



831 South Monaco Street Parkway

Request: S-MX-3A to S-MU-3

Date: 6.15.2026

Presenter: Fran Penafiel

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



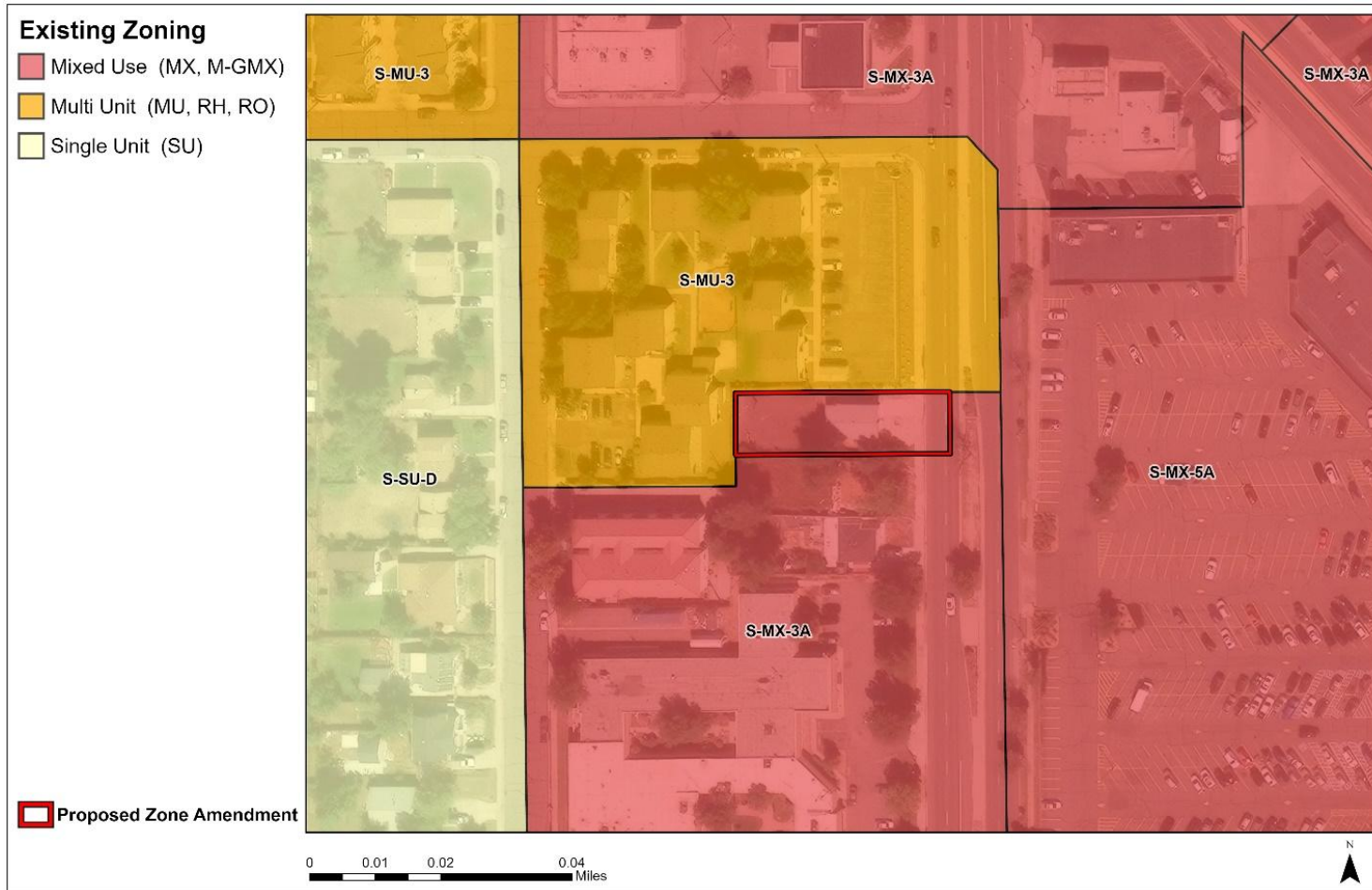
Request: S-MX-3A to S-MU-3



- Property:
 - 7,050 S.F. (0.16 acres)
 - Single-unit housing

Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning – S-MX-3A



Combine the parcel with 801 S. Monaco (S-MU-3)

