

---

# 385 S Zuni

B-1 with Waivers to E-MX-3

Date: 01/29/2026

Presenter: Joe Green

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



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



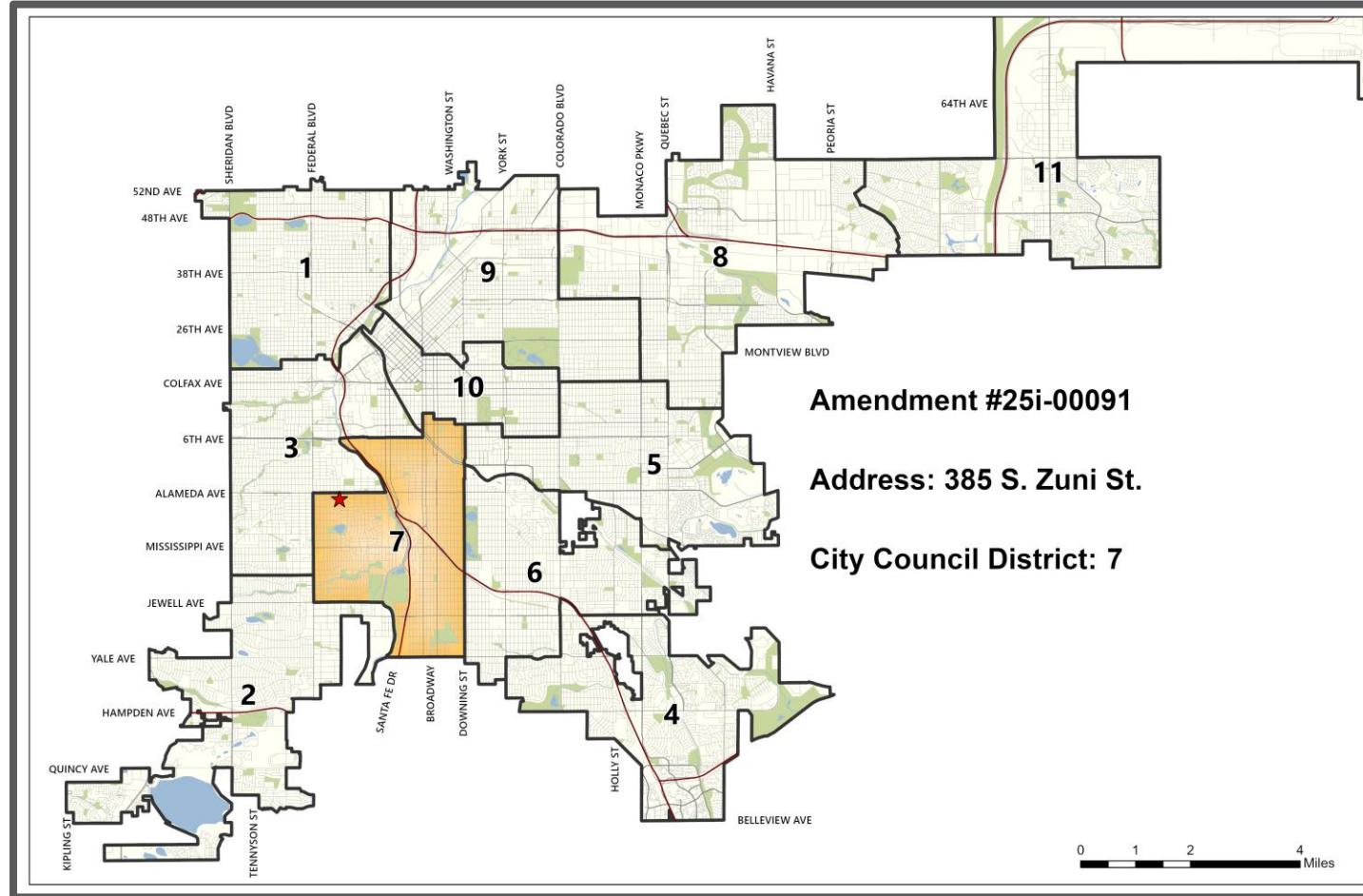
- Property:
  - 13,260 square feet
  - Single-unit house used for commercial uses
  - Adjacent to Alameda Square shopping center

# Presentation Agenda

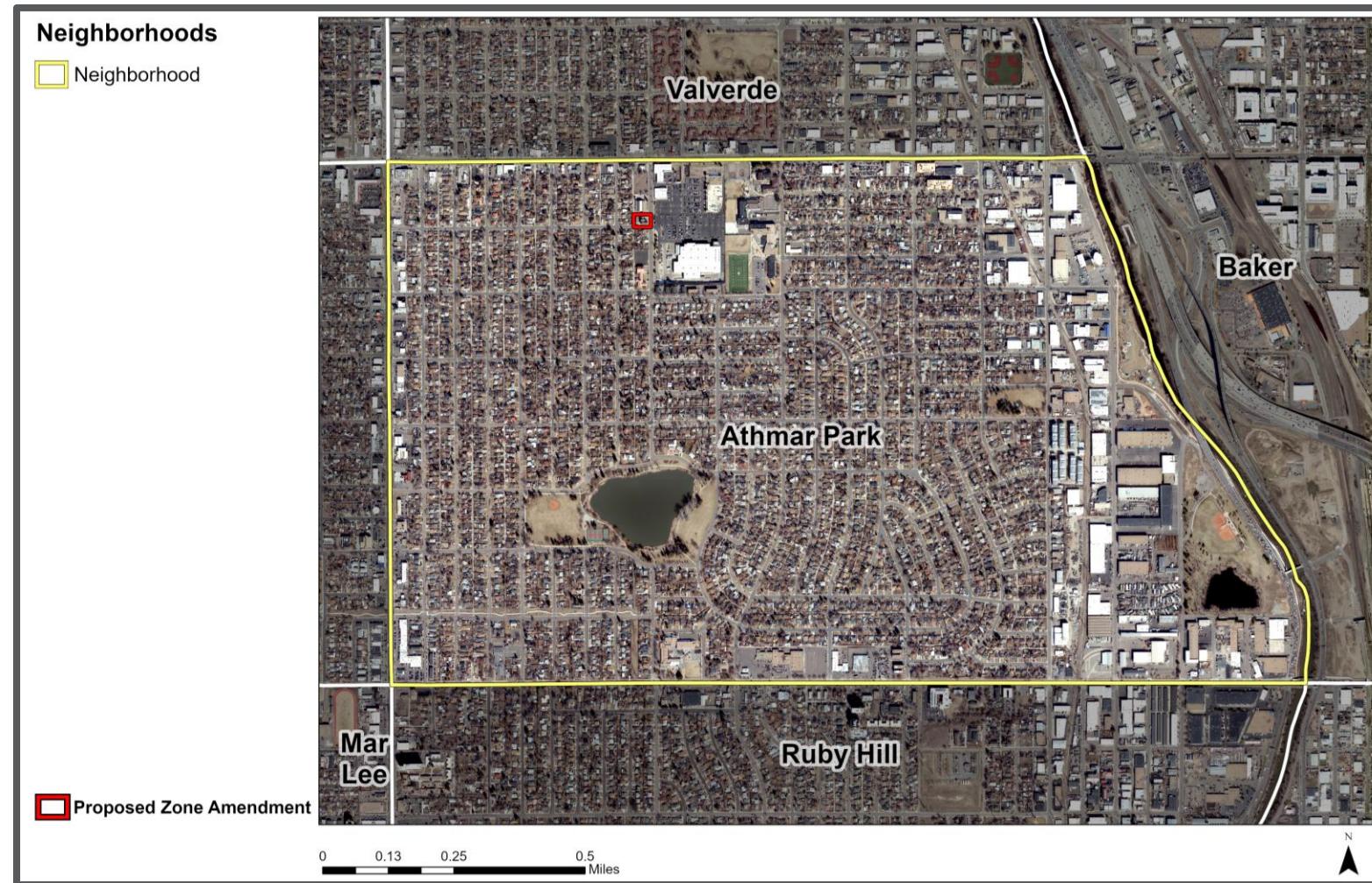
- Request
- Location and Context
- Process
- Review Criteria



# Council District 7 – Councilmember Alvidrez



# Statistical Neighborhood - Athmar Park



# Existing Zoning – B-1 with waivers



**Proximity to:**

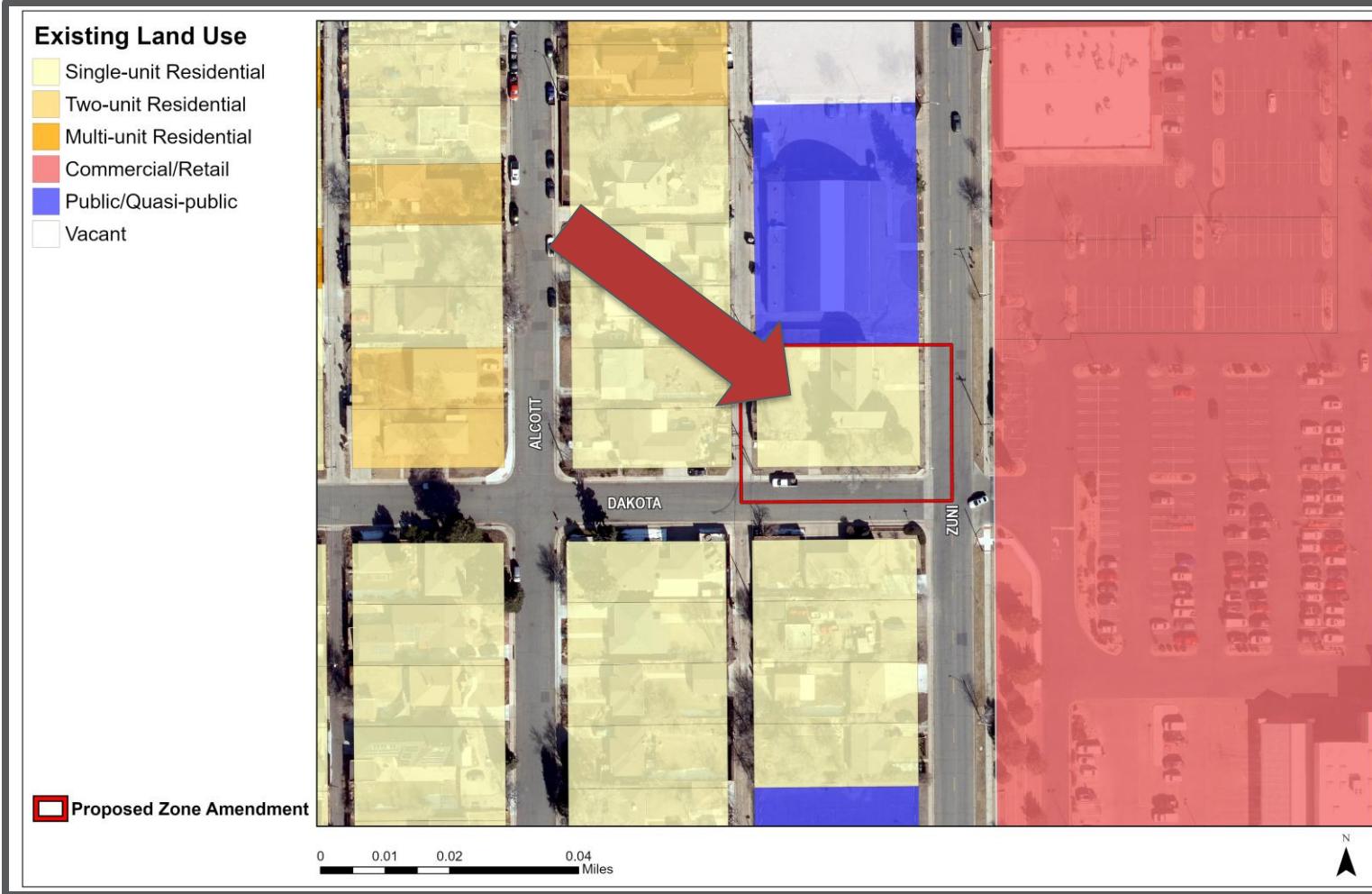
- E-MX-3
- E-MX-3A
- E-TU-C
- E-SU-DX

# Existing 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

# Existing Context – Land Use



## Single-unit Residential

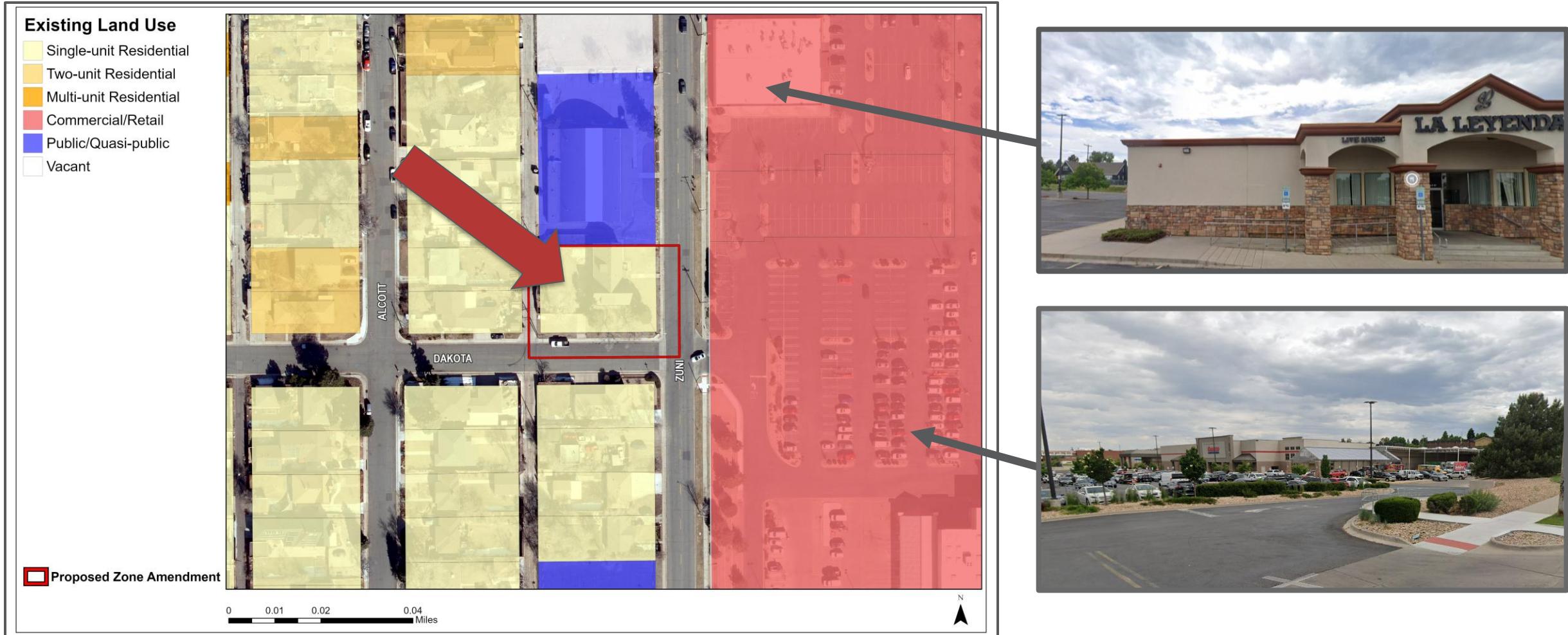
Adjacent to:

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

# Existing Context – Building Form/Scale



# Existing Context – Building Form/Scale



# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Process

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

# Planning Board

- The board voted unanimously to recommend approval

# Public Comments

No comments have been submitted to CPD

# Presentation Agenda

- Request
- Location and Context
- Process
- 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*
- *Blueprint Denver*
- *Athmar Park Neighborhood Perimeter Plan*
- *Southwest Area Plan (in progress)*

## 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).



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Athmar Park Neighborhood Perimeter Plan*
- *Southwest Area Plan (in progress)*

