



Far Southwest Legislative Rezoning

Community Planning & Housing Committee

Date: 03.03.2026

Presenter: Libbie Glick

Presentation Agenda

- Overview
- Proposal
- Process
- Context and Proposal by Neighborhood
- Review Criteria

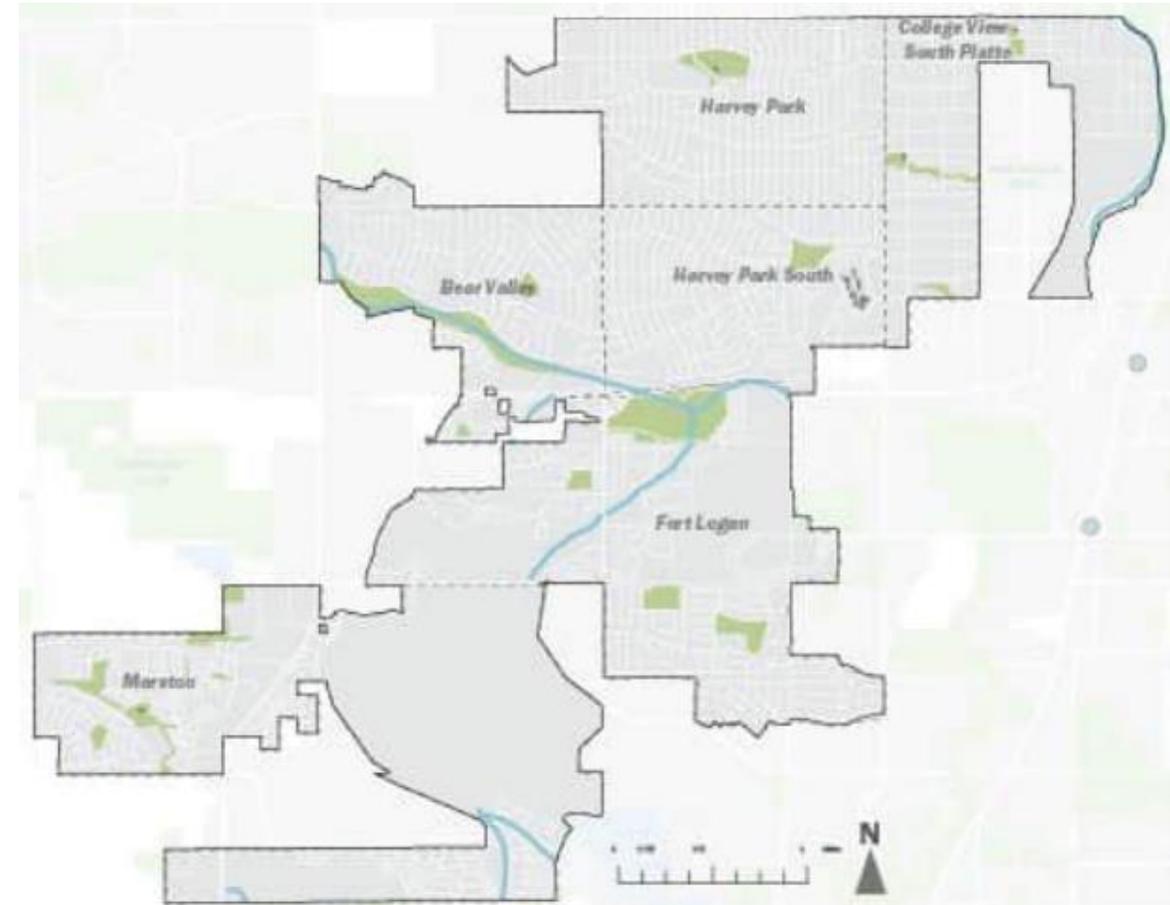


Far Southwest



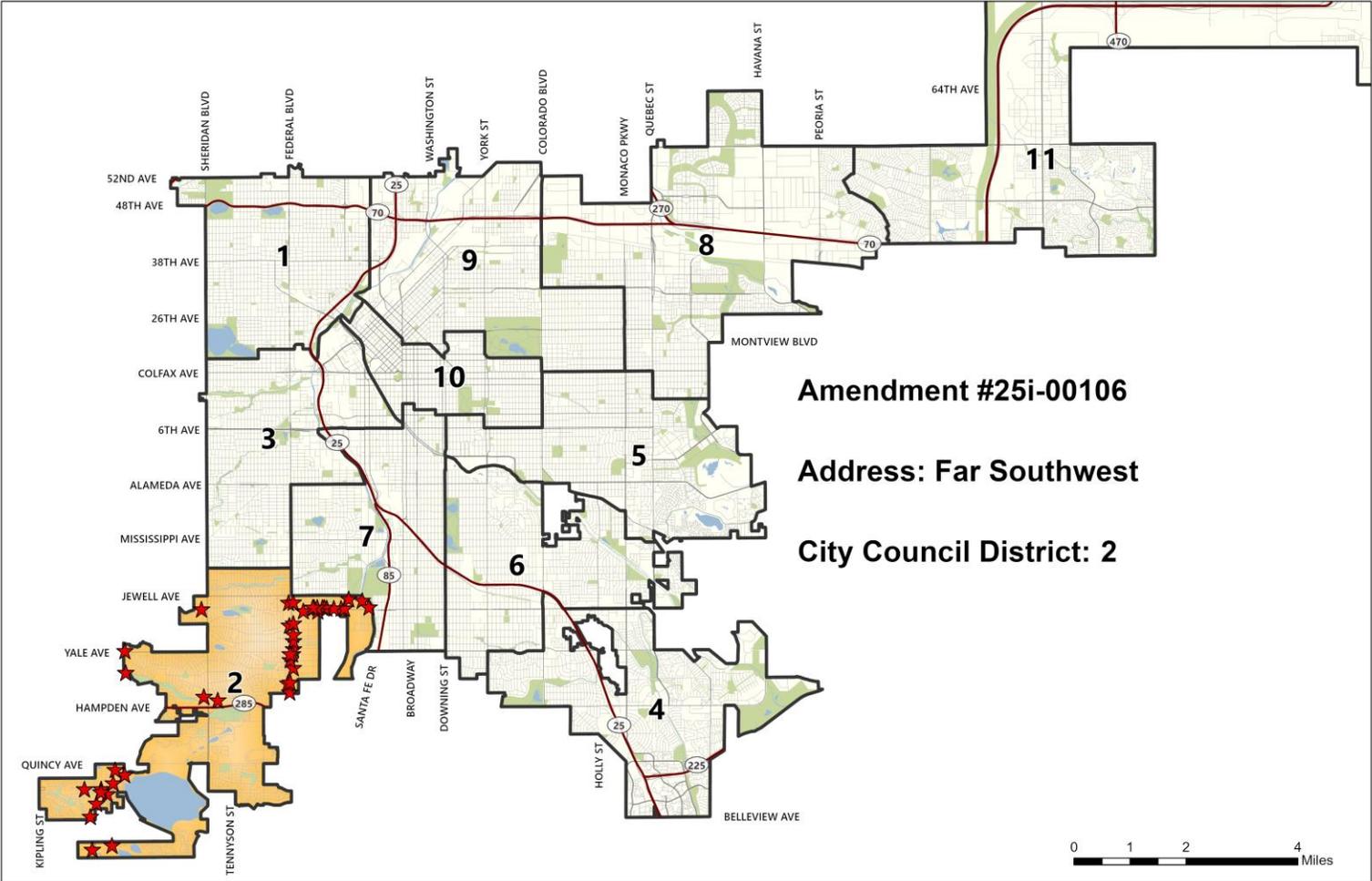
Plan Overview

- Adopted by City Council in December 2025
- Outlines a vision for the neighborhoods of Harvey Park, Harvey Park South, College View – South Platte



Bear Valley, Fort Logan, Marston

Council District 2 – Council member Flynn



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Proposal

The rezoning proposal focuses on implementing key land use recommendations:

1. “**Complete community centers**: Far Southwest areas like Federal Boulevard, Evans Avenue, Sheridan Boulevard, and Wadsworth Boulevard, will grow thoughtfully with high-quality design and be better connected to nearby neighborhoods” (p. 8).
2. “**Industrial districts** should support new and existing businesses and ensure they are a part of a healthy community” (p. 31).
3. “**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).

Proposal

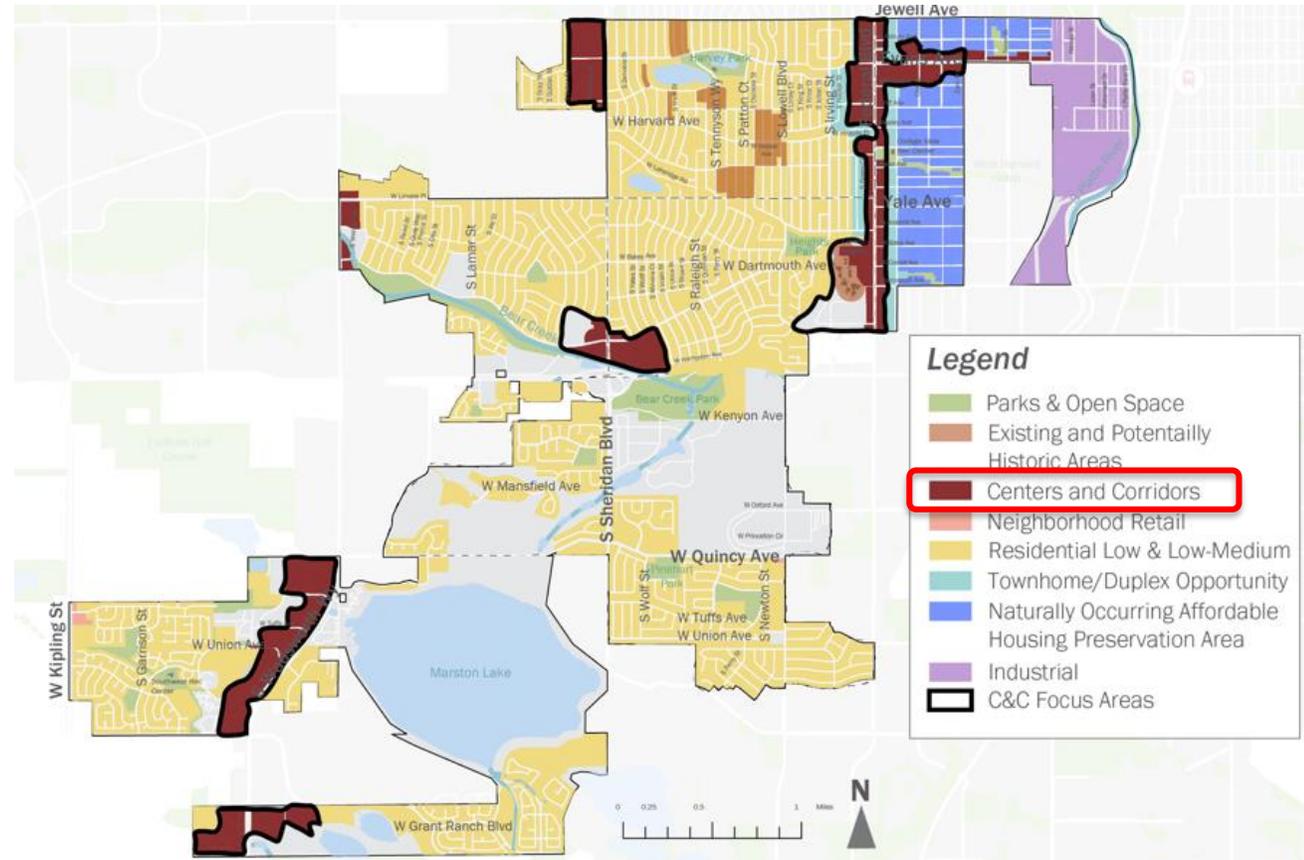
The rezoning is separated into three categories

1. Centers and Corridors
2. Industrial districts
3. Park Property

Proposal

Centers and Corridors

- Rezone existing FC59, S-MX-3, S-MX-12, and S-CC-3x
- Rezone to S-MX-3A and S-MX-12A
 - Federal Boulevard
 - West Evans Avenue
 - Sheridan Shopping Center (Sheridan and Evans)
 - Bear Valley Shopping Center (Sheridan and Hampden)
- Rezone Wadsworth Boulevard to S-MX-3
- UO-1 and UO-2
 - Remove UO-2 and keep UO-1 unless existing waivers removed use



Proposal (S-MX-A)

Current Rules



Example of Drive Thru Building Form

The current rules produce development that is auto-oriented and uninviting to pedestrians.