Affordable Housing

- Combine the parcel with 801 S. Monaco (S-MU-3)
- 801 S. Monaco is deed-restricted with 28 units- a mix of 2, 3, & 4 bedrooms
- Goal of 75 units - AMI mix of 30-60%
- Applying Low Income Housing Tax Credits (LIHTC)

Proposed Zoning – S-MU-3

Suburban – Multi-unit – 3 stories

Specific Intent:

- A multi unit district allowing apartments 3 stories in height

Building Forms:

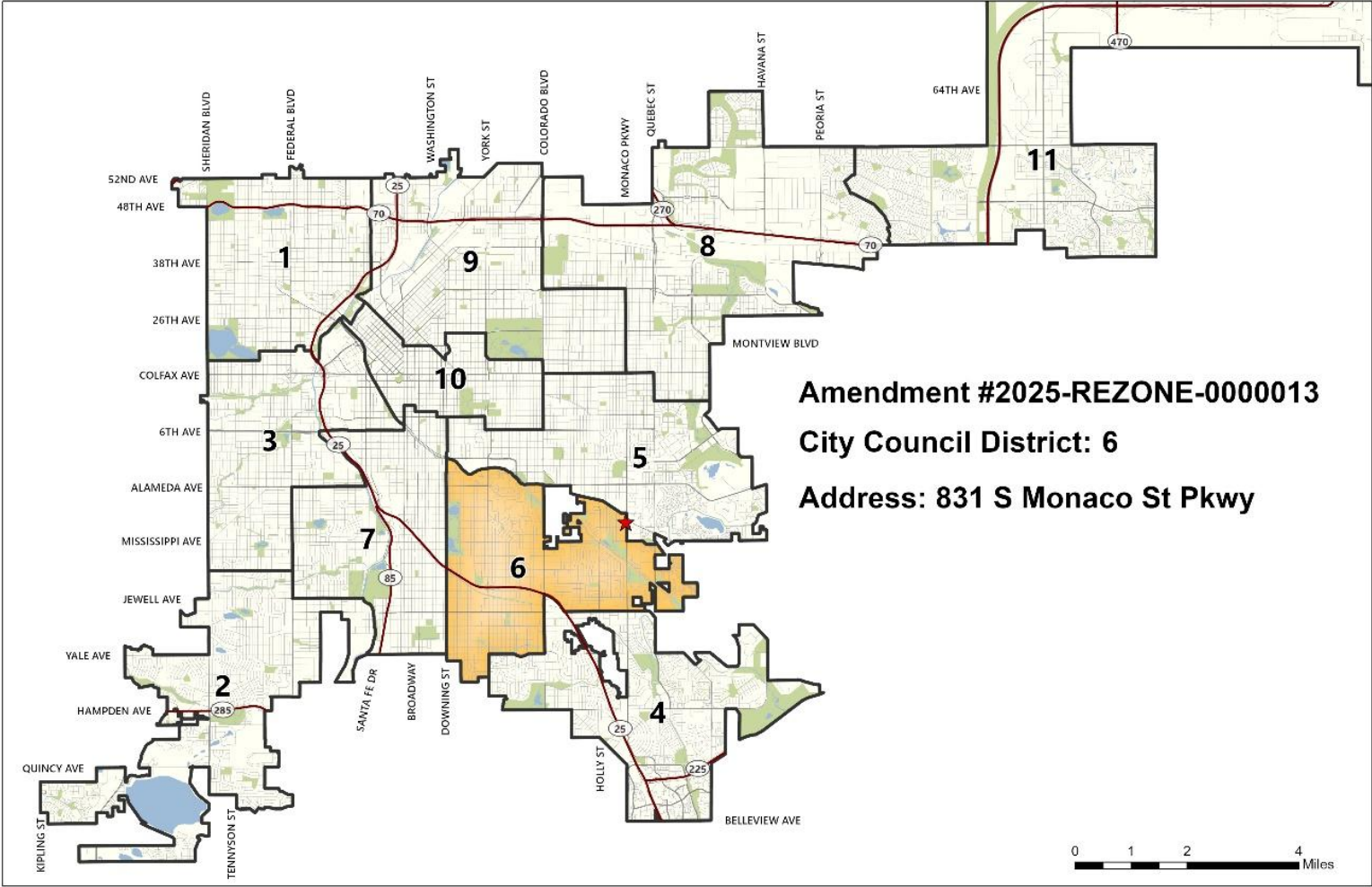
- Suburban house
- Duplex
- Rowhouse
- Apartments

