



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text Amendment #5

S-MX- A Zone District Series
(Suburban – Mixed Use - 2A, 3A, 5A, 8A,
12A)

10/14/15 Neighborhoods & Planning Committee

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Text Amendment #5 for S-MX- A Zone District Series

- Sponsor and Partners
- Process
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Sponsor & Community Partners

- Ordinance is sponsored by Community Planning and Development
- Developed in cooperation with property owners in the initial proposed location for rezoning at the Peña Boulevard station area



Text Amendment Process

- INC Zoning & Planning Committee Meeting: **June 27th**
- Public Review Draft posted to CPD website: **July 24th**
- Informational notice to Registered Neighborhood Organizations (RNOs) and City Council: **July 28th**
- Planning Board Informational Item: **August 19th**
- Planning Board Public Hearing: **September 16th**
 - Notification to RNOs and City Council 15 days prior to public hearing
 - Planning Board Draft of text amendment and staff report posted



Text Amendment Process

- City Council Neighborhoods and Planning Committee meeting – **October 14th**
 - Notification to RNOs and City Council 15 days prior
- City Council First Reading
- City Council Public Hearing – **November 23rd**
 - Notification to RNOs and City Council 21 days prior to public hearing
 - Public Hearing and decision by City Council

- Two written comments have been received:
 - General comment from the RNO Contact for the Virginia Vale Community Association
 - Comment in support from the developer of Transit-Oriented Development at Peña Boulevard Station



Purpose of Text Amendment

- Create a new series of suburban context zone districts with more urban, pedestrian-oriented character
- Adjust building form standards to reinforce strong street edges in appropriate locations consistent with suburban neighborhood contexts
- Increase predictability and implement adopted plan goals and objectives from Comprehensive Plan 2000 and Blueprint Denver

	Suburban	Urban Edge	Urban	General Urban	Urban Center
General Character	Single, multi-unit residential, commercial	Single, two-unit residential; embedded multi-unit and commercial	Single, two-unit residential; embedded multi-unit and commercial	Predominately multi-unit residential; embedded commercial	Multi-unit and mixed use commercial
Scale / Height	Low to high rise	Low to mid rise	Low to mid rise	Moderate to high rise	Moderate to high rise
Building placement – front setbacks	Deeper	Moderate to deep	Moderate	Shallow to moderate	Shallow



Summary of Proposed Text Amendment

Suffix of “-_A” indicates change in building form standards:

Standard	Existing S-MX	Proposed S-MX- _A
Build-to	50%, 0'-80'/150'	60%, 0'-20'
Surface parking between the building and the primary street	Allowed	Not Allowed
Pedestrian access	Pedestrian Connection	Entrance
Street level active uses	Not required	40% requirement



Summary of Proposed Text Amendment

- Only allow the General building form
- Drive-Thru building forms are not allowed
- Drive-Thru uses will still be allowed and be accommodated in the General building form, subject to Street Level Active Use limitations



Potential Mapping of S-MX- A Series

- Pedestrian-Oriented Development in Suburban Neighborhood Context
 - TOD Greenfield development
 - Mixed-use, master-planned communities
- Suburban Commercial Corridors
 - Higher pedestrian use
 - Connections to TODs, high frequency bus service
 - Strip mall redevelopment
- Intended first rezoning in the Peña Boulevard station area as transition away from the urban station core

- Consistent with City's Adopted Plans and Polices

Comprehensive Plan 2000:

- Ensures zoning code remains flexible and accommodating of current and future land use needs.
- Encourages mixed-use, transit-oriented development.
- Identifies community design and development issues, and targets specific concerns with appropriate controls and incentives.



Review Criteria

- Furthers the Public Health, Safety and General Welfare
 - Provides clarity and predictability by facilitating planned and desired private enterprise and redevelopment
 - Continues to implement adopted plans through regulatory changes
- Results in Regulations that are Uniform
 - Amendment's regulations are uniform in their application to buildings and land uses within each zone district



Staff Recommendation

Staff recommends that the Committee move Denver Zoning Code Text Amendment #5 forward for consideration by the full City Council, finding that the applicable review criteria have been met.