



Board Summary Report

File #: 26-362

Agenda Date: 7/14/2026

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To: Board of County Commissioners

Through: Ceila Rethamel, Acting Director, Public Works and Development

Prepared By:
Raye Fields, Planner II, Public Works and Development

Presenter: Raye Fields, Planner II, Public Works and Development

Subject:
1338 Valentia St. - Specific Development Plan with Zoning (case no. SDPZ25-001)

Purpose and Request:

The applicant and property owner, Valentia Street LLC (Applicant), seeks approval to add permitted uses to the existing PUD zoning for the property at 1338 S. Valentia Street, Denver, CO 80247 (Subject Property). The Applicant submitted a Specific Development Plan with Zoning (SDPZ) application requesting approval to expand and specify permitted on-site commercial uses within the Parker Road Business Center Specific Development Plan (Application). Additional proposed uses include vehicle repair, leasing and rental; veterinary clinics and hospitals; medical and dental clinics; office and retail uses; day care centers; and health clubs. The Applicant is also proposing to remove the existing, non-permitted retention pond on the north side of the Subject Property and replace it with a permanent detention pond. A retention pond does not have an outlet structure; it retains the water as it drains through the ground over time, evaporates, or holds water indefinitely. A detention pond just slows the drainage and drains through an outlet structure.

This Application is being processed through the two-step, Planned Unit Development review process since it meets the eligibility criteria regarding project location, property size, land use, density, and height.

Alignment with Strategic Plan: Economic Resilience and Stability - Increase job opportunities and business development initiatives to sustain a strong local economy.

Background and Discussion: The Subject Property has an existing Planned Unit Development (PUD, Case No. Z83-027) that permits uses on the Subject Property to be "1/3 office/showroom and 2/3 warehouse space." Past uses of the Subject Property have included distribution, warehouse, industrial, manufacturing, specialty trade, contractor services (electrician, plumber, flooring, etc.), a brewery, and a dry-cleaning facility. The Applicant is looking to expand and specify permitted on-site uses with this Application, including fitness; brewery; daycare; retail; veterinary clinic and hospital; medical/dental offices and labs; and auto repair, leasing, and rental. The Application includes limitations on these uses to mitigate potential nuisances, such as no outdoor vehicle repair, no overnight animal boarding, and no commercial and non-commercial use of land, buildings, and structures for the purpose of growing, selling, producing, distributing, manufacturing, and consuming

marijuana and marijuana products. The Application also expressly prohibits gas stations, vehicle sales, self-storage, nightclubs, and sexually-oriented businesses.

The site was developed with a 45,000 square foot building in 1984 with a retention pond on the north side of the Subject Property. While reviewing this Application, it was brought to the Applicant's attention that retention ponds are not permitted as acceptable drainage, and as part of this Application, the Applicant will remove the retention pond and replace it with a detention pond that meets current engineering standards.

A public hearing on the Application was held before the Planning Commission (PC) on May 5, 2026. No members of the public spoke on the matter. The PC asked for clarification as to what uses would and would not be permitted on the property. After the public hearing, the PC recommended approval of the project unanimously with a 6-0 vote, based on the evidence in the record. Attached is a copy of the PC staff report and Minutes from the May 5, 2026, meeting.

Alternatives: The BOCC has the following alternatives:

1. Approve the SDPZ as proposed or with conditions;
2. Deny the SDPZ application; or
3. Continue to a date certain to obtain additional information.

Fiscal Impact: No fiscal impacts are anticipated at this time.

Alignment with Strategic Implementation Strategies: This Application is quasi-judicial and is evaluated against criteria in the Land Development Code (LDC 5-3.3.F).

Staff Recommendation: Considering the findings and other information provided herein, staff recommends approval of Case No. SDPZ25-001, 1338 Valentia St - Specific Development Plan with Zoning.

Concurrence: The Planning Commission, having reviewed the staff report including all exhibits and attachments, listened to the Applicant's presentation, and considered any public comment provided, recommended approval of the Application unanimously with a 6-0 vote, at their May 5, 2026, meeting.