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# 1965 N Verbena

E-SU-DX to E-SU-B

Date: 12/01/2025

Presenter: Joe Green

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from E-SU-DX to E-SU-B



- Property:
  - 9,370 square feet
  - Single-unit house

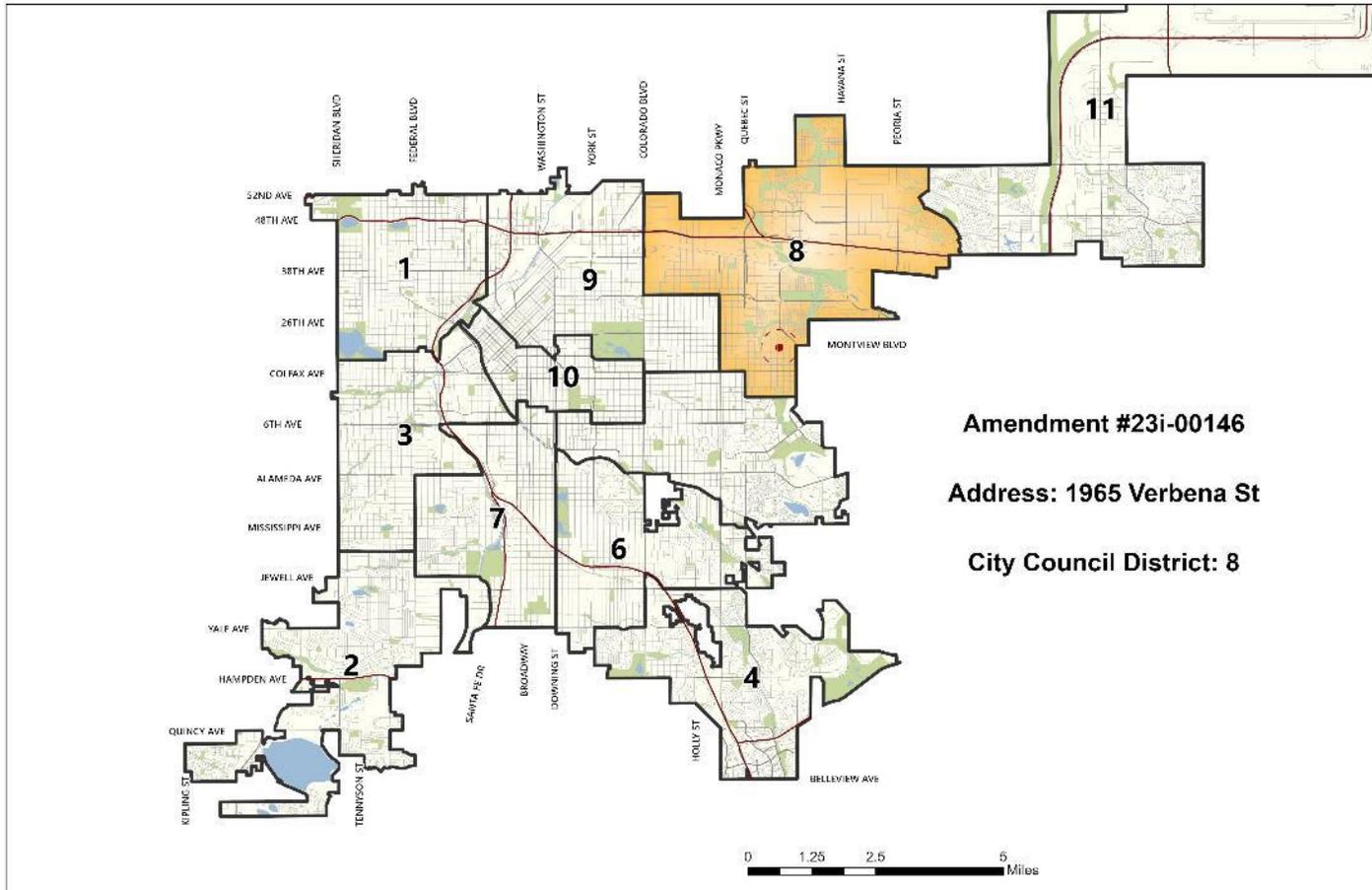
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Presentation Agenda

