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# 627 South Lipan Street

Request: E-SU-B to I-MX-3

Date: 4.7.2025

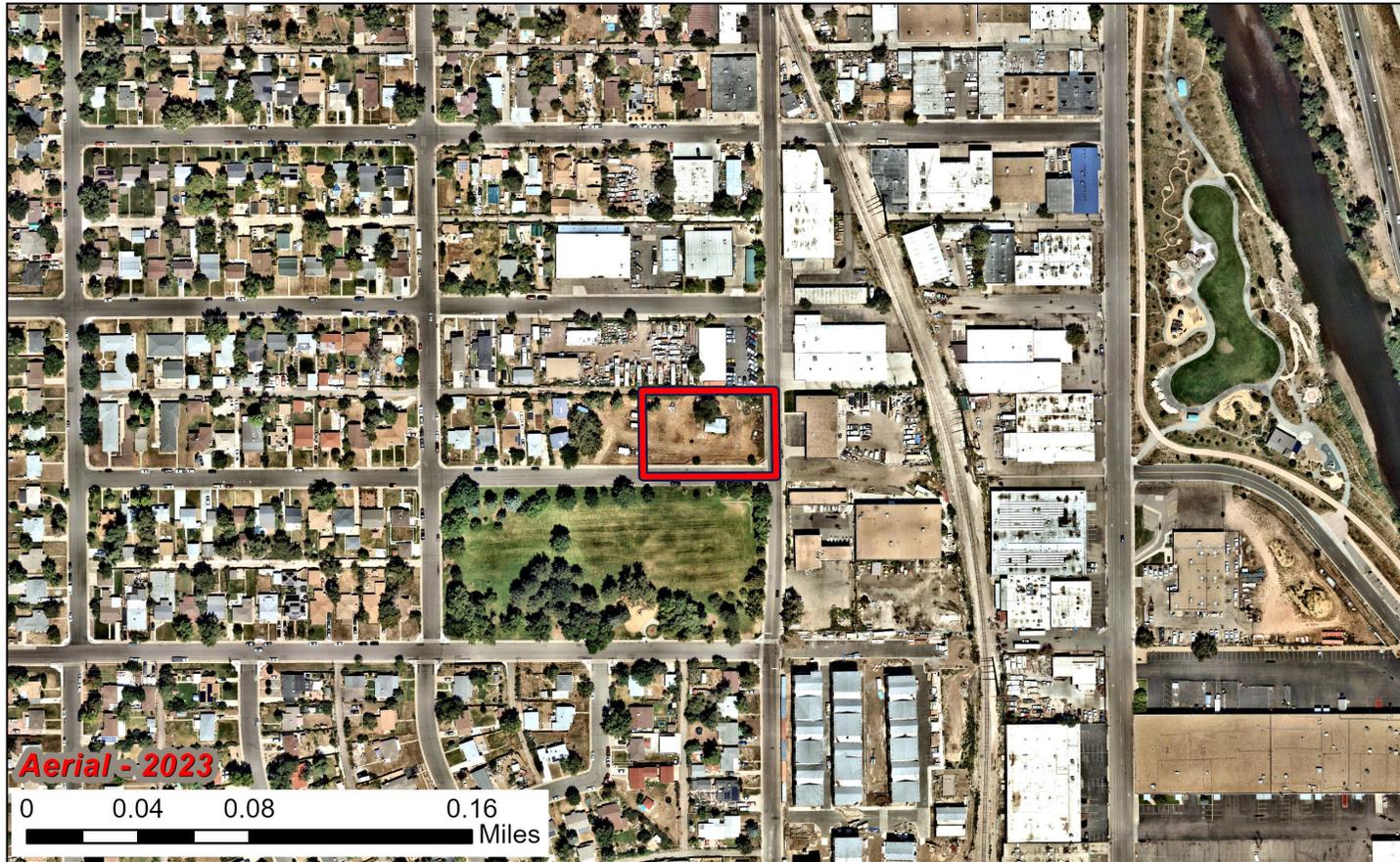
Presenter: Rob Haigh

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from E-SU-B to I-MX-3



- 28,125 square feet
- Vacant
- Single-unit residential zoning
- Proposed I-MX-3 zoning
  - Allows for wide range of uses
    - Residential, commercial, retail, light industrial

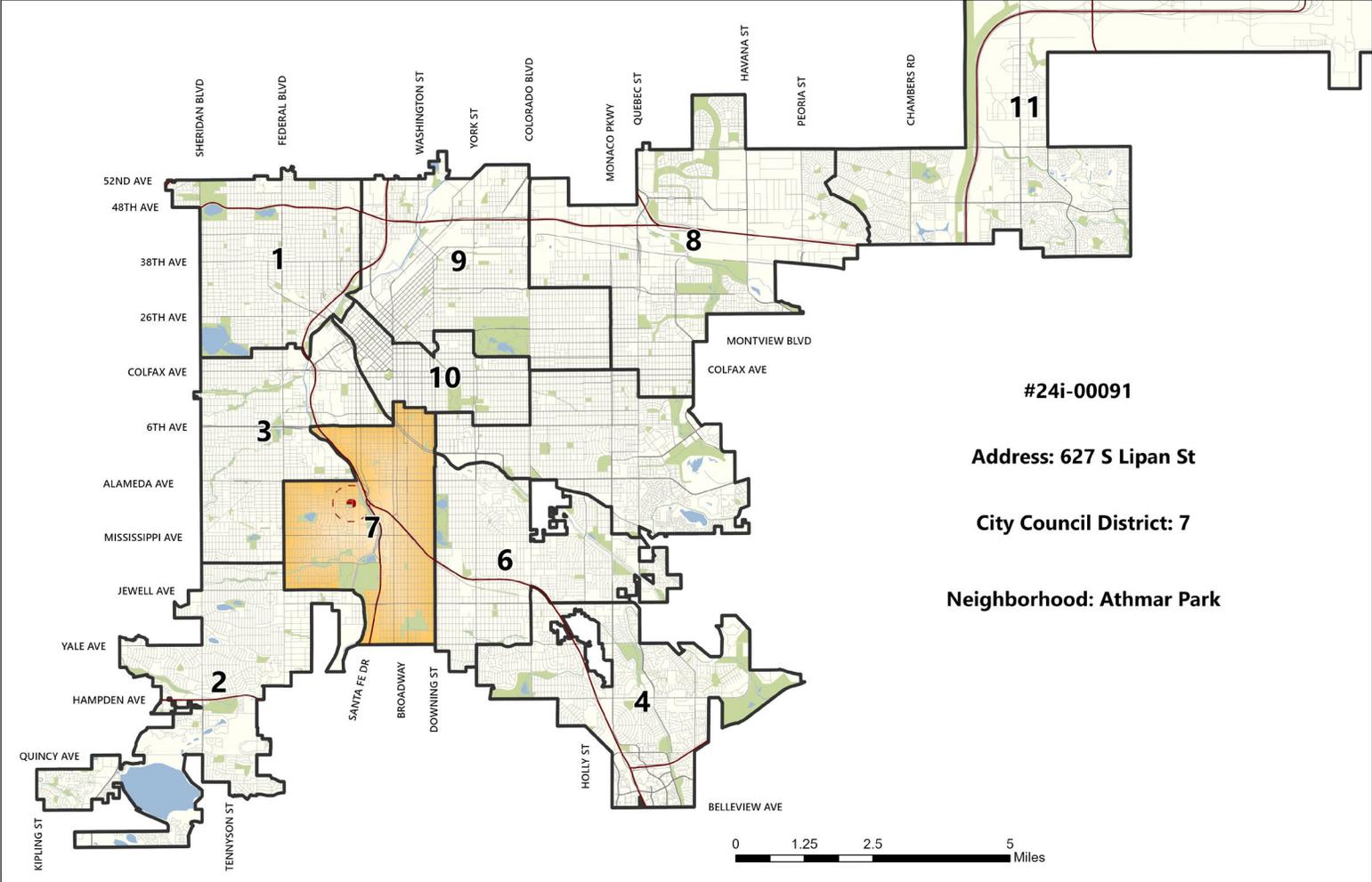
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

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# Council District 7 – Councilmember Alvidrez



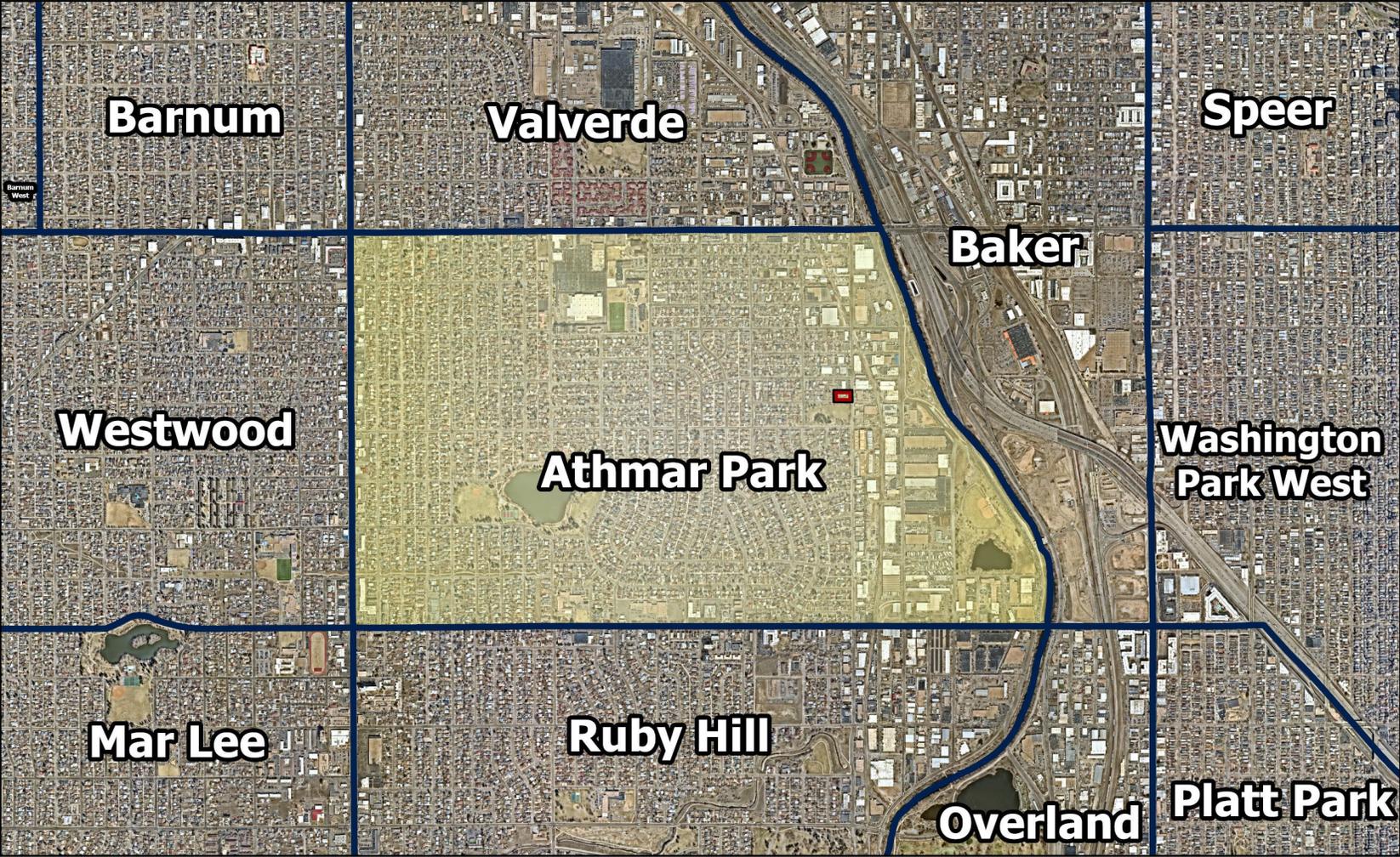
#24i-00091

Address: 627 S Lipan St

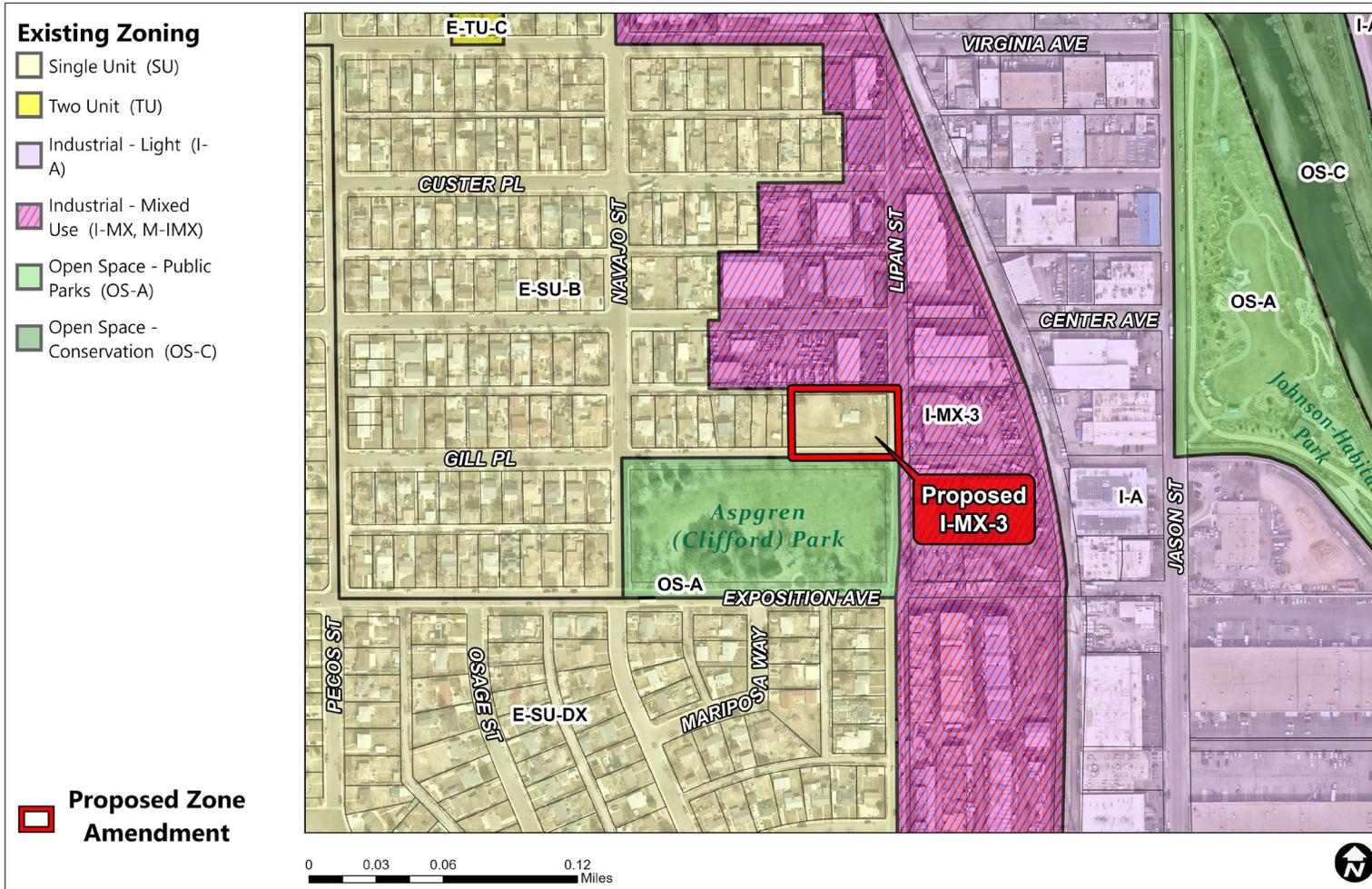
City Council District: 7

Neighborhood: Athmar Park

# Statistical Neighborhood – Athmar Park



# Existing Zoning – E-SU-B



## Nearby districts

- E-SU-B
- I-MX-3
- OS-A
- I-A

# Proposed Zoning – I-MX-3

I-MX Industrial Mixed Use Districts (I-MX-3,-5, -8, -12) 1. General Purpose

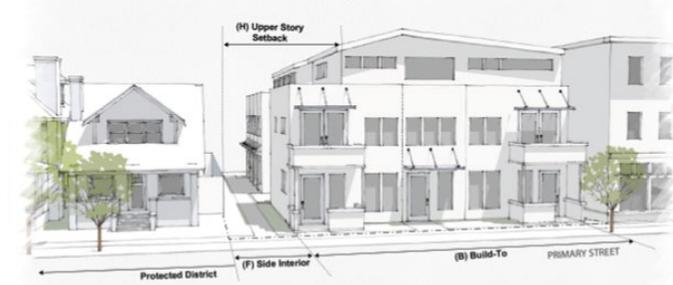
The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level. The Industrial Mixed Use districts are also intended to **provide a transition between mixed use areas and I-A or I-B Industrial Districts.** The Industrial Mixed Use districts accommodate a variety of industrial, commercial, civic and residential uses and encourage affordable housing. Industrial Mixed Use 3 (I-MX-3) I-MX-3 applies to industrially-dominated areas served primarily by local or collector streets with a maximum building height of 3 stories.

Industrial (I-) Neighborhood Context Zone Districts		Building Forms		
		Town House	General	Industrial
Max Number of Primary Structures per Zone Lot		No Maximum		
Industrial Mixed Use	I-MX-3, -5, -8, -12	■	■	■
Light Industrial	I-A		■	■
General Industrial	I-B		■	■

■ = Allowed

# Allowed Building Forms

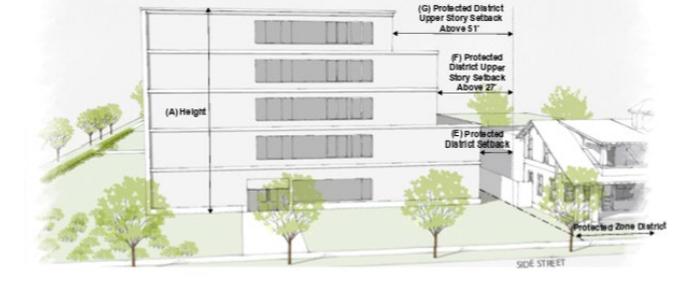
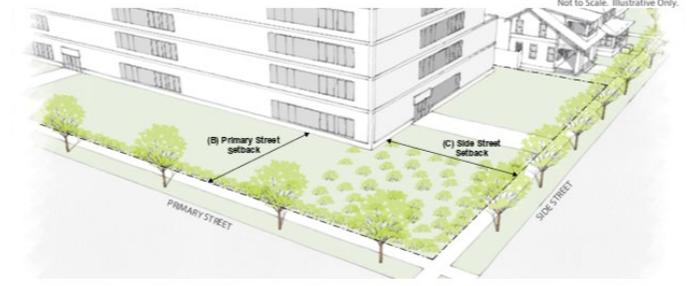
Not to Scale. Illustrative Only.



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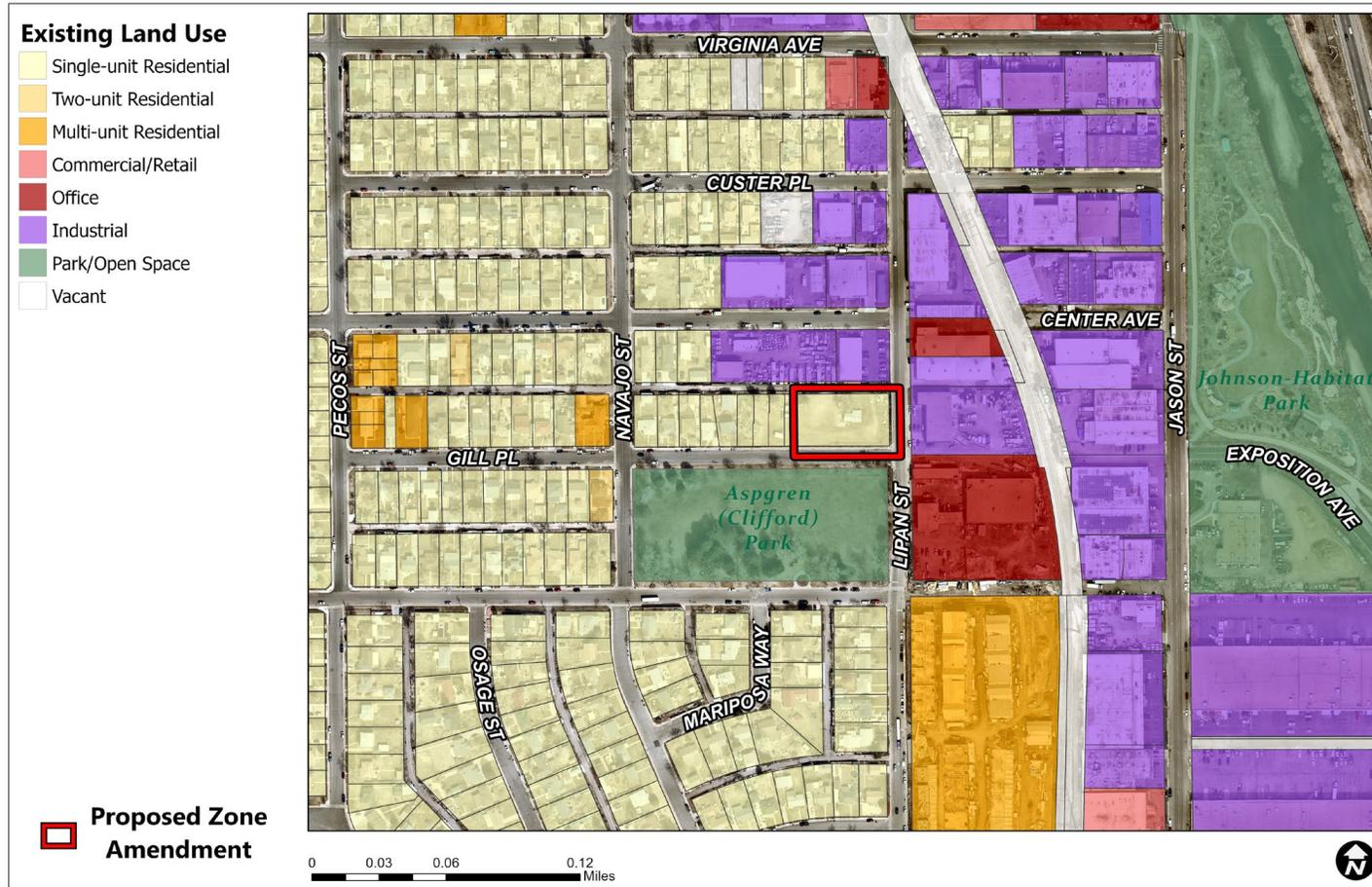
# Existing Context – Land Use

## Subject Property

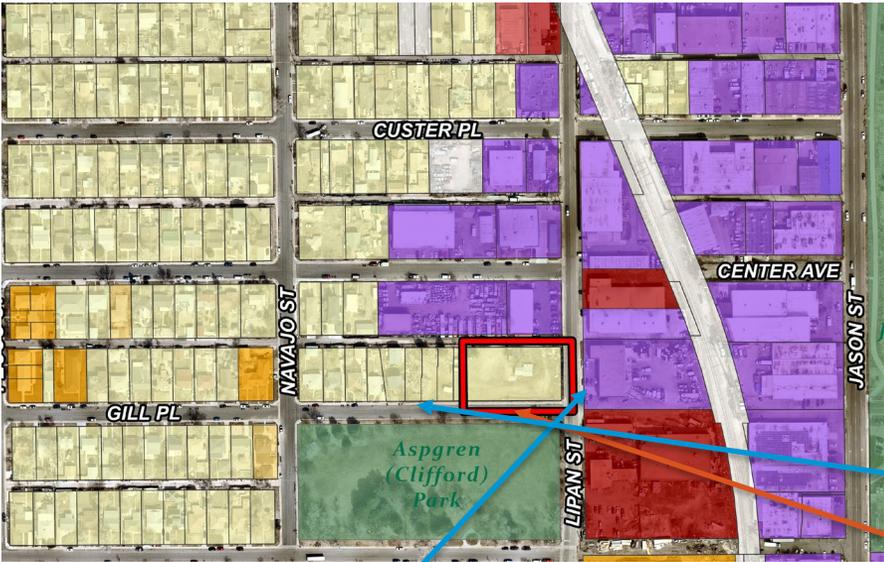
- Single-unit

## Adjacent to:

- Industrial
- Open Space
- Single-unit
- Office



# Existing Context – Building Form/Scale



# Agenda

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# Process

- Informational Notice: 9/13/2024
- Planning Board Notice: 1/21/2025
- Planning Board Public Hearing: 2/5/2025
- SPR Committee: 2/12/2025
- City Council Public Hearing: 4/7/2025

# Public Comments

- RNOs
  - *Athmar Park Neighborhood Association: Opposed*
- Three comments from nearby property owners in opposition. Concerns are related to the potential intensity of development, Traffic along South Lipan, and displacement of existing residents.
- Three comments provided with the application materials in support of the proposal

# Planning Board Public Hearing

Planning Board is forwarding a unanimous  
**recommendation of approval**

# Presentation Agenda

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# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Athmar Park Neighborhood Perimeter Plan*

## 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

## *Comprehensive Plan 2040*

- **Equitable, Accessible and Inclusive Goal 1 Strategy A** – Increase the development of housing units close to transit and mixed-use developments (p. 28).
- **Equitable, Affordable and Inclusive Goal 2 Strategy A** - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- **Equitable, Affordable and Inclusive – Goal 3, Strategy B:** Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (pg. 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 A** - Promote infill development where infrastructure and services are already in place (p. 54).
- **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)*
- *Athmar Park Neighborhood Perimeter Plan (2000)*

## 1. Public Interest

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

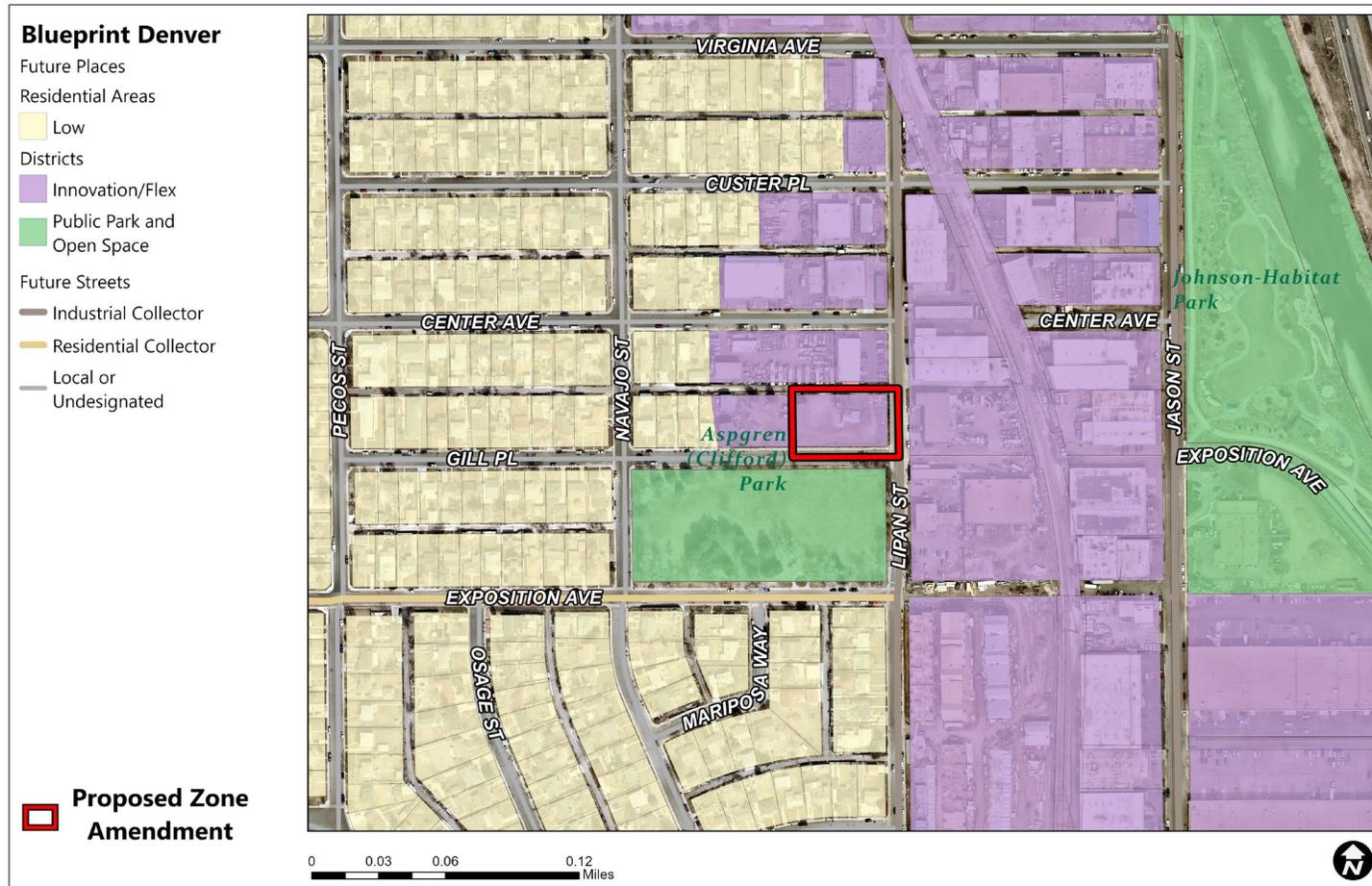
# Blueprint Denver 2019



## District

- Districts are found throughout Denver and represent areas with a specially designed purpose, such as educational campuses, civic centers or manufacturing areas.
- Districts are often developed with a specific use or purpose in mind but some are highly mixed-use.
- Many districts are important job centers providing a wide variety of middle and high skill employment opportunities.

# Blueprint Denver 2019



## Innovation Flex

- **Assembly facilities, labs, small logistics and warehousing, local food catering, tech firms, value manufacturing and related offices uses are found in these areas.**
- **Residential uses are compatible.** Multi-tenant buildings, often with office uses in the front and manufacturing in the back, are common.
- Buildings should orient to the street and contain pedestrian-friendly features such as street level transparency.
- **Building scale varies greatly, and can be dependent upon the surrounding context and character.**

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 2019



- Growth Areas Strategy
  - Districts
- 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.

# ATHMAR PARK NEIGHBORHOOD PERIMETER PLAN



SEPTEMBER 6, 2000

**Plan Goal 1:** Promote Neighborhood stability, support preservation of the neighborhood character and create a sense of place.

**Plan Goal 2:** Encourage business growth, revitalization, and development in the commercial areas along the Athmar Park neighborhood edges and in the industrial area.

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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# CPD Recommendation

CPD recommends **Approval**, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent Statements