



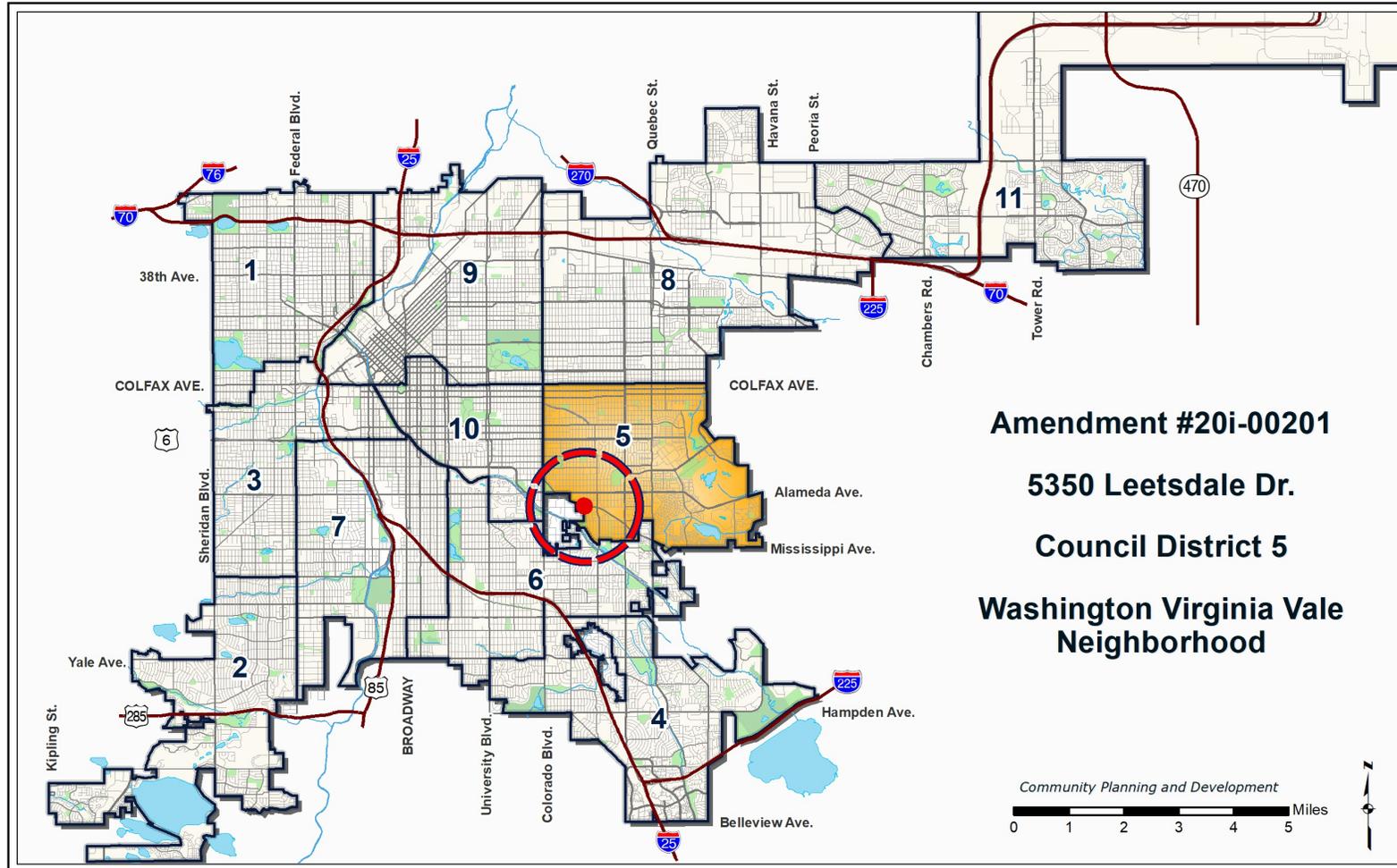
5350 Leetsdale Drive

2020I-00201

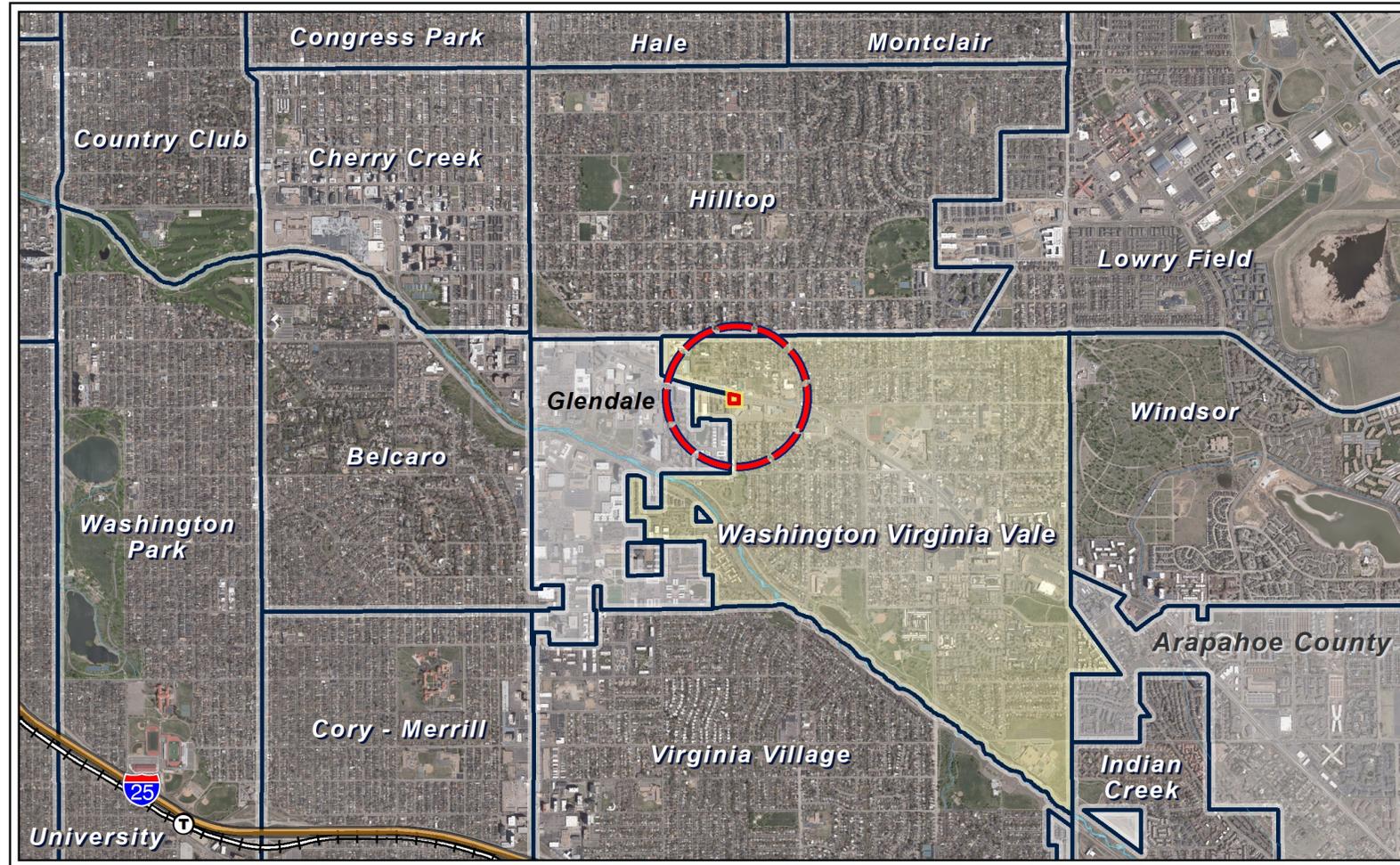
