



3801 East Florida Avenue

Request: B-A-3 and O-1 to S-MX-5

Date: 7.30.2024

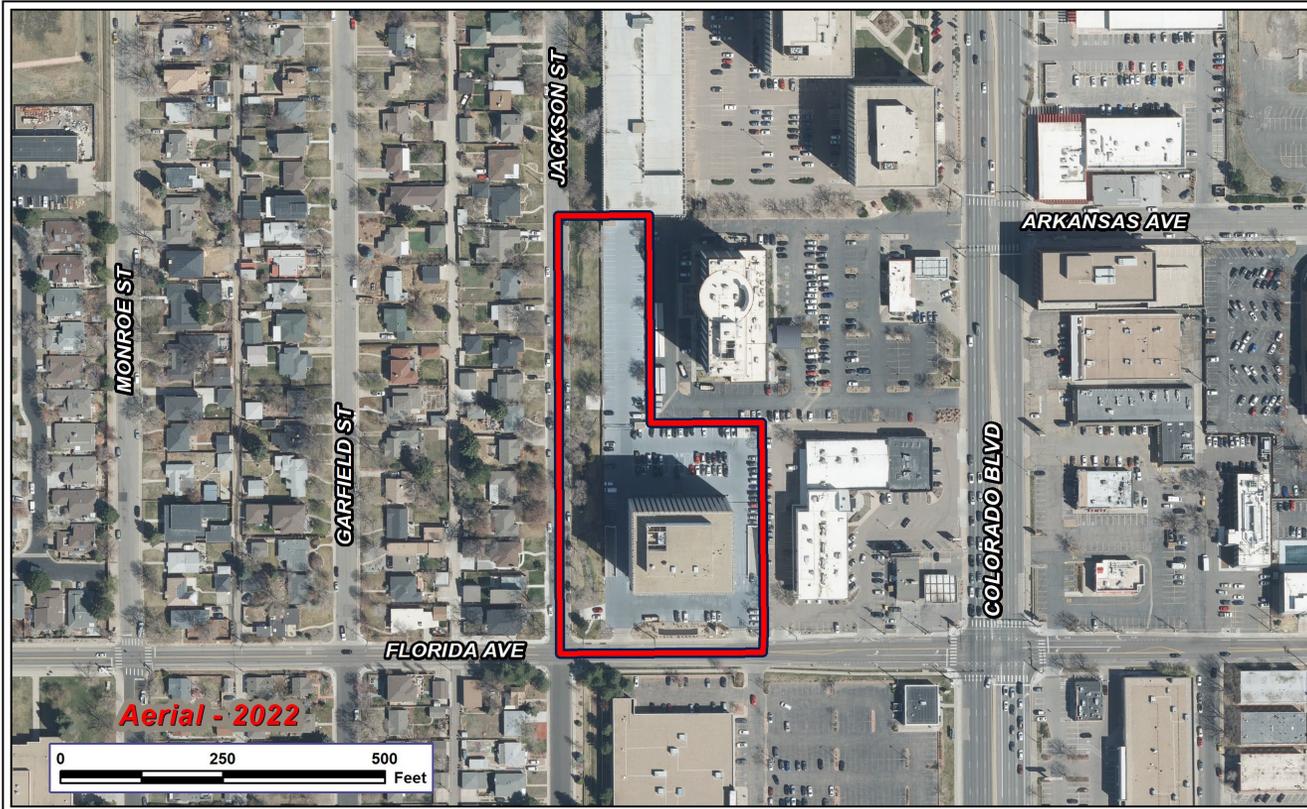
Presenter: Alisa Childress

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from B-A-3 and O-1 to S-MX-5



- Property:
 - 126,697 sf or 2.9 acres
 - 9-story office tower and surface parking lot
- Rezone from B-A-3 and O-1 to S-MX-5
- Requesting rezoning to facilitate redevelopment of the site in a manner that is consistent with adopted plans

Reminder: Approval of a rezoning is not approval of a proposed specific development project

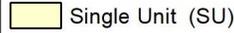
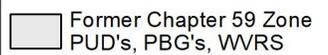
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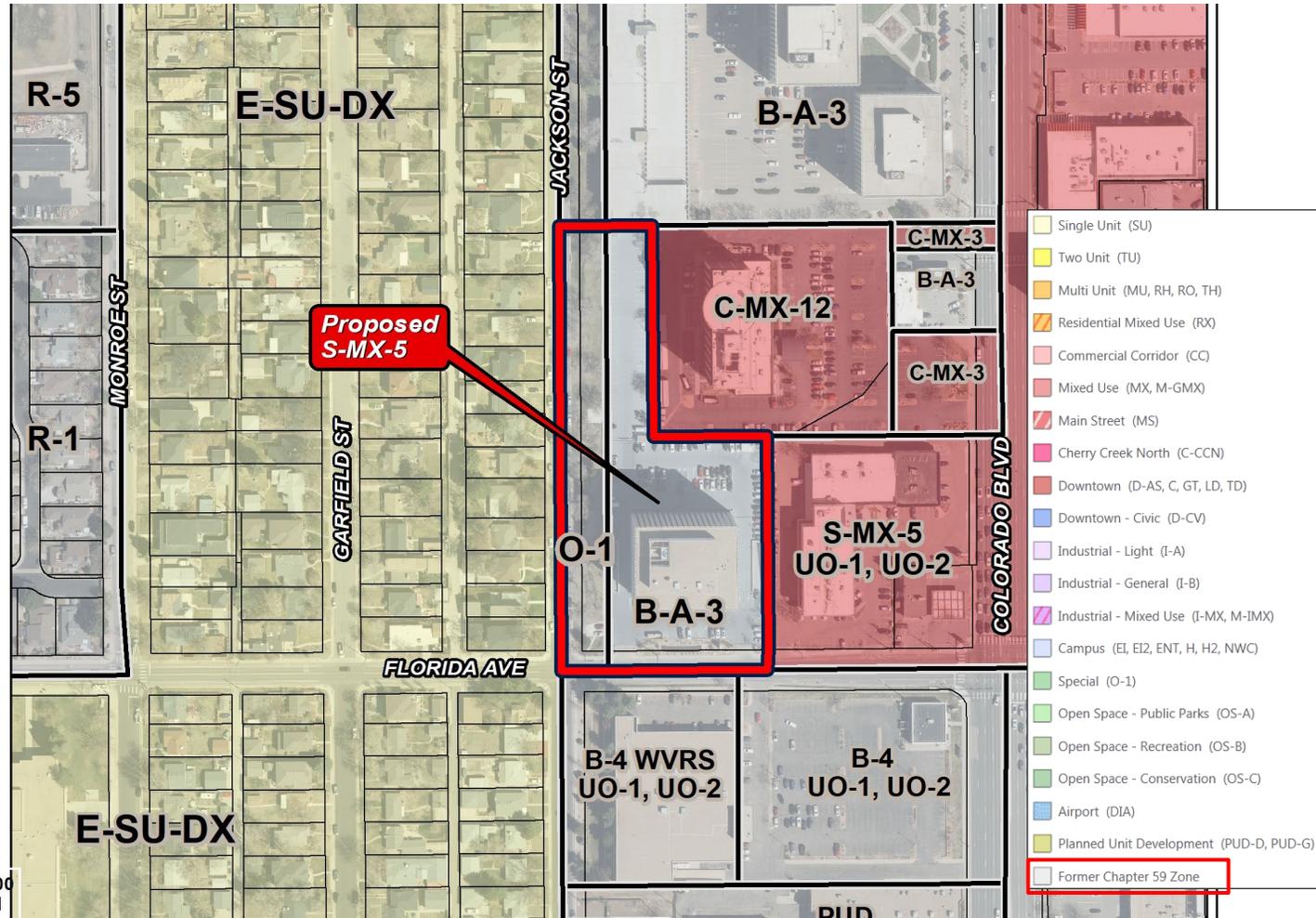


Existing Zoning – B-A-3 and O-1

EXISTING ZONING

-  Single Unit (SU)
-  Mixed Use (MX, M-GMX)
-  Former Chapter 59 Zone
PUD's, PBG's, WVRs