Proposed Rules



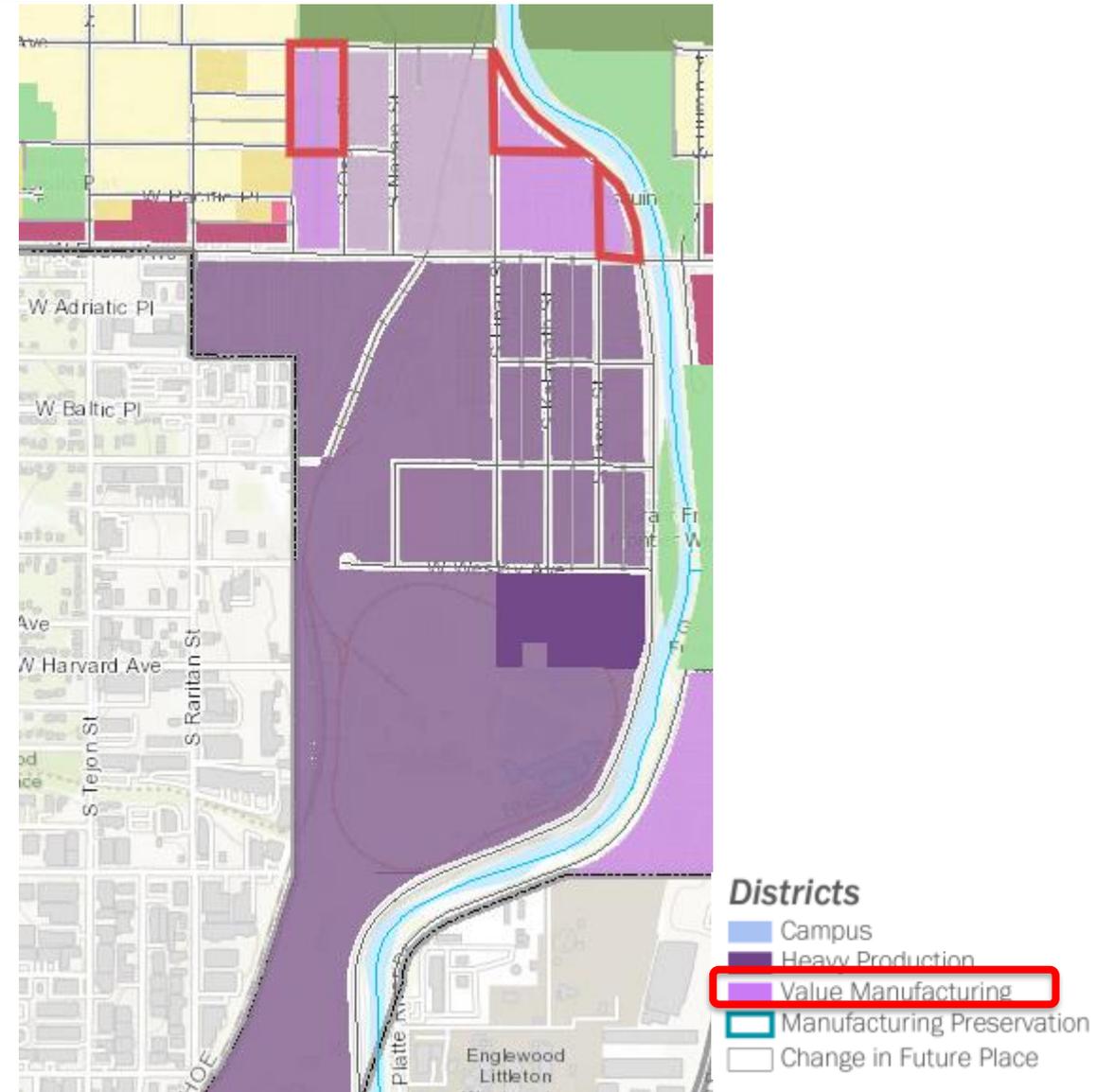
Example of Shopfront Building Form

The new rules would create development that is more welcoming by not allowing the drive thru building forms and requiring parking to be located behind the building.

Proposal

Industrial

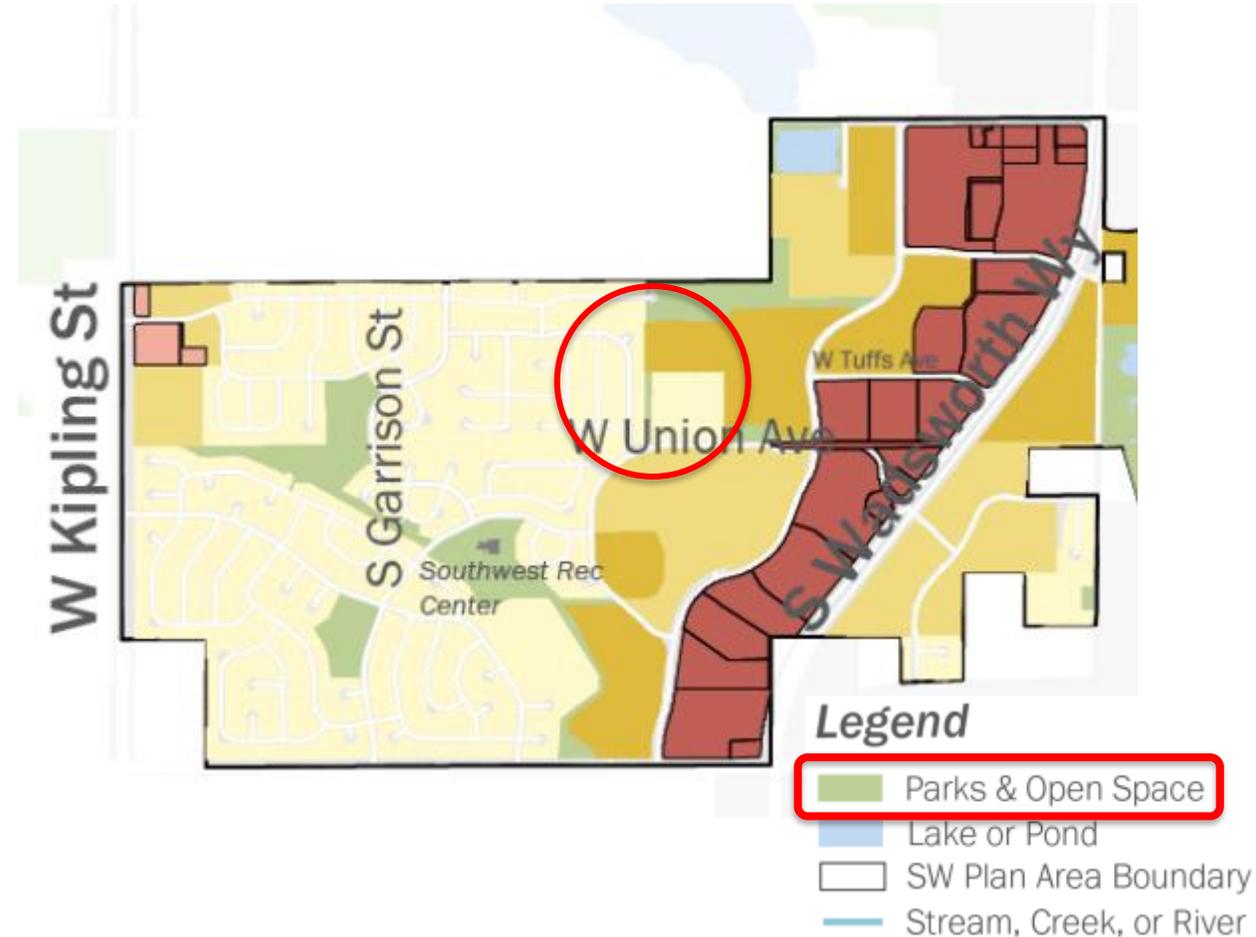
- Three areas along Jewell Avenue and Evans Avenue with Value Manufacturing plan guidance
- Rezone existing I-MX-3 to I-A
- I-MX-3 allows for residential uses
- I-A does not allow for any new residential uses



Proposal

Park Property

- Union & Dudley Park
- Rezone from S-SU-D (single-unit) to OS-A (public park and open space)



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Process

- Informational Notice: 12/29/2025
- Planning Board Notice: 1/20/2026
- Planning Board Public Hearing: 2/4/2026
- **CPH Committee: 3/3/2026**
- City Council Public Hearing: 4/13/2026 (tentative)

Planning Board

- Planning Board held a hearing on this item on 2/4/26
- The board voted unanimously to recommend approval
- Several property owners spoke in opposition to the rezoning

Public Comments

- 2 emails with concerns over flavor ban
- 1 email in opposition to rezoning industrial sites
- 1 email from property owner in Bear Valley Shopping area with concerns over not allowing the drive thru building form

Public Engagement

- Conducted concurrently with the Far Southwest planning process
- Staff attended workshops, focus groups, reached out to key property owners, presented to advisory committee
- Compared evolving plan recommendations with existing zoning to prioritize scope of the rezoning to ensure plan guidance informed the rezoning
- Postcards and signs were mailed/posted twice

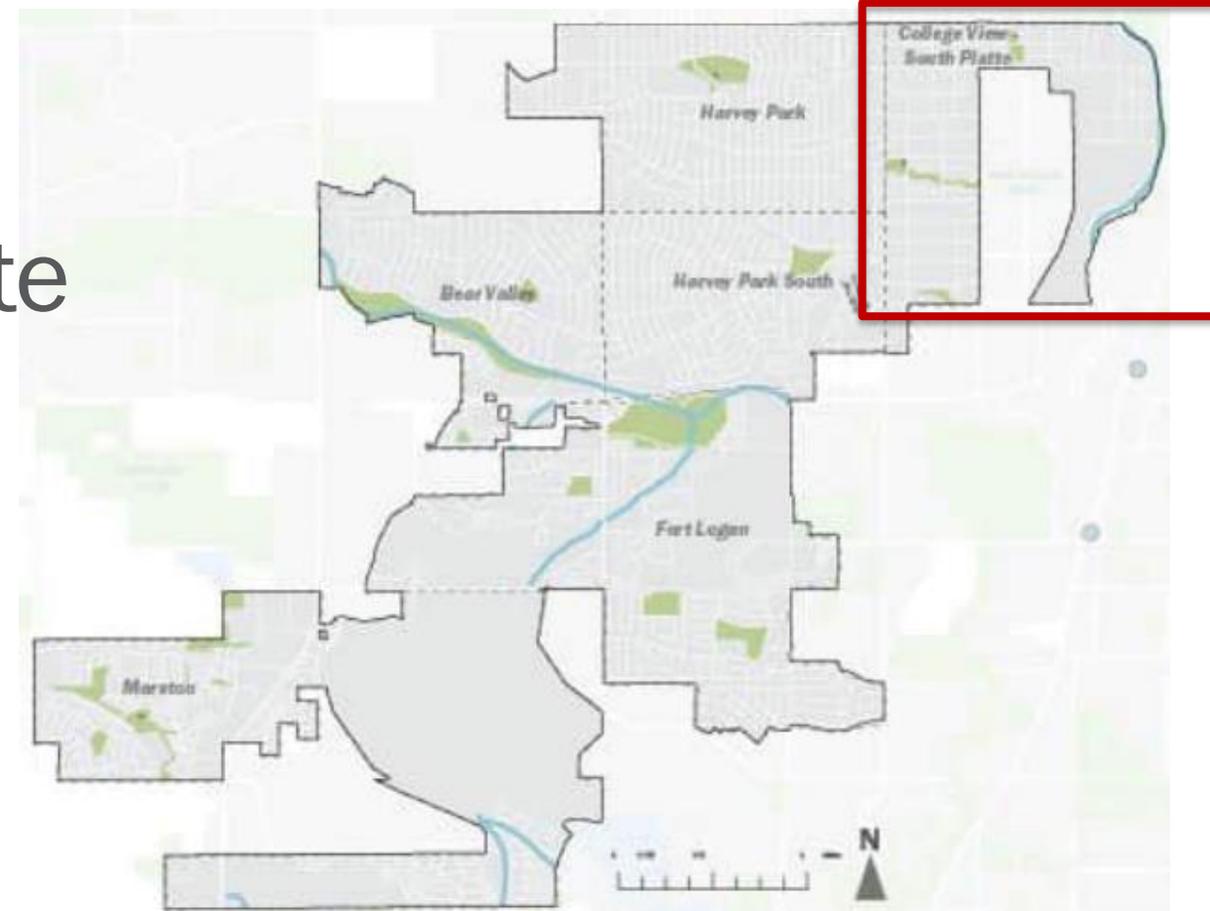
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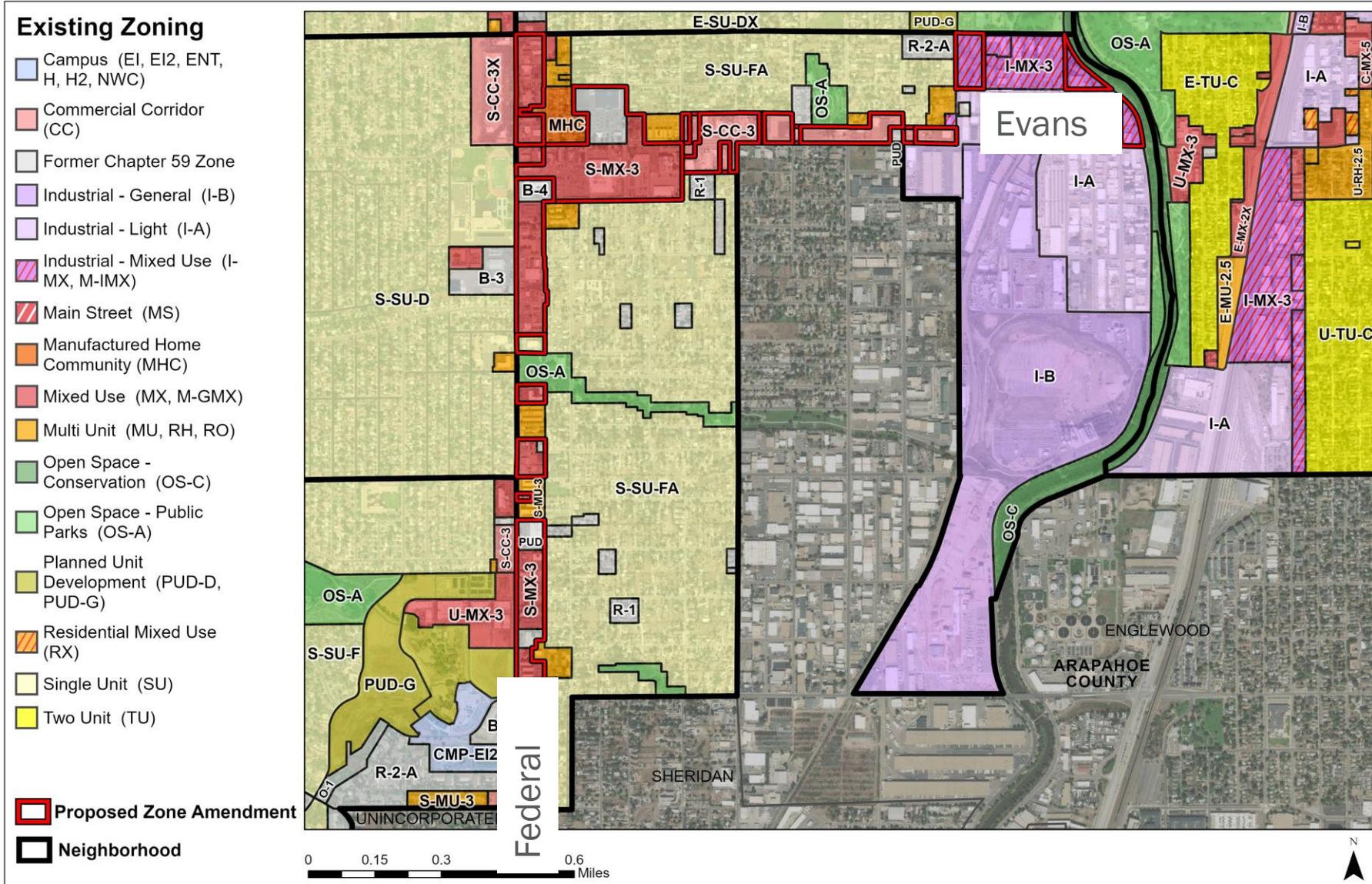


