



4507 Rifle Way

Request: From PUD 319 to S-MX-5

Date: 01.07.2025

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

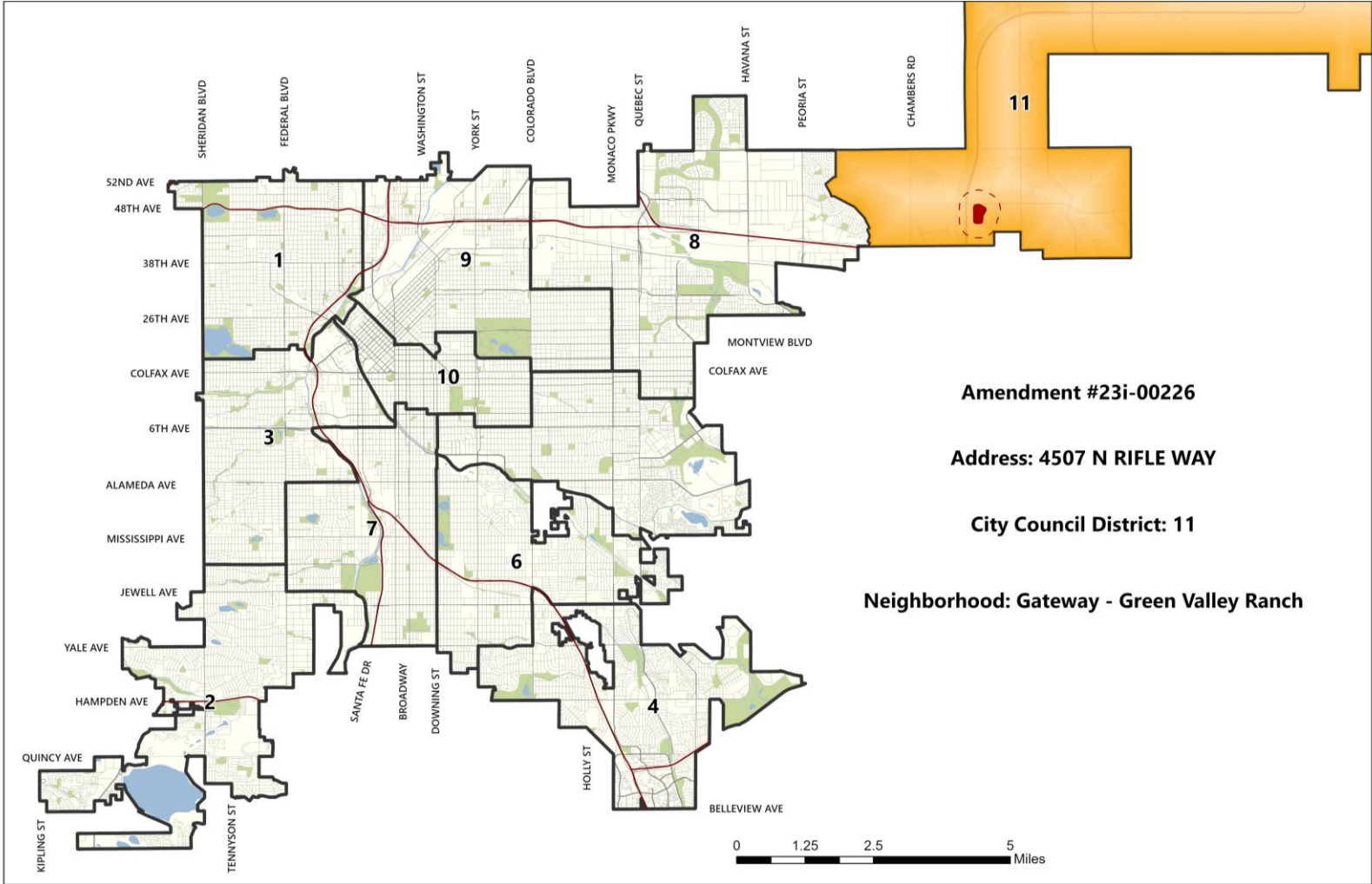
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

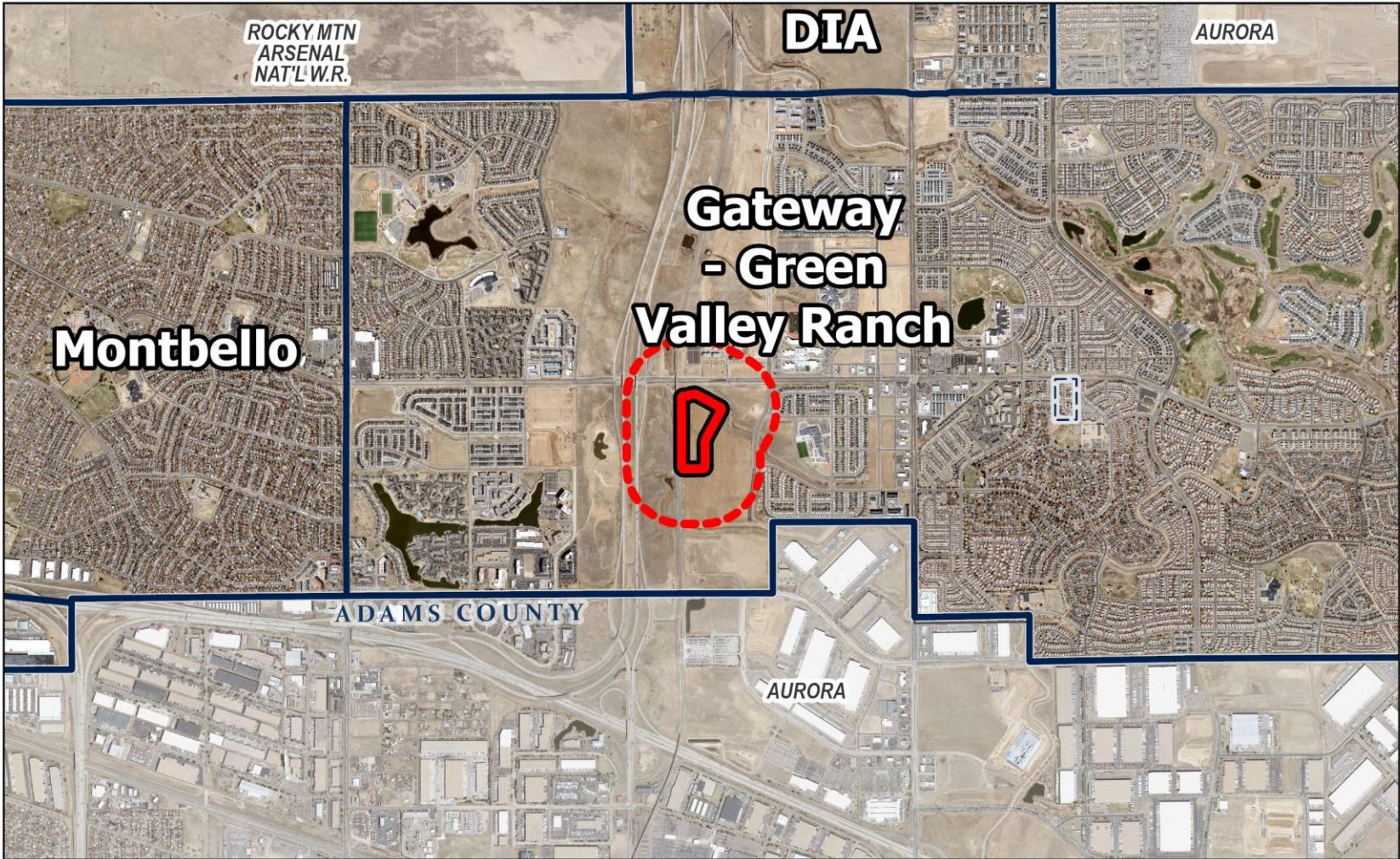
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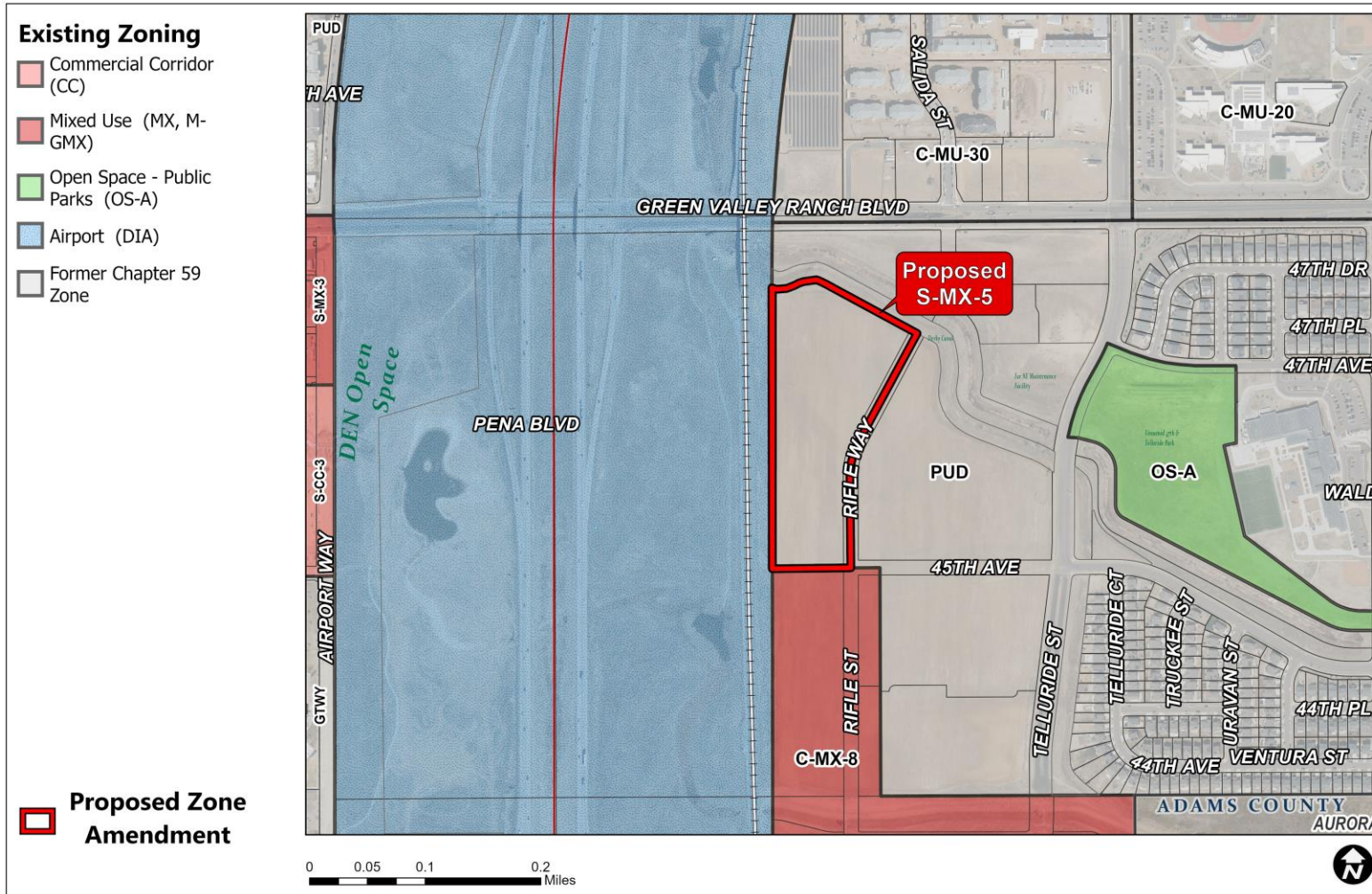
Council District 11 – Councilmember Gilmore



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

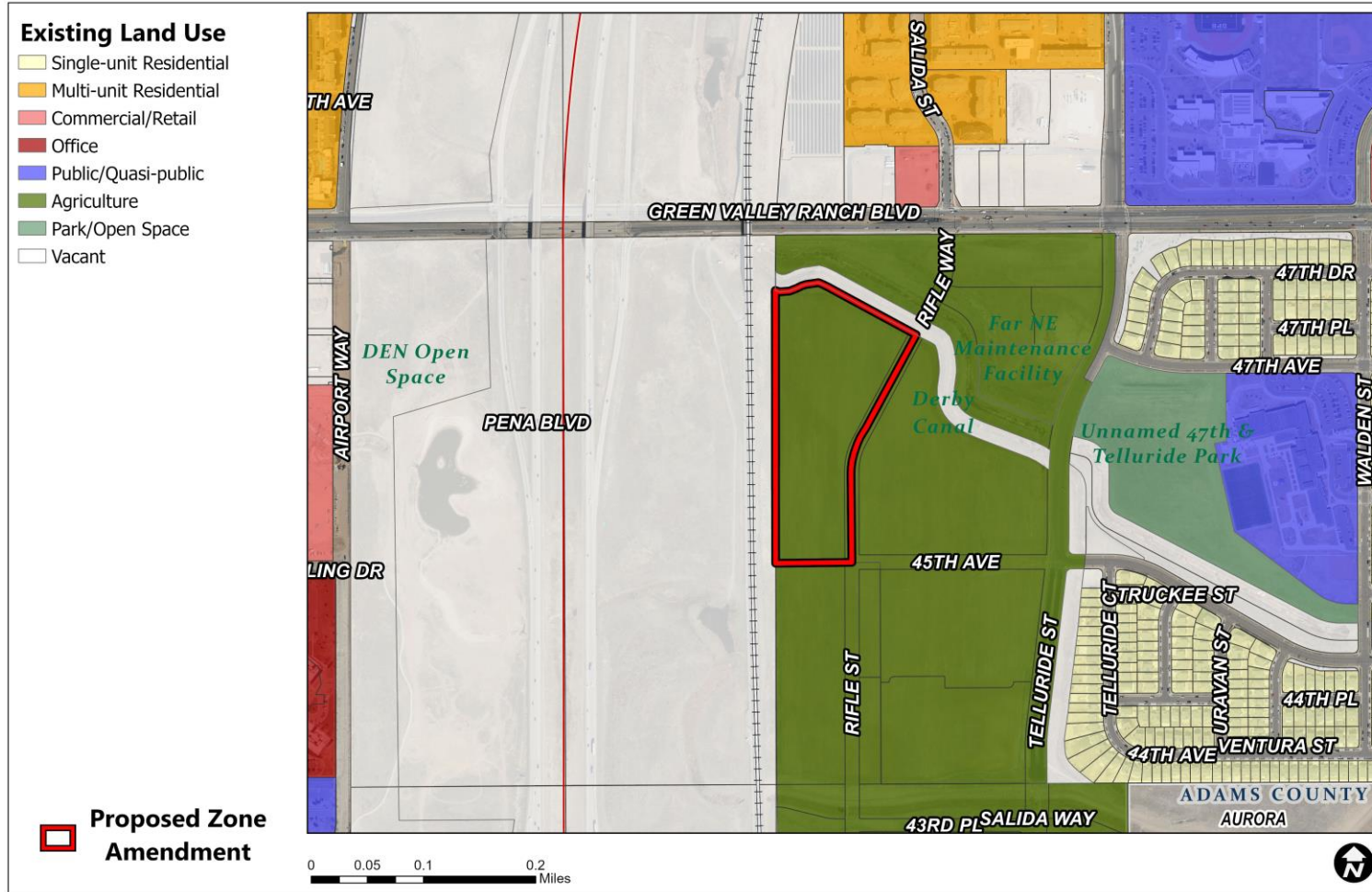
Proposed Zoning – S-MX-5

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;

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

Presentation Agenda

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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)*

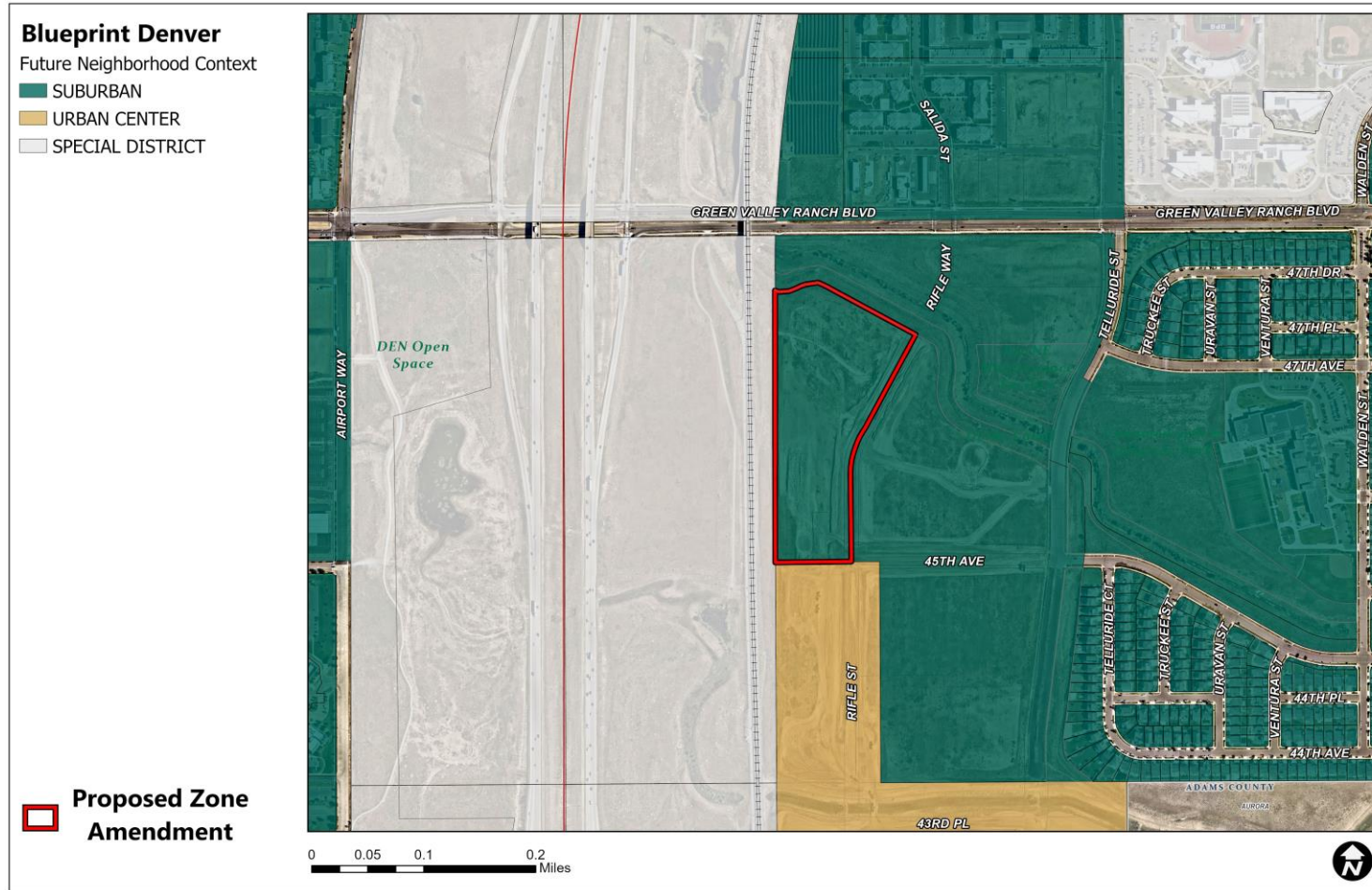
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

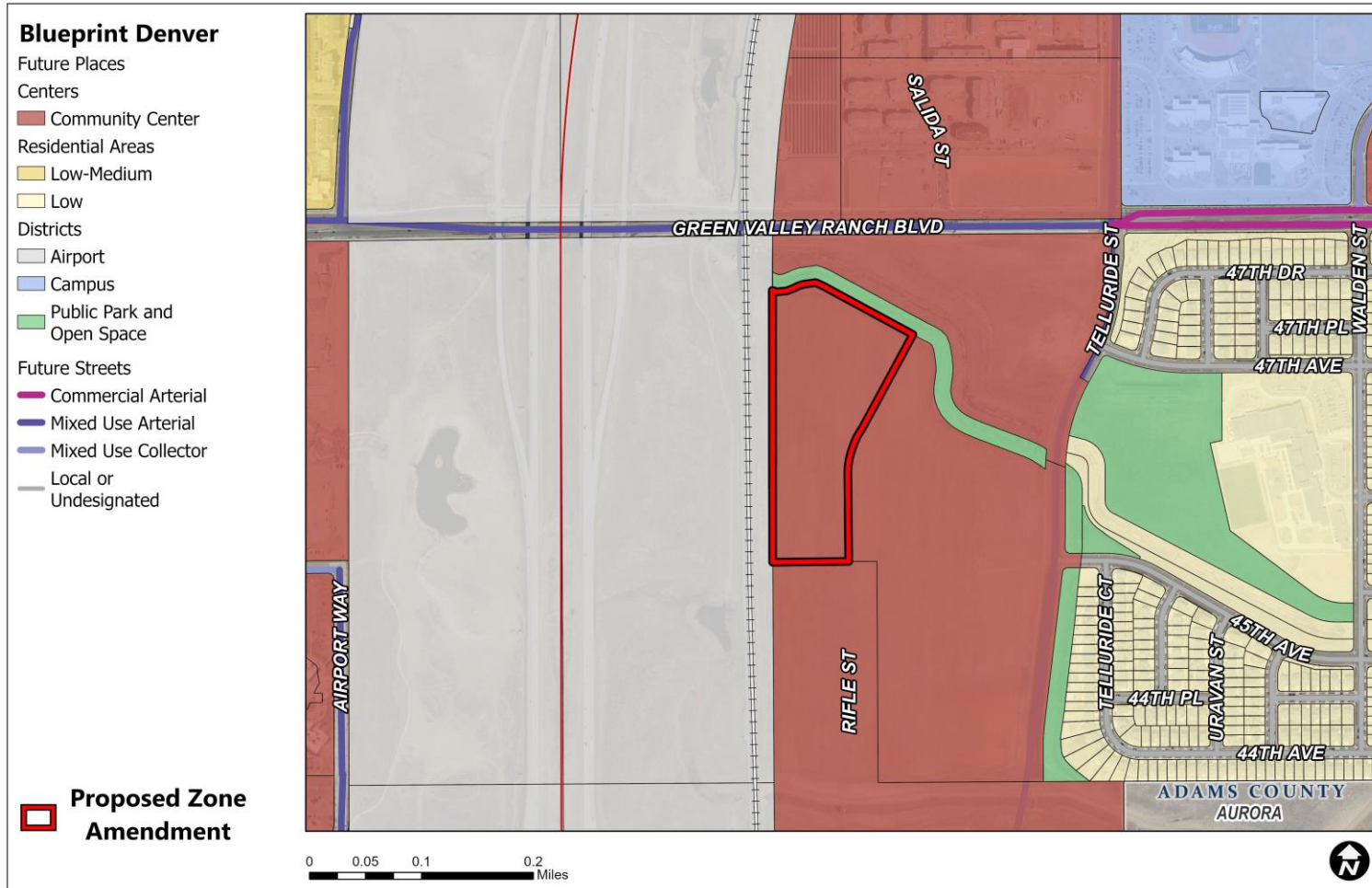
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

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

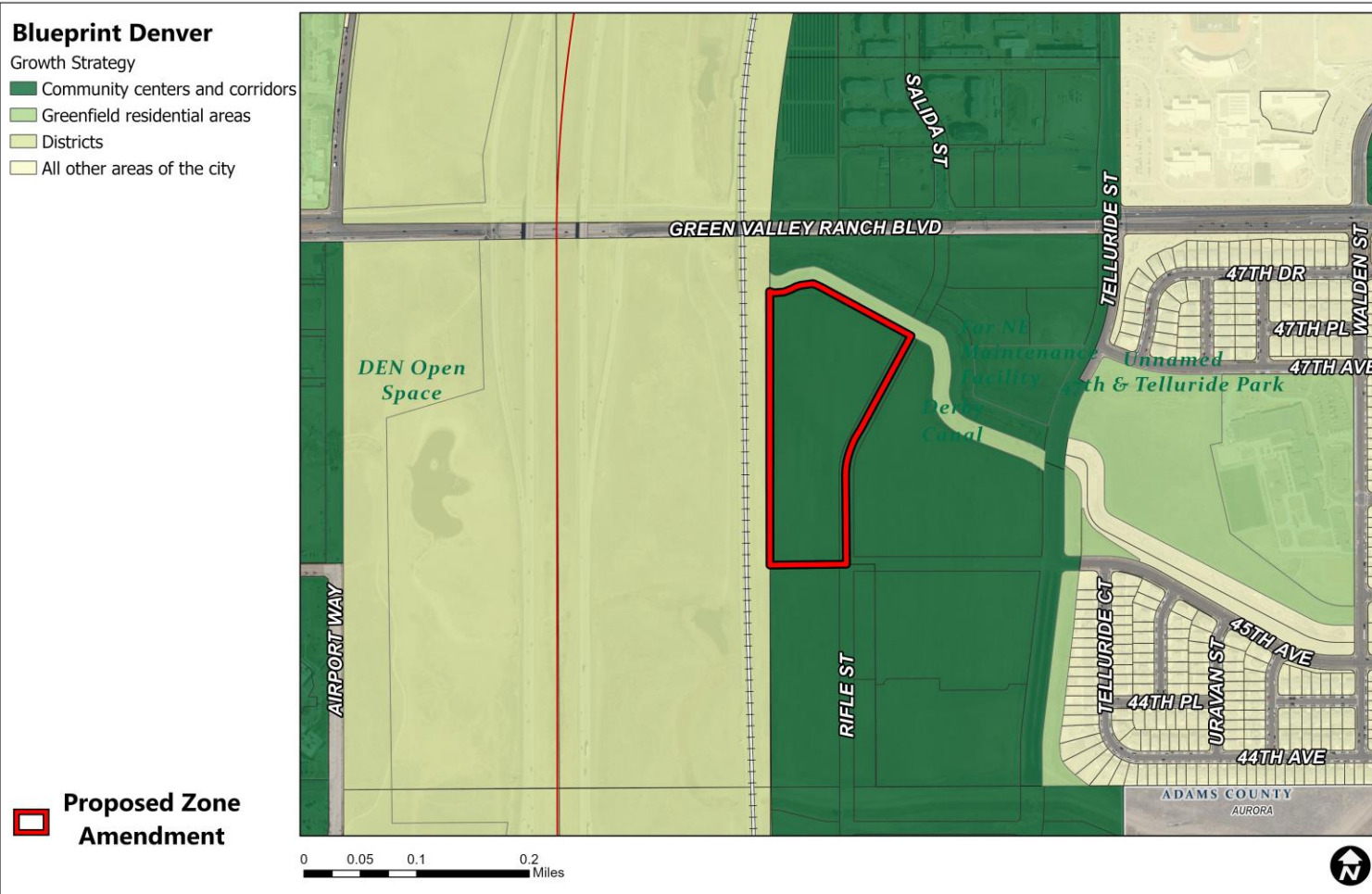
Blueprint Denver



- **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



25% of new housing
20% of new employment

Blueprint Denver

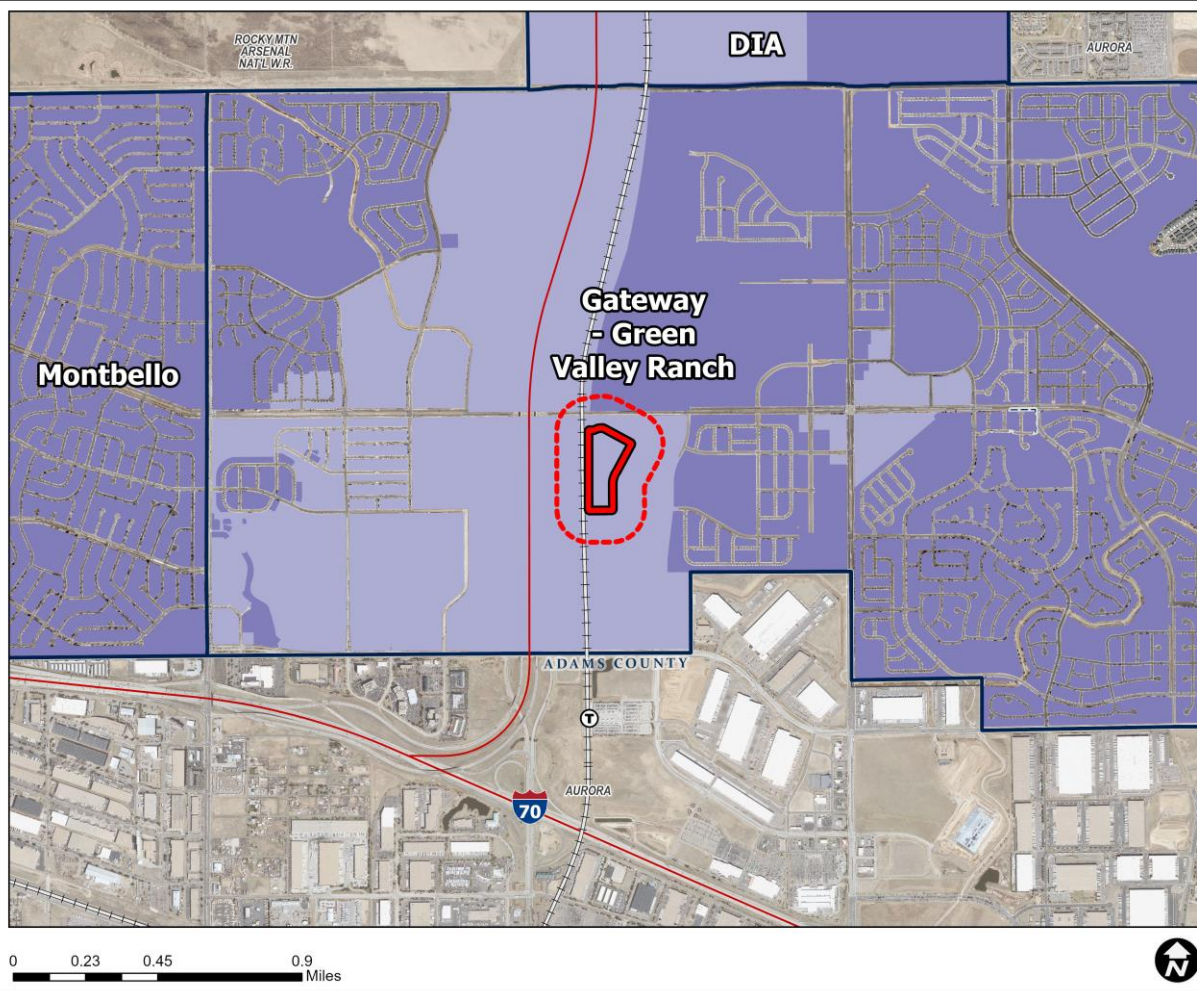
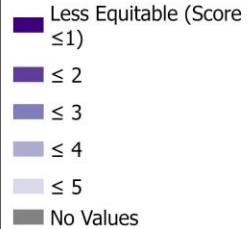
Strategies:

- 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

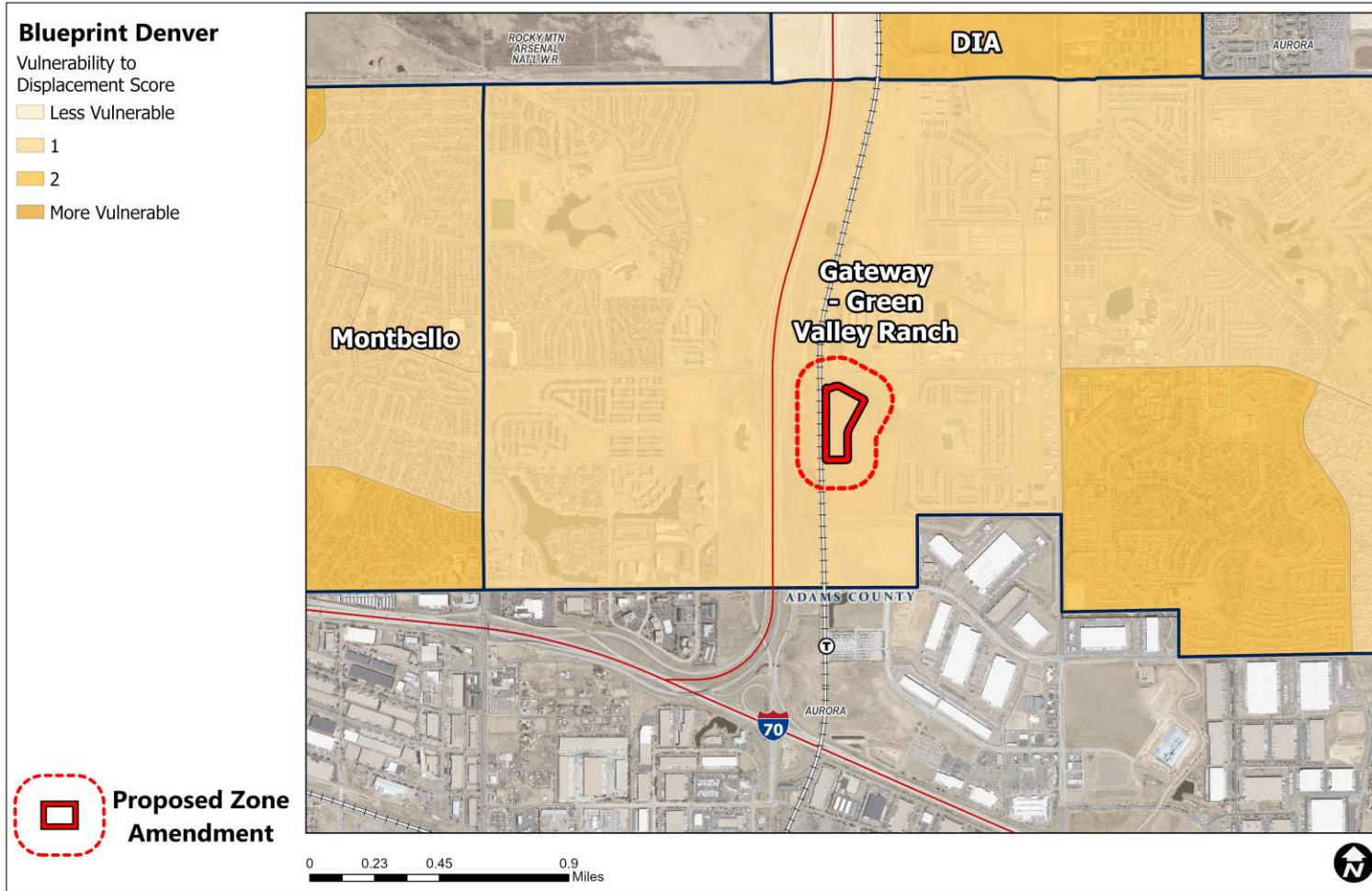
Blueprint Denver

Access To Opportunity
Cumulative Score - 2023



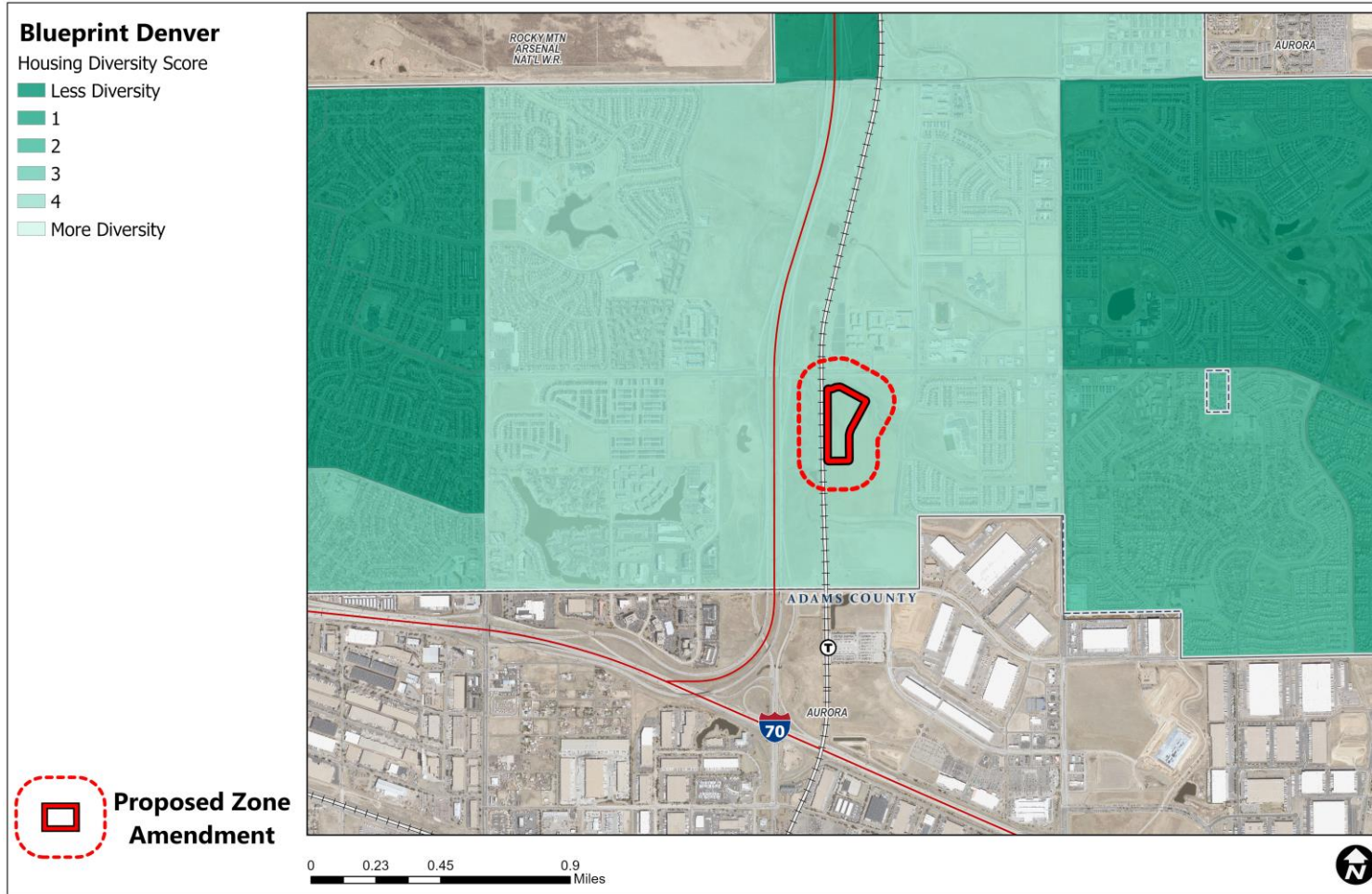
- Average Access to Opportunity
- Small residential population can skew data
- New development must provide additional open space
- Zone district would allow for higher density of residential and commercial

Blueprint Denver



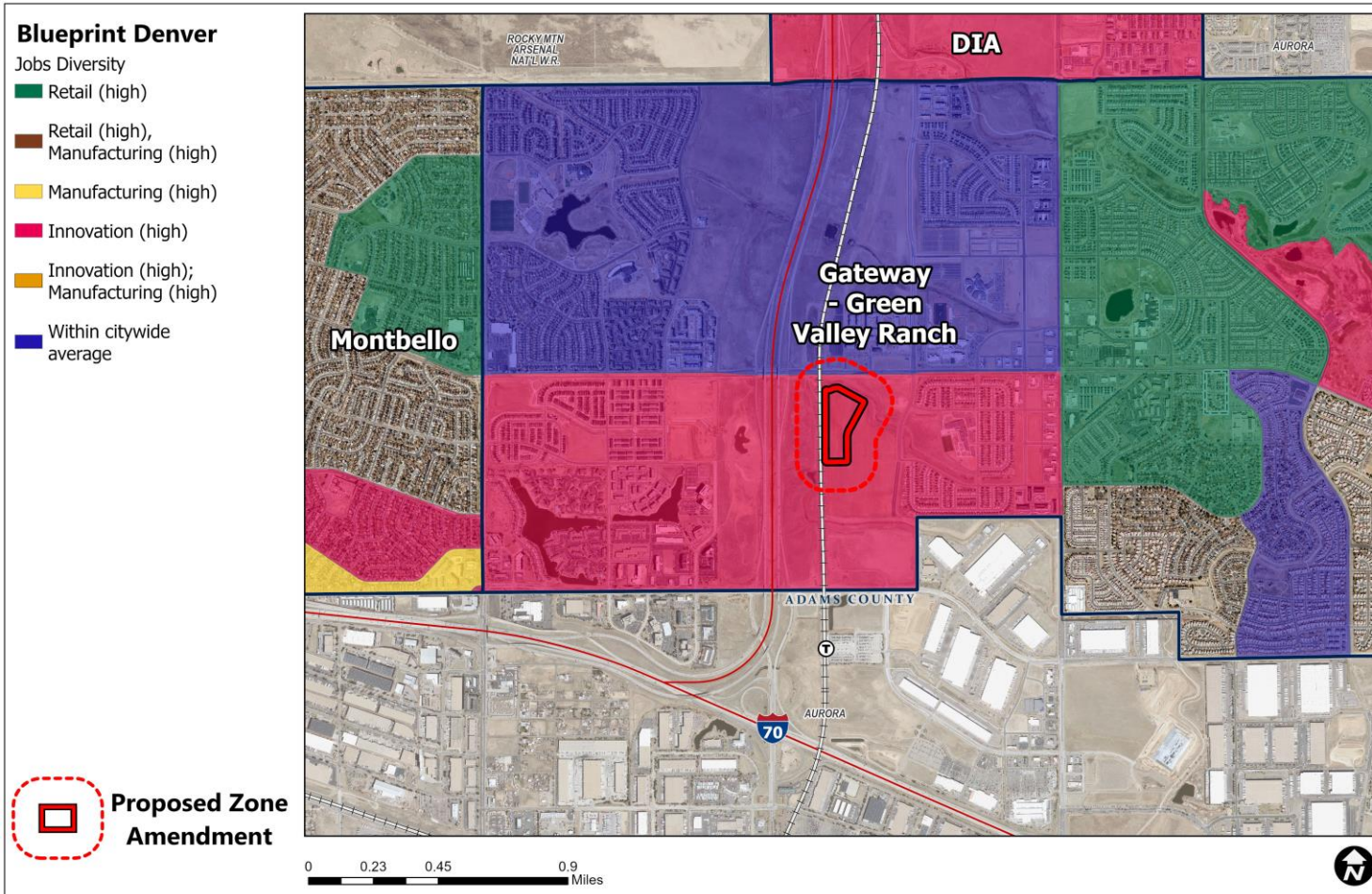
- Low vulnerability to involuntary displacement
- Vulnerable on educational attainment (% of population over 25 with a college degree)

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)*

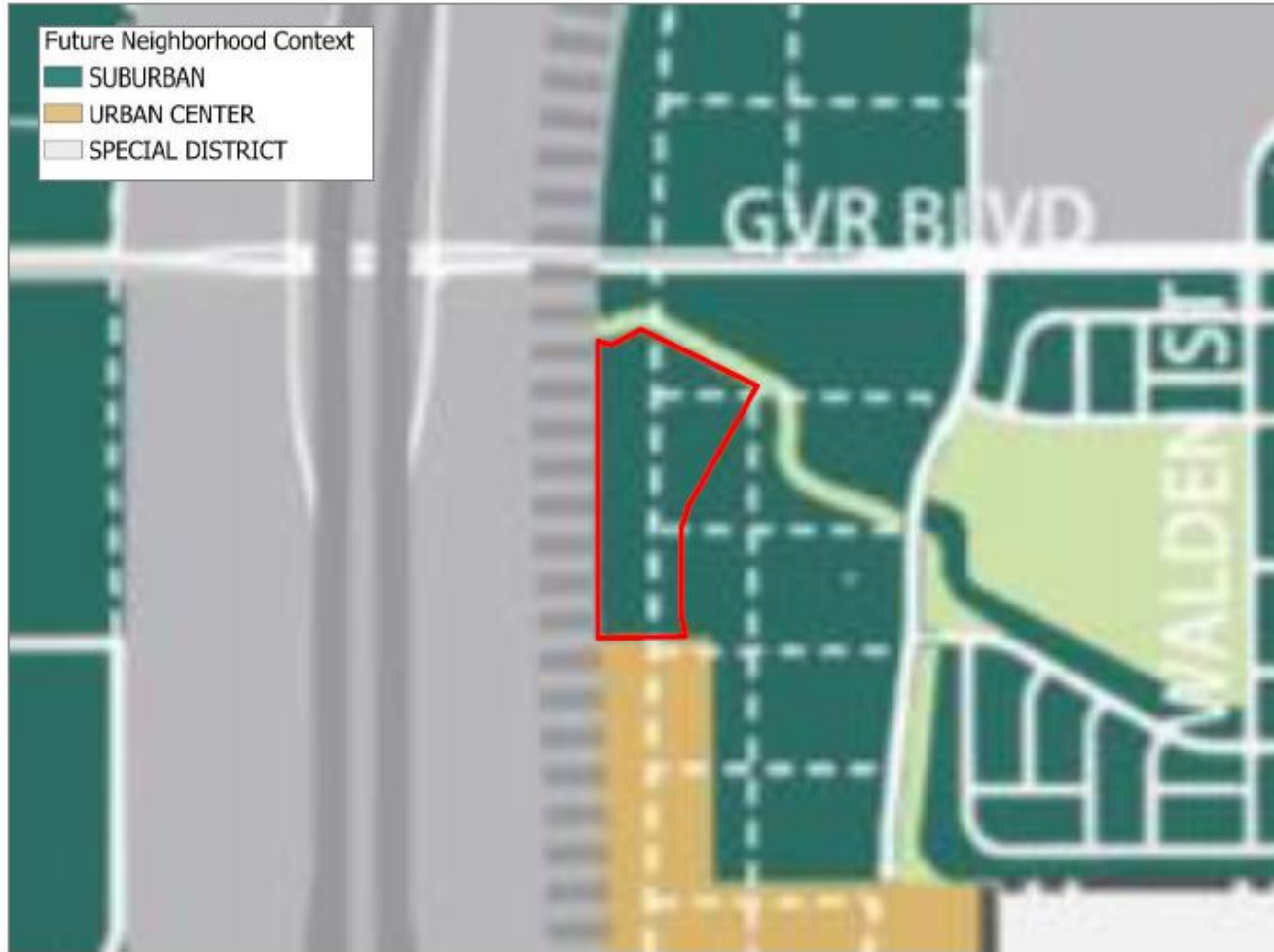
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

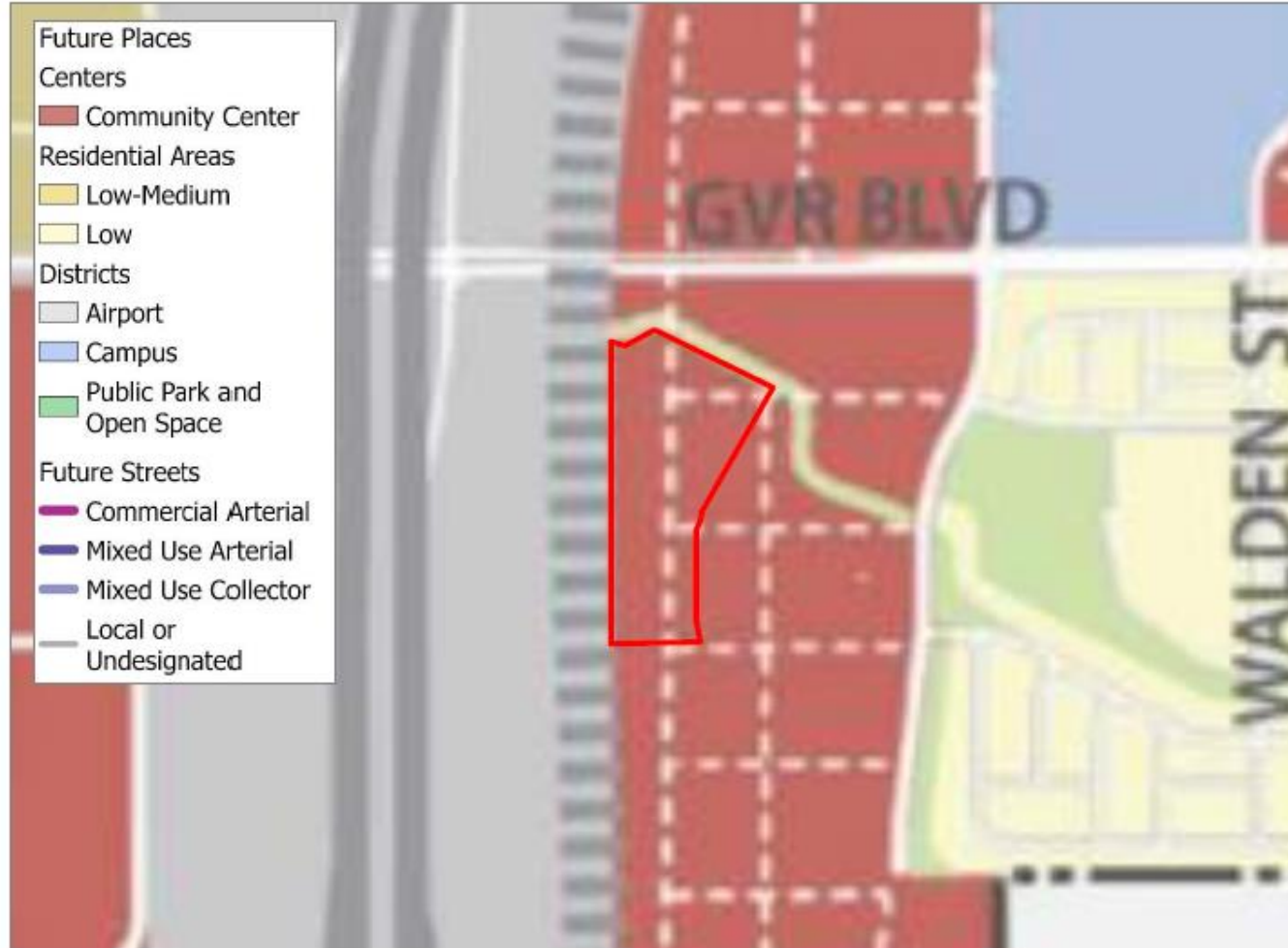
Far Northeast Area Plan



- **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
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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