Presentation Agenda

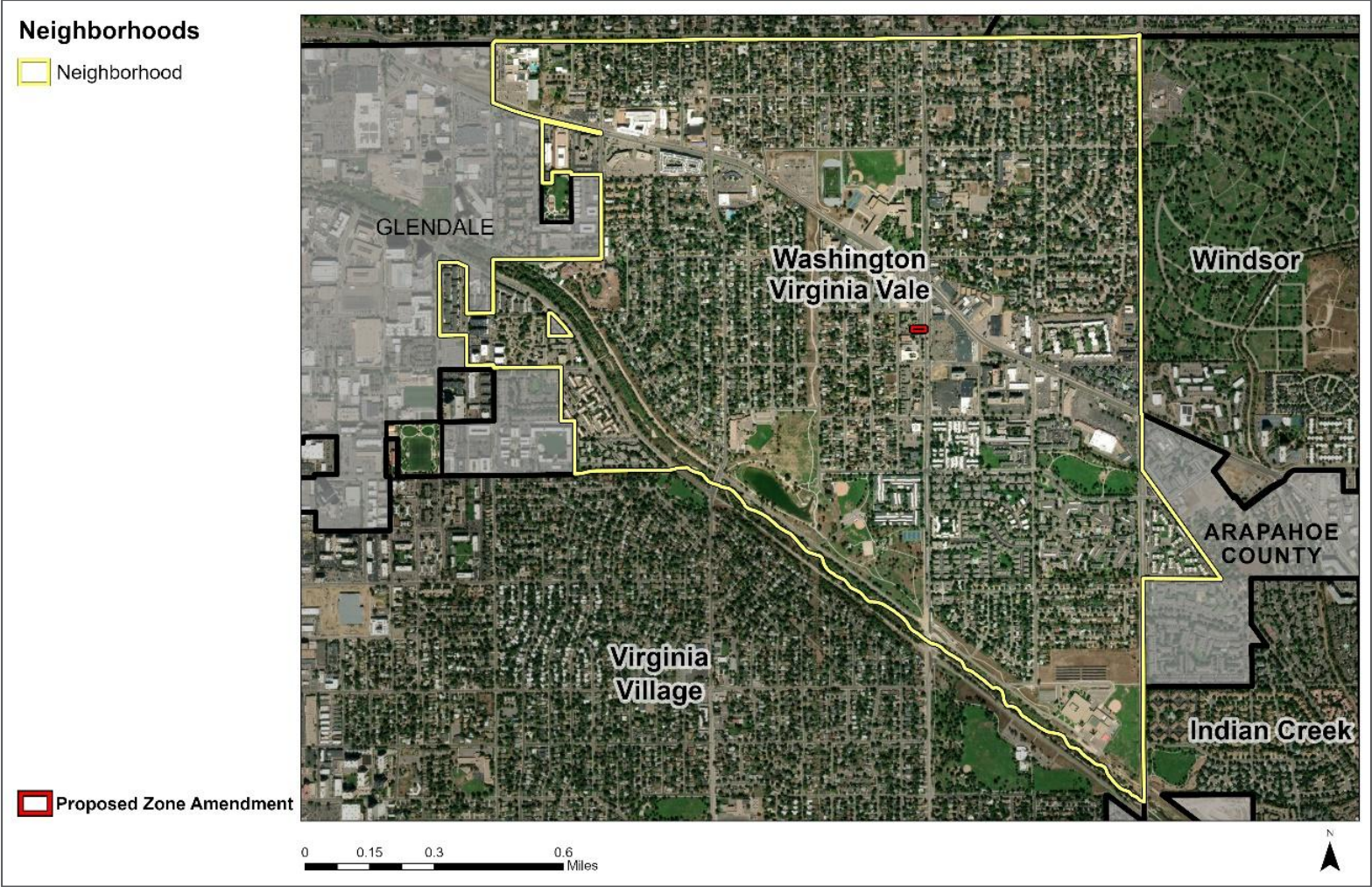
- Request
- Location and Context
- Process
- Review Criteria