Zoning Overview

- College View – South Platte
- Harvey Park
- Harvey Park South
- Bear Valley
- Marston



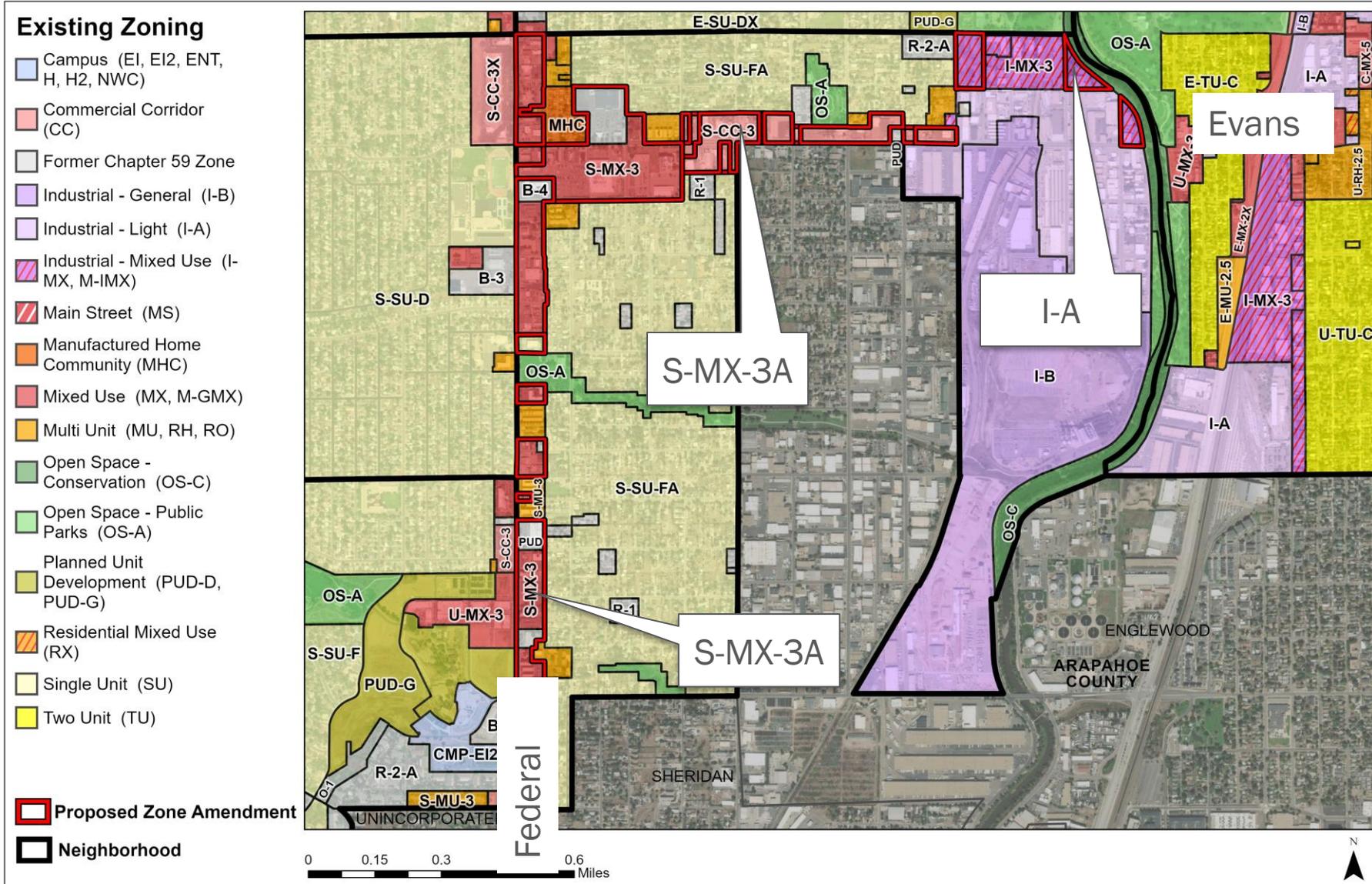
Existing Zoning - College View - South Platte



- I-MX-3
- S-CC-3
- S-MX-3
- FC59

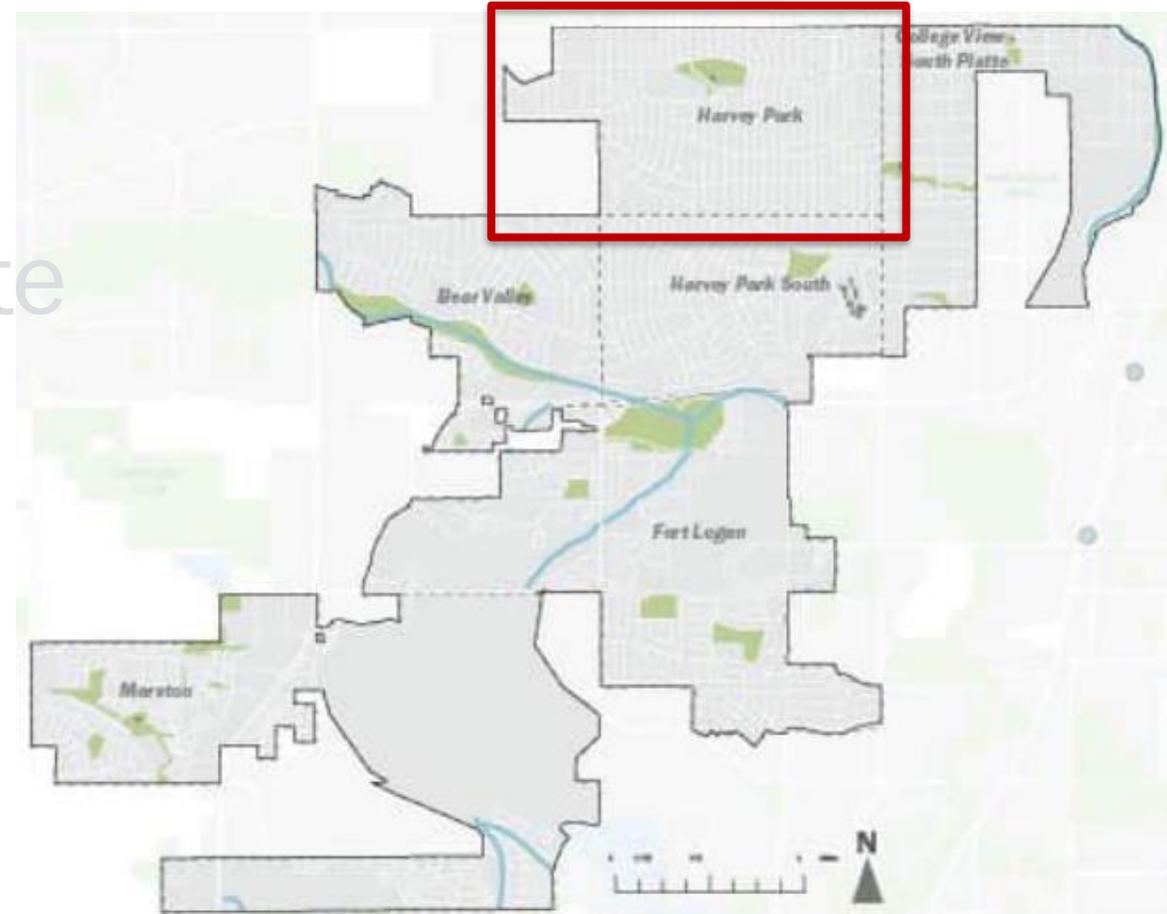
Proposed Zoning – College View – South Platte

- I-A
- S-MX-3A



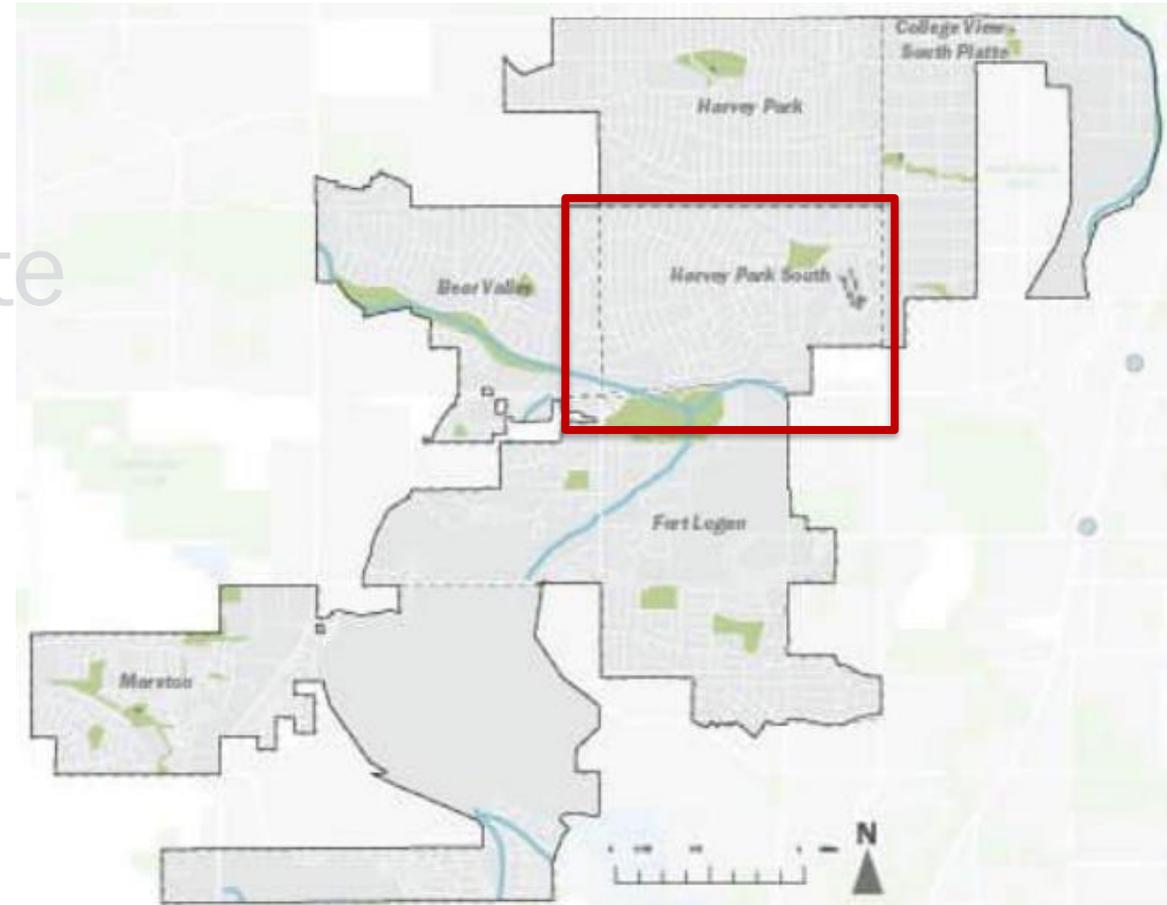
Zoning Overview

- College View – South Platte
- **Harvey Park**
- Harvey Park South
- Bear Valley
- Marston

