



950 & 970 N Federal Blvd

Request: E-MX-3, U0-1 and U0-2 to C-MX-8

Date: 1.6.2025

Presenter: Rob Haigh

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from E-MX-3, UO-1, UO-2 to C-MX-8



- Property:
 - 42,419 square feet
 - Existing automotive dealership and associated structures
- Rezone from E-MX-3, UO-1, UO-2 to C-MX-8

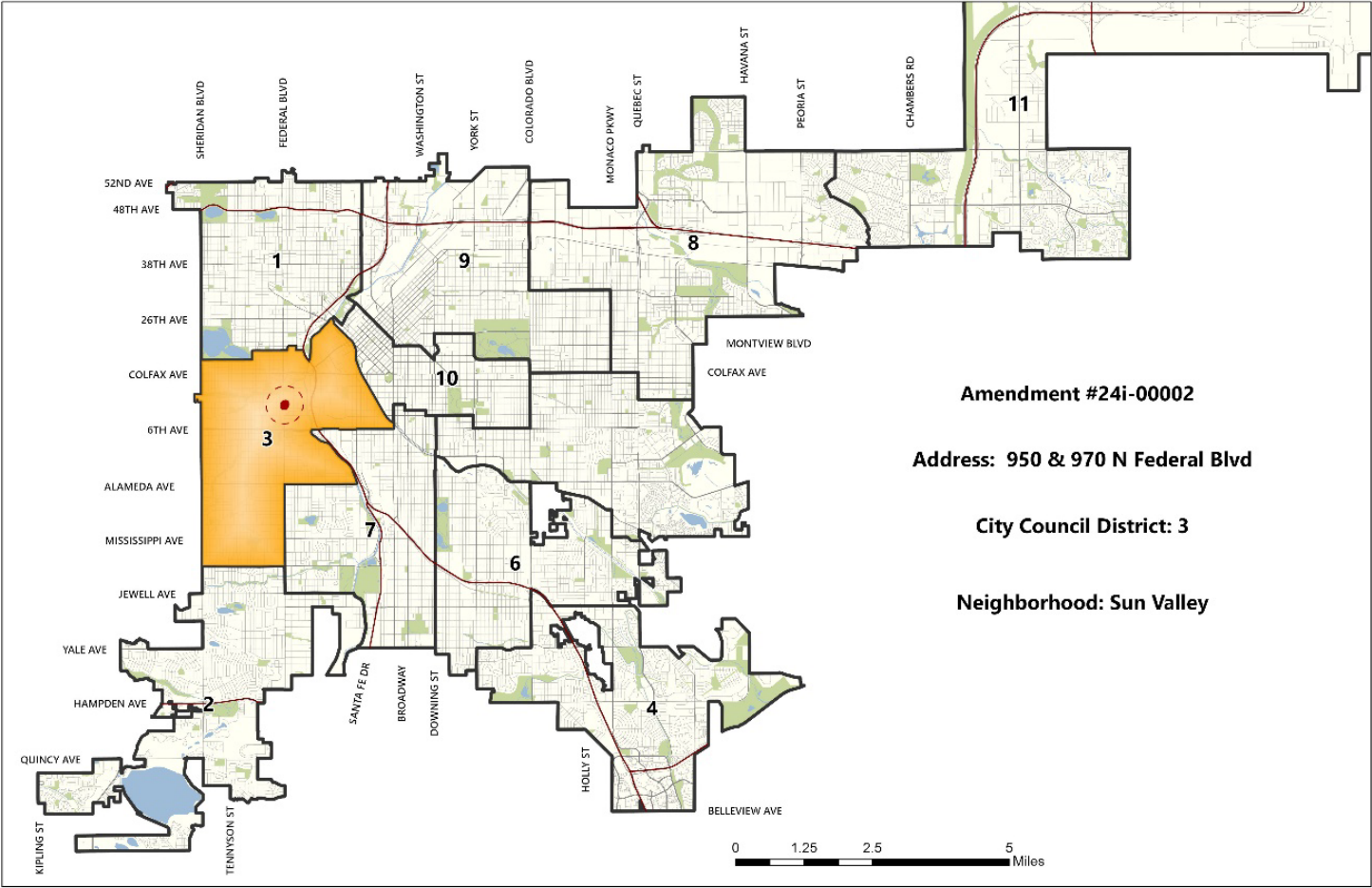
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

