



---

# 361-363 West Evans Avenue

Request: I-A, UO-2 to C-MX-8

Date: 4.22.2026

Presenter: Abner Ramos Salcedo

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: I-A, UO-2 to C-MX-8



- Property:
  - 60,344 sf or 1.385 acres
  - Single-story buildings

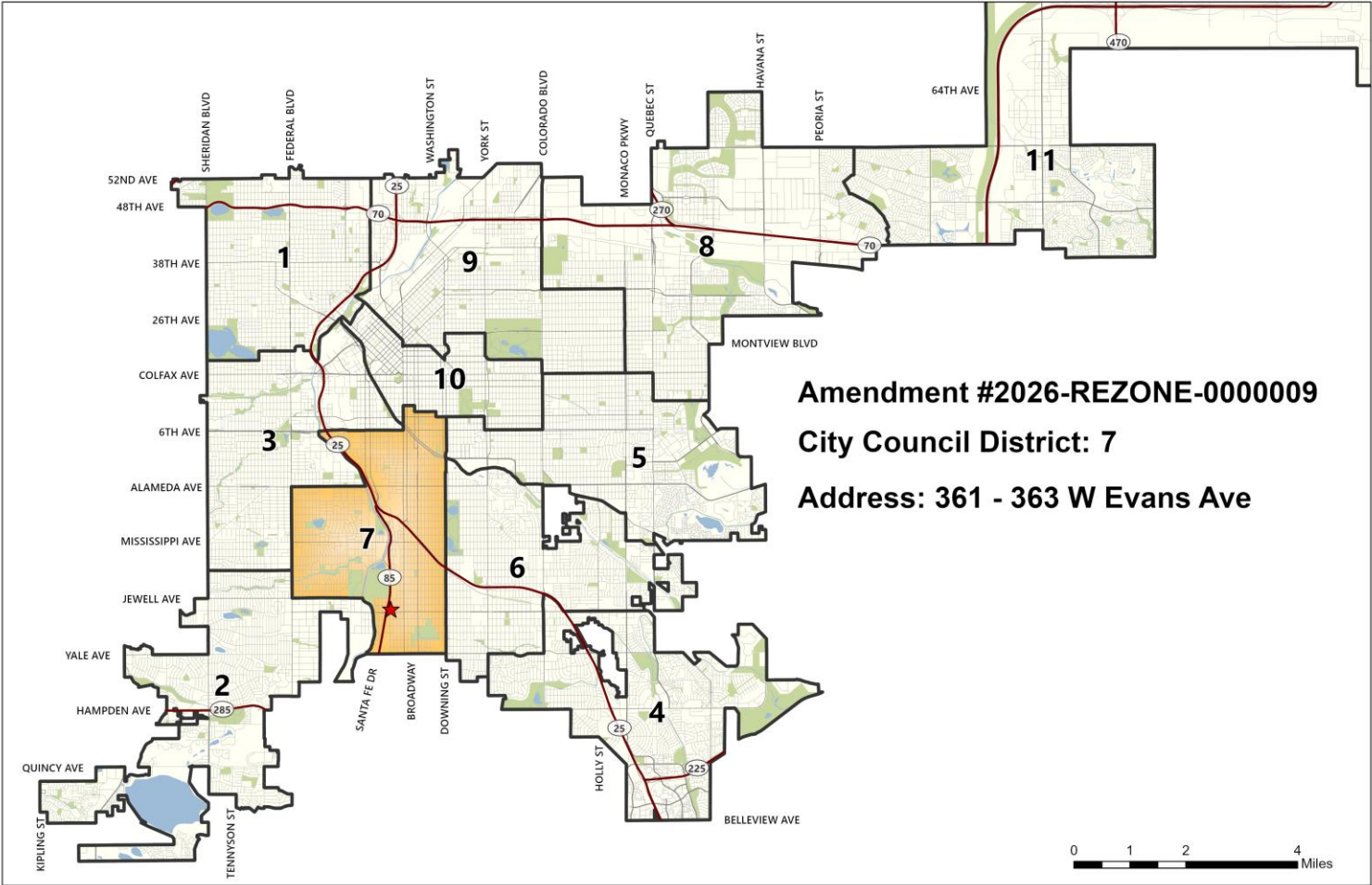
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Council District 1 – Councilmember Alvidrez