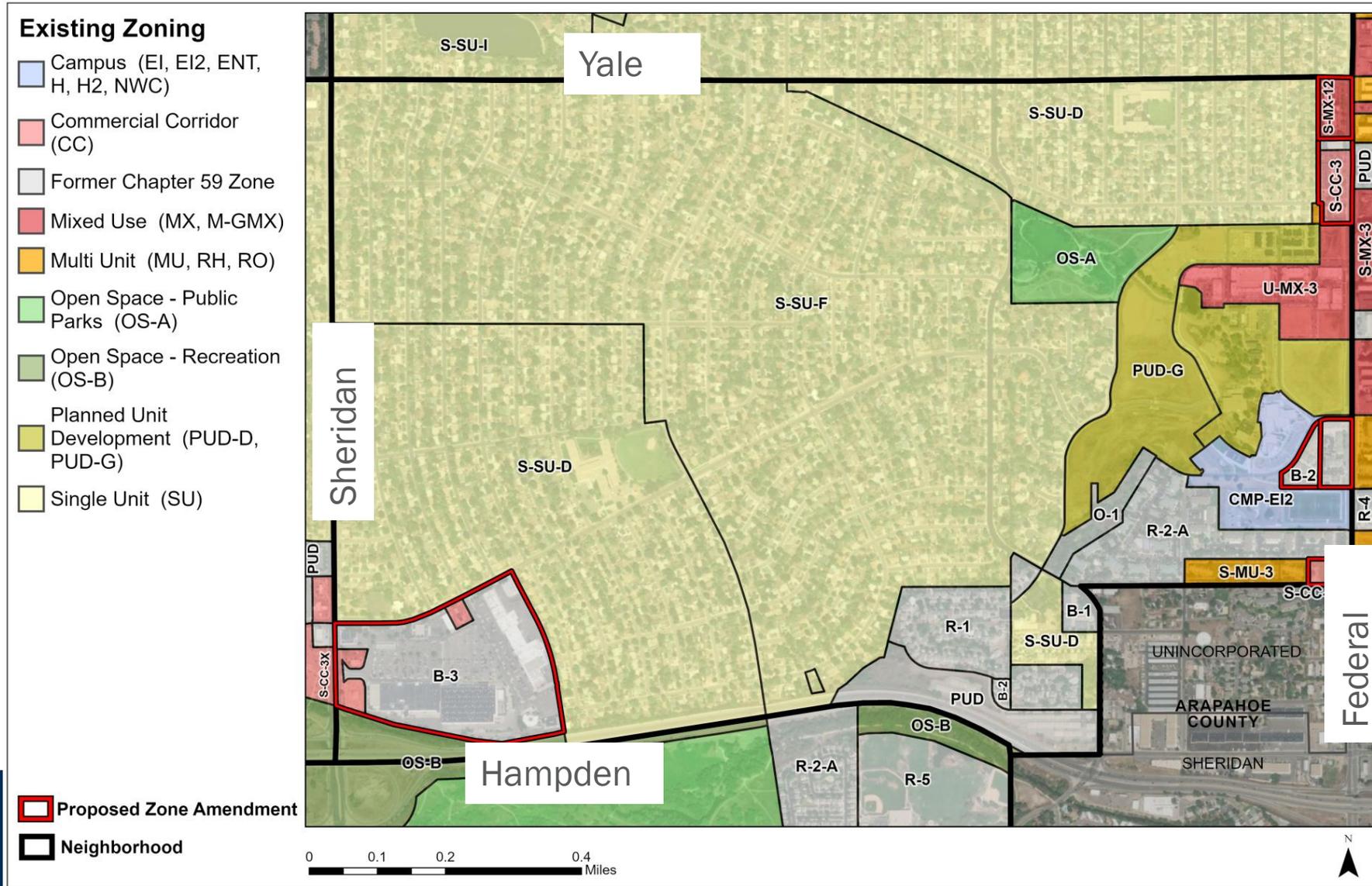


Zoning Overview

- College View – South Platte
- Harvey Park
- **Harvey Park South**
- Bear Valley
- Marston