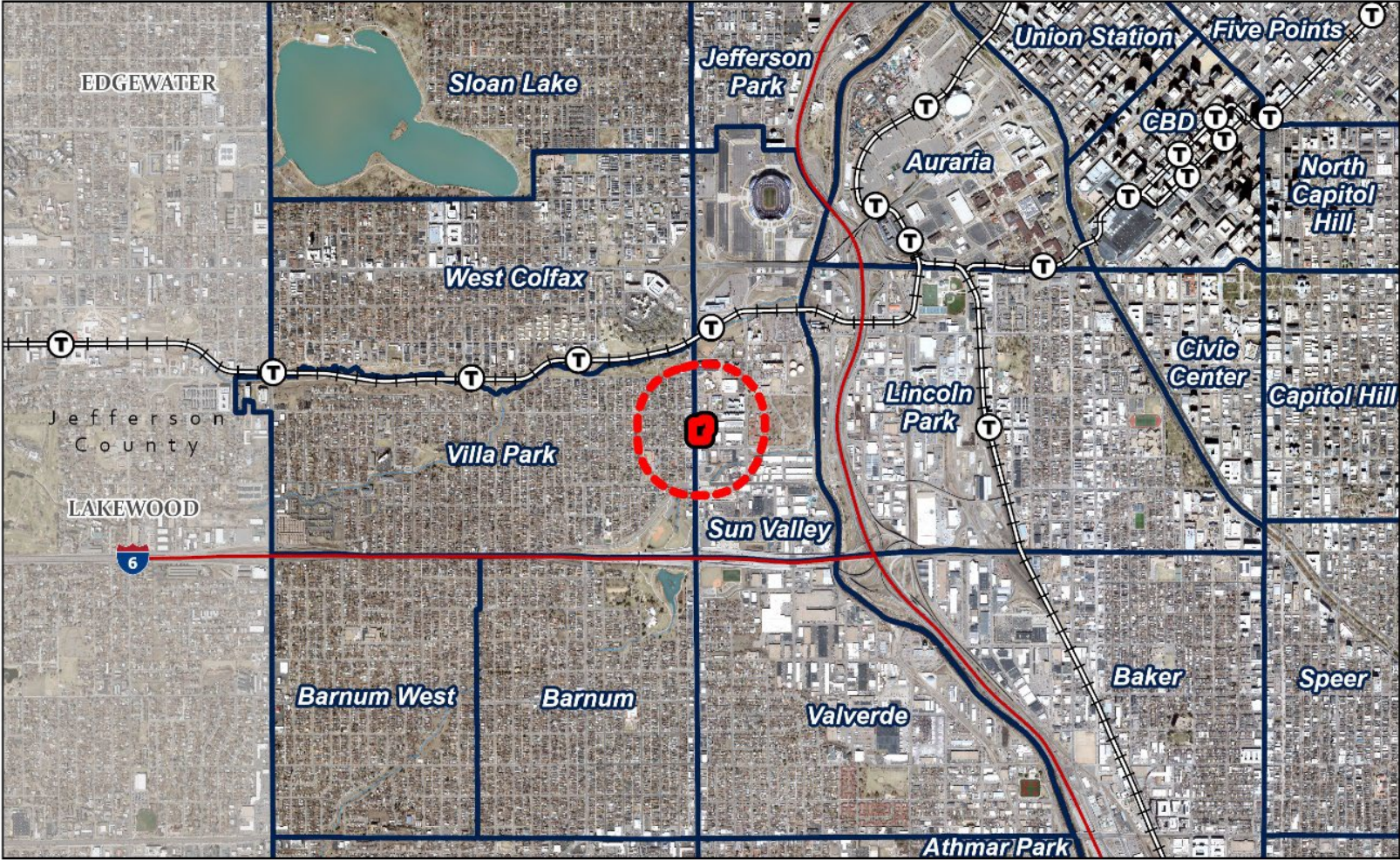
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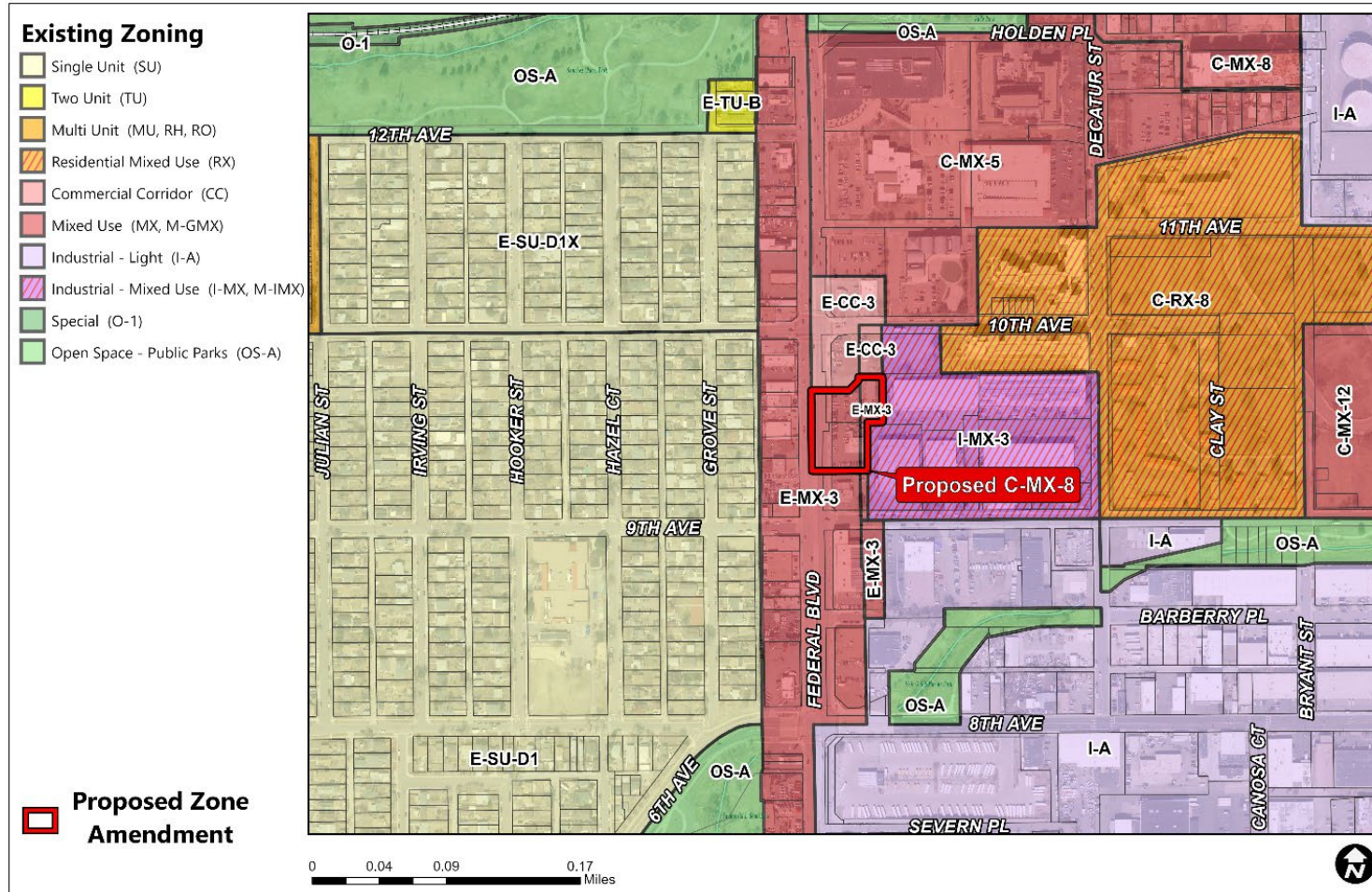
Council District 3 – Councilmember Tprres



Statistical Neighborhood – Sun Valley



Existing Zoning – E-MX-3, UO-1, UO-2



Nearby districts

- E-CC-3
- I-MX-3
- E-SU-D1
- I-A
- C-MX-5

Proposed Zoning – C-MX-8

SECTION 7.1.1 GENERAL CHARACTER The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms.

SECTION 7.1.2 STREET, BLOCK AND ACCESS PATTERNS Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback

SECTION 7.1.3 BUILDING PLACEMENT AND LOCATION All buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

