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# 10353 E. Mississippi Ave.

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

Date: 11.04.2024

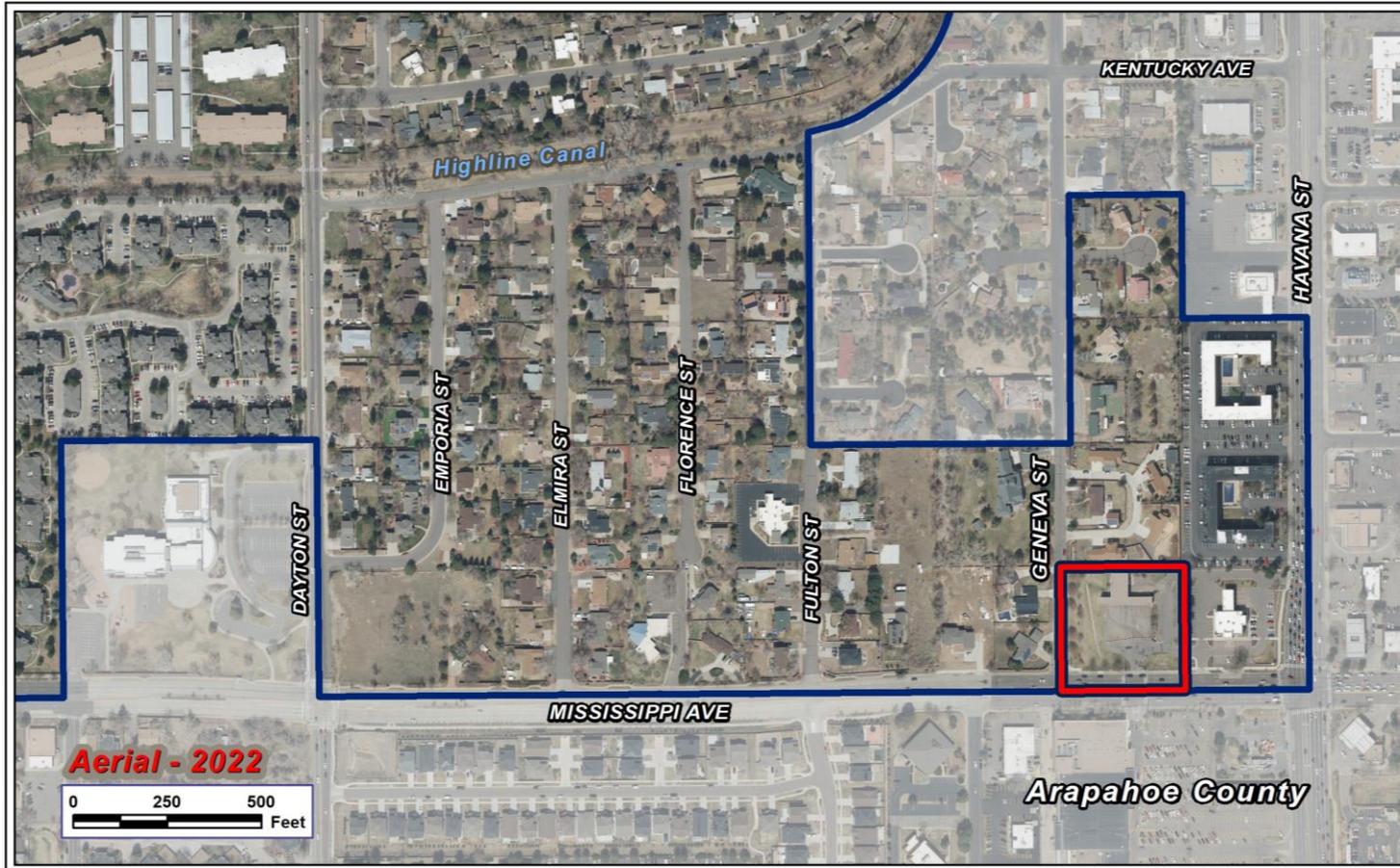
Presenter: Tony Lechuga

# 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

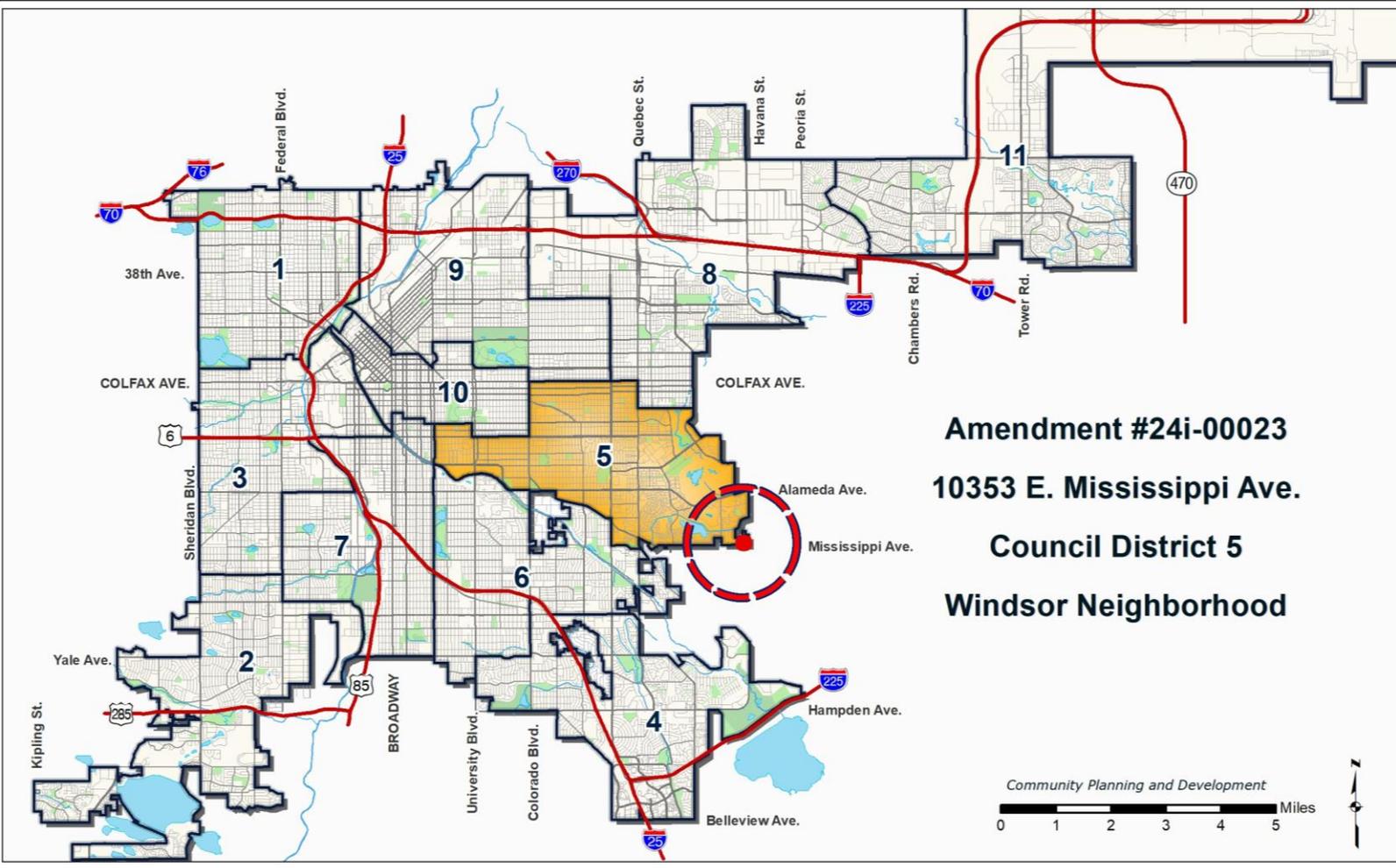
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Presentation Agenda

