



DPR OS-A Rezoning

Request: U-MX-3, I-B, PUD 319 to OS-A

Denver City Council

May 18, 2026

Presenter: Joe Green/ Fran Penafiel

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

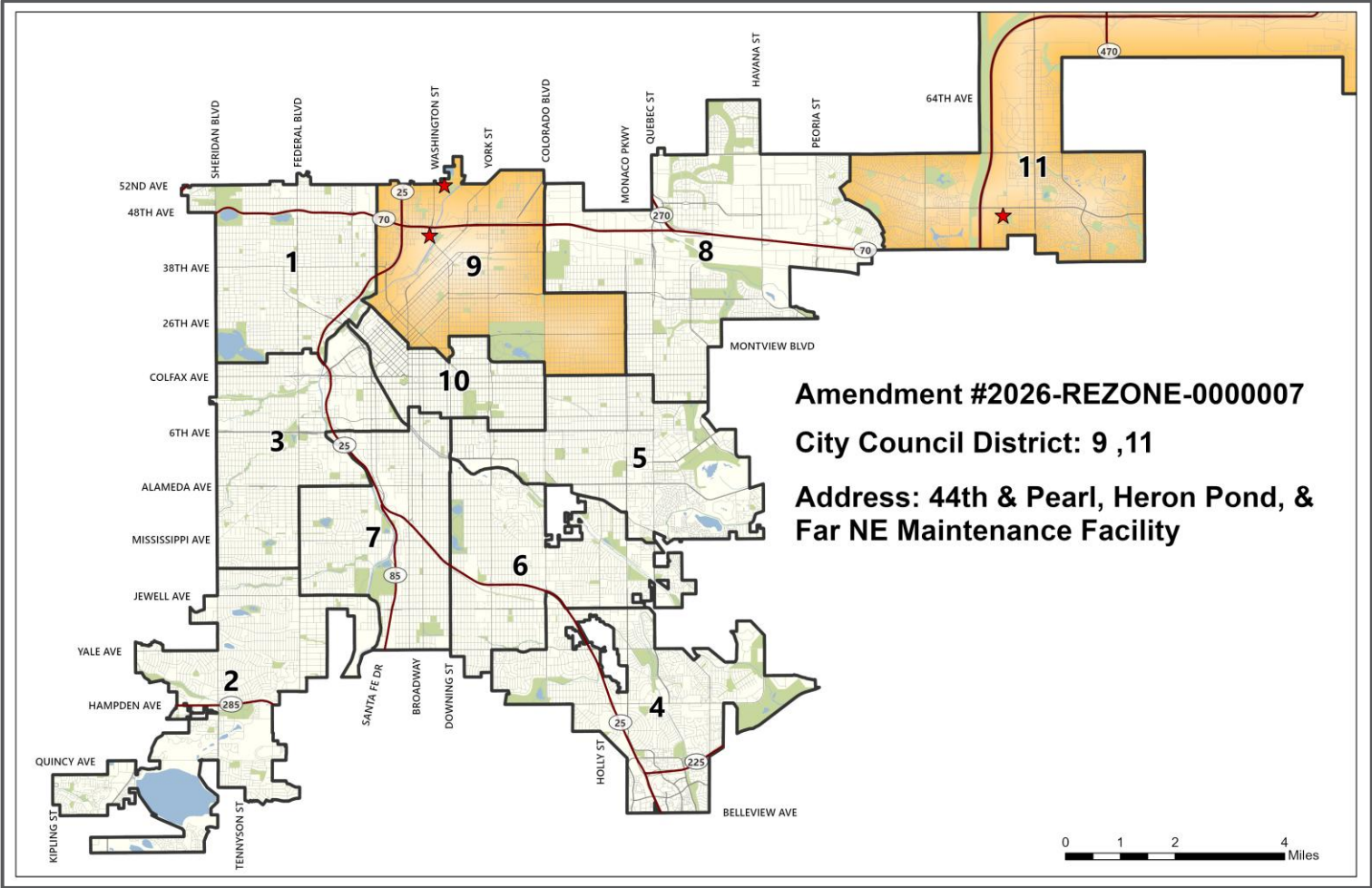


Presentation Agenda

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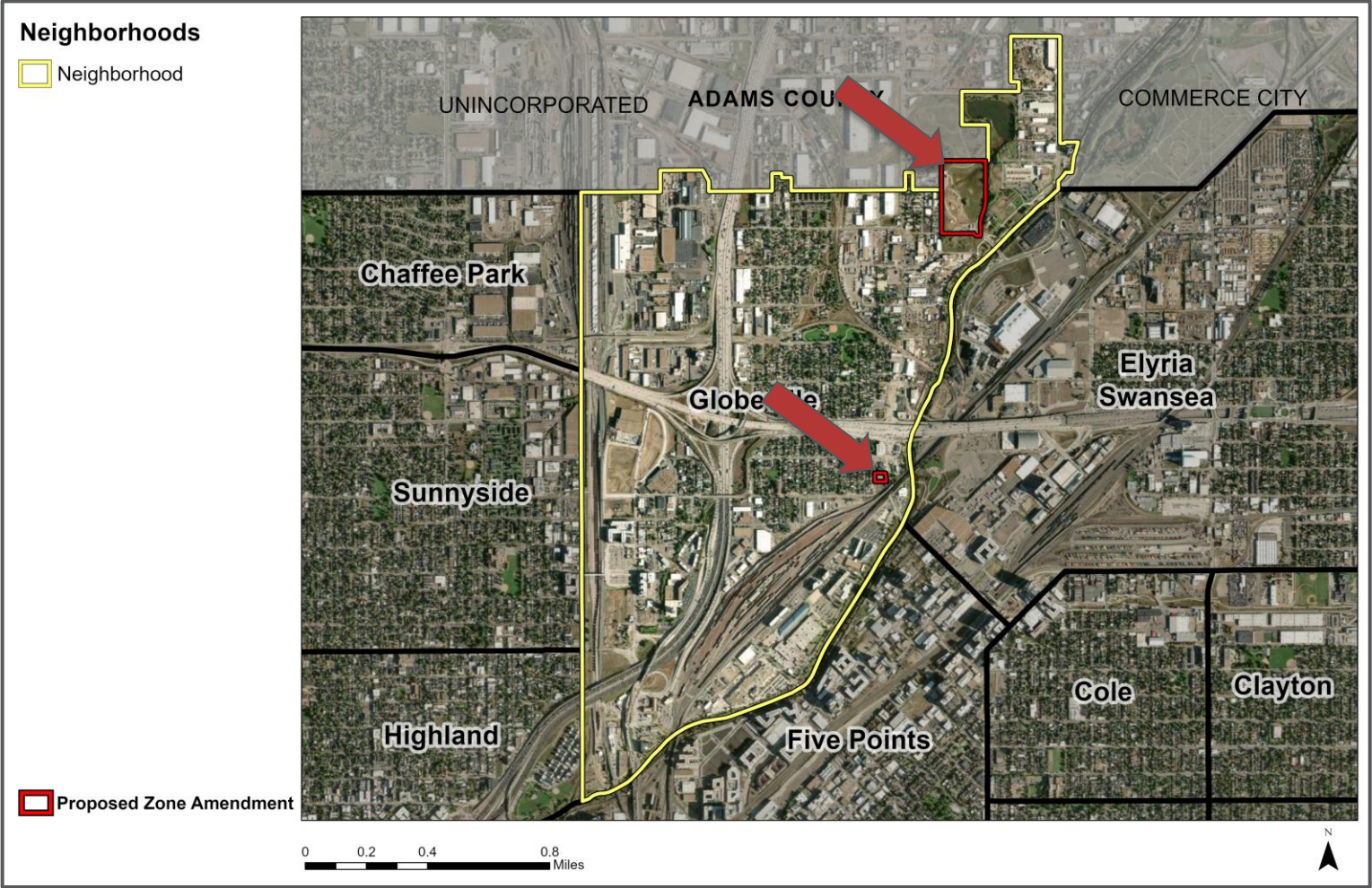
Council Districts