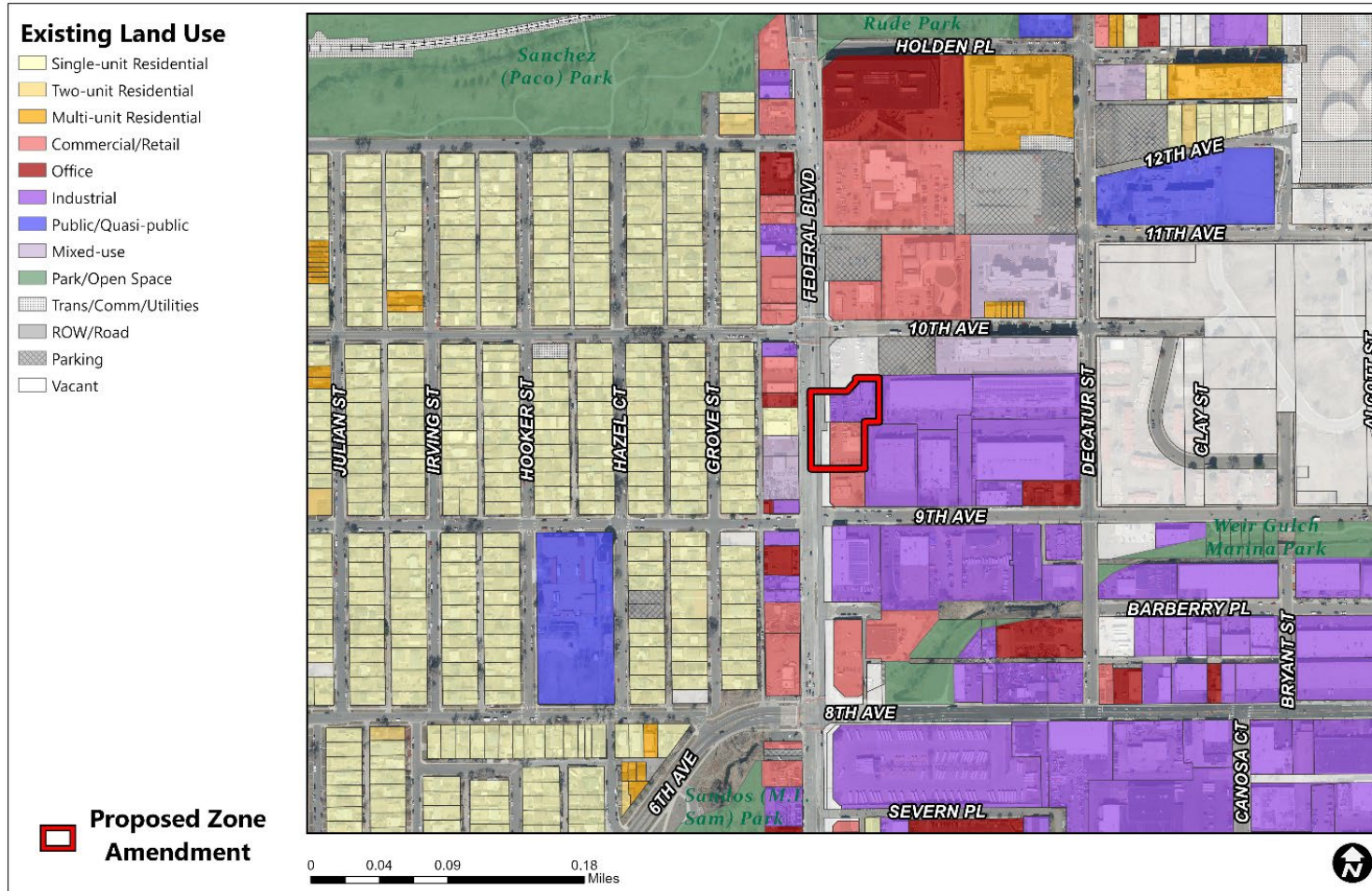
SECTION 7.1.4 BUILDING HEIGHT The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 7.1.5 MOBILITY There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

C-MX-8 applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired.

Urban Center (C-) Neighborhood Context Zone Districts		Building Forms															
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Cherry Creek General	Cherry Creek General - Small Lot on South Side of 3rd Ave	Cherry Creek Open Space	Cherry Creek Open Space - Small Lot on South Side of 3rd Ave	Shopfront
Max Number of Primary Structures per Zone Lot		No Maximum															
Residential Mixed Use (RX)	C-RX-5, -8, -12							■				■					
Mixed Use (MX)	C-MX-3, -5, -8, -12, -16, -20							■		□	□	■					■
Main Street (MS)	C-MS-5, -8, -12							■		□	□						■
Cherry Creek North (CCN)	C-CCN-3, -4, -5											■	■	■	■		
	C-CCN-7, -8, -12											■		■			

Existing Context – Land Use



Commercial/Retail

Adjacent to:

- Industrial
- Commercial/Retail
- Vacant
- Office
- Mixed Use

Existing Context – Building Form/Scale



Agenda

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Process

- Informational Notice: 7/19/2024
- Planning Board Notice: 9/17/2024
- Planning Board Public Hearing: 10/2/2024
- LUTI Committee: 10/30/2024
- City Council Public Hearing: **1/6/2025**

Public Comments

- RNOs
 - Letter of support from the Sun Valley Community Coalition
- No comments from neighbors and other stakeholders

Planning Board

- Planning Board held a hearing on this item on October 2, 2024
- The board voted unanimously to recommend Approval

Presentation Agenda

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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*
- *West Area Plan*

2. Uniformity of District Regulations

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Comprehensive Plan 2040

Comprehensive Plan 2040

- **Equitable, Accessible and Inclusive Goal 1 Strategy A** – Increase the development of housing units close to transit and mixed-use developments (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 (pg. 28).

- **Strong and Authentic Neighborhoods Goal 1, Strategy B** - 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).



Denver Zoning Code Review Criteria

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- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *West Area Plan (2023)*

