential uses
- Heights up to five stories

Southwest Area Plan

Alameda Square shopping center is a focus area:

Policy AL-L2 - The Alameda Square shopping center should be a vibrant, safe, and accessible **mixed use shopping destination** (pg. 153).

- A. This area will continue to have **small and large cultural businesses** that **serve the community** as well as large anchor tenant (pg. 153).
- B. **Encourage new business as infill development** or on vacant parcels or **underused areas** (pg. 165).”
- C. If development takes place, it should be in the form of **infill development** on underutilized parking lots, vacant properties, city owned property or build upon existing buildings and structures (pg. 153).

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Southwest Area Plan (in progress)*

2. Public Interest

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

Public Interest

The proposed official map amendment furthers the Public Interest because it implements adopted plan guidance by allowing for a mix of uses and amenities.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
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2. Public Interest

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

Urban Edge Neighborhood Context

The proposed E-MX-3 zone district would facilitate:

- Appropriately scaled mixed-use development
- Protected district standards that improve the transition to the adjacent residential neighborhood

CPD Recommendation

CPD recommends approval, based on finding that the review criteria have been met:

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