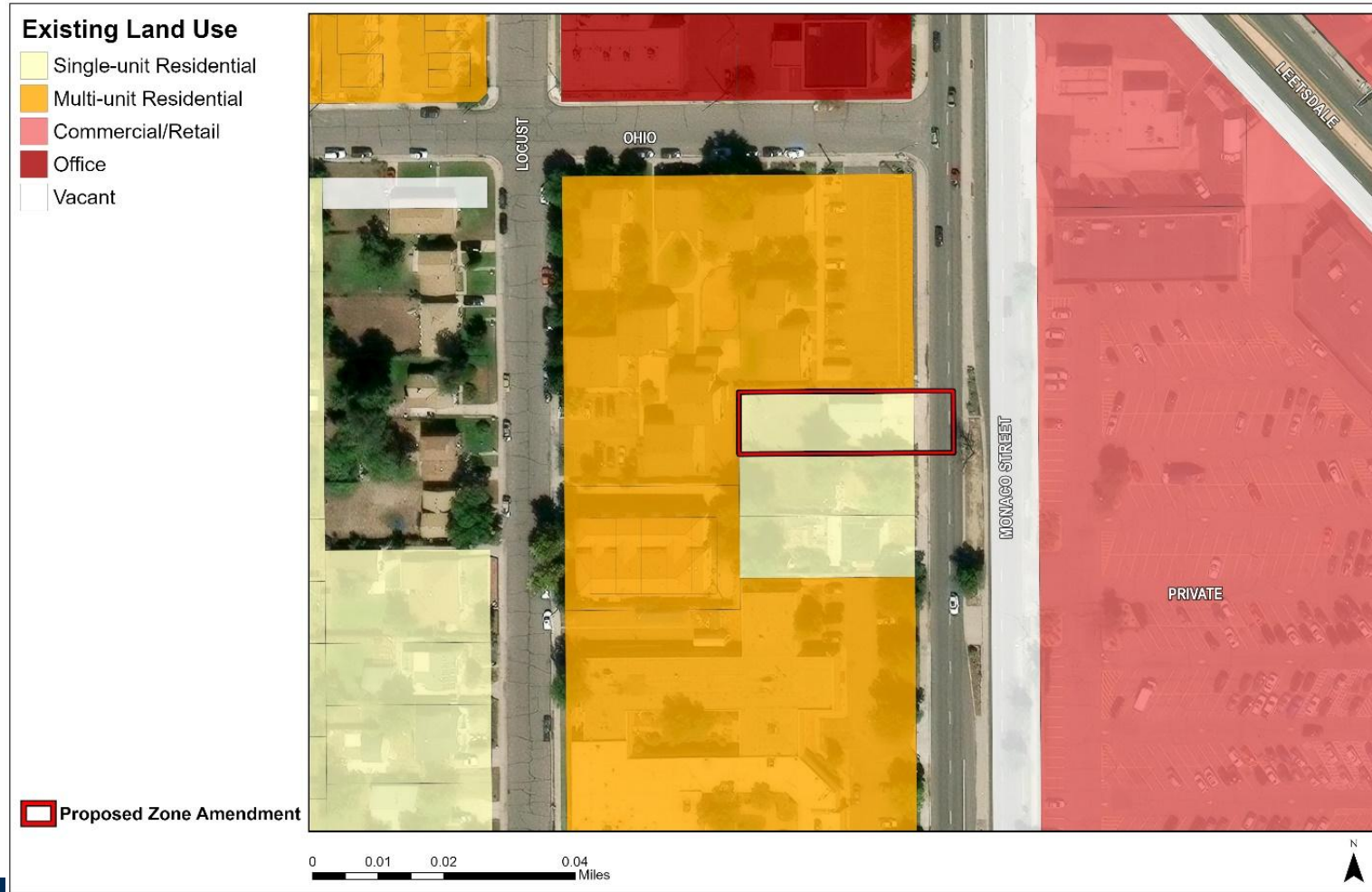
Council District 6 – Councilmember Kashmann



Statistical Neighborhood



Existing Context – Land Use

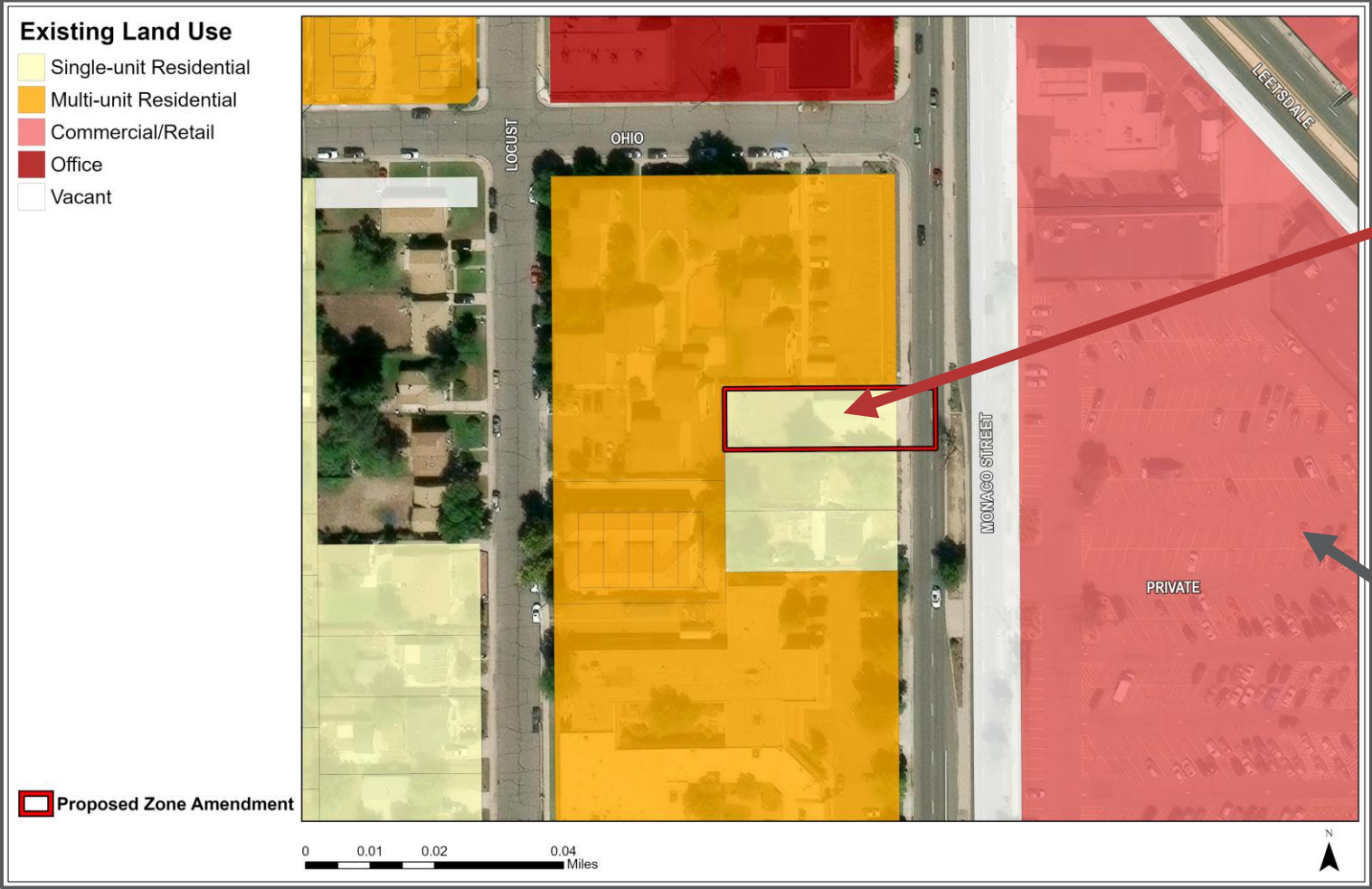


Single Unit Residential

Adjacent to:

- Single-Unit Residential
- Multi-Unit Residential
- Commercial/Retail

Existing Context – Building Form/Scale



Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: 3/3/2026
- Planning Board Notice: 4/1/26
- Planning Board Public Hearing: 4/15/26
- Community Planning and Housing Committee: 5/12/26
- City Council Public Hearing: 6/15/26

Public Comments

RNOs

- No comments

General Public

- No Comments

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Near Southeast Area Plan (2023)

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Comprehensive Plan 2040

- Ensure neighborhoods offer a mix of housing types
- Expand access to opportunity
- Promote infill development where infrastructure and services are already in place



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Near Southeast Area Plan (2023)

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

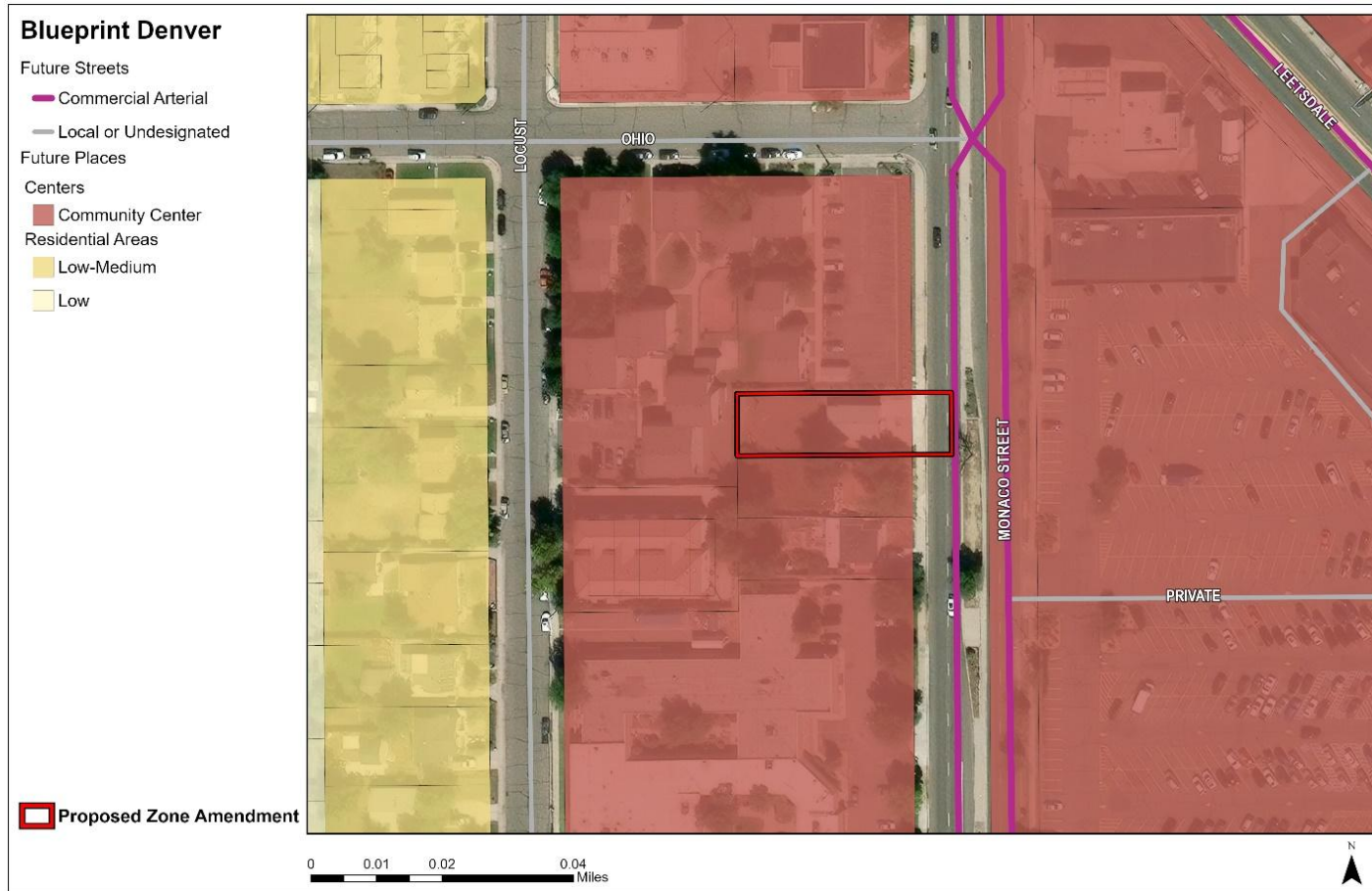
Blueprint Denver 2019



Suburban – Neighborhood Context

- Largely single-unit
- Includes higher intensity residential

Blueprint Denver 2019



Place Type: Community Center

- Mix of office, commercial and residential uses
- Up to 5 stories in height

Street Type:

- Monaco Street Parkway – Commercial Arterial

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

Land Use & Built Form - Housing Policy 6:

“Increase the development of affordable housing..., particularly in areas near transit, services and amenities (p.85)”

Denver Zoning Code Review Criteria

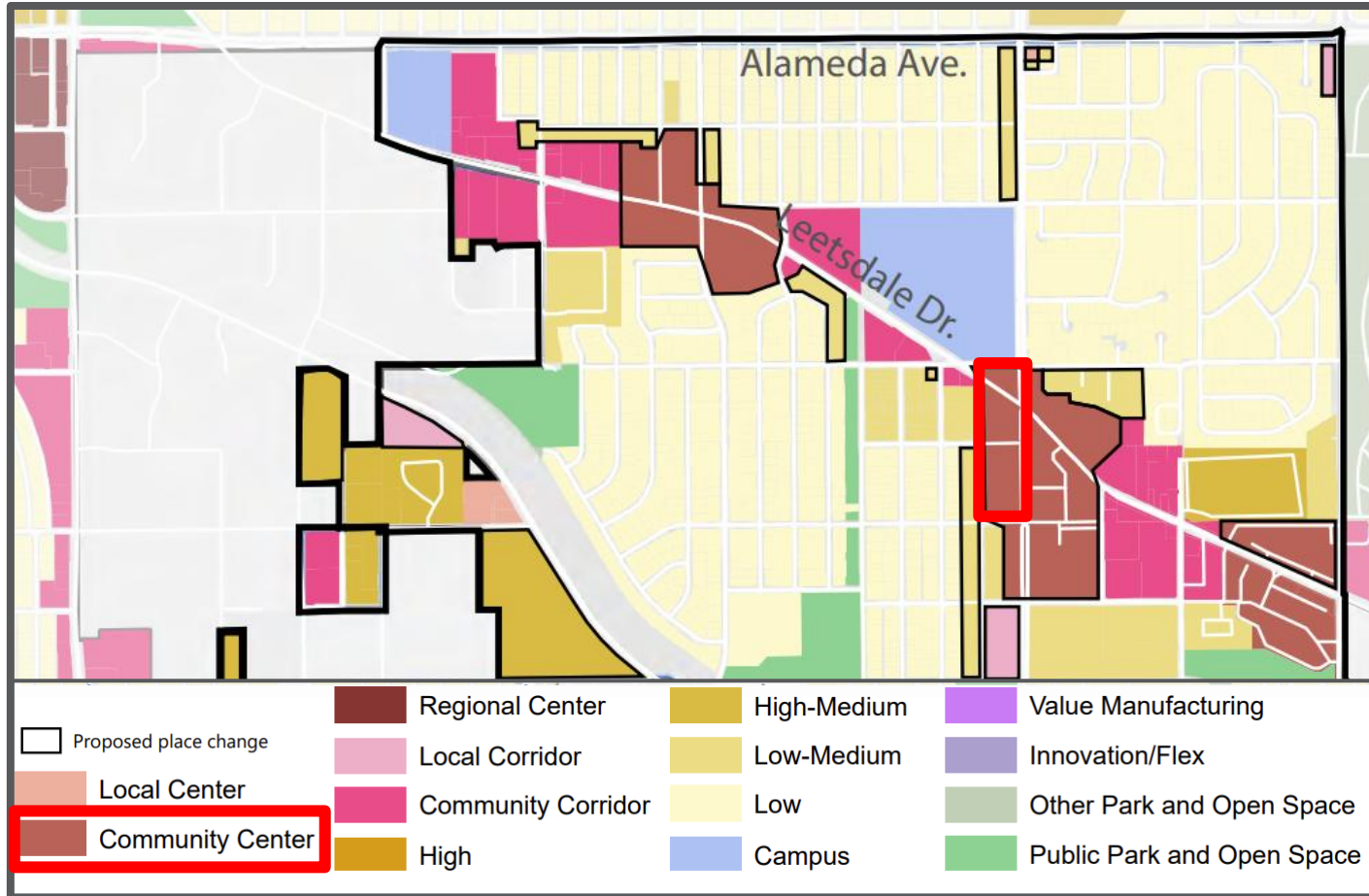
1. Consistency with Adopted Plans

- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Near Southeast Area Plan (2023)