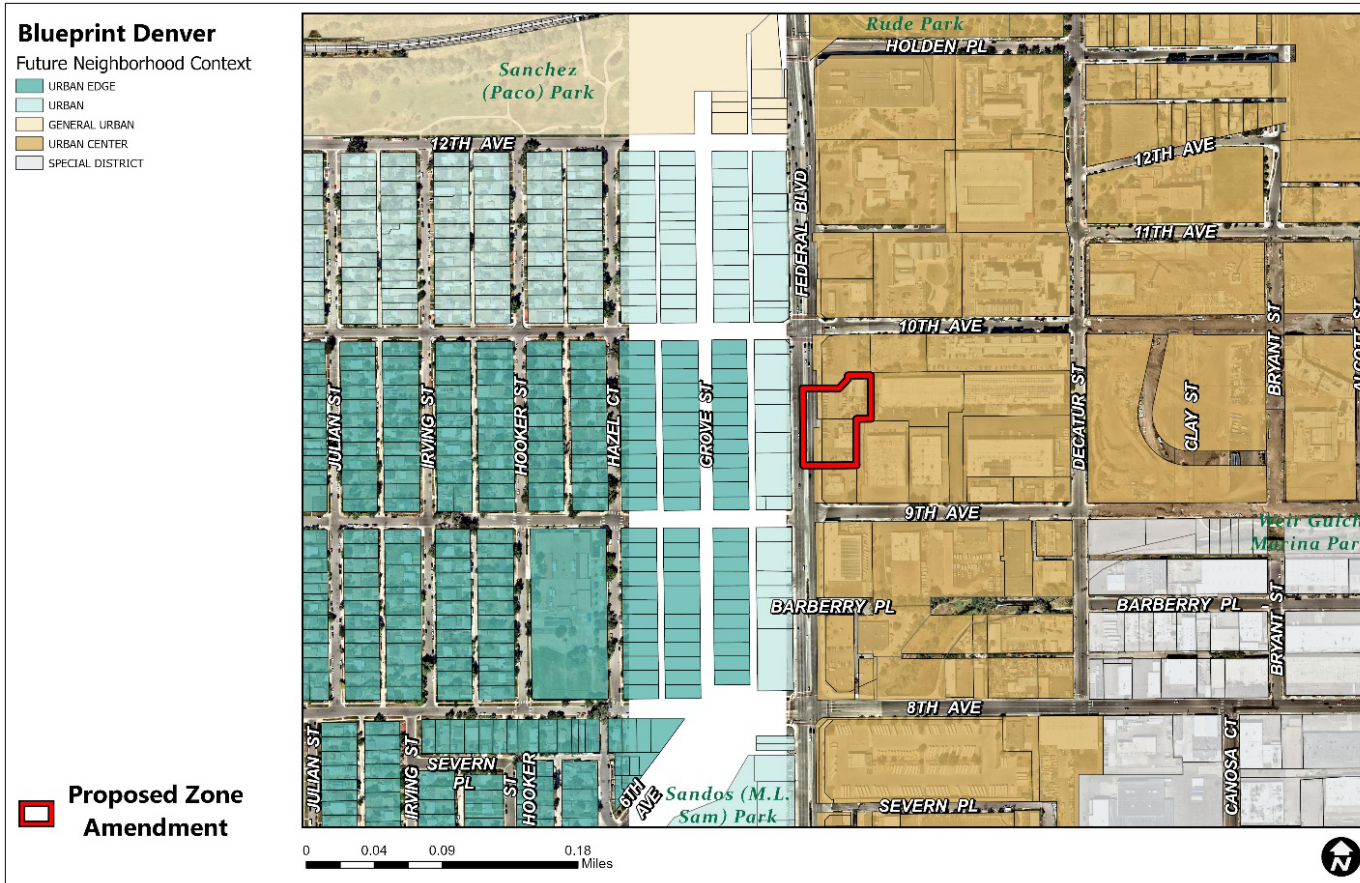
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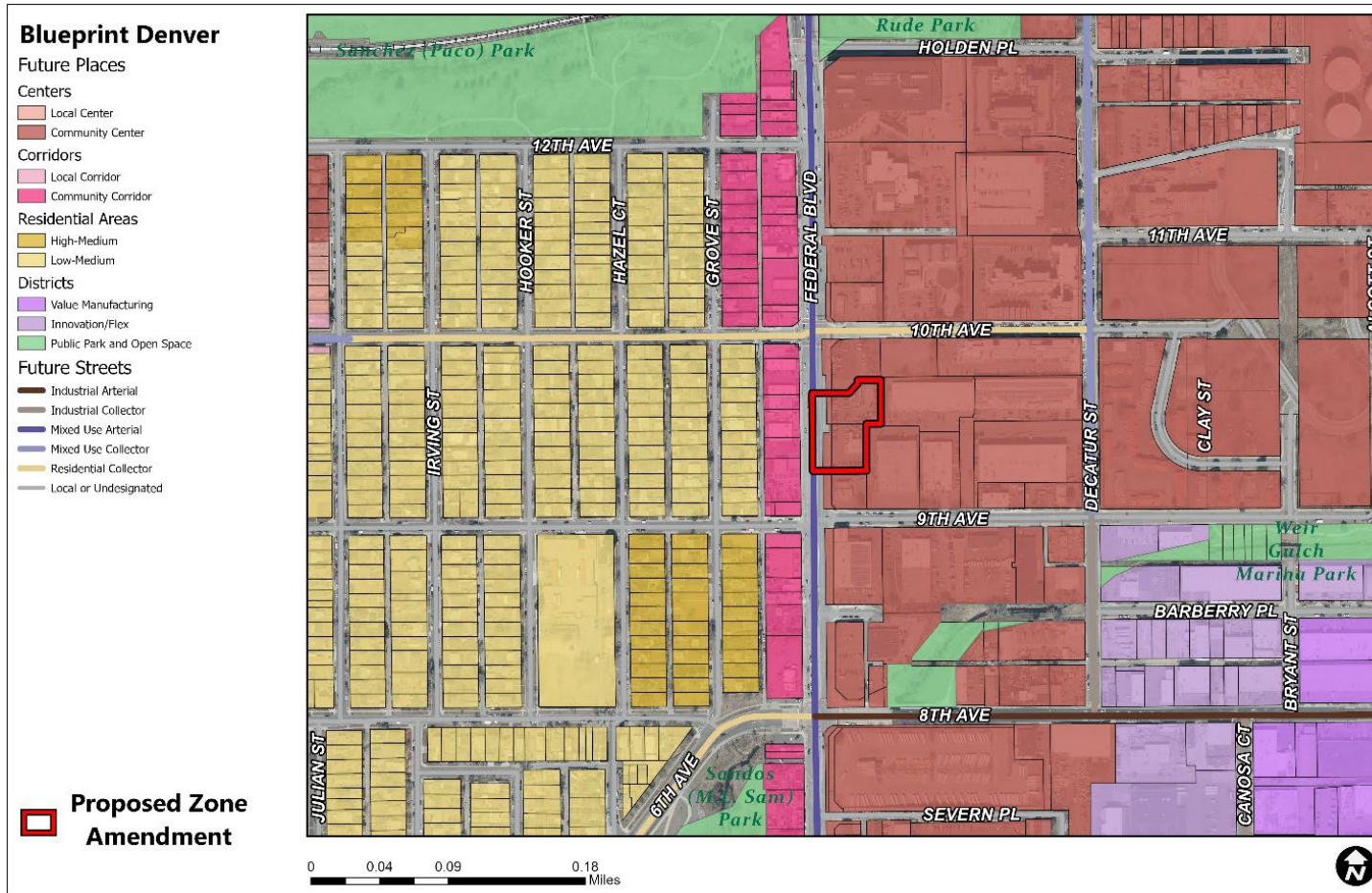
Blueprint Denver 2019



Urban Center

- A high mix of uses throughout the area, with multi-unit residential typically in multi-story, mixed-use building forms.
- Block patterns are generally regular with consistent alley access.
- Larger scale buildings close to the street