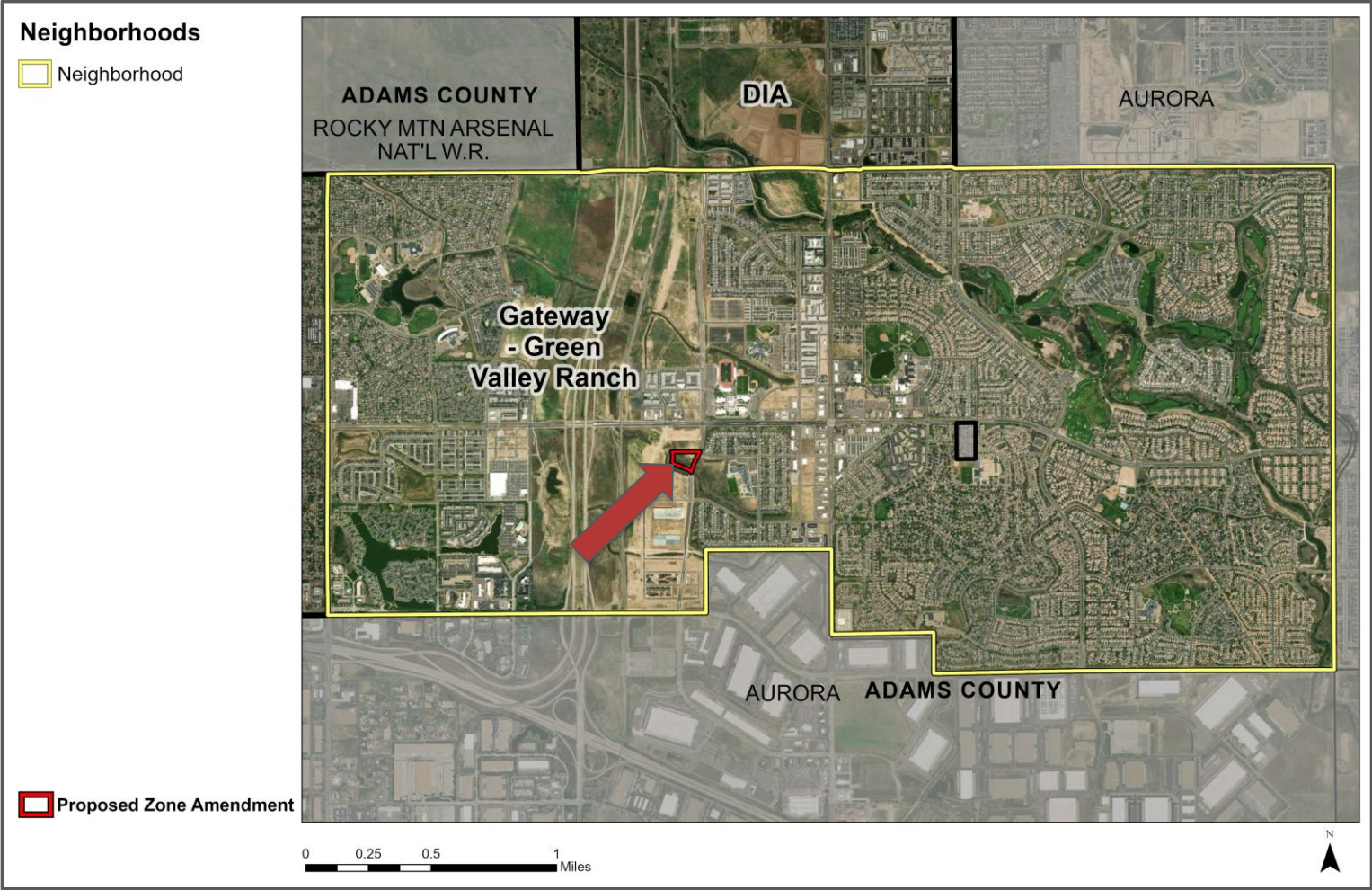
CD 9:
Councilmember Watson

CD 11:
Councilmember Gilmore

Statistical Neighborhood – Globeville



Statistical Neighborhood – Green Valley Ranch



Request

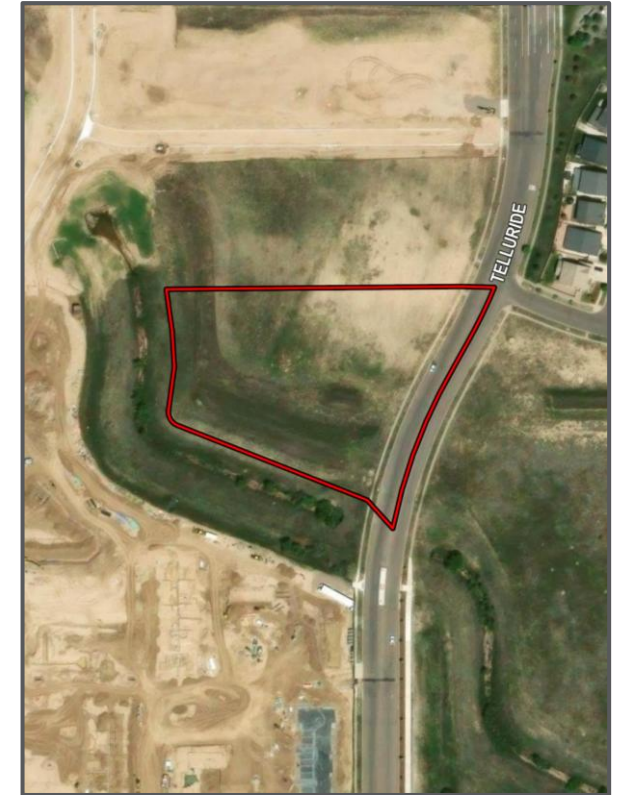
44th and Pearl Unnamed Park
U-MX-3 to OS-A
.06 acres



Heron Pond
I-B to OS-A
21 acres



Far Northeast
Maintenance Facility
PUD 319 to OS-A
3.1 acres

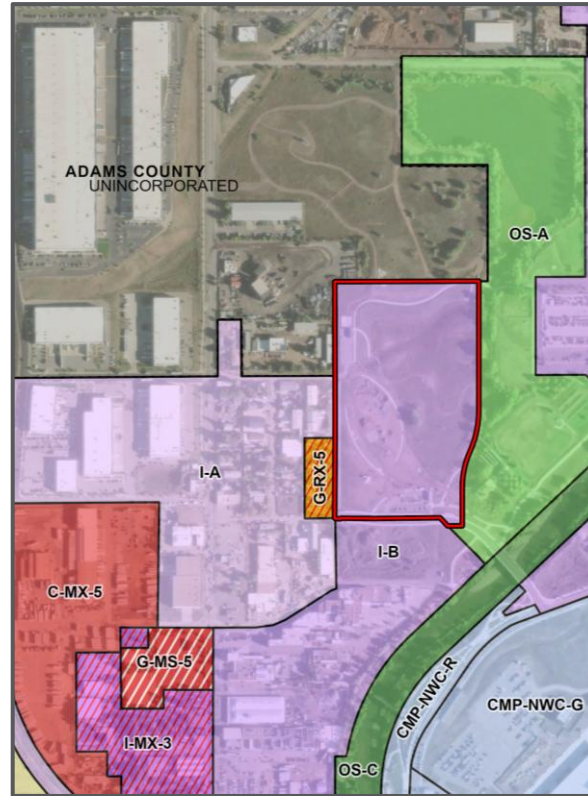


Existing Zoning

44th and Pearl Unnamed Park
U-MX-3



Heron Pond
I-B

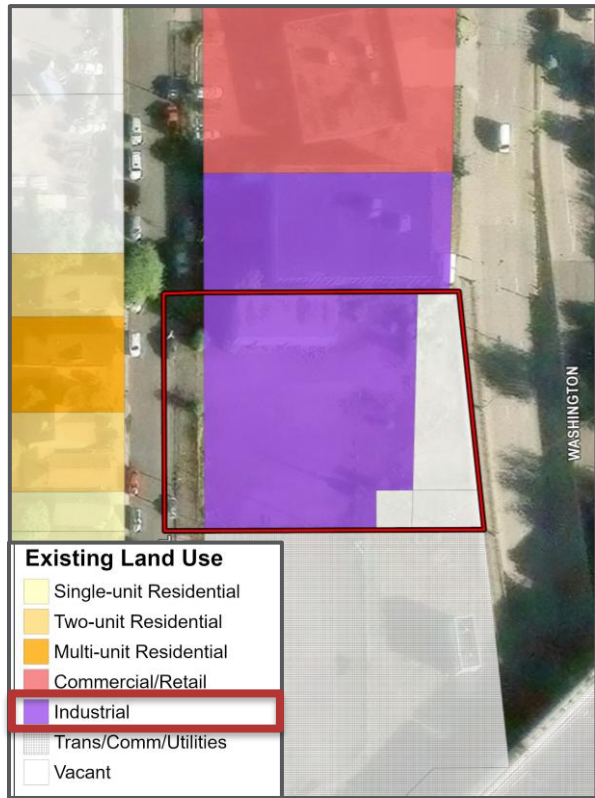


Far Northeast
Maintenance Facility
PUD 319

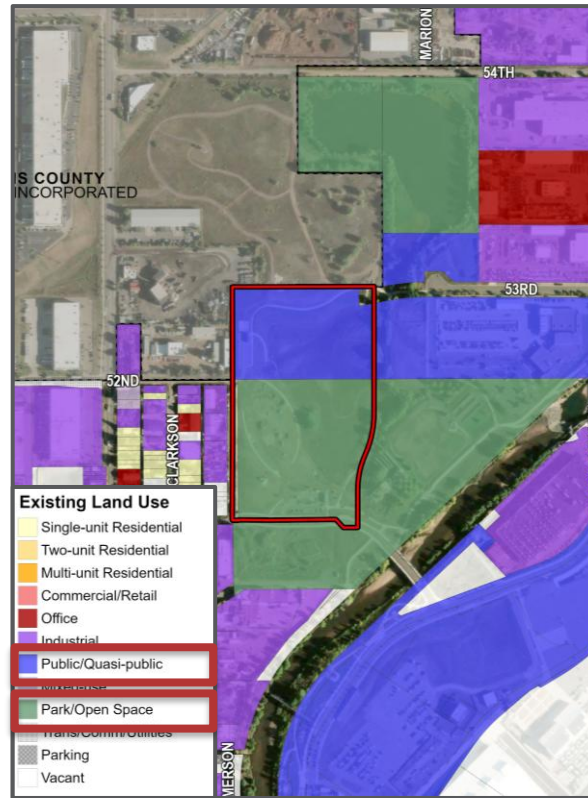


Existing Land Use

44th and Pearl Unnamed Park
Industrial



Heron Pond
Public/Quasi-Public, Parks
and Open Space

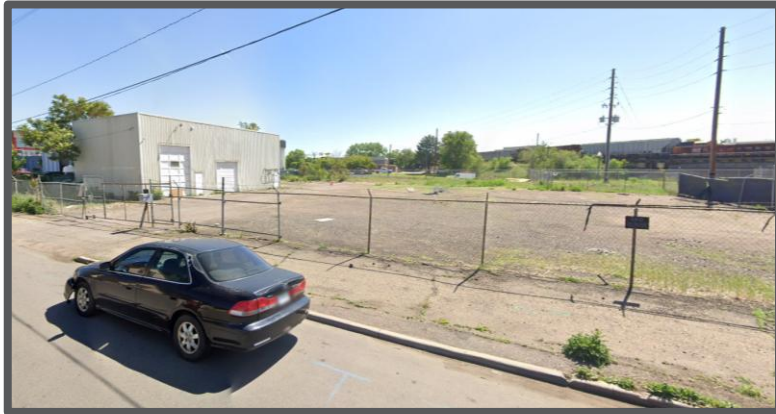


Far Northeast
Maintenance Facility
Agriculture



Existing Land Use

44th and Pearl Unnamed Park



Heron Pond



Far Northeast
Maintenance Facility



Agenda

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Process

- Informational Notice: 01/22/2026
- Planning Board Notice: 03/03/2026
- Planning Board Public Hearing: 03/18/2026
- Committee: 04/08/2026
- City Council Public Hearing: 05/18/2026

Planning Board

- The board voted unanimously to recommend approval

Public Comments

- Staff has received no comments from RNOs, neighbors, or other stakeholders.

Presentation Agenda

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- Review Criteria



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 (2019)
- Blueprint Denver (2019)
- Game Plan for a Healthy City (2019)
- Far Northeast Area Plan (2019)
- Globeville Neighborhood Plan (2015)

2. Public Interest

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

Comprehensive Plan 2040

- Recognizes that parks are part of a complete community
- Provide high-quality parks for all residents
- Improve equitable access to parks



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

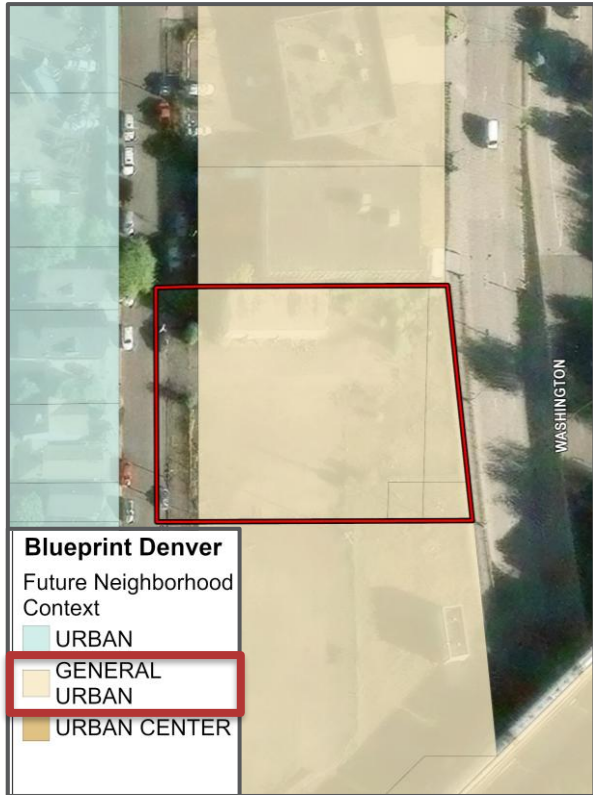
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2. Public Interest

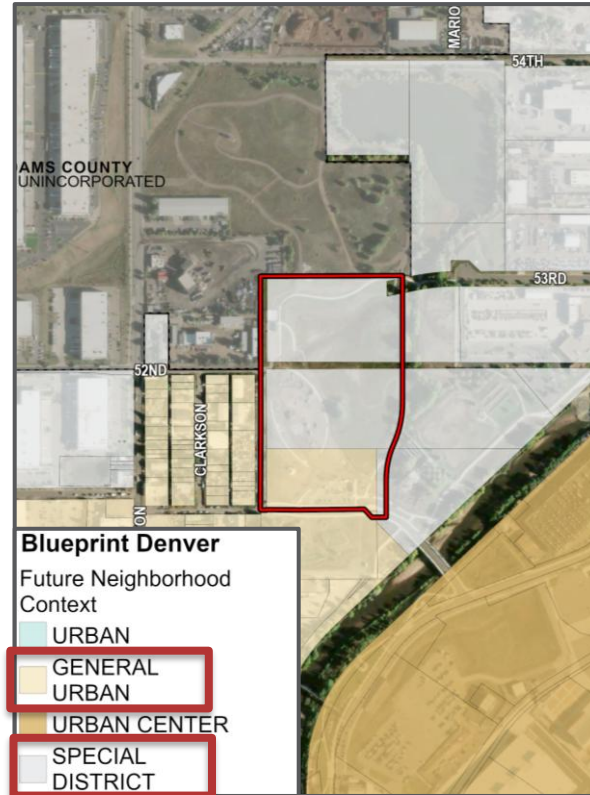
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019 – Neighborhood Context