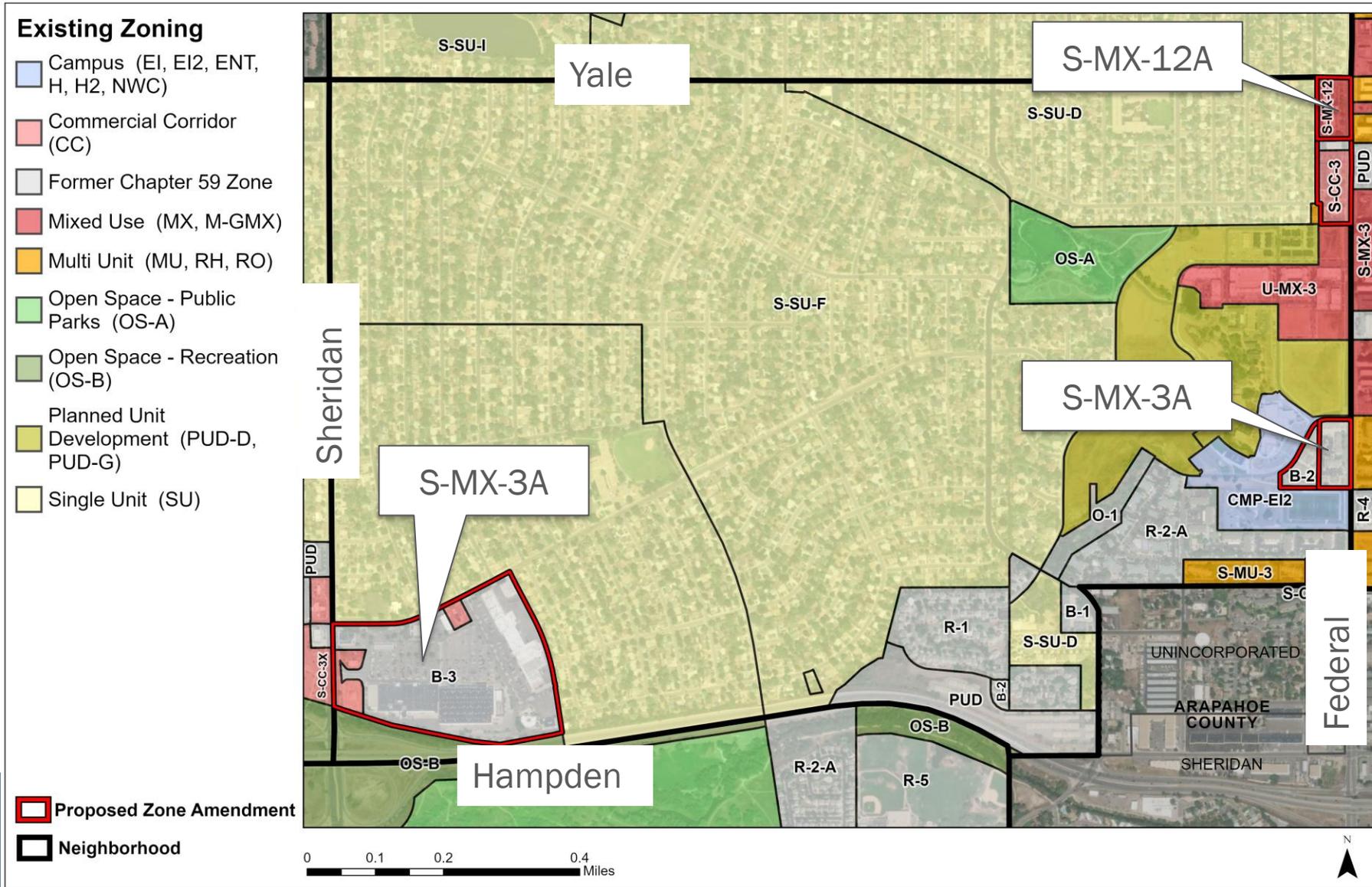


Existing Zoning – Harvey Park South



- S-MX-12
- FC59
- S-CC-3x
- S-CC-3

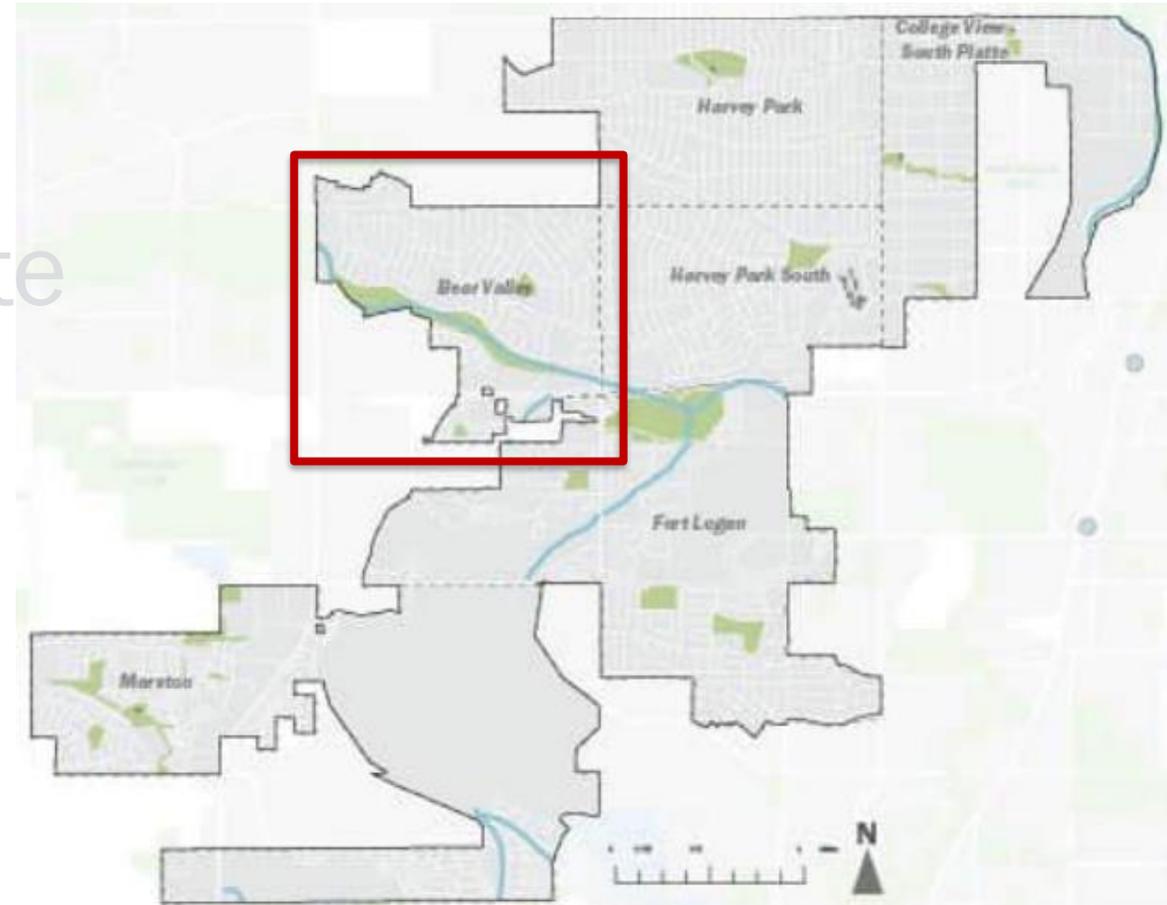
Proposed Zoning – Harvey Park South



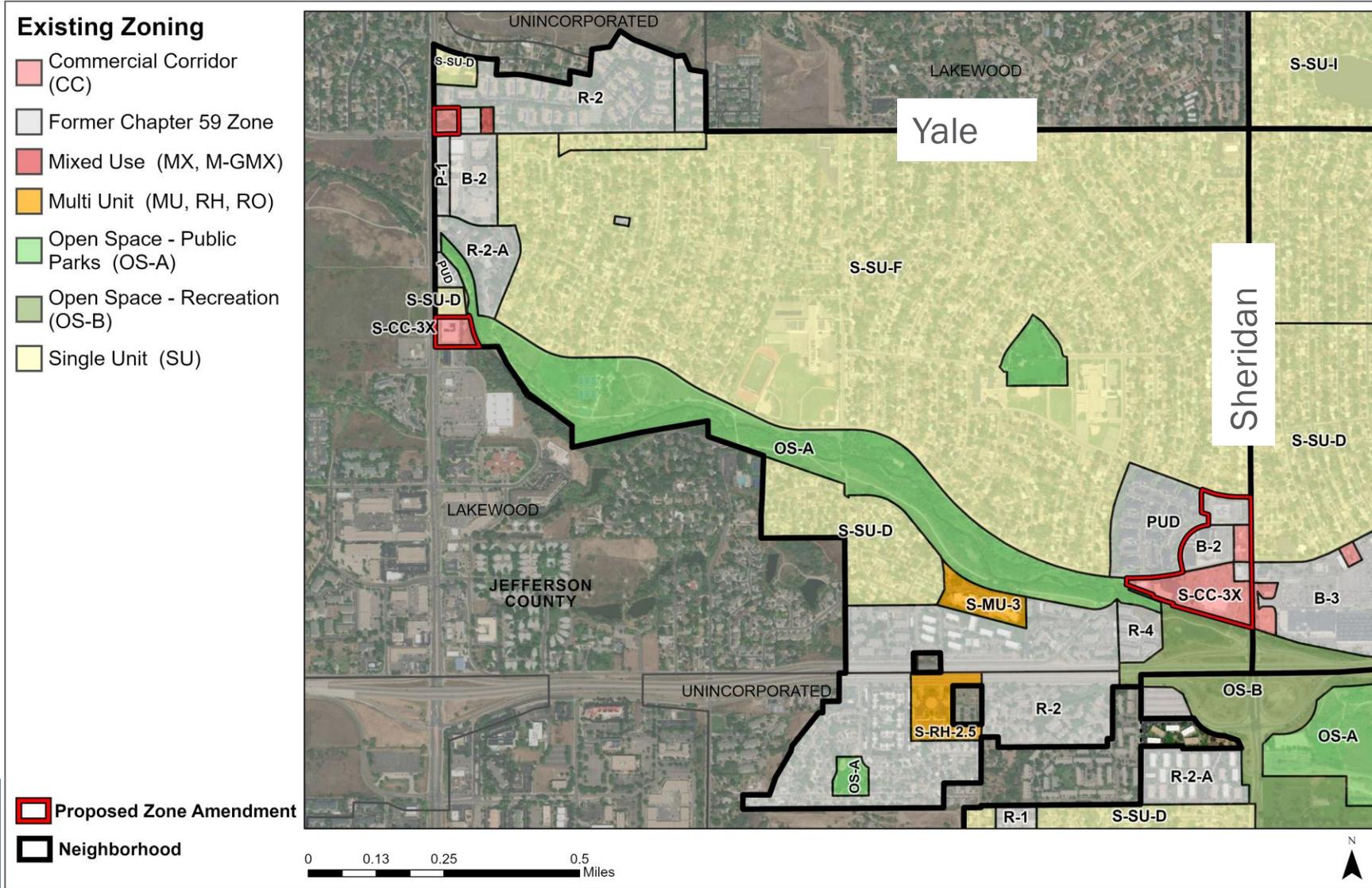
- S-MX-12A
- S-MX-3A

Zoning Overview

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- Harvey Park
- Harvey Park South
- **Bear Valley**
- Marston

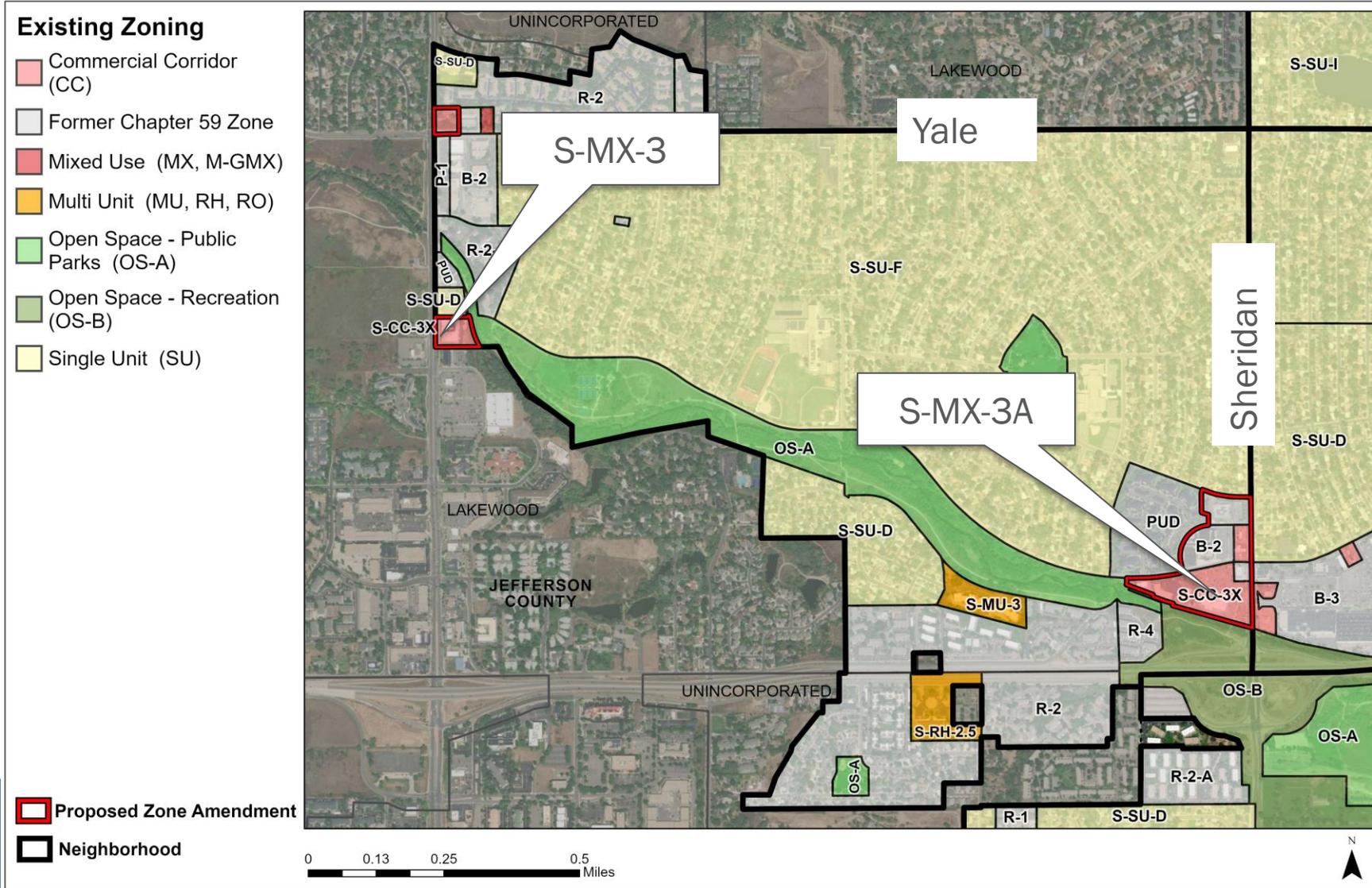


Existing Zoning – Bear Valley



- FC59
- S-CC-3x

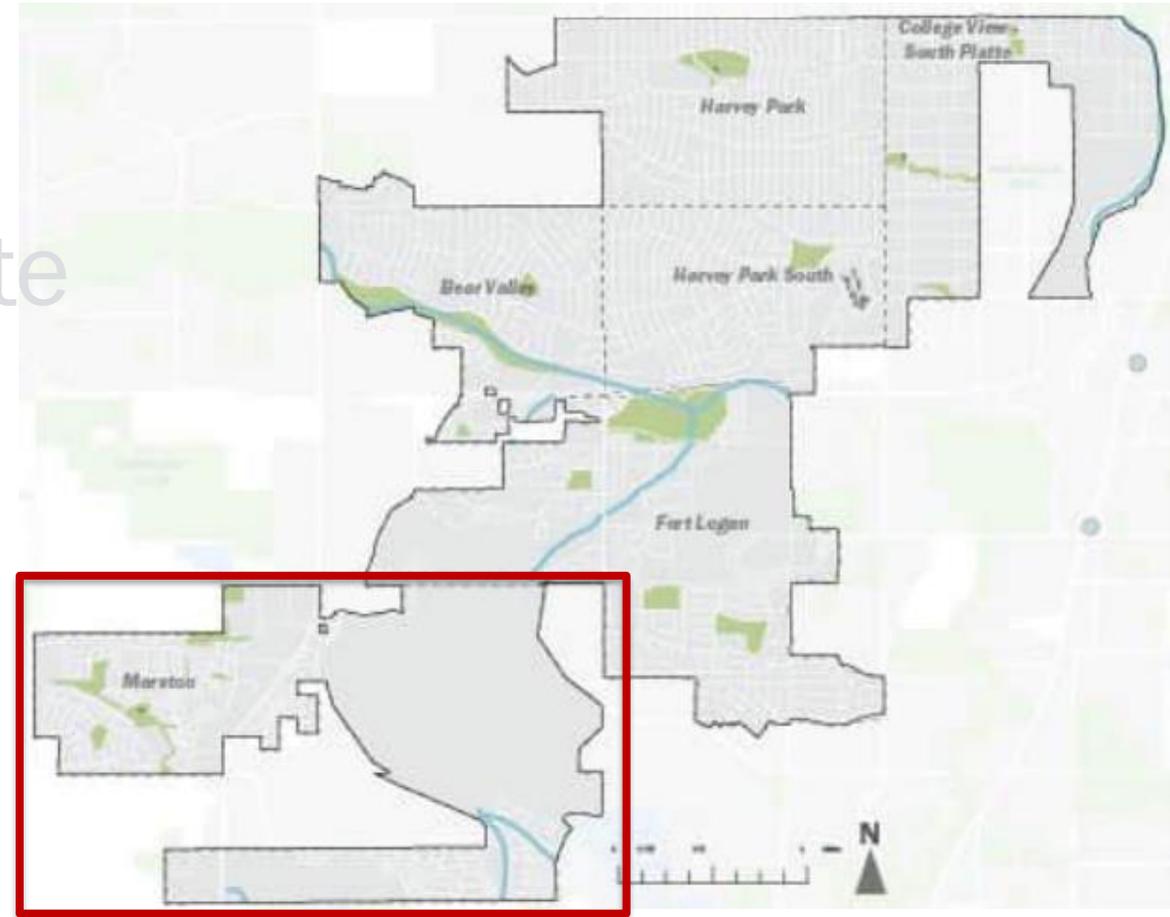
Proposed Zoning – Bear Valley



- S-MX-3A
- S-MX-3

Zoning Overview

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- Harvey Park South
- Bear Valley
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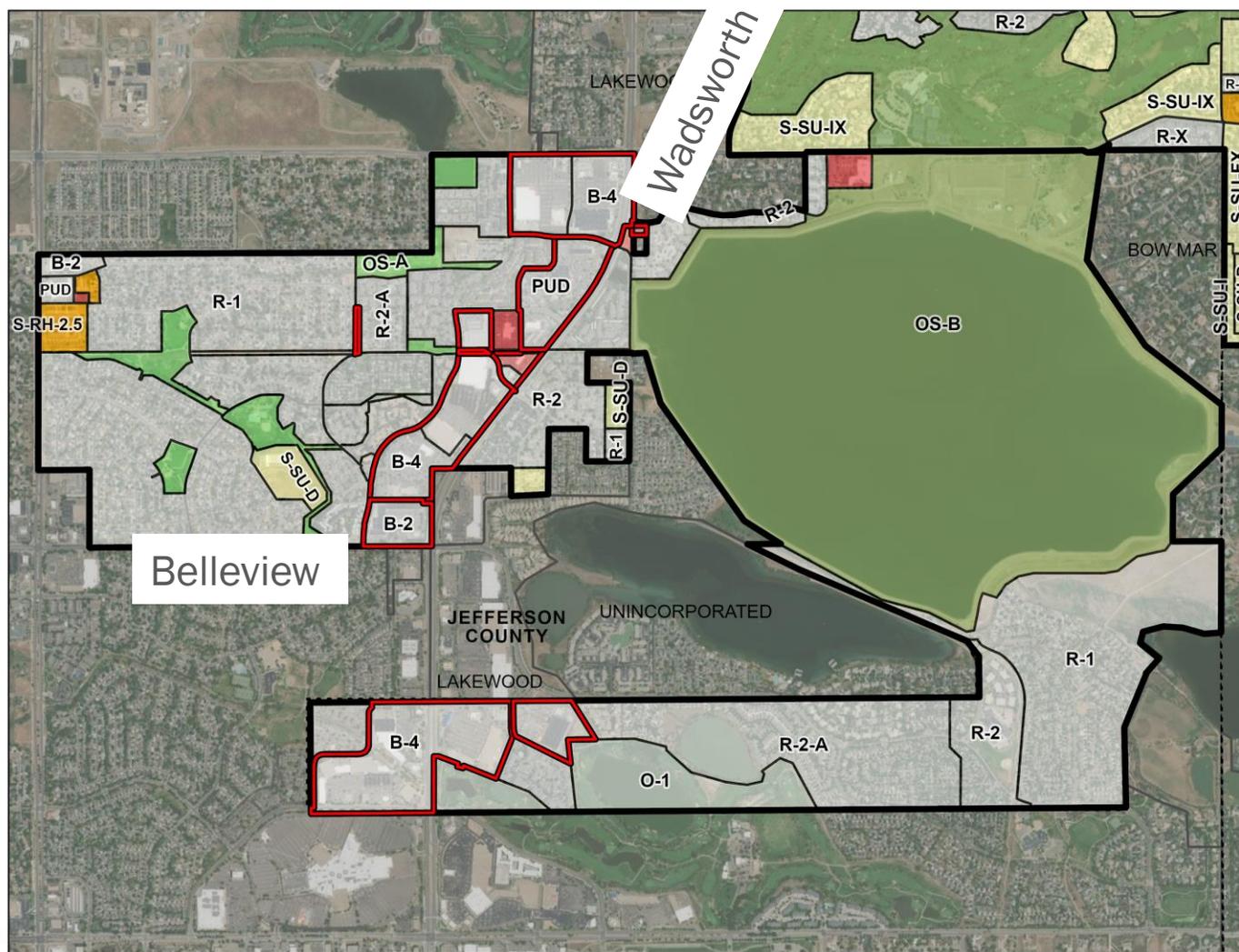


Existing Zoning – Marston

Existing Zoning

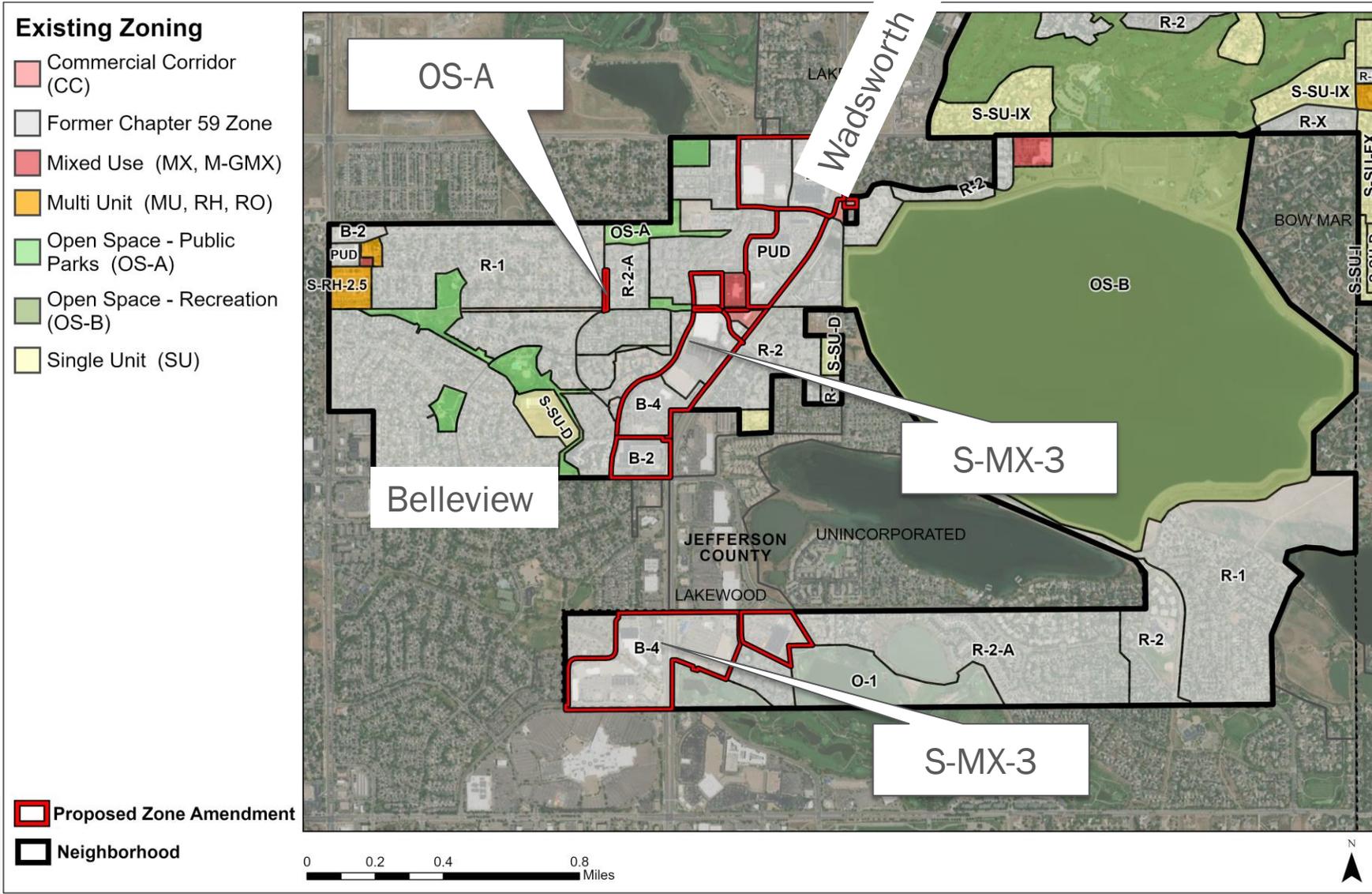
- Commercial Corridor (CC)
- Former Chapter 59 Zone
- Mixed Use (MX, M-GMX)
- Multi Unit (MU, RH, RO)
- Open Space - Public Parks (OS-A)
- Open Space - Recreation (OS-B)
- Single Unit (SU)

- Proposed Zone Amendment
- Neighborhood



- FC59
- S-SU-D
- S-CC-3
- S-CC-3x

Proposed Zoning – Marston



- S-MX-3
- OS-A

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 (2019)
- Far Southwest Area Plan

2. Public Interest

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

Denver Zoning Code Review Criteria

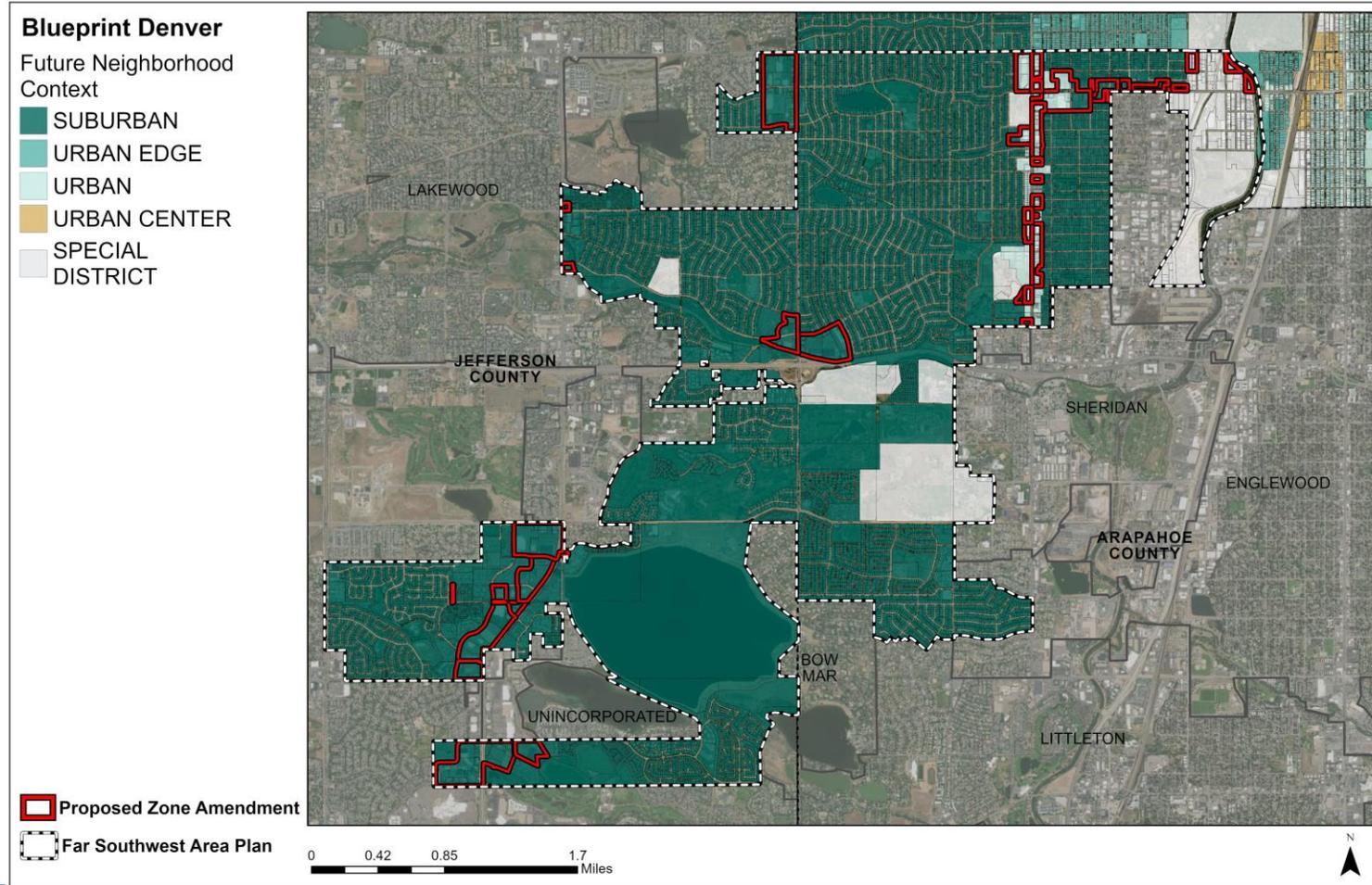
1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019) – Maps updated with Far Southwest Area Plan
- Far Southwest Area Plan

2. Public Interest

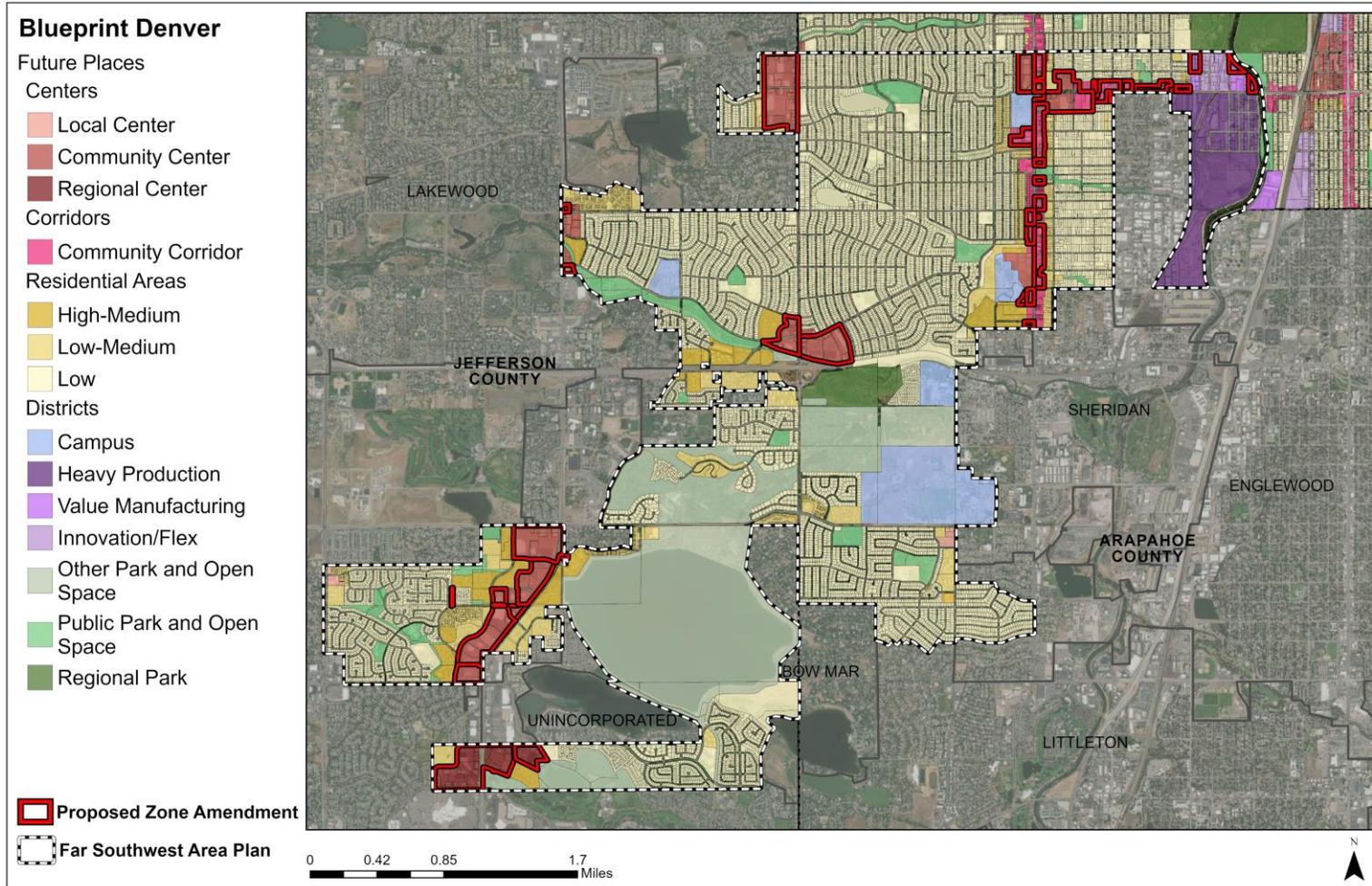
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- Future Contexts
 - Suburban
 - Urban (Federal)
 - Proposing S-MX-3A, in the Suburban context but consistent with Urban
 - Districts (Industrial and campuses)

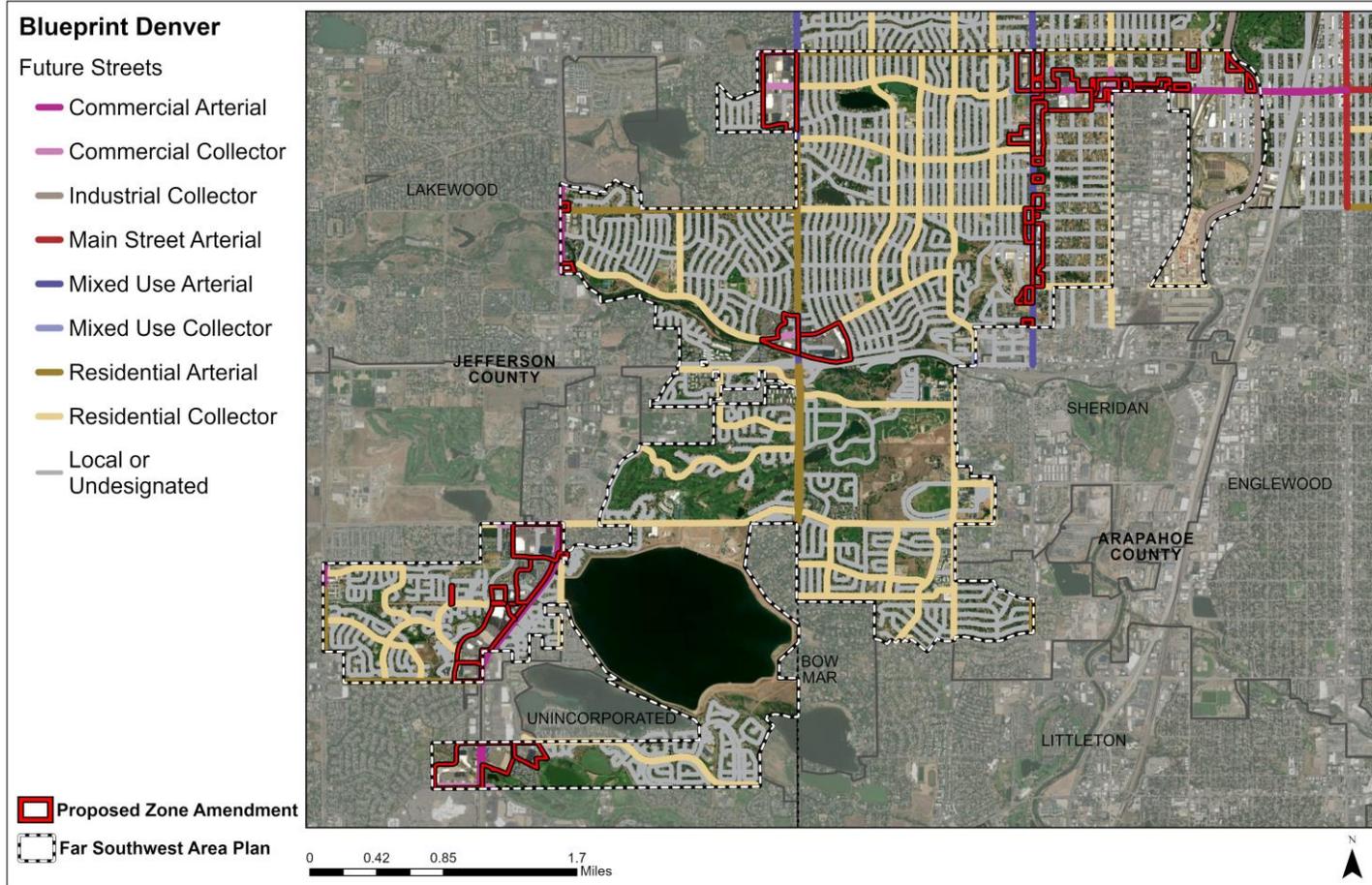
Blueprint Denver 2019



Future Places

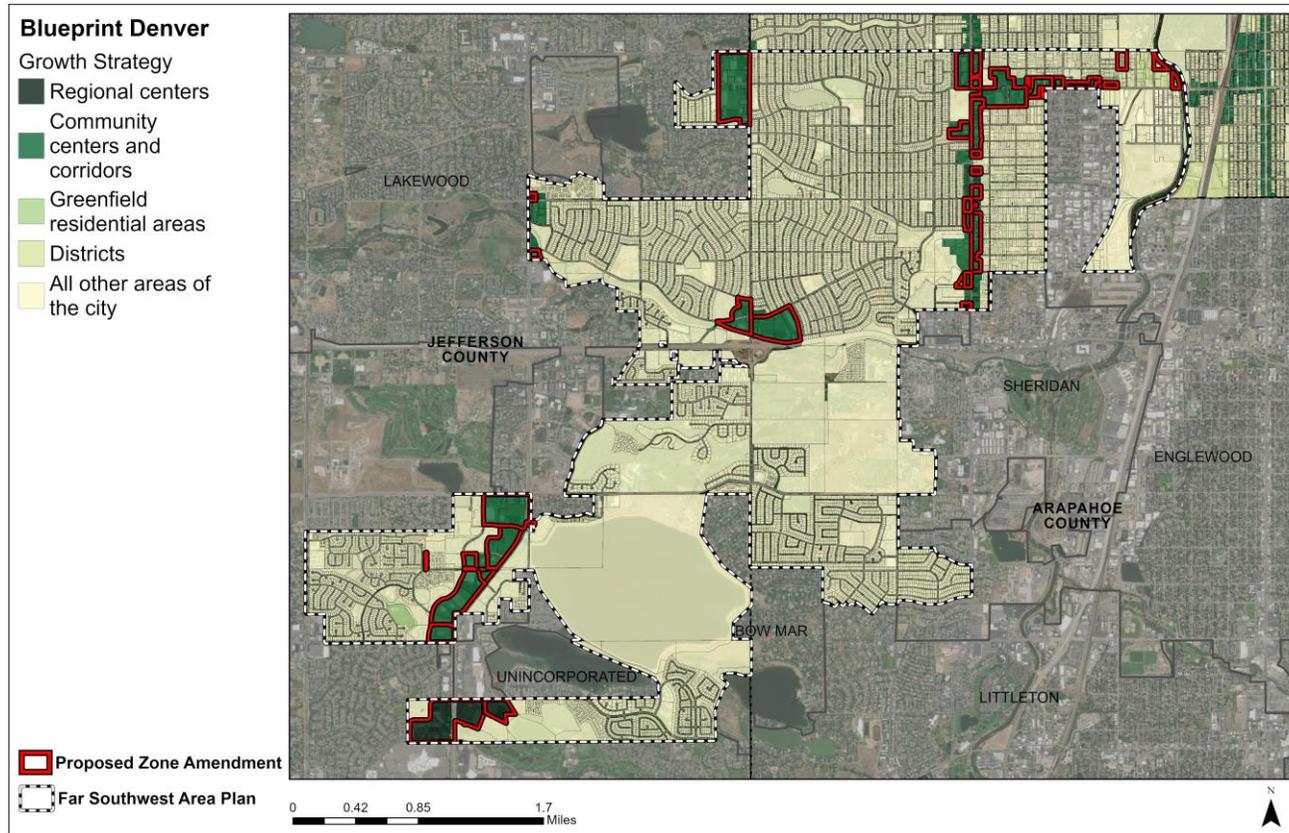
- Centers and Corridors
 - Community Corridor
 - Community Center
 - Regional Center
 - High-Medium Residential
- Industrial
 - Value Manufacturing
- Park Property
 - Parks & Open Space

Blueprint Denver 2019



- **Future Streets**
 - Commercial Arterial (Evans and Wadsworth)
 - Commercial Collector (Evans)
 - Mixed Use Arterial (Federal)
 - Residential Arterial (Sheridan)
 - Local

Blueprint Denver 2019



- Growth Areas Strategy
 - Regional Centers
 - Community Centers and Corridors
 - Districts
 - All other areas of the city
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

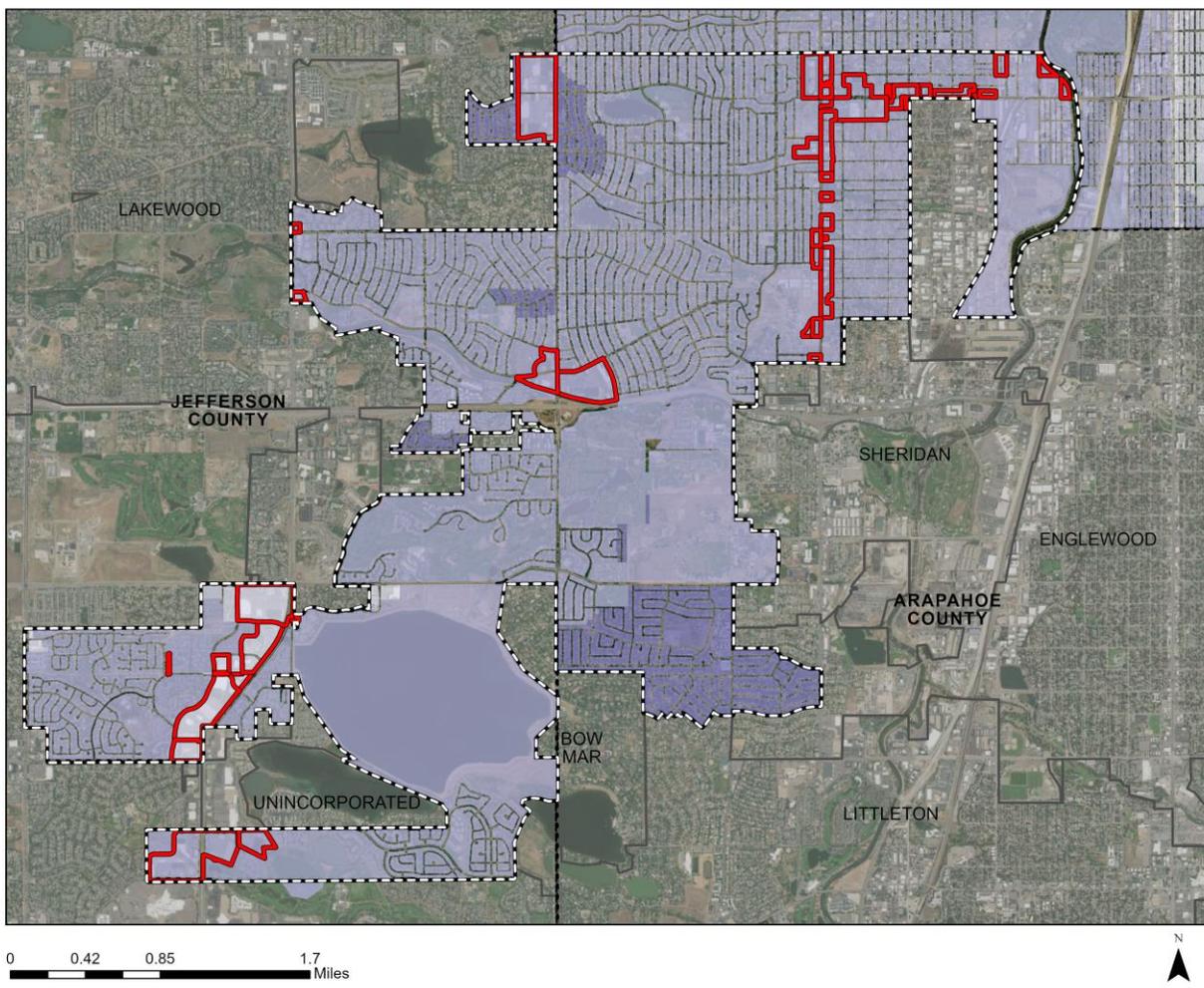
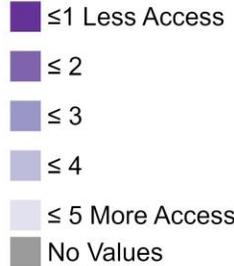
- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



Blueprint Denver – Equity Analysis

Blueprint Denver

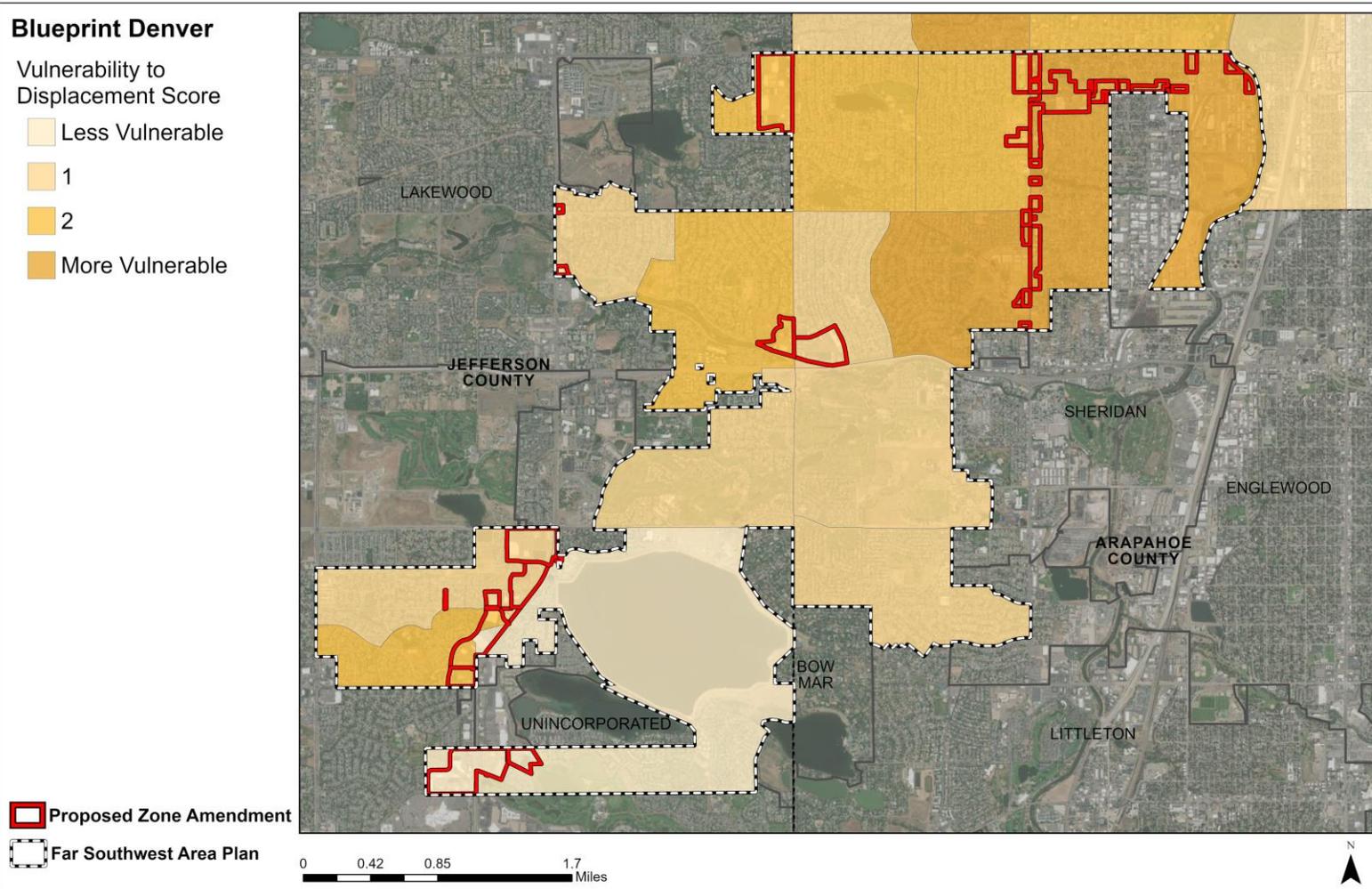
Access To Opportunity
Cumulative Score - 2025



Access to Opportunity

- Scores range from 2 to 4 out of 5
- Lowest scores in Access to Transit
- Highest scores in Access to Centers and Corridors and Access to healthcare

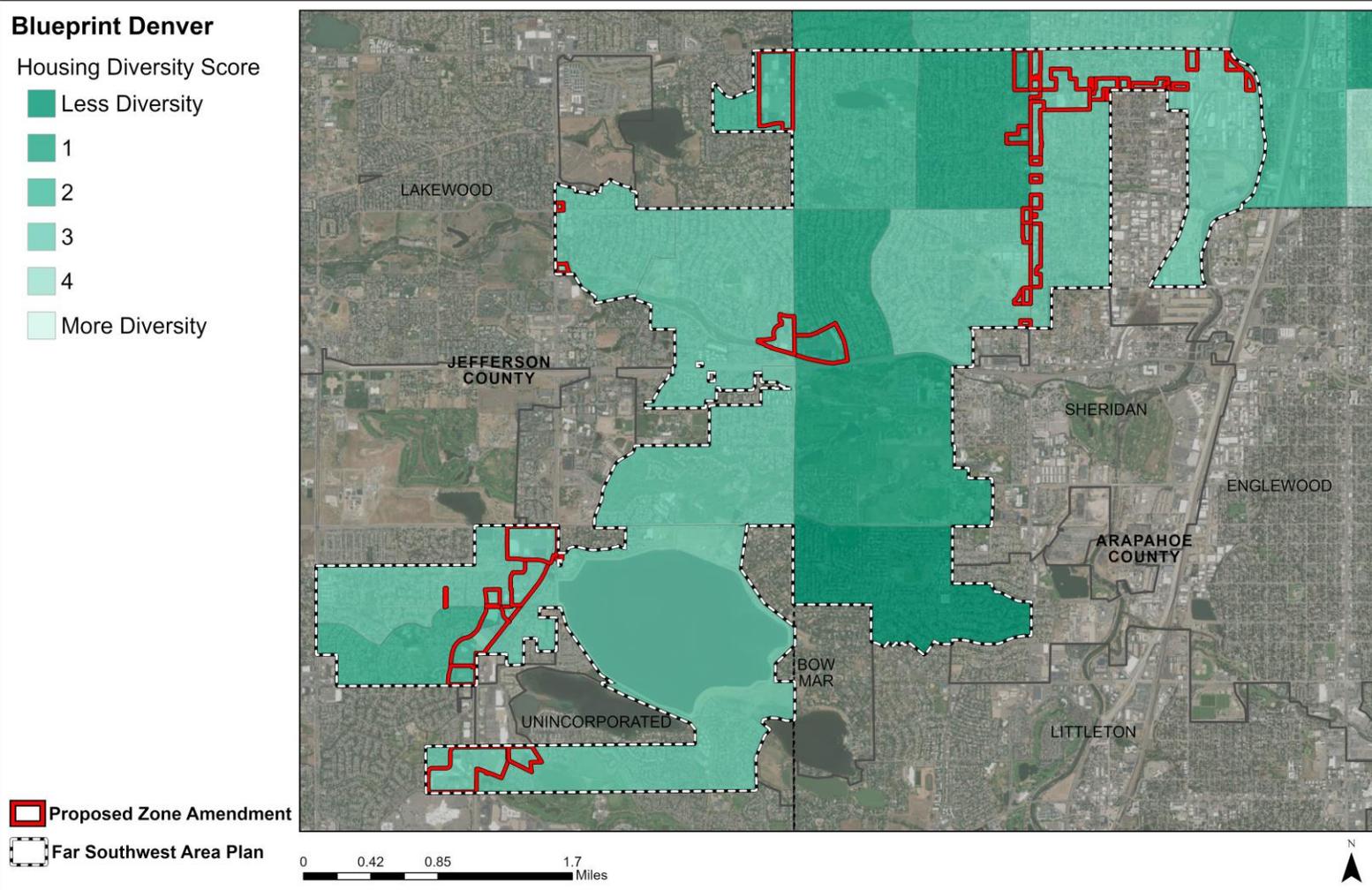
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- College View – South Platte and eastern portion of Harvey Park are most vulnerable to involuntary displacement

Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- Scores range from 1 to 3
- College View – South Platte is most diverse

Blueprint Denver 2019

Strategies:

- Land Use & Built Form, General Policy 3, Strategy A: Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including to incentivize owners to come out of the old code.
- Land Use & Built Form, General Policy 11: Implement plan recommendations through city-led legislative rezoning and text amendments.
- 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.

Blueprint Denver 2019

Climate guidance

The rezoning will foster more walkable places in centers and corridors by implementing stronger design standards, such as limitations on drive thru building forms and the location of parking.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

2. Public Interest

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

Far Southwest Area Plan



Centers and Corridors

- LU 1: Areas along Federal, Sheridan, Wadsworth, and Evans should see new businesses, homes, places to dine and shop.
 - Areas should feature a mix of uses and become more walkable over time
- LU 2: centers and corridors should be lively, well connected, and easy to get around.
 - Auto-oriented buildings should be avoided on Federal, Sheridan, and Evans.

Far Southwest Area Plan

Centers and Corridors (Federal)

Federal LU 1: Land uses along Federal Boulevard should support future BRT service.

- This corridor should feature a diverse mix of residential and commercial use at transit-supportive densities, permitting buildings up to five stories in height.
- Buildings and site design along Federal should reflect a transit-supportive development pattern with structures fronting the streets and parking located behind buildings
- Update FC59 districts to DZC
- Auto-oriented building forms, such as drive thrus, should be limited

Far Southwest Area Plan

Centers and Corridors (Evans)

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

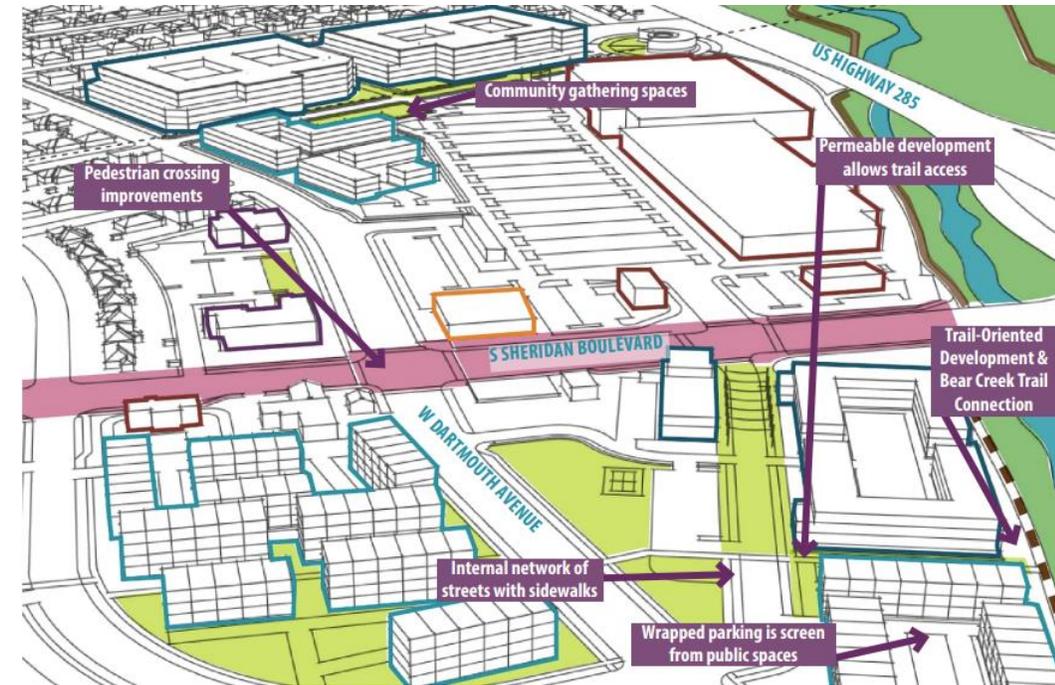
- The non-industrial areas along Evans, west of Pecos should include a mix of housing, retail, and commercial uses, generally up to a maximum of five stories tall.
- In the commercial areas west of Raritan St. [parking should be provided behind buildings that front Evans Ave.](#) This can be supported through shared access between adjacent properties.

Far Southwest Area Plan

Centers and Corridors (Bear Valley Shopping Center)

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.

- 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.
- The design will feature a variety of building sizes and styles, creating a visually dynamic and engaging environment. Surface parking will be located behind buildings, ensuring a pedestrian-friendly and welcoming atmosphere.



Far Southwest Area Plan

Centers and Corridors (South Wadsworth)

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.

- Retail uses will be concentrated in specific commercial nodes along Wadsworth, ensuring these areas remain accessible by car while promoting walkability in nearby spaces or daily needs.
- Large surface parking lots represent opportunities for incremental development – adding new retail, residential, and community spaces.



Far Southwest Area Plan

Industrial Properties

LU 6: The industrial districts should support new and existing businesses and ensure they are part of a healthy community.

- Value manufacturing areas: **These areas 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.

Far Southwest Area Plan

Park Property

Quality of Life 1: Parks and recreation centers in Far Southwest should be easy for everyone to reach and designed to meet the needs of all residents.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implements policies in Comprehensive Plan 2040, Blueprint Denver, and Far Southwest
- The S-MX and S-MX-A districts will provide more modern zoning standards and promote pedestrian-friendly environment.

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

Denver Zoning Code Review Criteria

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

Consistency with Neighborhood Context, Purpose and Intent

- The rezoning is consistent with the Suburban, Industrial, and Open Space contexts
- The rezoning is also consistent with the intent of the mixed use, light industrial, and public park zone districts

CPD Recommendation

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

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