Blueprint Denver 2019

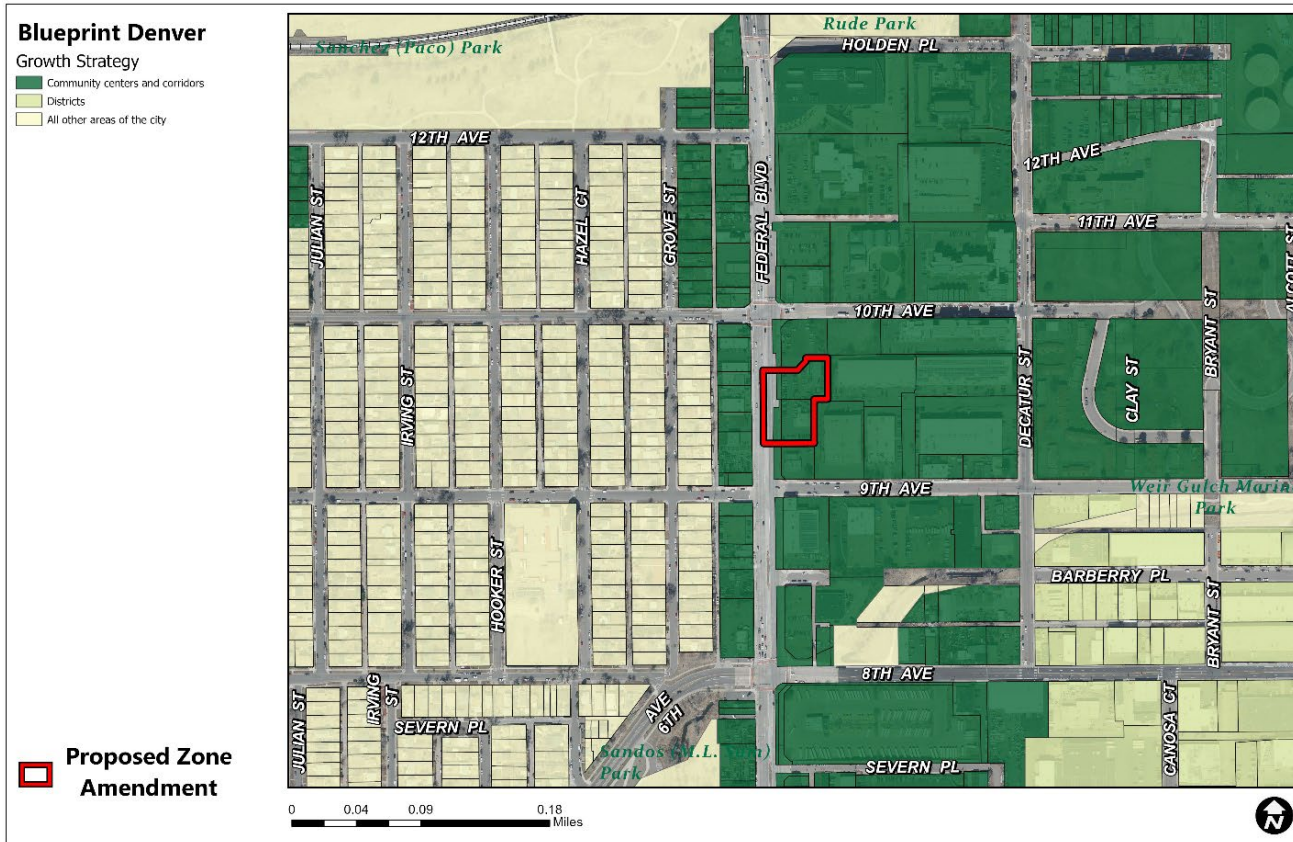


Community Center

- Contain a balance of either residential and employment; residential and dining/shopping; or employment and dining/shopping uses.
- Buildings are mid-scale, but vary by context and surrounding character. Buildings often orient to the street or other public spaces” (p. 144).
- In a community center in the Urban Center neighborhood context, recommended “heights are generally up to 12 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 2019



- Growth Areas Strategy
 - Community Centers and Corridors
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