44th and Pearl Unnamed Park
General Urban



Heron Pond
General Urban, Special District



Far Northeast
Maintenance Facility
Suburban

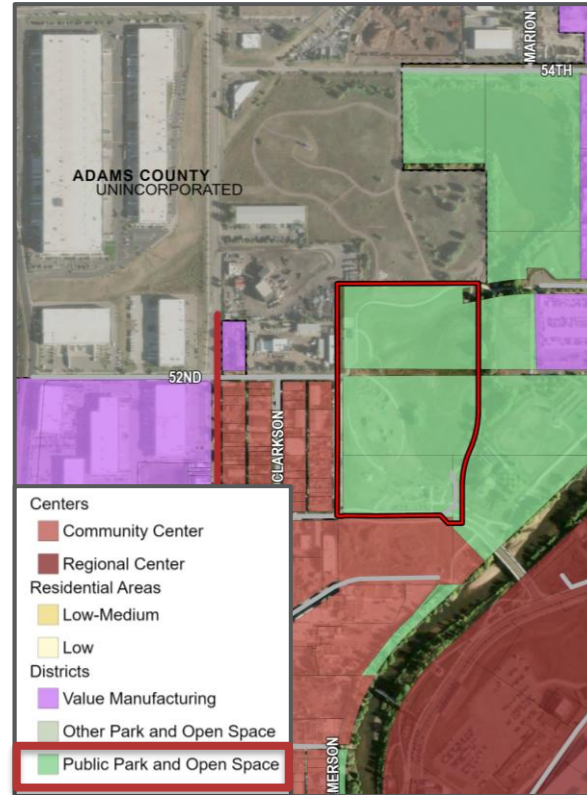


Blueprint Denver 2019 – Future Places

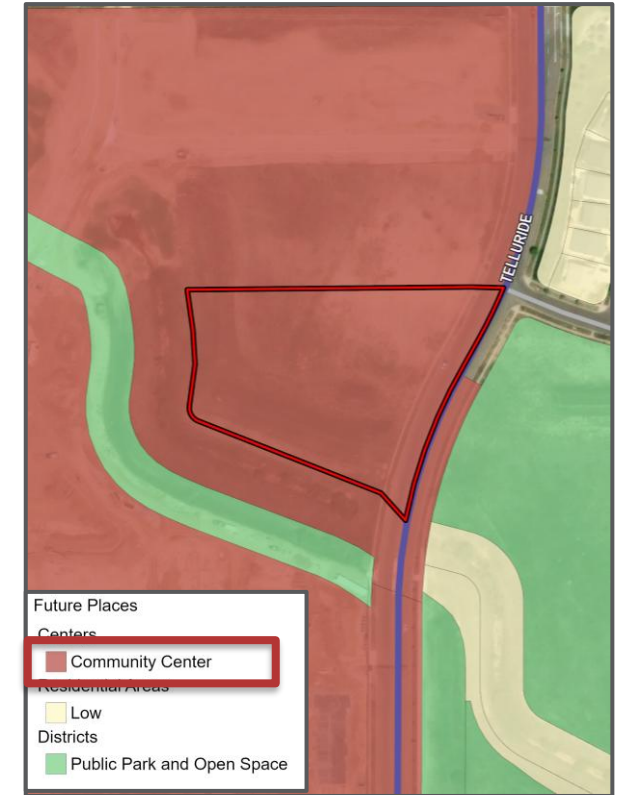
44th and Pearl Unnamed Park Community Center



Heron Pond Public Park and Open Space



Far Northeast Maintenance Facility Community Center



Blueprint Denver 2019

Elements of a Complete Neighborhood – Quality of Life Infrastructure

- Parks are a key element of a complete neighborhood
- Contribute to environmental resilience
- Contribute to social connectedness
- Ensure high-quality parks and outdoor public spaces keep pace with Denver's growth

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2. Public Interest

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

Game Plan for a Healthy City (2019)

- Acquire land and build facilities to keep pace with growth
- Ensure a ten-minute walk to park and open space
- Upgrade operation facilities to meet baseline standards

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2. Public Interest

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

Far Northeast Area Plan

- Maintain a high level of park service
- Invest in maintenance of existing parks and open spaces
- Establish an operations facility to support more efficient park maintenance

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- Globeville Neighborhood Plan (2015)

2. Public Interest

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

Globeville Neighborhood Plan

- Ensure a complete and accessible system of parks
- Regional open space amenity at the Heron Ponds site

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
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Public Interest

Furthers the public interest of the city through implementation of the city's adopted land use plans by allowing for additional recreational open space uses.

Denver Zoning Code Review Criteria

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CPD Recommendation

CPD recommends **approval**, based on finding all review criteria have not been met

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