# Statistical Neighborhood – Overland

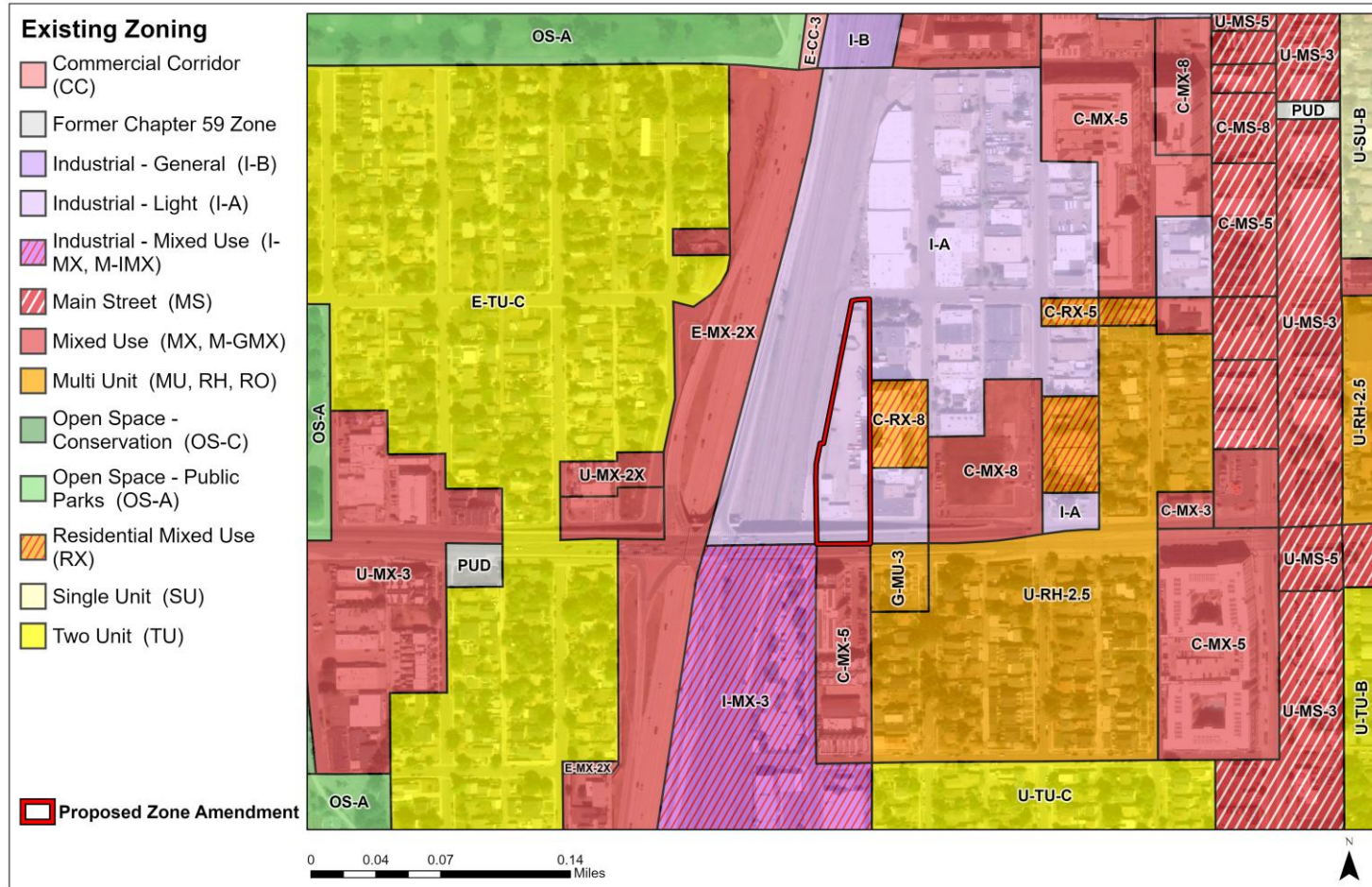
**Neighborhoods**

 Overland



 Proposed Zone Amendment

# Existing Zoning – I-A, UO-2



Proximity to:

- I-A, UO-2
- C-RX-8
- I-MX-3
- G-MU-3
- C-MX-8

# Proposed Zoning – C-MX-8

## General Purpose:

The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge.

## Specific Intent:

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

