



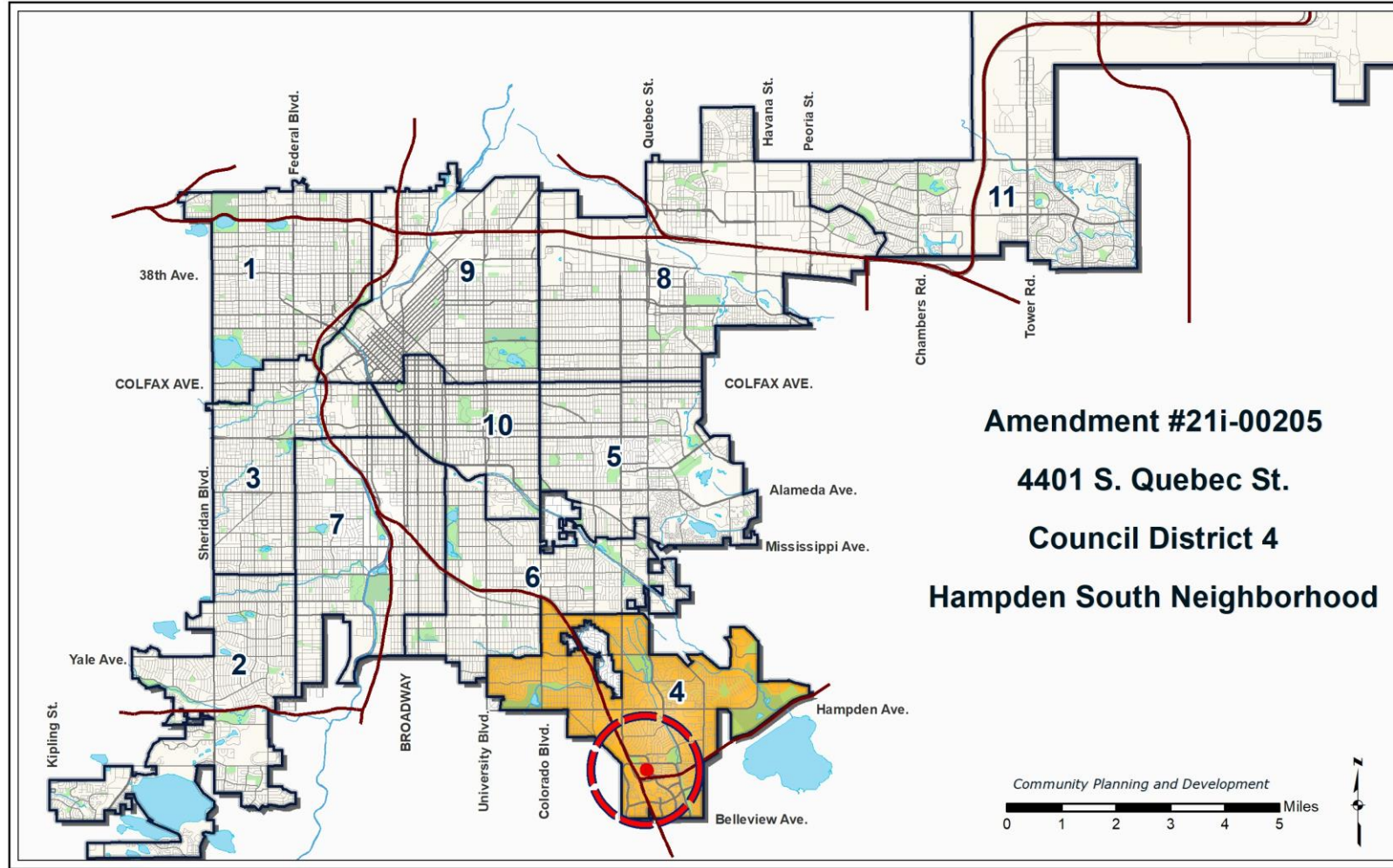
4401 S. Quebec St.

2021I-00205

Request: PUD 206 to S-MX-5

LUTI: 04/19/2022

Council District 4: Kendra Black

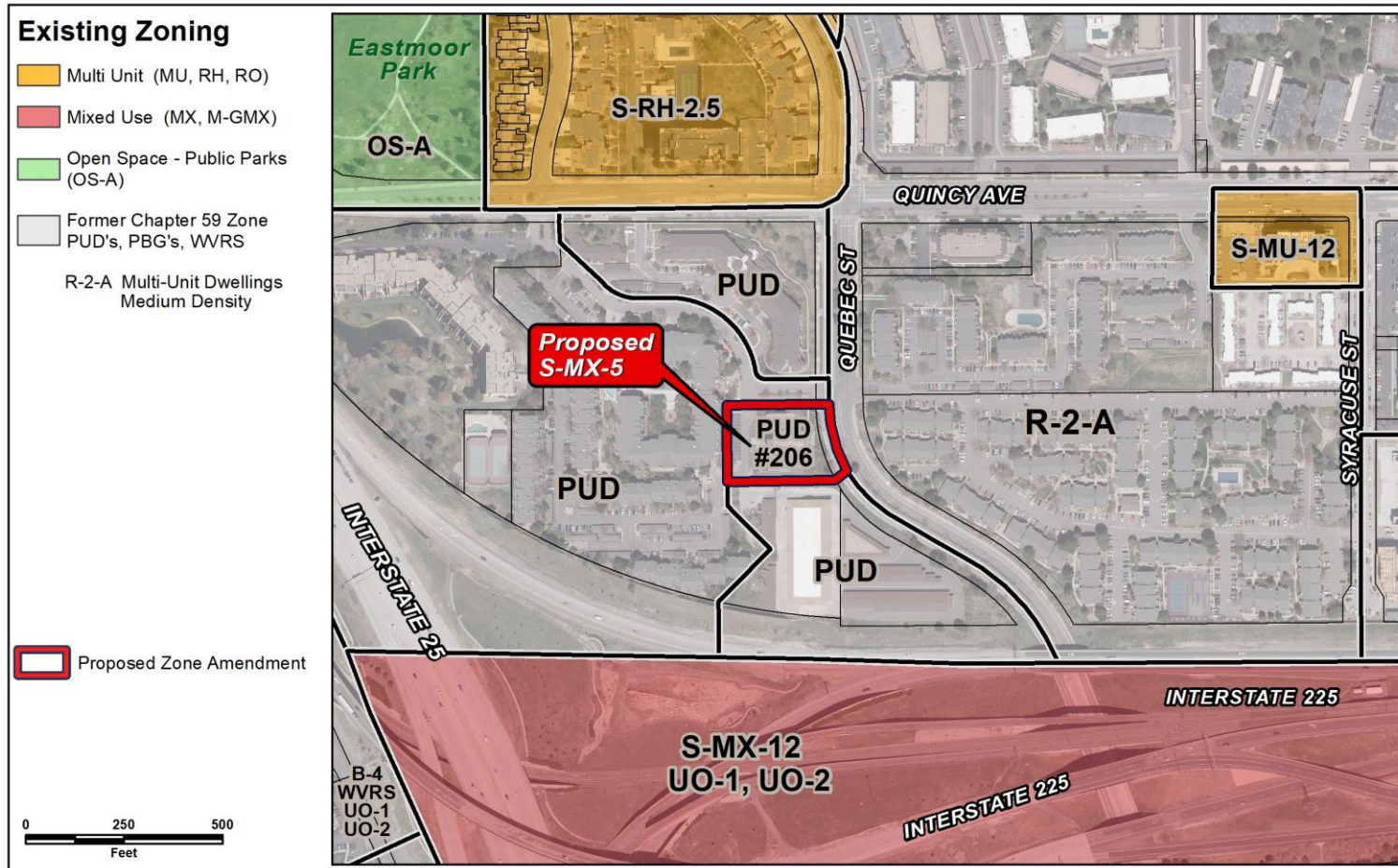


Request: S-MX-5



- Location
 - Approx. 46,387 square feet or 1.06 acres
 - Office
- Proposal
 - Rezoning from PUD 206 to S-MX-5
 - Allows General, Shopfront, and Drive Thru forms
 - Maximum height of 5 stories or 70 feet

