



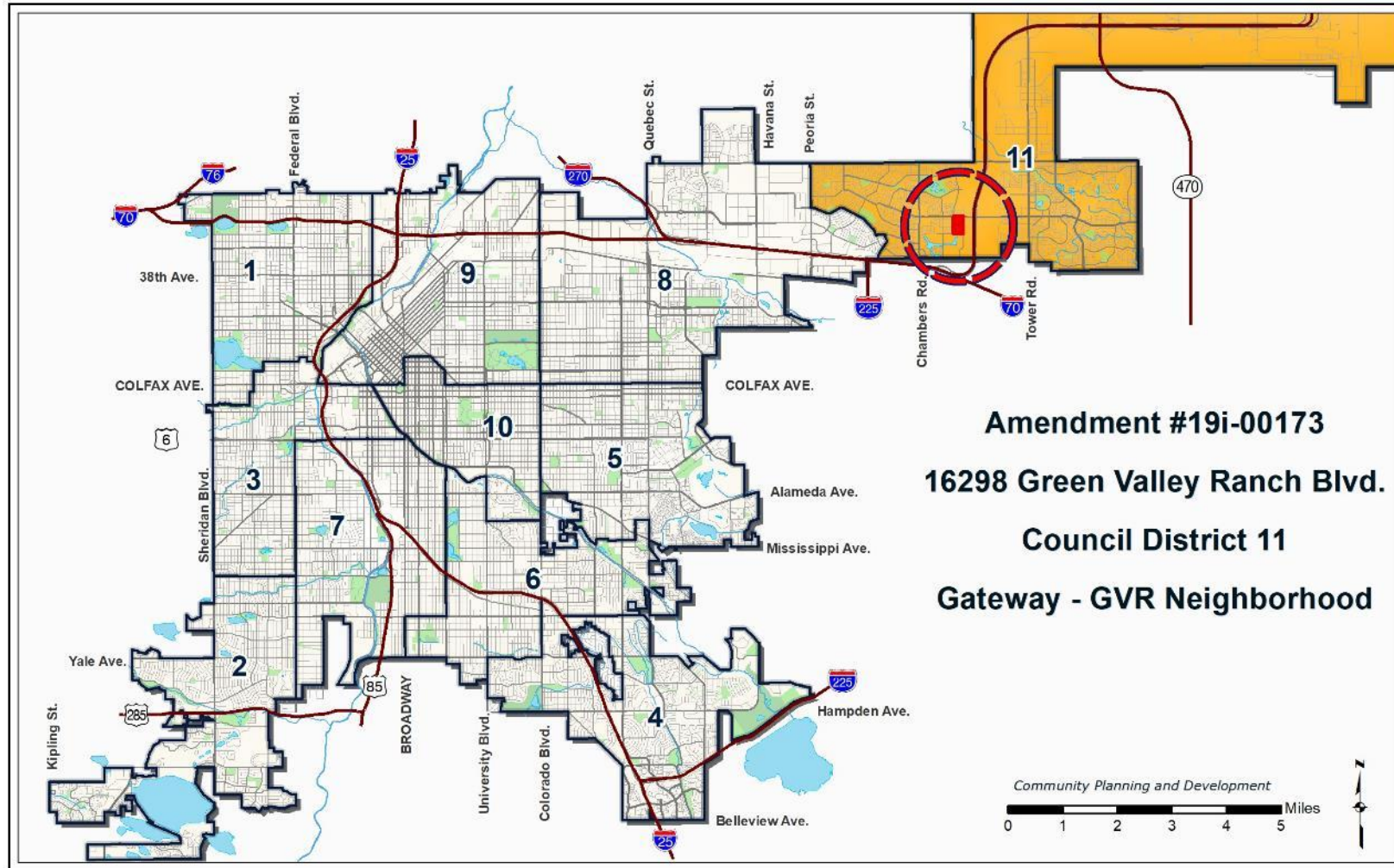
16298 Green Valley Ranch Blvd

2019I-00173

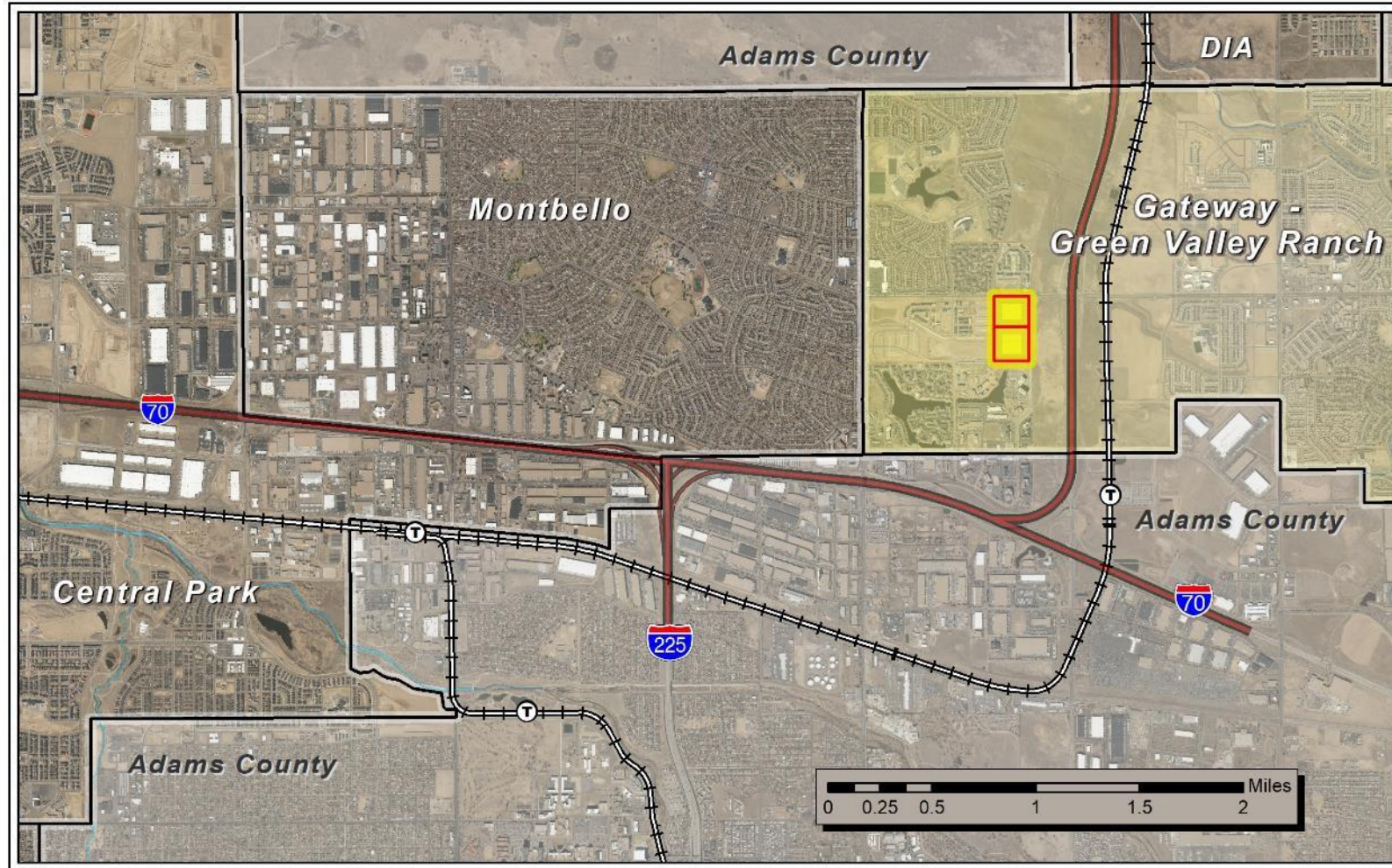
Request: PUD 319 to S-MX-3 and S-CC-3

Date: 8/16/2021

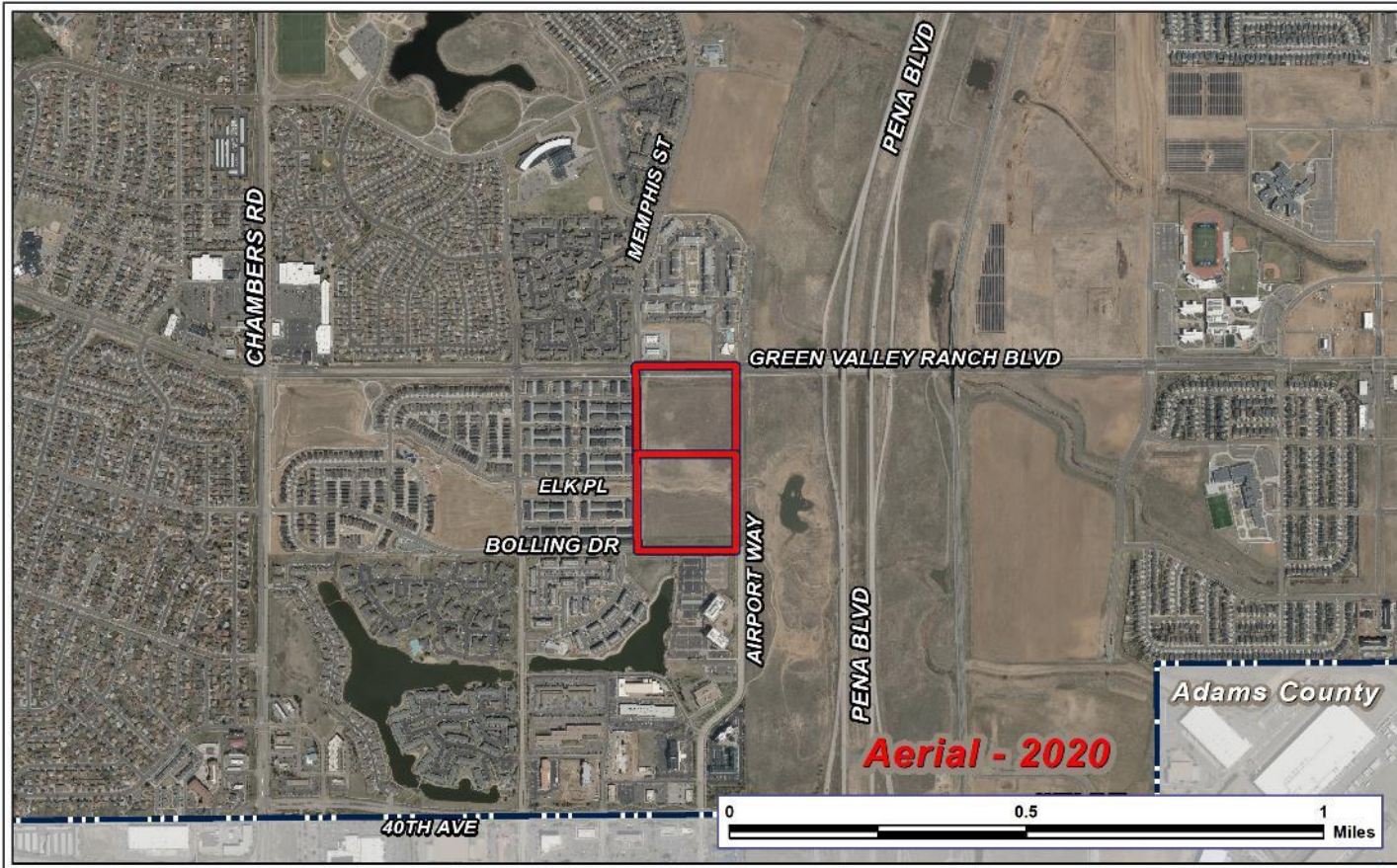
Council District 11: Councilwoman Gilmore



Gateway – Green Valley Ranch Neighborhood



Request: S-MX-3 and S-CC-3

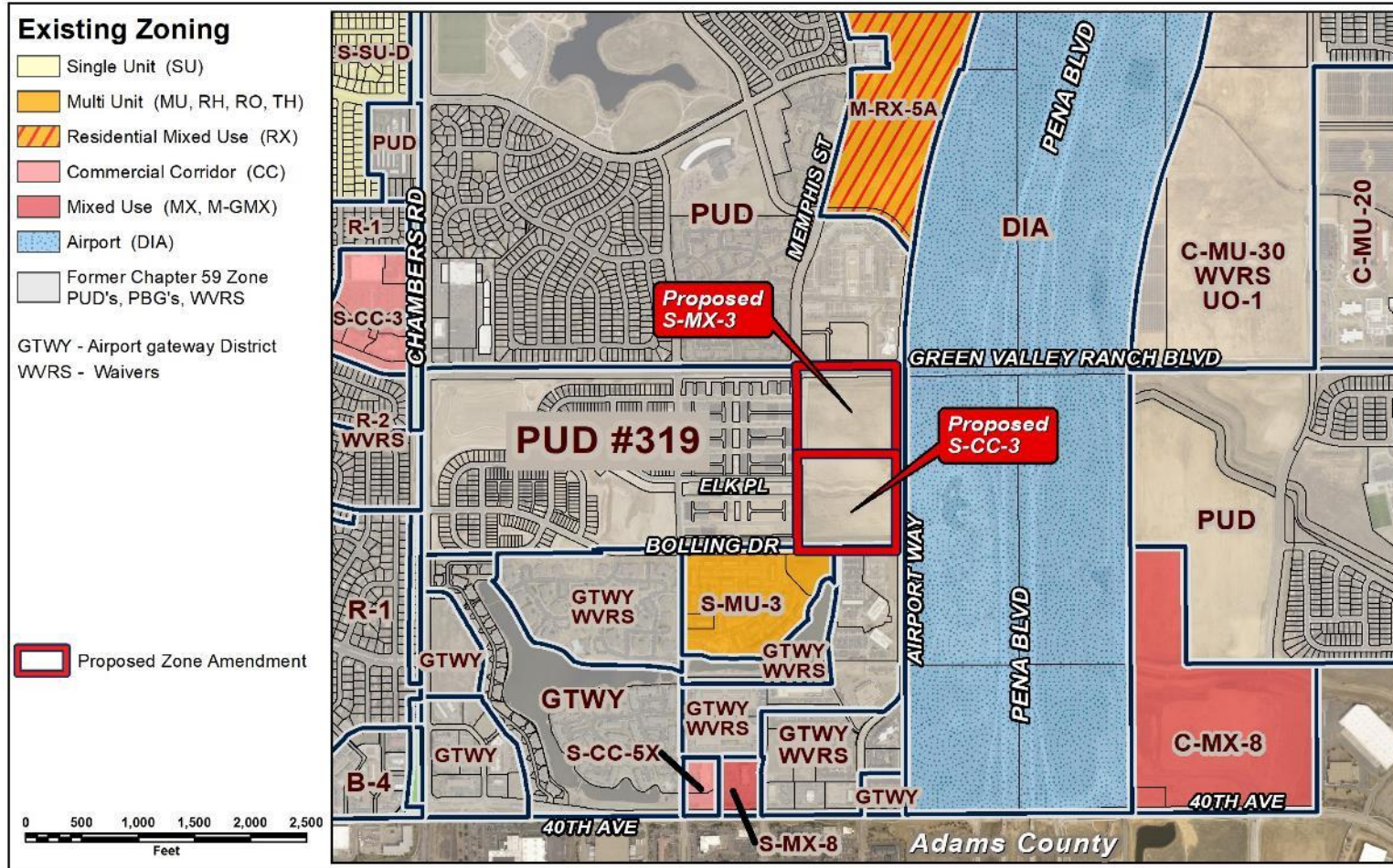


- Location
 - Approx. 32 acres
 - Agriculture
- Proposal
 - Rezoning from PUD 319 to S-MX-3 and S-CC-3
 - Allows grocery store use
 - Drive Thru Services, Drive Thru Restaurant, General, and Shopfront (S-MX-3 only) building forms

Request: S-MX-3 and S-CC-3

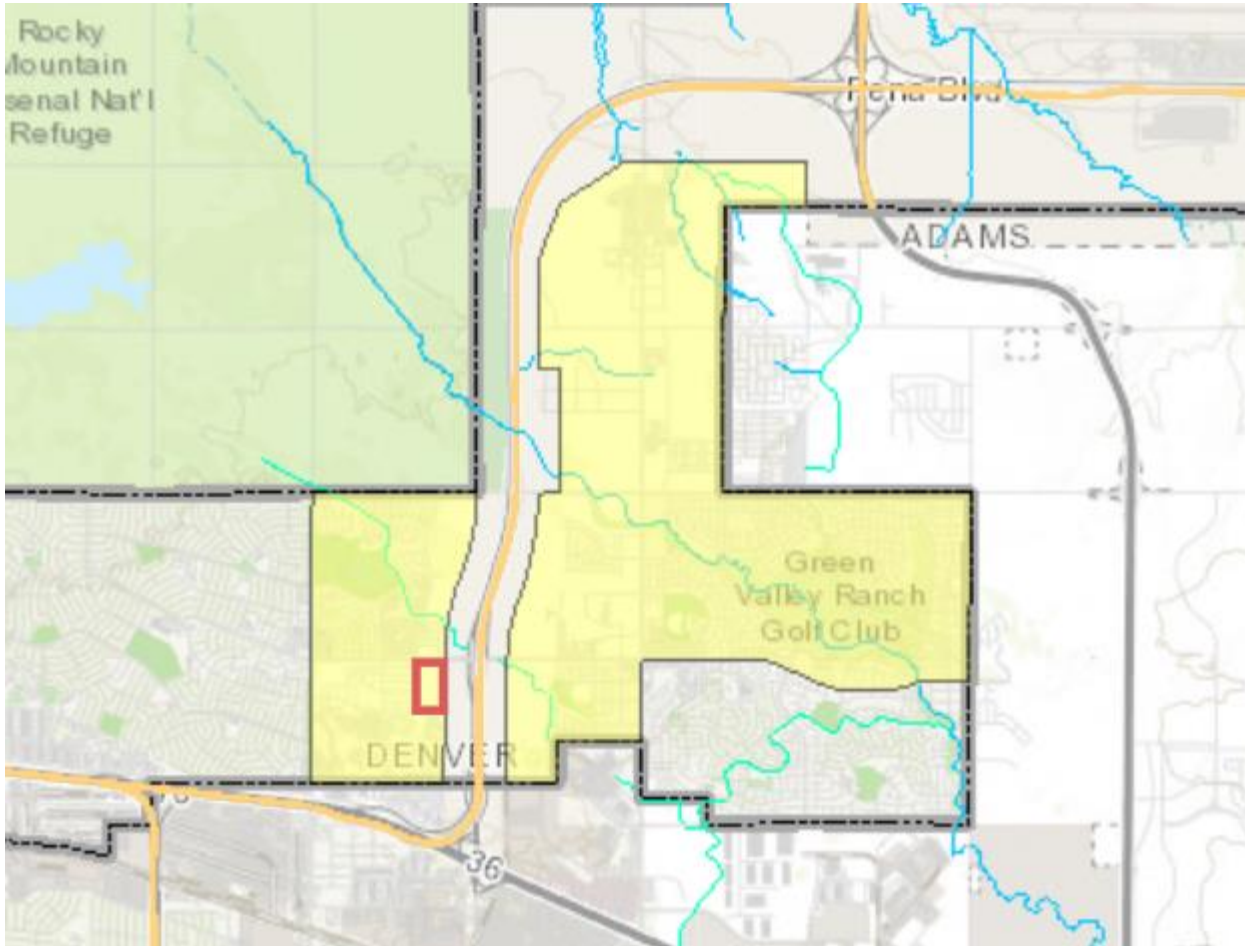
- **S-MX-3 (northern portion)**
 - Allows a mix of uses including residential, commercial, and office
 - Maximum height 3 stories or 45 feet
 - Build to of 50% between 0-80'
 - Minimum 0' primary street setback
 - 40% transparency
 - Pedestrian connection to primary street
- **S-CC-3 (southern portion)**
 - Allows a mix of uses including residential, commercial, and office
 - Maximum height 3 stories or 45 feet
 - Minimum 0' primary street setback
 - 40% transparency
 - Pedestrian connection to primary street

Existing Zoning: PUD 319



- **Subject Site: PUD 319**
 - Superblock F: allows a mix of uses but not a grocery store
 - FAR of 0.5:1
- **Surrounding Zoning:**
 - PUD 319
 - PUD 515
 - DIA
 - S-MU-3

Urban Design Standards and Guidelines



Denver Gateway Design Standards & Guidelines

- Seeks to promote pedestrian activity and a sense of place
- Provides guidance on street design, site planning, architectural design, landscape design, signage and lighting
- Outlines design review process
 - Review by Urban Design Division staff

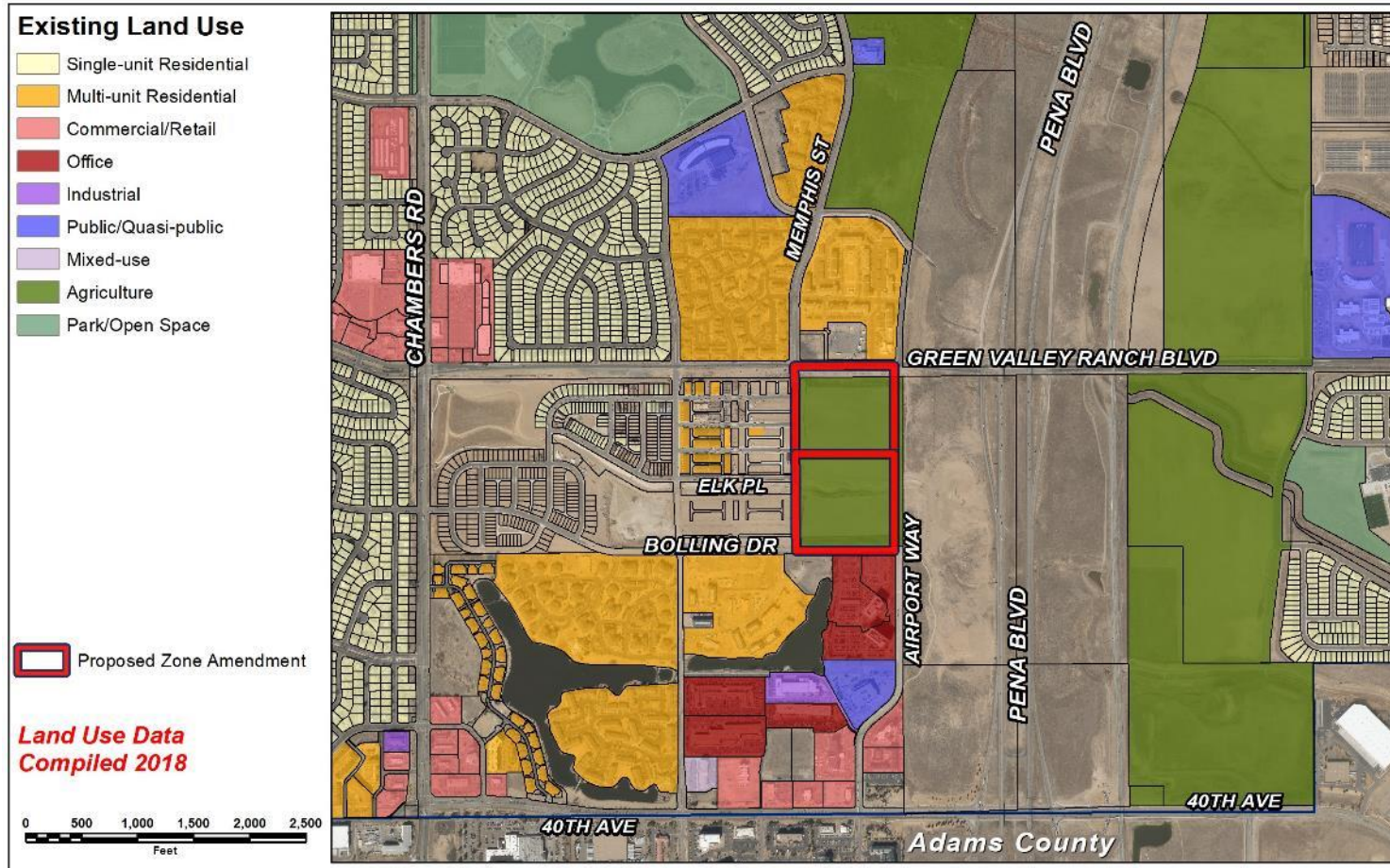
Large Development Review

- Project was subject to large development review
 - Site is larger than 5 acres
 - Far Northeast Area Plan recommends the LDR process for larger sites
 - Proposed development will require new infrastructure
- LDR Framework outlined potential regulatory steps
 - **Rezoning**
 - Mobility study
 - Urban design review
 - Subdivision
 - Construction and building permits

Economic Development Agreement

- City Council approved an agreement between the applicant and the City on 9/14/2020, which will allow a full-service grocery store on the site
 - This will bring fresh and healthy food to an area that has low access to healthy food
- Revenue return agreement for 15 years based on sale tax revenue generated by the new retail grocery anchor in exchange for certain community benefits

Existing Land Use: Agriculture



- Subject Site: Agriculture
- Surrounding Land Uses:
 - Multi-unit Residential
 - Office
 - Vacant

Existing Building Form/Scale



Subject Property



Process

- Informational Notice: 11/4/20
- Planning Board Notice Posted: 6/1/21
- Planning Board Public Hearing (unanimously recommended approval): 6/16/21
- LUTI Committee: 6/29/21
- City Council Public Hearing: 8/16/21

- Public Comment
 - 4 comment letters noting the residents would like to see locally owned businesses on the site rather than chains
 - RNO: Montbello 2020 commented in support
 - Montbello Golden Age Club, Montbello Walks, and Families Against Violence Acts also provided letters of support

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

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

Consistency With Adopted Plans

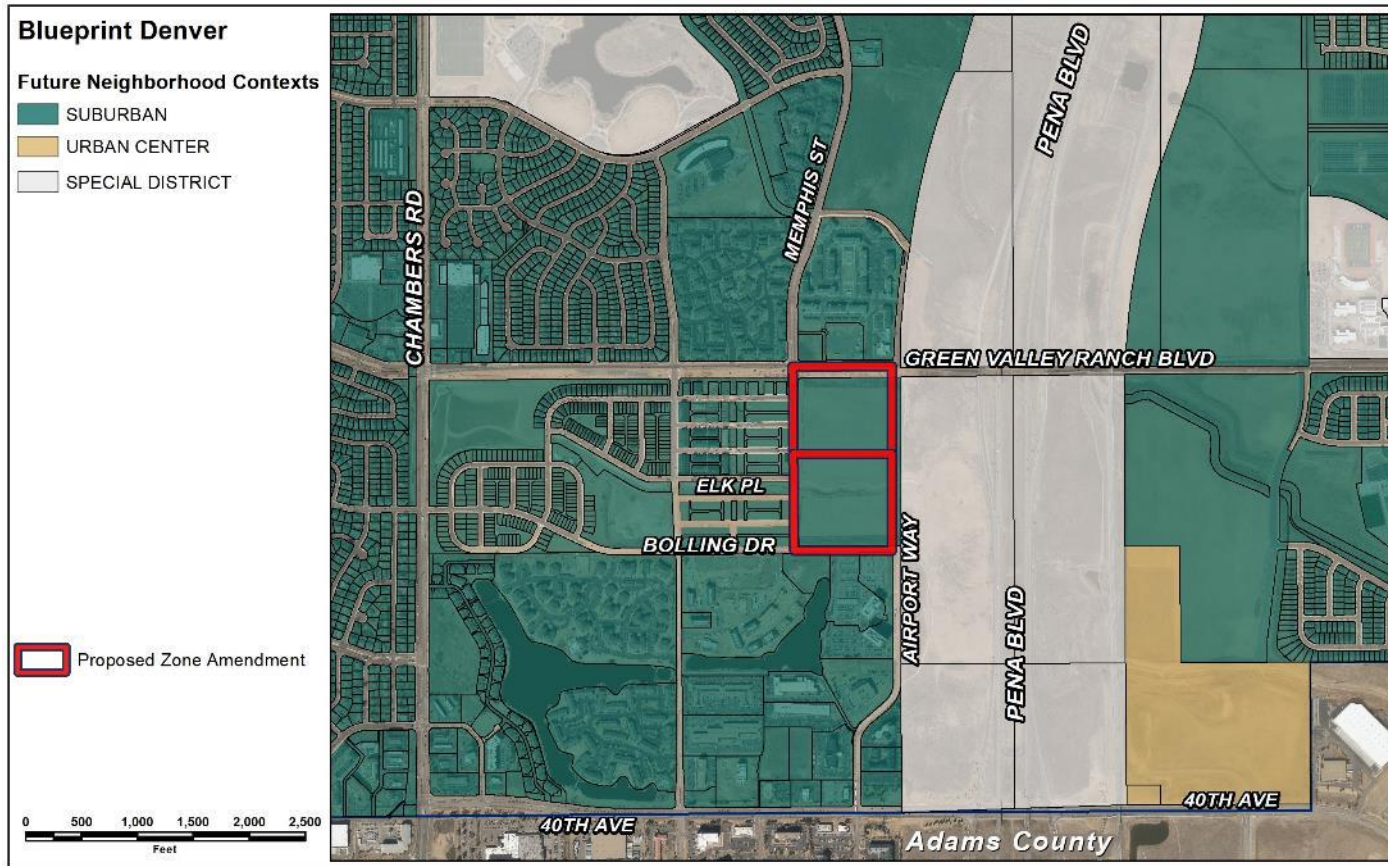
Comprehensive Plan 2040

- **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).*
- **Strong and Authentic Neighborhoods Goal 1, Strategy D** – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased 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).*



Consistency With Adopted Plans

Blueprint Denver (2019)



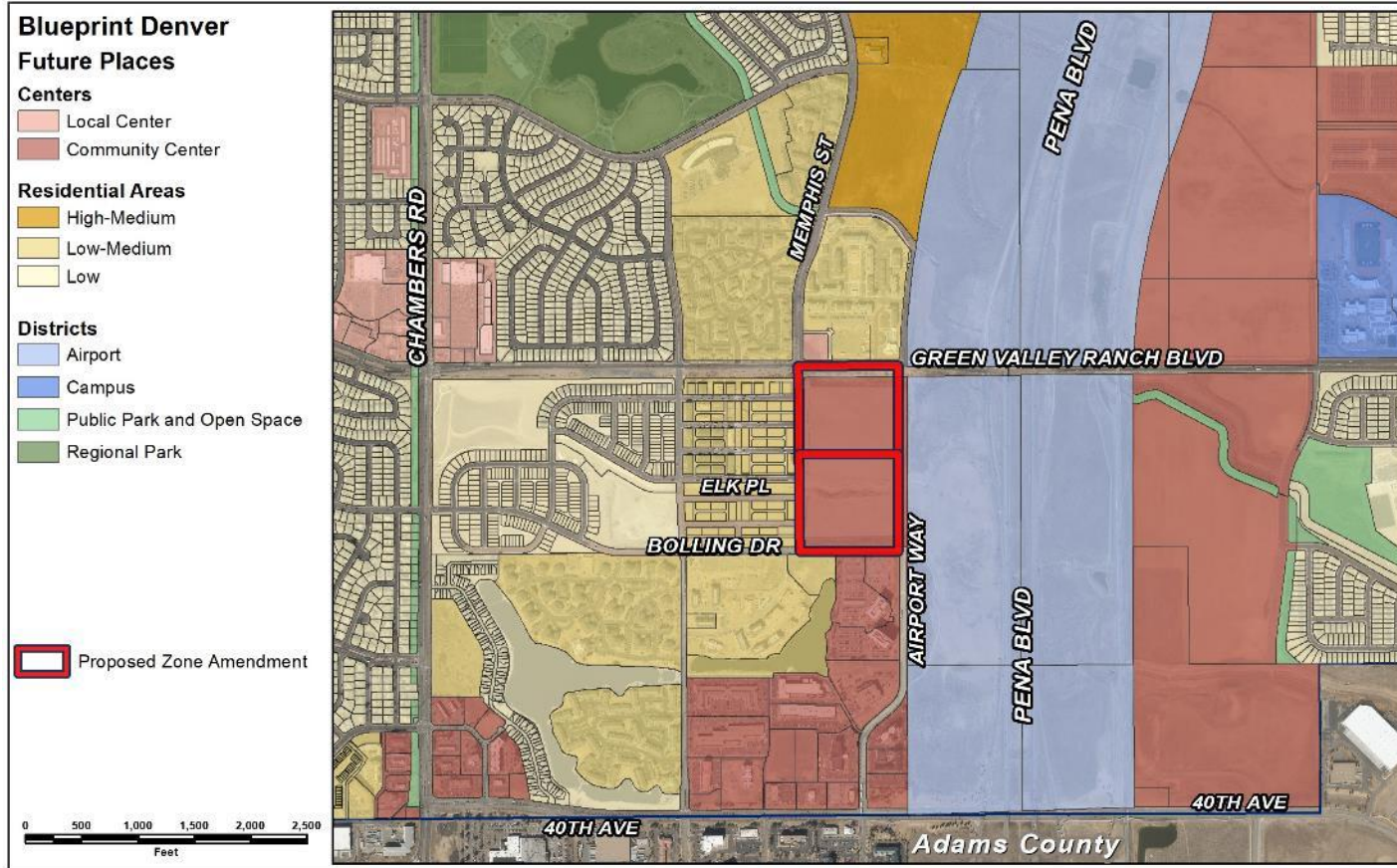
Future Context

Suburban

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

Consistency With Adopted Plans

Blueprint Denver (2019)



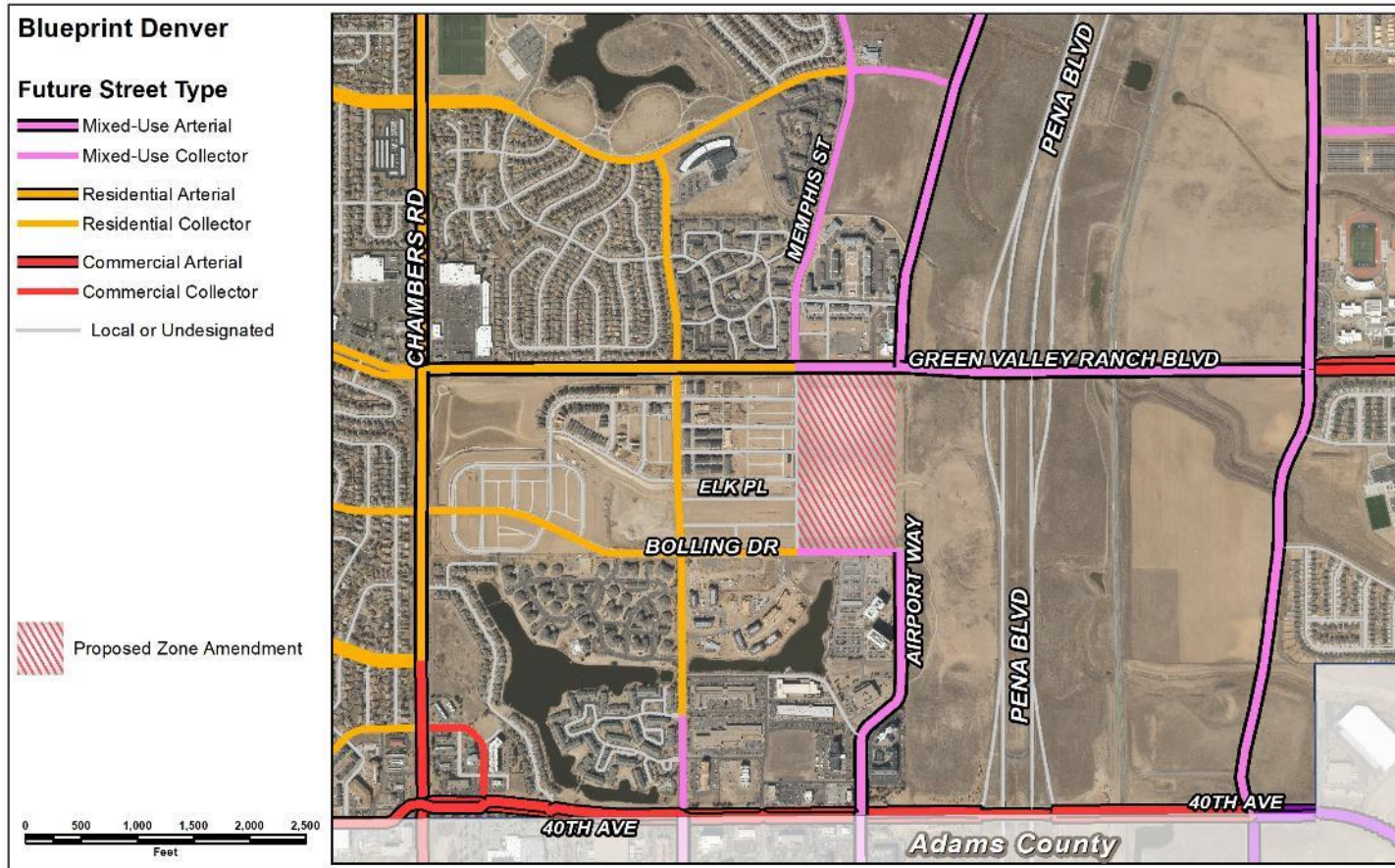
Future Place

Community Center

- Medium mix of office, commercial and residential uses
- Heights are generally up to 5 stories

Consistency With Adopted Plans

Blueprint Denver (2019)



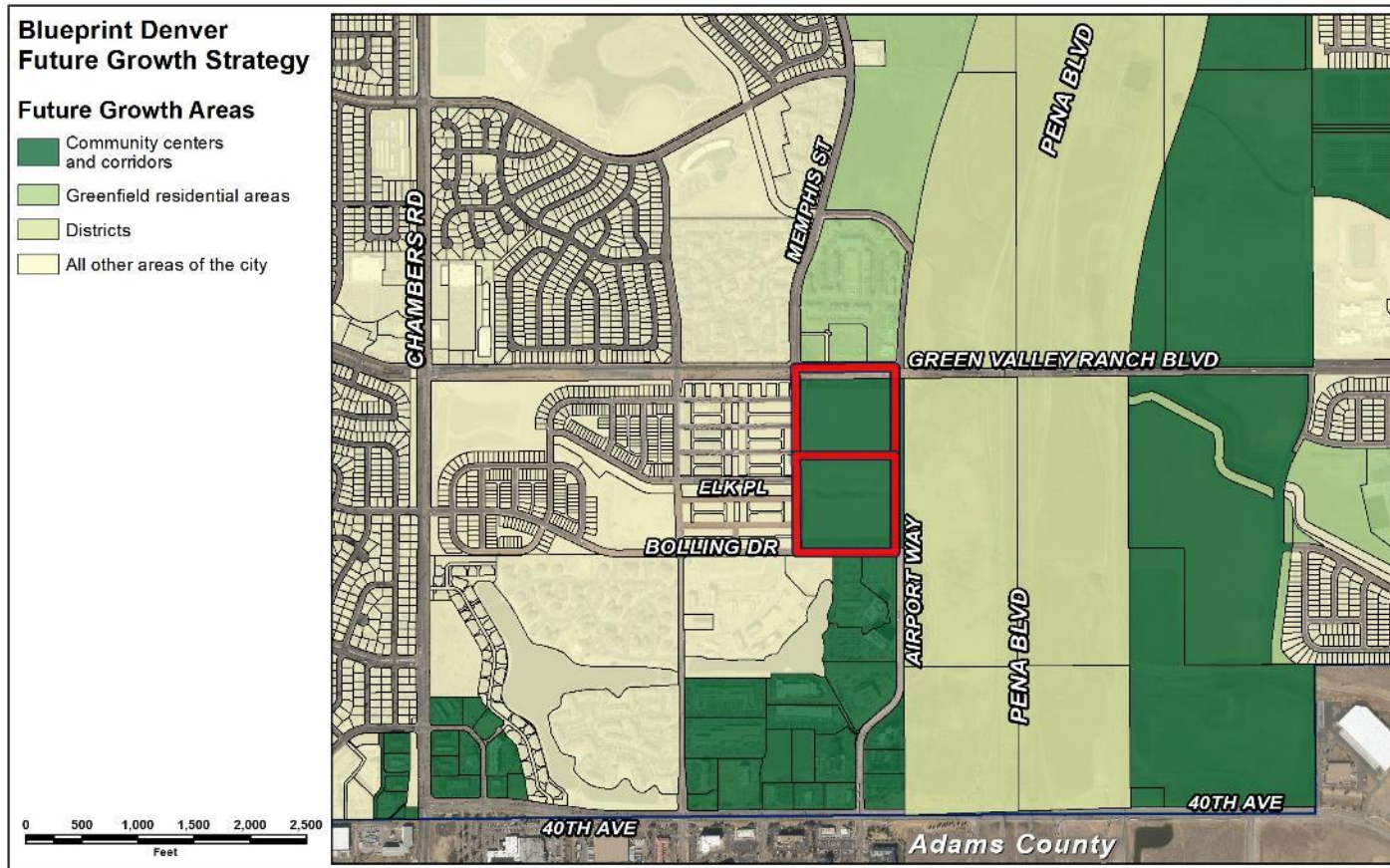
Future Street Type

- Green Valley Ranch: Mixed Use Arterial
- Bolling Dr: Mixed Use Collector
- Memphis St: Local

Consistency With Adopted Plans

Blueprint Denver (2019)

Growth Areas Strategy



- Community Centers and Corridors
- Anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040
- *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.*

Consistency With Adopted Plans

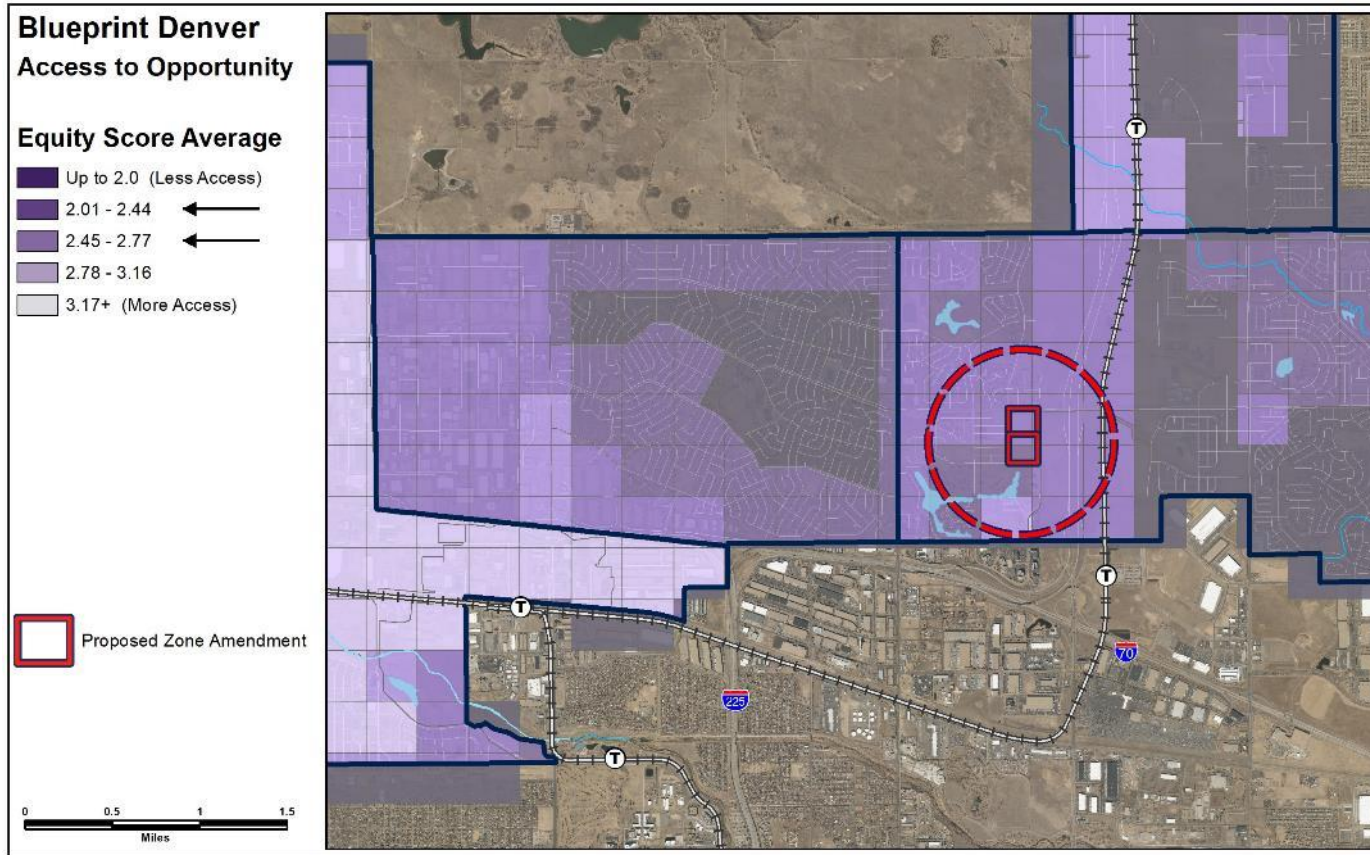
Blueprint Denver (2019)

Blueprint 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).

Consistency With Adopted Plans

Blueprint Denver (2019)

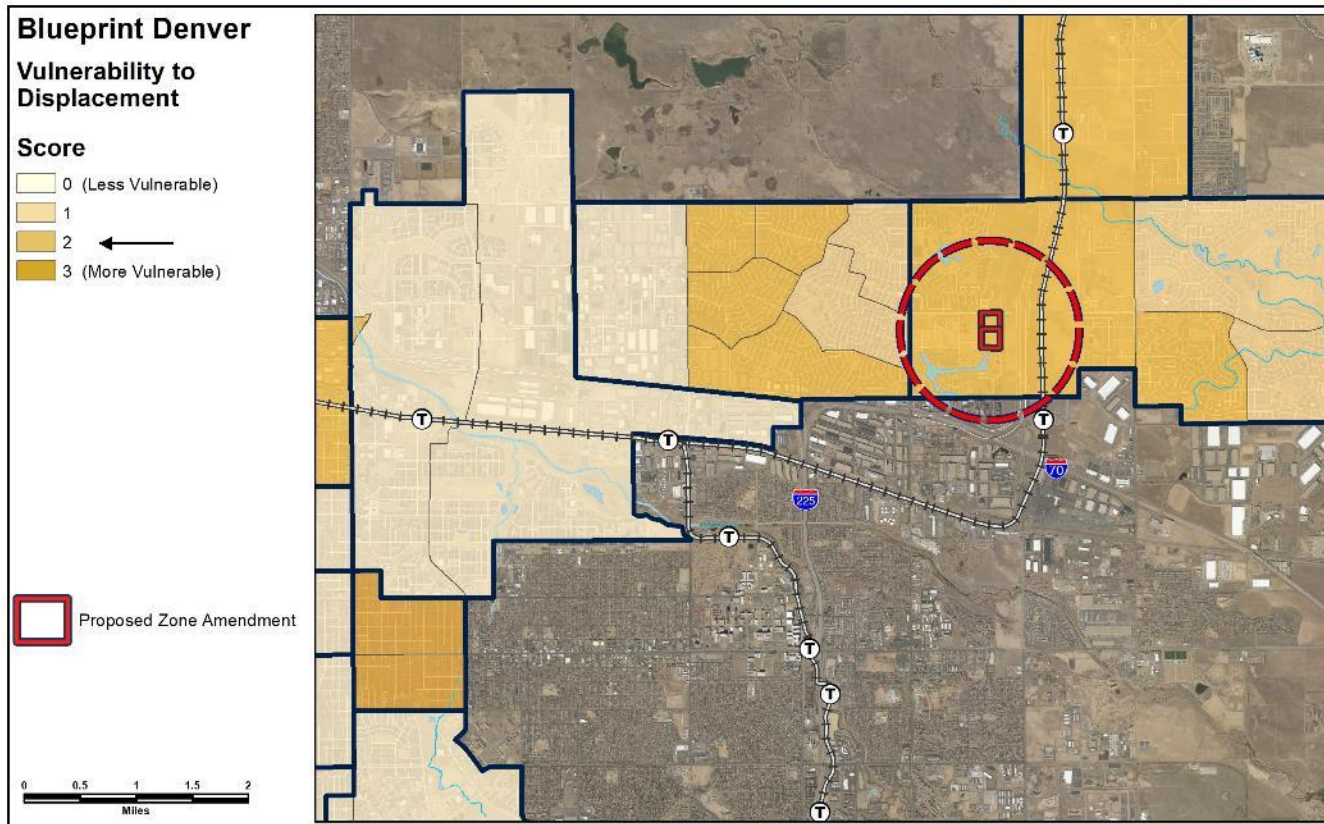


Access to Opportunity

- Lower than Average Access
 - Equity Index
 - Proximity to Transit
 - Access to Centers and Corridors
- Increase access centers and corridors
- Increase access to full-service grocery

Consistency With Adopted Plans

Blueprint Denver (2019)

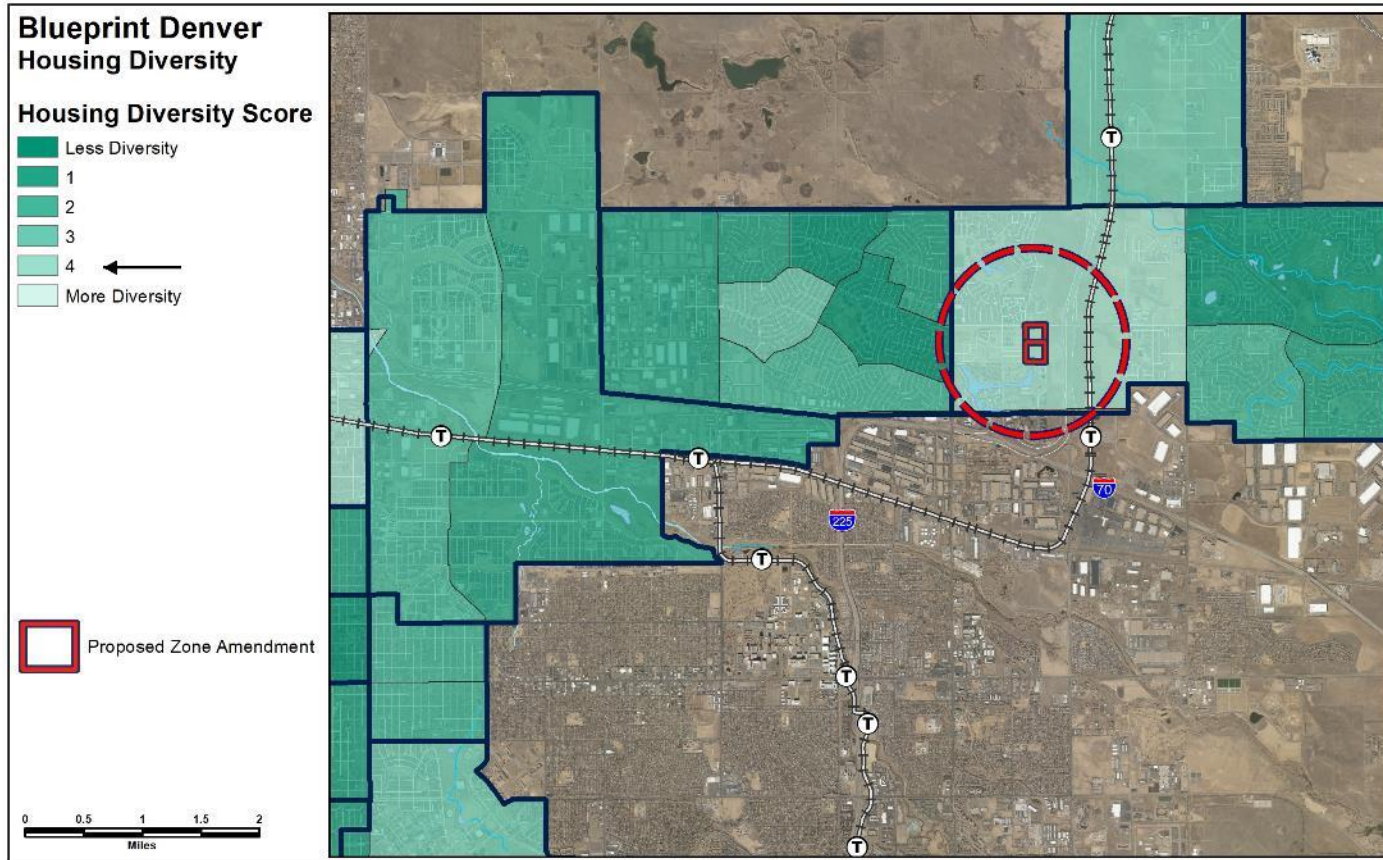


Vulnerability to Involuntary Displacement

- Moderately Vulnerable
 - Median household income
 - Percent of renters
 - Educational attainment
- Expand job opportunities to help residents stay in place

Consistency With Adopted Plans

Blueprint Denver (2019)

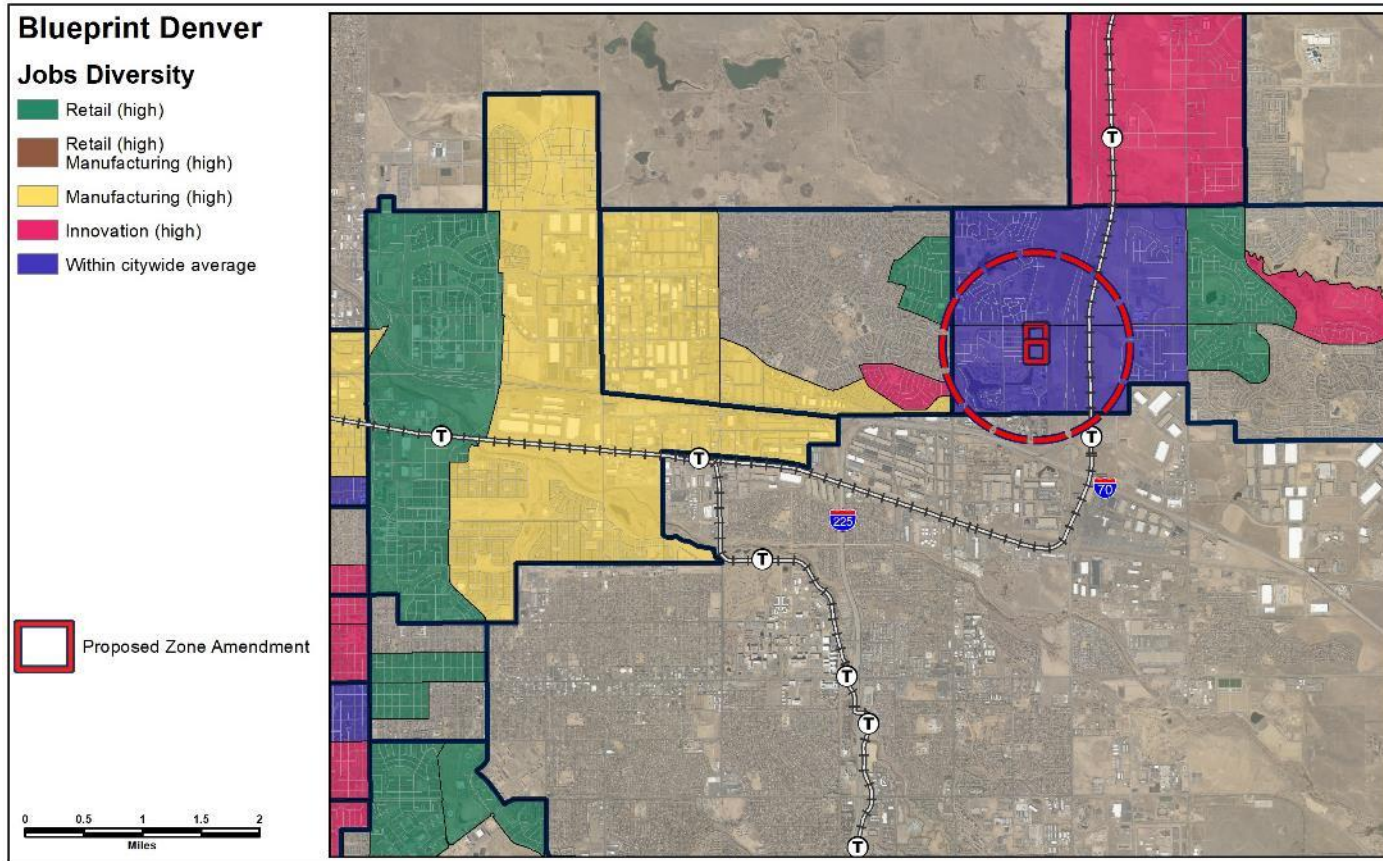


Housing Diversity

- Moderate Diversity
 - Missing middle
 - Home size
 - Ownership vs. rental
 - Housing costs
 - **Affordable units**
- Proposed districts are mostly commercial and mixed-use and will likely have little impact but do allow for residential

Consistency With Adopted Plans

Blueprint Denver (2019)



Jobs Diversity

- Similar mix of jobs as city overall mix
- Proposed districts allow for office, commercial, and retail that will bring a variety of jobs to the area

Consistency With Adopted Plans

Far Northeast Area Plan (2019)

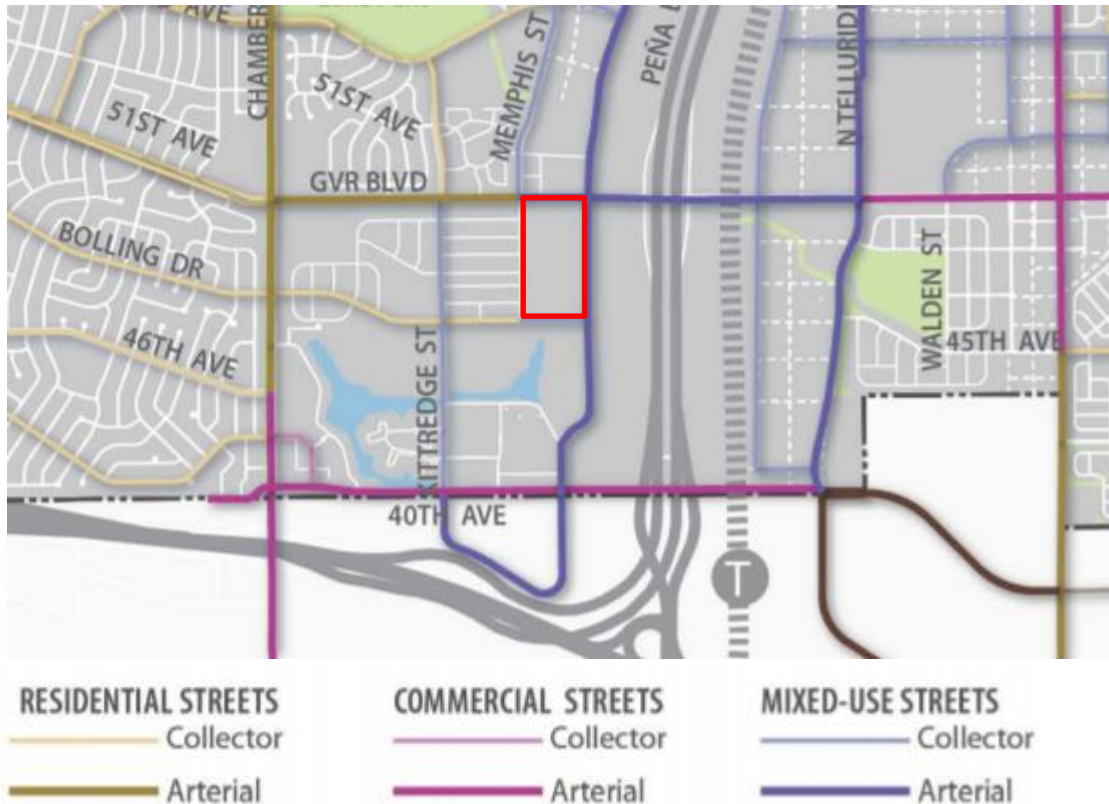


Maximum Building Heights

- Up to 8 stories
- Far Northeast Plan Guidance is consistent with Blueprint for Future Neighborhood Context, Place Type, and Growth Strategy

Consistency With Adopted Plans

Far Northeast Area Plan (2019)



Future Street Type

- Green Valley Ranch: Mixed Use Arterial
- Airport Way: Mixed Use Arterial
- Bolling Dr: Mixed Use Collector
- Memphis Street: Local

Consistency With Adopted Plans

Far Northeast Area Plan (2019)

Gateway – Green Valley Ranch 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

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 into the Denver Zoning Code
- Allows a greater mix of uses, including a grocery store use

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:
 - Rezoning a Former Chapter 59 PUD into the Denver Zoning Code
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

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

- Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks
- Mixed Use Districts are intended to
 - Promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering
 - Appropriate for larger sites and at major intersection
- Community Corridor Districts are intended to
 - Balance need for safe, active, pedestrian-scaled, diverse areas with the need for convenient automobile access
- S-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired
- S-CC-3 applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired

Staff Recommendation

Finding all review criteria have been met, staff recommends approval of application 2019I-00173.