



TO: Denver City Council
FROM: Brandon Shaver, Senior City Planner
DATE: June 4, 2026
RE: Official Zoning Map Amendment Application 2026-REZONE-000003

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application 2026-REZONE-000003.

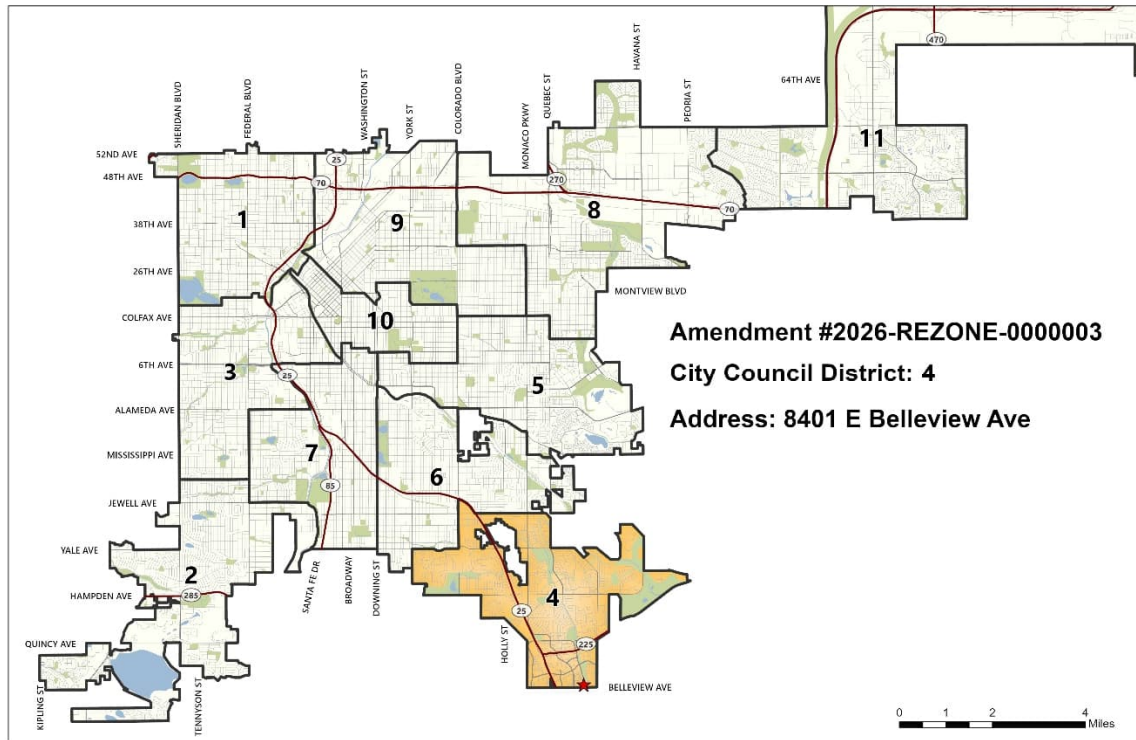
Request for Rezoning

Address: 8401 East Belleview Avenue
Neighborhood/Council District and CM: Hampden South / Council District 4, CM Romero-Campbell
RNOs: Inter-Neighborhood Cooperation (INC)
Area of Property: 174,120 square feet or 3.99 acres
Current Zoning: B8 with Waivers, UO-1, UO-2
Proposed Zoning: S-MX-8
Property Owner(s): U.S. Bank National Association
Owner Representative: Thomas J. Ragonetti and Diana Caruso Jenkins

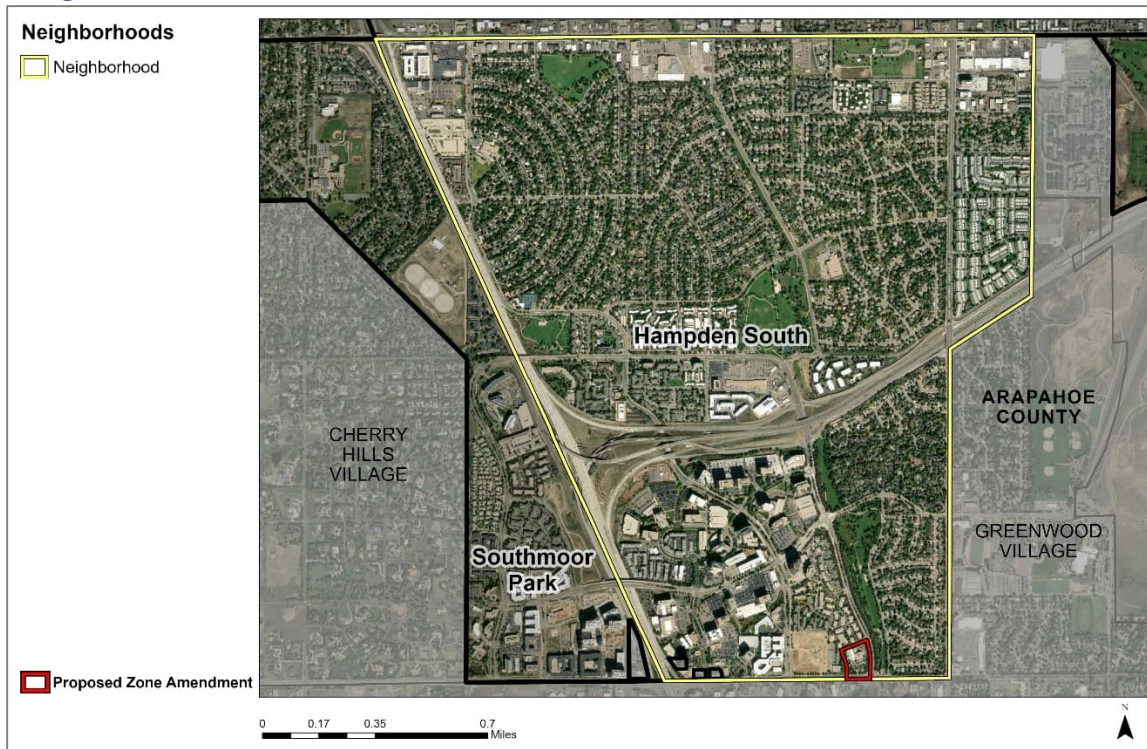
Summary of Rezoning Request

- The subject property is located within the Hampden South statistical neighborhood at the northwest corner of South DTC Boulevard and East Belleview Avenue.
- The property consists of a single two-story building previously used as a bank and offices with a large parking garage and abundant surface parking.
- The proposed S-MX-8, Suburban, Mixed Use, 8 stories zone district allows residential and non-residential uses in a building scale of up to 8 stories, or 110 feet. The Shopfront, General, Drive Thru Services, and Drive Thru Restaurant primary building forms are allowed. Further details of the zone district can be found in the proposed zone district of this staff report (below) and in Article 3 of the Denver Zoning Code.
- The site at 8401 East Belleview Avenue is currently zoned B-8 with waivers UO-1, UO-2. B-8 is a Former Chapter 59 Intensive General Business/High Density Residential District, and the waivers prohibit wholesale and warehousing uses and certain fabrication use and restrict gross floor area. UO-1 is the adult use overlay and UO-2 is the billboard use overlay. While these are mapped on the site, the uses are prohibited from being established due to Denver Technological Center covenants.

City Location



Neighborhood Location



1. Existing Context

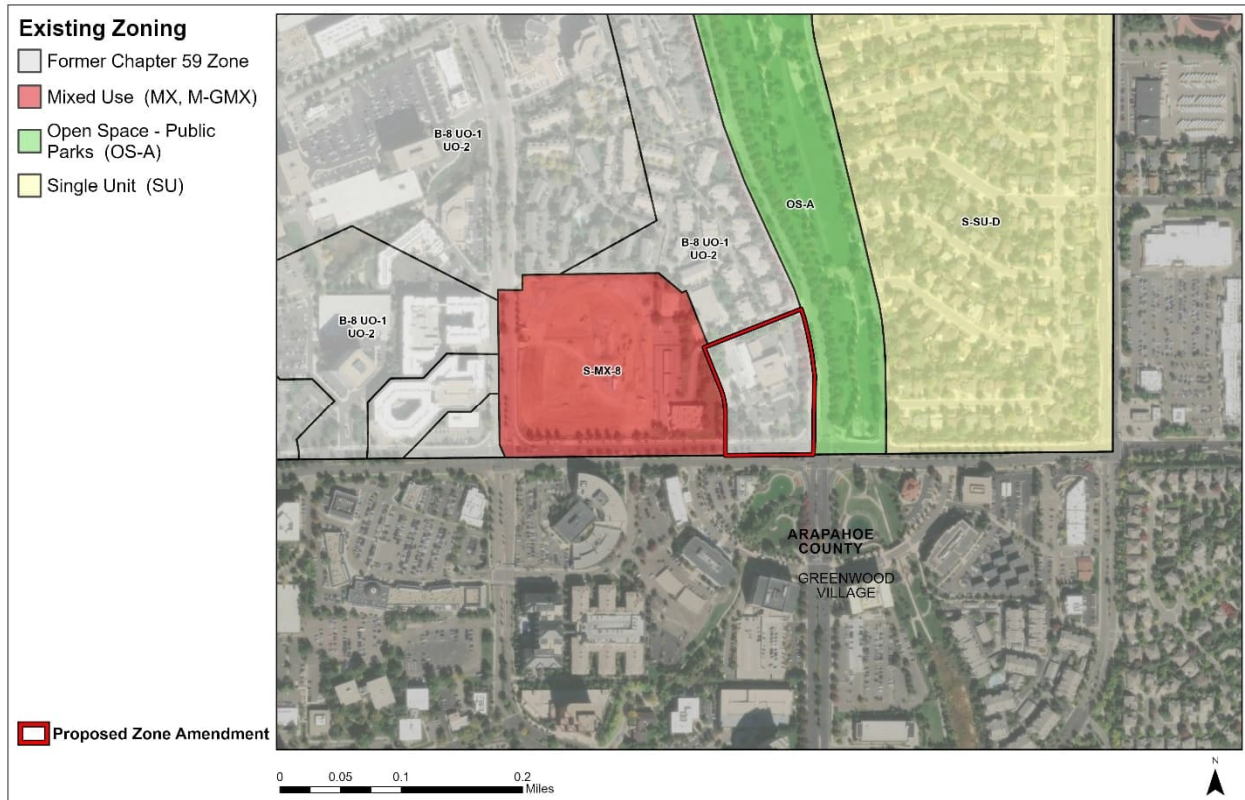


The subject property is located within the Hampden South statistical neighborhood, at the northwest corner of South DTC Boulevard and East Belleview Avenue. Wallace Park and the associated Goldsmith Gulch are located east across DTC Boulevard. The City of Greenwood Village is located directly south of the subject properties across East Belleview Avenue. The subject site is just over one-half miles east of the Belleview Light Rail Transit (LRT) station and is also served by RTD bus route 73 along South Ulster Street turning west at East Belleview Avenue to provide a direct connection to the Belleview LRT station.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	B-8 with waivers, UO-1, UO-2	Commercial/Retail	2-story brick building, set at the back of the lot with an adjacent parking garage and abundant surface parking	Modified grid street patterns with superblocks, no alleys, mostly attached sidewalks and some tree lawns along arterial streets.
North	B-8 with waivers, UO-1, UO-2	Multi-unit Residential	Multiple 2.5-story apartment buildings	
East	OS-A	Open Space	Goldsmith Gulch	
South	T-C (City of Greenwood Village)	Office & Mixed-use	1-story restaurant with surface parking and the Crescent Theater open space	
West	S-MX-8	Commercial/Retail	Under-construction multi-unit residential and commercial	

2. Existing Zoning



Existing zoning on the property is B-8 with waivers, UO-1, UO-2 and was approved in 1978. B-8 is an intensive general business/high density residential district in Former Chapter 59 used primarily for activity centers and is designed to permit highly concentrated, dense development at a floor area ratio not to exceed four times the site area plus floor area premiums for the development of plazas, arcades, or the provision of low-level light areas. Additional floor area premiums in the B-8 district intended to encourage features like plazas are precluded at this site by waivers limiting total floor area to two times the site area. Another waiver limits building height to 2.5 stories and removes the right to construct any structures of retail or strip retail shopping. The waivers prohibit fabrication of articles except art goods, custom clothing, custom costumes, custom furniture, jewelry and needlework; wholesale and warehousing uses. Full text of the waivers are attached to this staff report. The adult use overlay (UO-1) and billboard use overlay (UO-2) are mapped on the site but neither use has been established.

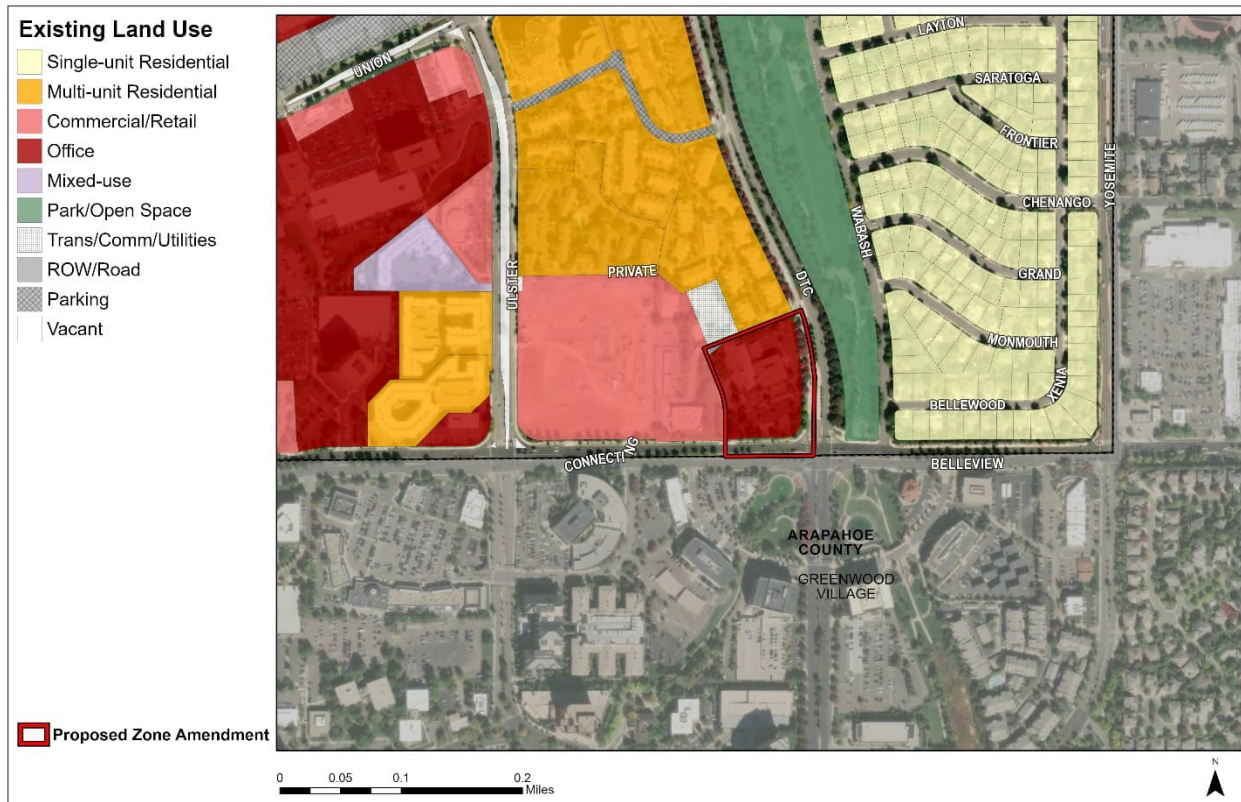
Use Overlays

The applicant is proposing the removal of both overlays as part of their rezoning request. Staff evaluated the proposal to remove the UO-1 overlay and determined there will be sufficient remaining land in the city for first amendment-protected uses, so the city has no objection to removing the UO-1 in this instance.

3. Denver Tech Center Architectural Control Committee

The subject properties are located within the Denver Technological Center (DTC) which has protective covenants and strict architectural controls to establish a high set of standards for planning and design meant to “maintain exceptional value for each property within the DTC”. The covenants legally apply to all land that is part of DTC, regardless of ownership and are independent of the zoning and land use regulations of local governments. Protective covenants relevant to this rezoning request include the prohibition of adult uses, billboards and 40-foot minimum building setbacks along South DTC Boulevard and East Belleview Avenue.

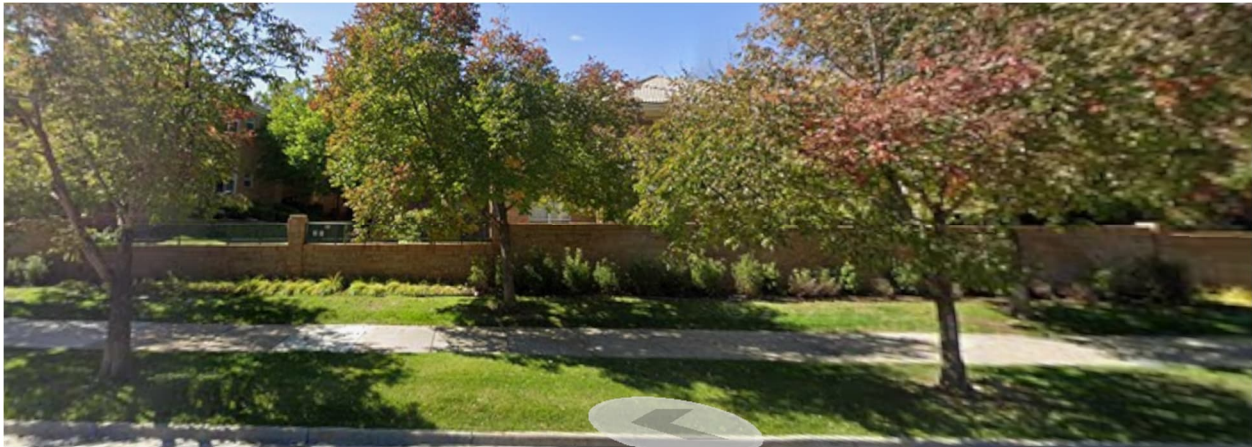
4. Existing Land Use Map



5. Existing Building Form and Scale (Source: Google Maps)



View of the site from East Belleview Avenue looking north



View of the properties to the north from South DTC Boulevard looking west



View of the open space to the east from South DTC Boulevard looking east



View of the properties to the south from East Belleview Avenue looking southwest



View of the remaining property to the west from East Belleview Avenue looking north



View of the under-construction property to the west from East Belleview Avenue looking north

Proposed Zoning

The requested S-MX-8 has a maximum height of 110 feet and allows the General, Shopfront, Drive Thru Services, and Drive Thru Restaurant primary building forms. A variety of residential, civic, commercial and industrial land uses are allowed.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	B-8 Waivers, UO-1, UO-2 (Existing)	S-MX-8 (Proposed)
Primary Building Forms Allowed	N/A	General, Shopfront, Drive Thru Services, Drive Thru Restaurant
Stories/Heights (max)	2.5 stories; maximum gross floor area is 2:1	8 stories / 110 feet
Primary Build-to Percentages	N/A	50% for General 75% for Shopfront
Primary Street Setback (min)	0 feet	0 feet
Surface Parking Between Building and Primary Street/Side Street	Allowed	Allowed/Allowed for General Not Allowed/Not Allowed for Shopfront
Transparency, Primary Street	N/A	40% for General 60% for Shopfront

*Standards vary between building forms

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Comments

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Comments

Department of Public Health and Environment: Approved – No Comments

Denver Parks and Recreation: Approved – No Comments

Department of Transportation and Infrastructure: Approved – No Comments

Department of Transportation and Infrastructure – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approve Rezoning Only – Will require additional information at Site Plan Development.

- The site has submitted a concept plan review which has been completed. A Site Development Plan and Zone Lot Amendment application are needed. Approval of the SDP, as proposed in the Concept Plan, is dependent on the rezoning application being successfully passed.
- Approval of a Zone Lot Amendment is dependent on which code the ZLAM is reviewed under as the FCH59 and DZC codes have different review criteria. Impacts of the code differences could be significant when reviewing the ZLAM.
- Zoning and building permits will need to be issued in conjunction with an approved SDP prior to any construction beginning on site.

Development Services - Fire Protection: Approve – No Comments

Development Services – Transportation: Approved – No Comments

Development Services- Wastewater: Approve Rezoning Only – Will require additional information at Site Plan Development.

- Denver DES-Wastewater have no objection to the re-zone. However, this does not guarantee that there are currently adequate facilities to service the proposed uses of the property. Standard Denver DES-Wastewater review and acceptance of the proposed drainage and sanitary sewer design will still be required.

Public Review Process

	Date
Property legally posted for a period of 15 days within 10 days of the submission of a complete application and CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, property owners, and tenants:	3/2/26
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:	3/31/26
Planning Board public hearing:	4/15/26
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:	4/14/26
Committee of the City Council:	4/28/26
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:	5/18/26
City Council Public Hearing:	6/8/26

- Registered Neighborhood Organizations (RNOs)
 As of the date of this report, staff have not received written comments from an RNO pertaining to this application.
- General Public Comments
 As of the date of this report, staff have received three letters of support noting the revitalization of the area through mixed-use development.

Criteria for Review / Staff Evaluation

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

DZC Section 12.4.10.7

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

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)

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.

The proposed rezoning will allow for more commercial amenities and employment opportunities in the Denver Technological Center. It is therefore consistent with the following strategy in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable, and Inclusive 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).
- Equitable, Affordable and Inclusive Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).

The proposed rezoning would enable infill development at a location where infrastructure is already in place. The requested S-MX-8 zone district broadens the mix of retail services and employment at an intensity consistent with the desire for dense and pedestrian-friendly destinations, and it is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – “Build a network of well-connected, vibrant, mixed-use centers and corridors” (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).

- Strong and Authentic Neighborhoods Goal 1, Strategy D – “Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities” (p. 34).

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).

The proposed S-MX-8 zoning would allow for a broad variety of uses including housing, retail services, and employment at an intensity consistent with the desire for dense, walkable, mixed-use neighborhoods near transit expressed in Comprehensive Plan 2040.

Blueprint Denver

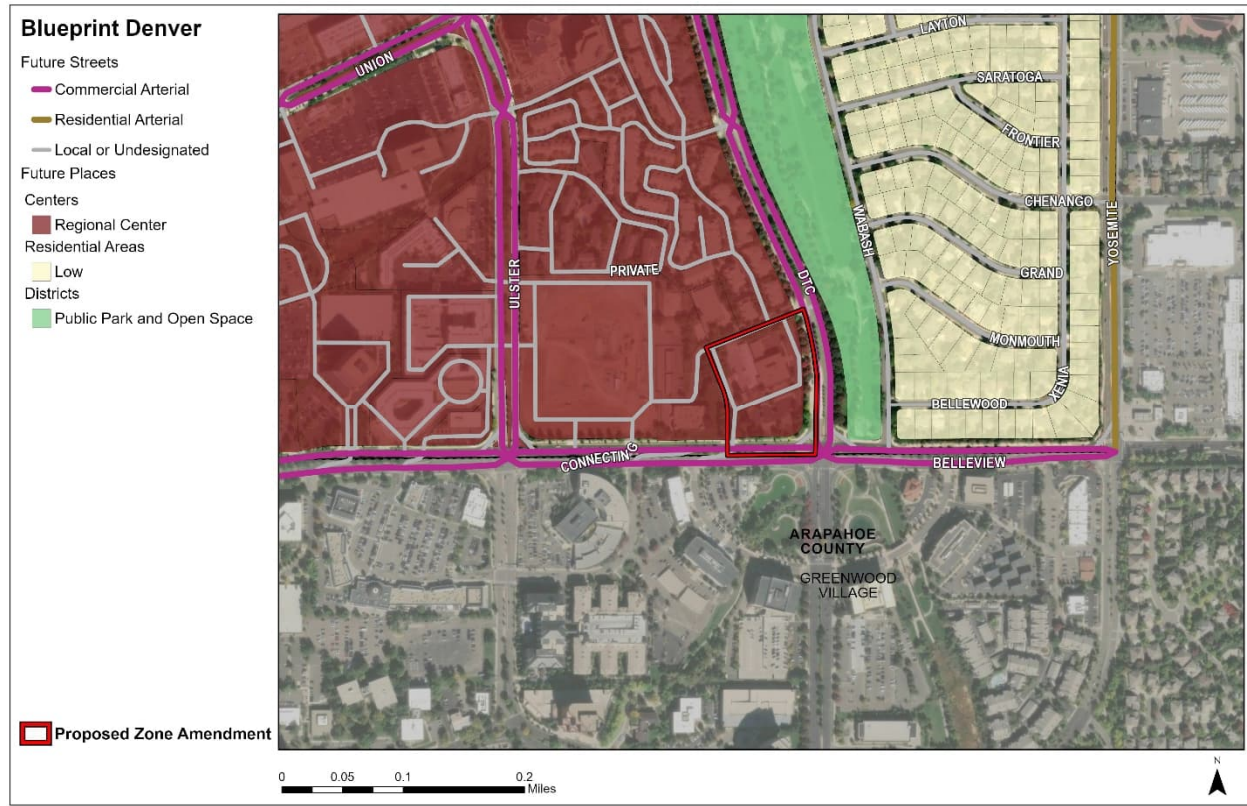
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Regional Center place within the Suburban Neighborhood Context and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



The subject property is within the Suburban Neighborhood Context. “The suburban context represents 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” (p. 185). The proposed rezoning is consistent with the neighborhood context guidance in *Blueprint Denver*.

Blueprint Denver Future Places



The Future Places Map shows the subject property as part of a Regional Center. *Blueprint Denver* describes the aspirational characteristics of Regional Centers in the Suburban context as containing, “a high mix of uses...larger scale mixed-use buildings are common. Structures should respond in form and mass to the streets and public spaces around them. High degree of urbanism with continuous building frontages to define the public realm. Heights are generally the tallest in the context and transition gradually within the center to the surrounding residential areas” (p. 194). The proposed district of S-MX-8 provides a wide range and mix of uses. The future proposed height of up to 8 stories is appropriate for a regional center in this location, given its proximity to transit, location within the regional center, and the allowed and existing building heights in the area.

In *Blueprint Denver*, Future Street Types work in concert with the Future Places to evaluate the appropriate intensity of adjacent development (p. 67). *Blueprint Denver* classifies South DTC Boulevard and East Belleview Avenue as Commercial Arterial Future Street Types, which “are designed for the highest amount of through movement and the lowest degree of property access” (p.154). The use and built form characteristics of Commercial streets is described as, “Commercial streets typically contain commercial uses including shopping centers, auto services and offices” (p.159). The proposed S-MX-8 zone district is consistent with this street type description as it is intended for more intense development with commercial uses.

Blueprint Denver 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 subject property is part of a Regional Center. Regional Centers are anticipated to see around 30% of new housing growth and 50% of new employment growth by 2040 (p. 51). “Focusing growth in centers and corridors helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver” (p. 49). The proposed map amendment to S-MX-8 will focus mixed-use growth to a Regional Center where it has been determined to be most appropriate.

Blueprint Denver Strategies

The proposed rezoning is also consistent with the following strategies from *Blueprint Denver*:

- Land Use and Built Form: General Policy 1, Strategy A – Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: Regional centers and community centers... (p. 72).
- Land Use and 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 continuing to incentivize property owners to come out of the old code (p. 73).
- Land Use and Built Form: Housing Policy 8, Strategy A – Align high-density residential areas near regional centers to support housing growth near major job centers with access to transit priority streets (p. 87).

The proposed S-MX-8 zoning would allow higher-density mixed-use development in a regional center and rezone the property from Former Chapter 59 into the Denver Zoning Code. The proposed rezoning to S-MX-8 is consistent with the policies, context, place, growth strategy, and street type recommendations of *Blueprint Denver*.

Equity

The proposed mixed-use zone district will allow a broad range of commercial uses, including the opportunity for grocery stores and healthy food options. The proposed rezoning would allow for multi-unit residential development. The proposed rezoning could help diversify bedroom counts and provide income restricted units.

Climate

This rezoning supports the city's goals to reduce climate impacts by enabling additional housing near transportation and employment options. Also, multi-unit buildings are more energy efficient than low density residential development types. This energy efficiency will advance Denver's goals to reduce greenhouse gas emissions from buildings, which contribute to a warming climate.

2. Public Interest

The proposed official map amendment furthers Public Interest through implementation of the city's adopted land use plan and fostering the creation of a walkable, mixed-use area.

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

The proposed map amendment is consistent with the Suburban Neighborhood Context. The Denver Zoning Code describes the Suburban Context as 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. Multi-unit residential and commercial uses are

primarily located along arterial and collector streets. Block patterns in the Suburban Context are irregular and shaped by curvilinear streets and modified grid streets.

The Suburban mixed-use zone districts are intended 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.” They are “appropriate along corridors, for larger sites and at major intersections.” They include “building form standards that balance the importance of street presence and provision of adequate parking through build-to requirements, street level activation and parking lot screening” (DZC Section 3.2.4.1).

The S-MX-8 zone district intent is that “it applies to areas or intersections served primarily by arterial streets where a building scale of 1 to 8 stories is desired.” (DZC Section 3.2.4.2.H). The proposed zone district will provide predictable building forms, allow for reinvestment, and accommodate future development that furthers the district’s purpose and intent.

Attachments

1. Application
2. Public Comments
3. Community Engagement Outline