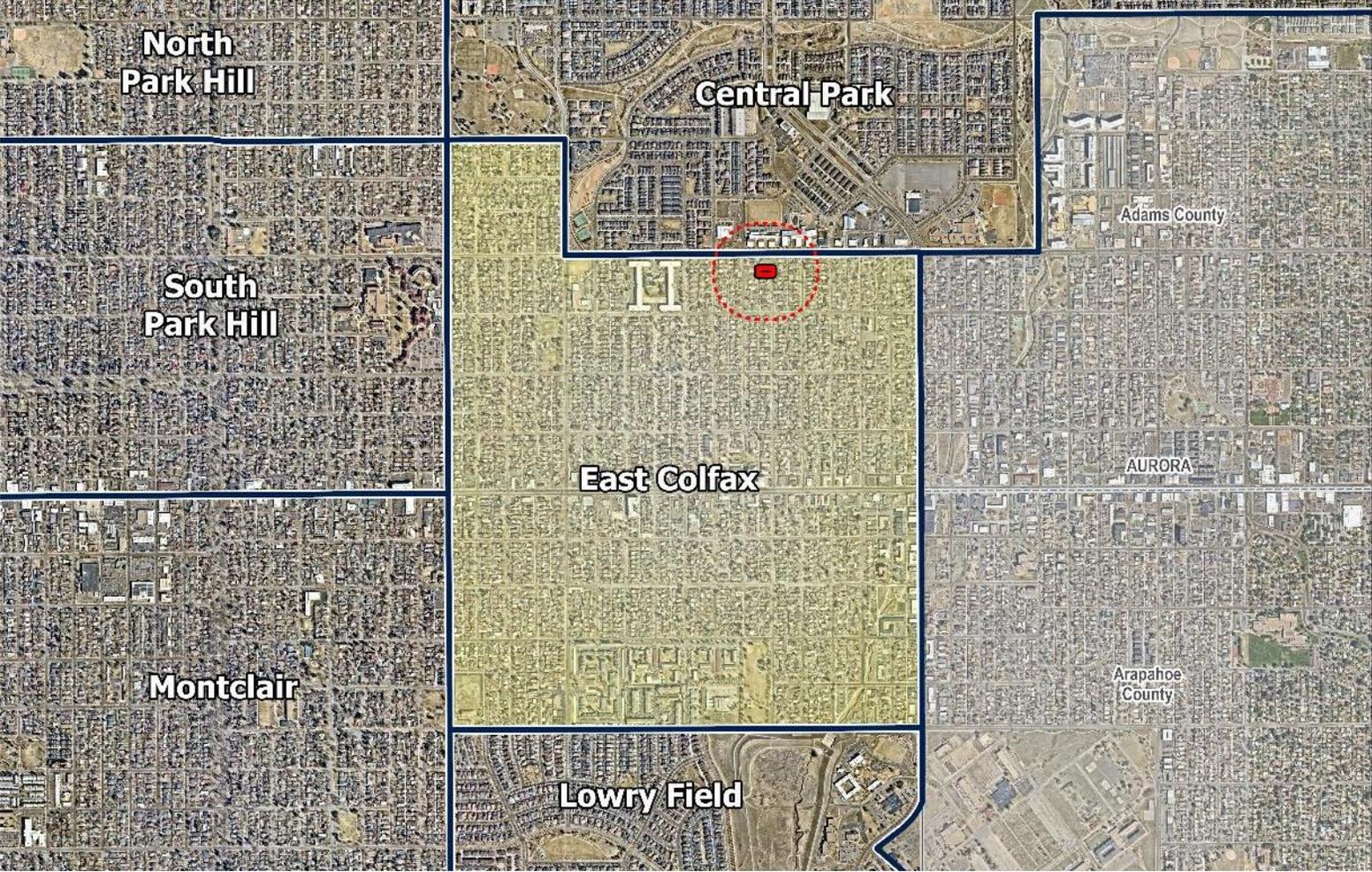
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# Council District 8 – Councilmember Lewis