2. Public Interest

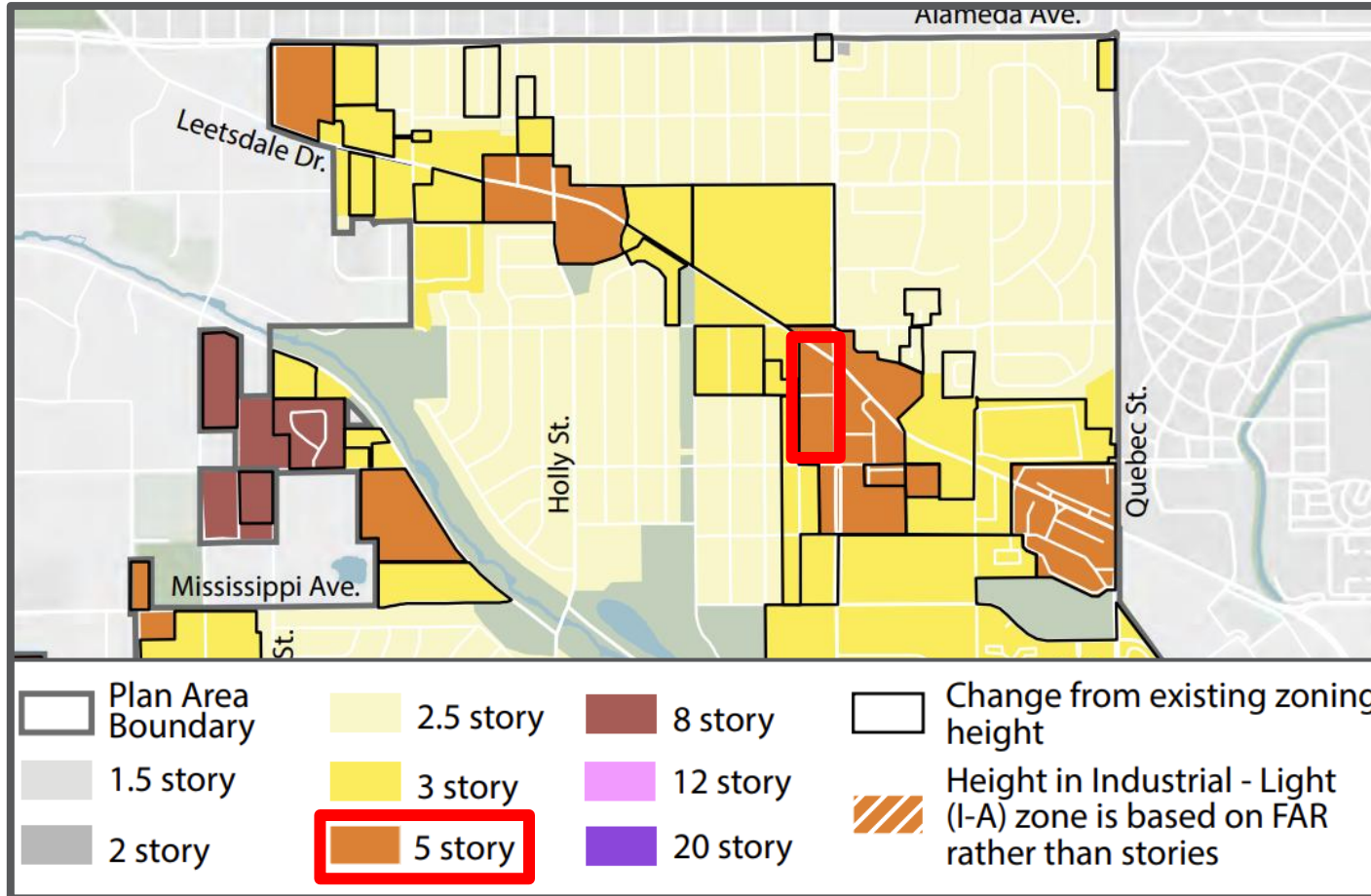
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Near Southeast Area Plan (2023)



Community Center

Near Southeast Area Plan (2023)



Heights up to 5 stories

Near Southeast Area Plan (2023)

Land Use Goal - 1, Strategy E

“Encourage new affordable housing to locate near transit and other amenities (p.41).”

Land Use Goal - 6

“Provide a variety of high-quality and affordable housing options (p.50).”

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Public Interest

The application is in the public interest by implementing the following plan guidance:

- Affordable housing near transit and amenities
- Expand access to opportunity
- Infill development where infrastructure and services already exists

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. 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. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent