



# **STUDY SESSION**

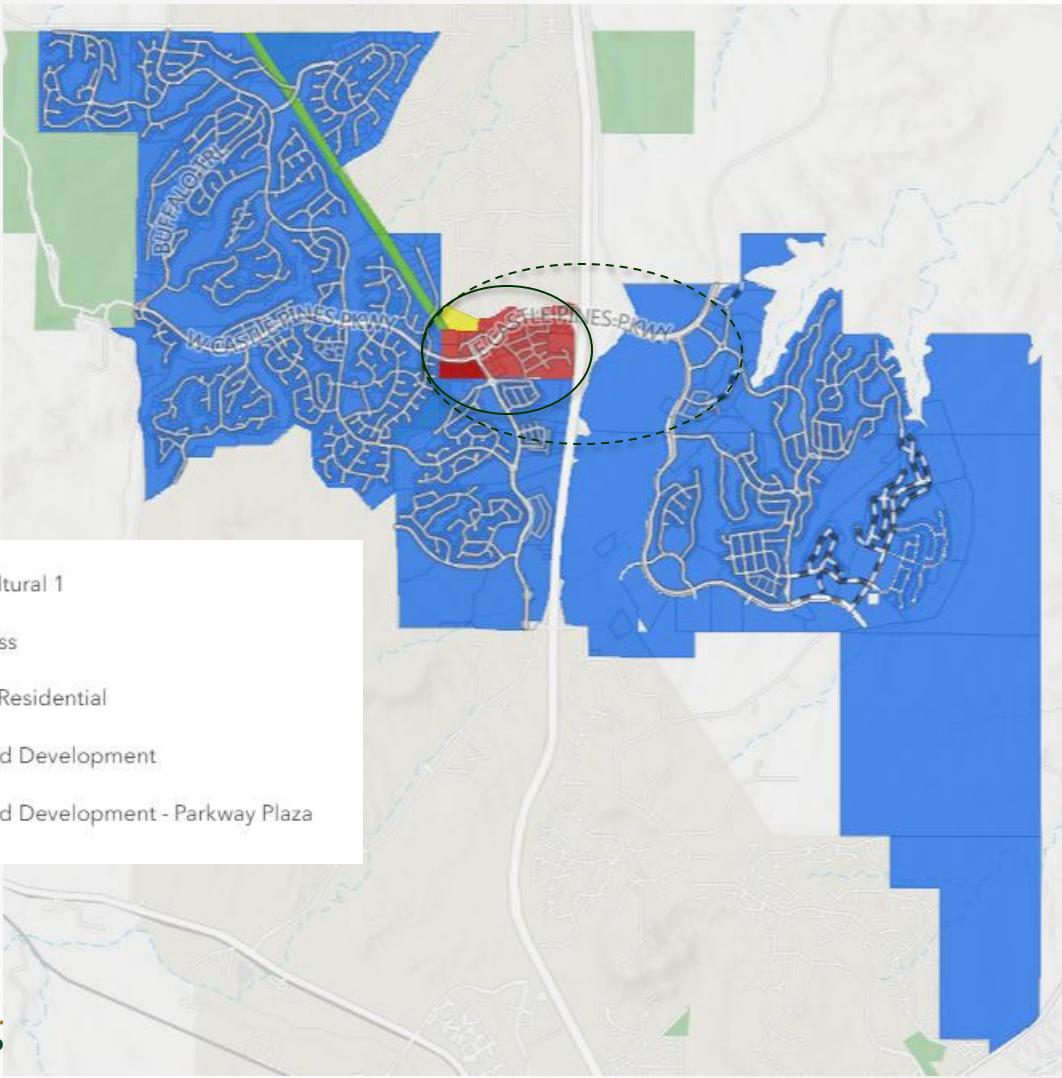
## **BUSINESS DISTRICT TRANSITION**

## **TO MIXED-USE DISTRICT**

---

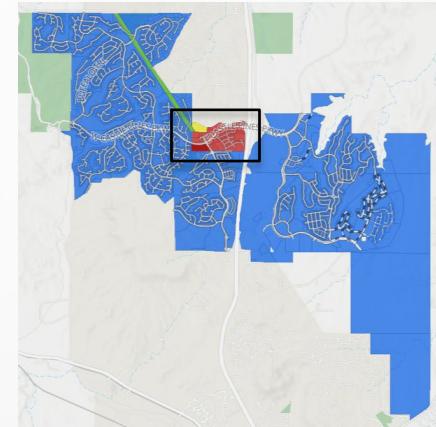


May 8, 2025



- Legacy Commercial Area
- Emerging Mixed-Use Center
- Future Central Mixed-Use Center
- Prime location
- Highly accessible
- Proximity to major roadways
- Local customers
- Regional customers
- Employment area

- Legacy Commercial Area
  - Business District Zoning - Standardized zoning
  - Parkway Plaza PD – Customized zoning



# LEGACY COMMERCIAL AREA EXISTING CONDITIONS



- 130 Acres approximate
- Established road network
- Interfaces with residential
- 52 properties (lots/tracts)
  - 29 Developed lots
    - 28 Business/Commercial
    - 1 Multi-family
  - 13 Vacant lots
  - 10 Drainage/open space tracts

# HISTORY OF BUSINESS DISTRICT ZONING

---

- Established by Douglas County in the 1950s.
- Inherited by the City at the time of its incorporation in 2008.
- Standardized Zoning Regulations
  - Uses
  - Development standards