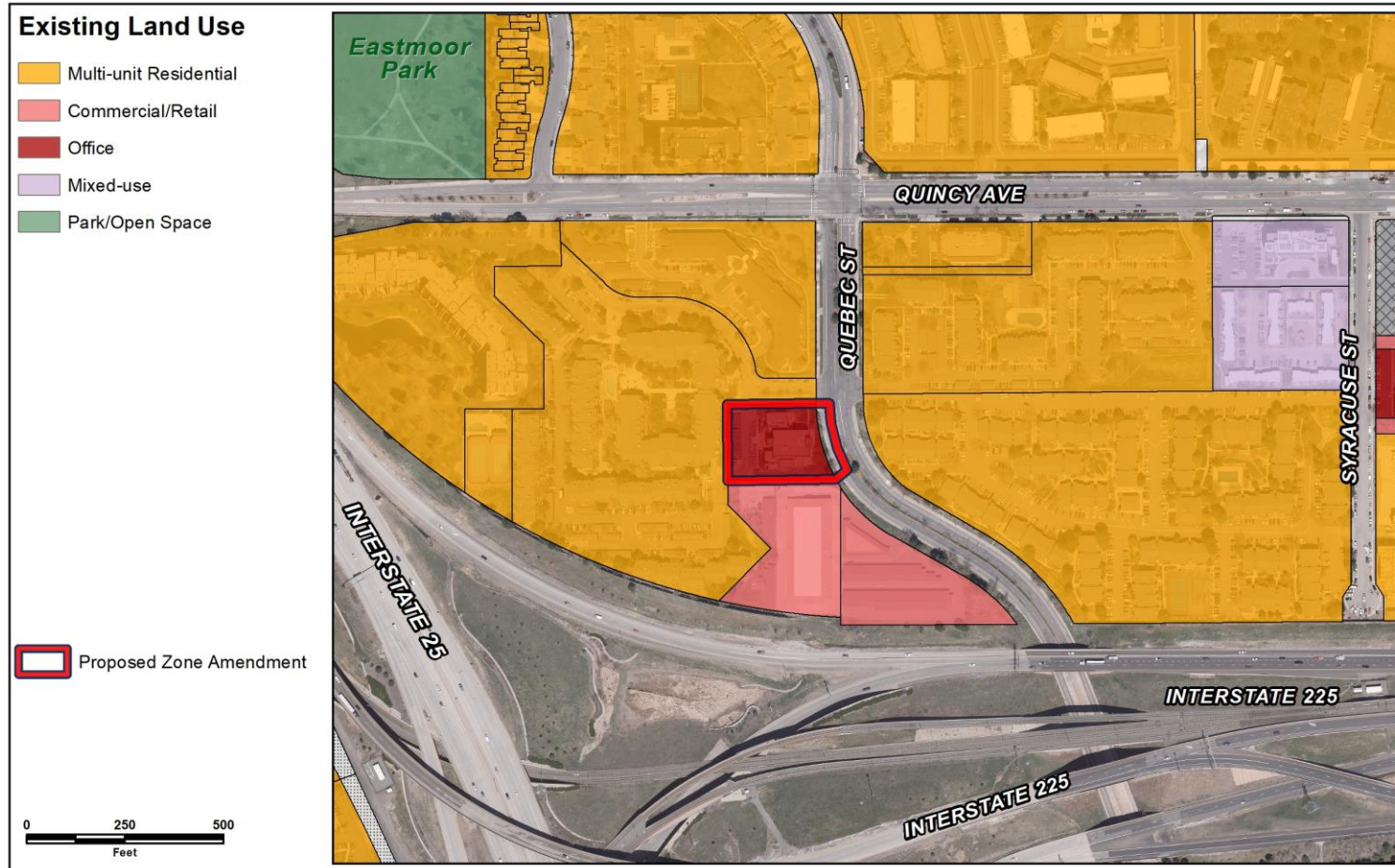
Existing Zoning



Current Zoning: PUD 206

- Max height: 5 stories or 65 feet
- FAR: 1:1
- Max building coverage: 35% of site
- Allows office and retail uses

Existing Land Use

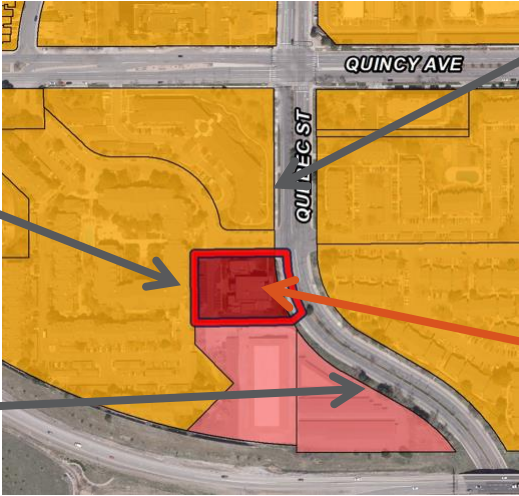


Land Use: Office

Surrounding Land Uses:

