



3201 North Speer Boulevard

2026-REZONE-0000025

Request: U-SU-A to U-MX-2x

CPH Committee: August 4, 2026

Presenter: William Prince

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: U-SU-A to U-MX-2x



- Property:
 - 5,570 sq feet
 - Commercial, triangular/corner lot
 - 2 story building built in 1953 and qualifies as Compliant Business Structure per DZC Section 11.4.6

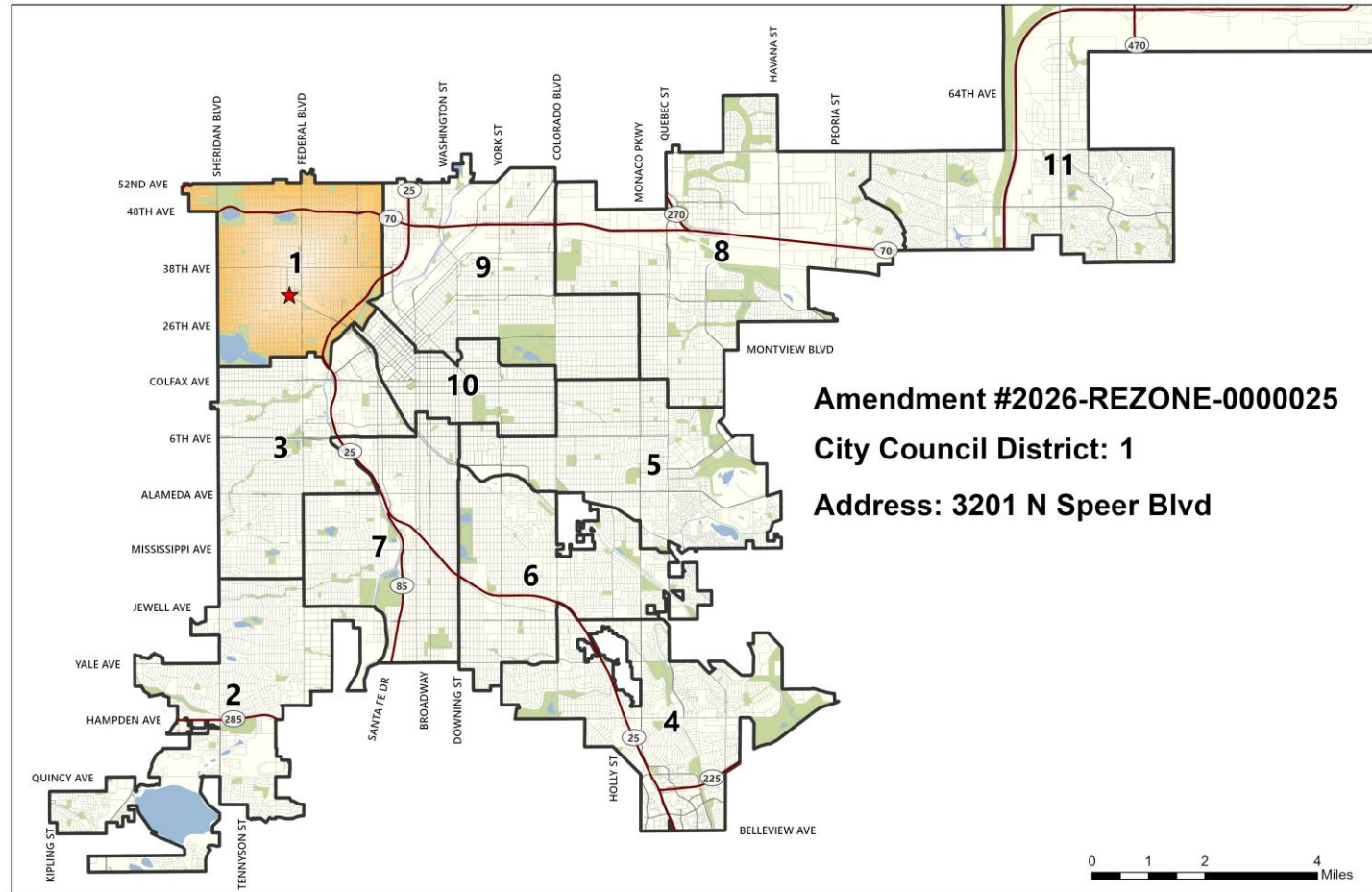
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Council District 1 – Councilmember Sandoval