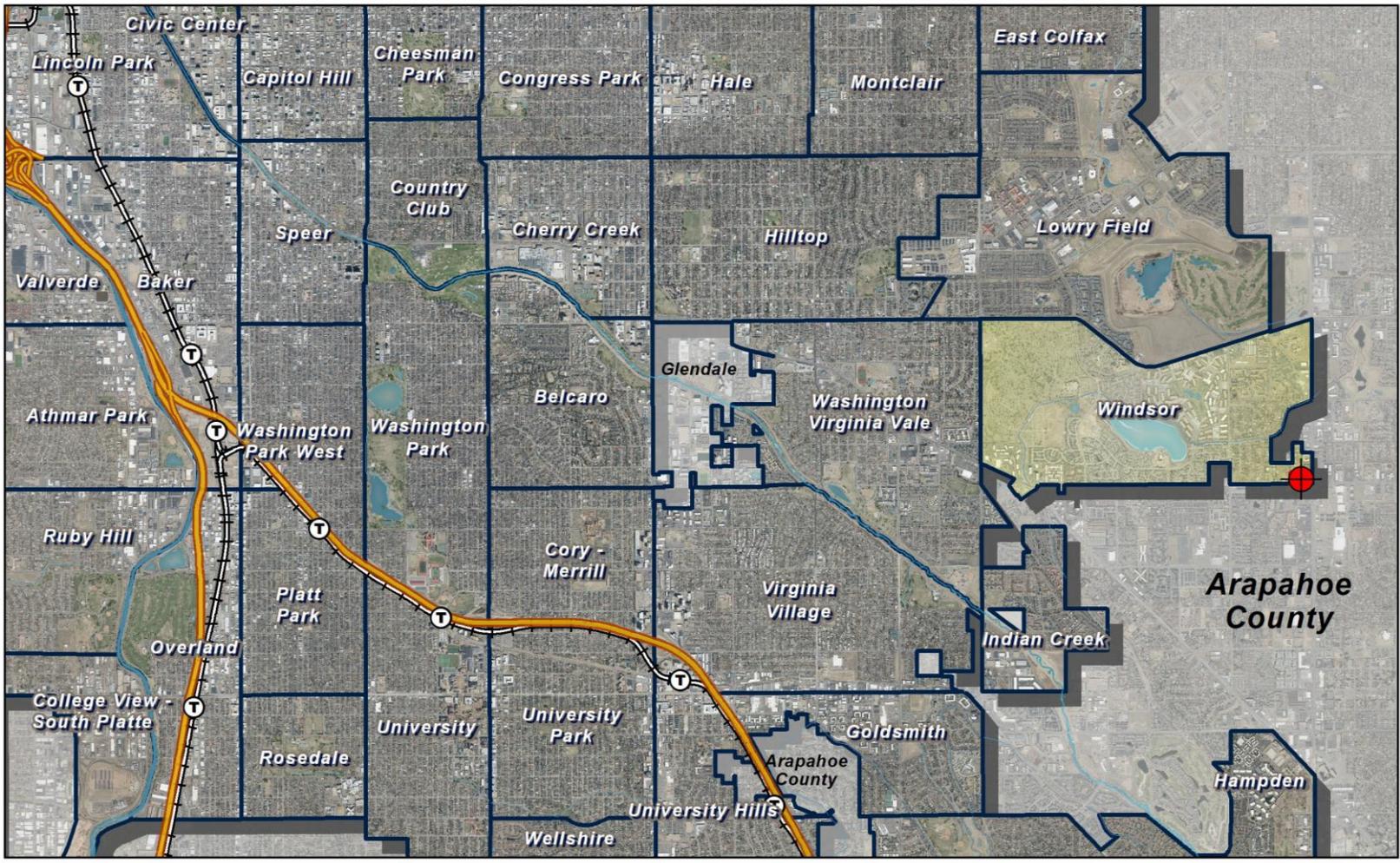
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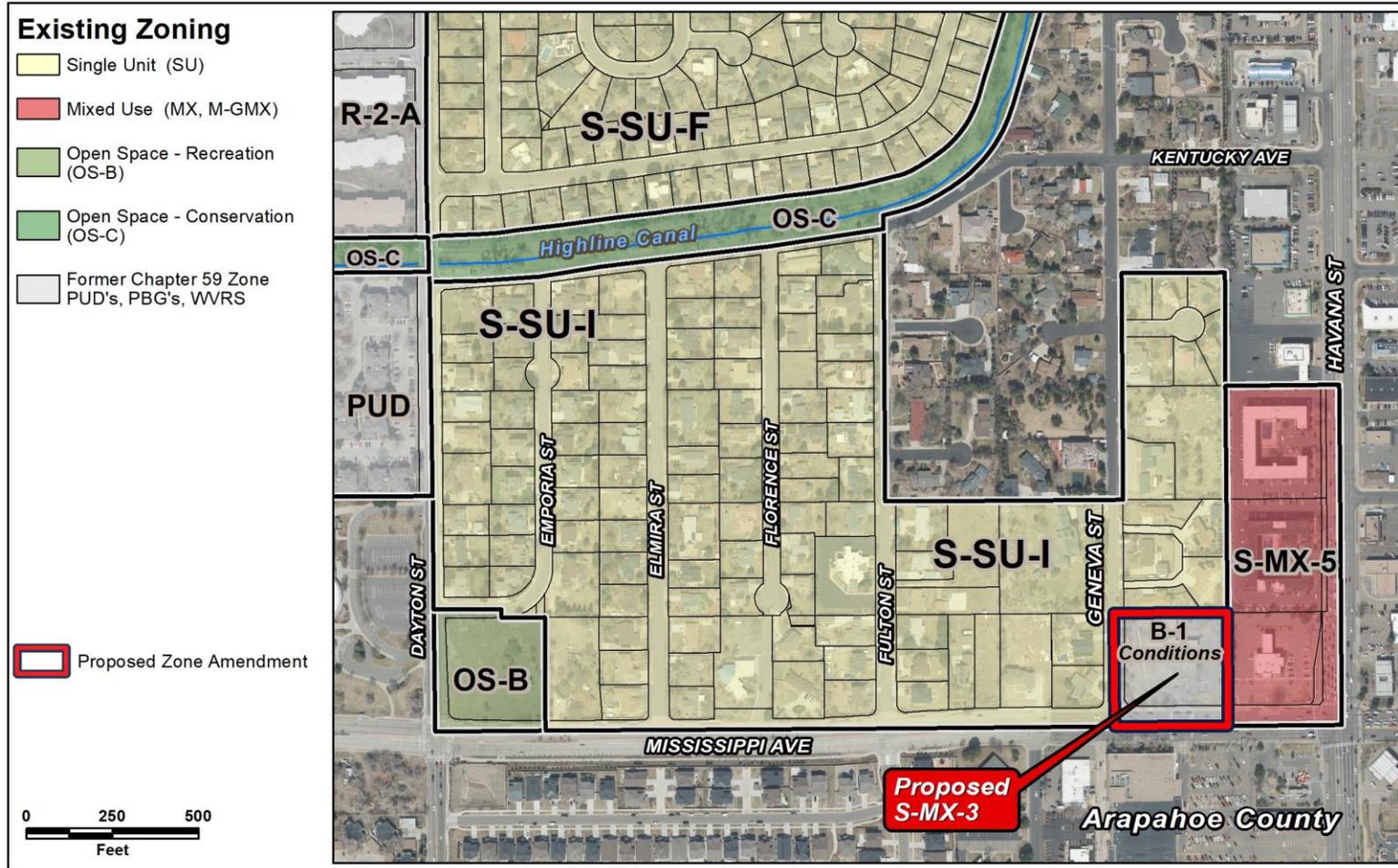
# Council District 5 – Councilmember Sawyer



# 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

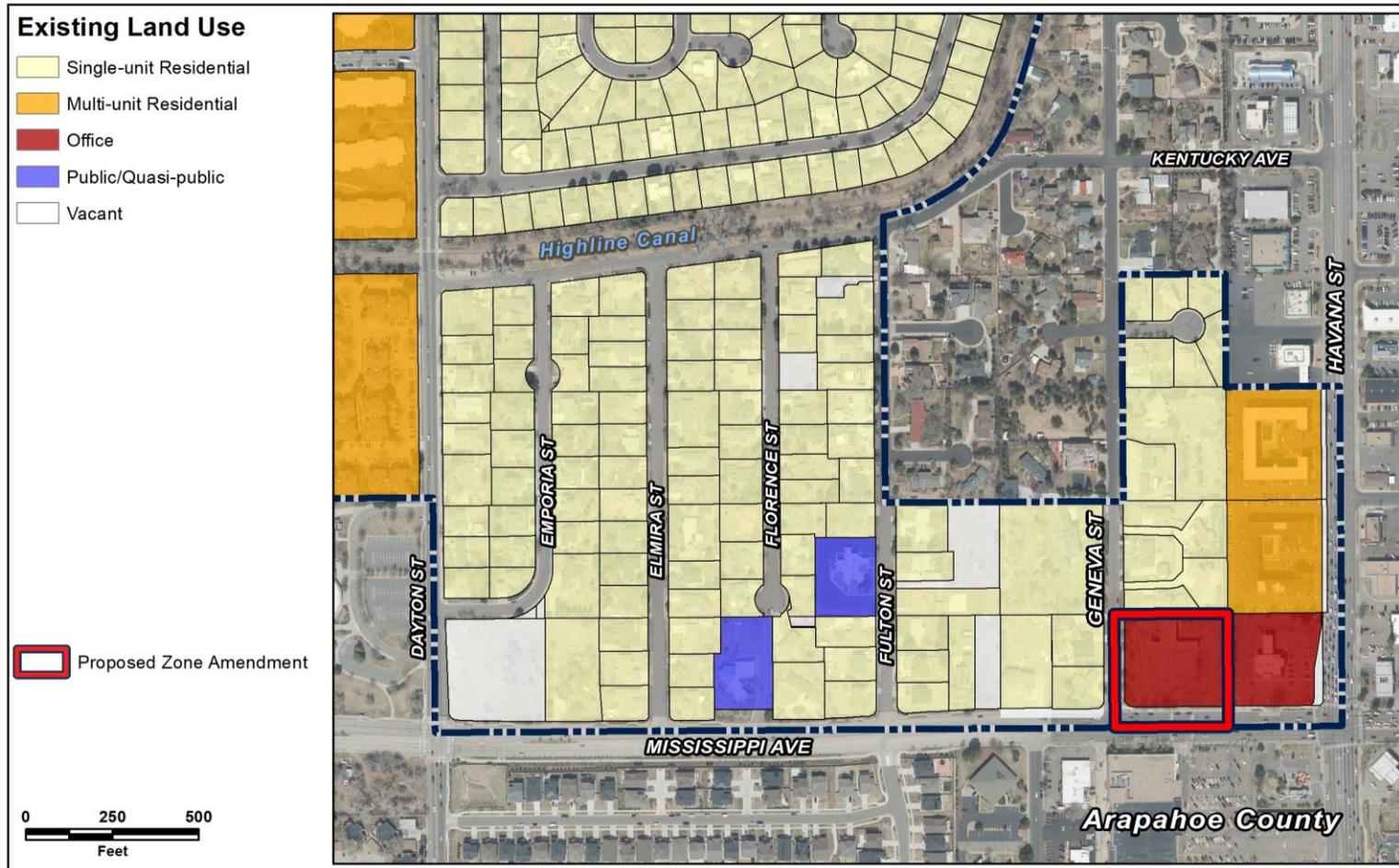
# Proposed Zoning – S-MX-3

**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

# Agenda

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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.

# Presentation Agenda

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- Location and Context
- Process
- 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

