



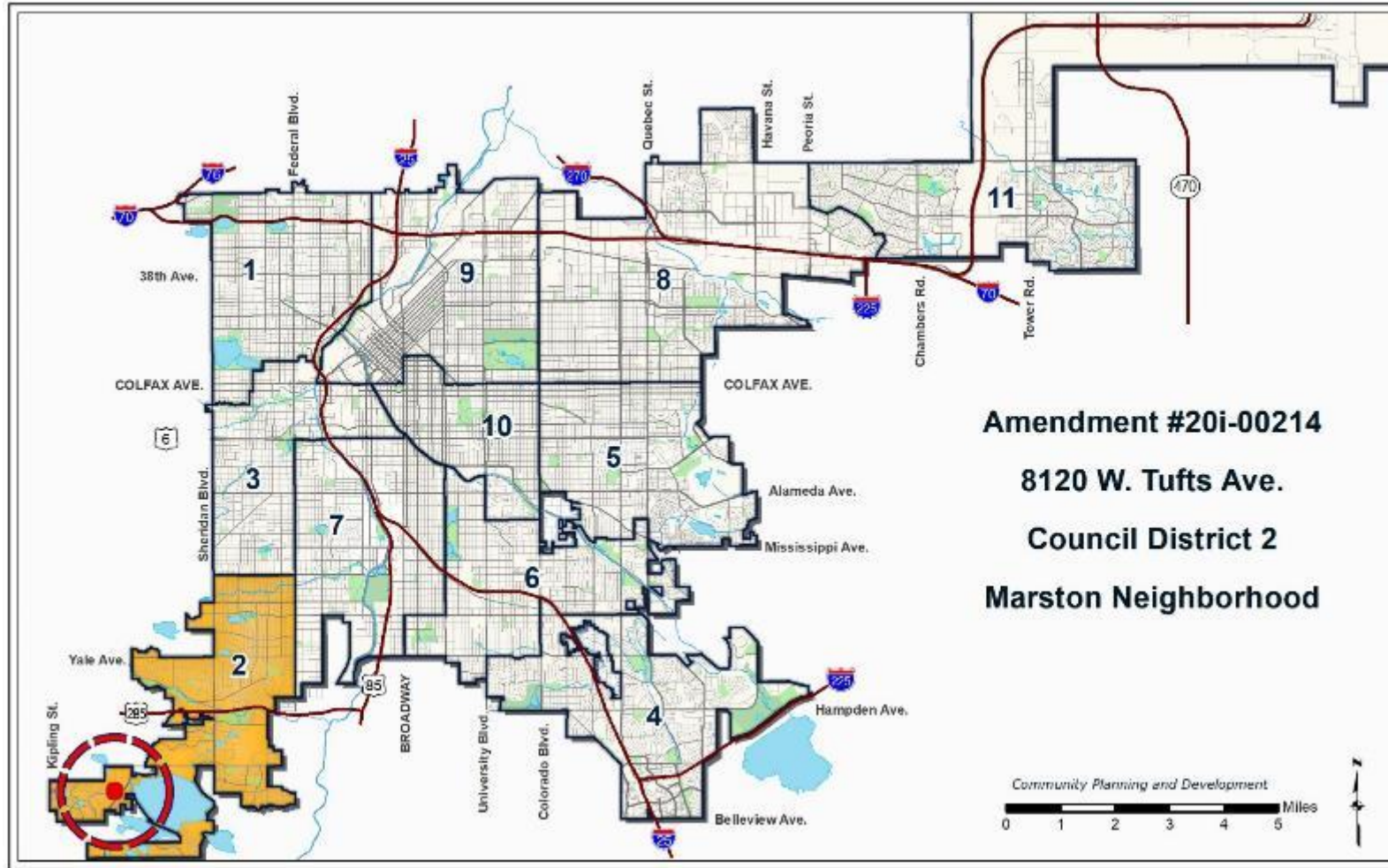
8120 W. Tufts Ave.

2020I-00214

Request: PUD 252 to S-MX-3

Date: 04/06/2021

Council District 2: Councilman Flynn



Marston Neighborhood

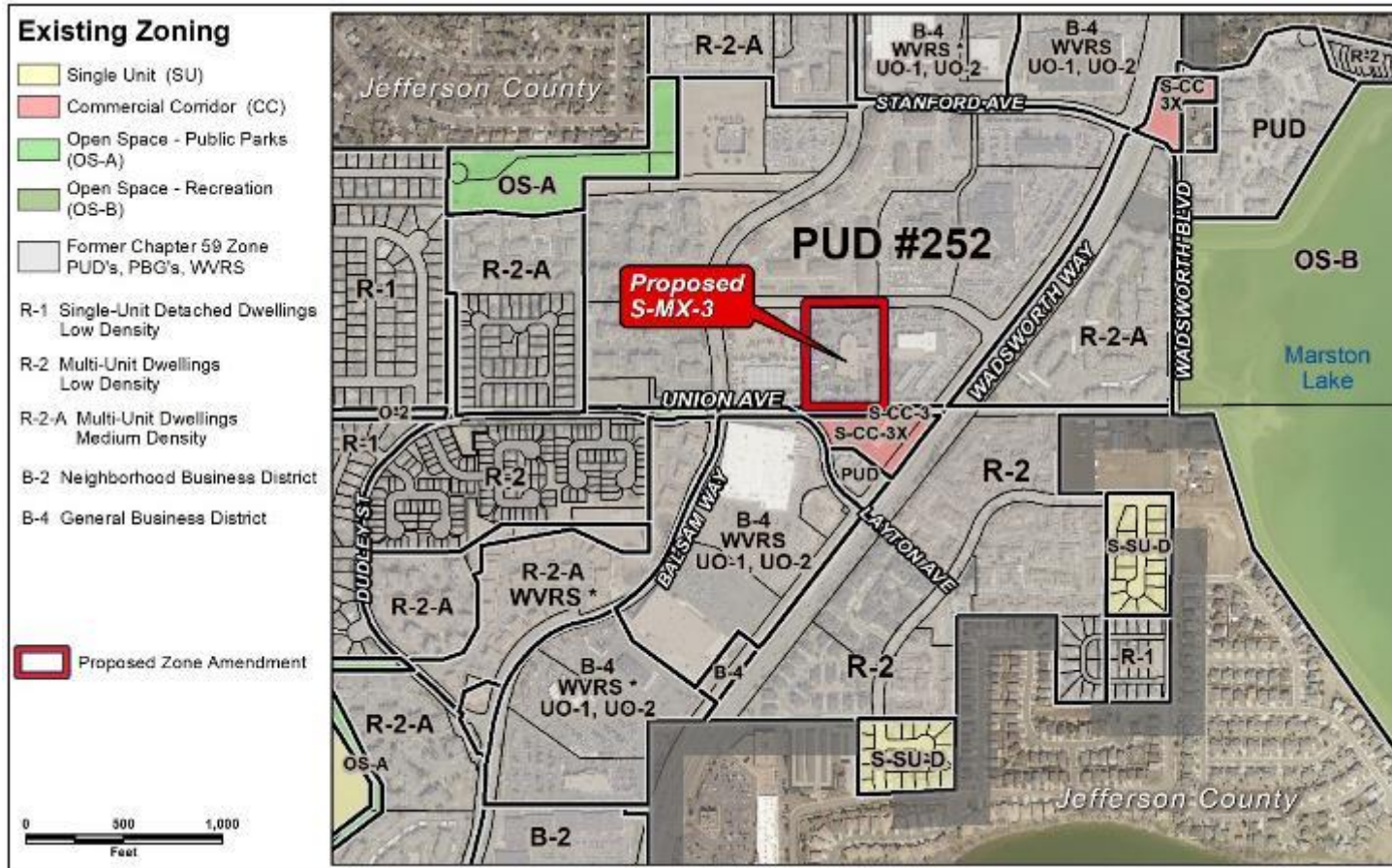


Request: S-MX-3



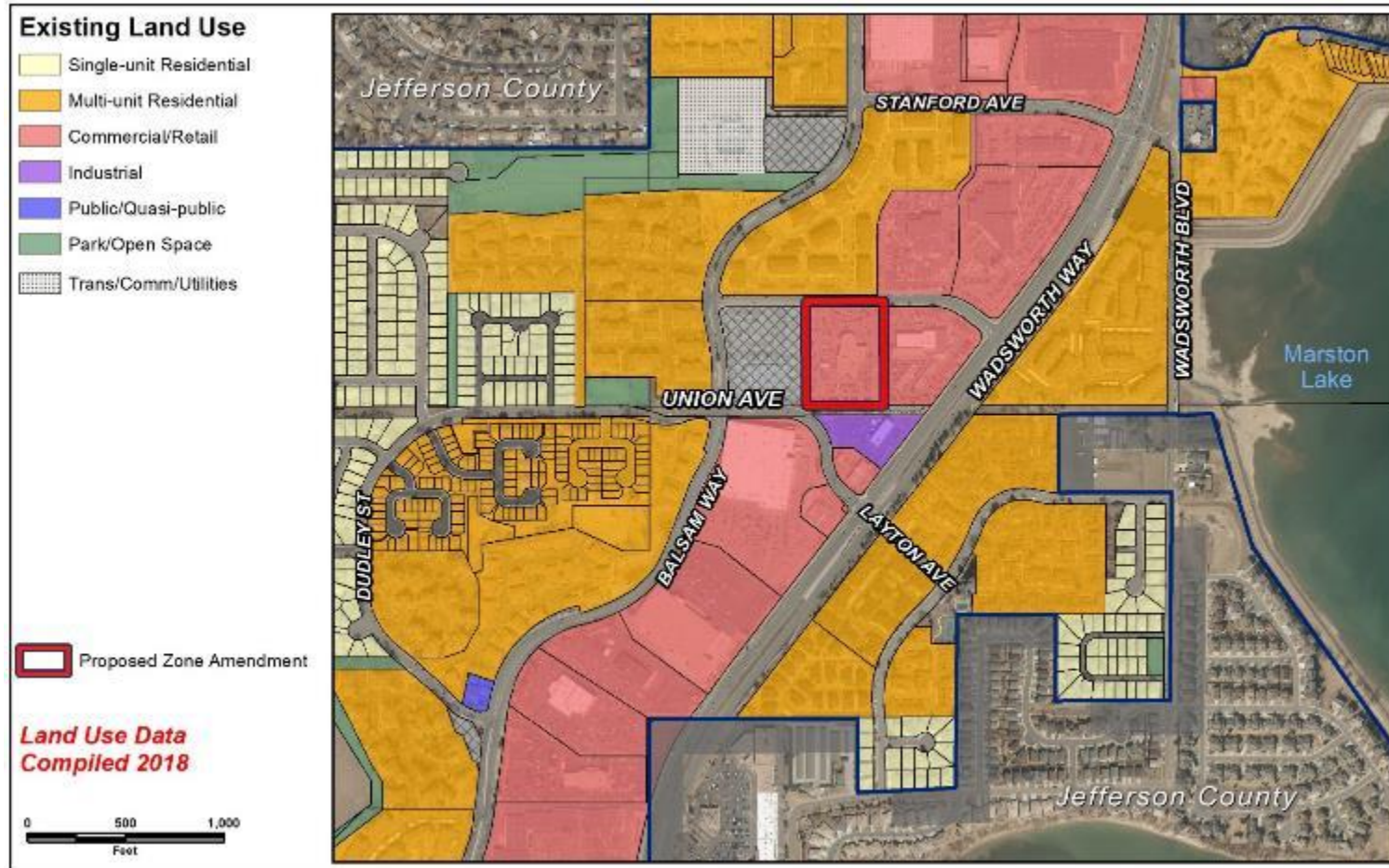
- **Location**
 - Approx. 200,375 square feet or 4.6 acres
 - Existing car dealership
- **Proposal**
 - Rezoning from PUD 252 to S-MX-3
 - Allows Drive Thru Services, Drive Thru Restaurant, General, and Shopfront building forms
 - Max. building height 3 stories or 45 feet

Existing Zoning



- **Current Zoning:** PUD 252
 - Allows B-4 uses and an autopark
 - FAR 1.14:1 or 2:1 for each individual lot
- **Surrounding Zoning:**
 - PUD 252
 - B-4 WVRs, UO-1, UO-2
 - S-CC-3x

Existing Land Use

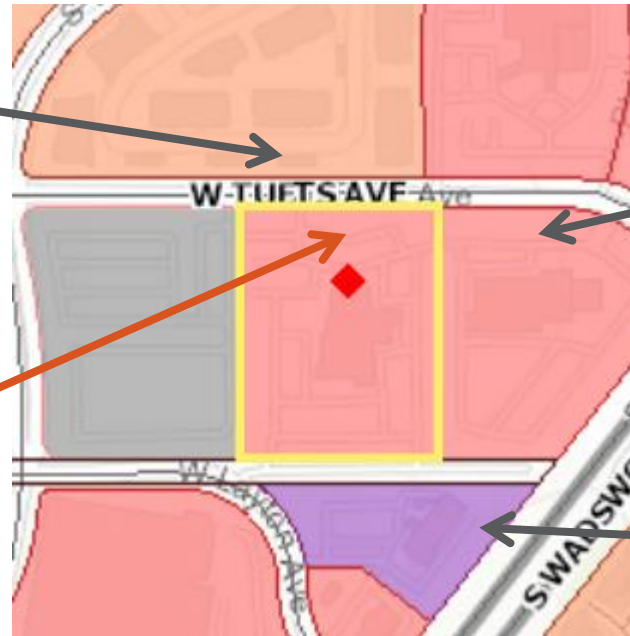


Land Use:
Commercial/Retail

Surrounding Land Uses:

- Commercial/Retail
- Transportation/Communication/Utilities
- Multi-unit Residential
- Industrial

Existing Building Form/Scale



Subject Property

Process

- Informational Notice: 1/10/2021
- Planning Board Notice: 3/16/2021
- Planning Board Public Hearing: 3/31/2021
- LUTI Committee: 4/6/2021
- City Council Public Hearing: 5/17/2021 (tentative)
- Public Comment
 - No comment letters have been received

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: A Land Use and Transportation Plan (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

Consistency with Adopted Plans: Comprehensive Plan 2040

Equity

- Equitable, Affordable and Inclusive Goal 1 – “Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities” (p. 28).

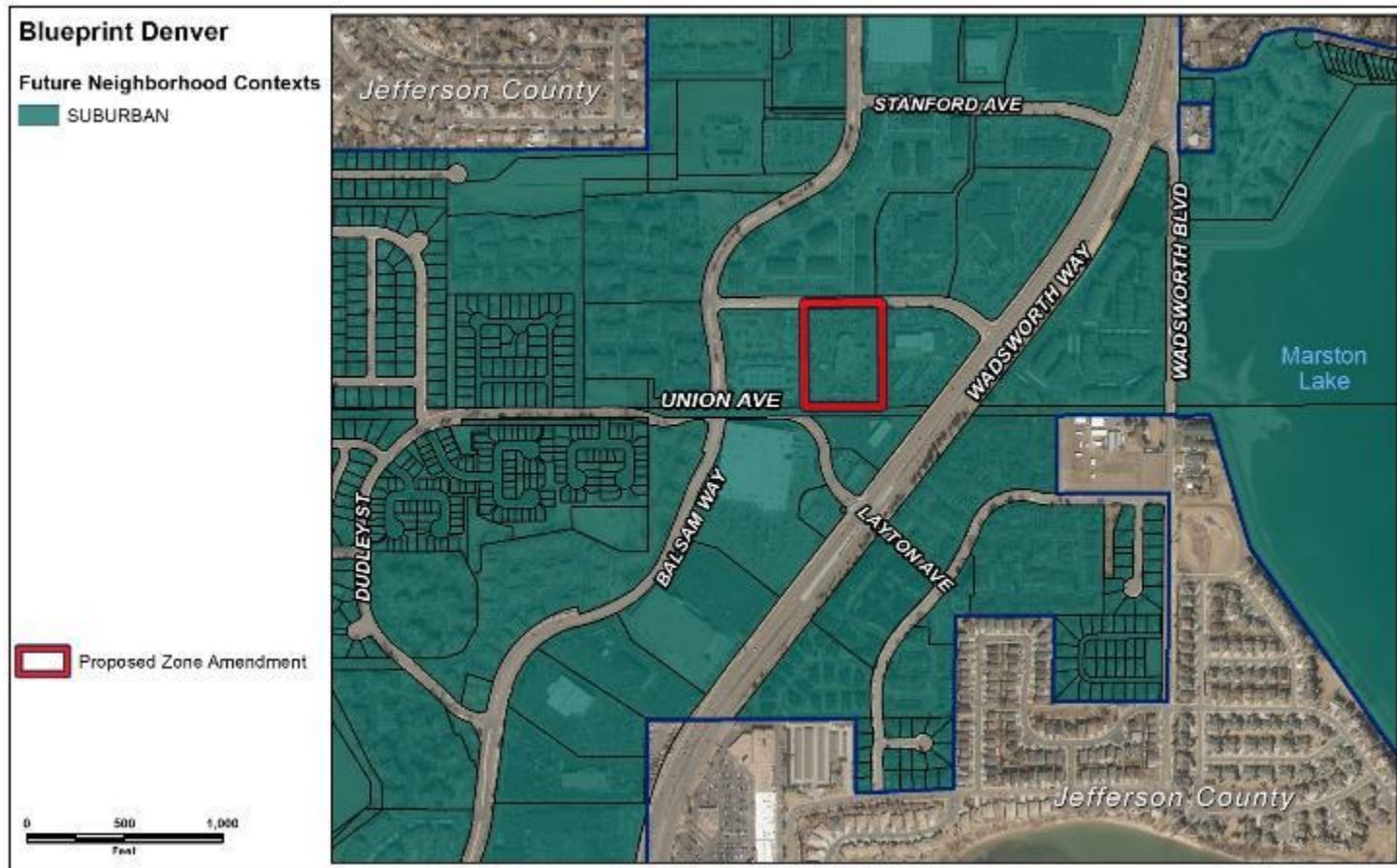


Climate

- Environmentally Resilient Goal 8, Strategy B: “Encourage mixed-use communities where residents can live, work and play in their own neighborhoods” (p. 54).

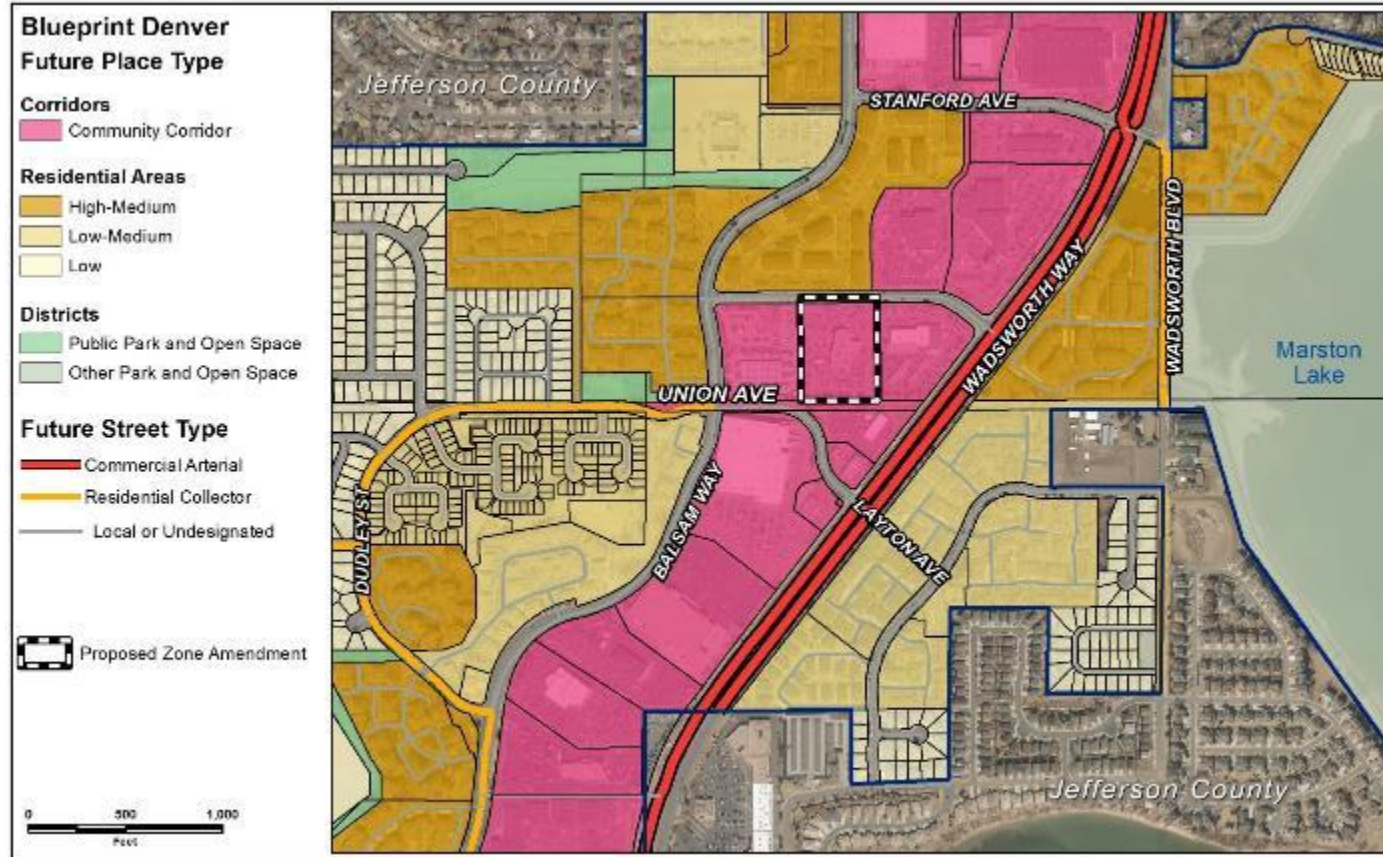


Consistency with Adopted Plans: Blueprint Denver 2019



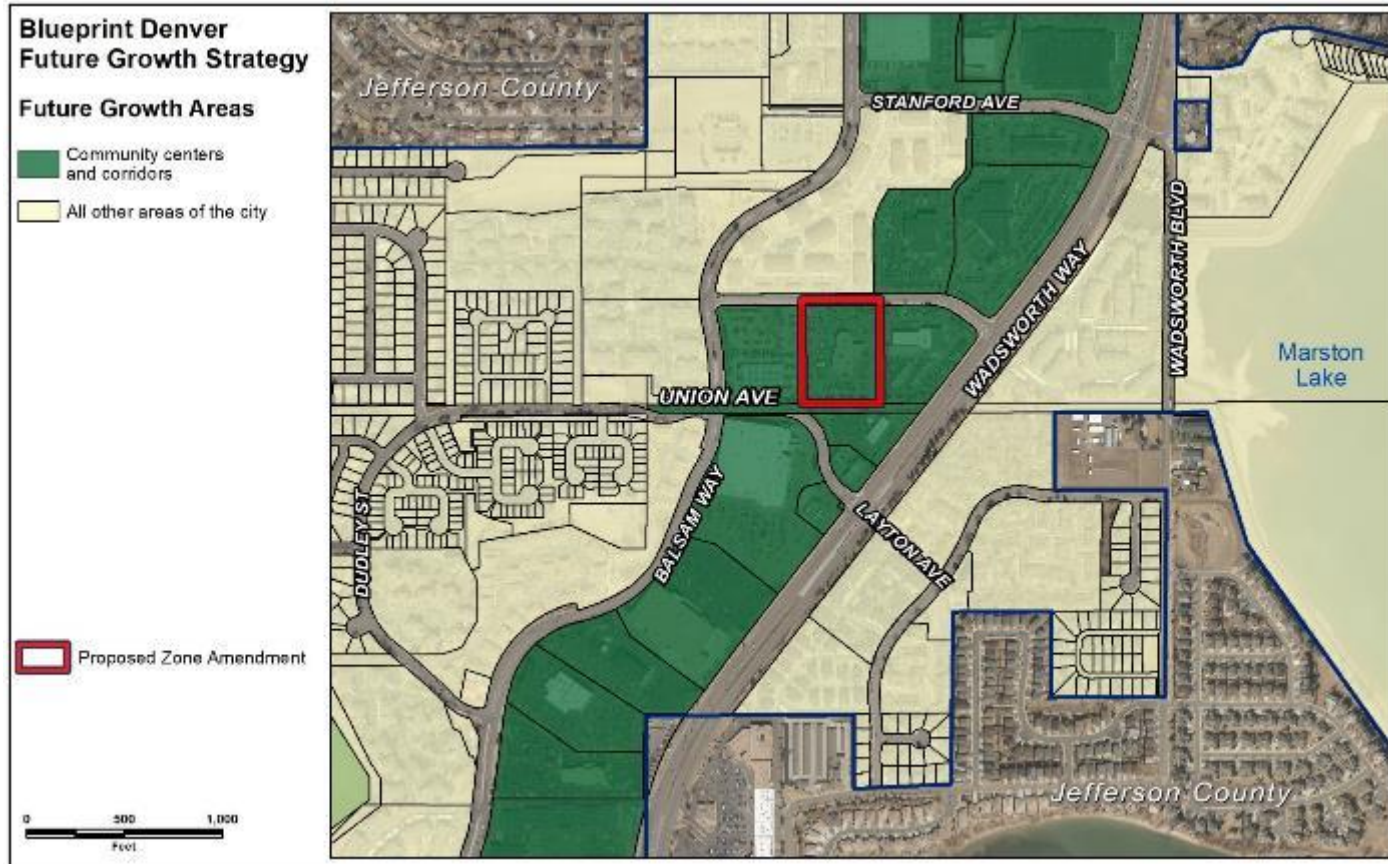
- Suburban (S-) Neighborhood Context
 - Range of uses from single- and multi-unit to commercial corridors and centers
 - Block patterns are generally irregular with curvilinear streets
 - Walkable and bikeable with access to transit but still mostly reliant on cars

Consistency with Adopted Plans: Blueprint Denver 2019



- **Community Corridor**
 - Provides a mix of office, commercial and residential uses
 - Heights are generally up to 5 stories
- **Future Street Type**
 - W. Tufts Ave.: Undesignated Local

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy: Community Centers and Corridors
 - 20% job growth by 2040
 - 25% housing growth by 2040

Consistency with Adopted Plans: Blueprint Denver

Blueprint Denver Land Use & Built form, General Policy 3, Strategy A

- Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p. 73).

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Rezones a property from the Former Chapter 59 code into the Denver Zoning Code
- The maximum FAR of 2:1 for each individual property remaining in the PUD will prevent a major increase in density

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
 - Changed or Changing Conditions:
 - The city adopted the Denver Zoning Code and the property remains in the Former Chapter 59 code
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
 - Suburban Neighborhood Context primarily consists of single- and multi-unit residential uses, commercial strips and centers, and office parks
 - Mixed Use Districts are intended to
 - Promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience of walking, shopping, and public gathering
 - Intended to ensure new development contributes positively to established residential neighborhoods
 - S-MX-3 is a mixed use district that applies to areas or intersection served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

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