Statistical Neighborhood – West Highland



Existing Zoning: U-SU-A



Proximity to:

- U-SU-A
- U-SU-B
- PUD
- U-MX-2x

Existing Context: Land Use

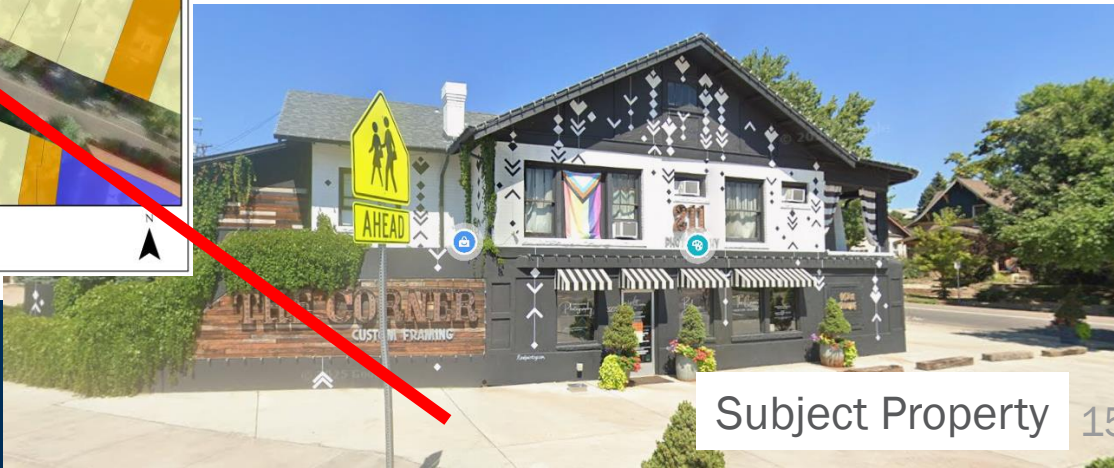
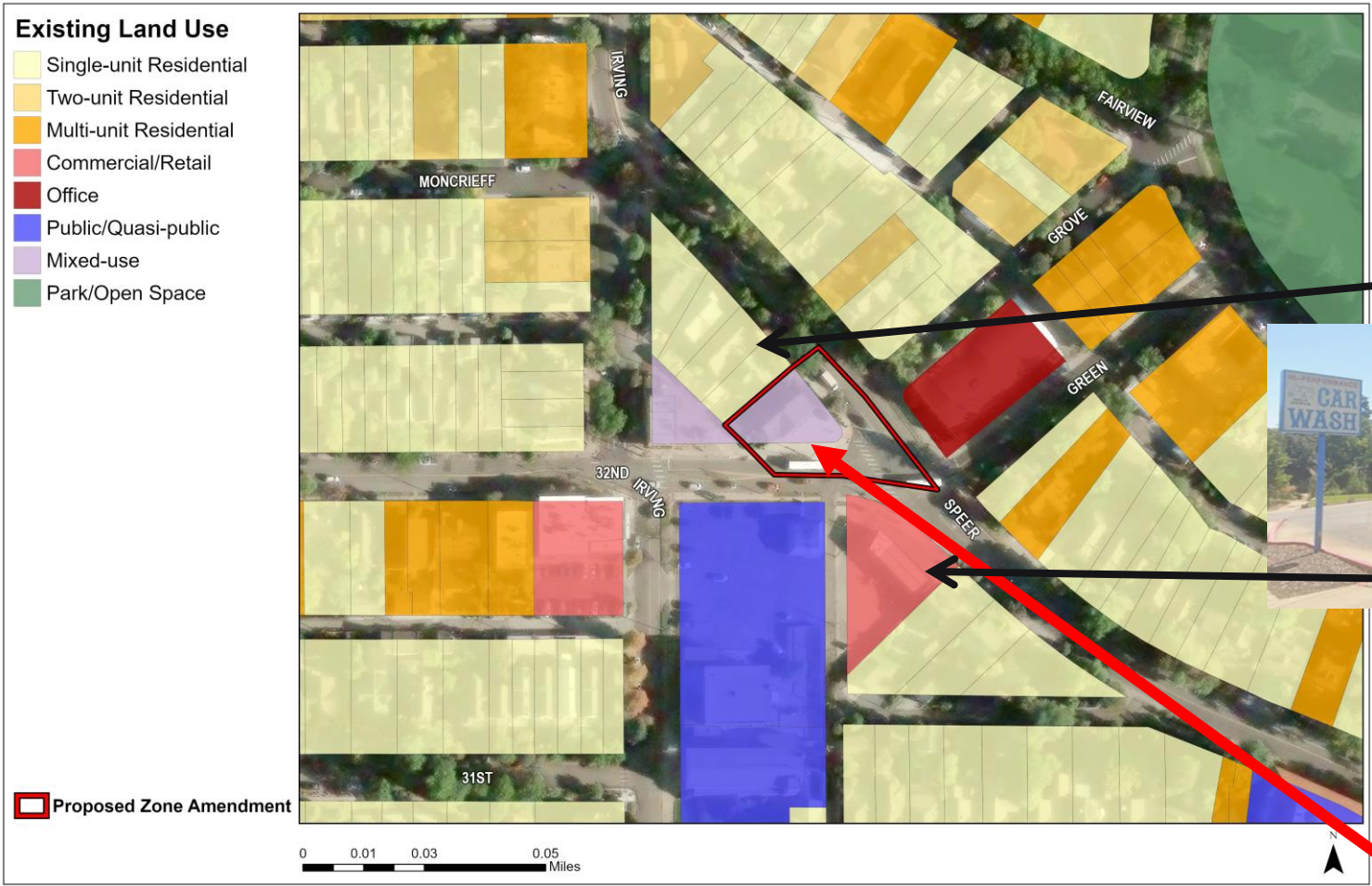


Mixed Use

Adjacent to:

- Single Unit Residential
- Public/Quasi Public
- Office
- Commercial/Retail

Existing Context: Building Form/Scale



Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: 05.27.2026
- Planning Board Notice: 06.30.2026
- Planning Board Public Hearing: 05.20.2025
- **CPH Committee: 08.04.2026**
- City Council Notice: 08.24.2026
- City Council Public Hearing: 09.14.2026

Public Comments

- 2 written comments of moderate opposition noting potential future development
- 1 verbal comment in support noting local business opportunities

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Criteria for Review

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

See *DZC 12.4.10.7*

Comprehensive Plan 2040



The proposed rezoning is consistent and furthers *Comprehensive Plan 2040* policies. The proposed rezoning will promote and enable commercial options where infrastructure is in place in close proximity to the surrounding neighborhood.

Vision Element 1: Equitable, Affordable, and Inclusive

Goal 1: Create a city of complete neighborhoods.

- Strategy A: Build a network of well-connected, vibrant, mixed-use centers and corridors.
- Strategy D: Encourage quality infill development that is consistent with surrounding neighborhoods and provides opportunities for increased amenities.

Goal 4: Ensure every neighborhood is economically strong and dynamic.

- Strategy A: Grow and support neighborhood serving businesses.

Vision Element 4: Economically Diverse & Vibrant

Goal 3: Sustain and grow Denver's local neighborhood businesses.

- Strategy A: Promote small, locally owned businesses and restaurants that reflect Denver's unique character and support neighborhood scale economic vitality.

Vision Element 5: Environmentally Resilient

Goal 8: Clean our soils, conserve land and grow responsibly. (p. 54)

- *Strategy A: Promote infill development where infrastructure and services are already in place.*