# 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

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

# Blueprint Denver

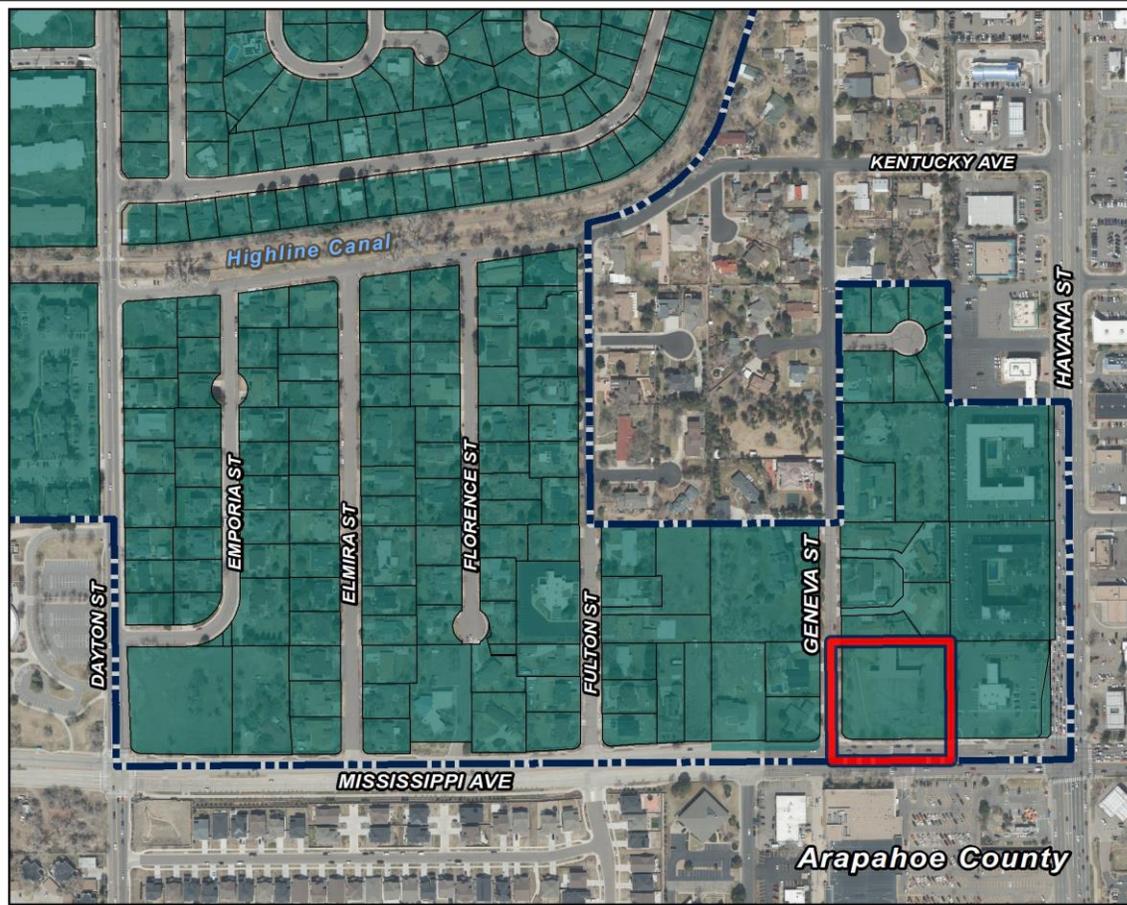
## Blueprint Denver

### Future Neighborhood Contexts

 SUBURBAN

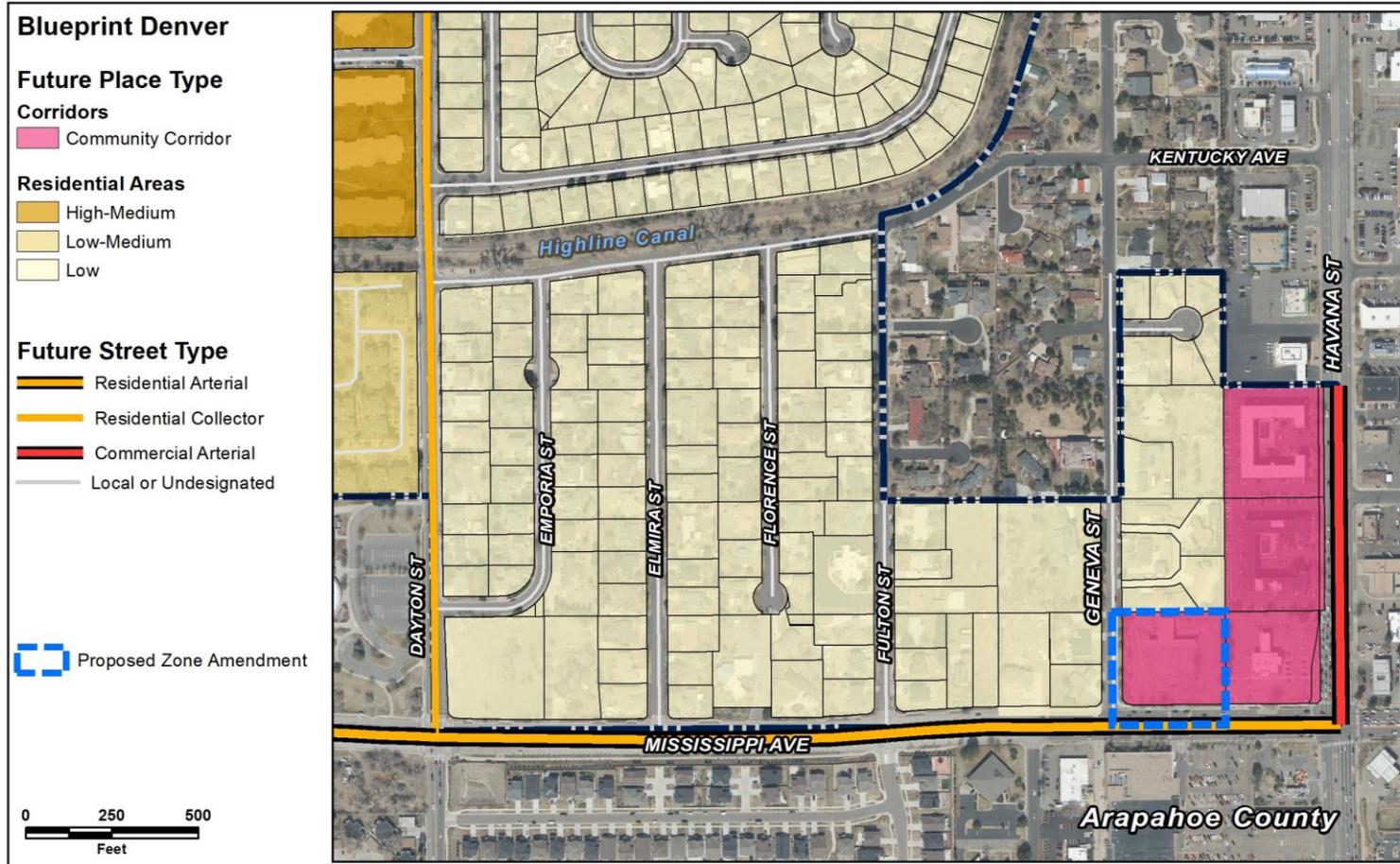
 Proposed Zone Amendment

0 250 500  
Feet



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

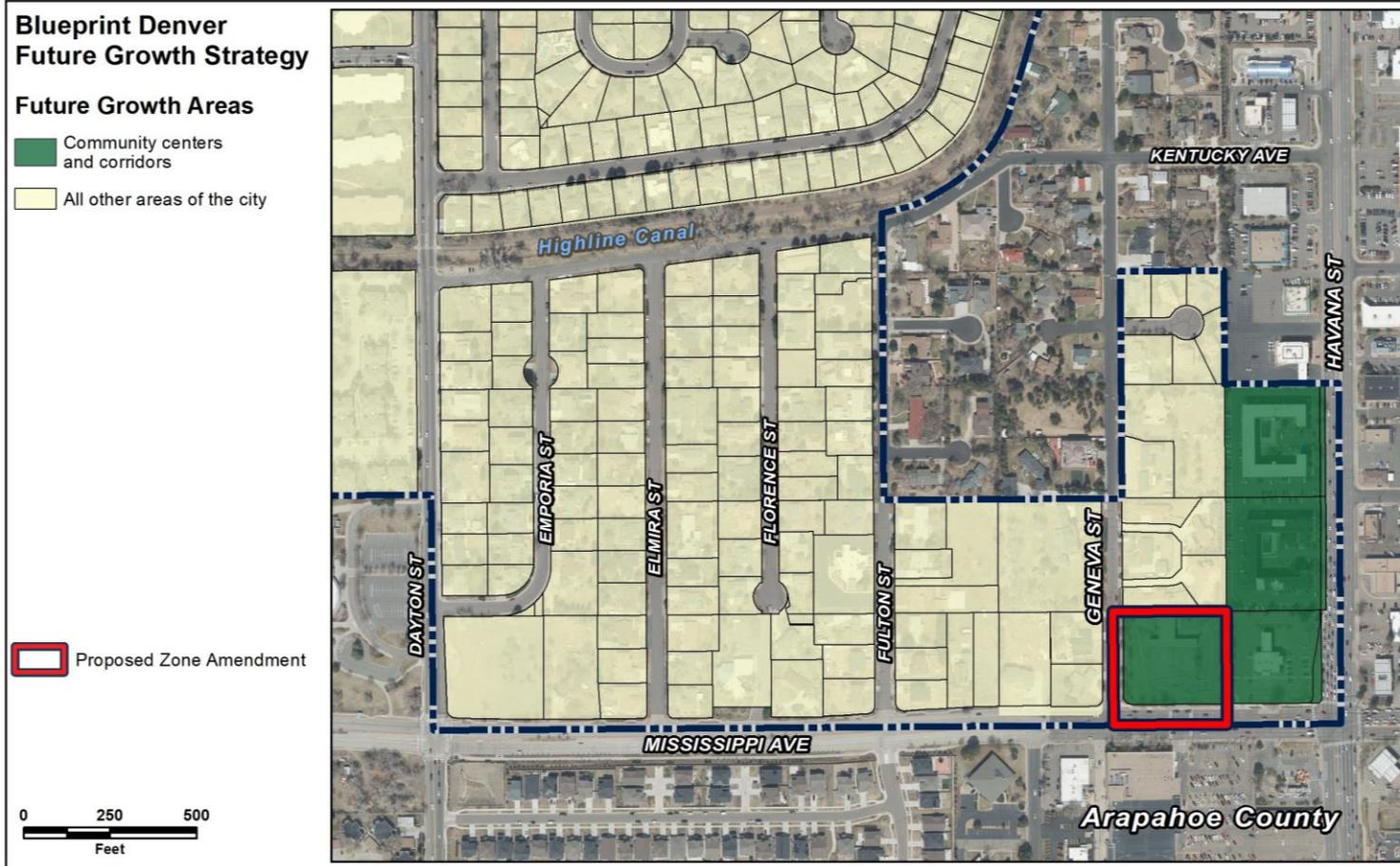
# Blueprint Denver



- **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

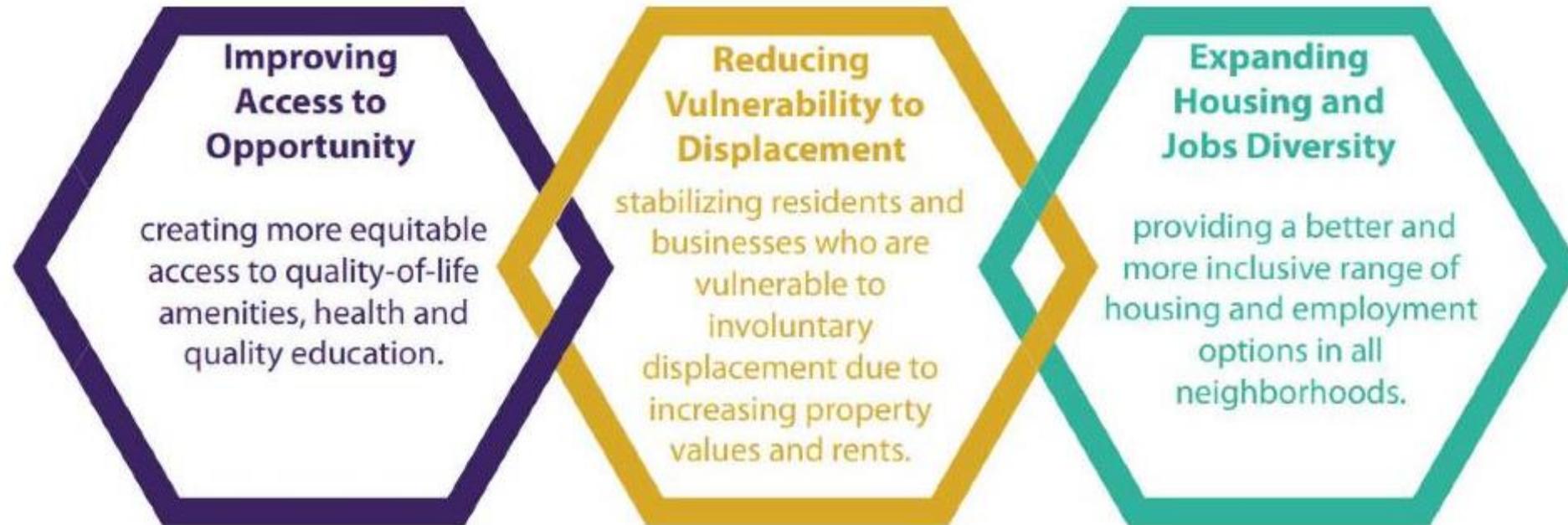


25% of new housing  
20% of new employment

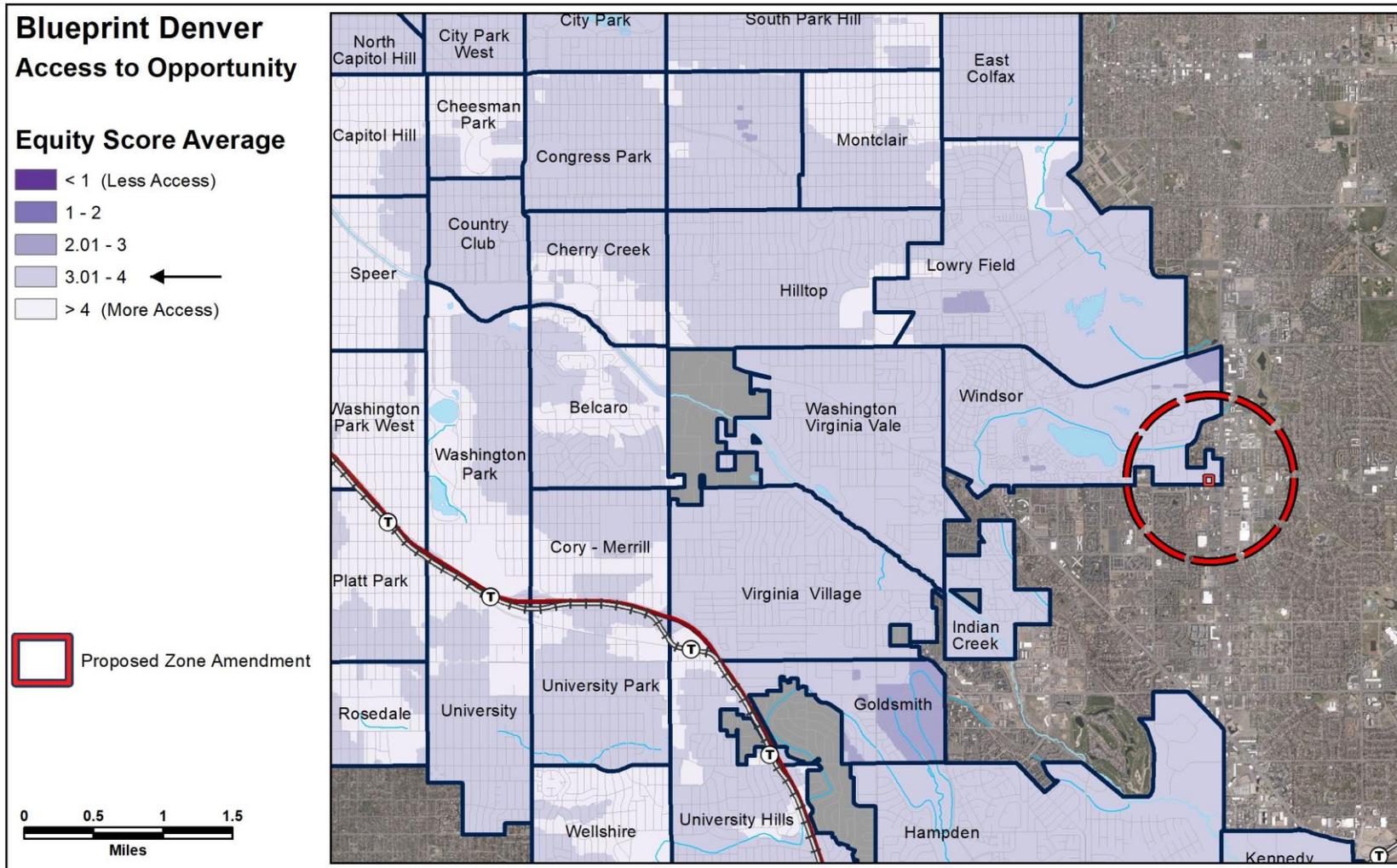
# Blueprint Denver – Equity Analysis

## Blueprint Denver Contains Three Major Equity Concepts

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



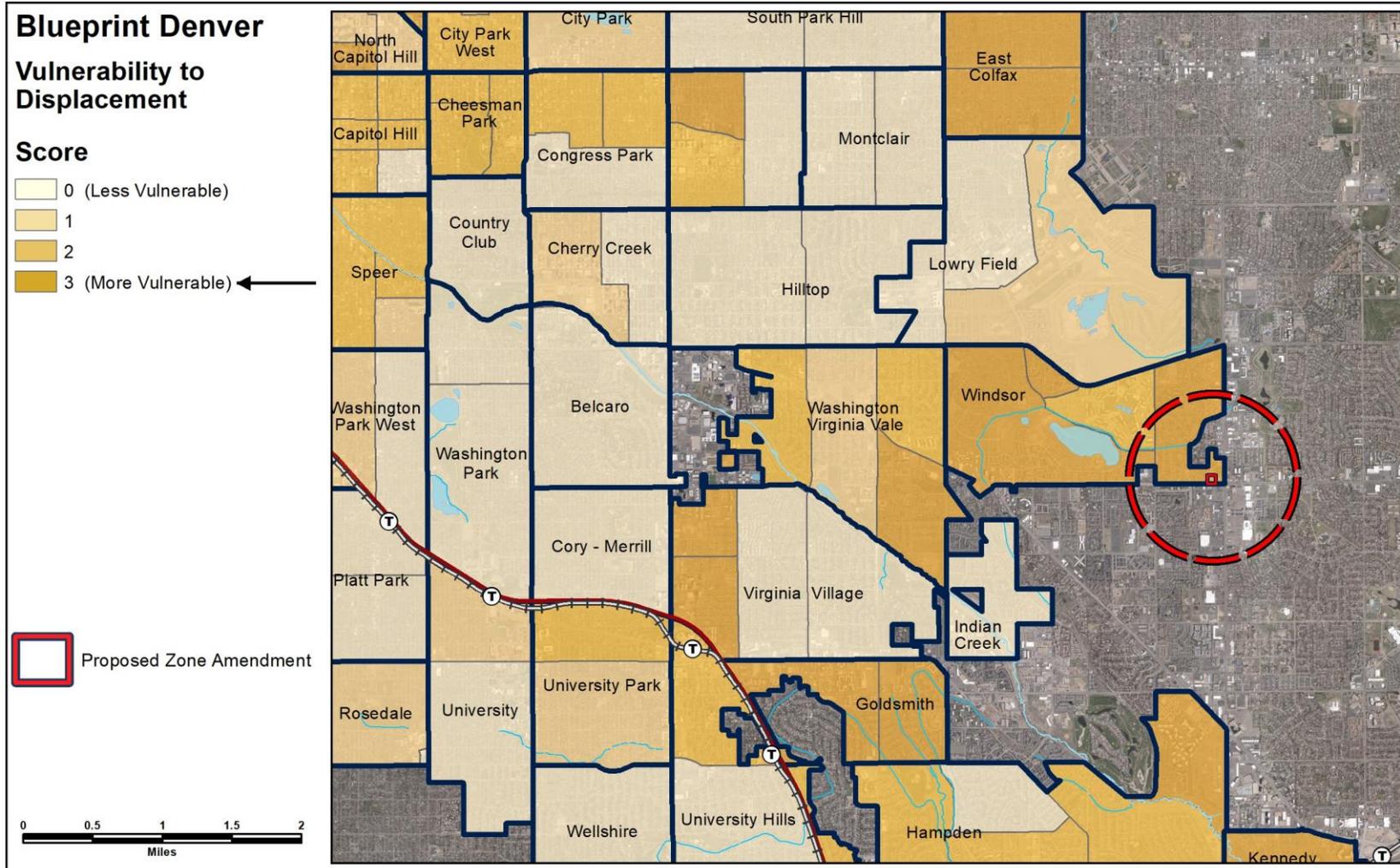
# Blueprint Denver – Equity Analysis



## Access to Opportunity

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

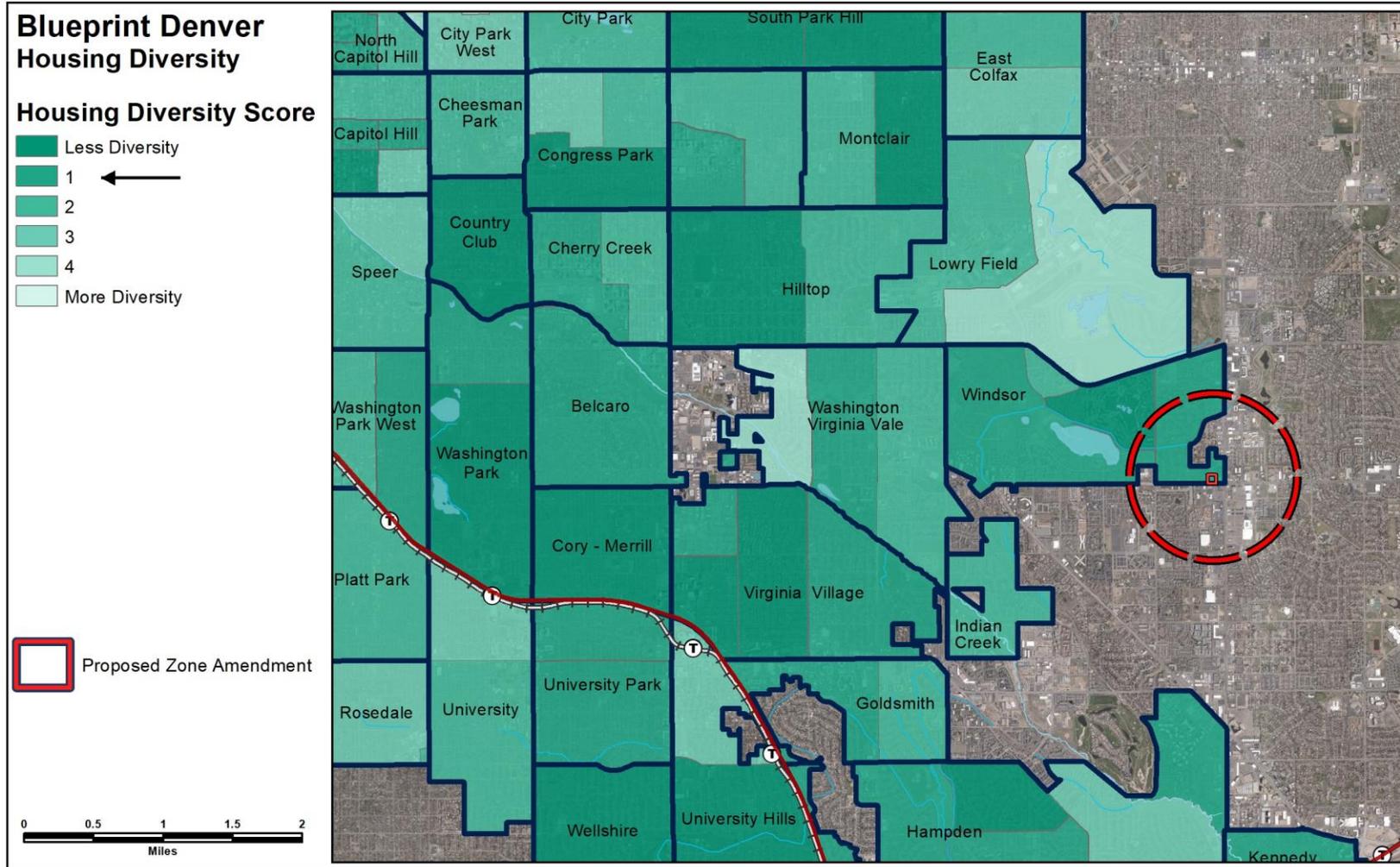
# Blueprint Denver – Equity Analysis



## 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
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