Request: B-1 (WVRS) to S-MX-3

Date: 8/10/2021

Council District 5 – Councilwoman Sawyer



Washington Virginia Vale Neighborhood



Request: S-MX-3

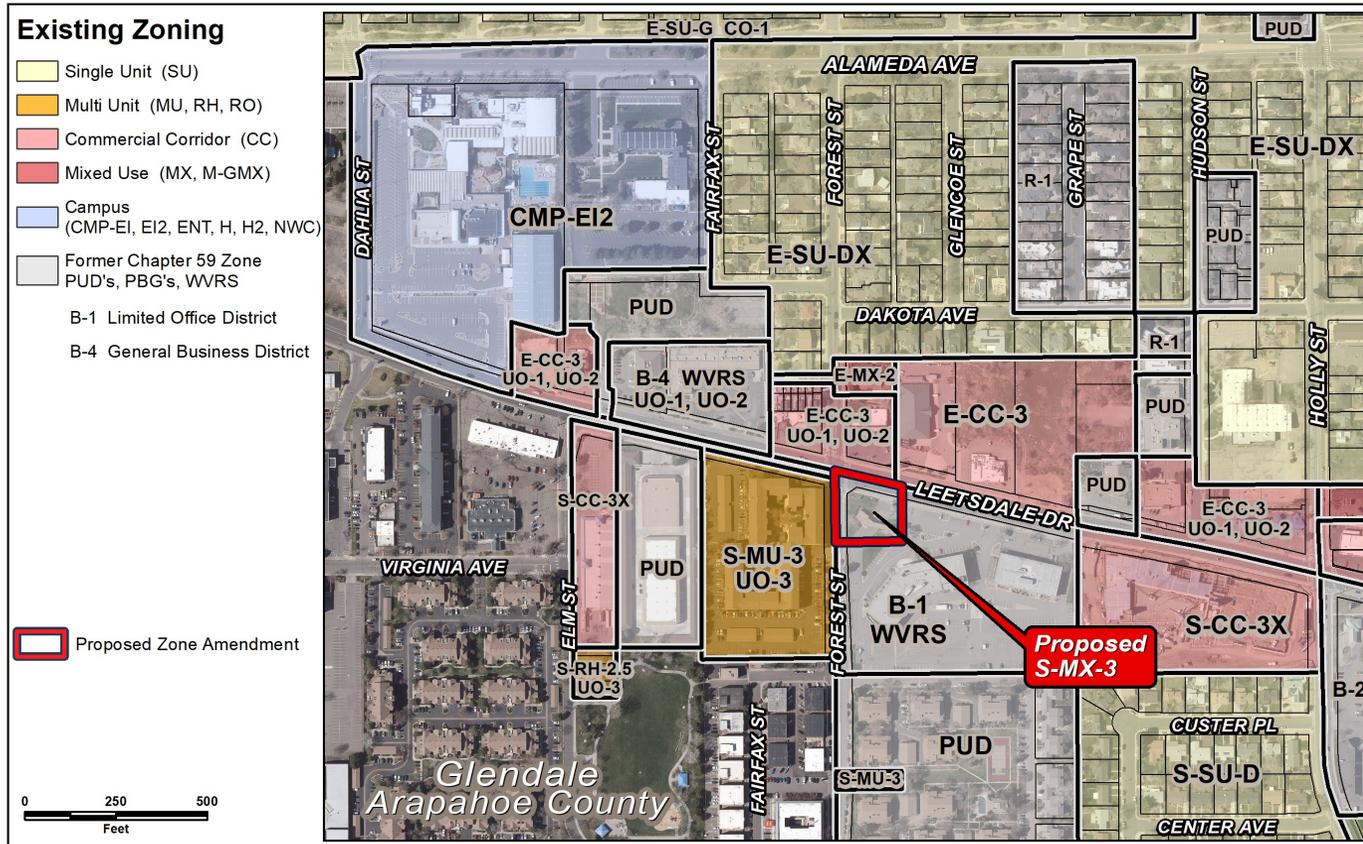


- Location
 - Approx. 19,073 square feet or 0.44 acres
 - Existing drive-through structure

Proposal

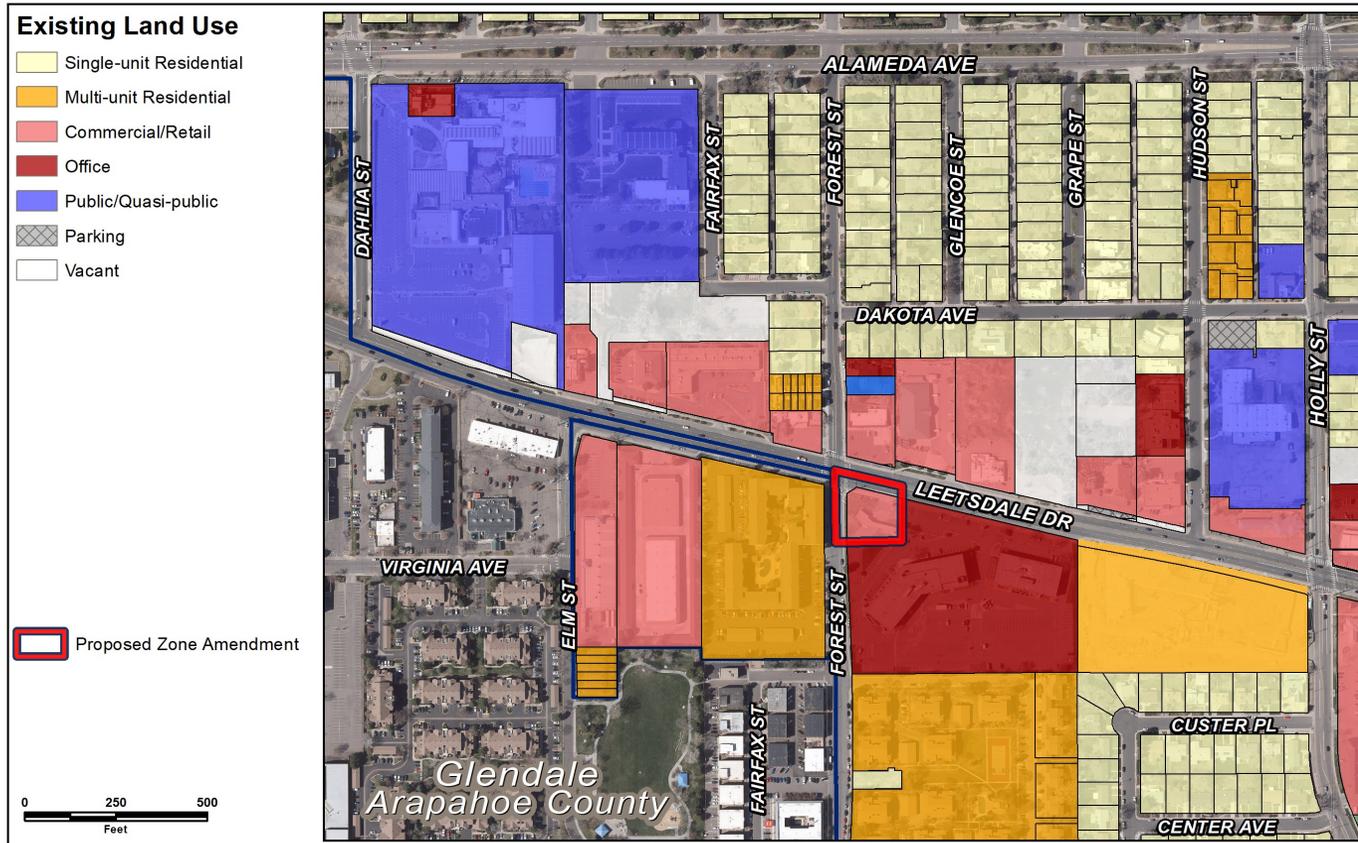
- Rezoning from B-1 (WVRS) to S-MX-3
 - Suburban Neighborhood Context – Mixed Use – 3 stories maximum height
 - Allows a mix of uses
 - Allows Drive Thru Services, Drive Thru Restaurant, General, and Shopfront building forms

Existing Zoning



- **Current Zoning: B-1 (WVRS)**
 - Office district allowing banking and financial services.
 - Waivers restrict building heights to 35 feet maximum and GFA ≤ 110,000 sf
- **Surrounding Zoning:**
 - S-MU-3, UO-3
 - B-1 WVRS
 - PUD
 - E-CC-3 (UO-1, UO-2)

Existing Land Use

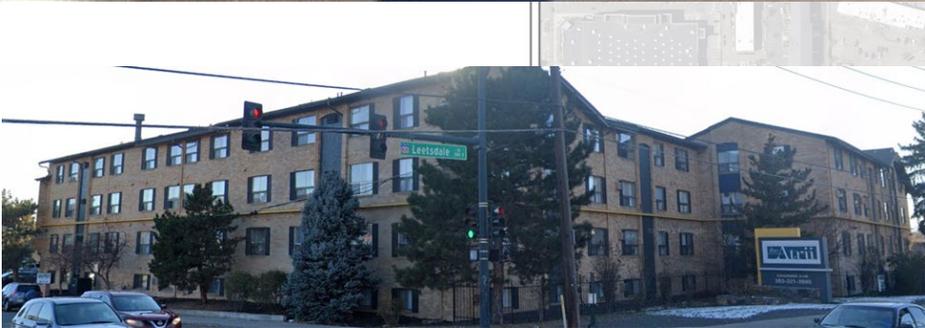


Land Use:
Commercial/Retail

Surrounding Land Uses:

- Multi-Unit Residential
- Commercial/Retail
- Office

Existing Building Form/Scale



Glendale
Arapahoe County



Process

- Informational Notice: **5/3/2021**
- Planning Board Notice: **7/20/2021**
- Planning Board Public Hearing: **8/4/2021**
- LUTI Committee: **8/10/2021**
- City Council Public Hearing (tentative): **9/27/2021**
- Public Comment
 - **One letter of support**

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

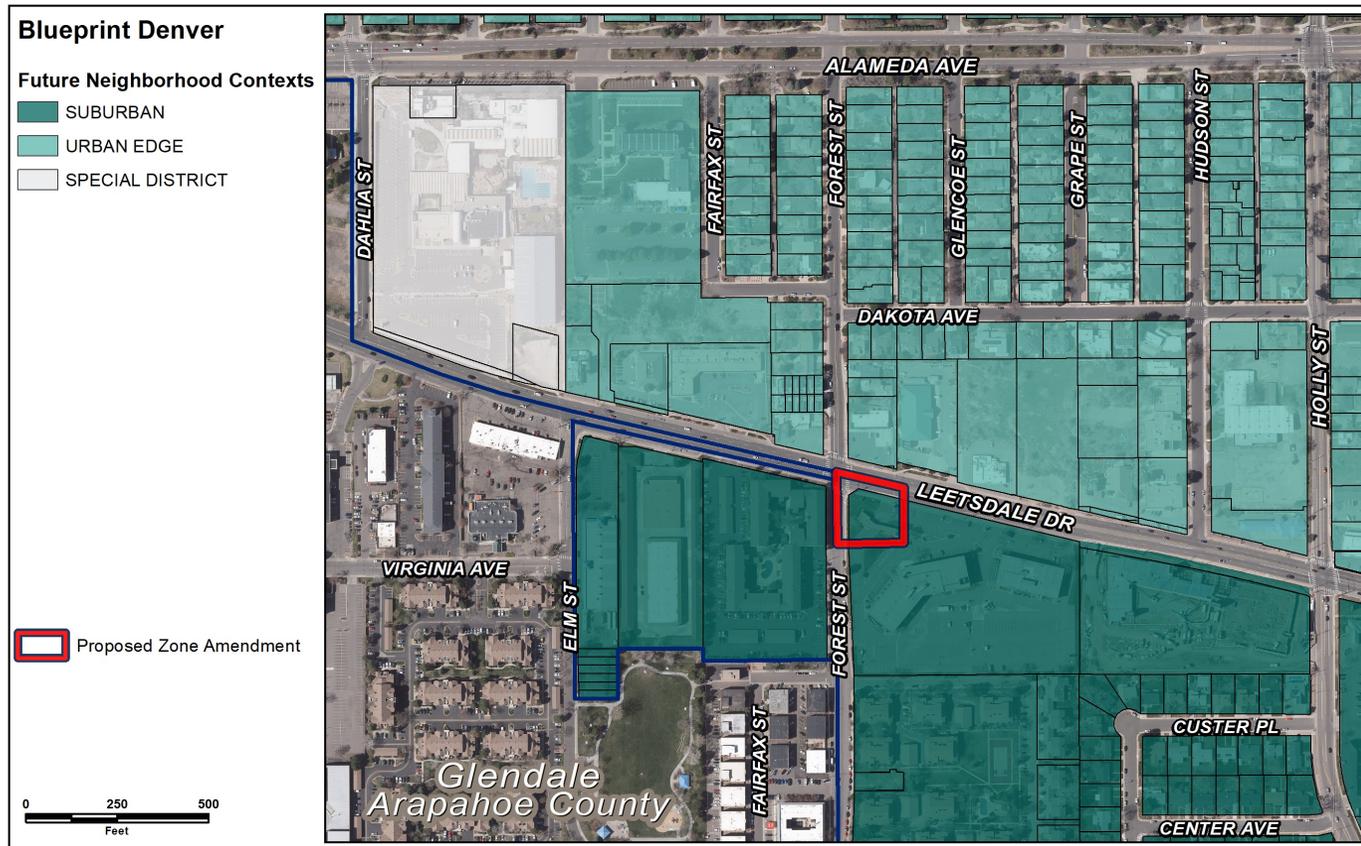
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Consistency with Adopted Plans: Comprehensive Plan



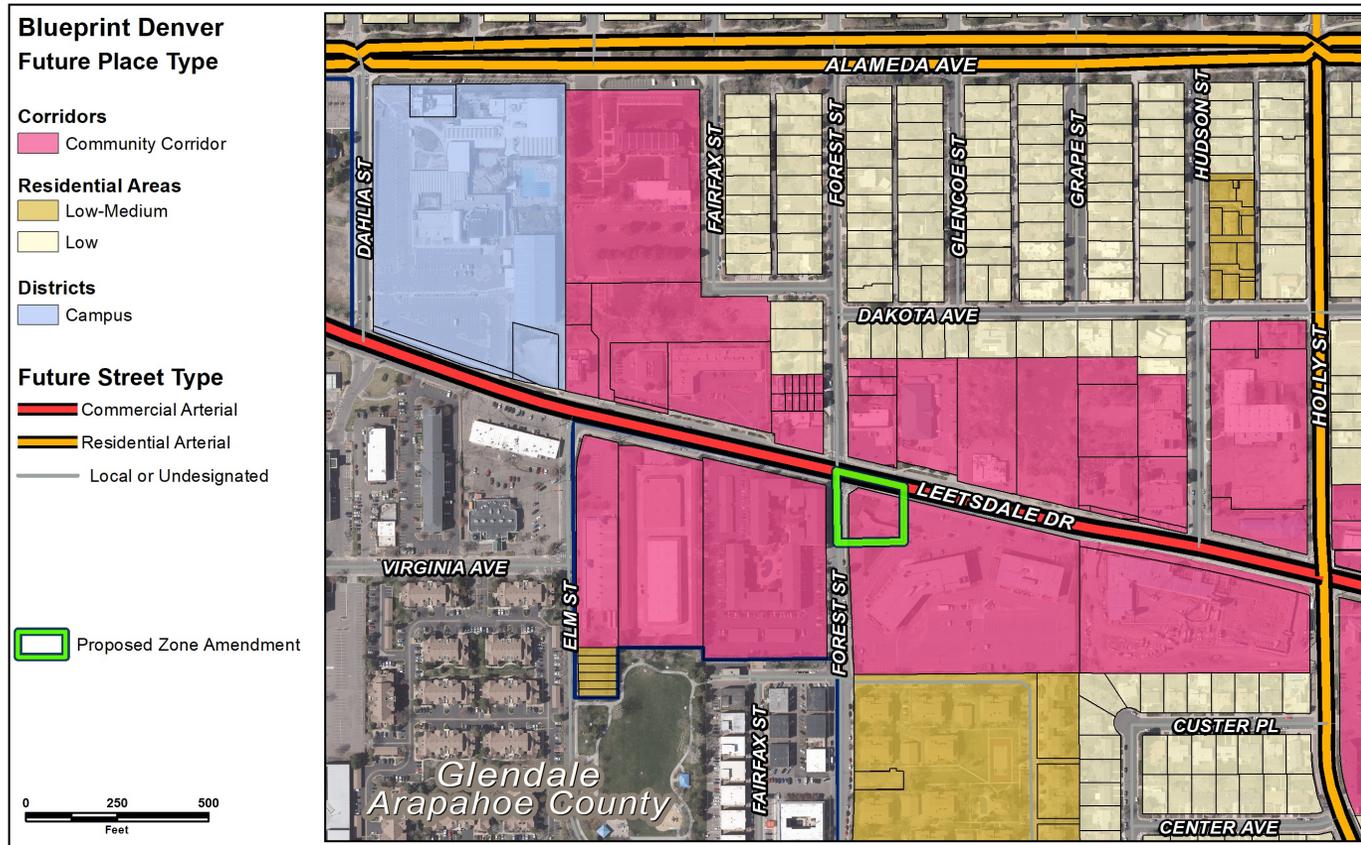
- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (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 C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

Consistency with Adopted Plans: Blueprint Denver 2019



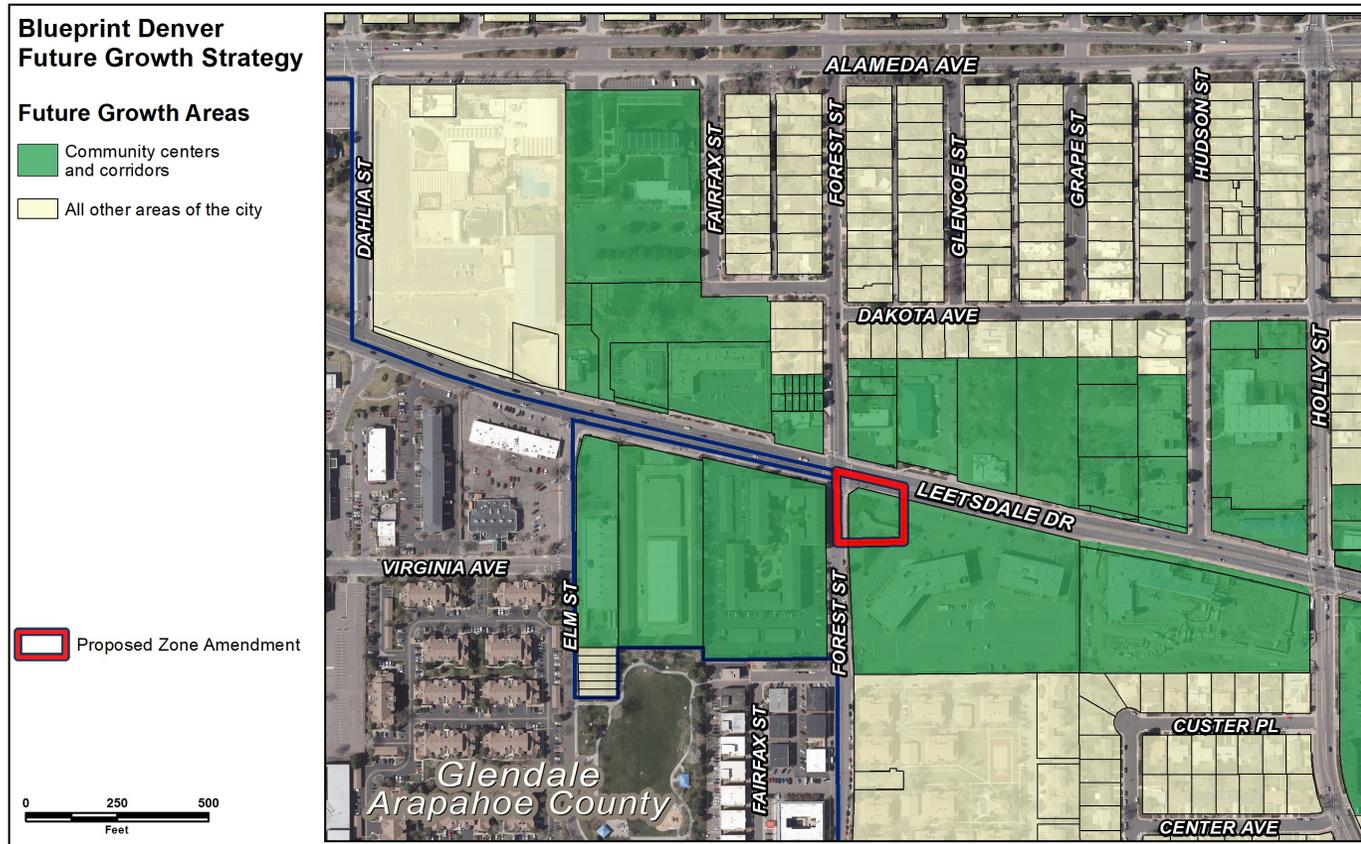
- Suburban (S-)
Neighborhood Context
 - Varied development – largely single-unit but can all include higher intensity development
 - Commercial development focused along main corridors and centers

Consistency with Adopted Plans: Blueprint Denver 2019



- **Community Corridor**
 - Typically provide some mix of office, commercial and residential
 - Heights are generally up to 5 stories
- **Future Street Type**
 - Leetsdale Drive: Commercial Arterial
 - Forest Street: Local

Consistency with Adopted Plans: Blueprint Denver



- Growth Areas Strategy: “Community Centers and Corridors”
 - 20% jobs by 2040
 - 25% housing by 2040
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas.

Consistency with Adopted Plans: Blueprint Denver

Land Use & Built Form: General section, 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.*
- Strategy B: *Limit the use of site-specific, customized zoning tools—such as ...waivers/conditions...*

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

- Implements adopted plans
- Improved design standards

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
 - 12.4.10.8.A.4.c. That 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

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