- Commercial/Retail
- Multi-unit Residential

Existing Building Form/Scale



Subject Property

Process

- Informational Notice: 12/22/2021
- Planning Board Notice: 03/22/2022
- Planning Board Public Hearing: 04/06/2022
 - Unanimously recommended approval
- LUTI Committee: 04/19/2022
- City Council Public Hearing: 07/06/2022 (tentative)
- Public Comment
 - No public comment

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

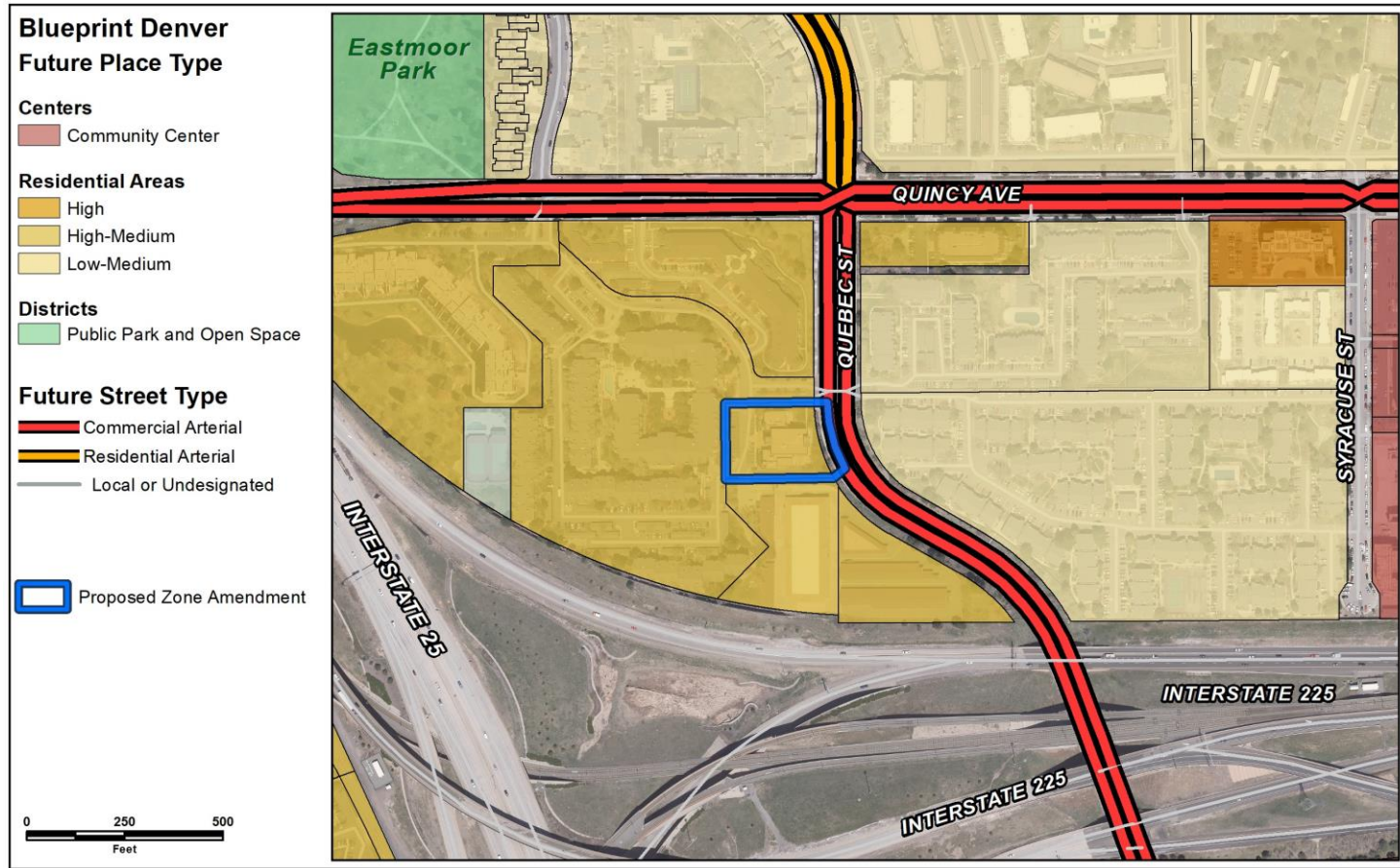
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Blueprint Denver 2019



