8129 The Paseo

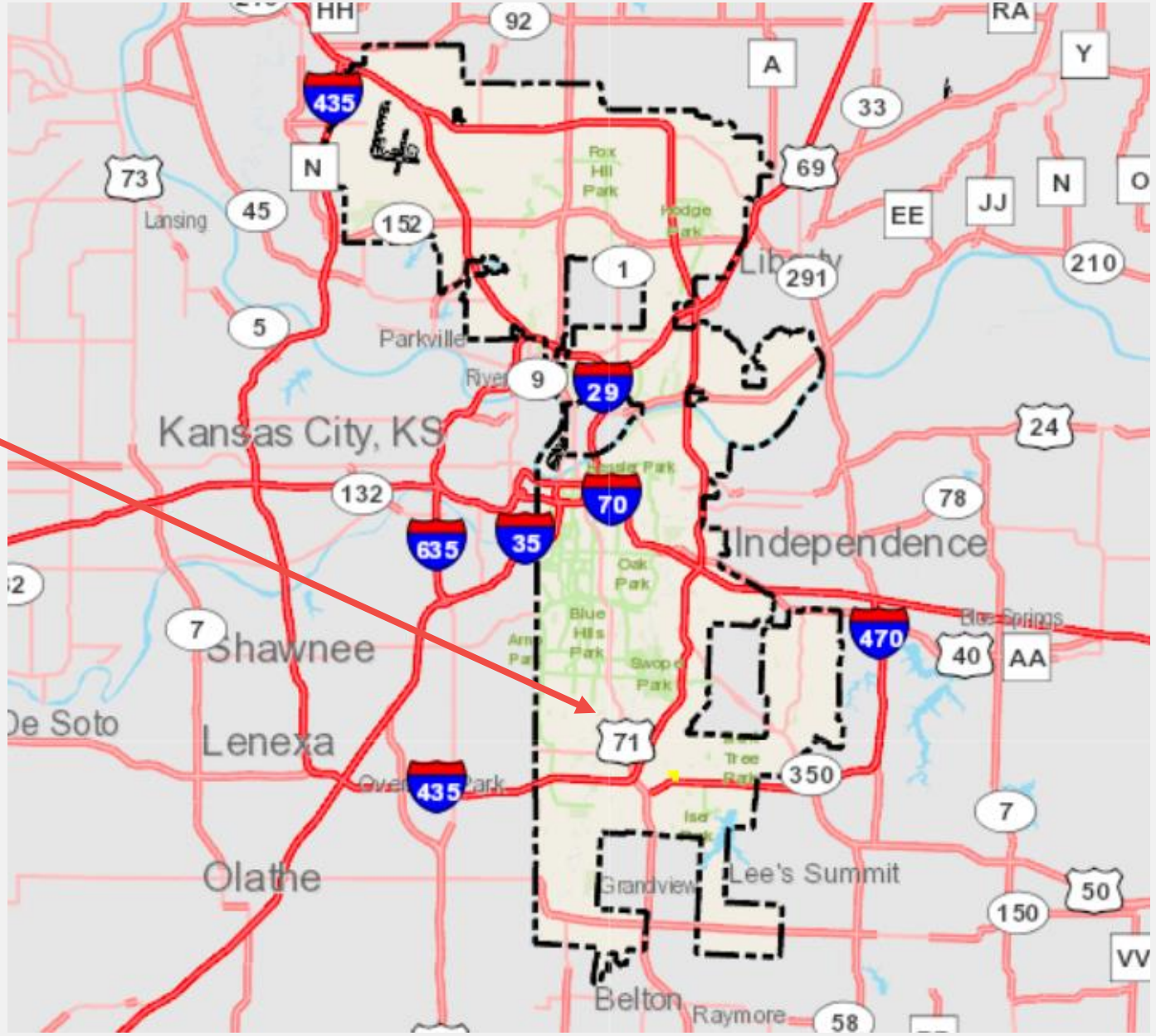
CD-CPC-2025-00067 - Rezoning without Plan

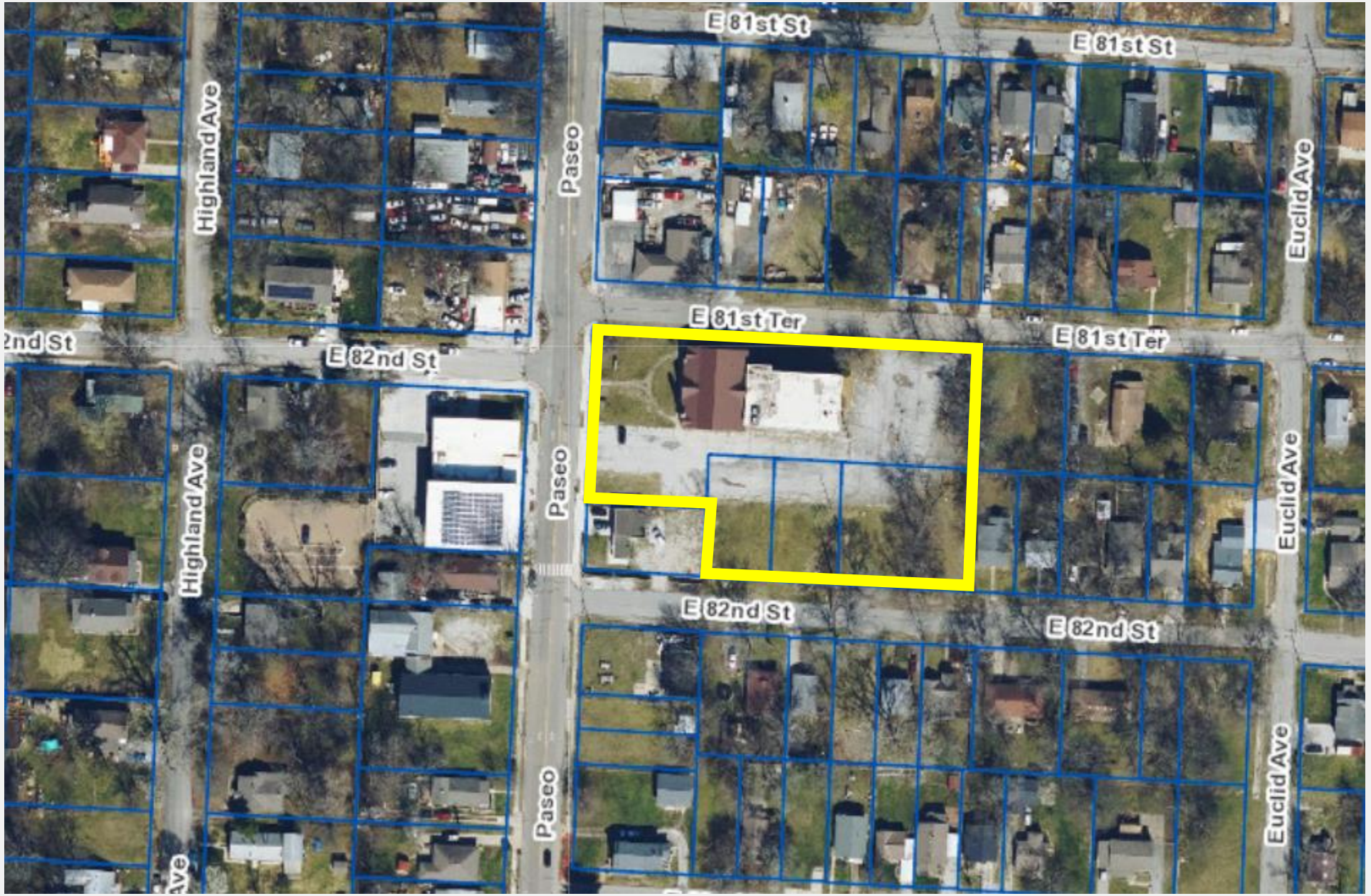
CD-CPC-2025-00068 - Area Plan Amendment

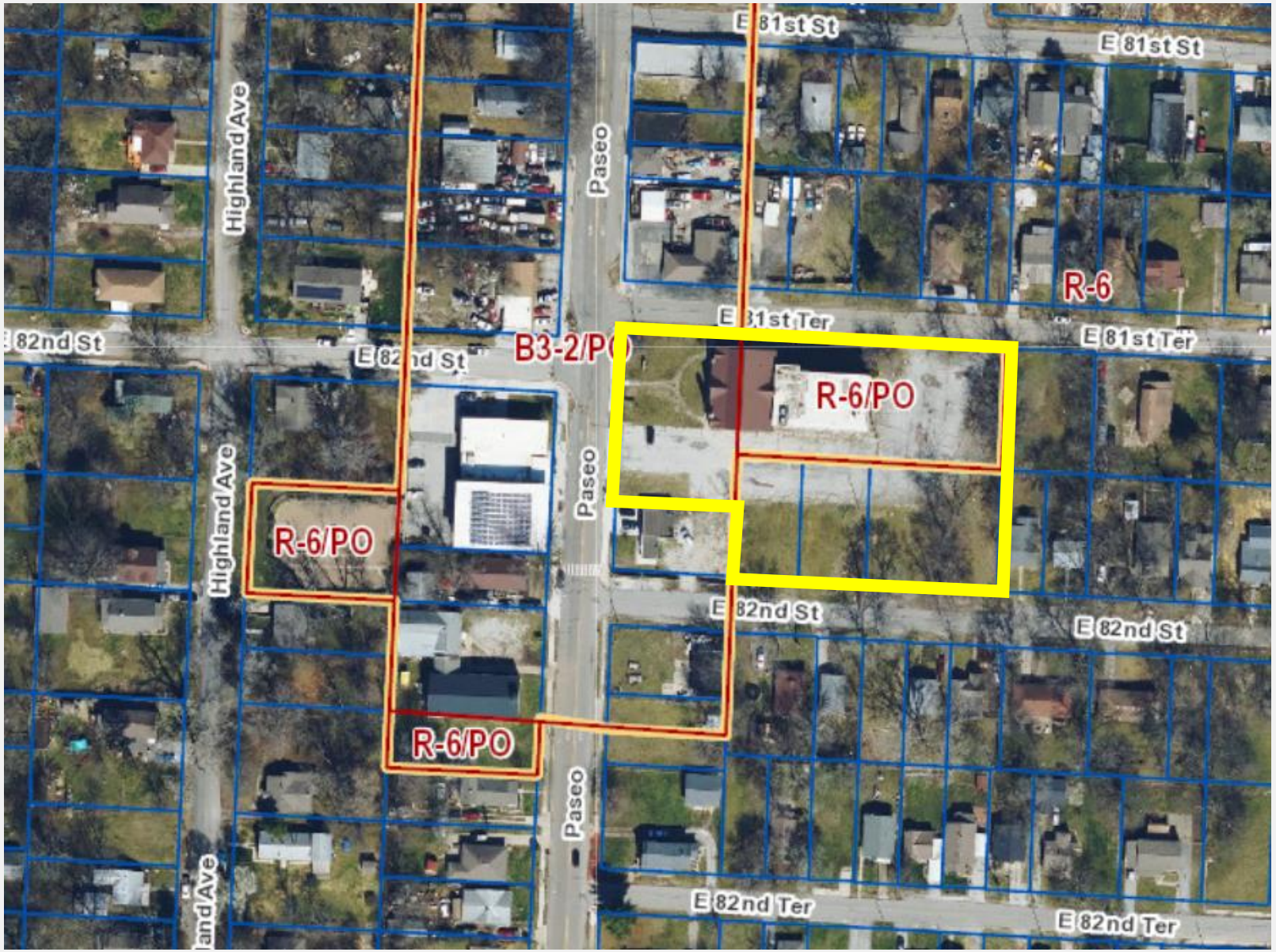
07/02/2025

City Plan Commission

Subject Property

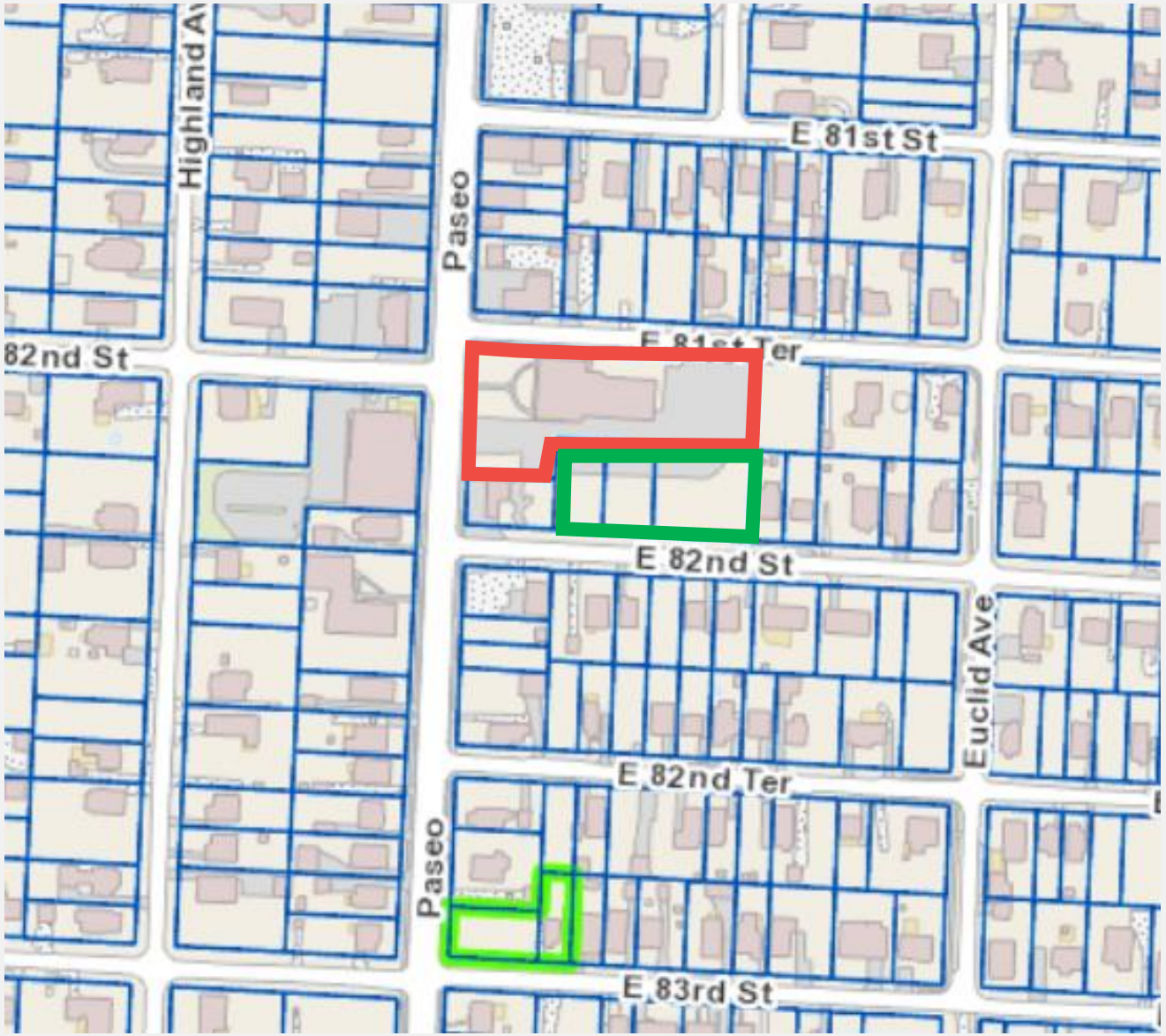



E 81st St
E 81st St
Highland Ave
Paseo
Euclid Ave
E 81st Ter
E 81st Ter
2nd St
E 82nd St
Highland Ave
Paseo
Euclid Ave
E 82nd St
E 82nd St
Paseo
Euclid Ave


E 81st St
E 81st St
Highland Ave
Paseo
R-6
E 81st Ter
E 81st Ter
82nd St
E 82nd St
B3-2/PO
R-6/PO
Highland Ave
R-6/PO
Paseo
E 82nd St
E 82nd St
R-6/PO
Paseo
E 82nd Ter
E 82nd Ter

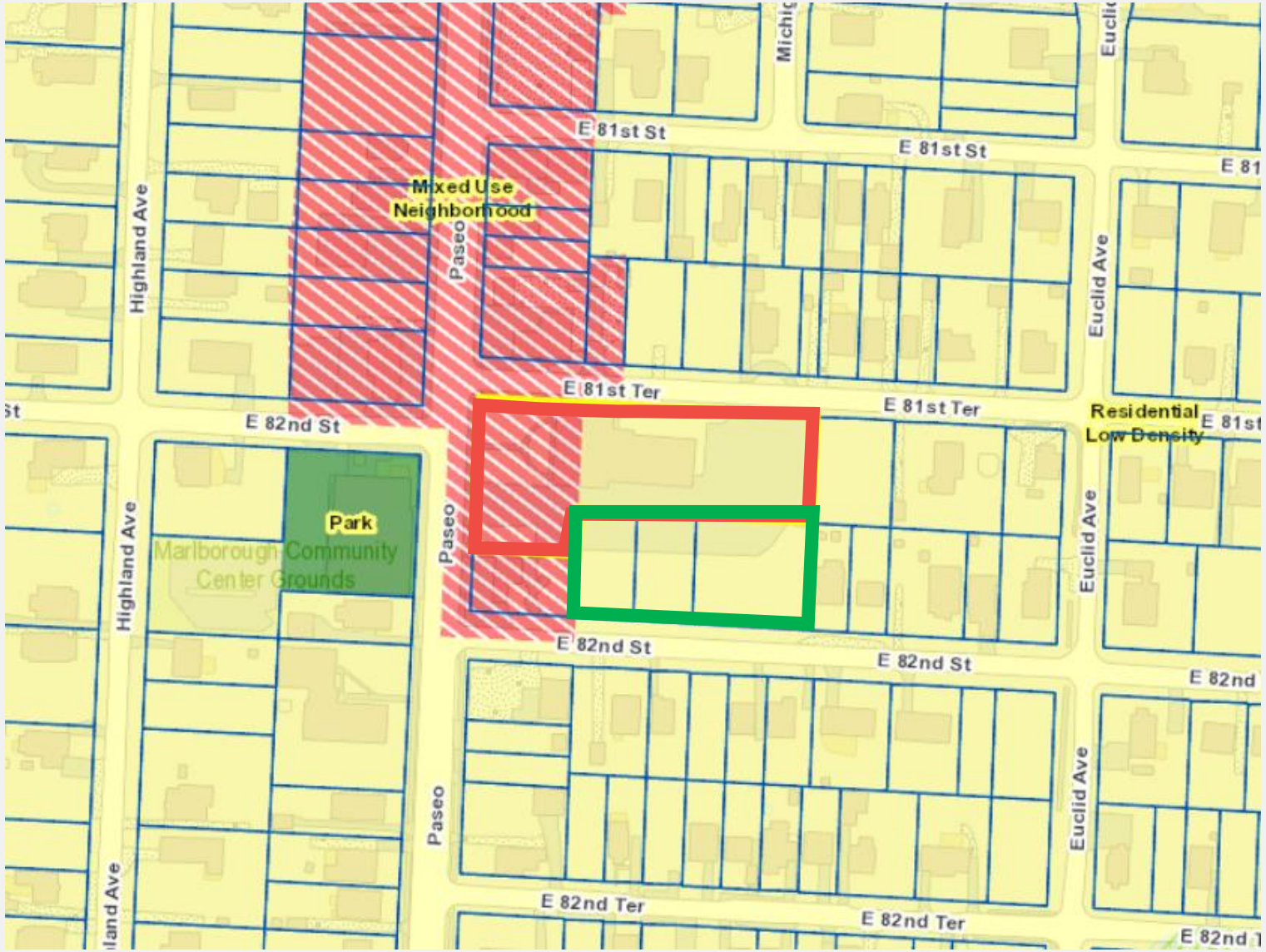
Current Zoning:
B3-2/PO and R-6/PO and R-6

Proposed Zoning:
B1-2/PO and B1-2
(Commercial)



Future Land Use:
Mixed Use Neighborhood and Residential Low Density

To: Mixed Use Neighborhood



88-515-08 - REVIEW CRITERIA

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

View looking at the site from The Paseo

View from the Corner of The Paseo and E 81st Terrace

Staff Recommendation:

CD-CPC-2025-00068 - Area Plan Amendment:
Approval without Conditions

CD-CPC-2025-00067 – Rezoning without Plan:
Approval without Conditions