

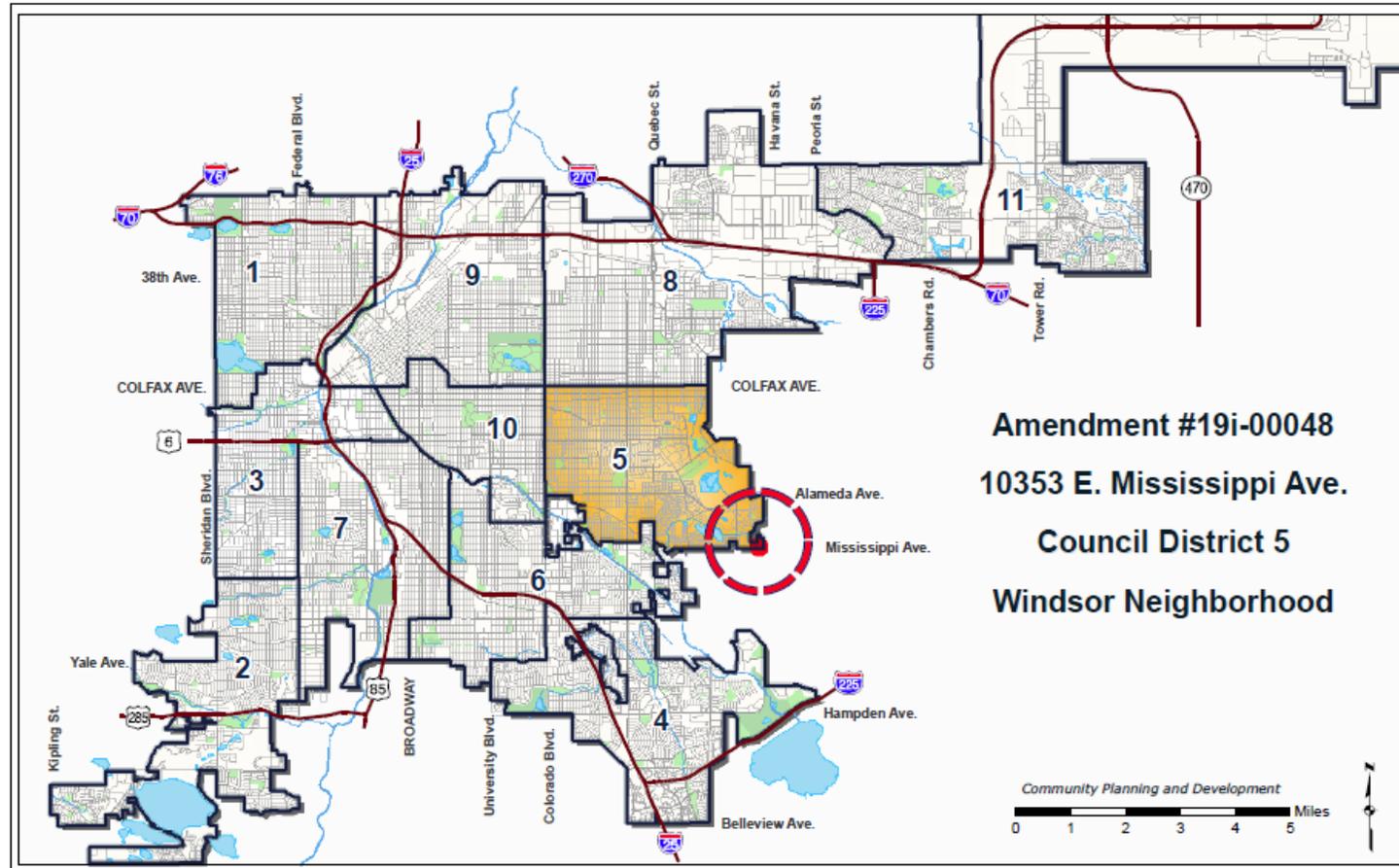


10353 Mississippi Avenue

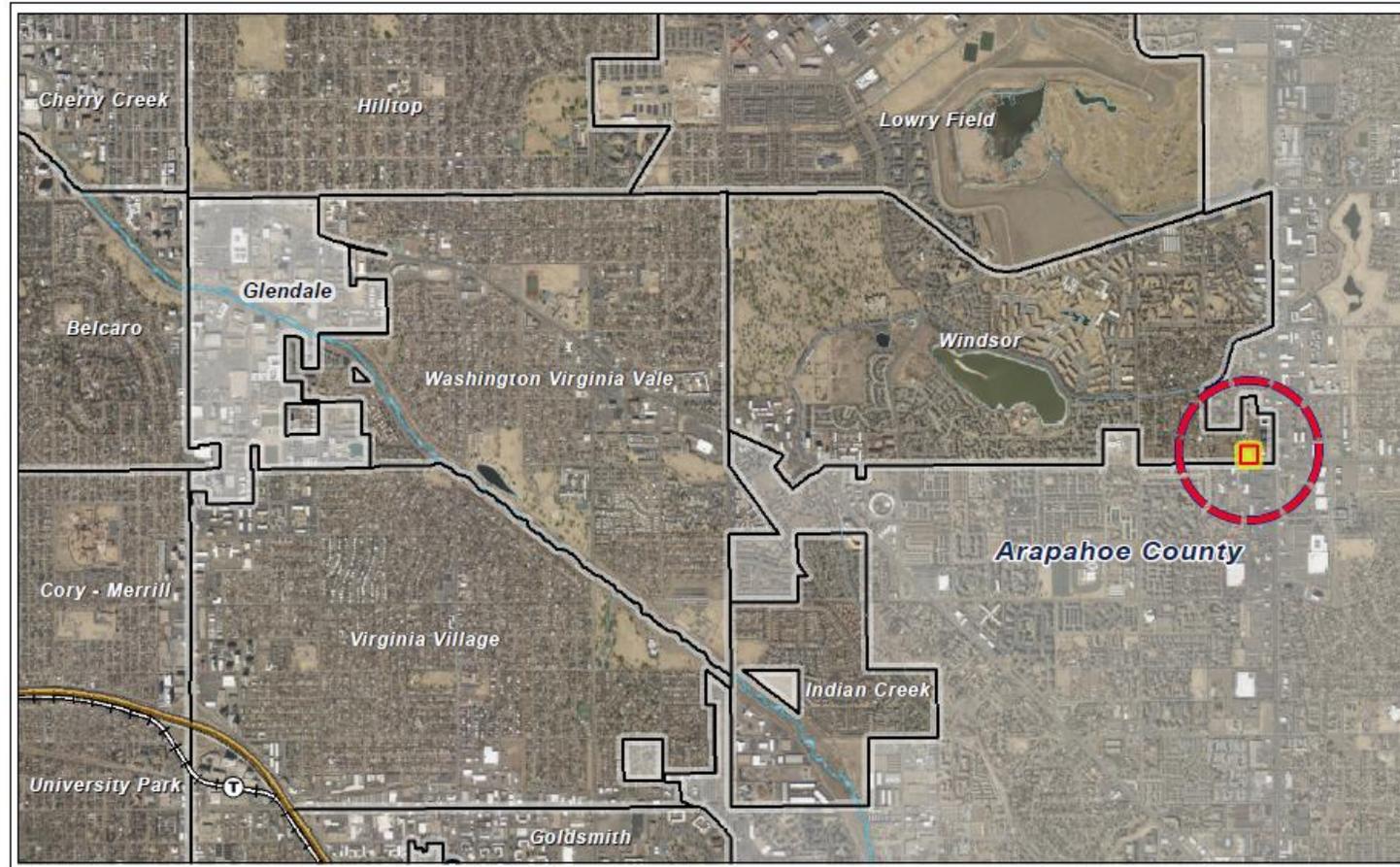
B-1 with a condition to S-MX-3

Date: 10/29/2019

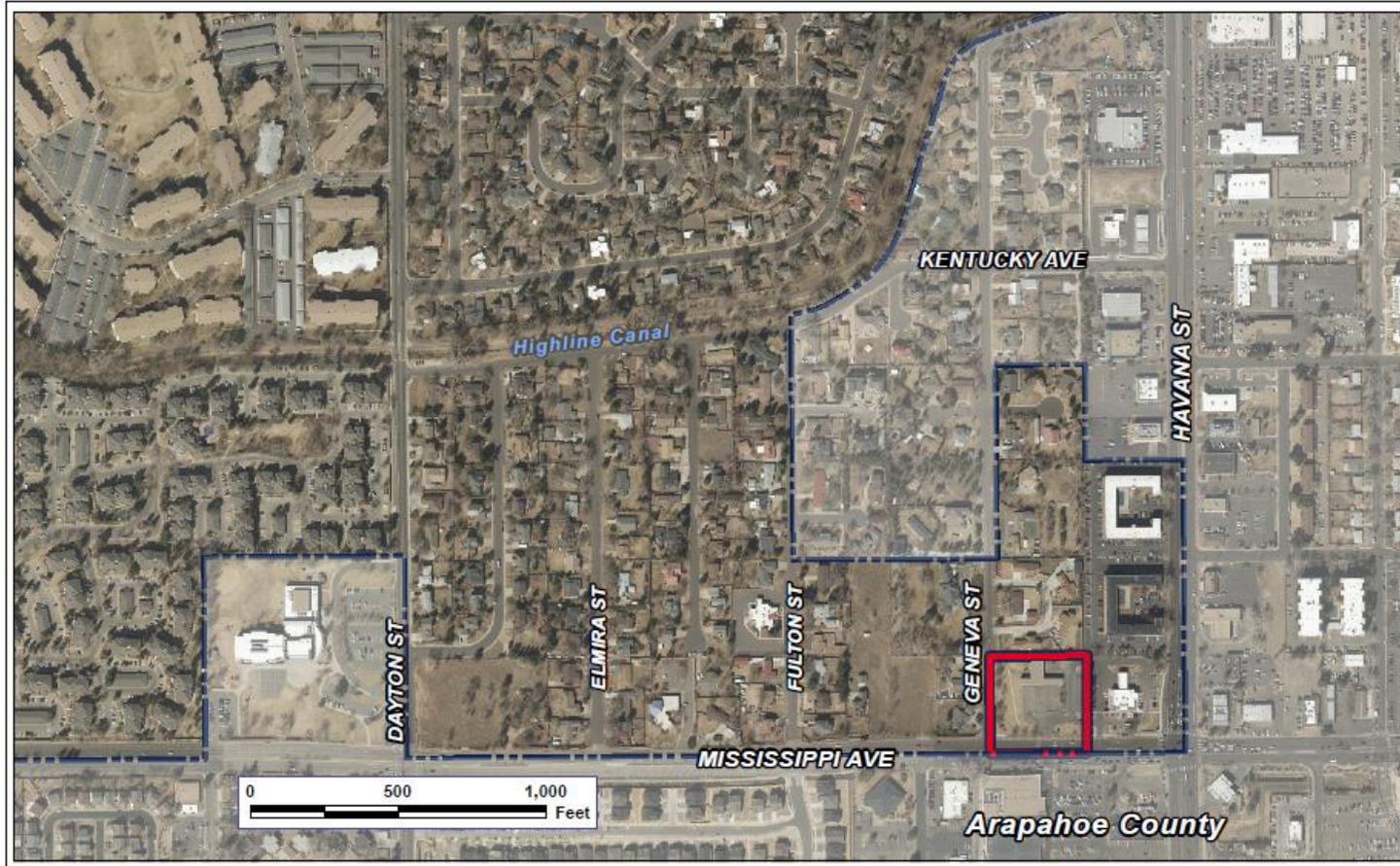
Council District 5



Windsor Statistical Neighborhood

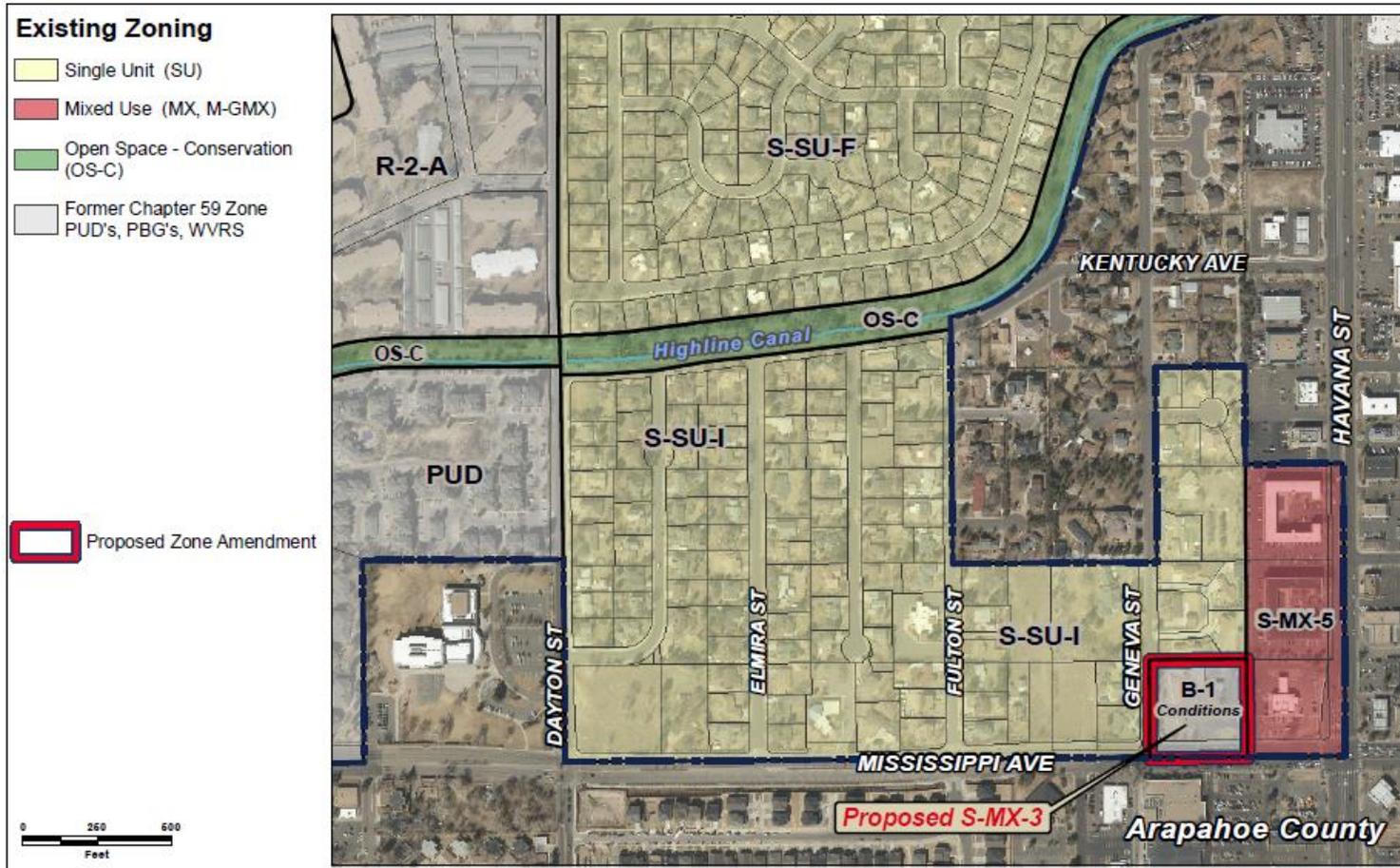


Request: S-MX-3



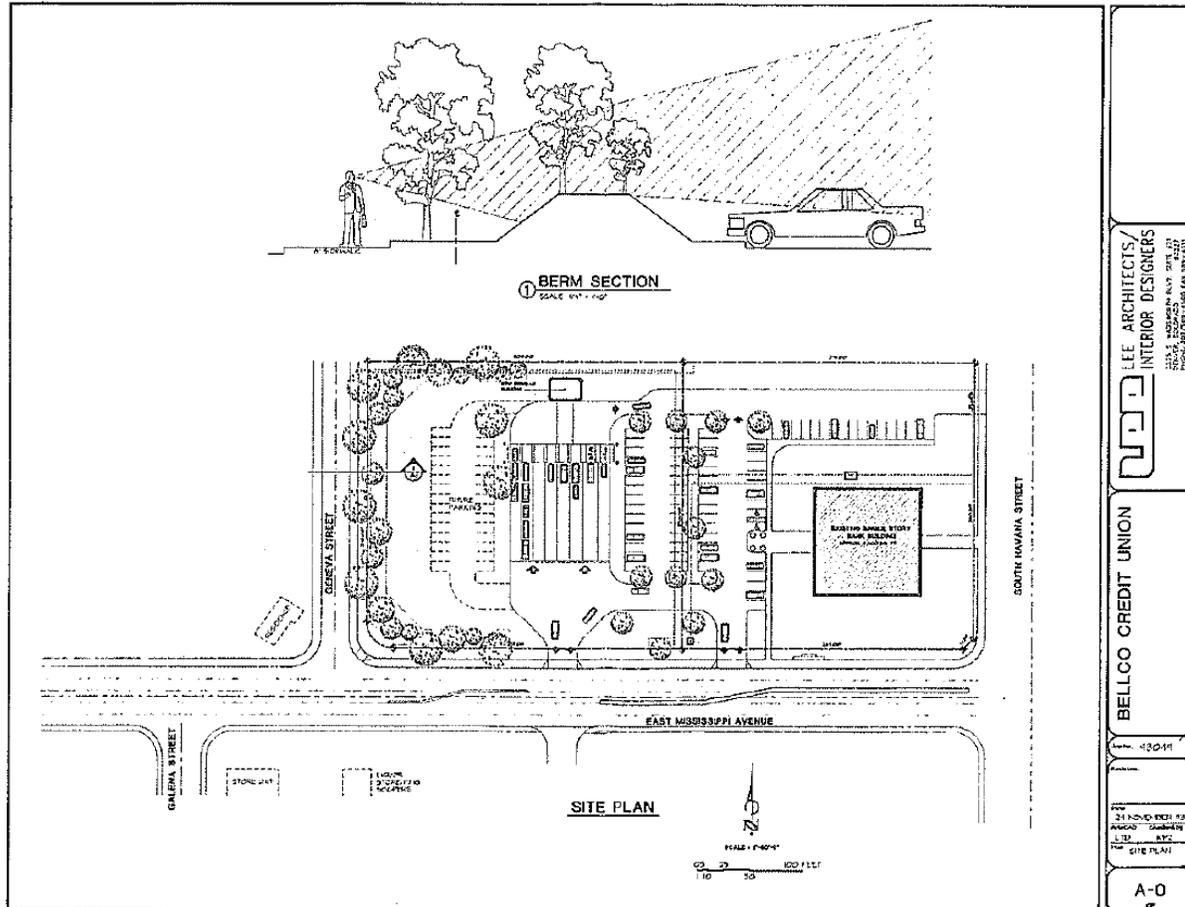
- **Location:**
 - Approx. 1.86 acres
 - Vacant drive-through ATM
- **Proposal:**
 - Rezoning to S-MX-3 to facilitate redevelopment

Existing Zoning



- Current Zoning: B-1 with Conditions
- Adjacent Zoning: S-SU-I, S-MX-5, Arapahoe County (B-4)

Existing Zoning



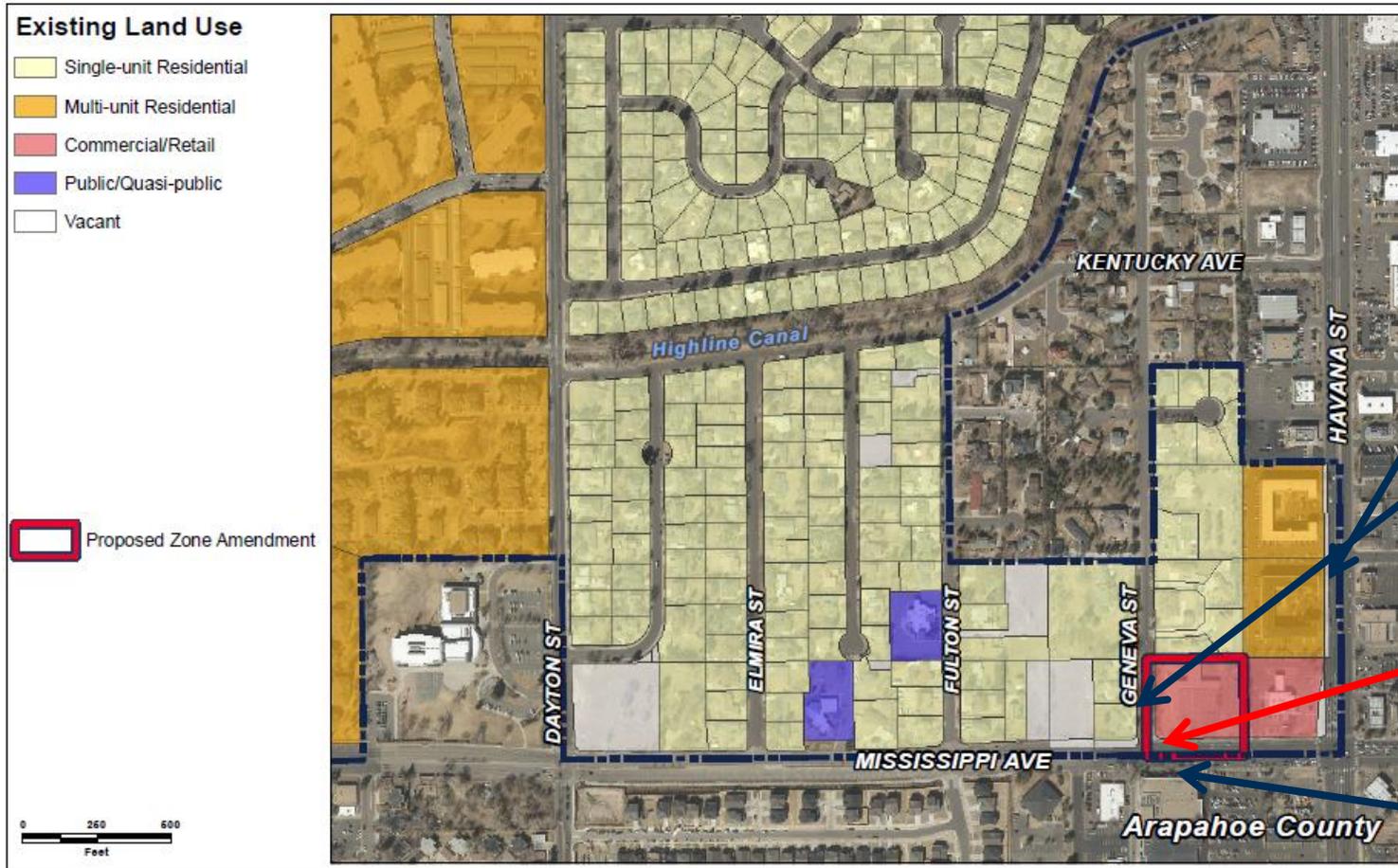
- Current Zoning: B-1 with Conditions
- Adjacent Zoning: S-SU-I, S-MX-5, Arapahoe County (B-4)

Existing Land Use



- Current use: Vacant drive-through ATM
- Surrounding uses: single-unit residential, multi-unit residential, commercial

Existing Context – Building Form/Scale



Process

- Informational Notice: 8/26/2019
- Planning Board Notice: 9/30/2019
- Planning Board Public Hearing: 10/16/2019
- LUTI Committee: 10/29/2019
- City Council Public Hearing: TBD
- Public Comment
 - 4 letters from residents

Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

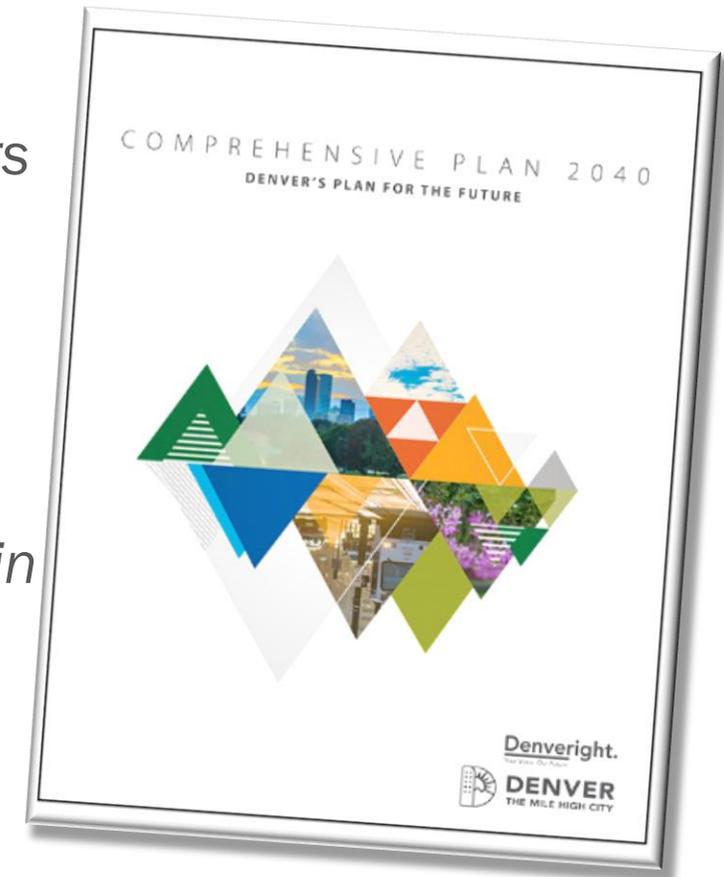
4. Justifying Circumstances

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

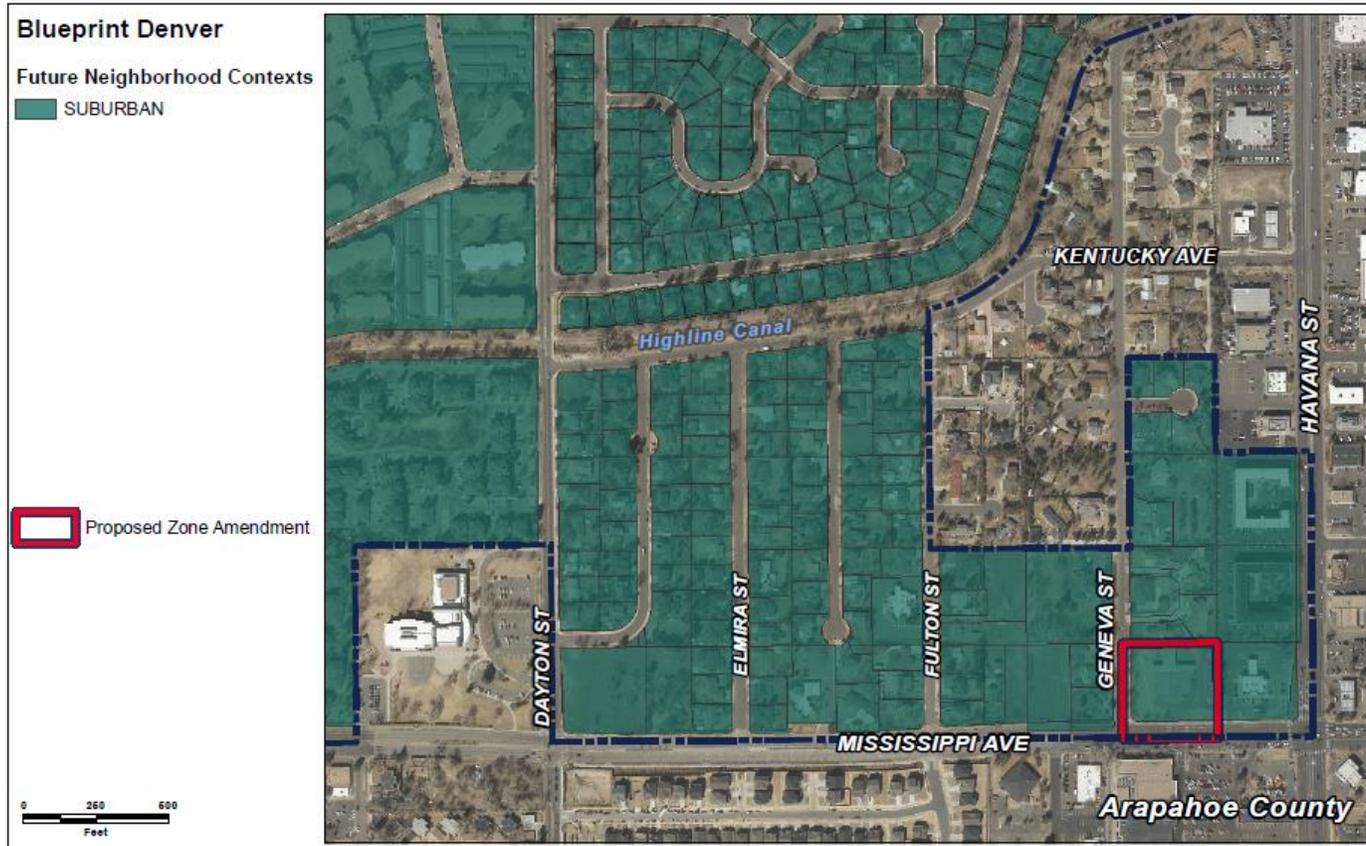
Review Criteria: Consistency with Adopted Plans

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).*
- 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).*
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place (p.54).*
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*

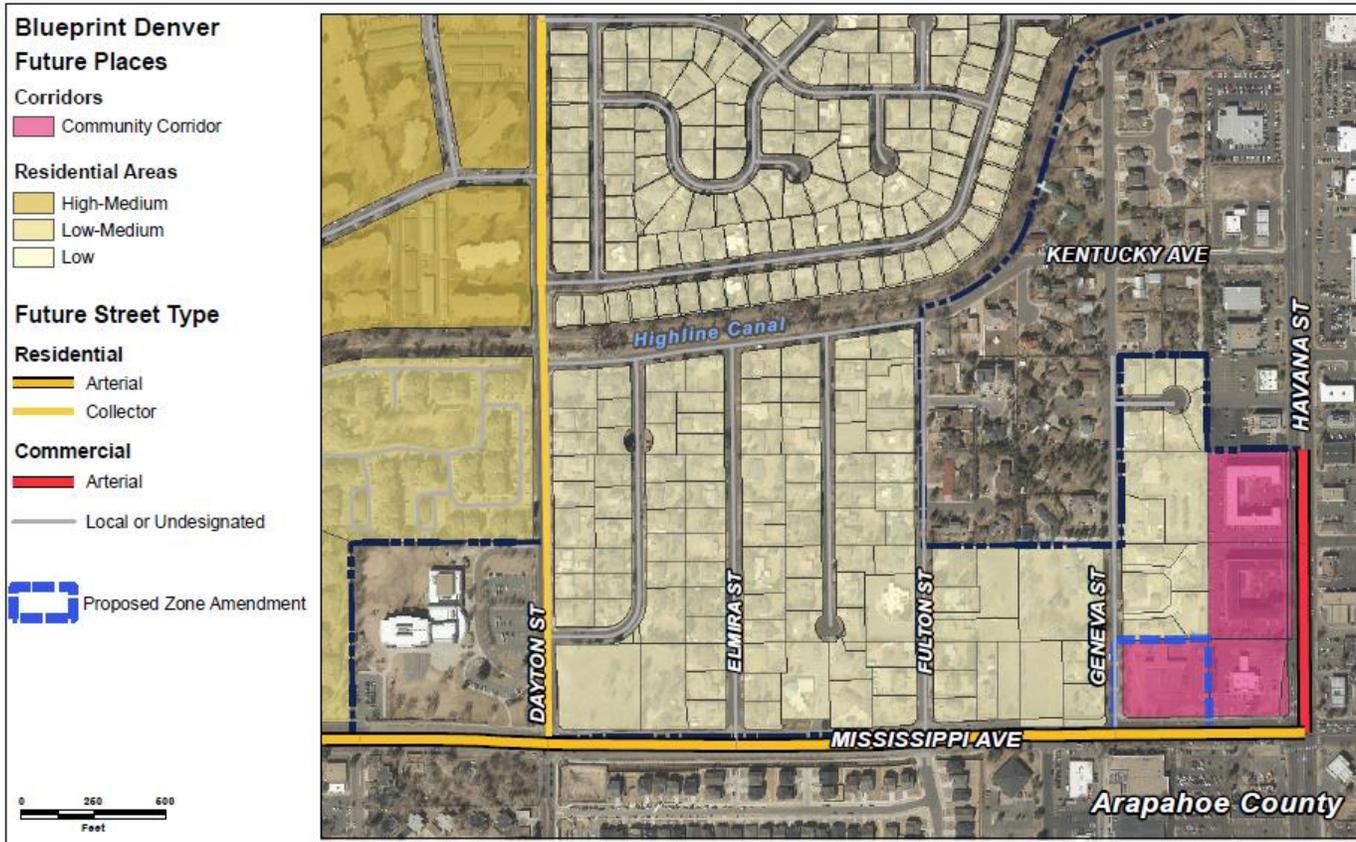


Consistency with Adopted Plans: Blueprint Denver



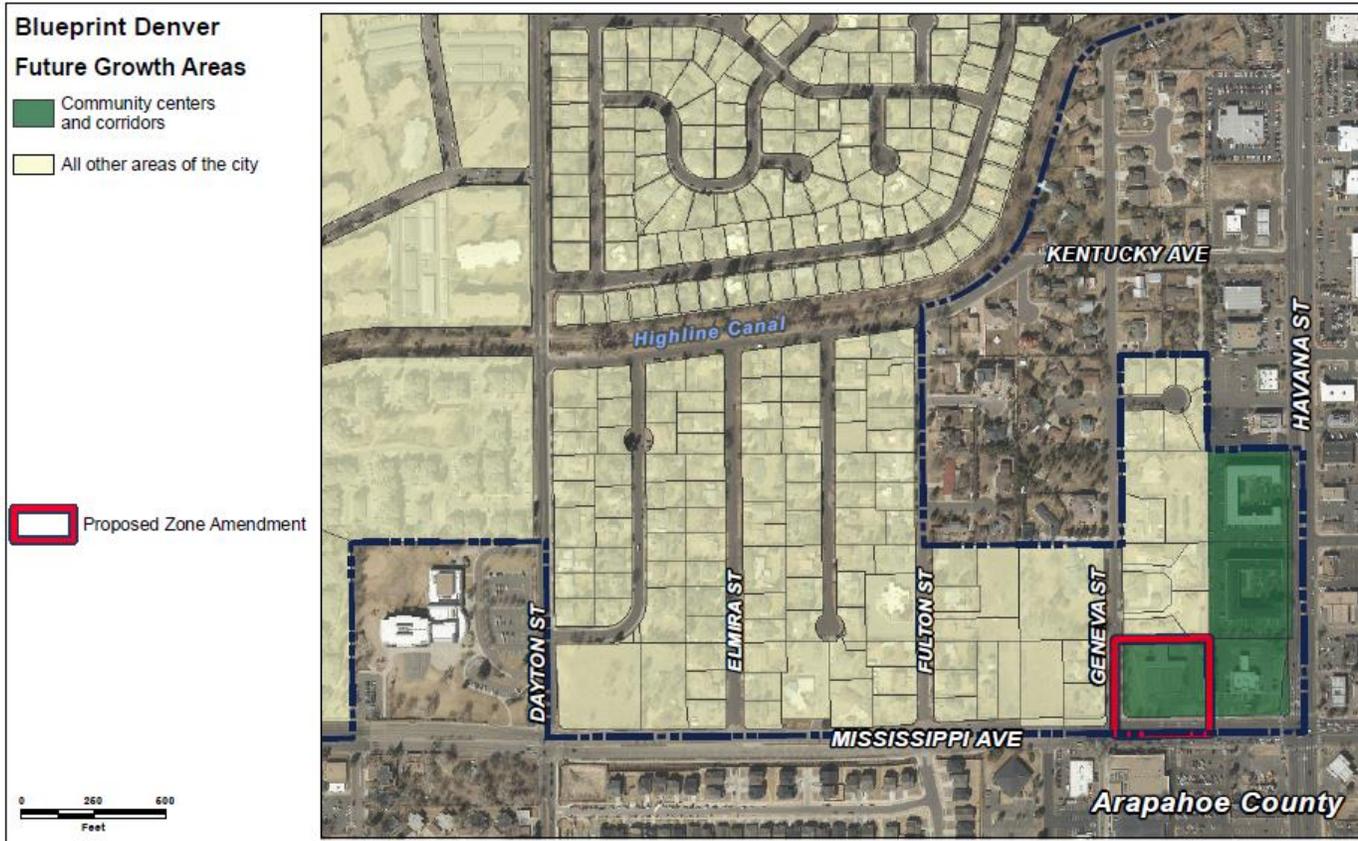
- **Suburban Context**
 - Residential is largely single-unit, but can also include higher intensity residential
 - Commercial development is focused along main corridors and centers bordering residential areas

Consistency with Adopted Plans: Blueprint Denver



- Community Corridor
 - Typically provide some mix of office, commercial and residential
 - Buildings have a distinctly linear orientation
 - Heights are generally up to 5 stories
- Arterial Streets: designed for the highest amount of through movement and the lowest degree of property access
 - Mississippi Avenue: Residential Arterial
 - Havana Street: Commercial Arterial

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy: Community centers and corridors
 - 20% of job growth
 - 25% of new households
- *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).*

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver: A Land Use and Transportation Plan (2019)

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

- Implementation of adopted plans
- Facilitating increased density and a mix of uses

4. Justifying Circumstances

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

Review Criteria

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
 - 12.4.10.8.A.4.c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

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

CPD Recommendation

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

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