 Proposed Zone Amendment

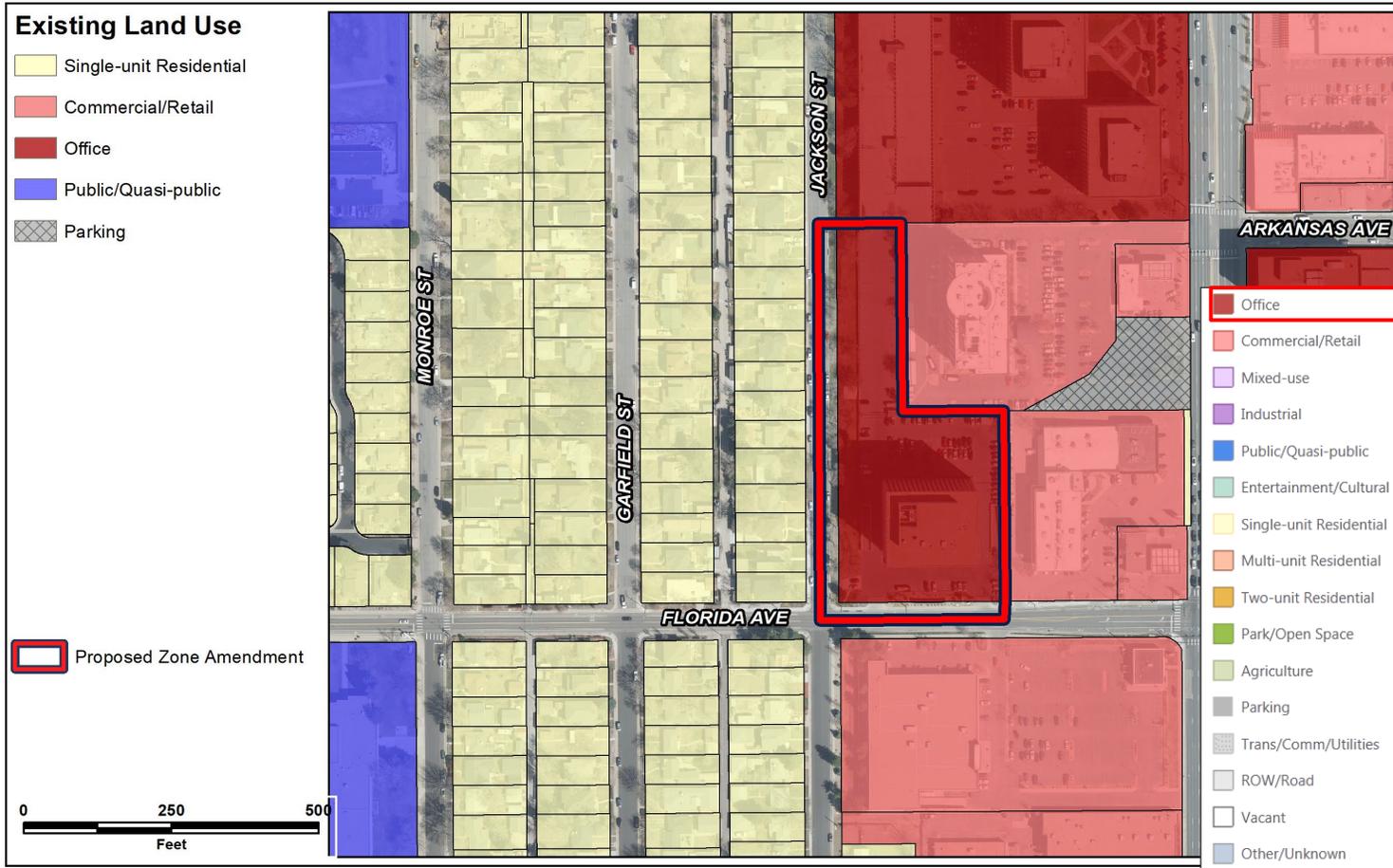


- B-A-3 and O-1

Proximity to:

- C-MX-12
- S-MX-5
- E-SU-Dx
- B-4

Existing Context – Land Use



Office

Adjacent to:

- Single-Unit Residential
- Commercial/retail

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Process

- Informational Notice: 11/14/2023
- Planning Board Notice: 4/30/2024
- Planning Board Public Hearing: 5/15/2024
- LUTI Committee – First Meeting: 7/9/2024
- LUTI Committee – Second Meeting: 7/30/2024
- City Council Public Hearing: 8/19/2024 (tentative)

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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *The Colorado Boulevard Plan (1991)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

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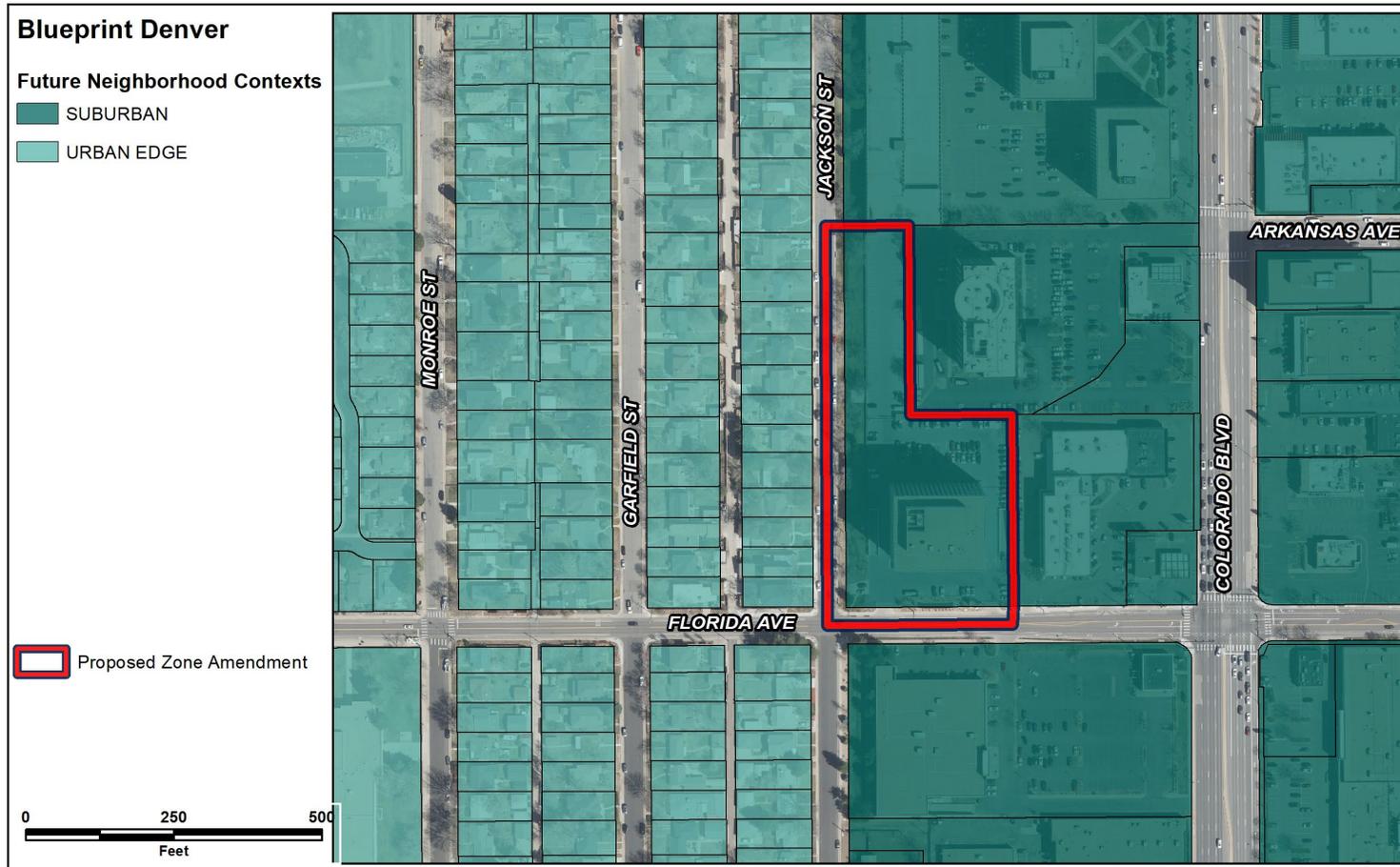
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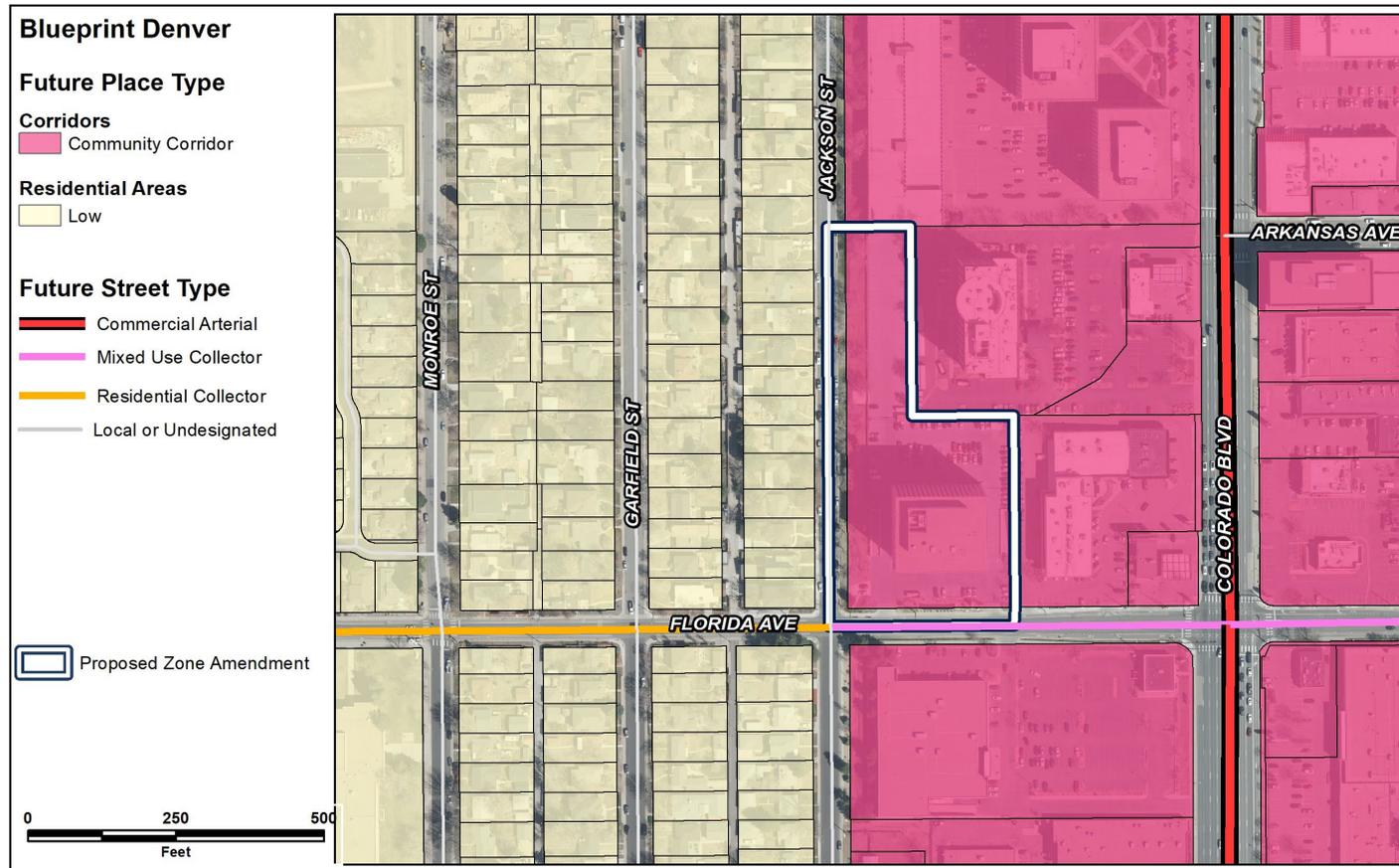
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Blueprint Denver 2019



- **Suburban**
 - Mixed-use multi-unit to single-unit
 - Mix of uses
 - Good street activation
 - Safe, active, and pedestrian-scaled

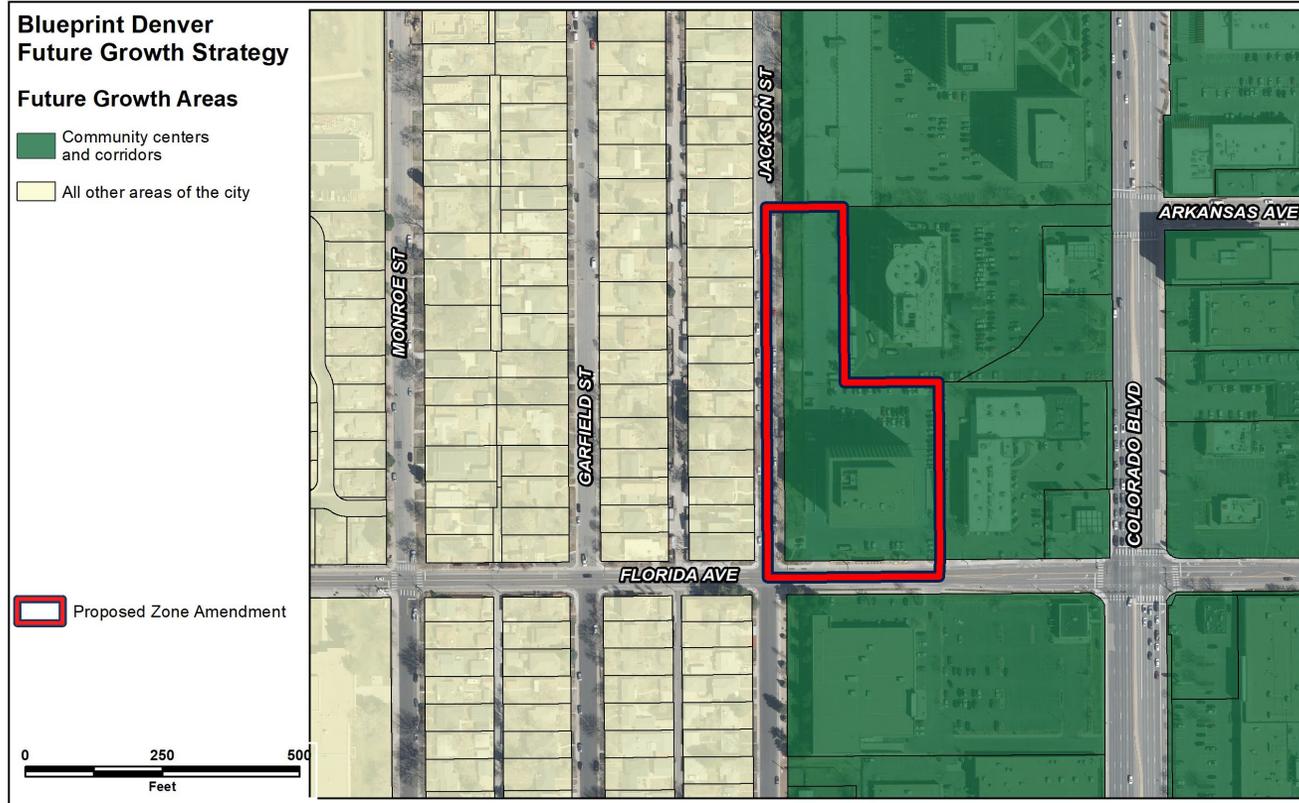
Blueprint Denver 2019



- **Community Corridor**
 - Typically provides some mix of office, commercial and residential uses.
 - Buildings have a linear orientation along the street with opportunity for suburban infill development.
 - Heights up to 5 stories.
- **Future Street Types**
 - East Florida Avenue: Mixed-Use Collector
 - South Jackson Street: local or undesignated

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

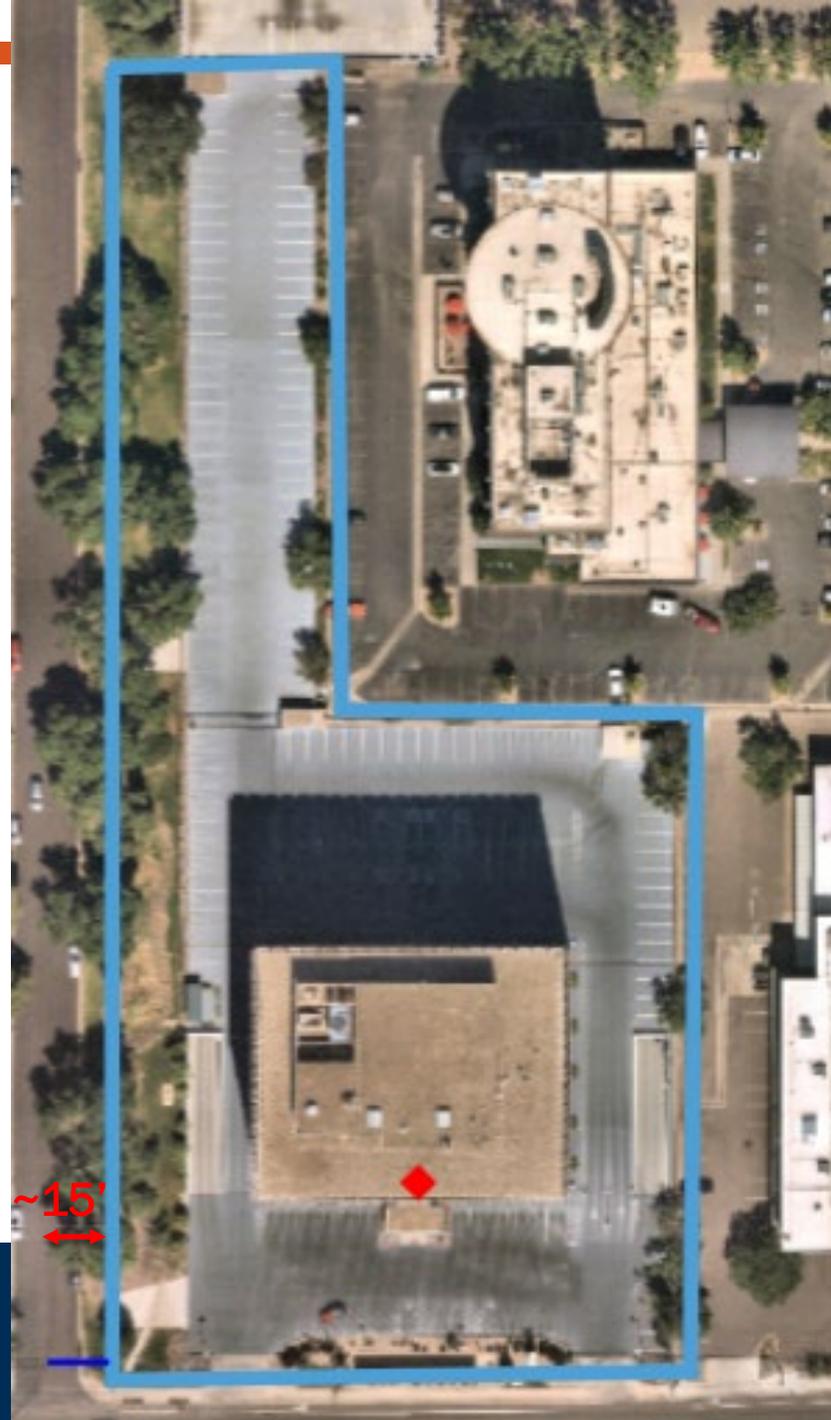
Blueprint Denver 2019



- Growth Areas Strategy: Community Centers and Corridors
 - 20% of jobs by 2040
 - 25% housing by 2040

Sidewalk and Forestry Requirements

- The sidewalk ordinance will require a 5' sidewalk and an 8' amenity zone. This would preserve about 15' of the green space in the form of right-of-way.
- Forestry will require the preservation of all of the trees immediately along the curb on Jackson Street.
- All proposed improvements, including sidewalks and access ways, should be located outside the tree protection zone of trees.
- Forestry would not permit the mass removal of the trees along Jackson Street.



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CPD Recommendation

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

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Development Standards: O-1 District

Key:	Zone District	
	O-1	O-2
<i>P = Permitted</i>		
<i>L = Uses permitted with limitations</i>		
<i>SR = Uses permitted after special review</i>		
<i>* = Need not be enclosed</i>		
<i>(blank) = Not permitted</i>		
<i>Use</i>		
Retail, service, office		
Garden supply store	L56	
Industrial, wholesale, transportation, utilities		
Airport*	P	P
Parking of vehicles*	P	
Railway right-of-way*	P	P
Terminal, public transportation, local*	P	
Utility, major impact	L115	L115
Utility, minor impact	P	
Wholesale trade, light, and/or storage of nontoxic, nonhazardous materials	L126	
Arts, entertainment, recreation, institutions		
Cemetery*	P	
Community or senior center or recreational facility	P	
Correctional institution	P	
Fire station	P	
Golf course*	P	
Library	P	
Museums, other special purpose cultural institutions	P	
Parks, public, open space, associated buildings*	P	
Police station	P	
Recreation services, outdoor*	P	

(c) *Location of structures in the O-1 district.* In the O-1 district, all structures shall be set in a distance of not less than twenty (20) feet from each front, rear and side line of the zone lot; provided, however, that no setback shall be required for electric substations, gas regulator stations and utility pumping stations except from such lines of the zone lot as abut public right-of-way. The space resulting from the foregoing setbacks shall be open and unobstructed; provided, however:

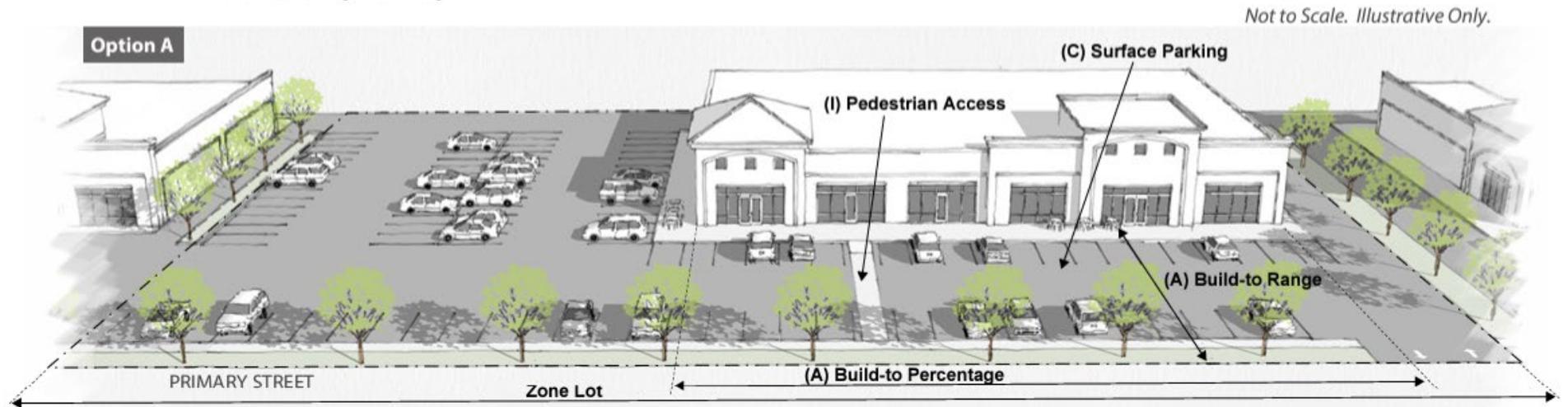
- (1) Fences or walls not exceeding six (6) feet in height may be erected on any part of the zone lot. The height of such walls or fences shall be determined as stated in section 59-2(112.1) fence and wall height measurement. (Ord. No. 363-06, § 15, eff. 6-16-06)
- (2) Any structure or part thereof which is below the grade of any setback space may project any distance into such setback space.
- (3) Canopies may project any distance into the front setback space.

Development Standards: S-MX-5

General Building Form 2

- Height: 5 stories/70'
- Primary Street build-to: 50%, 0/80'
- All setbacks: 0'

H. General (2 of 3)



Development Standards: S-MX-5

Shopfront

- Height: 5 stories, 24' minimum, 70' maximum
- Primary Street build-to: 75%, 0'-10' for residential only
- Side street build-to: 25%, 0'-10' for residential only
- All setbacks: 0'

J. Shopfront

