8430 Northfield Boulevard

Request: from C-MC-20 Waivers to C-MX-5 & C-MX-8

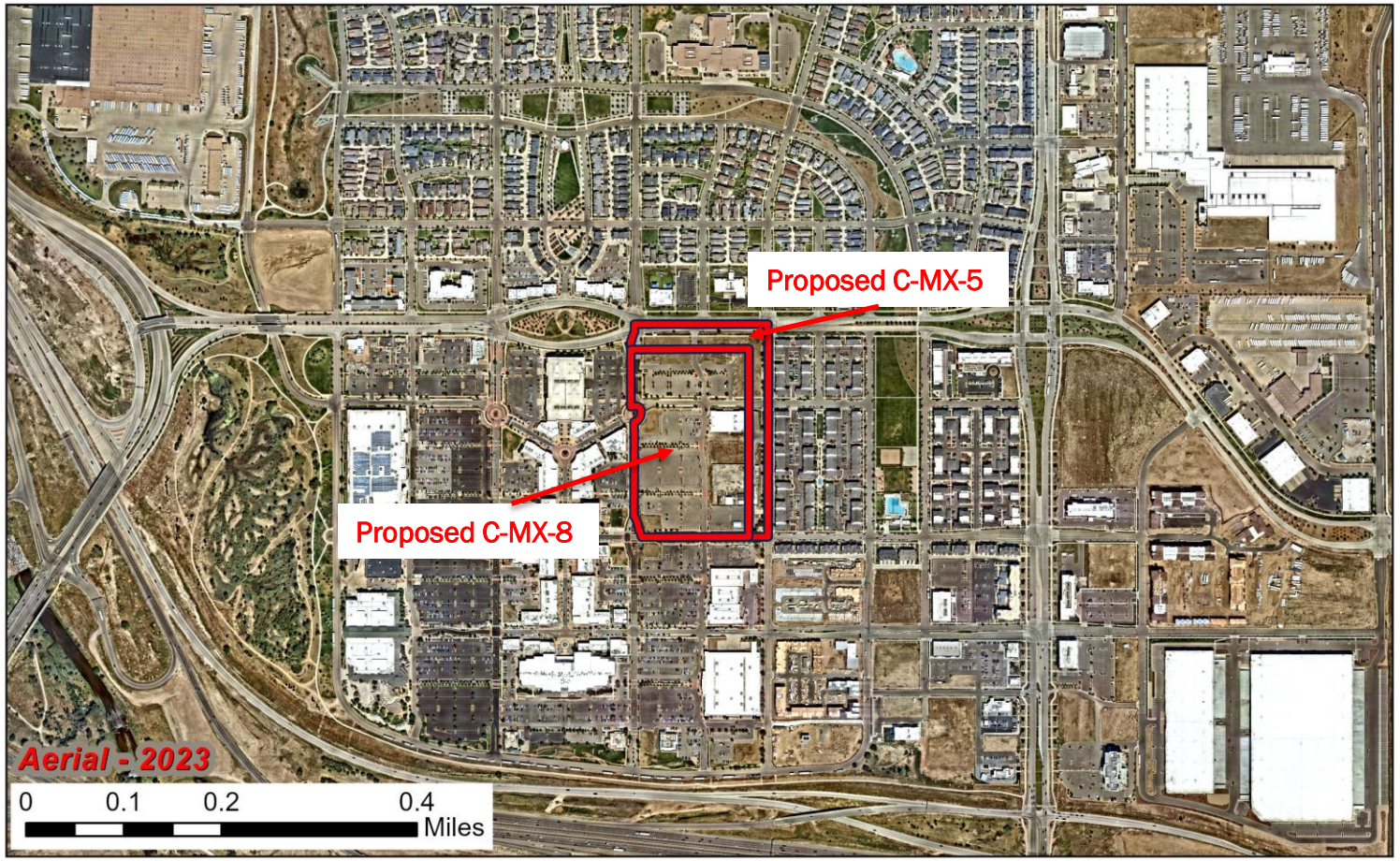
Date: 06.23.2025

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

Request: from C-MU-20 Waivers to C-MX-5 & C-MX-8



- Property:
  - ~16 acres
  - 1-story commercial building; largely vacant or surface parking

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

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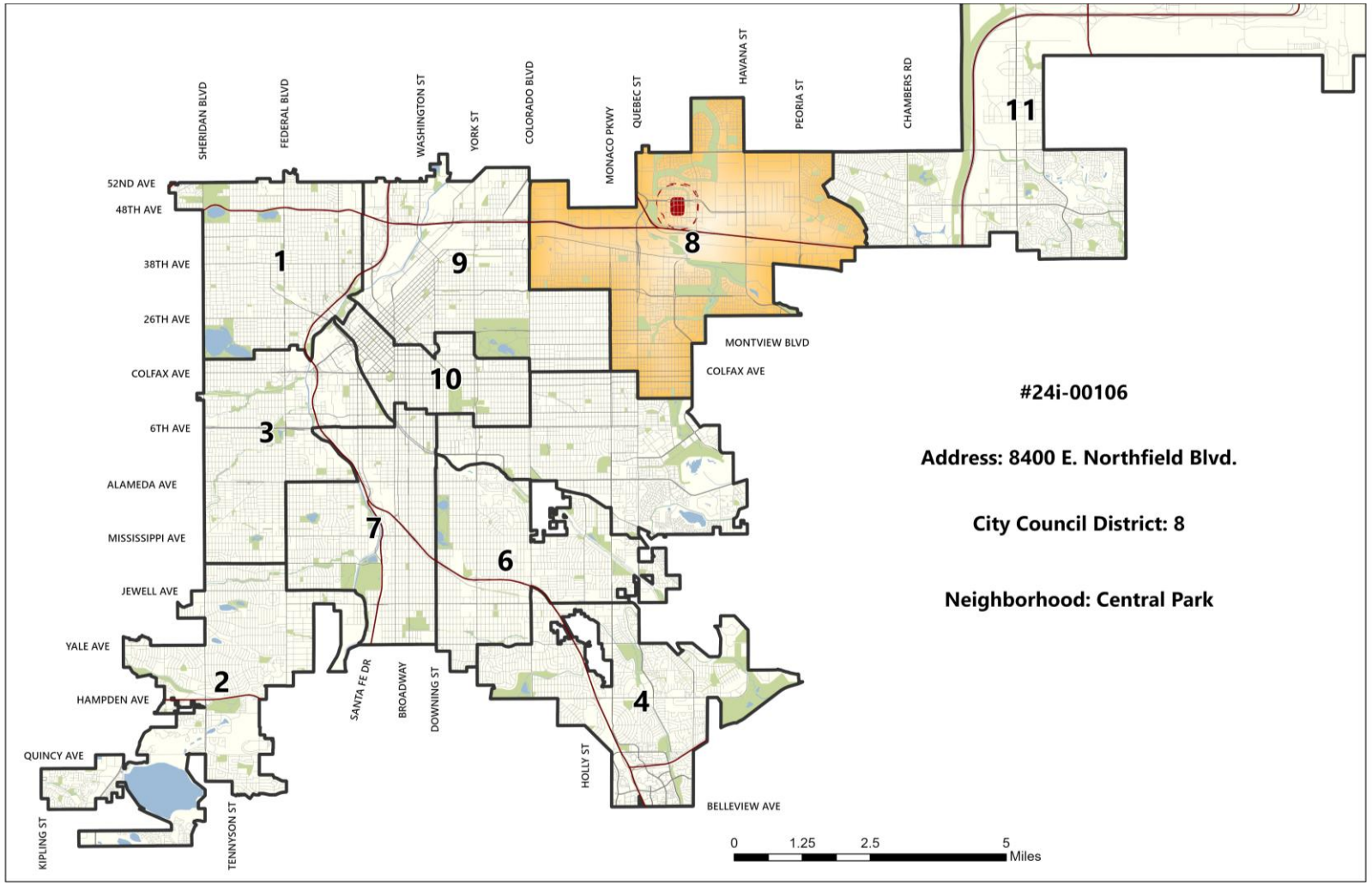
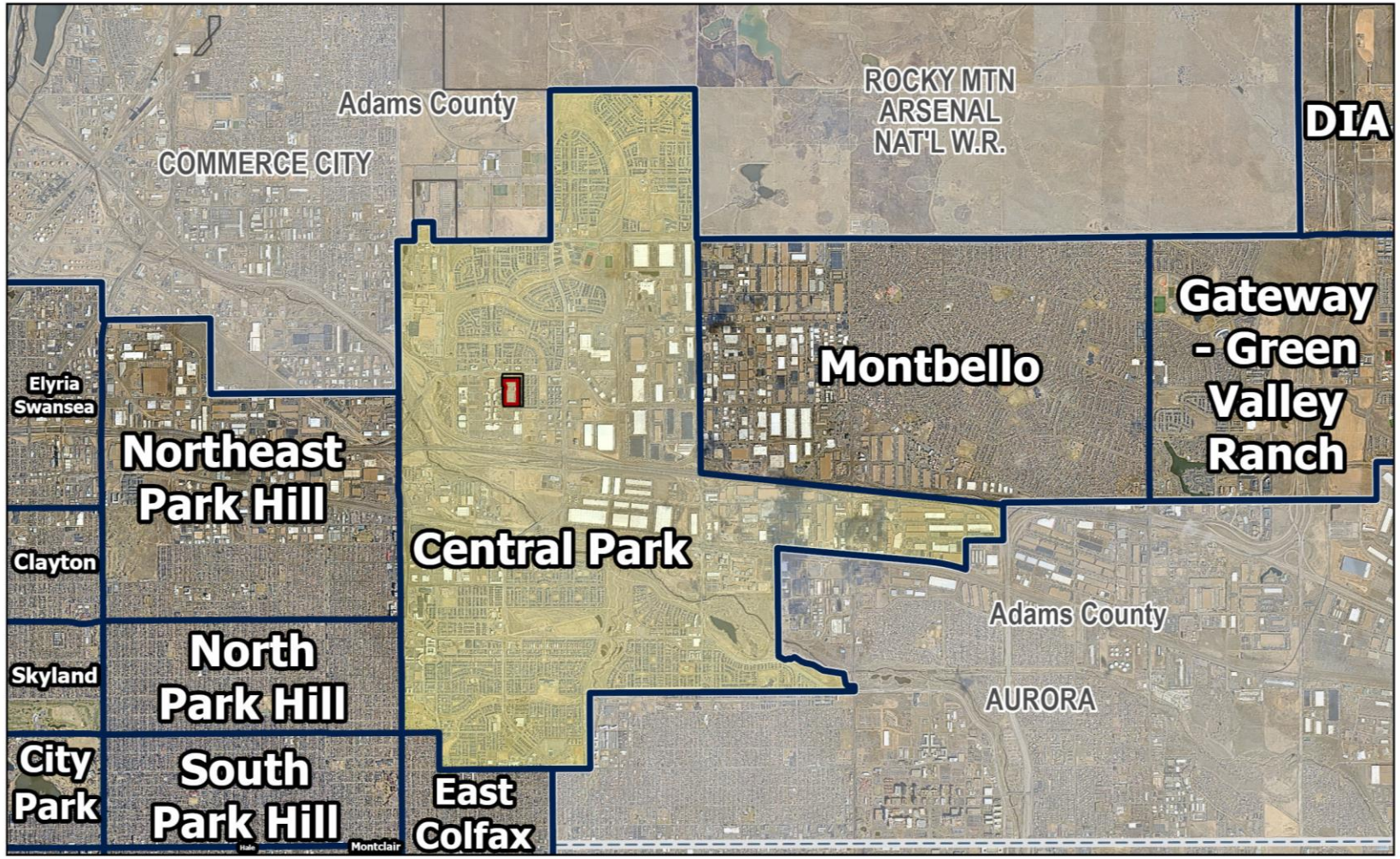
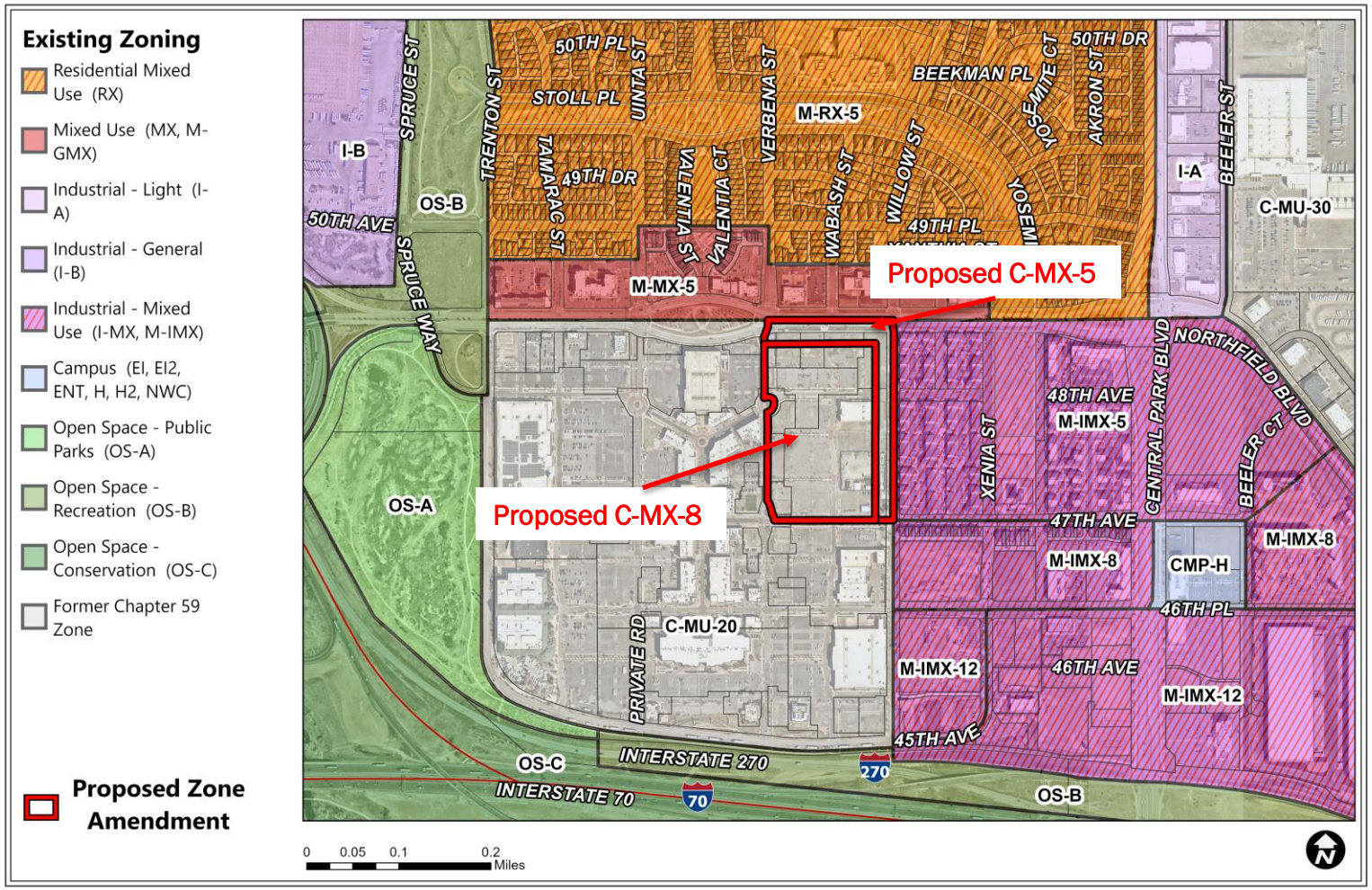
Council District 8 – Councilmember Lewis



Statistical Neighborhood – Central Park



Existing Zoning – C-MU-20 Waivers



Proximity to:

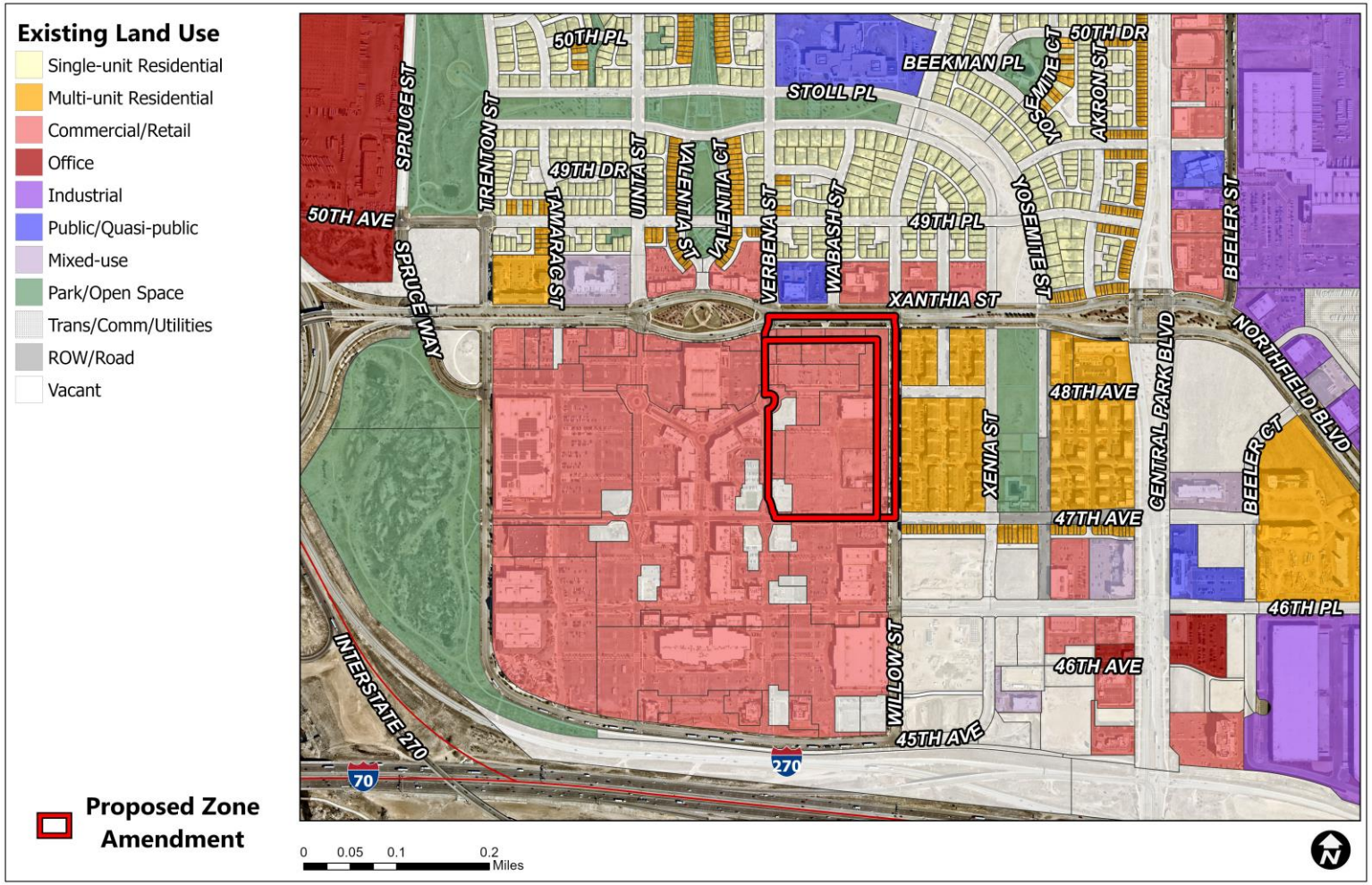
- M-MX-5
- M-RX-5
- M-IMX-5
- M-IMX-8
- M-IMX-12
- OS-B
- OS-A

Proposed Zoning – C-MX-5 & C-MX-8

Allowed Building Forms:

- Town House (5 stories or70 feet)
- Drive Thru Restaurant & Services
- General (5/8 stories or 70/110 feet)
- Shopfront (5/8 stories or 70/110 feet)

Existing Context – Land Use



Commercial/Retail

Adjacent to:

- Commercial/Retail
- Mult-unit Residential
- Public/Quasi-public
- Mixed-use
- Park/Open Space

Large Development Review

The site was considered for Large Development Review, but deemed inapplicable because:

- The early planning for the site offers adequate guidance for dense mixed-use development
- The site is part of a General Development Plan that allows for mixed-use development
- Continued site improvement can be captured at the time of Site Development Plan review

High Impact Development Compliance Plan

The Department of Housing Stability (HOST) has negotiated a High Impact Development Compliance Plan (HIDCP)

This is required since the site is over 10 acres and part of a Metropolitan District.

The HIDCP includes:

- 10% of units will be income-restricted at 60% area median income for 99 years
- 30% of total units will be at least 2 bedrooms
- Waives the right to access incentive heights and fee-in-lieu alternative

Agenda

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Process

- Informational Notice: **01/10/25**
- Planning Board Notice: **04/22/25**
- Planning Board Public Hearing: **05/07/25**
- Committee: **05/13/25**
- City Council Public Hearing: **06/23/25**

Public Comments

- RNOs
  - As of this presentation, we have received no letters from applicable RNOs
- 46 comments from the general public
  - 1 general comment
  - 24 in support – noting the need for housing and better use of vacant land
  - 21 in opposition – noting concerns around traffic and infrastructure

Planning Board

- Planning Board held a hearing on this item on 05/07/25
- The board voted unanimously to recommend approval, noting plan consistency, better utilization of land, and the master plan context for the area that anticipated higher densities in the area.

Presentation Agenda

- Request
- Location and Context
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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 (2019)*
   - *Central Park Development Plan (1995)*
2. Public Interest
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Comprehensive Plan 2040

Equitable, Affordable and Inclusive

- Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 28).
- 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).
- 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 (p. 28).

Comprehensive Plan 2040

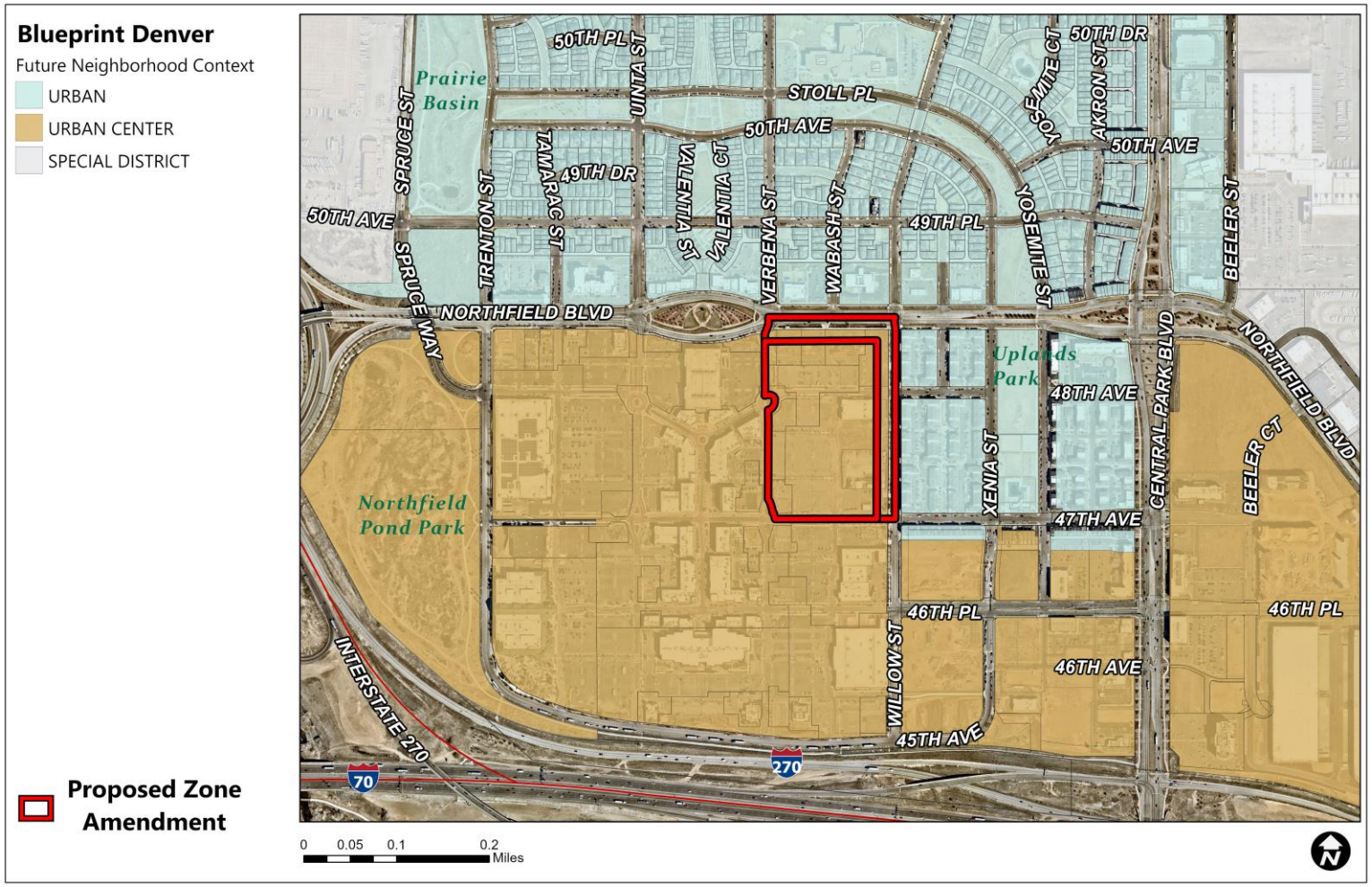
Strong and Authentic Neighborhoods

- 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 offers opportunities for increased amenities (p. 34).

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - *Comprehensive Plan 2040*
   - *Blueprint Denver (2019)*
   - *Central Park Development Plan (1995)*
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

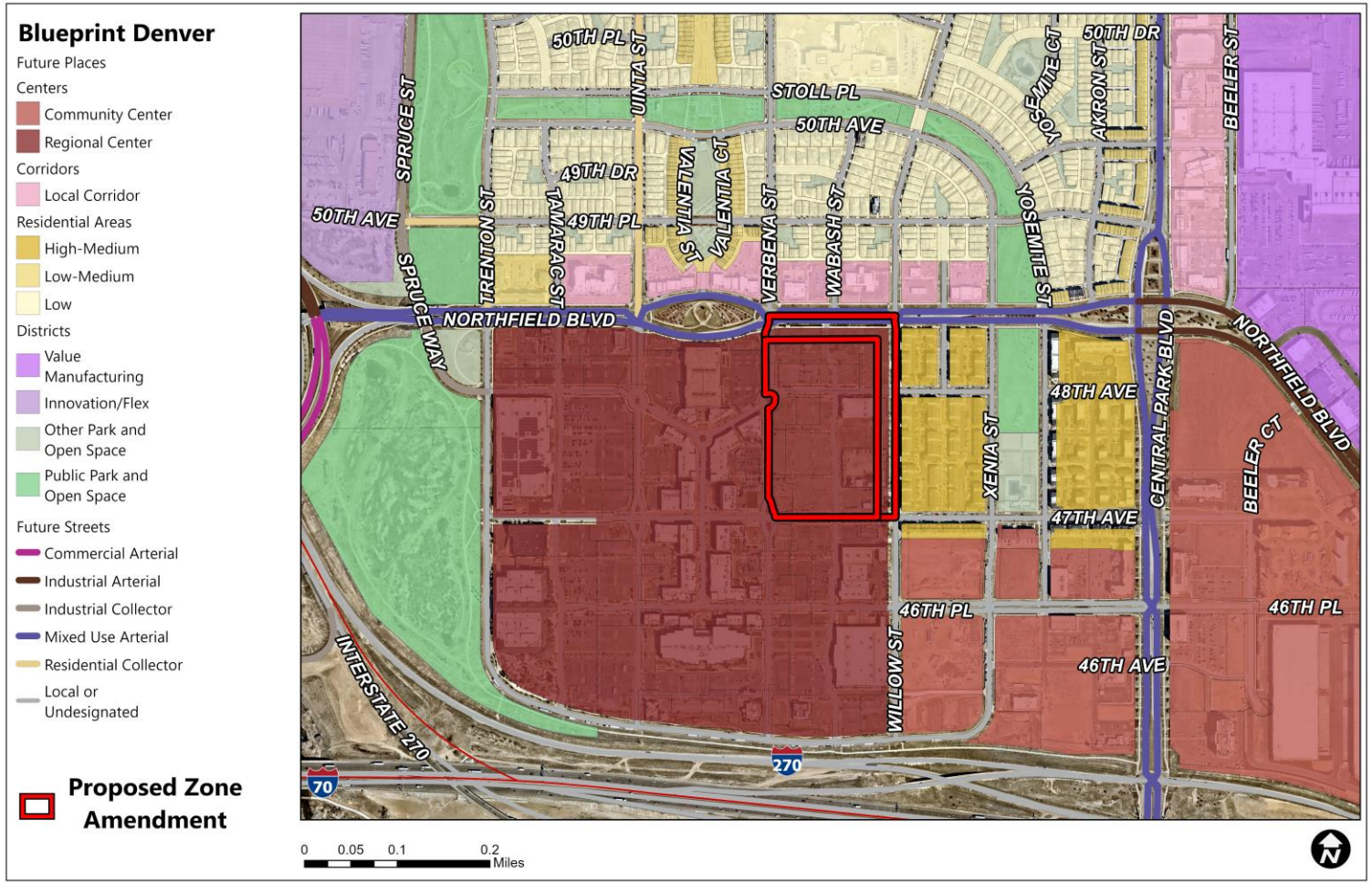
Blueprint Denver



Urban Center

- Dense, vibrant areas
- Support residents and visitors
- High intensity residential and employment
- Access to amenities and entertainment options

Blueprint Denver

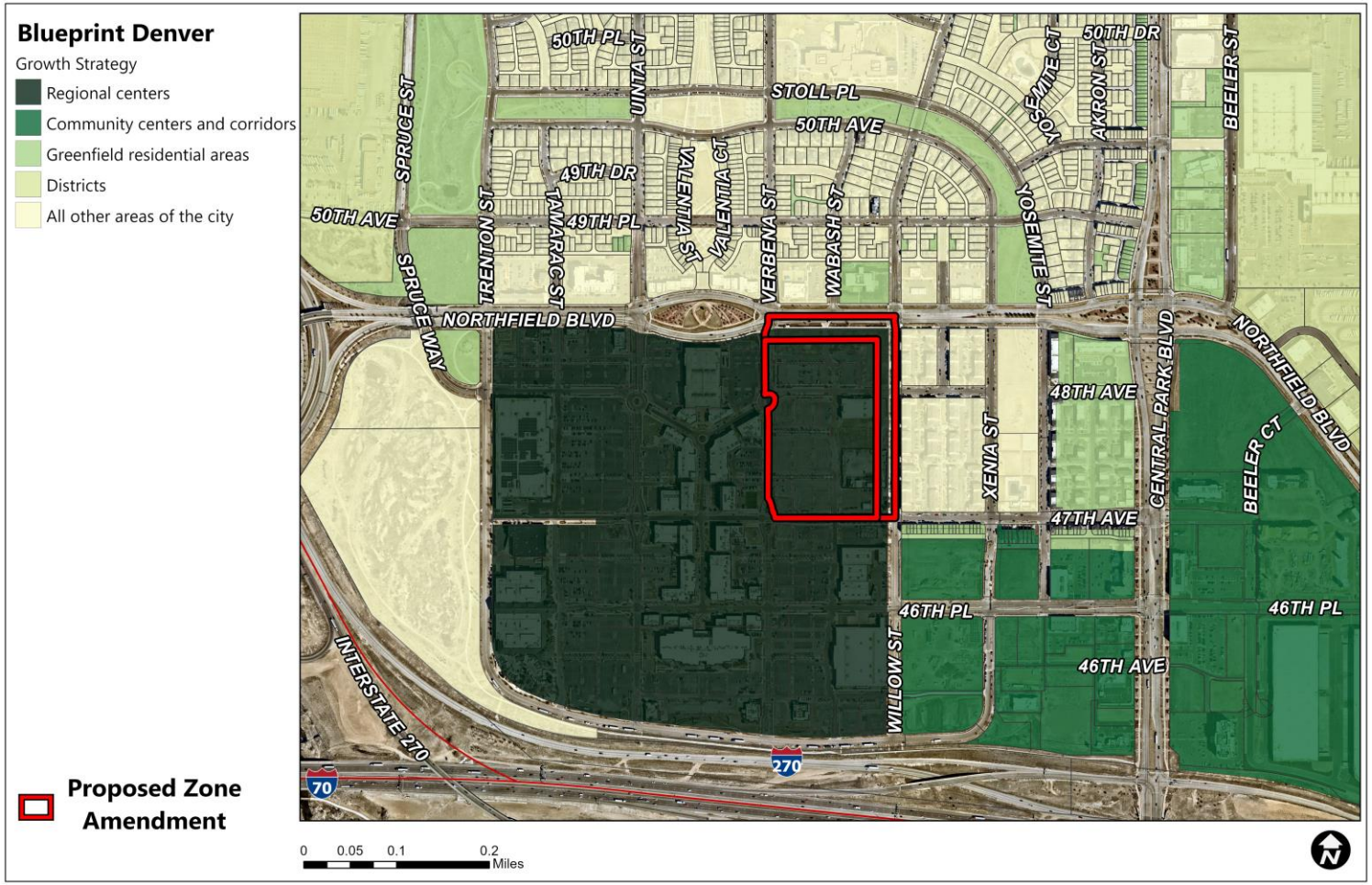


Regional Center

- Diversity of commercial and residential uses
- 24/7 live, work, entertainment environment
- High degree of urbanism
- Strong pedestrian realm

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



Regional Centers

- 50% of new employment
- 30% of new housing

Blueprint Denver

Strategies

Land Use & Built From, General:

- Use zoning and land use regulations to encourage high-density, mixed-use development in transit-rich areas including Regional Centers (p. 72)
- Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC (p. 73)

Blueprint Denver

Strategies

Land Use & Built From, Housing:

- Incentivize affordable housing through zoning, especially in regional centers (p. 85)
- Expand family-friendly housing throughout the city (p. 85)
- Capture 80% of new housing growth in Regional Centers. Align high-density residential areas near regional centers to support housing growth near major job centers (p. 85)

Blueprint Denver

Strategies

Land Use & Built From, Economics:

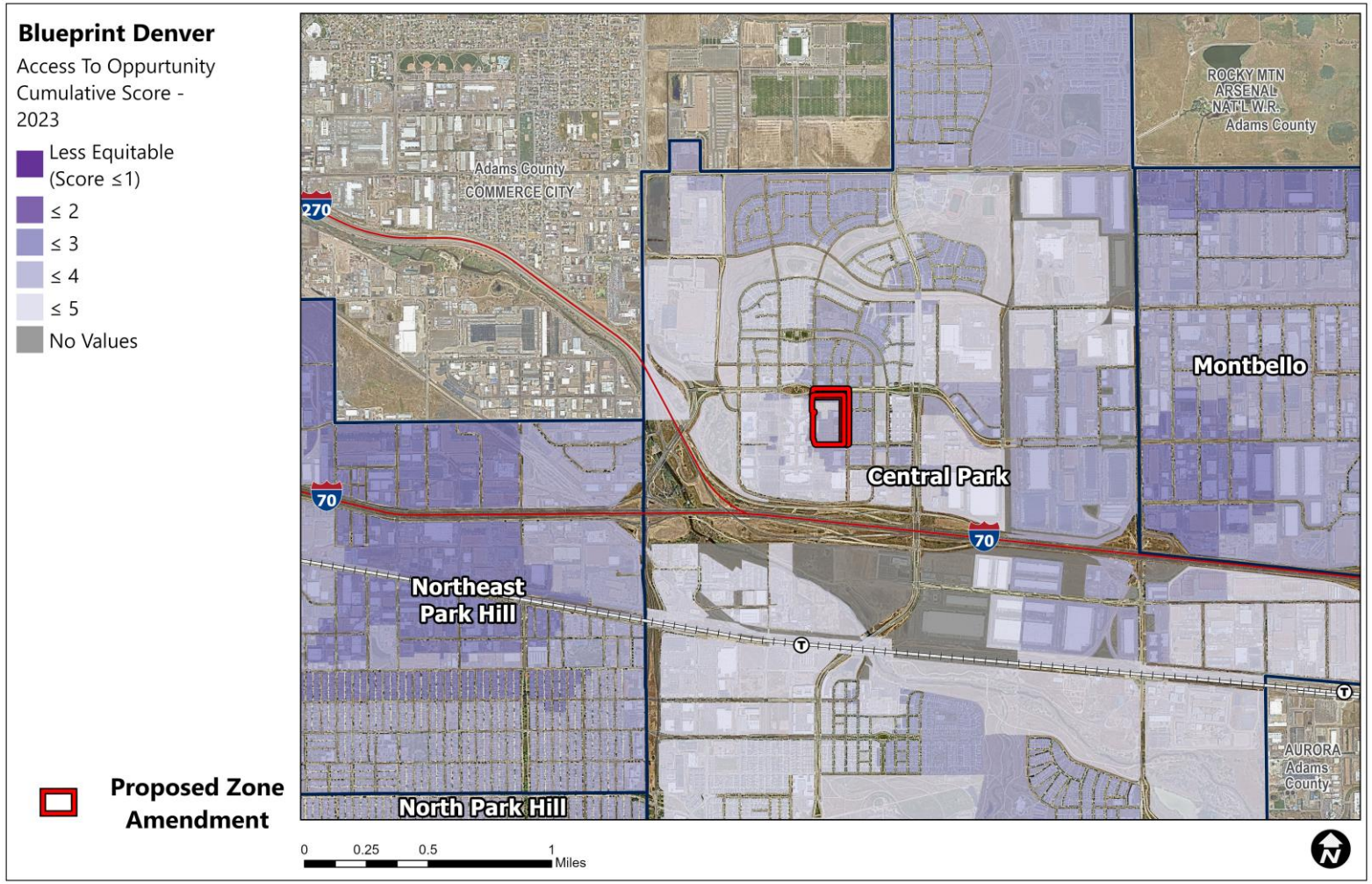
- Capture 90% of job growth in regional centers

Blueprint Denver

Climate

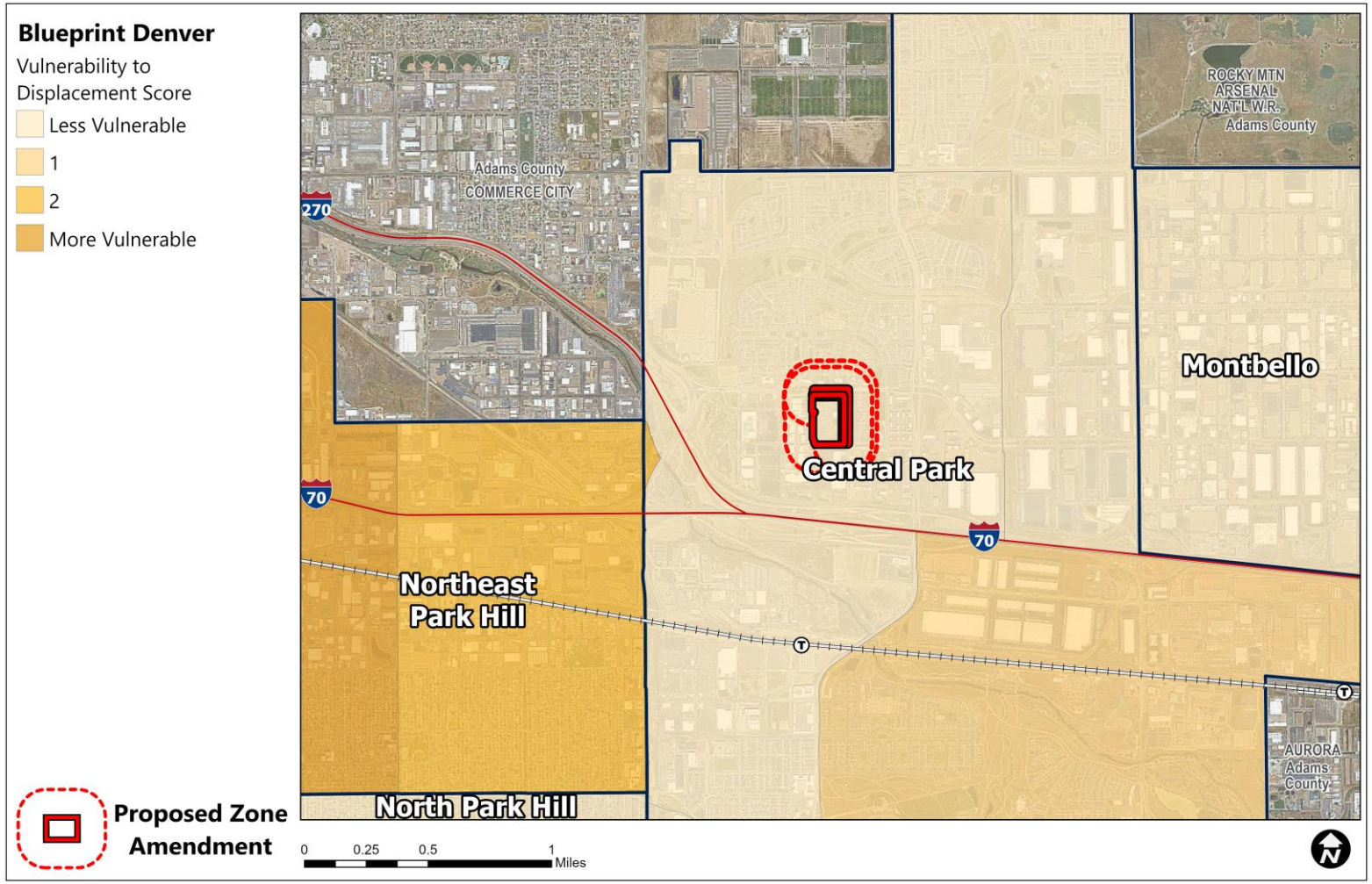
- Reducing auto-dependence by locating additional housing, employment, or commercial in a transit-rich area.

Blueprint Denver



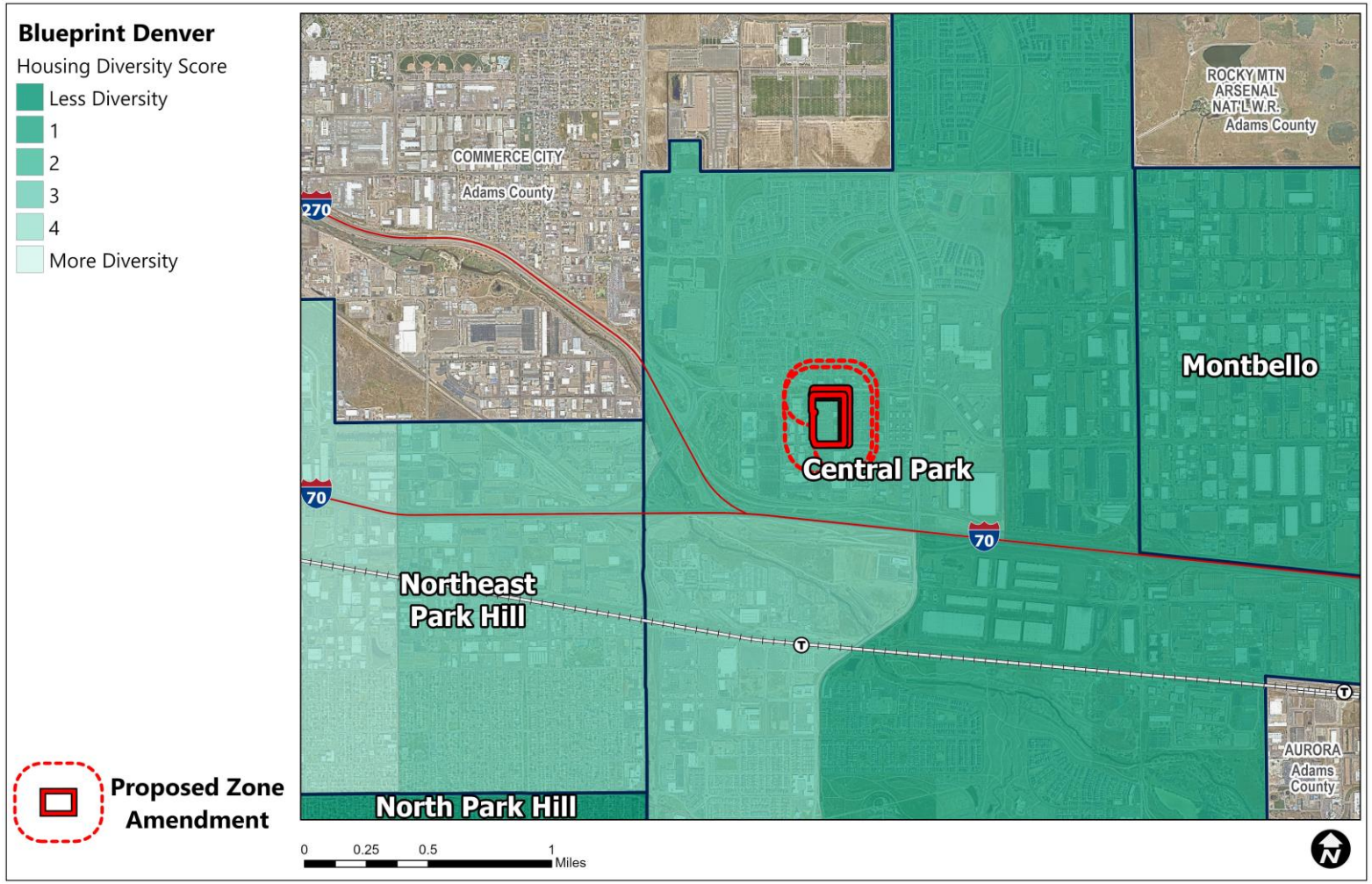
- High to Average Access to Opportunity
- New development must provide additional open space
- Zone district would allow for higher density of residential and commercial

Blueprint Denver



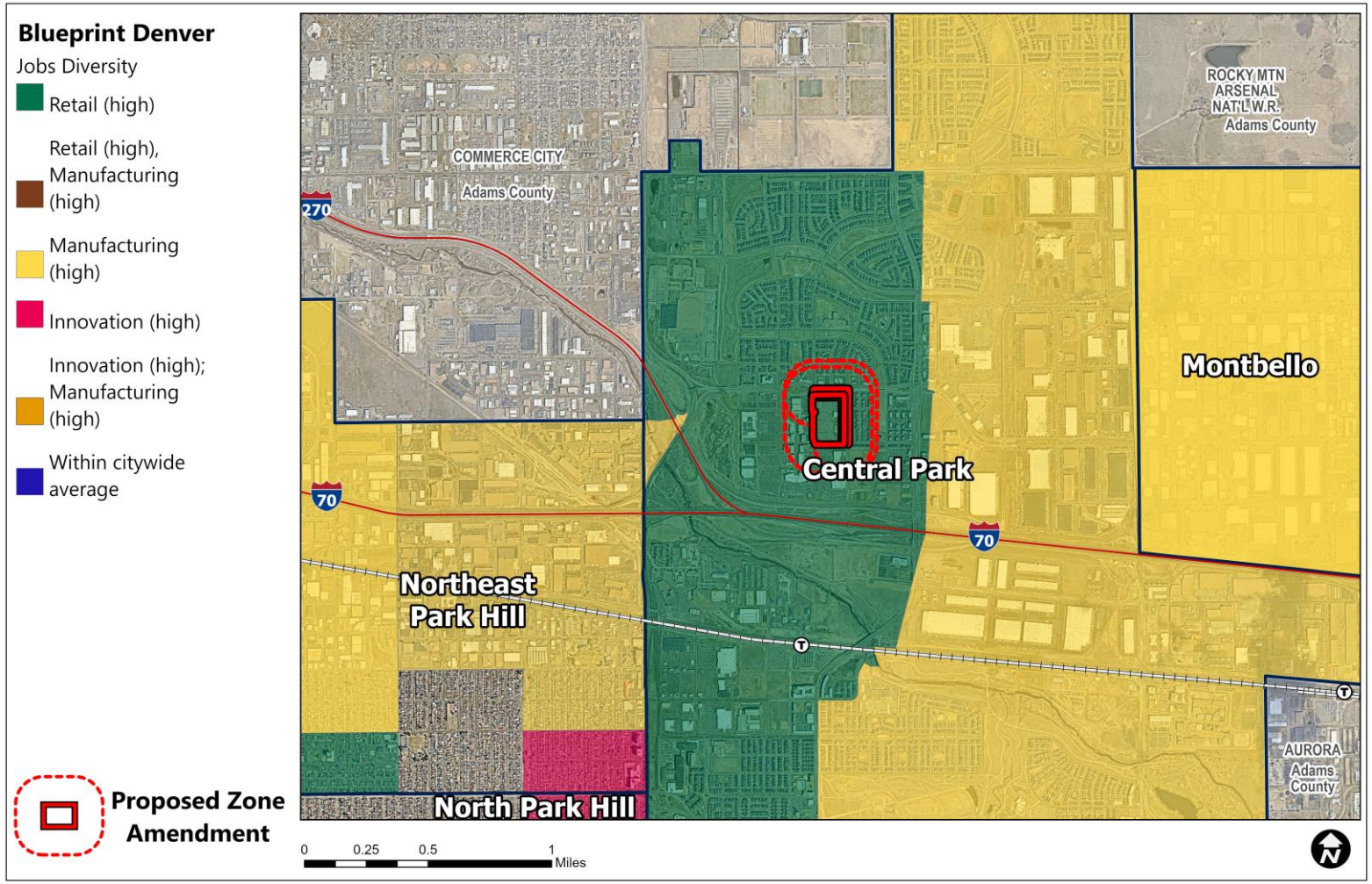
- Low Vulnerability to Displacement

Blueprint Denver



- Moderate Housing Diversity
- High percentage of owners
- High housing costs

Blueprint Denver



- High emphasis on retail jobs
- Surrounded by emphasis on manufacturing jobs

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Central Park Development Plan

- Outlines a land use vision, some of which hasn't been built-out as envisioned
- Identifies this area as a Town Center
- Mixed residential/employment
- Significant outdoor amenities

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of plans
- Furthers equity and climate goals

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

Denver Zoning Code Review Criteria

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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