## Building Forms:

The allowed buildings forms are Town House, General, and Shopfront.

# Proposed Zoning – C-MX-8

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											■		■			

■ = Allowed □ = Allowed subject to geographic limitations

# Existing Context – Land Use



## Industrial

Adjacent to:

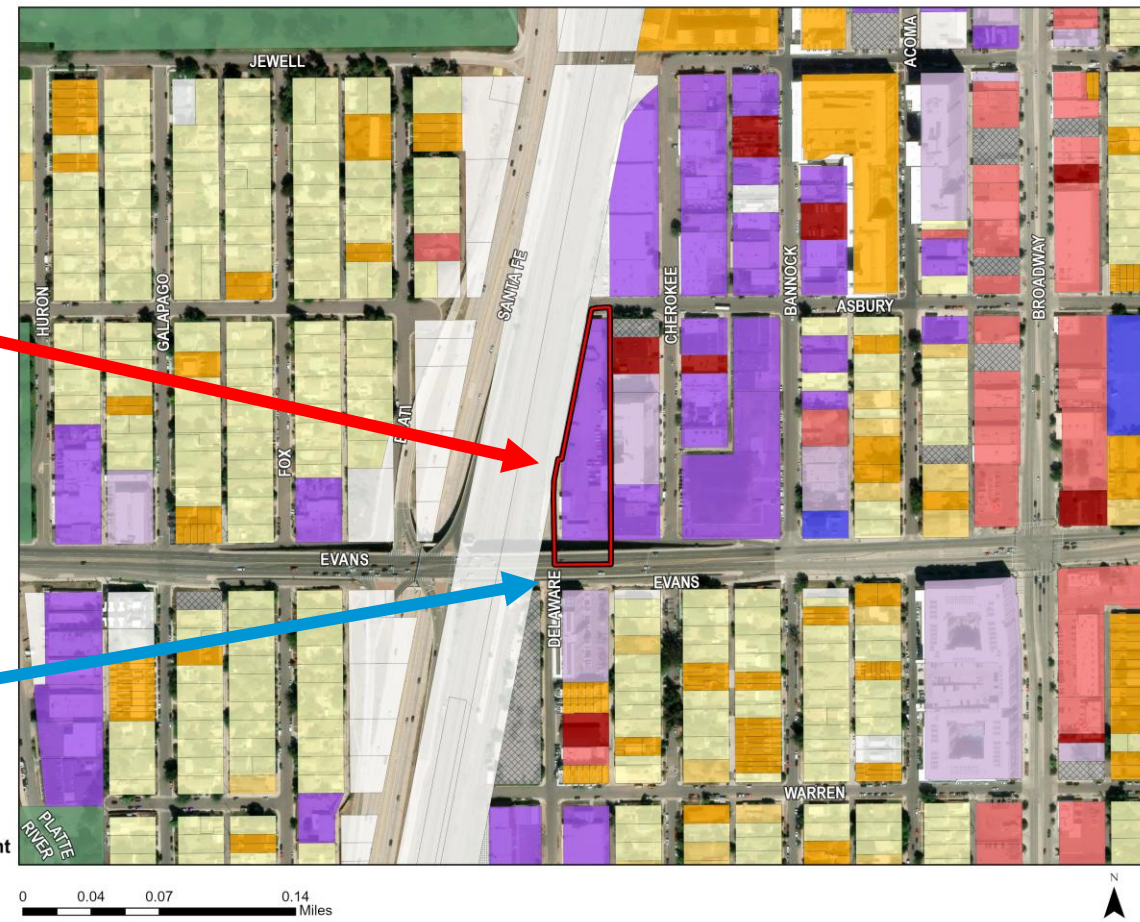
- Mixed-use
- Industrial
- Office
- Single-unit Residential

# Existing Context – Building Form/Scale



## Existing Land Use

- Multi-unit Residential
- Multi-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Industrial
- Community/Quasi-public
- Open Space
- Community/Comm/Utilities
- Other
- Other



# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Process

- Informational Notice: 2/6/2025
- Planning Board Notice: 3/30/26
- Planning Board Public Hearing: **4/15/26**
  - At the hearing Planning Board voted unanimously 7 to 0 to recommend that the application move forward for consideration to City Council
- Committee: **4/22/26**
- City Council Public Hearing: 6/1/26

# Public Comments

- RNOs- no comments have been received
- To date no public comments have been received.

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. 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)
- Southwest Area Plan (2026)

## 2. Public Interest

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

# Comprehensive Plan 2040



## Equitable, Affordable, and Inclusive

- Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28)
- Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28)

## Environmentally Resilient

- Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54)
- Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54)

## Strong and Authentic Neighborhoods

- Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34)

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Southwest Area Plan (2026)

## 2. Public Interest

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

# Blueprint Denver 2019



## Urban Center

- A high mix of uses throughout the urban center context. Even the residential areas are highly mixed-use, often with high-intensity multi-unit residential in mixed-use buildings. Block patterns are generally a regular grid with consistent alley access. Buildings are usually multi-story with a high degree of lot coverage.

# Blueprint Denver 2019



- Community Center
  - Typically provides a mix of office, commercial, and residential uses. Buildings are larger than those found in local centers and orient to the street and other public spaces. There is a strong degree of urban design with continuous building frontages that define the public realm. Heights can be generally up to 12 stories in the taller areas and should transition gradually within the center’s footprint to the surrounding residential areas
- Commercial Arterial
  - “Arterial streets are designed for the highest amount of through movement and the lowest degree of property access. Commercial streets typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with onsite parking

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 that anticipate 25% of housing and 20% employment growth (p. 51)

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.

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

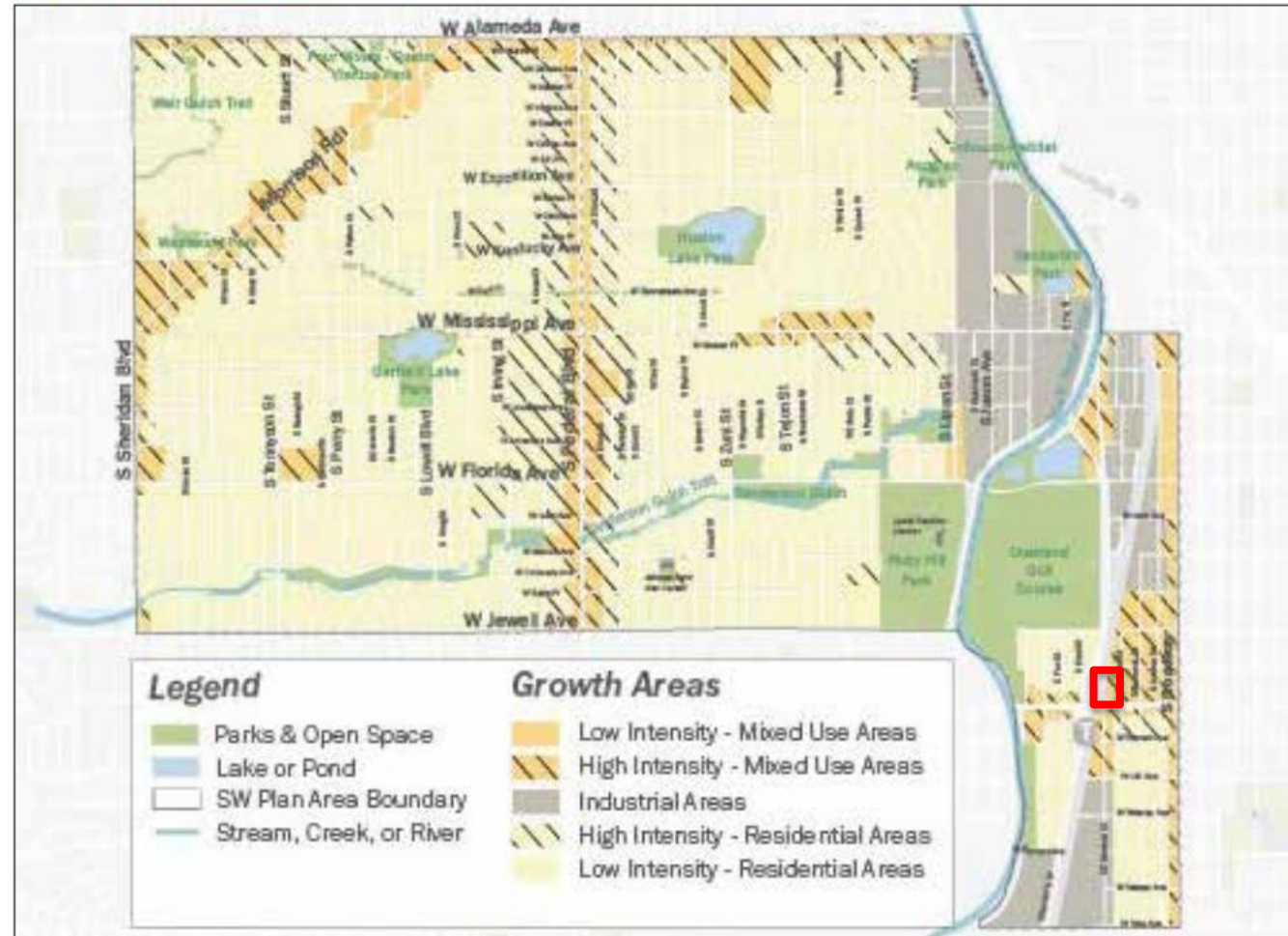
- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Southwest Area Plan (2026)

## 2. Public Interest

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

# Southwest Area Plan

## LAND USE FRAMEWORK MAP



- Future Neighborhood Context and Place guidance remained the same.
- The subject property is a High-Intensity - Mixed-Use Area. This area is defined as follows, “These areas will see the most growth in housing and jobs.”
- Land Use and Built Form Recommendation L5 – Housing in Centers and Corridors: Affordable housing should be available in Centers and Corridors alongside business and services to ensure these areas remain vibrant economic and cultural hubs (p. 56).
- Land Use and Built Form Recommendation L10 – Centers and Corridors: Design vibrant commercial Centers and Corridors that preserve and reflect the neighborhood’s cultural character and create spaces that are pedestrian-friendly, comfortable, and welcoming for all (p. 64).

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Consistency with Neighborhood Context, Purpose and Intent

## DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION



- The neighborhood context generally consists of multi-unit residential and mixed-use commercial strips and commercial centers (DZC, Division 7.1). The proposed rezoning to C-MX-8 is consistent with the neighborhood context description.
- According to DZC Section 5.2.2.1, General Purpose, the intent of the mixed use zone districts is to “promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge.” The adopted plan direction is consistent with the building forms that would be allowed in the requested zone district.

# CPD Recommendation

CPD recommends that the Committee move this application forward for consideration by the full City Council, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent