



10353 E. Mississippi Ave.

Request: From B-1 with condition to S-MX-3

Date: 11.04.2024

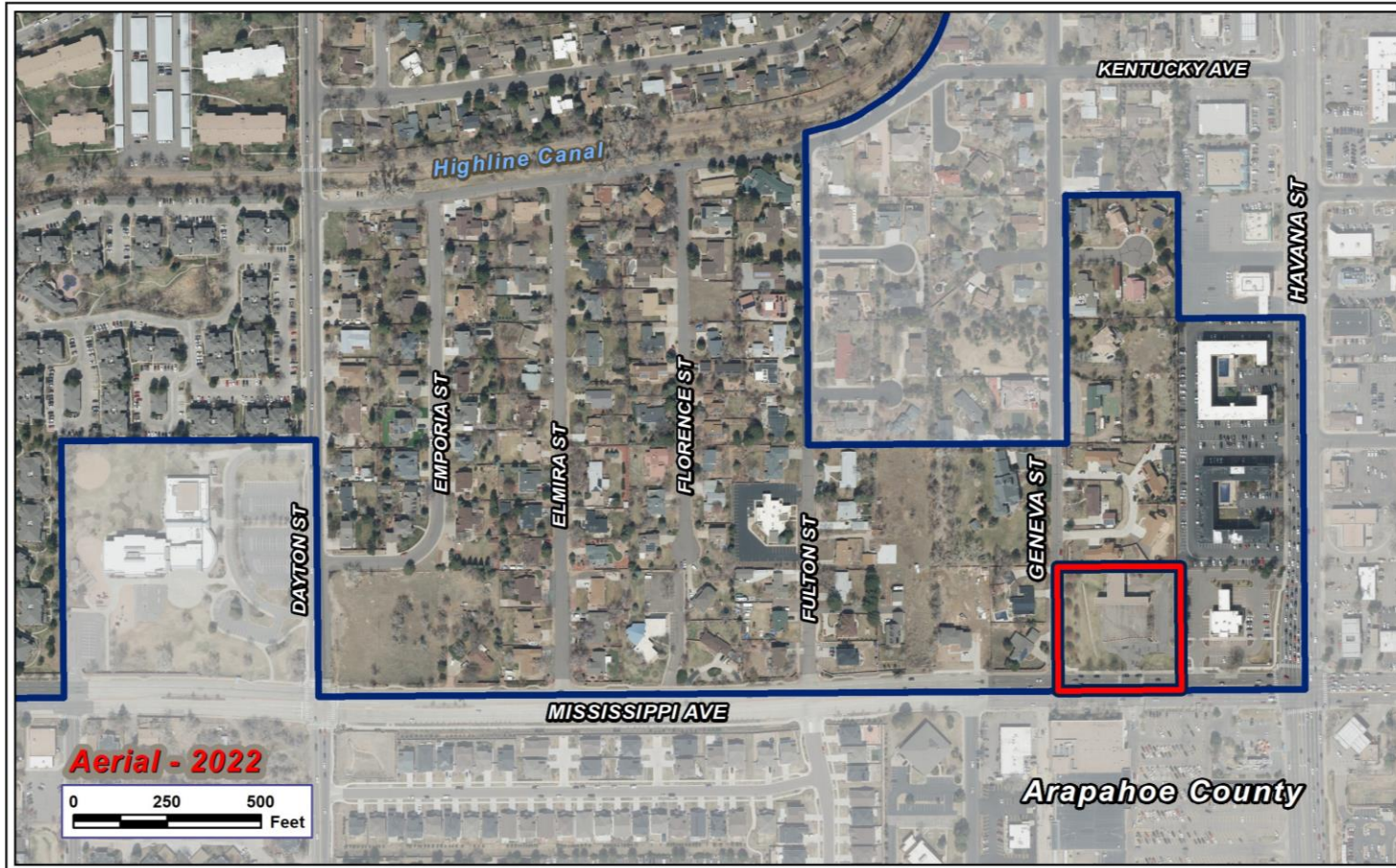
Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from B-1 condition to S-MX-3



- Property:
 - 80,819 sf
 - 1-story structure with drive-up ATMs

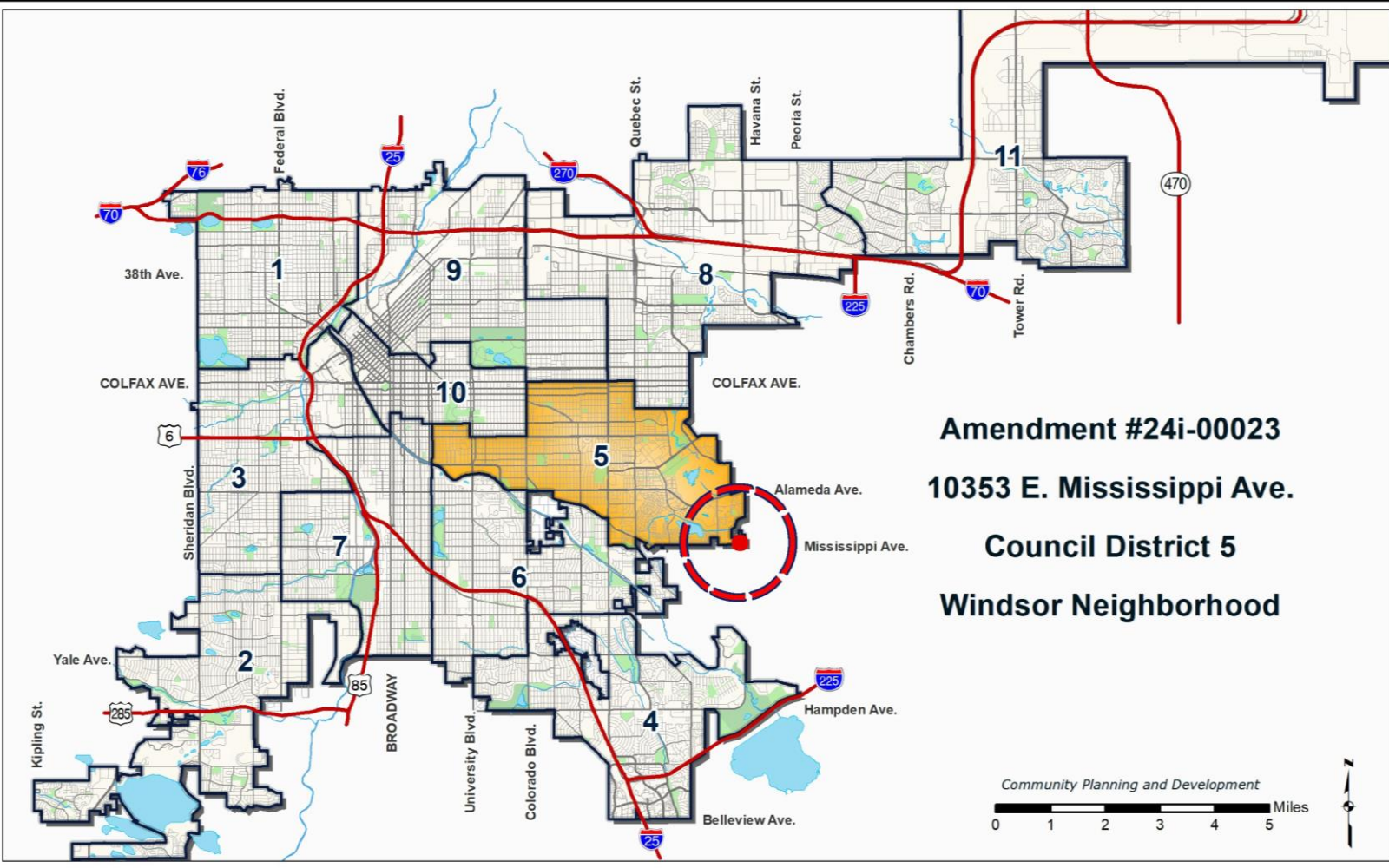
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

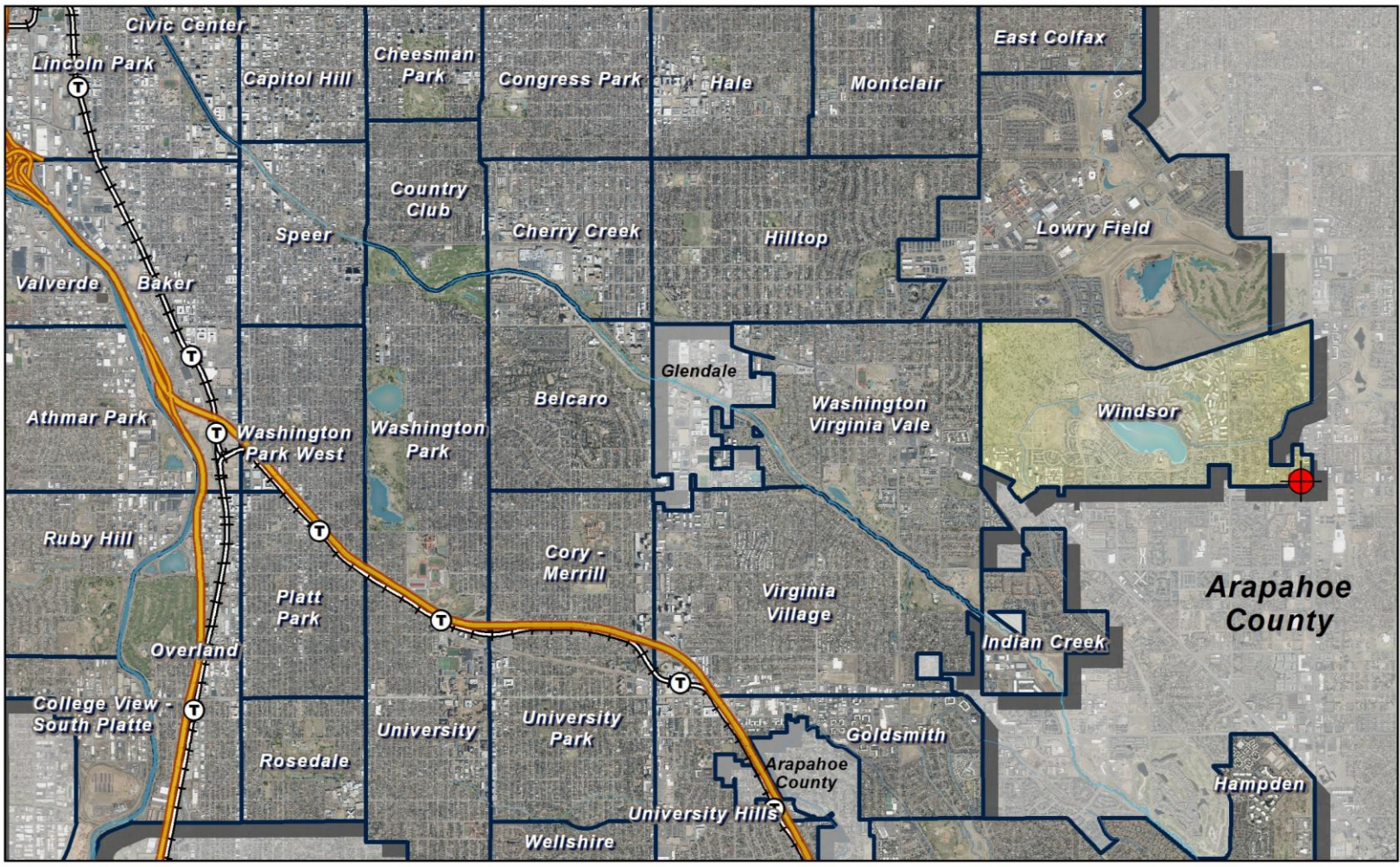
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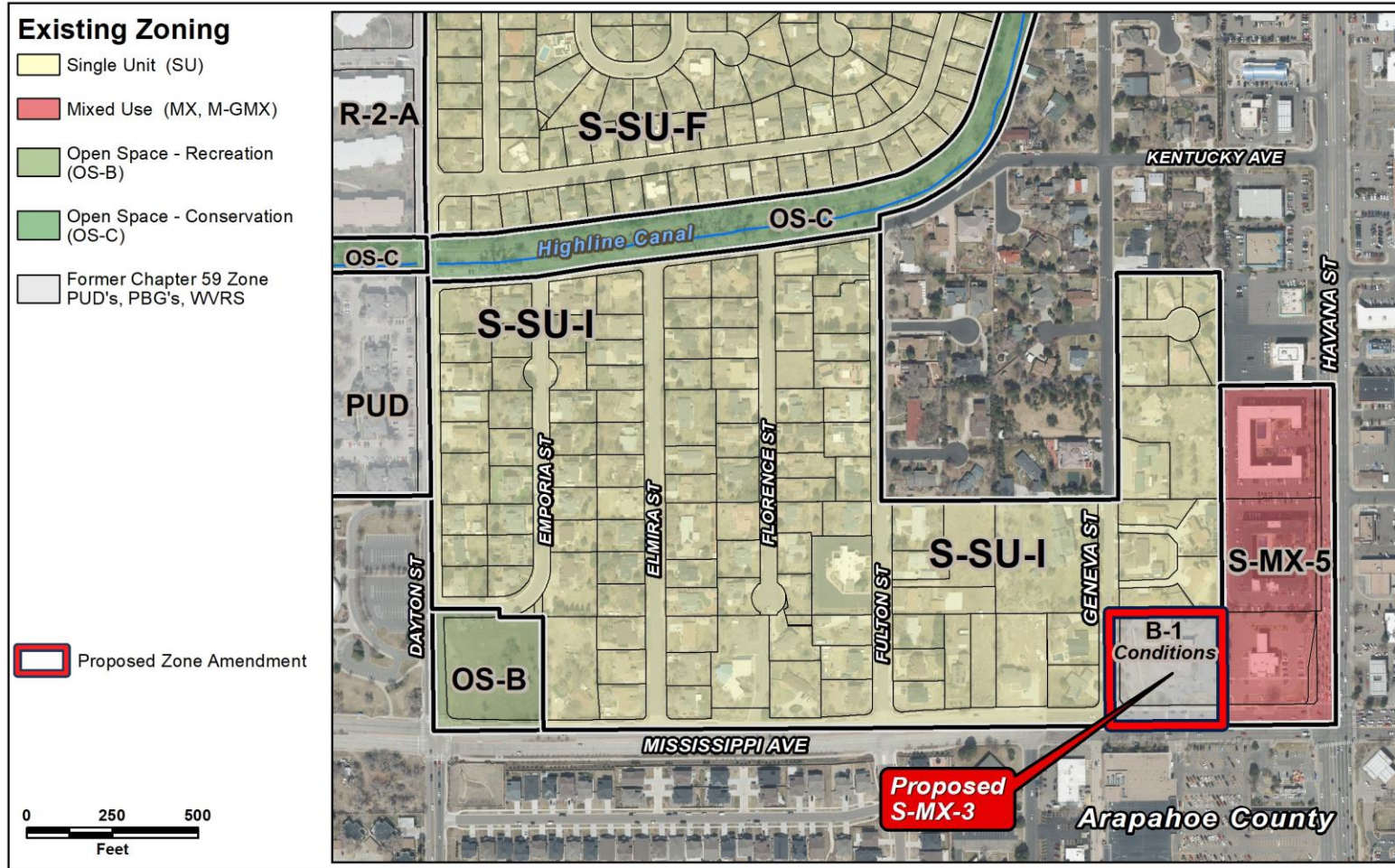
Council District 5 – Councilmember Sawyer



Statistical Neighborhood – Windsor



Existing Zoning – B-1 conditions



Condition limits the site to only a drive thru ATM use

Proximity to:

- S-MX-5
- S-SU-I
- Arapahoe County

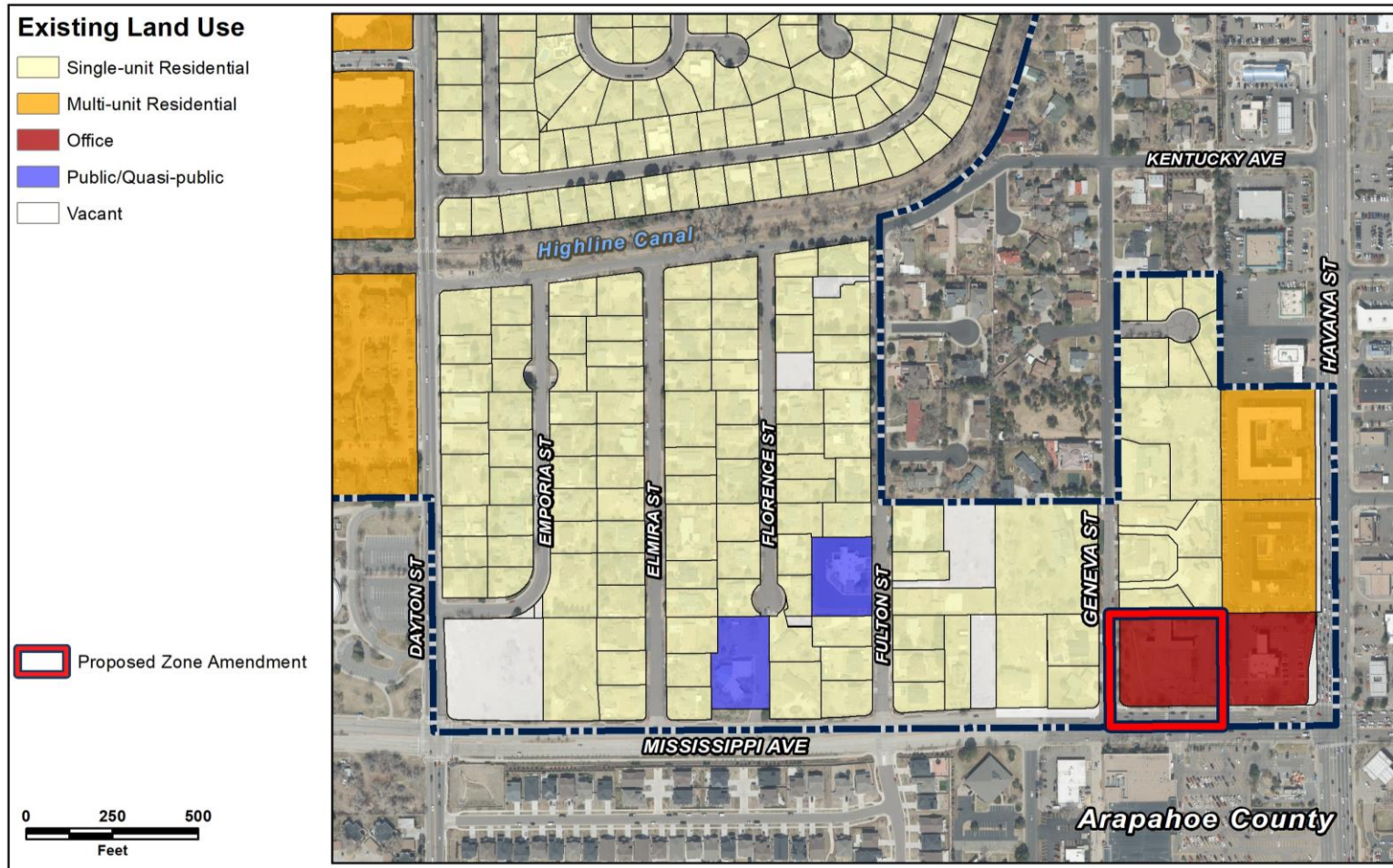
Proposed Zoning – S-MX-3

General Purpose: Safe, active, pedestrian-scaled. Diverse areas, enhance convenience of walking, shopping, and gathering. Appropriate along corridors and at major intersections.

Specific Intent: Primarily along local or collector streets where a scale of 1 to 3 stories is desired.

Building Forms: Drive Thru Services, Drive Thru Restaurants, General, Shopfront

Existing Context – Office



Adjacent to:

- Office
- Multi-unit Residential
- Single-unit Residential

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Process

- Informational Notice: 06/07/24
- Planning Board Notice: 09/03/24
- Planning Board Public Hearing: 09/18/24
- LUTI Committee: 09/24/24
- City Council Public Hearing: 11/04/24

Planning Board

- Planning Board held a hearing on this item on 9/18
- The board voted unanimously to recommend approval

Public Comments

- RNOs
 - As of this presentation, we have received a conditional letter of support from the Rangeview RNO.
- General Public
 - As of this presentation, we have not received general public comments.

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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 (2019)*
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

Comprehensive Plan 2040

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.



Comprehensive Plan 2040

Strong and Authentic

- Goal 1, Strategy A: Build a network of well connected, vibrant, mixed-use centers and corridors.
- Goal 1, Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increase amenities.



Comprehensive Plan 2040

Environmentally Resilient

- Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place.
- Goal 8, Strategy B: Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods.



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

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

2. Uniformity of District Regulations

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4. Justifying Circumstances

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

Blueprint Denver

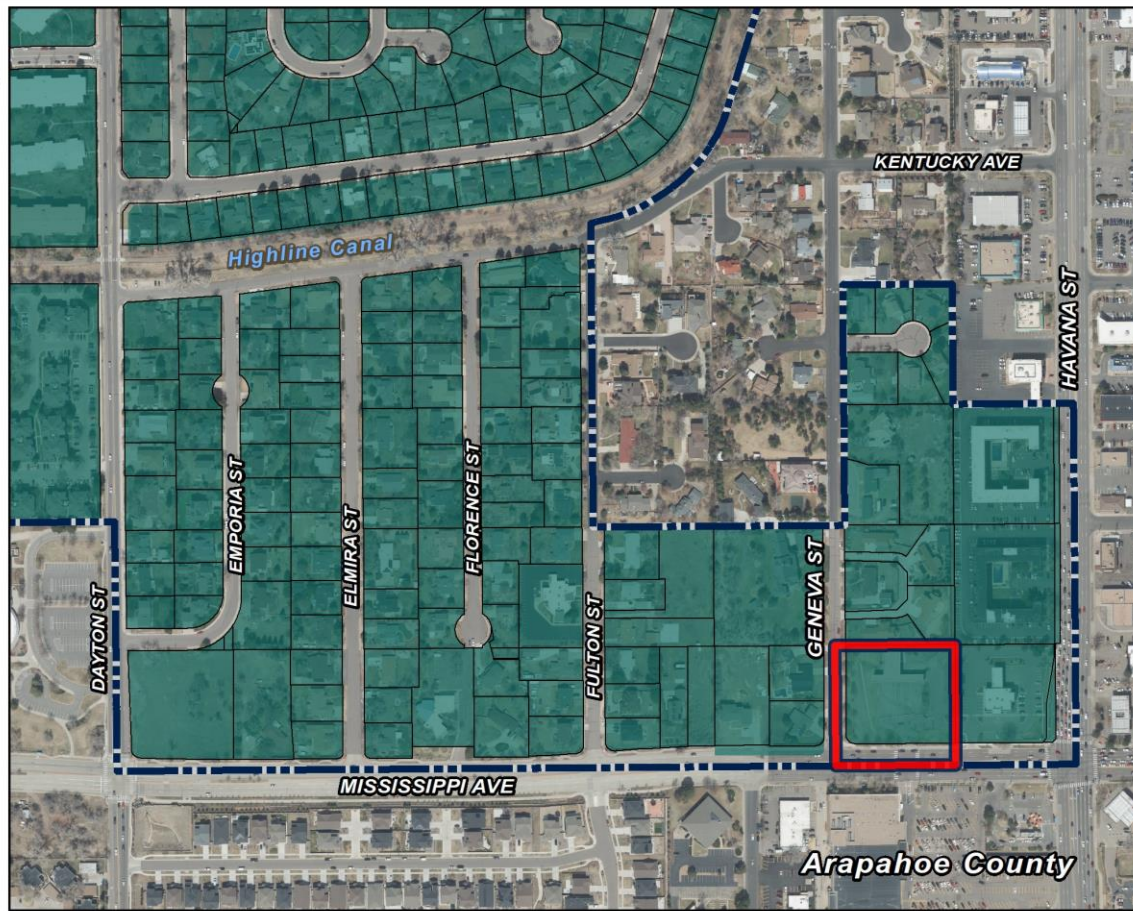
Blueprint Denver

Future Neighborhood Contexts

 SUBURBAN

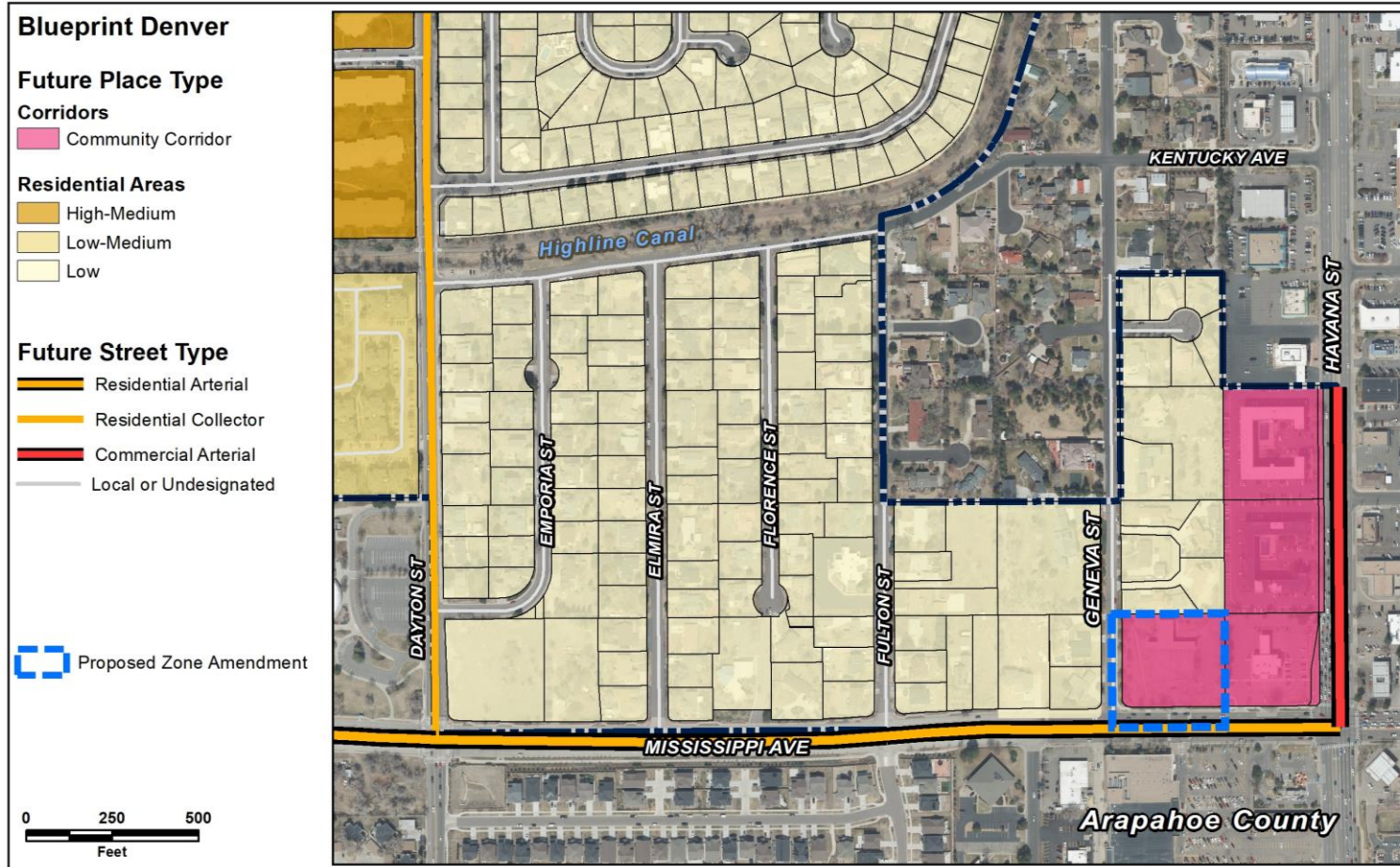
 Proposed Zone Amendment

0 250 500
Feet



- Suburban
 - Largely single-unit residential
 - Commercial along main corridors

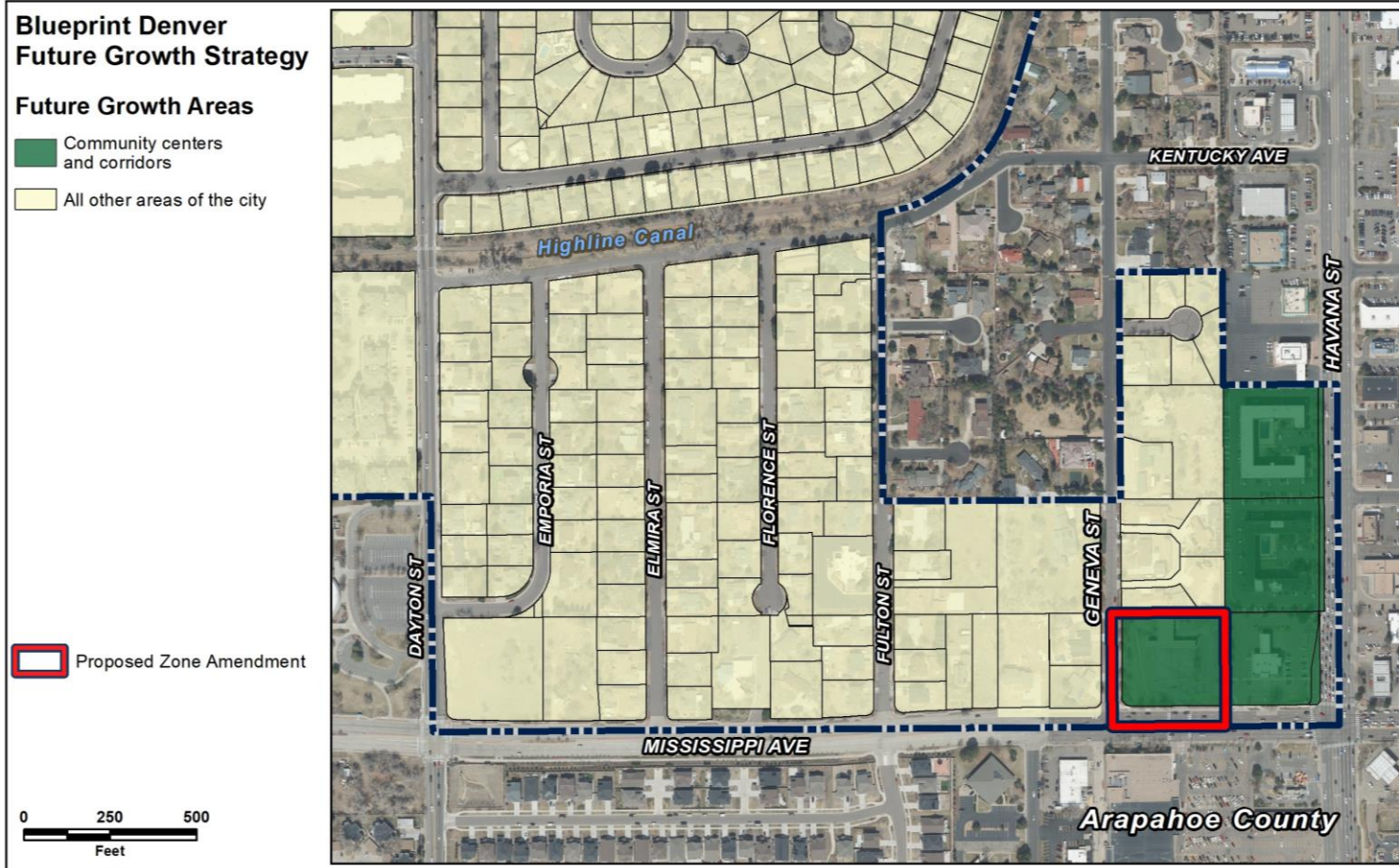
Blueprint Denver



- **Community Corridor**
 - mix of office, commercial, and residential
 - generally up to 5 stories

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



25% of new housing
20% of new employment

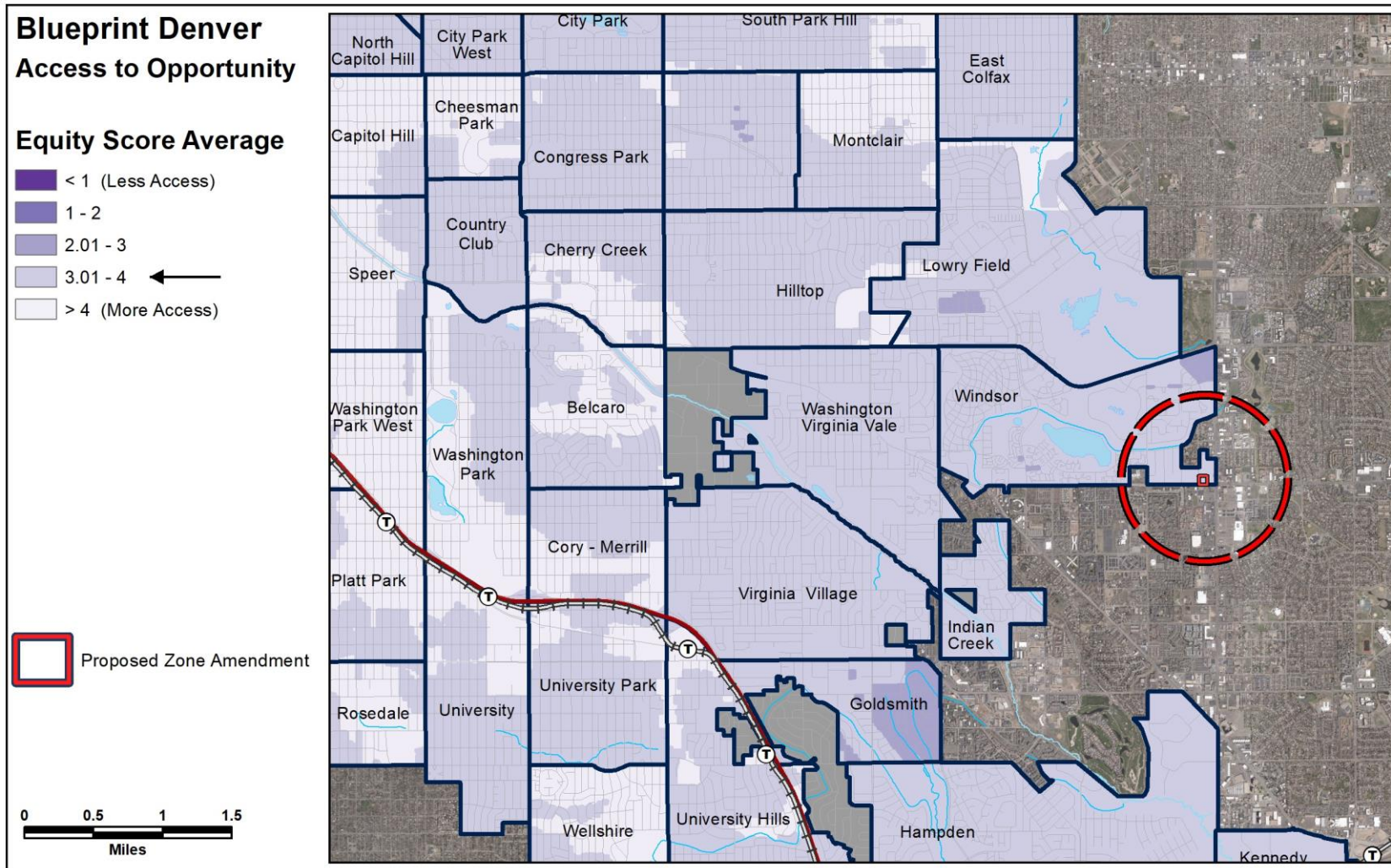
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