# Statistical Neighborhood – East Colfax



# Existing Zoning – E-SU-DX

## Existing Zoning

- Former Chapter 59 Zone
- Single Unit (SU)



Proposed Zone Amendment

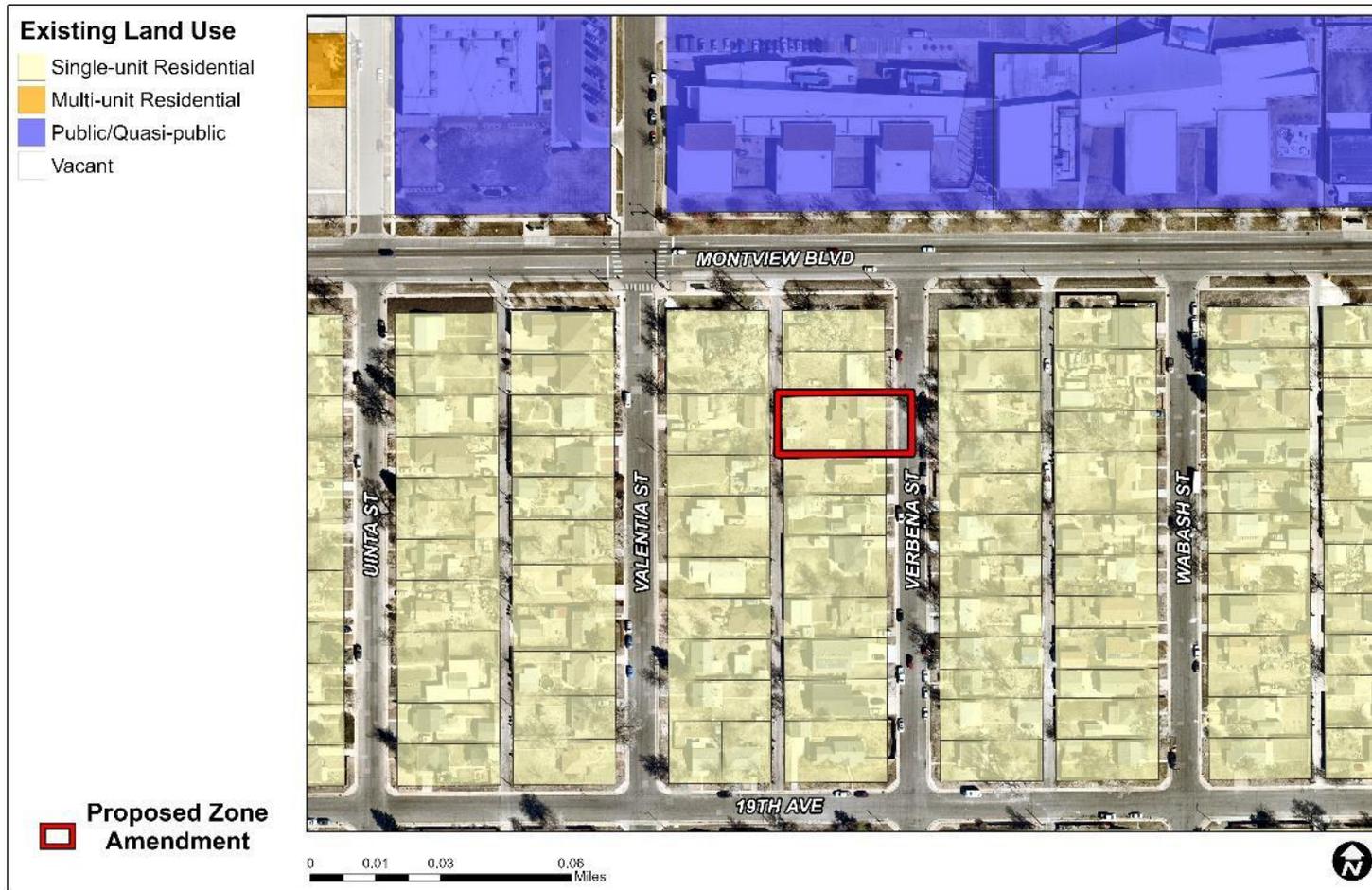
0 0.01 0.01 0.03 Miles



Proximity to:

- E-SU-DX

# Existing Context – Land Use

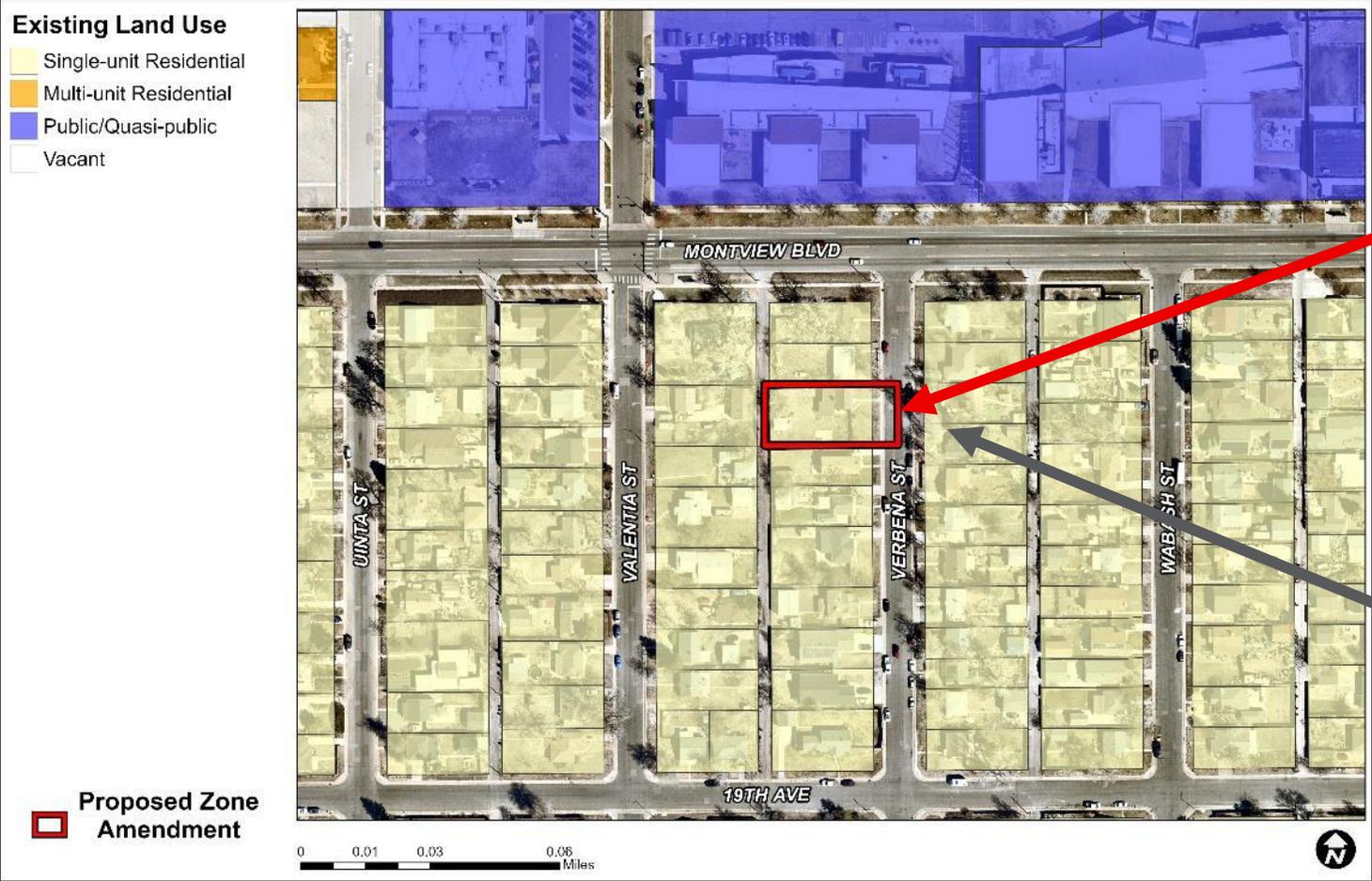


## Single-unit Residential

Adjacent to:

- Single-Unit Residential
- Public/Quasi-public

# Existing Context – Building Form/Scale



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# Process

- Informational Notice: **06/26/2025**
- Planning Board Notice: **11/18/2025**
- Planning Board Public Hearing: **12/03/2025**
- CPH Committee: **1/06/2026**
- City Council Public Hearing: 02/17/2026

# Planning Board

- The board voted unanimously to recommend Approval
- Many policies and goals in Blueprint Denver and Comprehensive Plan 2040 support this application.
- The application is in the public interest.
- The application fits with the intent statements found in the Denver Zoning Code.

# Public Comments

## **RNOs - East Colfax Neighborhood Association (ECNA)**

- Letter of support provided to applicant
- Smaller lot housing is more affordable
- More housing near amenities

# Public Comments

- The applicant provided the names and contact information of 41 neighbors who are supportive of the rezoning.
- No comments have been submitted to CPD

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# 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*
- *Blueprint Denver*
- *East Area Plan*

## 2. Public Interest

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

# Comprehensive Plan 2040

## Strong and Authentic Neighborhoods

- Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population

## Environmentally Resilient

- Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place



# Comprehensive Plan 2040

## Equitable, Affordable and Inclusive

- Goal 1 Strategy A – Increase development of housing units close to transit and mixed-use developments



# Denver Zoning Code Review Criteria

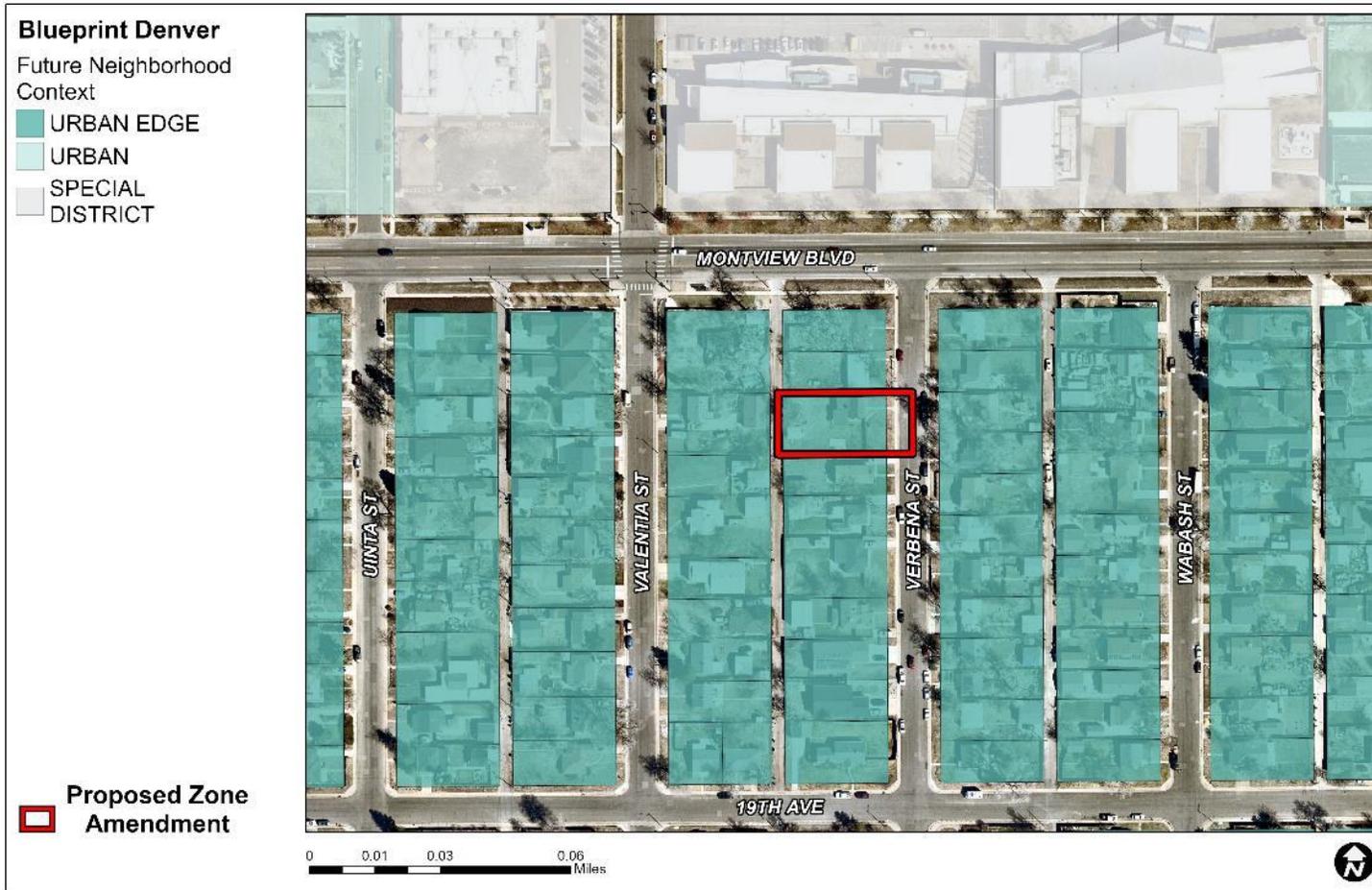
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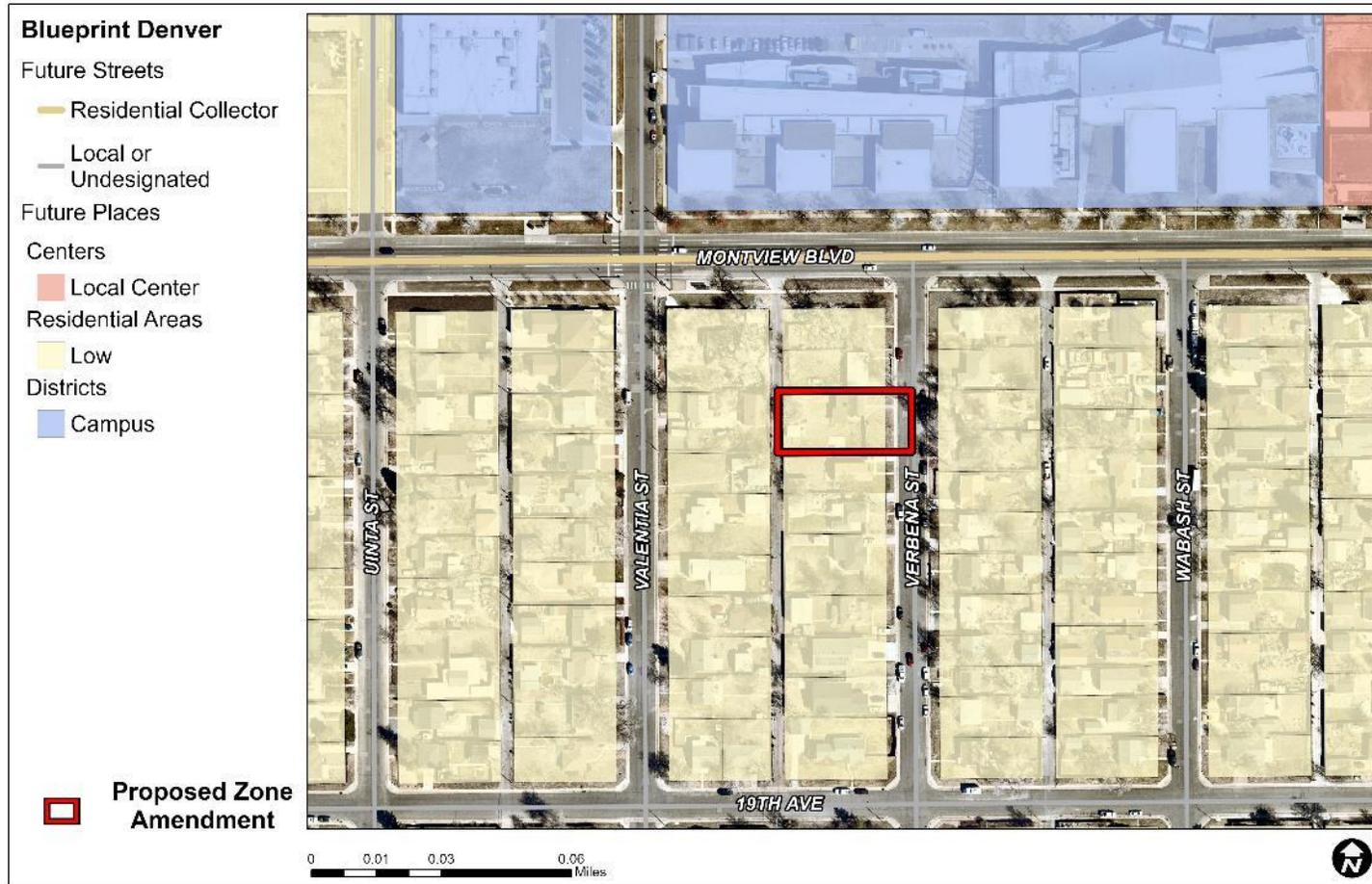
# Blueprint Denver 2019