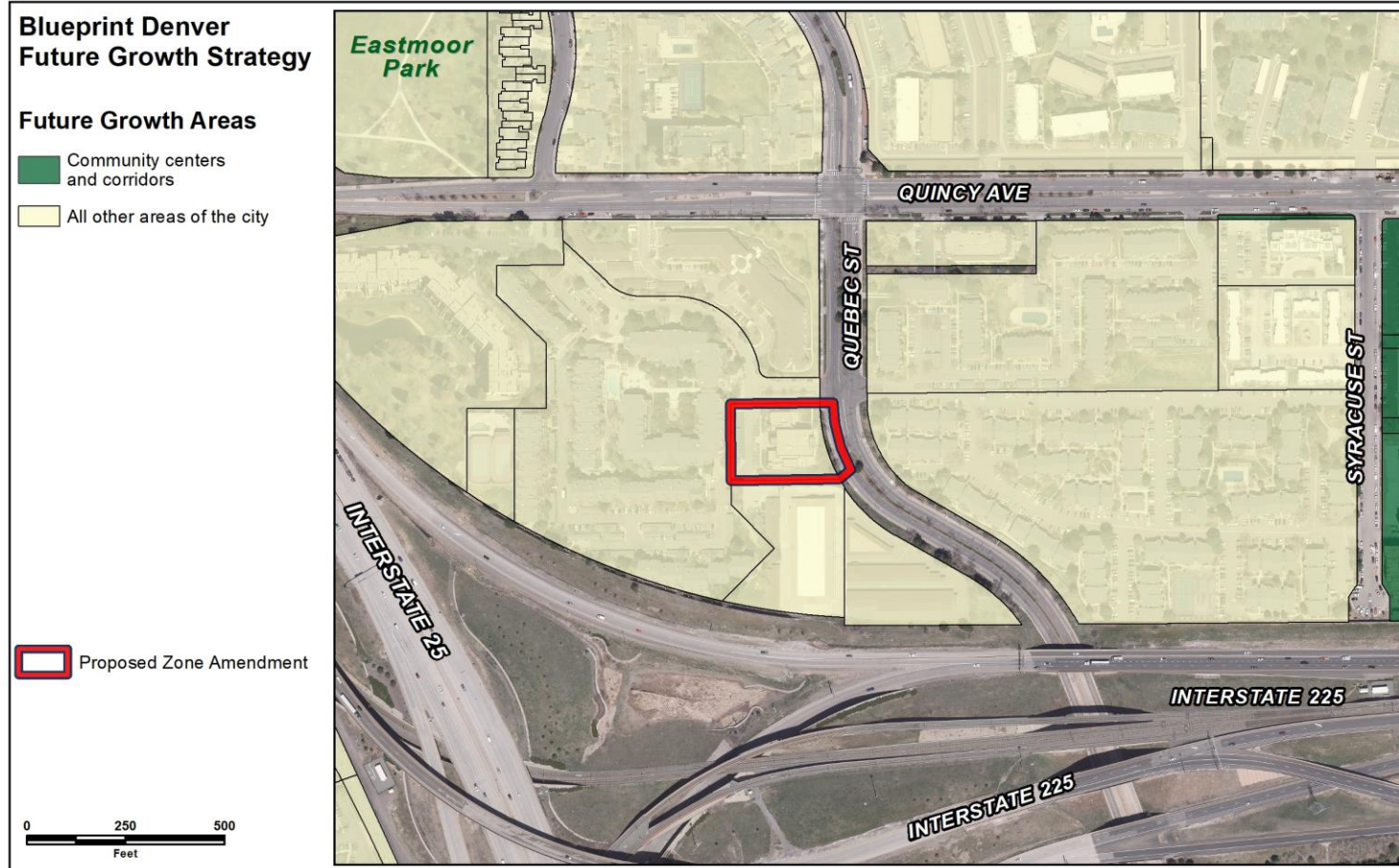
- Suburban (S-) Neighborhood Context
 - Range of uses from single-unit to commercial corridors and centers
 - Block patterns are generally irregular with curvilinear streets
 - More urban in nature than other suburban places

Consistency with Adopted Plans: Blueprint Denver 2019



- **High-Medium Residential**
 - Mix of medium-scale, multi-unit residential types
 - Can accommodate compatible commercial/retail uses
- **Future Street Type**
 - S Quebec St: Commercial Arterial

Consistency with Adopted Plans: Blueprint Denver



- **Growth Areas Strategy:**
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: 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 Zoning Code into the Denver Zoning Code
- Allows for greater density and a greater mix of uses

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 retained Former Chapter 59 zoning
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-unit and multi-unit uses, commercial strips and centers, and office parks
- Mixed Use districts are intended to
 - Promote safe, active, pedestrian-scaled, diverse areas
 - Enhance convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods
- S-MX-5 applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 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