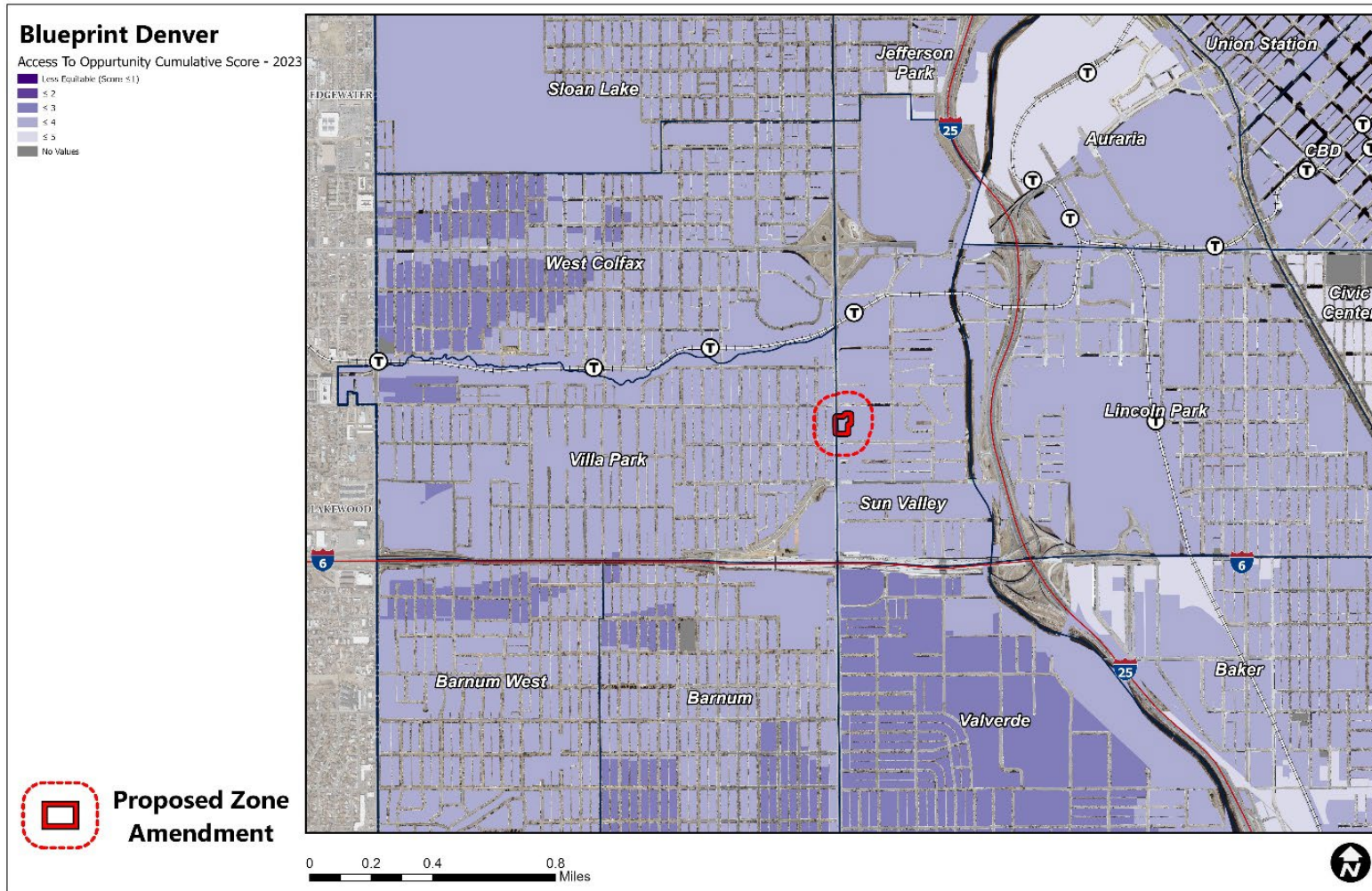
Blueprint Denver – Equity Analysis

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

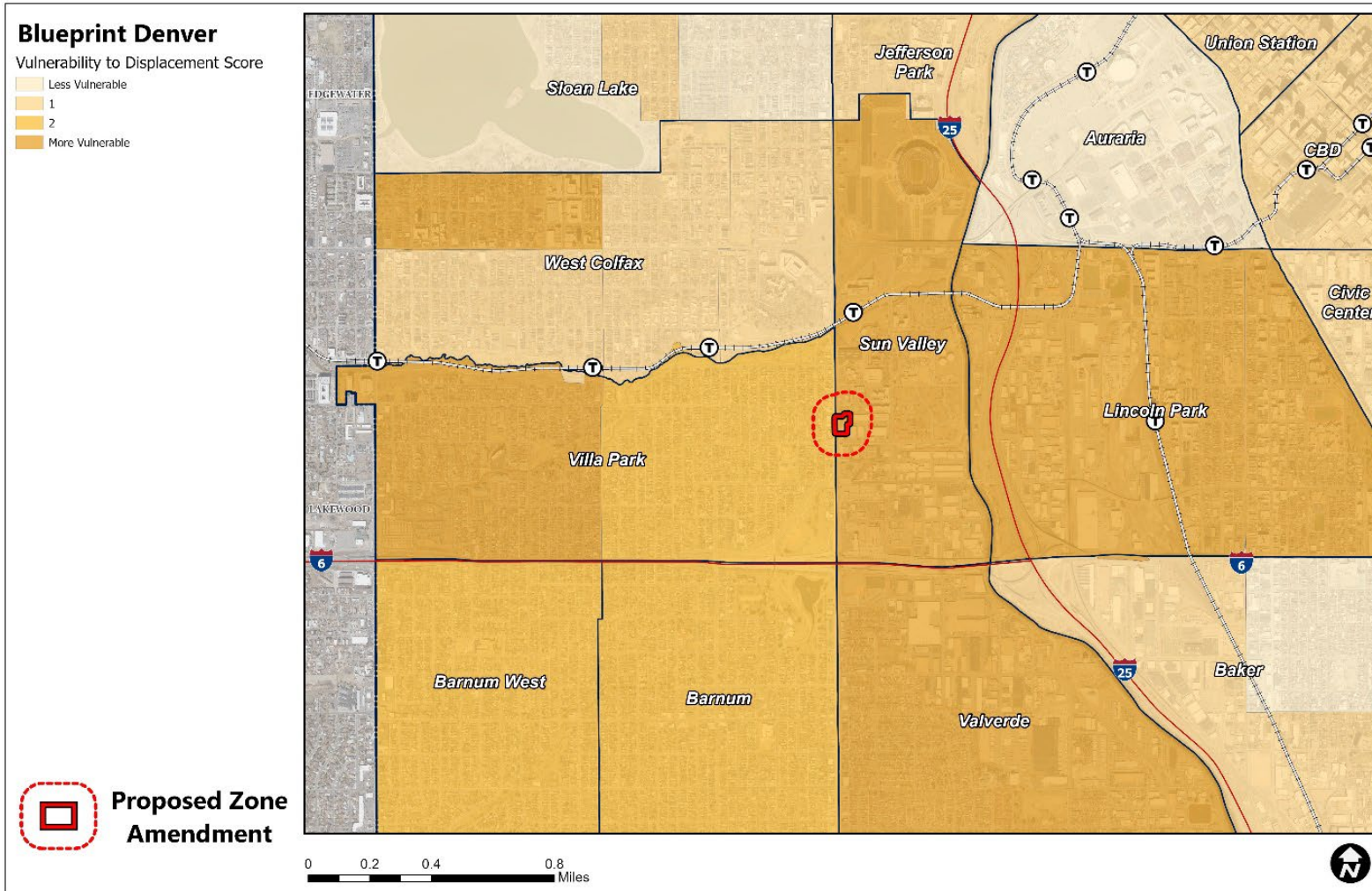
less equitable than Denver as a whole:

- access to fresh foods,
- social determinants of health,
- and life expectancy,

More equitable in:

- access to parks,
- access to healthcare,
- access to transit,
- access to centers and corridors.

Blueprint Denver – Equity Analysis

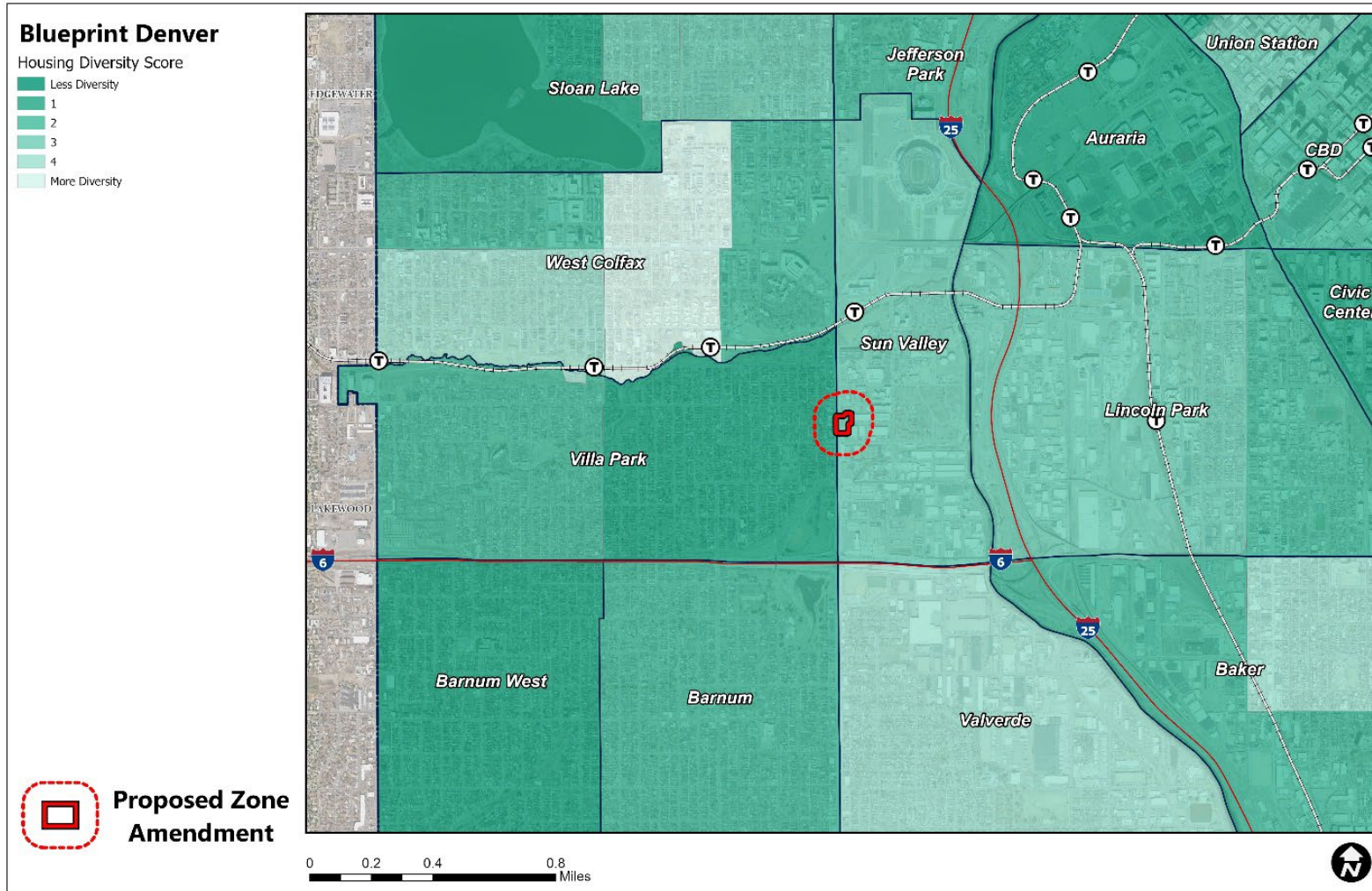


Vulnerability to Involuntary Displacement

Higher vulnerability

- Median household income
- Educational attainment
- Renters vs. owners

Blueprint Denver – Equity Analysis

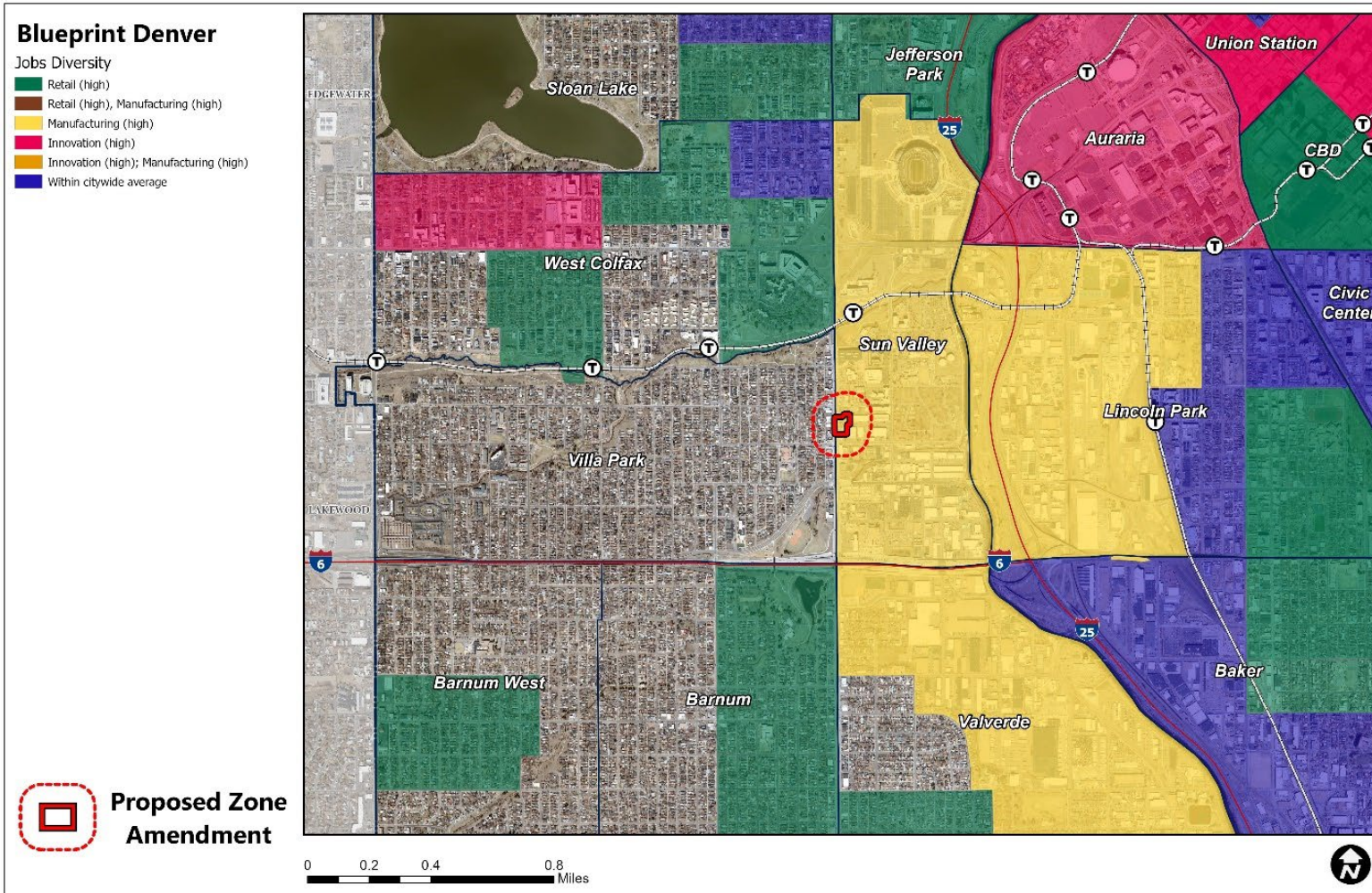


Expanding Housing Diversity

Lower diversity:

- owners to renters
- housing costs.

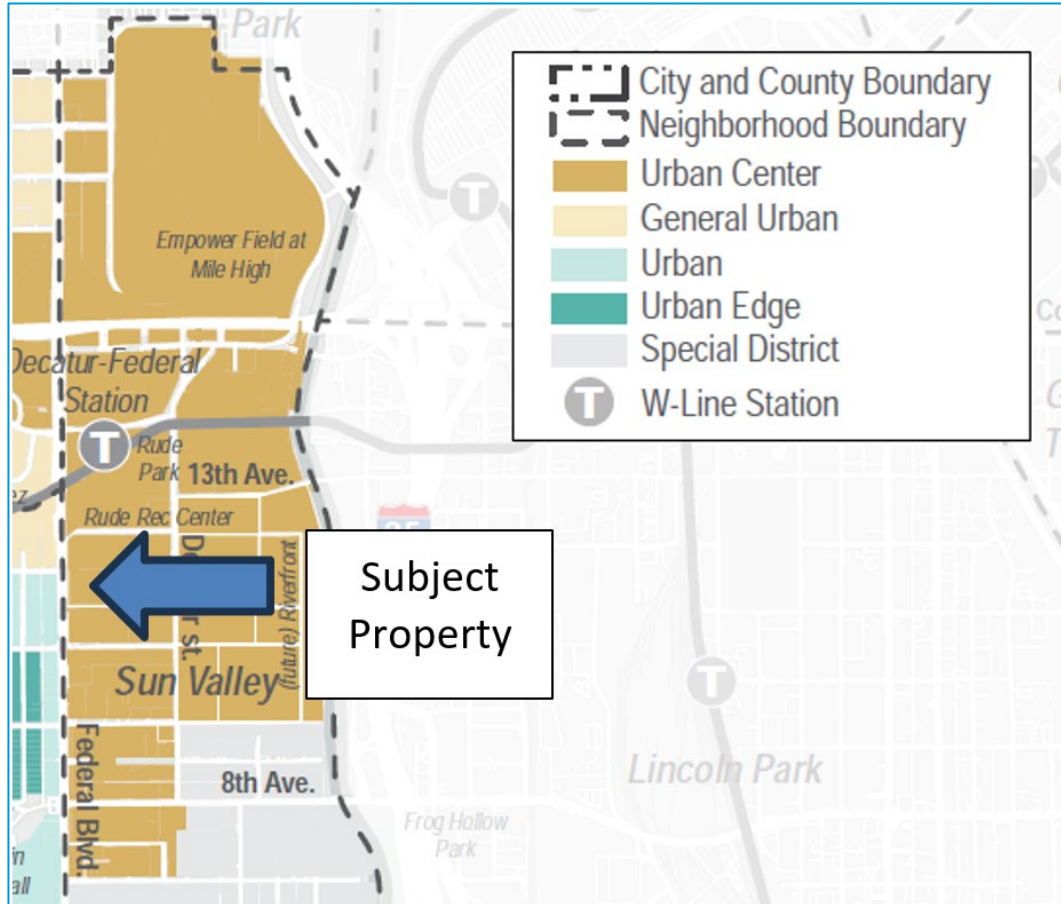
Blueprint Denver – Equity Analysis



Jobs Diversity

- Higher percentage of manufacturing jobs

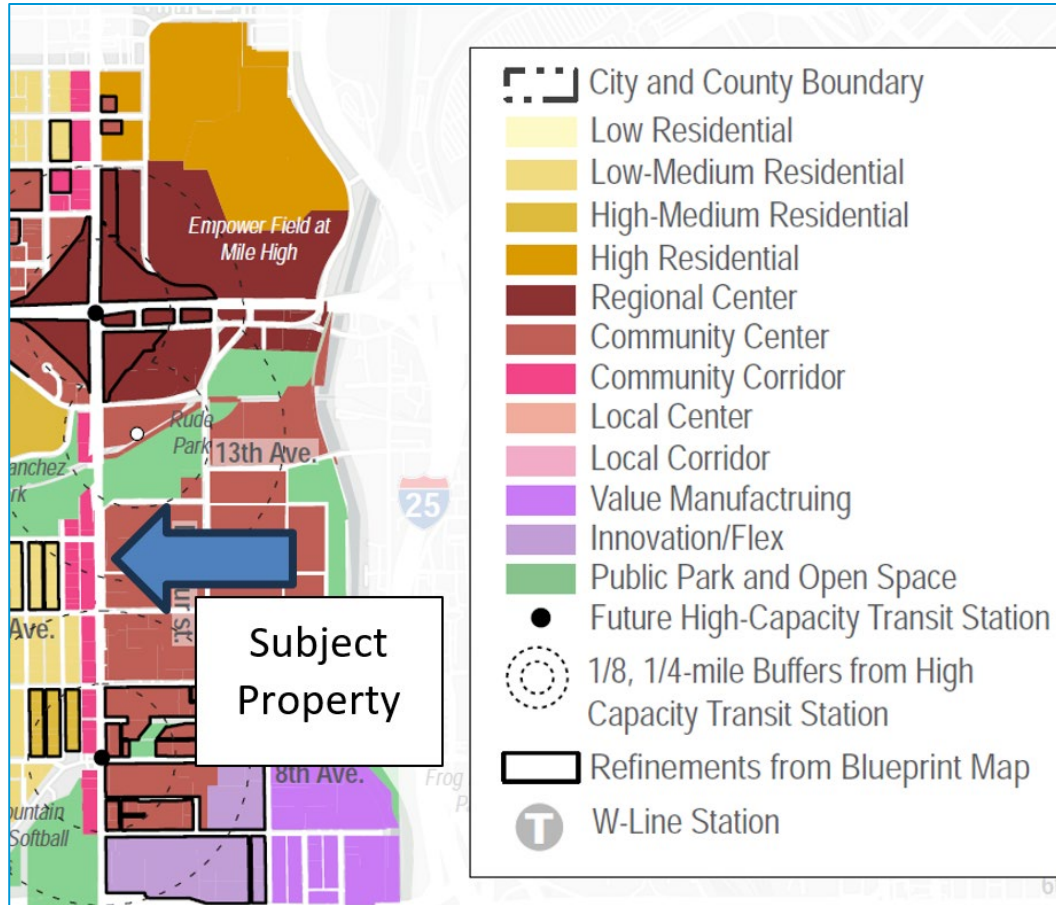
West Area Plan



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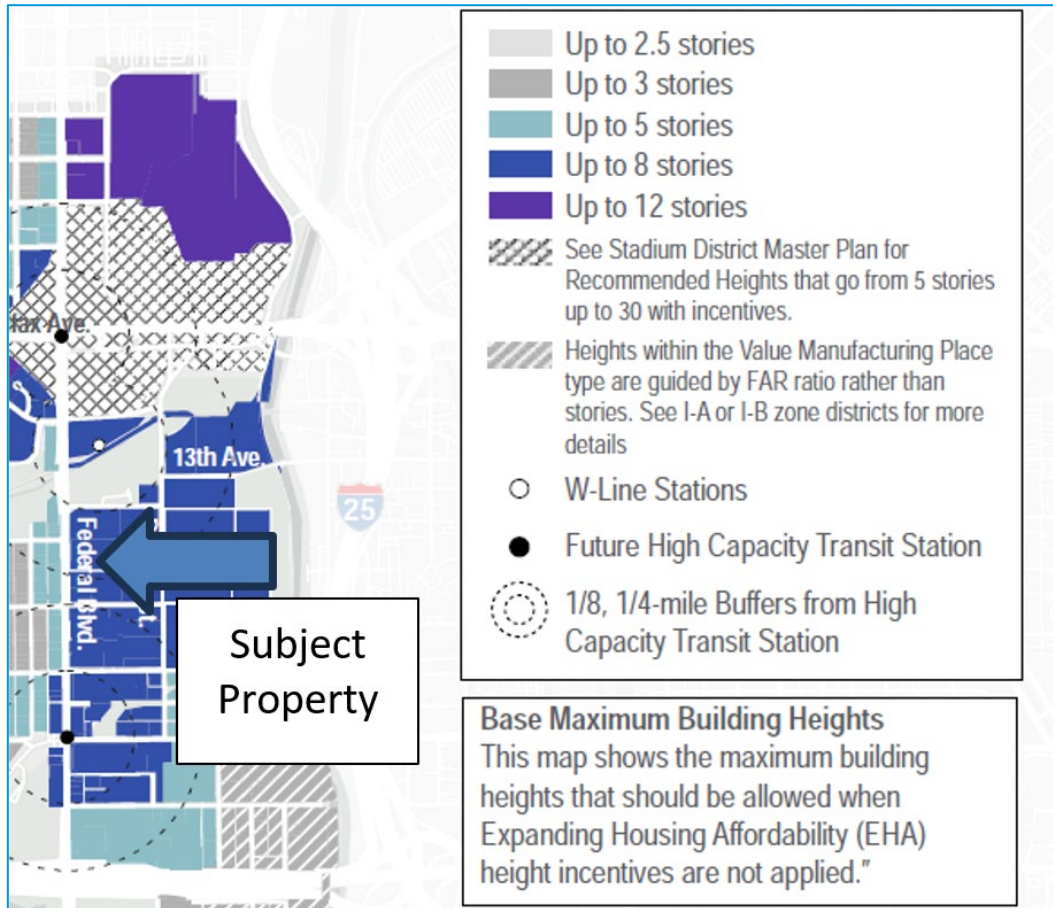
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West Area Plan



Maximum Height Map

- Up to 8 Stories

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 - City Adopted Plan
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CPD Recommendation

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

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