



# 4507 Rifle Way

Request: From PUD 319 to S-MX-5

Date: 02.18.2025

Presenter: Tony Lechuga

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from PUD 319 to S-MX-5



- Property:
  - ~12 acres
  - Vacant
  - Rifle Way is a newly created road running along the eastern boundary of the rezoning area

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

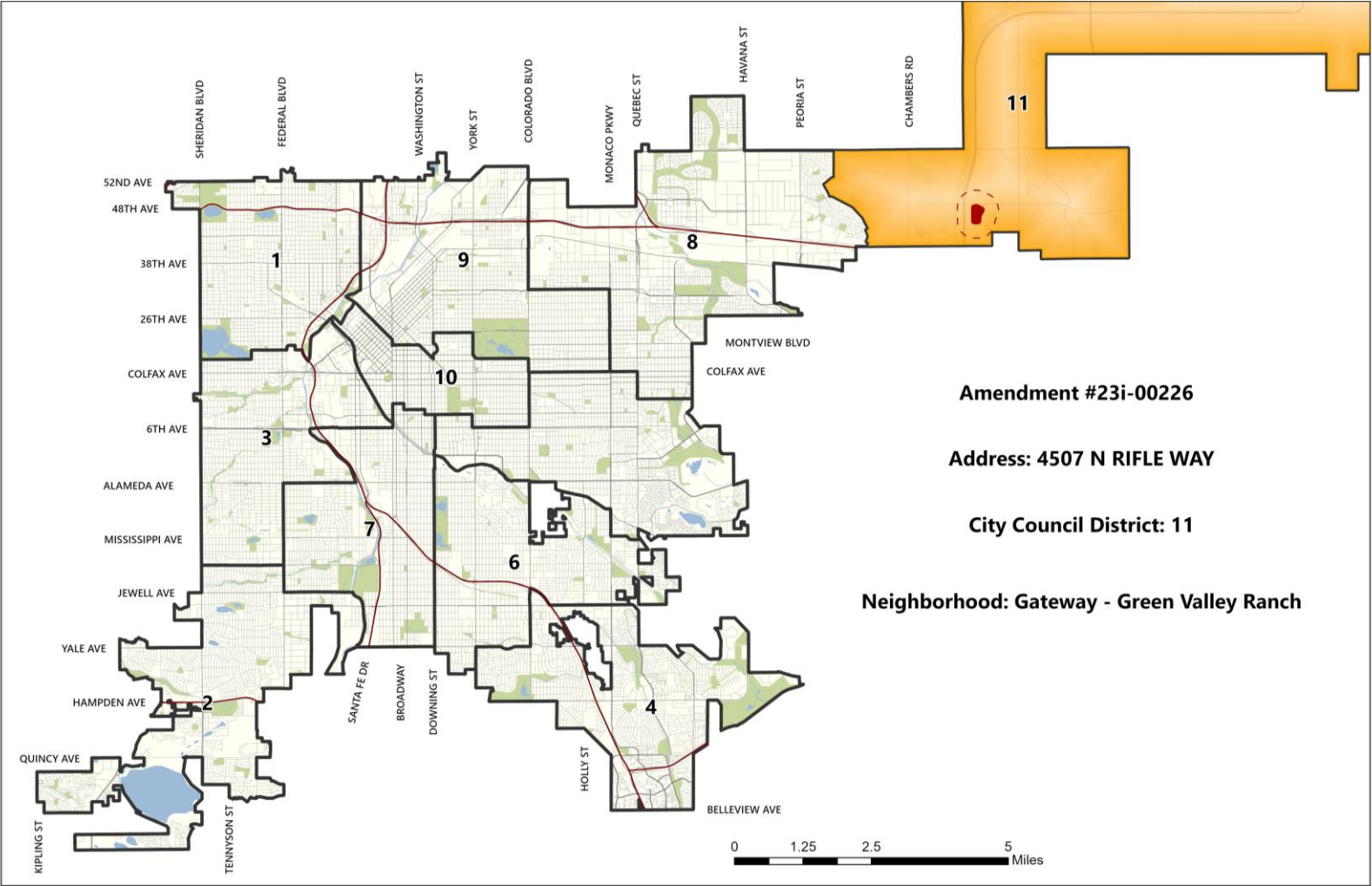


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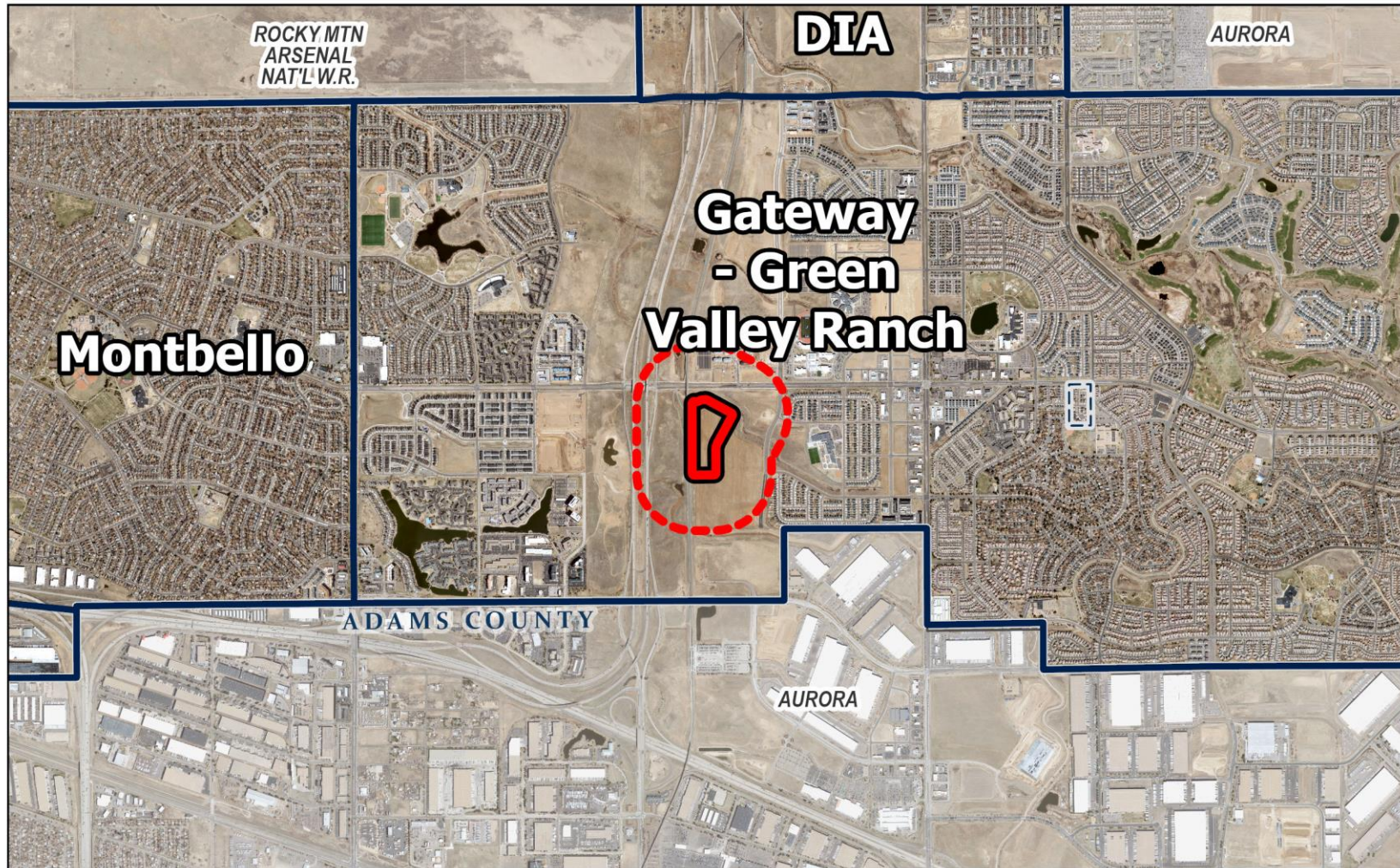


# Council District 11 – Councilmember Gilmore



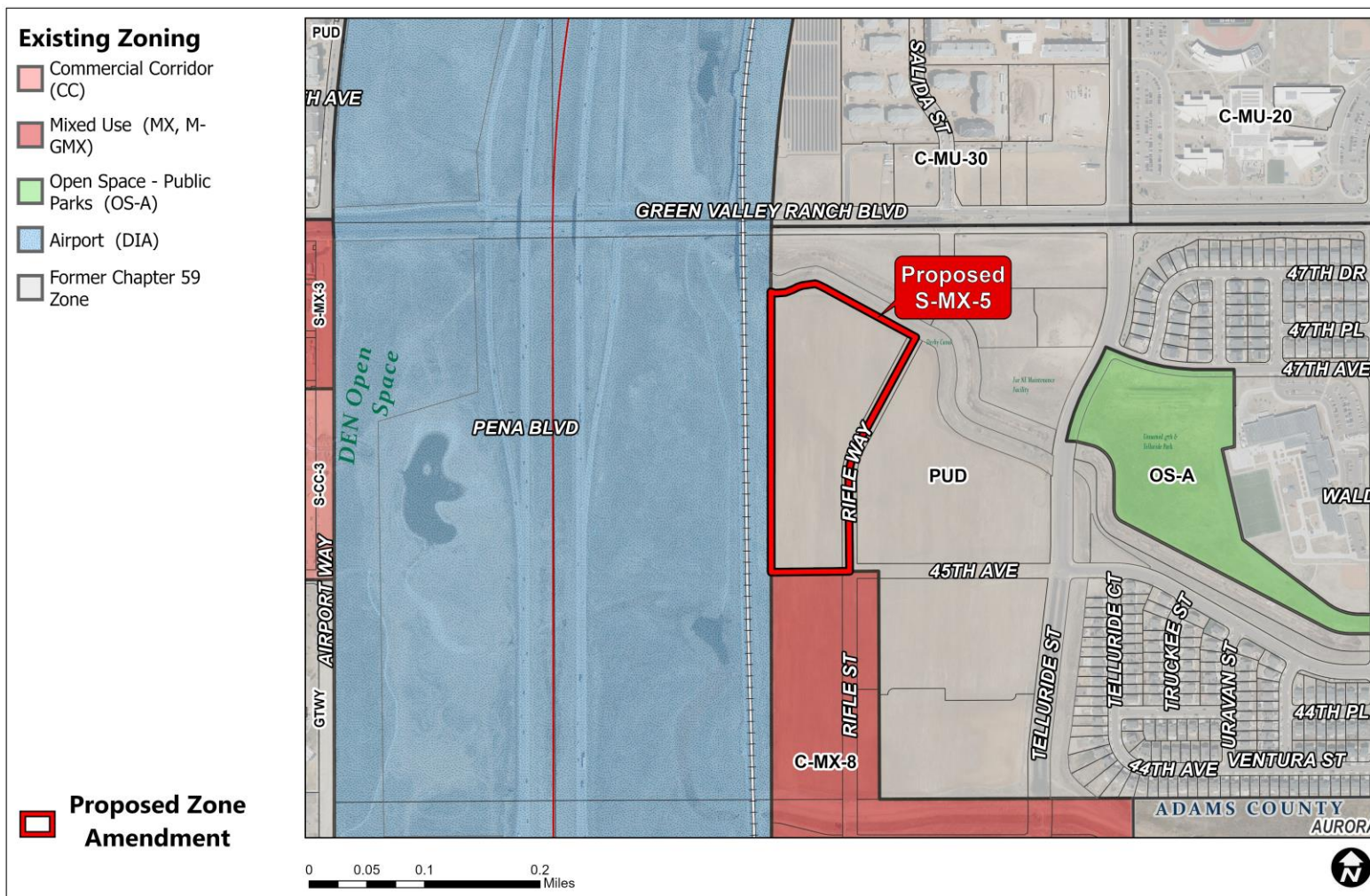


# Statistical Neighborhood – Gateway-Green Valley Ranch





# Existing Zoning – PUD 319



## Subject Site: PUD 319

- Superblock H
- Allows a mix of uses
- Site has maxed out its Residential allowance
- Heights up to 150'

## Proximity to:

- DIA
- PUD 319
- C-MX-8
- OS-A
- C-MU-30

# Proposed Zoning – S-MX-5

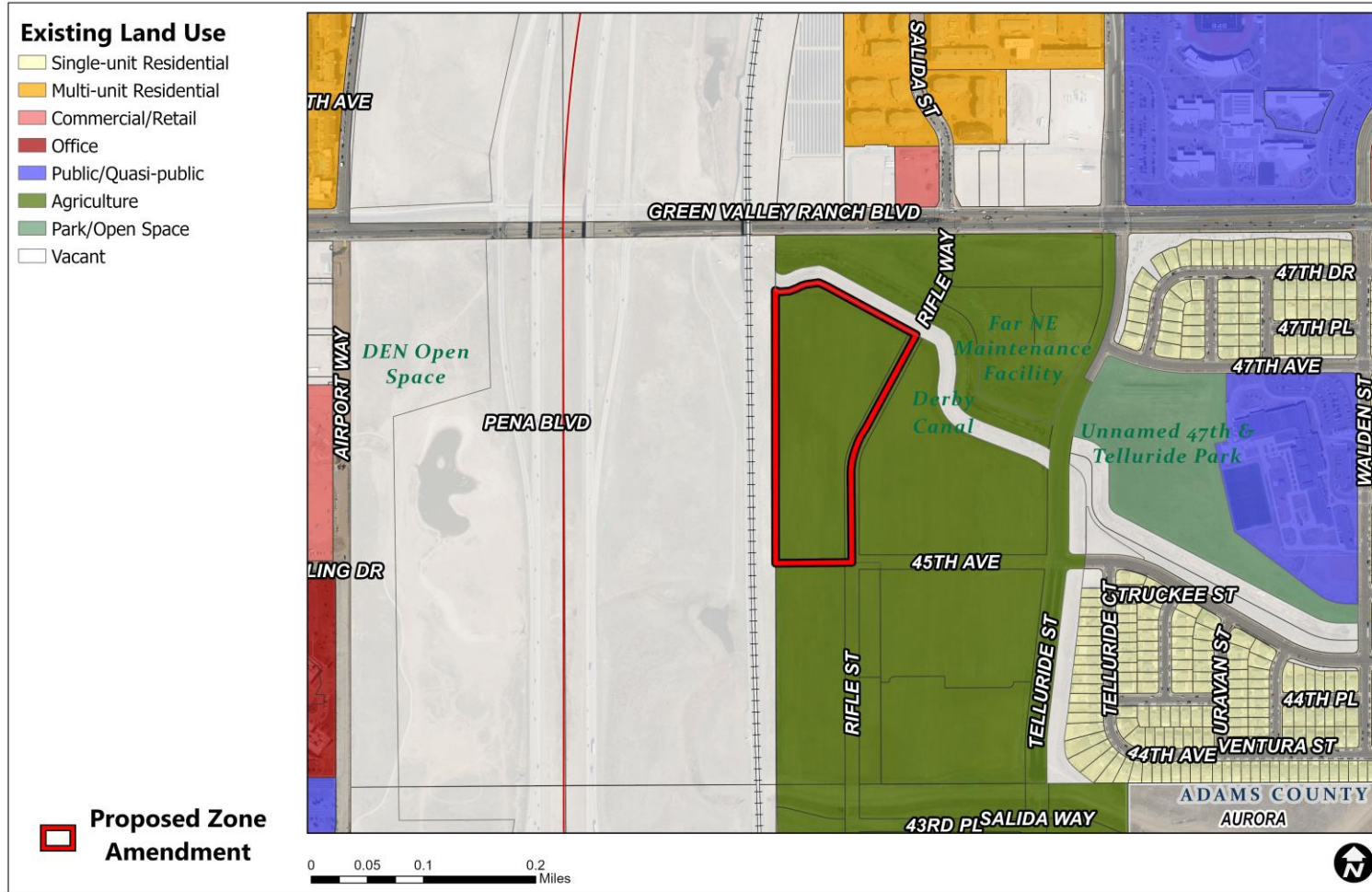
**General Purpose:** Safe, active, pedestrian-scaled. Appropriate along corridors and large sites. Balance importance of street presence and provision of adequate parking.

**Specific Intent:** Applies to areas served primarily by collector or arterial streets with building scale of 1 to 5 stories.

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



# Existing Context – Land Use



## Agriculture

Adjacent to:

- Agriculture
- Vacant
- Commercial/Retail
- Multi-Unit Residential
- Single-Unit Residential
- Park/Open Space

# Agenda

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# Large Development Review

- Property was reviewed for LDR applicability and deemed not-applicable
  - Site is larger than 5 acres
  - Far Northeast Area Plan recommends the LDR process for larger sites
  - Proposed development will require new infrastructure
  - However:
  - Infrastructure planning has occurred through the PUD, master drainage study, and Transportation Engineering Plan; and
  - Land use, development standards, and urban design can be adequately/efficiently addressed through standard review processes;



# Open Space and Affordable Housing Agreement

- Open Space
  - Gateway Subdivision Rules & Regulations – change to potential Residential
  - Requirement for Regional Trail connection as requested by DPR
  - Requirement to comply with Residential open space requirements
- Affordable Housing Agreement
  - High Impact Development Compliance Plan
  - Require Income Restricted Units on-site
  - Minimum 8% of units
  - For-sale at 80% AMI or less
  - Minimum of 3 bedrooms
  - 99-year covenant

# Process

- Informational Notice: **09/10/24**
- Planning Board Notice: **11/19/24**
- Planning Board Public Hearing: **12/04/24**
- LUTI Committee: **01/07/25**
- City Council Public Hearing: **02/18/25**

# Public Comments

- RNOs
  - As of this presentation, we have received no letters from RNOs
- General Public
  - As of this presentation, we have received no public comment letters



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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)*
- *Far Northeast Area 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



# 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 (p. 28)*

## Strong and Authentic Neighborhoods

- Goal 1, Strategy A- *Build a network of well-connected, vibrant, mixed-use centers and corridors (p.34).*
- Goal 1, Strategy D- *Encourage quality infill development that is consistent with the surrounding neighborhood and offer opportunities for increase amenities (p. 34).*

## 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

## 1. Consistency with Adopted Plans

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

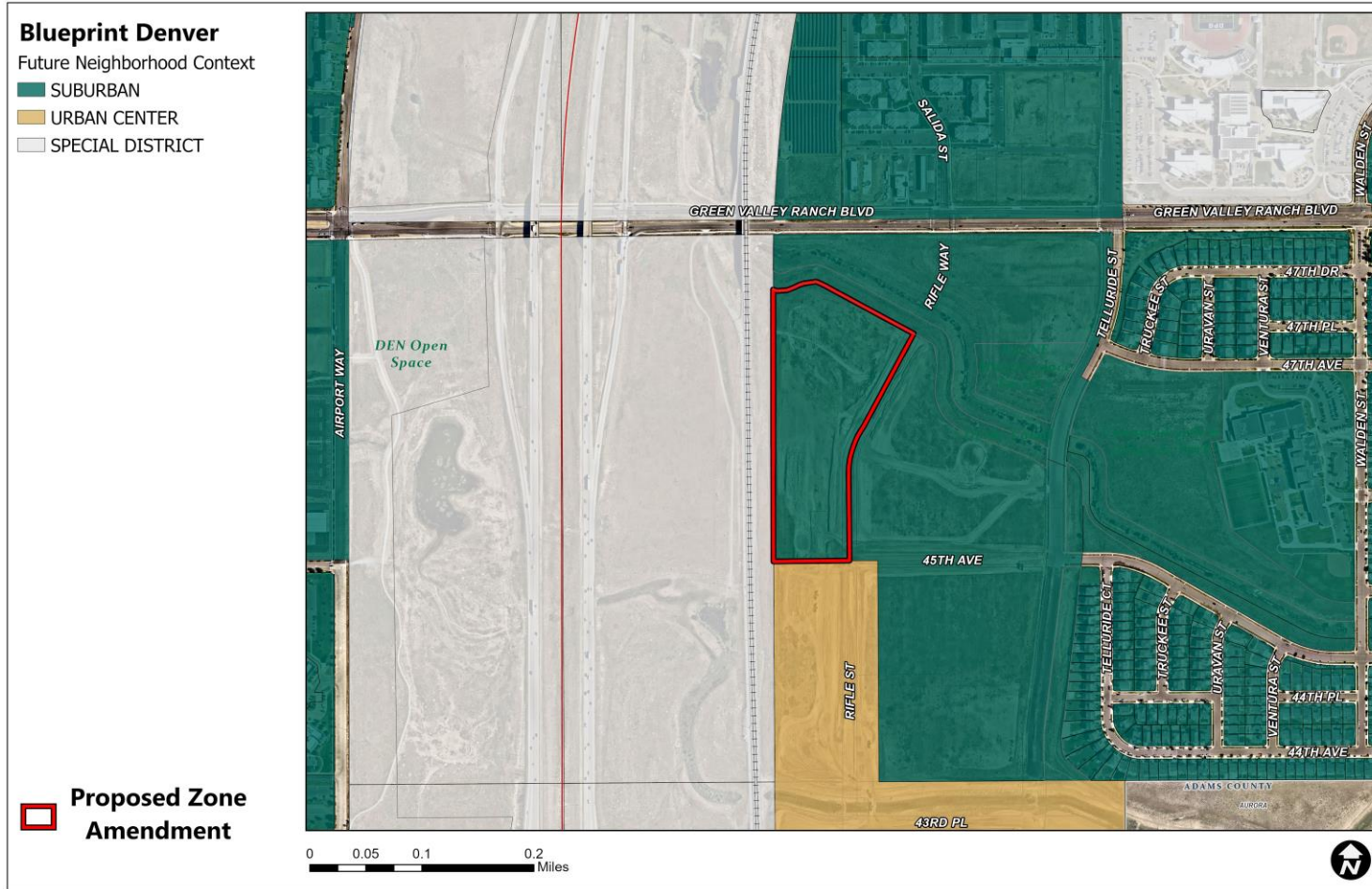
## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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

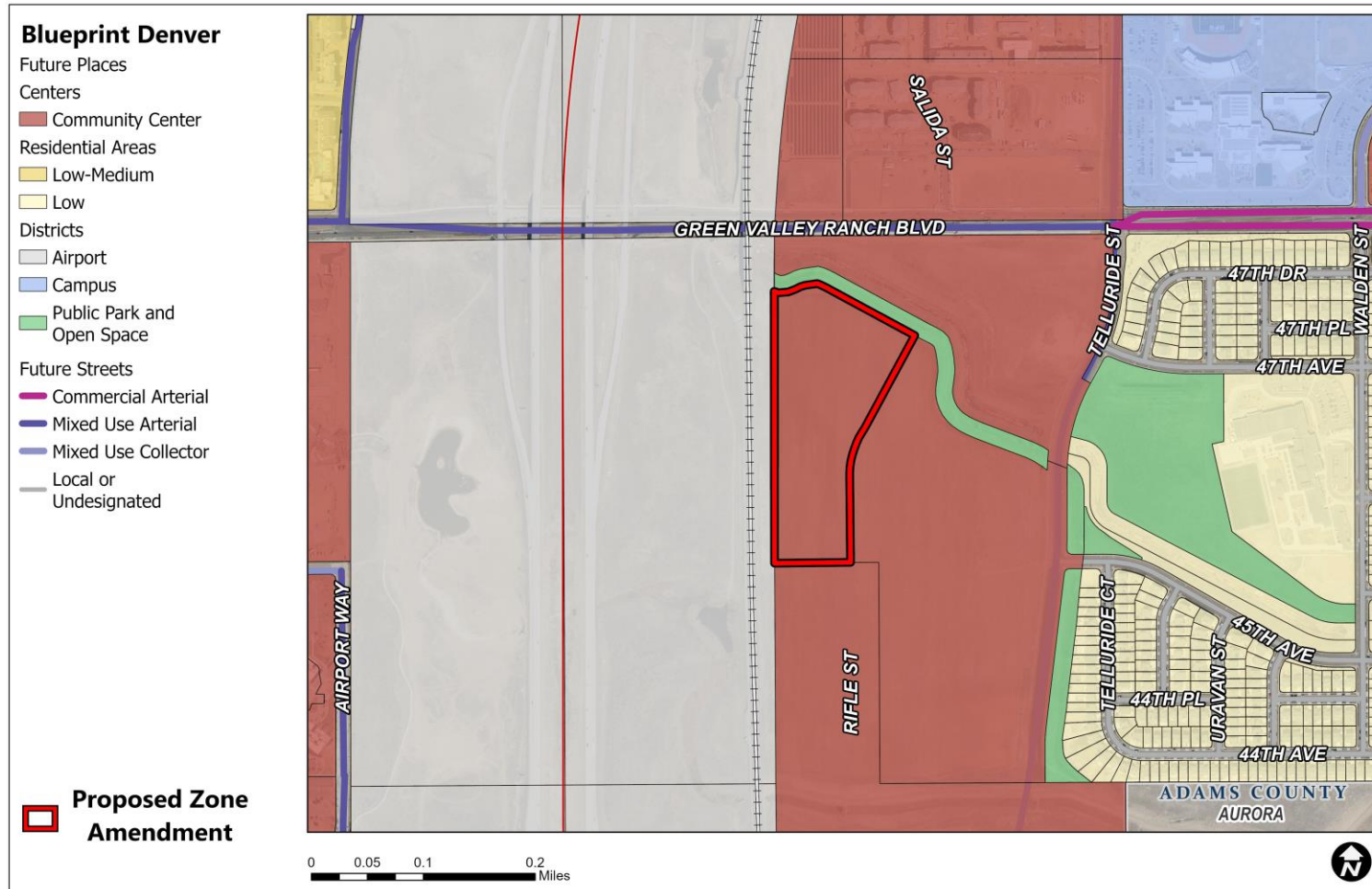
# Blueprint Denver



- **Suburban**
  - Range of uses from single-unit to multi-unit residential to commercial corridors and centers
  - Block patterns are generally irregular with curvilinear streets and no alley access



# Blueprint Denver



- **Community Center**
  - Medium mix of office, commercial, and residential uses
  - Heights generally up to 5 stories
- **Streets**
  - Green Valley Ranch: Mixed Use Arterial

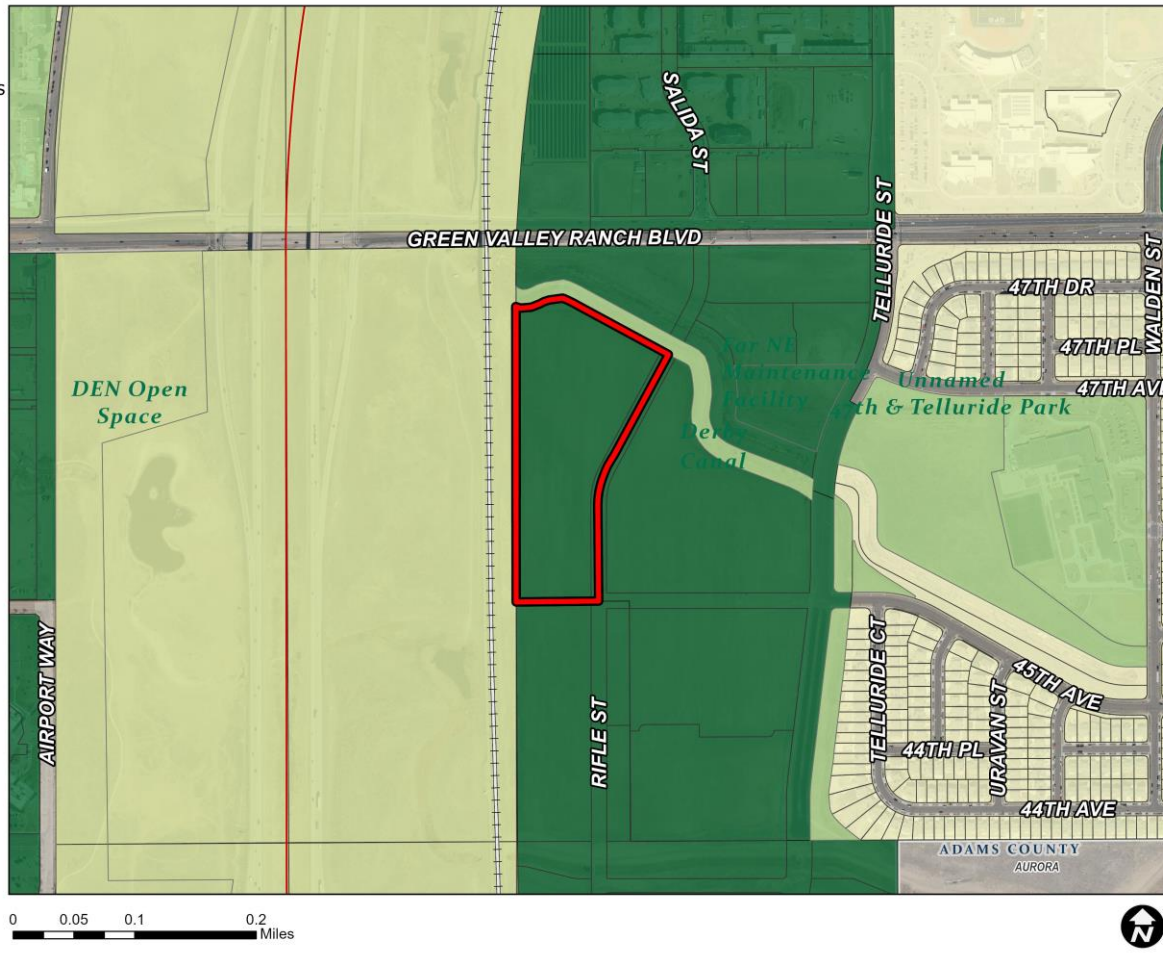
*Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.*

# Blueprint Denver

## Blueprint Denver

### Growth Strategy

- Community centers and corridors
- Greenfield residential areas
- Districts
- All other areas of the city



25% of new housing  
20% of new employment

# Blueprint Denver

## Strategies:

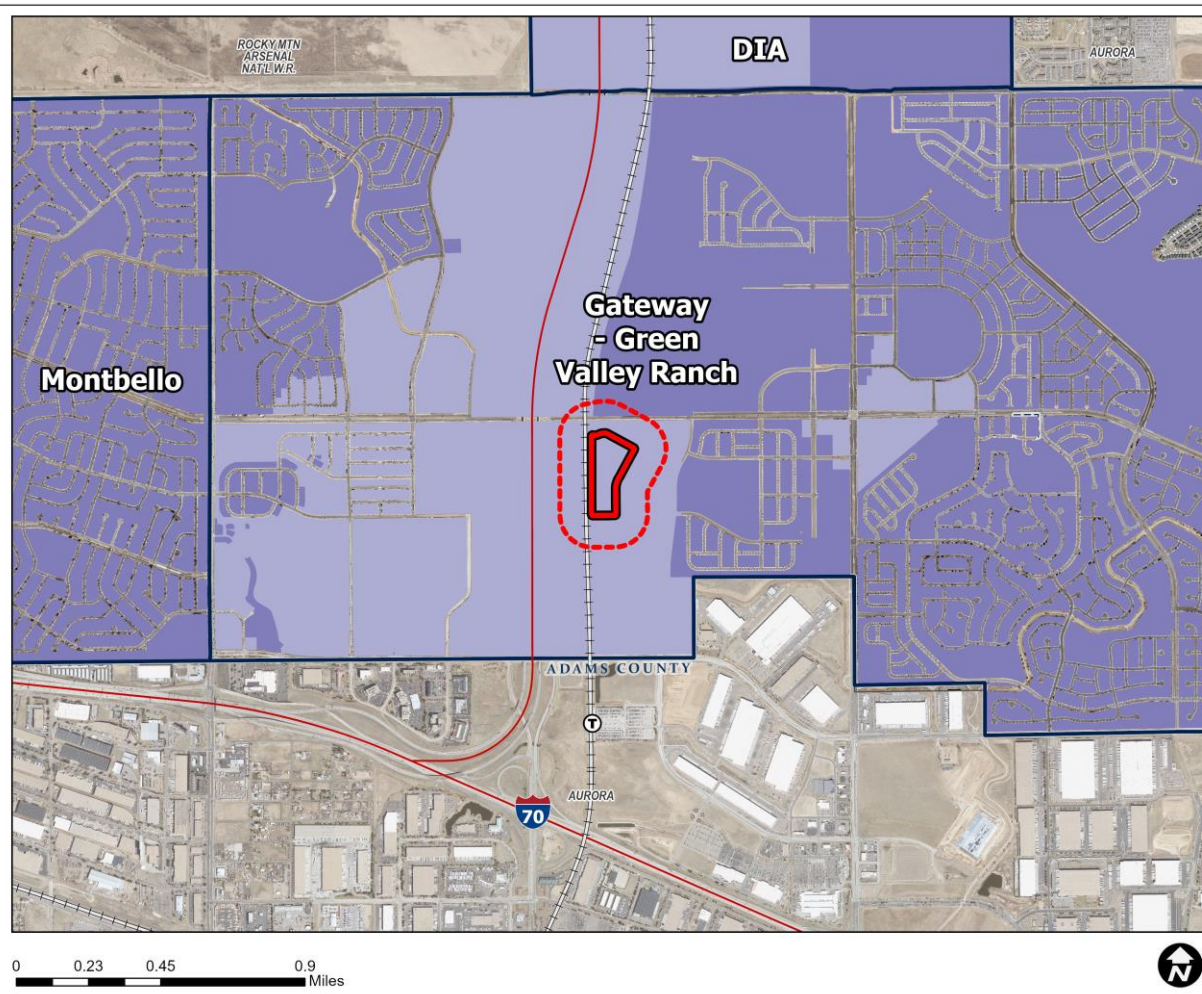
- Land Use & Built Form General Policy 3, Strategy A: *Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p. 73)*



# Blueprint Denver

## Blueprint Denver

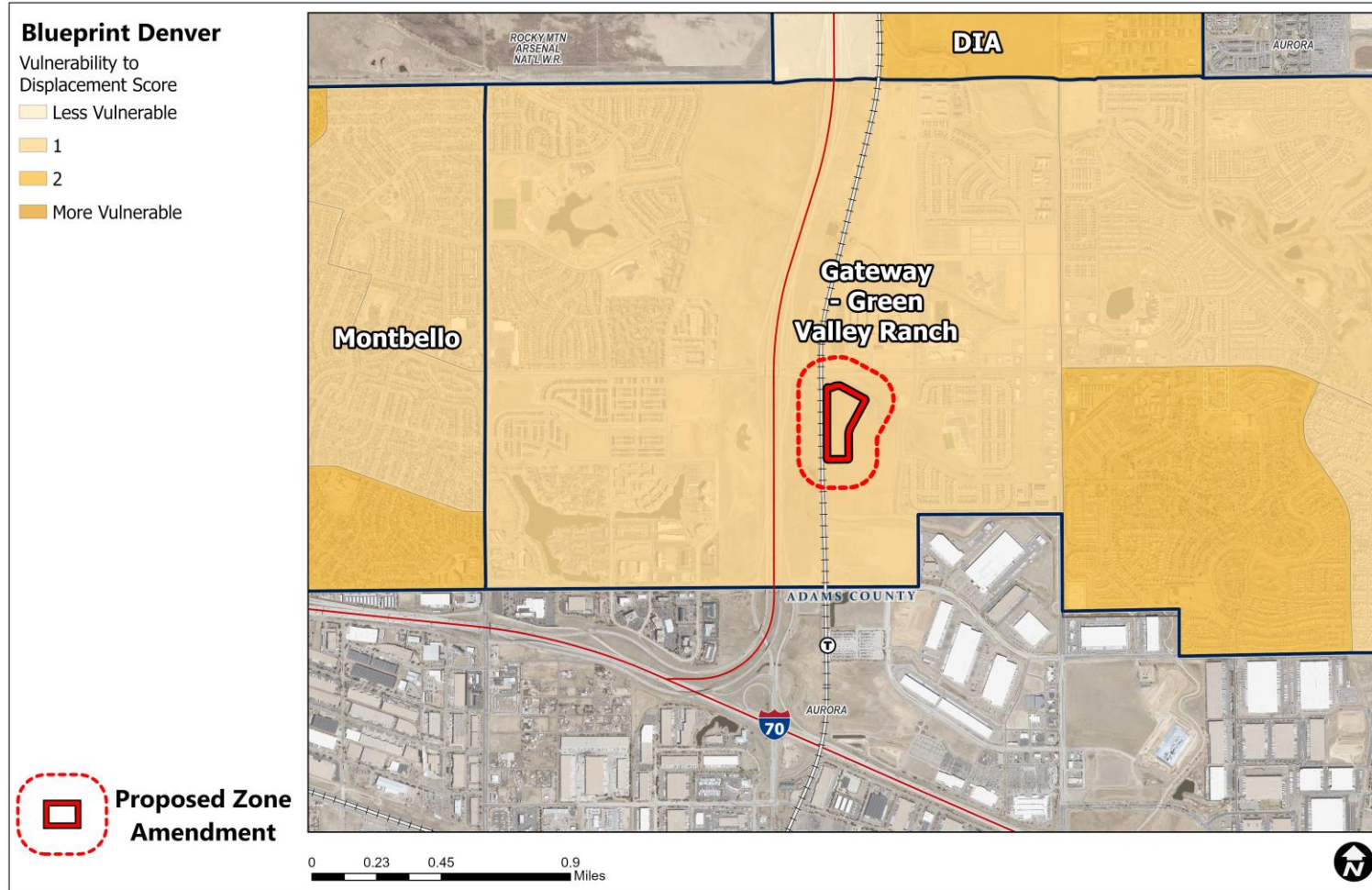
Access To Opportunity  
Cumulative Score - 2023



- Average Access to Opportunity
- Small residential population can skew data
- New development must provide additional open space
- Zone district would allow for higher density of residential and commercial

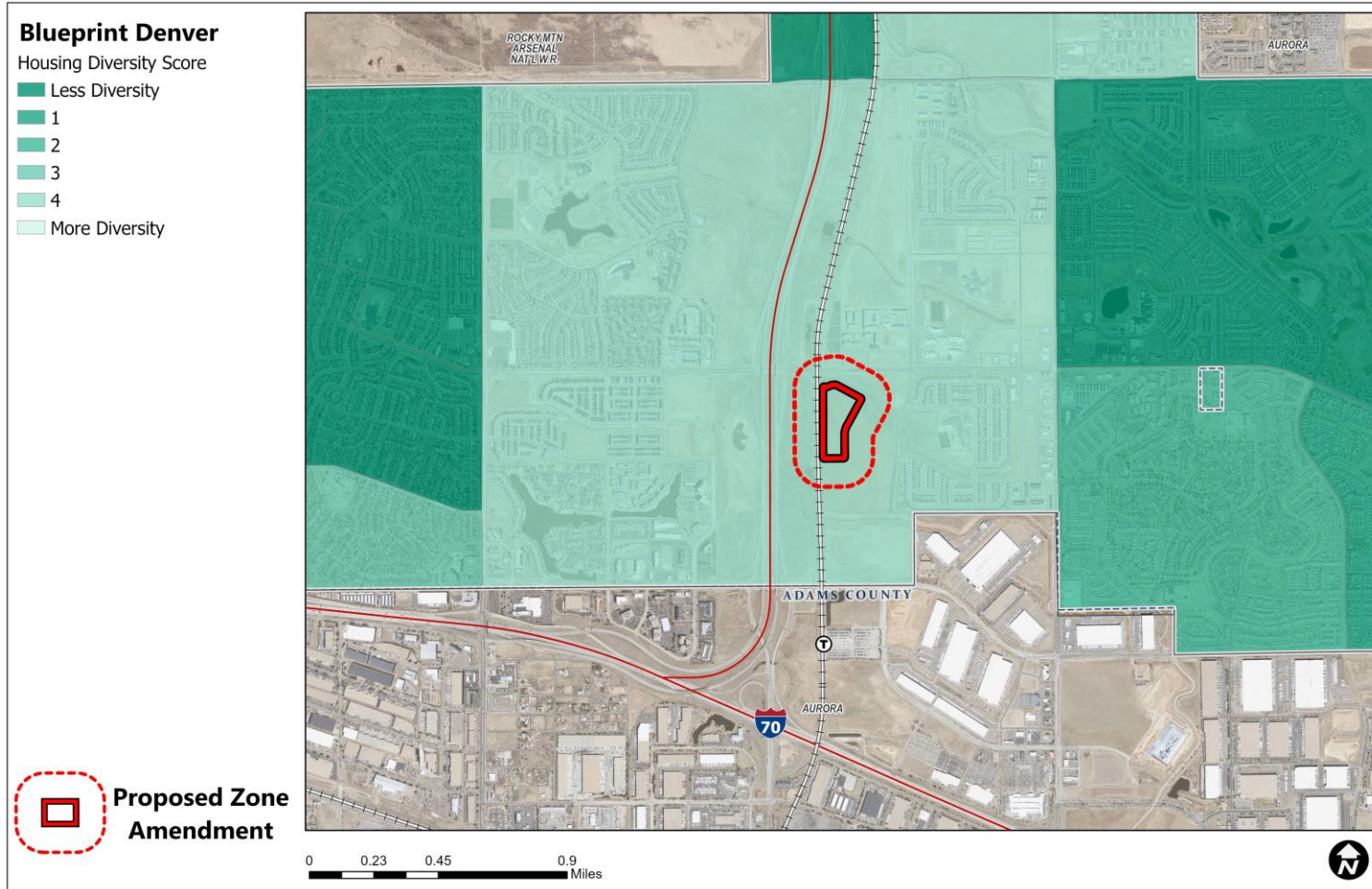


# Blueprint Denver



- Low vulnerability to involuntary displacement
- Vulnerable on educational attainment (% of population over 25 with a college degree)

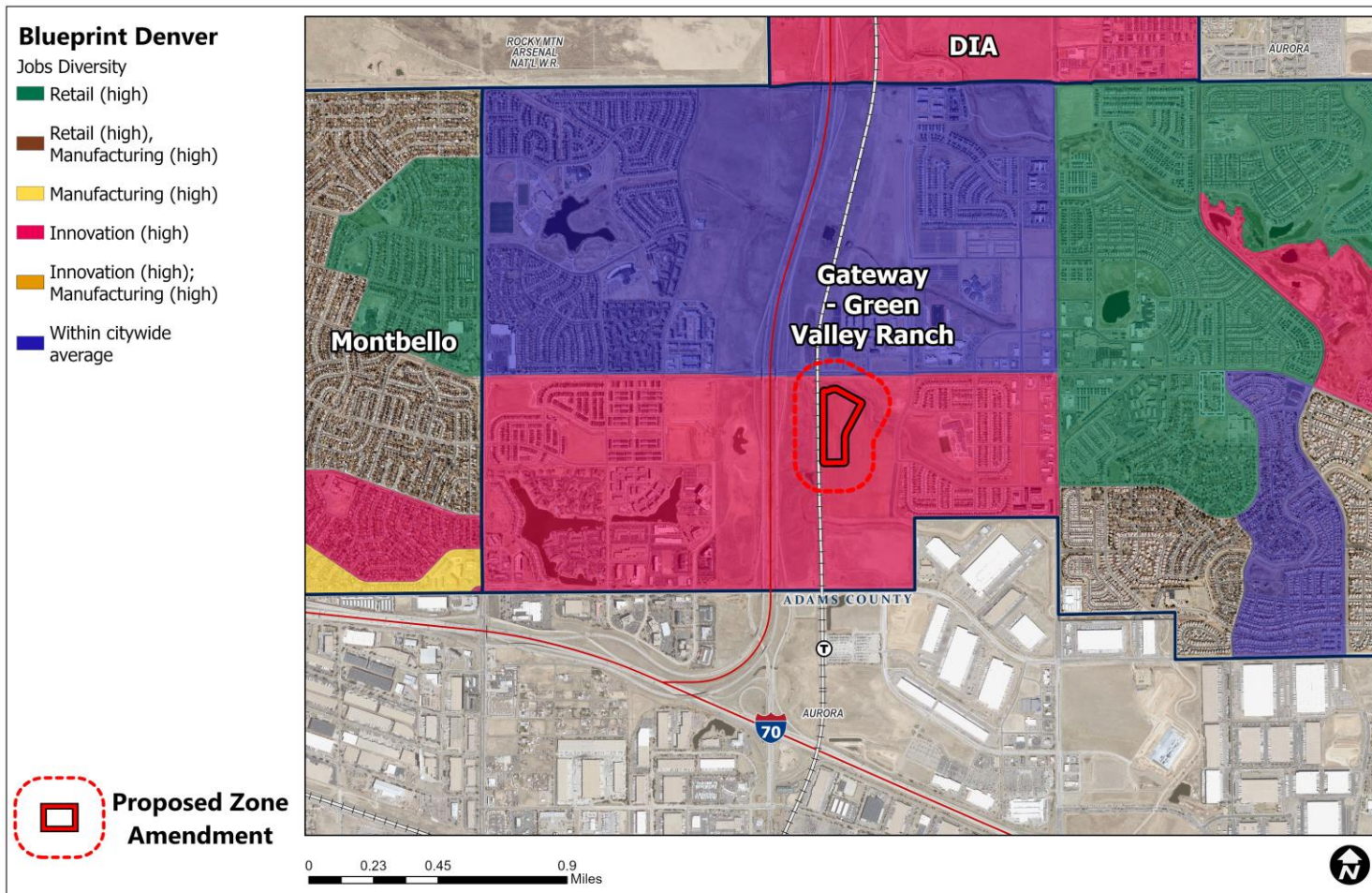
# Blueprint Denver



- Moderate housing diversity
- Not diverse on missing middle housing (% of housing with 2-19 units)
- New zone district would allow for multi-unit residential



# Blueprint Denver



- Higher-than-average Innovation jobs
- New zone district would allow for a diversity of commercial/retail/office

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Far Northeast Area Plan (2019)*

## 2. Uniformity of District Regulations

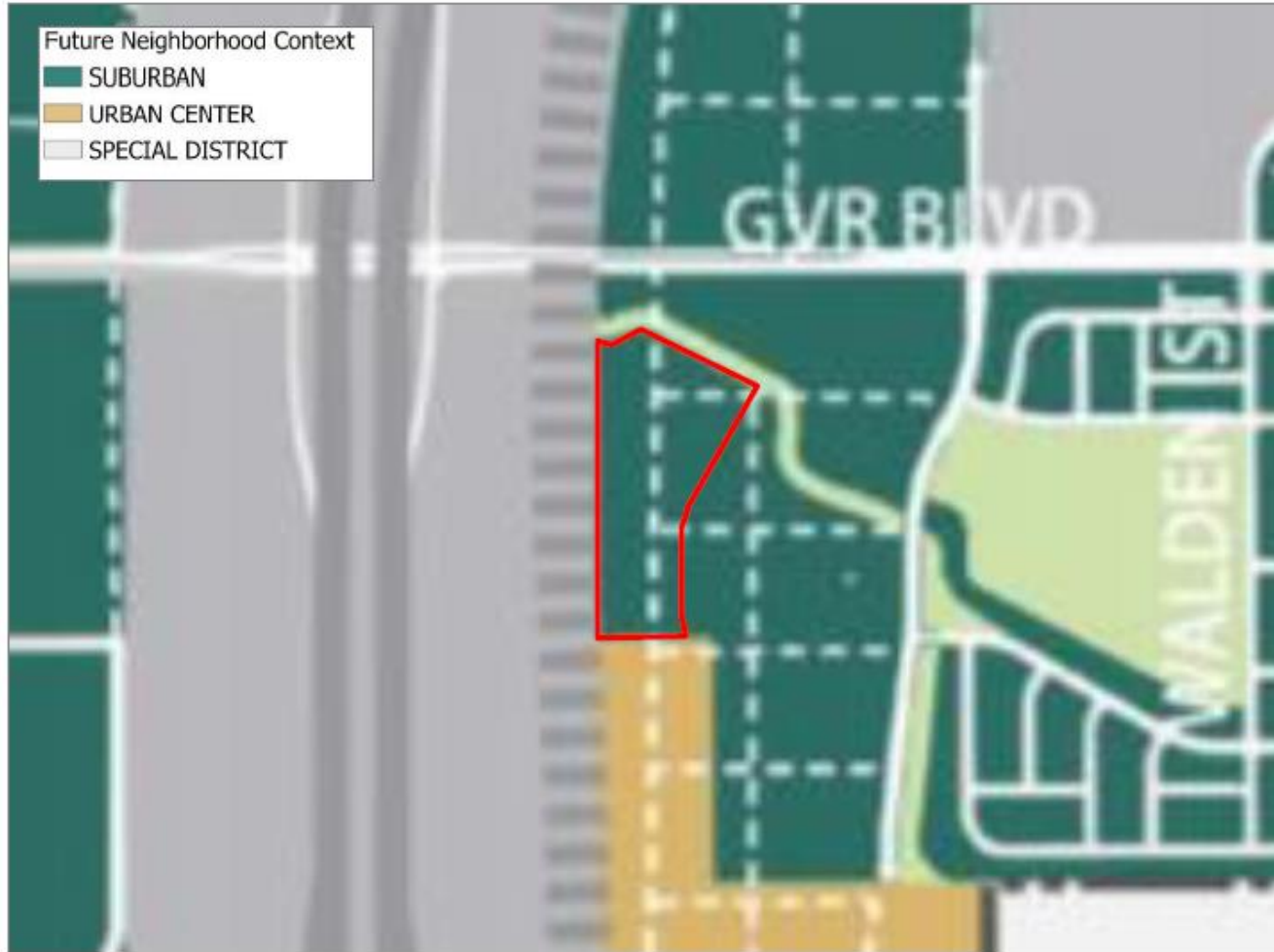
## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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



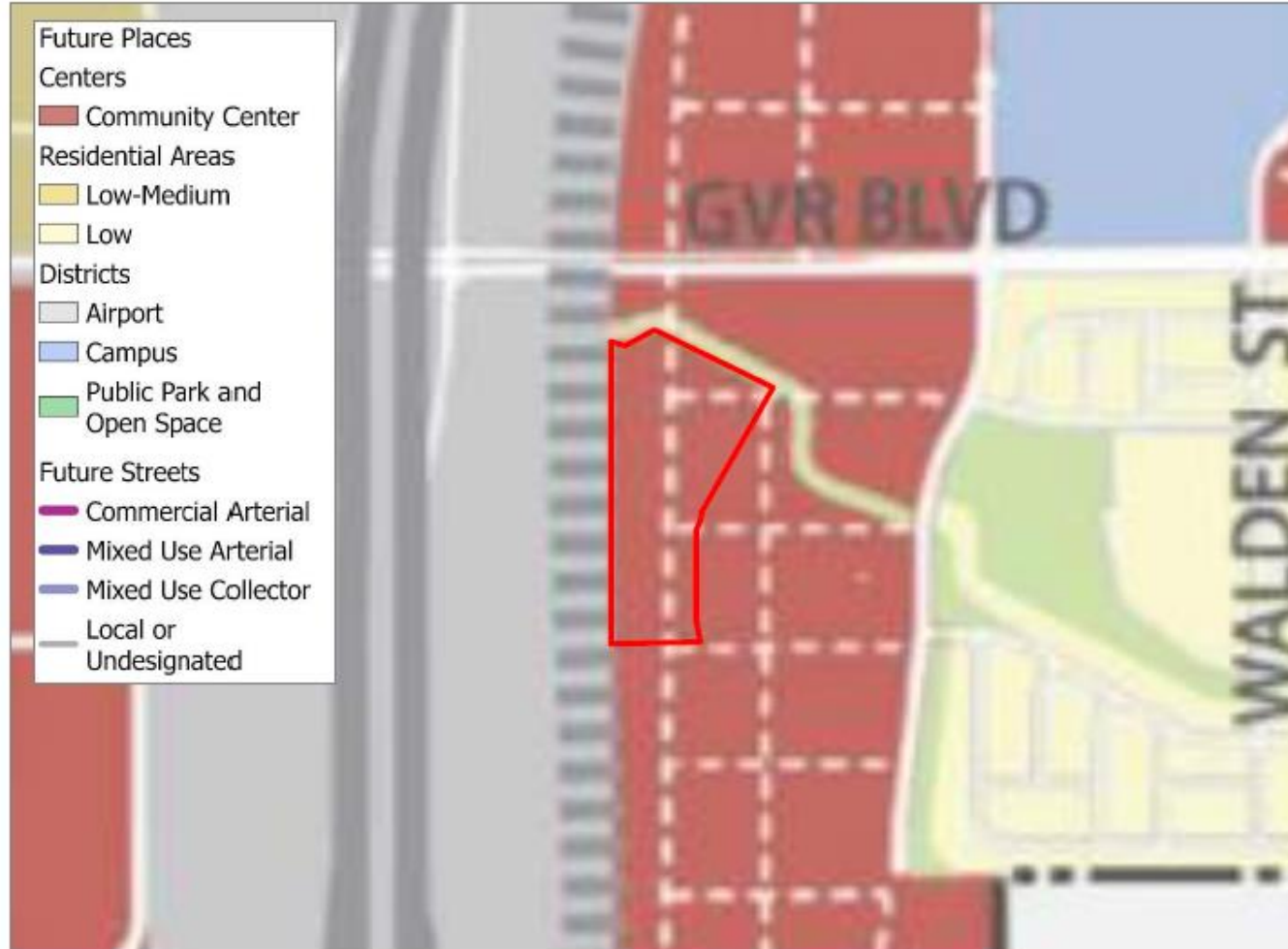
# Far Northeast Area Plan



- **Suburban**

- Range of uses from single-unit to multi-unit residential to commercial corridors and centers
- Block patterns are generally irregular with curvilinear streets and no alley access

# Far Northeast Area Plan



- **Community Center**
  - Medium mix of office, commercial, and residential uses

# Far Northeast Area Plan



- **Maximum Building Height**
  - Up to 8 stories

# *Far Northeast Area Plan*

## Recommendations:

- Create new community centers on undeveloped land on either side of the Pena scenic buffer to maximize opportunities to create destination areas and introduce new retail, jobs, and housing
- Support a mixed of uses through this area
- Encourage properties from the Former Chapter 59 zoning to rezone into the Denver Zoning Code as a strategy for promoting improved design outcomes
- Strategically use large-scale rezonings as a tool for bringing Former Chapter 59 properties into the DZC



# 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
  - Improved design standards
  - Greater mix of allowed uses
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
  - Site retained Former Chapter 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