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



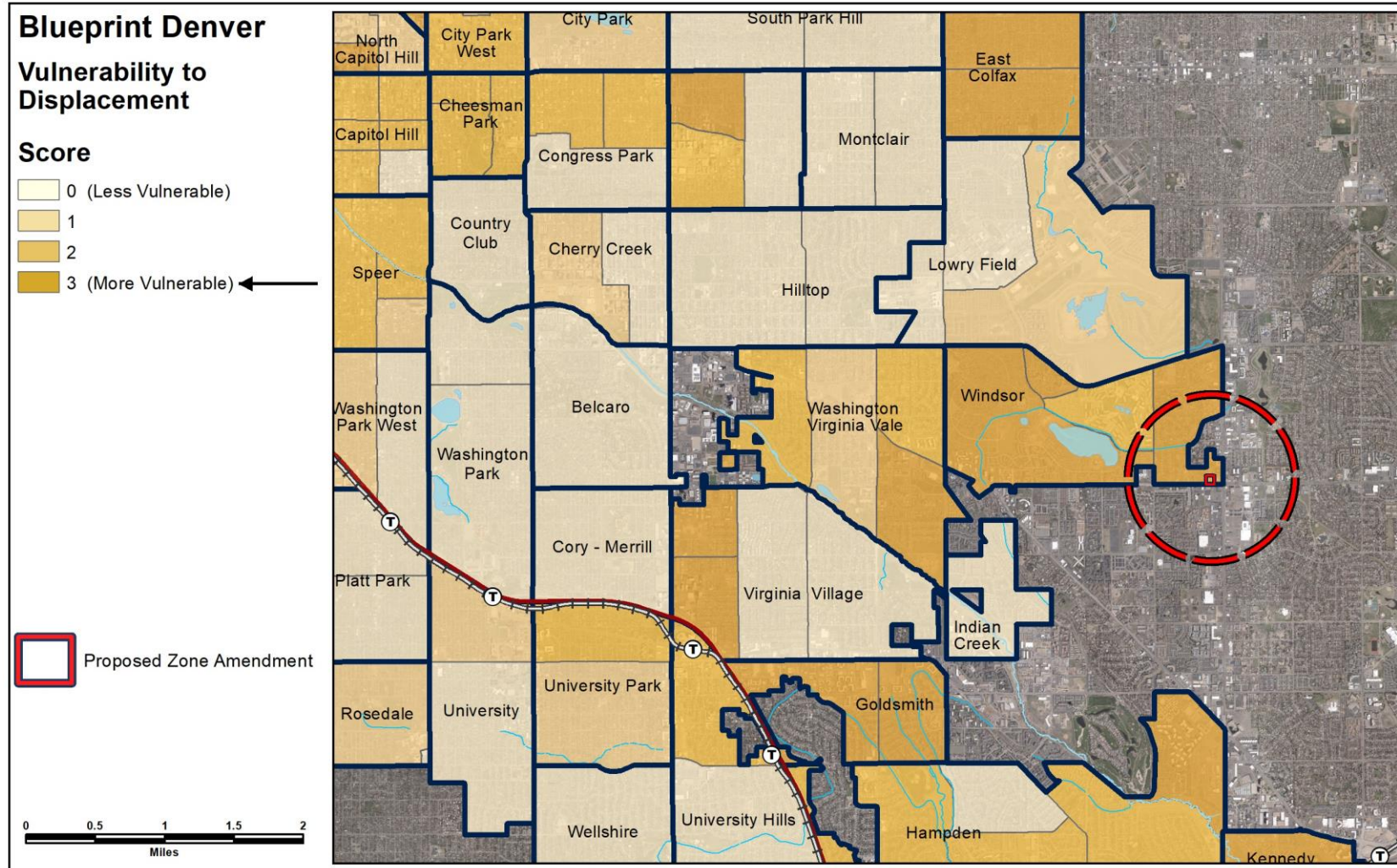
Blueprint Denver – Equity Analysis



Access to Opportunity

- Less access to parks and fresh foods
- Note: proximity to Aurora complicates the values

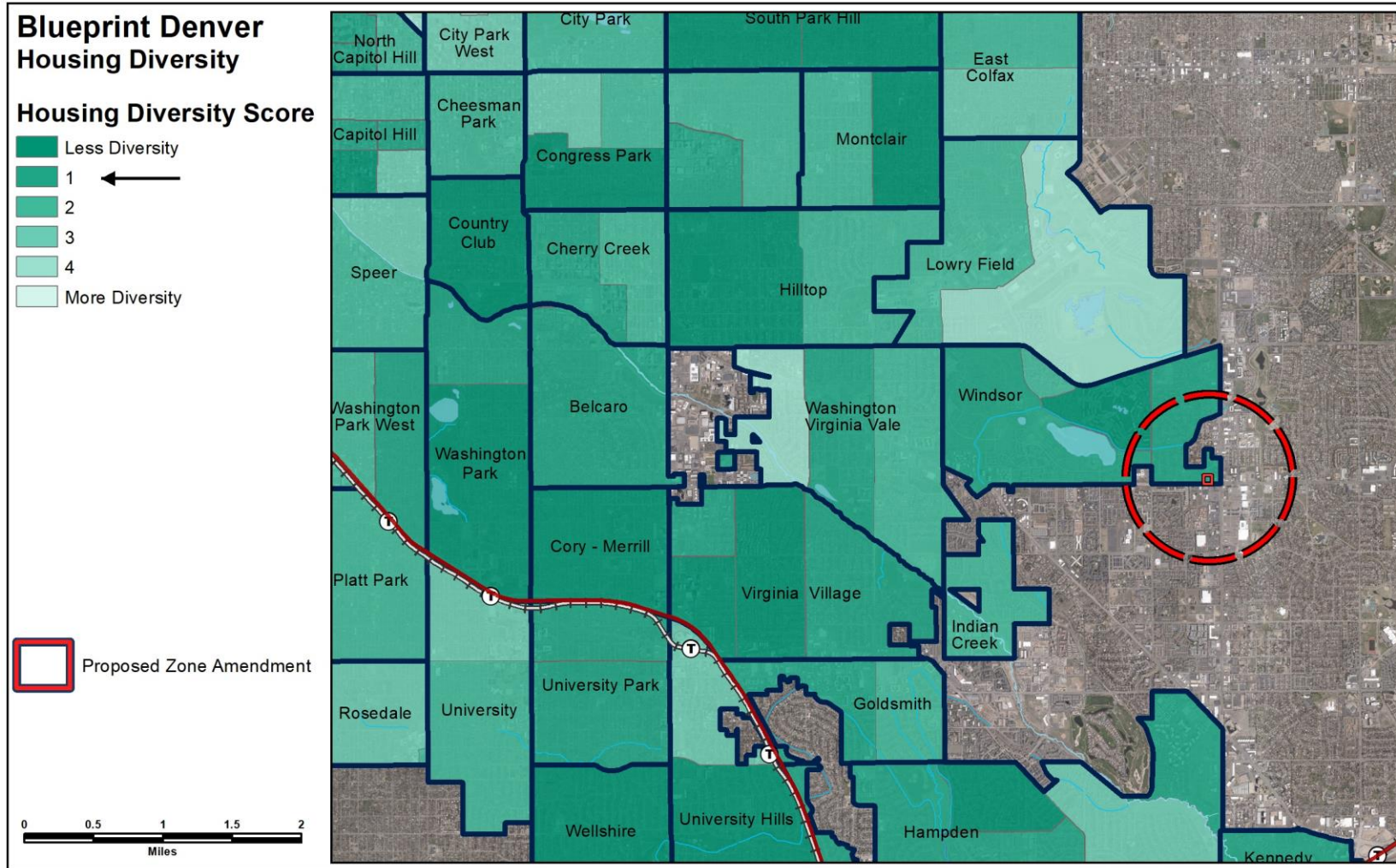
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- More vulnerable on all metrics

Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- Less diversity

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Implementation of adopted plans
 - Uses and Building Forms of the DZC
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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
 - Retained FC 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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