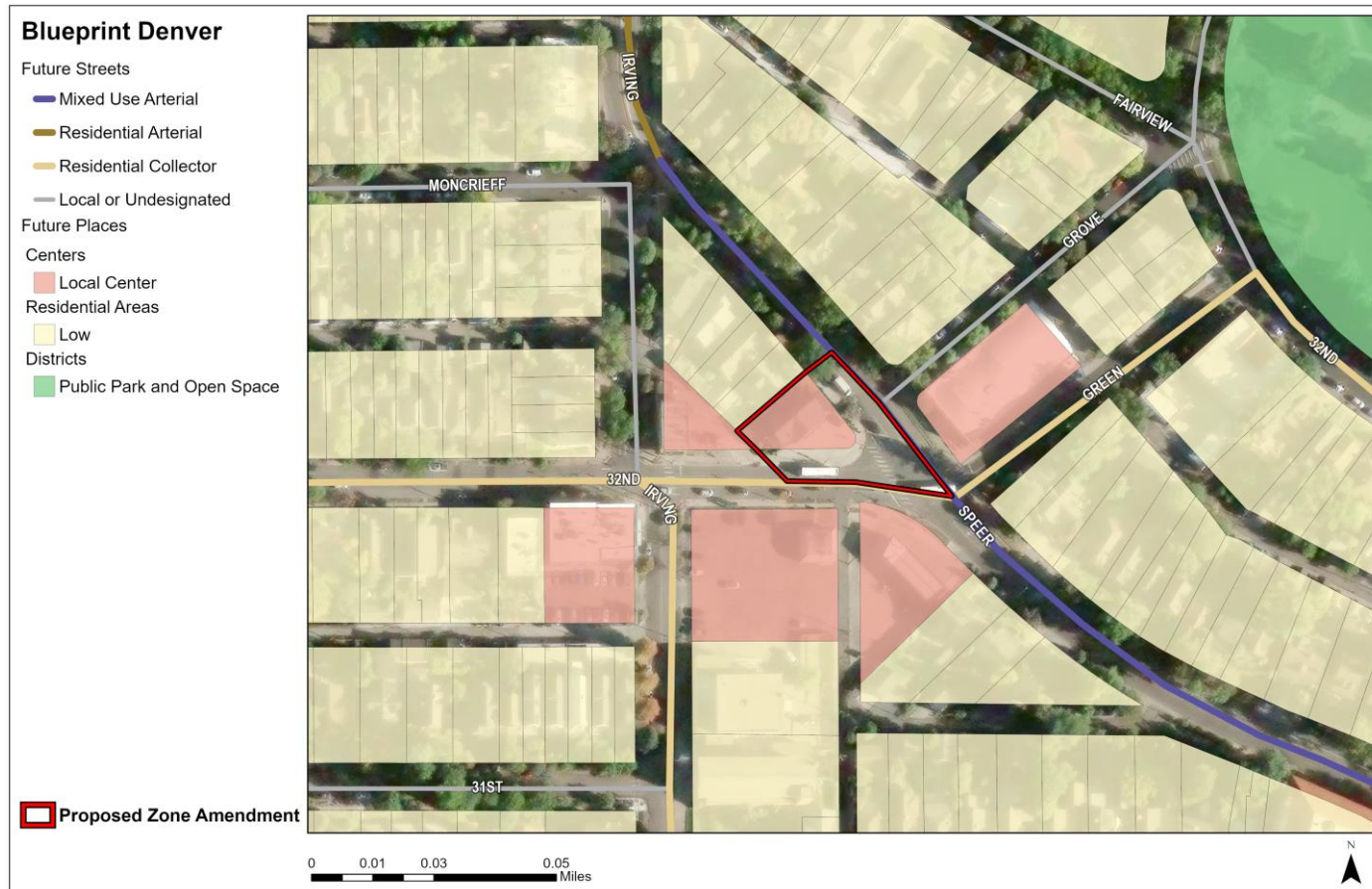
Blueprint Denver 2019

Urban Neighborhood Context:

- This context contains “Small multi-unit residential and mixed-use areas typically embedded in 1-unit and 2-unit residential areas” (p. 136).”



Blueprint Denver 2019



Local Center Future Place

Primarily provides options for dining, entertainment and shopping. May also include some residential and employment uses...Activity levels are lower than other center types, with the highest activity during evenings and weekends...The public realm is typically defined by lower-scale buildings with active frontages providing a more intimate, pedestrian scale. Heights are generally up to 3 stories and generally will not have a transition area as the low intensity easily integrates into the surrounding neighborhood". (p. 226)

Future Street Type

- Speer, Mixed Use Arterial
- West 32nd, Residential Collector

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



Growth Areas Strategy: All other areas of the city

- 10% jobs by 2040
- 20% housing by 2040

Additional Blueprint Denver Policies

Land Use & Built Form: Economics Policy 6:

Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors. (p. 93).

Criteria for Review

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

See *DZC 12.4.10.7*

CPD Recommendation

CPD recommends forwarding the application to the full City Council, 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