## Urban Edge

- Low-scale single- and two-unit residential
- Promote and protect residential neighborhoods

# Blueprint Denver 2019



## Residential Low

- Single- and two-unit on small or medium lots
- Duplexes thoughtfully integrated

## Local Future Street Type

- Predominantly defined by residential uses

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.

# Applying Residential “Low” Guidance to Proposed Rezoning

This section provides guidance for evaluating potential rezoning, or map amendment requests, in low residential areas. Although the description of the low residential places includes both single-unit and two-unit uses, two-unit uses are not appropriate in all low areas.

## Uses

When a rezoning request is made to change the zoning to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns. A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

## Minimum Lot Size

In the Denver Zoning Code single-unit and two-unit zone districts are regulated based on minimum lot size. Different zone districts have different required minimums to build allowed building forms, such as the urban house or duplex forms. When a rezoning request is made to change the zoning to allow smaller lots for multiple properties in an area, the appropriateness of the request depends upon the existing character and applicable adopted neighborhood plan guidance. For applicant-driven requests that are individual sites or small assemblages, typically it is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request. A departure from the established lot pattern may be appropriate if the request includes a larger area, generally greater than one block, and the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

# Blueprint Denver 2019

For **applicant-driven requests** on **individual sites** or small assemblages, typically **it is only appropriate to allow smaller lot sizes** than the existing zone district **if there is an established pattern in the surrounding blocks of smaller lots with similar uses** that would be consistent with the zone district request.

*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

For applicant-driven requests on individual sites or small assemblages, typically it is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request.

A departure from the established lot pattern may be appropriate if the request includes a larger area, generally greater than one block, and the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

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# Blueprint Denver 2019

## Parcel Area Analysis

### Subject Property

 1965 N VERBENA ST

 Quarter Mile Area of Interest

### Minimum parcel areas for single unit residential uses

Denver Zoning Code, Article 5.2-2

-  less than 3,000 SF
-  3,000-4,499 SF
-  4,500-5,999 SF
-  6,000-8,999 SF
-  greater than 9,000 SF



## Lot size guidance

- Established pattern of smaller lots with similar uses consistent with the proposed zone district