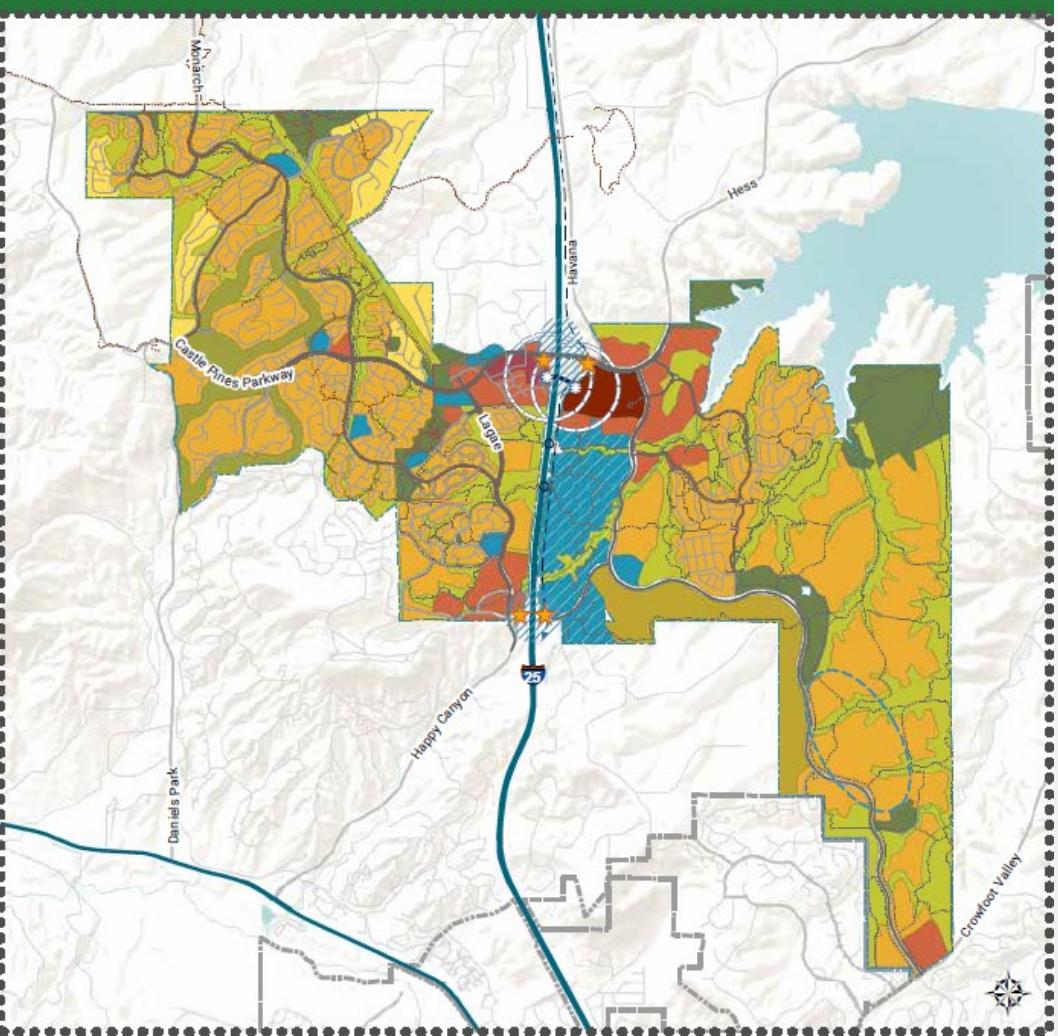
# BUSINESS DISTRICT – USE TYPES

Principal Uses	USR	Accessory Uses	
<ul style="list-style-type: none"> <li>▪ Bank/financial institution (including drive-up facility)</li> <li>▪ Bar/lounge</li> <li>▪ Club/Country club</li> <li>▪ Church</li> <li>▪ Cultural facility</li> <li>▪ Fire station</li> <li>▪ Library</li> <li>▪ Open space/trails</li> <li>▪ Park/playground</li> <li>▪ Recreation facility - indoor</li> <li>▪ School - including college or university and related facilities</li> <li>▪ Sheriff substation</li> <li>▪ Day-care center</li> <li>▪ Firing range - indoor</li> </ul>	<ul style="list-style-type: none"> <li>▪ Hospital</li> <li>▪ Hotel/motel</li> <li>▪ Nursing or convalescent homes and other extended-care facilities</li> <li>▪ Office</li> <li>▪ Restaurant/fast-food establishment</li> <li>▪ Retail/service business - indoor</li> <li>▪ Retirement home</li> <li>▪ Seasonal use (refer to Section 22A)</li> <li>▪ Theater - indoor</li> <li>▪ Utility service facility</li> <li>▪ Veterinary clinic/hospital</li> <li>▪ Sexually Oriented Businesses</li> </ul>	<ul style="list-style-type: none"> <li>▪ Heliport</li> <li>▪ Group home for registered sex offenders</li> <li>▪ Group residential facility</li> <li>▪ Multifamily</li> <li>▪ Utility – major facility</li> </ul>	<ul style="list-style-type: none"> <li>▪ Parking lot – public or private</li> <li>▪ Satellite dish</li> <li>▪ Single or multi-family residence for management or employees (provided unit is incorporated into the principal structure)</li> </ul>

# BUSINESS DISTRICT STANDARDIZED ZONING REGULATIONS

Height	Setbacks (minimum)	Lot Dimensions	Intensity
• 60'	<ul style="list-style-type: none"><li>• 75' Regional/ major arterial</li><li>• 40' minor arterial</li><li>• 20' collector</li><li>• 0' Bus/Com</li><li>• 60' Res/Ag/Os</li></ul>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• Determined by height and setback regulations</li></ul>

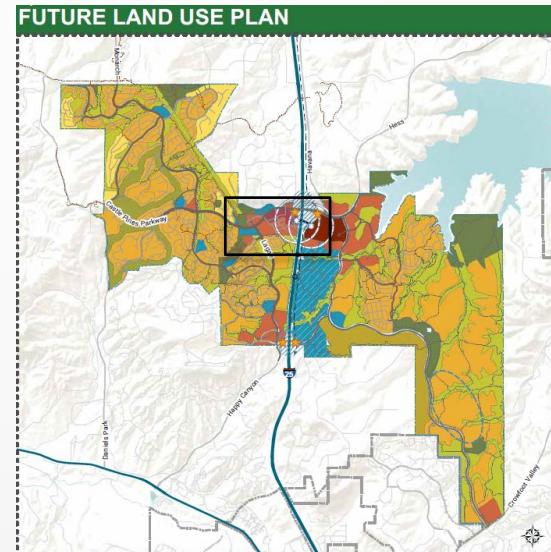
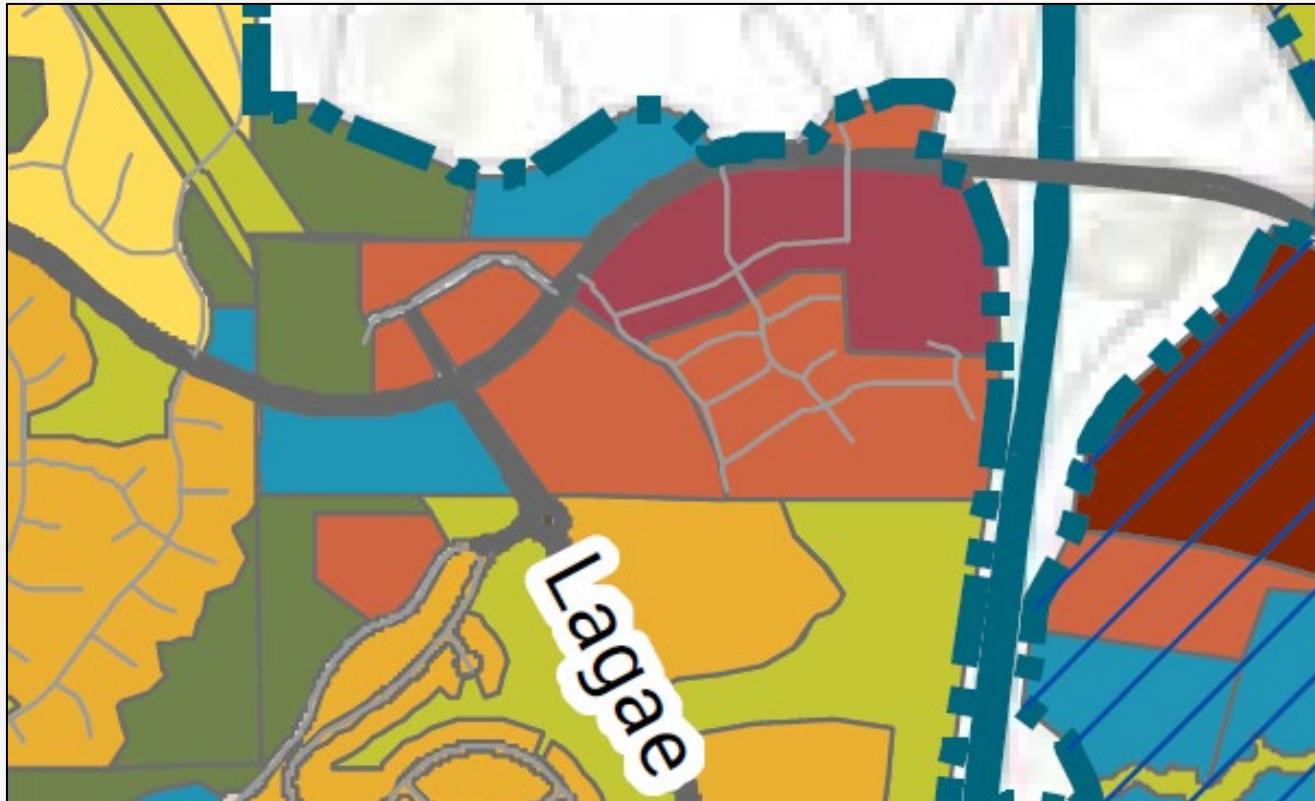
## FUTURE LAND USE PLAN



## Land Use Categories

- Residential (yellows, oranges)
- Recreation (green)
- Civic (blue)
- Mixed-Use Centers (reds)

# MIXED-USE CENTERS



## Mixed-Use Centers

- Mixed-Use
- Marketplace
- Mixed-Use Downtown
- Mixed-Use Community

# WHAT IS MIXED-USE?

- Integrated residential (multifamily) and non-residential land uses (commercial, office)
- Designed in a vertical and/or horizontal pattern
- Denser, more compact, walkable
- Well connected
- Pedestrian scaled, less auto-centric

# Feedback Needed

- Building height
  - Character
  - Location
  - Financial feasibility/constructability
- Distance from I-25
- Distance from Castle Pines Parkway
- Distance from other integrated uses/buildings
- Vertical or horizontal integration
- Public space, pedestrian amenities
- Lot size

# MIXED-USE CENTER TYPES

<i>Mixed-Use Downtown</i>	<ul style="list-style-type: none"><li>• Central business district serving the local and regional area</li><li>• Includes a diverse mix of land use, including restaurants, community facilities, and multifamily residential</li><li>• Incorporates space for local community event and daily socialization</li><li>• Designed as a walkable and pedestrian-scaled activity center with small block sizes, highly connected street network, and wide sidewalks</li><li>• Encourages redevelopment and infill</li></ul>	<ul style="list-style-type: none"><li>• Retail and Services</li><li>• Entertainment, Cultural, and Arts Facilities</li><li>• Hotels</li><li>• Medium-Rise Offices</li><li>• Educational Facilities</li><li>• Civic and Community Facilities</li><li>• Plazas and Parks</li><li>• Multifamily Housing</li><li>• Senior Housing</li></ul>	15 Dwelling Units/Acre
<i>Mixed-Use Community</i>	<ul style="list-style-type: none"><li>• Serves local and regional commercial, service, and employment needs</li><li>• Sited at intersections of major arterials and Interstate 25, typically anchored by a grocery store, employment, or civic uses</li><li>• Encourages integrated vertical and horizontal mixed use with multifamily residential</li></ul>	<ul style="list-style-type: none"><li>• Medium-Format Retail and Services (including grocery stores)</li><li>• Low and Medium-Rise Office</li><li>• Hotels</li><li>• Entertainment, Cultural, and Arts Facilities</li><li>• Plazas and Parks</li><li>• Multifamily Housing</li><li>• Senior Housing</li></ul>	Range of 10-15 Dwelling Units/Acre (see Objective H-1.4 for intention of range)