## 2. Public Interest

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

# Blueprint Denver 2019

## Blueprint Denver

Future Neighborhood Context

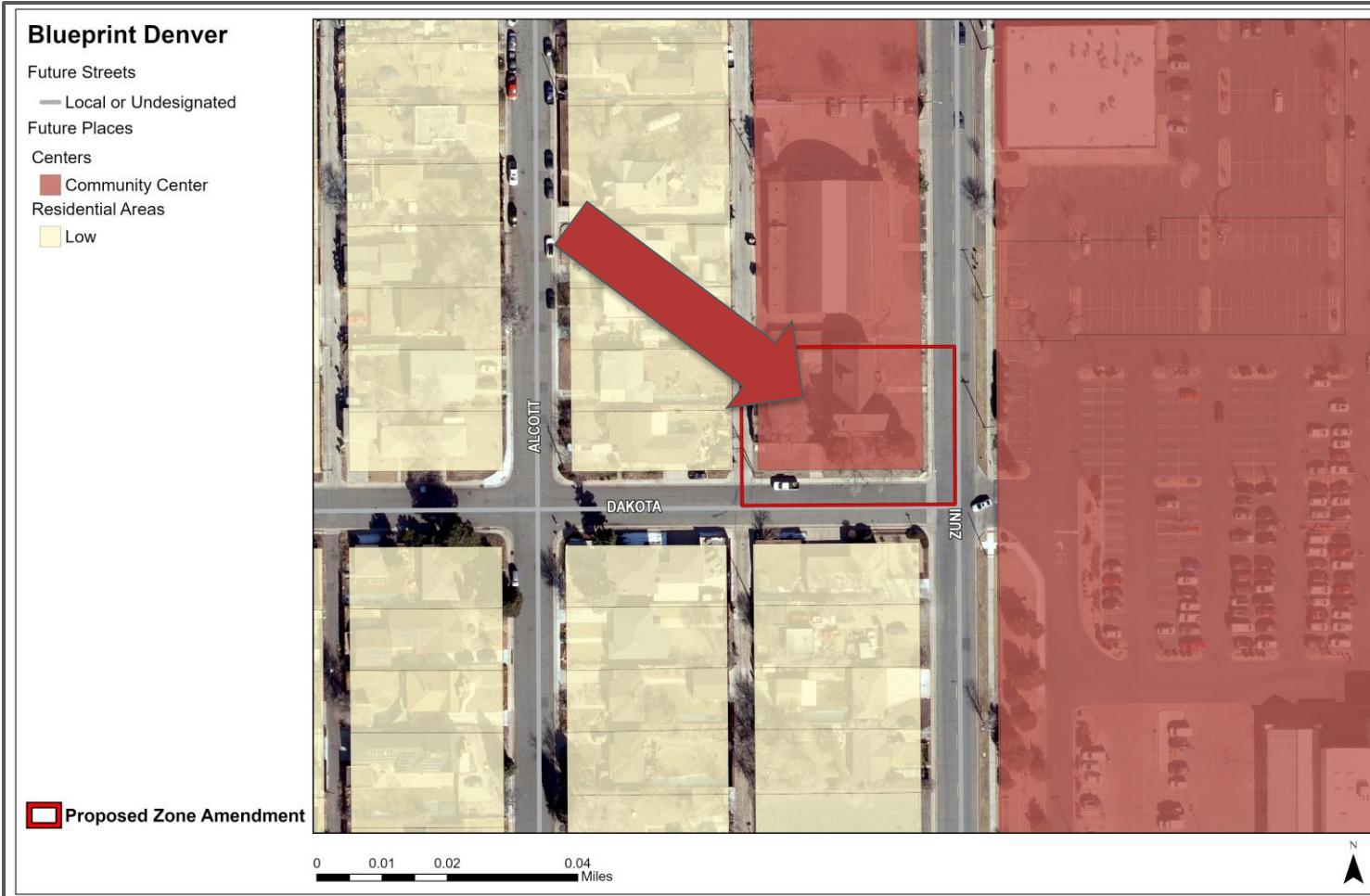
URBAN EDGE



## 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).

# Blueprint Denver - Equity Analysis

Factors Contributing to low access to opportunity:



Factors Contributing to High Vulnerability to Displacement:



Factors Contributing to lack of housing diversity:



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

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

## 2. Public Interest

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

# Athmar Park Perimeter Plan

## Relevant polices:

- Encourage business growth, revitalization, and development in the commercial areas along the Athmar Park neighborhood edges (pg. 61).
- Encourage businesses to remain in Athmar Park or to expand operations in appropriately zoned areas (pg. 61).
- Encourage infill development and/or creative use of existing buildings including mixed-use zoning on identified transit corridors (pg. 61).

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

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

## 2. Public Interest

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

# 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. 165).

- A. This area will continue to have **small and large cultural businesses** that **serve the community** as well as large anchor tenant (pg. 165).
- 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. 165).

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Athmar Park Neighborhood Perimeter Plan*
- *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*
- *Blueprint Denver*
- *East Area Plan*

## 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