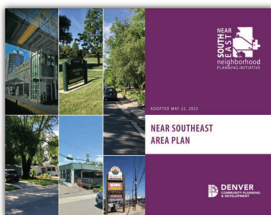




NEAR SOUTHEAST AREA PLAN

Plan Implementation through Rezoning



The Near Southeast Area Plan

The Near Southeast Area Plan was adopted by the Denver City Council in May 2023 and outlines a vision for the neighborhoods of Goldsmith, Indian Creek, University Hills North, Virginia Village and Washington Virginia Vale. **This project seeks to implement the Plan's guidance to ensure all properties have modern zoning standards and to improve the appearance and functionality of commercial and mixed-use areas, while maintaining current entitlements.**

What is a legislative rezoning?

Rezoning is a process that changes the rules for the types of uses and buildings allowed on a given property by changing its zone district.



Legislative rezoning is a City or City-Council sponsored rezoning that is typically large in area and implements adopted plans.



The rezoning does not change existing uses or buildings on a property; it sets the rules in place should a property owner choose to make changes to their property in the future.

Near Southeast Rezoning

The proposed legislative rezoning would apply zone districts with better design outcomes along major roads and intersections and will rezone properties that retained zoning standards from the 1950s. This will ensure future development in the area is consistent with the community's vision and goals expressed in the Near Southeast Area Plan.

What did the plan recommend?

During the planning process, residents asked for safe, welcoming places that they can walk or roll to easily. By updating the rules in key areas through rezoning, we can ensure that future development results in the kind of places the community desires.

Where is rezoning being considered?

This rezoning is focused on two main areas: Centers and Corridors and properties with Former Chapter 59 zoning.

Centers and Corridors

Along corridors identified in the Near Southeast Area Plan (referred to as centers and corridors in the map below). These are mostly along Leetsdale Drive, Colorado Boulevard and East Evans Avenue.

Properties with Former Chapter 59 Zoning

Properties with Former Chapter 59 rezoning would be rezoned to a Denver Zoning Code district that is consistent with the land use vision of the Near Southeast Area Plan. The proposal varies for each property depending on the existing uses and the plan recommendations.

Stay in touch!

Visit the Near Southeast Area Plan website at [Denvergov.org/nearsoutheastplan](https://denvergov.org/nearsoutheastplan) to sign up for email updates and learn about upcoming events. Contact Fran Peñafiel at Francisca.Penafiel@denvergov.org to set up a time to ask questions or discuss your property.

QR code to website



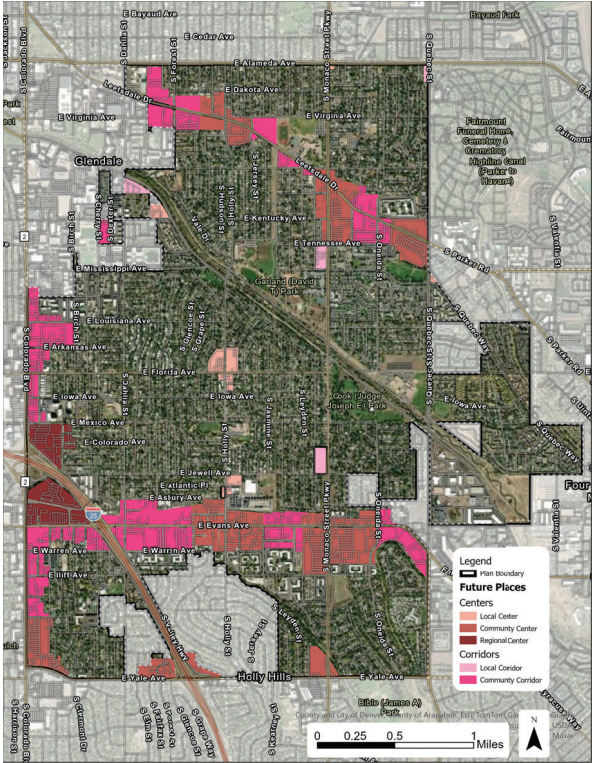
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CENTERS AND CORRIDORS

How will the rezoning change things?

New zoning being considered would require new buildings to be closer to the sidewalk, parking and drive-thrus to be located behind buildings, and more windows on the ground floor. The diagrams below help show how these rules can help create more welcoming places. The proposed zone districts under consideration are in the suburban context mixed-use districts of the Denver Zoning Code (S-MS-A and S-MX-A). The rezoning is not proposing increases in allowable building height.



New Rules for Consideration

More windows and signs for pedestrians to see

Buildings close to the sidewalk support a more comfortable environment to walk in

Active use requirements support pedestrian activity

This demonstrates the General or the Shopfront building form.

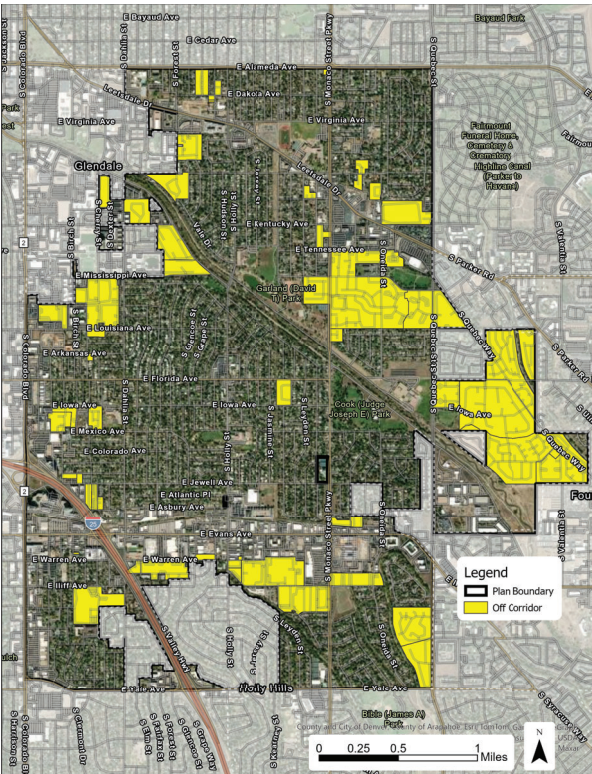


FORMER CHAPTER 59

What is Former Chapter 59?

Denver adopted the Denver Zoning Code in 2010, replacing an older code, known as Former Chapter 59 (FC59). However, not all properties were brought into the new code, and about 24 percent of Near Southeast has retained FC59 zoning. Those properties had some form of customized zoning or site plan specific to the property.

The Near Southeast Area Plan calls for the areas that retained the old zoning code to be rezoned into the current Denver Zone Code to ensure they have modern zoning standards and to address several problems that the old zoning code creates for the area, including:



Lack of transparency and predictability



Not flexible over time



Unpredictable process



Difficult to administer over time