# MIXED-USE, AS DEFINED BY THE CITY

## Activity

Business Serve  
the local and  
regional area

A place for  
community events  
and daily  
socialization

Active in the day  
and night

## Uses

Diverse mix of  
uses: commercial,  
residential, civic

Integrated uses  
horizontally and/or  
vertically pattern

Encourages infill  
development and  
redevelopment

## Scale

Compact street,  
lot, and site design

Low and medium-  
rise buildings

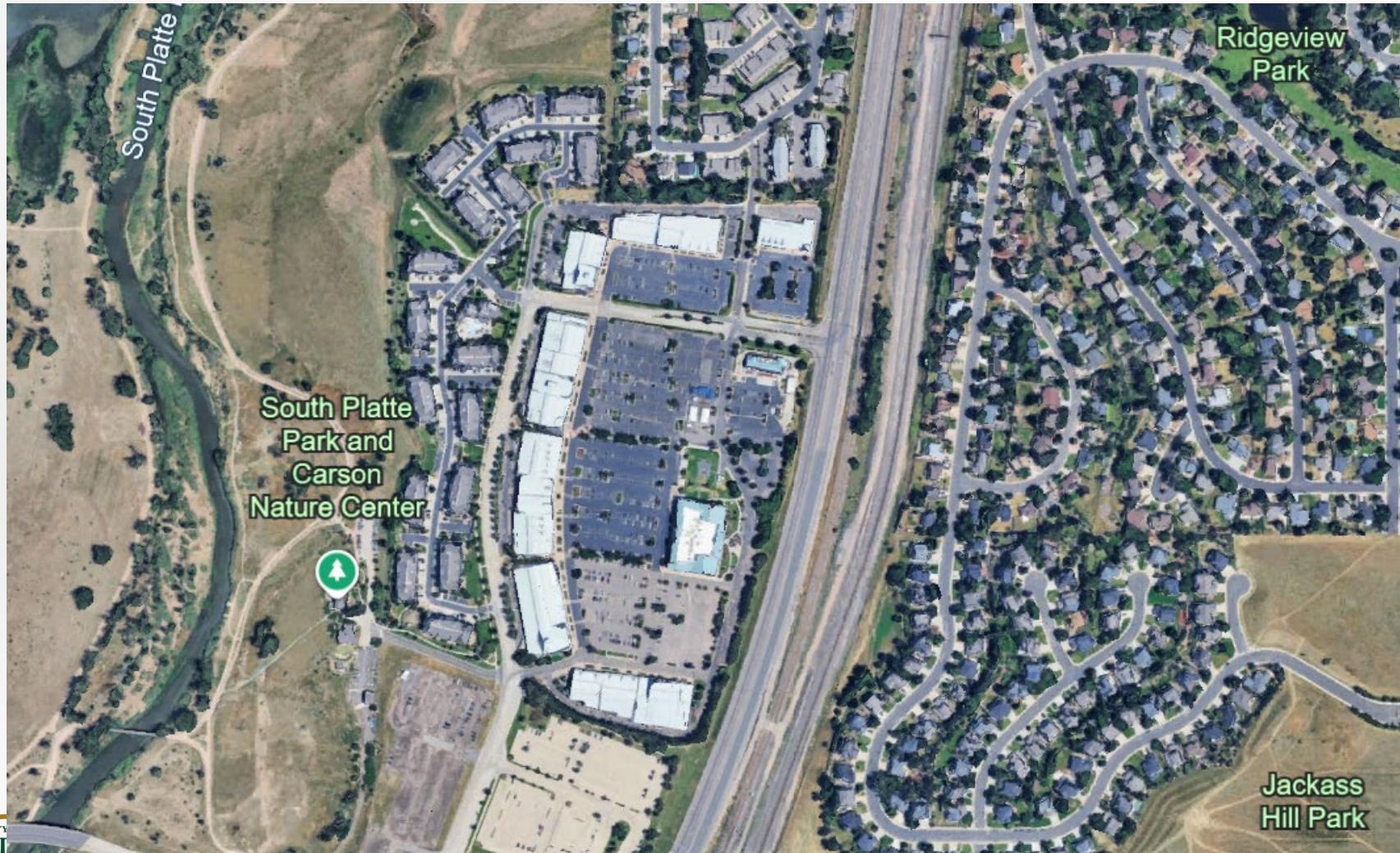
Walkable, not just  
built for autos

More ways to  
connect and cross



# STREETS AT SOUTH GLENN, CENTENNIAL





# ASPEN GROVE, LITTLETON





Elk Ridge Park

# MIXED-USE DISTRICT USE TYPES

Permitted	Limited	Use by Special Review (USR)	Accessory
A primary use permitted by right	A primary use permitted if specific conditions are met (objective, prescriptive)	A primary use permitted if specific conditions are met (discretionary, performative)	A use permitted to support a primary use

# MIXED-USE DISTRICT

Permitted	Limited	USR	Accessory
<ul style="list-style-type: none"> <li>Assisted Living Facility</li> <li>Nursing Home</li> <li>Adult Day Care</li> <li>Open Space</li> <li>Park</li> <li>School, High or Vocational</li> <li>School, Primary</li> <li>Clinic, Dental or Medical</li> <li>Hospital</li> <li>Utility, Minor</li> <li>Sales-Oriented uses</li> <li>Services-Oriented uses</li> <li>Bar/Lounge</li> <li>Brew Pub, Distillery Pub, or Limited Winery</li> <li>Restaurant</li> <li>Commercial Amusement, Indoor</li> <li>Commercial Amusement, Outdoor</li> <li>Bank/Financial Institution</li> <li>Office</li> <li>Hotel</li> <li>Research and Development</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling, Live-Work</li> <li>Dwelling, Multifamily</li> <li>Group Home, Type A</li> <li>Day Care Center /Preschool</li> <li>Day Care Home</li> <li>Place of Assembly, Indoor</li> <li>Parking Structure</li> <li>Micro-Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>Group Home, Type B</li> <li>Utility, Major</li> <li>Animal Boarding</li> <li>Sexually-Oriented Businesses</li> </ul>	<ul style="list-style-type: none"> <li>Drive-Thru Facility</li> <li>Electric Vehicle Charging Station</li> <li>Garage, Private</li> <li>Plant Nursery or Garden Center</li> <li>Storage Shed</li> <li>Trash Enclosure</li> <li>Alternative Energy System</li> </ul>

# MIXED-USE DISTRICT

## Permitted

<ul style="list-style-type: none"><li>• Assisted Living Facility</li><li>• Nursing Home</li><li>• Adult Day Care</li><li>• Open Space</li><li>• Park</li><li>• School, High or Vocational</li><li>• School, Primary</li><li>• Clinic, Dental or Medical</li><li>• Hospital</li><li>• Utility, Minor</li><li>• Sales-Oriented uses</li></ul>	<ul style="list-style-type: none"><li>• Services-Oriented uses</li><li>• Bar/Lounge</li><li>• Brew Pub, Distillery Pub, or Limited Winery</li><li>• Restaurant</li><li>• Commercial Amusement, Indoor</li><li>• Commercial Amusement, Outdoor</li><li>• Bank/Financial Institution</li><li>• Office</li><li>• Hotel</li><li>• Research and Development Facility</li></ul>
---	---

# MIXED-USE DISTRICT

Limited	USR	Accessory
<ul style="list-style-type: none"><li>• Dwelling, Live-Work</li><li>• Dwelling, Multifamily</li><li>• Group Home, Type A</li><li>• Day Care Center /Preschool</li><li>• Day Care Home</li></ul> <ul style="list-style-type: none"><li>• Place of Assembly, Indoor</li><li>• <del>Parking</del> Structure</li><li>• Micro-Manufacturing</li></ul>	<ul style="list-style-type: none"><li>• Group Home, Type B</li><li>• Utility, Major</li><li>• Animal Boarding</li><li>• Sexually-Oriented Businesses</li><li>• <b>Parking Structure</b></li></ul>	<ul style="list-style-type: none"><li>• Drive-Thru Facility</li><li>• Electric Vehicle Charging Station</li><li>• Garage, Private</li><li>• Plant Nursery or Garden Center</li><li>• Storage Shed</li><li>• Trash Enclosure</li><li>• Alternative Energy System</li><li>• <b>Parking Structure</b></li></ul>

# MIXED-USE DISTRICT

Permitted	Limited	USR
<ul style="list-style-type: none"><li>• Follow standard rules of development</li><li>• PC decides</li></ul>	<ul style="list-style-type: none"><li>• Follow standard rules of development</li><li>• Compliance with additional standards</li><li>• PC decides</li></ul>	<ul style="list-style-type: none"><li>• Follow standard rules of development</li><li>• Compliance with additional standards</li><li>• PC recommends</li><li>• CC decides</li></ul>

# MIXED-USE DISTRICT STANDARDIZED ZONING REGULATIONS

Height	Setbacks (minimum)	Lot Dimensions	Intensity
<ul style="list-style-type: none"><li>• 60' maximum</li><li>• 15' min ground floor height retail</li><li>• 12' min ground floor height office</li></ul>	<ul style="list-style-type: none"><li>• ?' Regional/ major arterial</li><li>• 20' minor arterial (Castle Pines Parkway)</li><li>• 10' collector (Lagae Road)</li><li>• 5' Nonresidential</li><li>• 60' Residential (outside the Mixed-use District)</li></ul>	<ul style="list-style-type: none"><li>• 1,000 sq. ft. minimum</li><li>• No min lot width</li></ul>	<ul style="list-style-type: none"><li>• Determined by height and setback regulations</li></ul>

# Feedback

- Height
  - Character
  - Location
  - Financial feasibility/constructability
- Distance from I-25
- Distance from Castle Pines Parkway
- Distance from other integrated uses/buildings
- Vertical or horizontal integration
- Public space, pedestrian amenities
- Lot size