# Denver Zoning Code Review Criteria

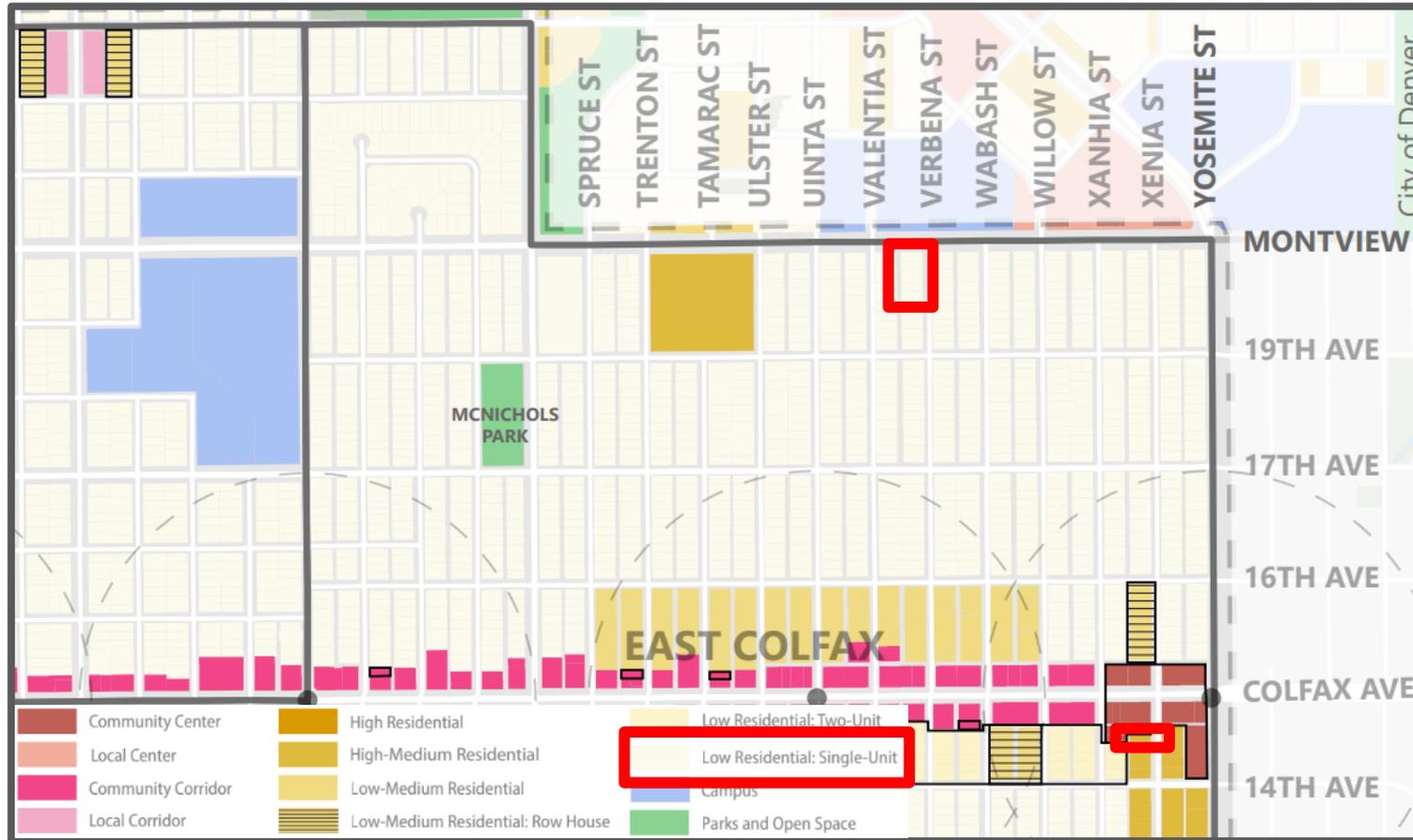
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# East Area Plan



## Low Residential Single Unit

- Single-unit homes
- Accessory dwelling units

“Additional primary units would only be appropriate where they already exist or as determined through a future regulatory process to integrate missing middle housing in some locations (see Policy L6).”

# Denver Zoning Code Review Criteria

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# Public Interest

The proposed official map amendment does not further the Public Interest because it conflicts with Blueprint Denver plan guidance.

# Denver Zoning Code Review Criteria

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# Urban Edge Neighborhood Context

- Primarily single and two unit uses
- Primarily on local or residential arterial streets

# Urban Edge Neighborhood Residential Districts

- Promote and protect residential neighborhoods
- Accommodate reinvestment in residential districts

# E-SU-B Specific Intent

- Single unit district
- Minimum zone lot area of 4,500 square feet

# CPD Recommendation

CPD recommends denial, based on finding that the review criteria have not been met:

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