



3418 W. 14th Avenue and 1371 N Julian Street

Request: G-RH-3 to G-MU-5

Date: 8.18.2026

Presenter: Edson Ibañez

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: G-MU-5



- Property:
 - 21,777 S.F. (0.49 acres)
 - Holy Spirit Assn for the Unification of World Christianity

G-MU-5 (General Urban, Multi-Unit, 5 story maximum height) zone district

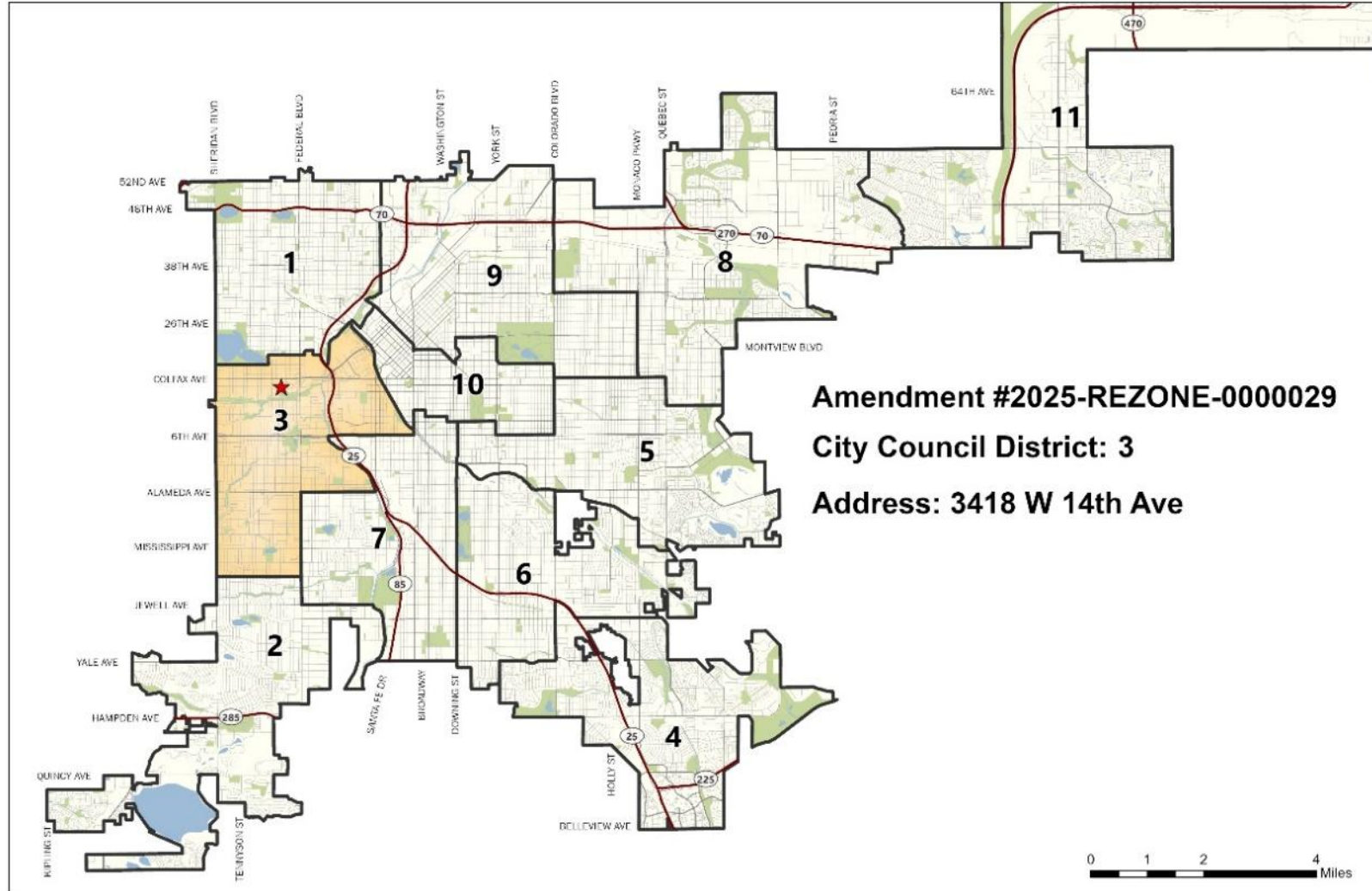
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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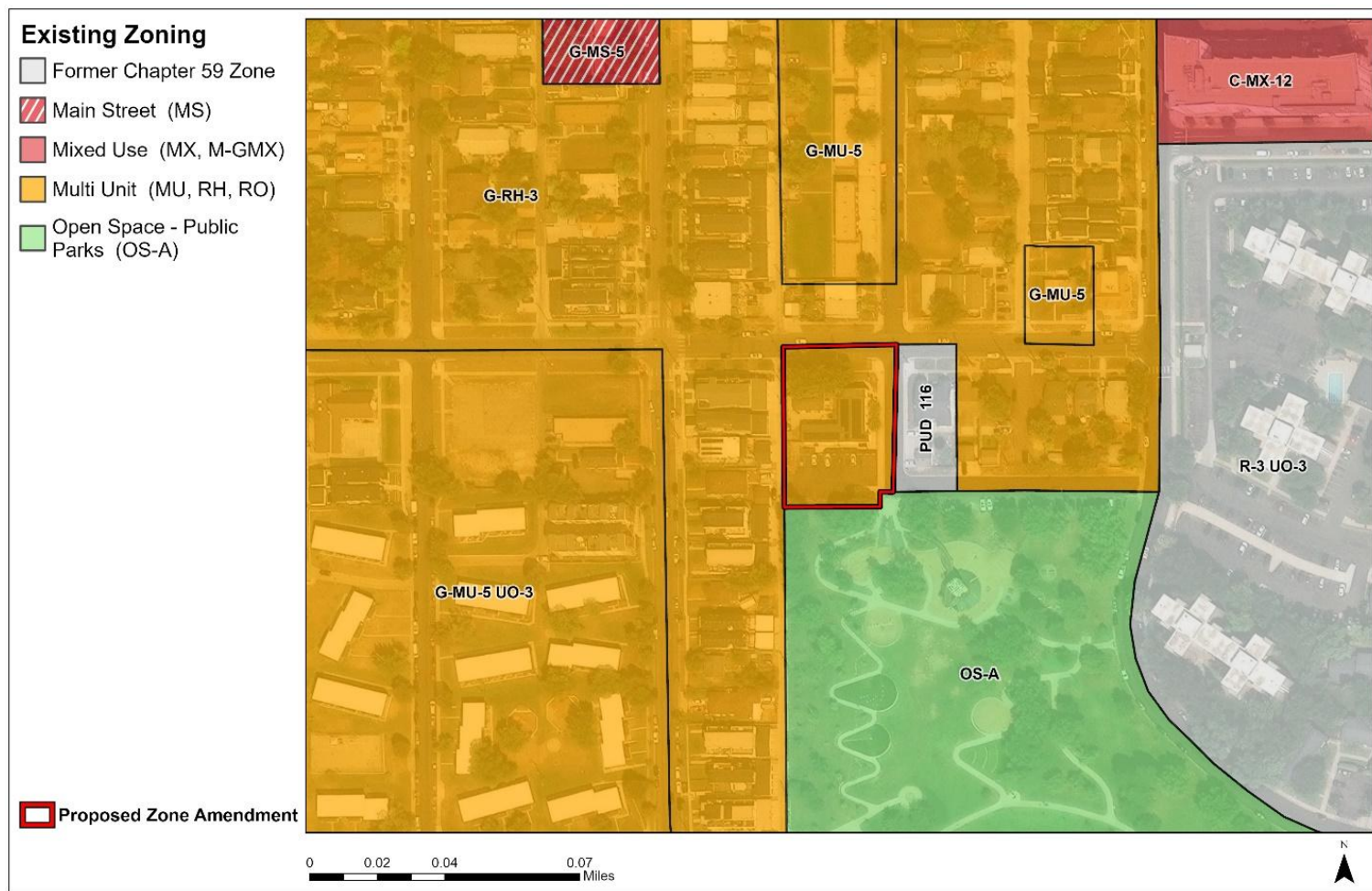
Council District 3 – Councilmember Torres



Statistical Neighborhood



Existing Zoning – G-RH-3



- G-RH-3

Proximity to:

- OS-A
- PUD 116

Existing Context – Land Use



Public/Quasi Public

Adjacent to:

- Single-Unit Residential
- Multi-Unit Residential
- Park

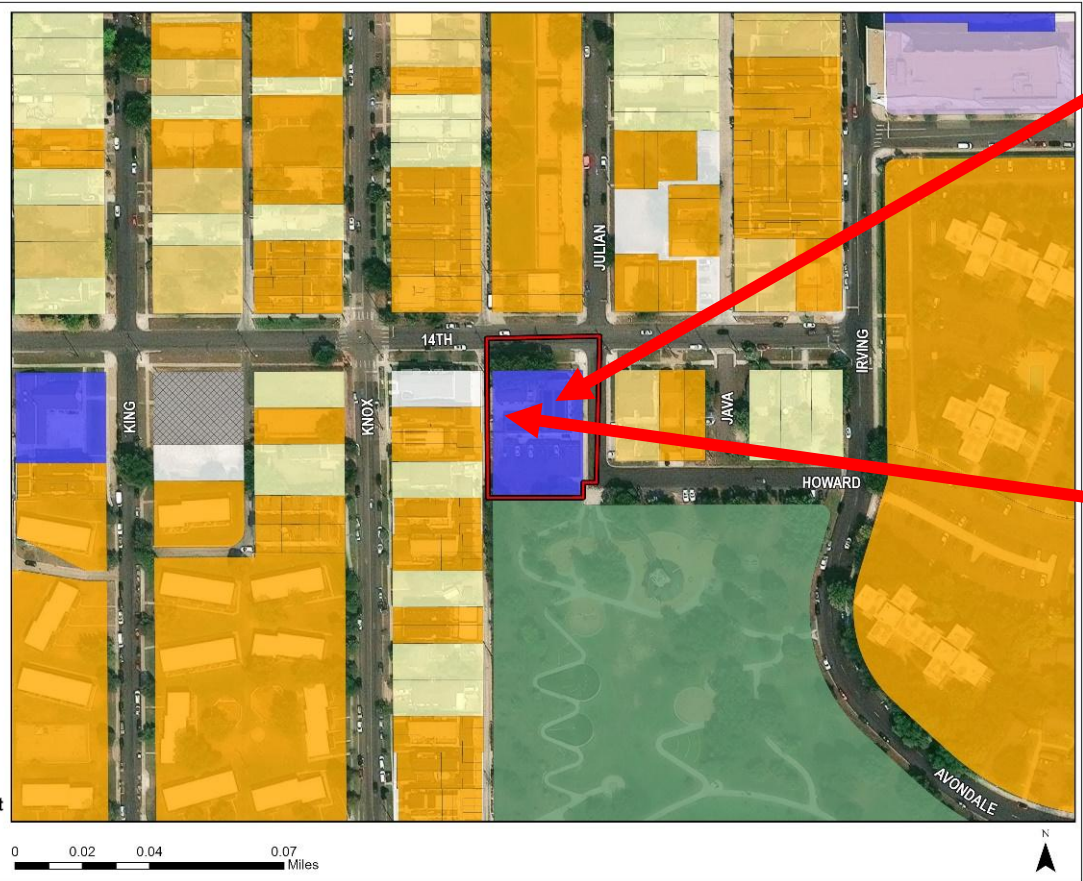
Existing Context



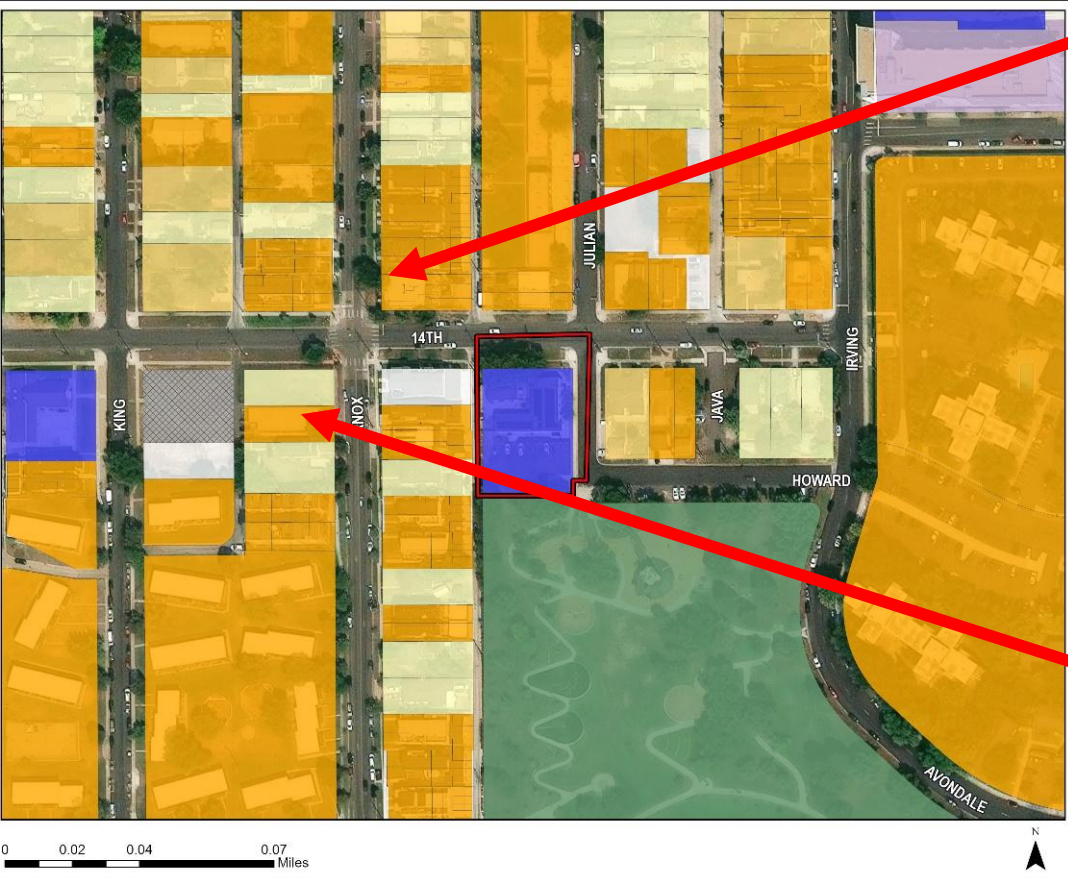
Subject property 1371 N. Julian Street (view from Julian St. facing northwest)



Subject property: 3418 W. 14th Ave
(view from 14th Ave facing southeast)



Existing Context



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Process

- Informational Notice: 12/3/25
- Planning Board Notice: 7/21/26
- Planning Board Public Hearing: 8/5/26
- **Committee: 8/18/26**
- City Council Public Hearing: 9/28/26

Public Comments

- No comments

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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 (2019)
- West Area Plan (2023)

2. Public Interest

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

Comprehensive Plan 2040

Equity goals:

- *Equitable, Affordable and Inclusive Goal 1 Strategy A: Increase development of housing units close to transit and mixed use developments*
- *Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population*



Comprehensive Plan 2040

Climate goals:

- *Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).*



Denver Zoning Code Review Criteria

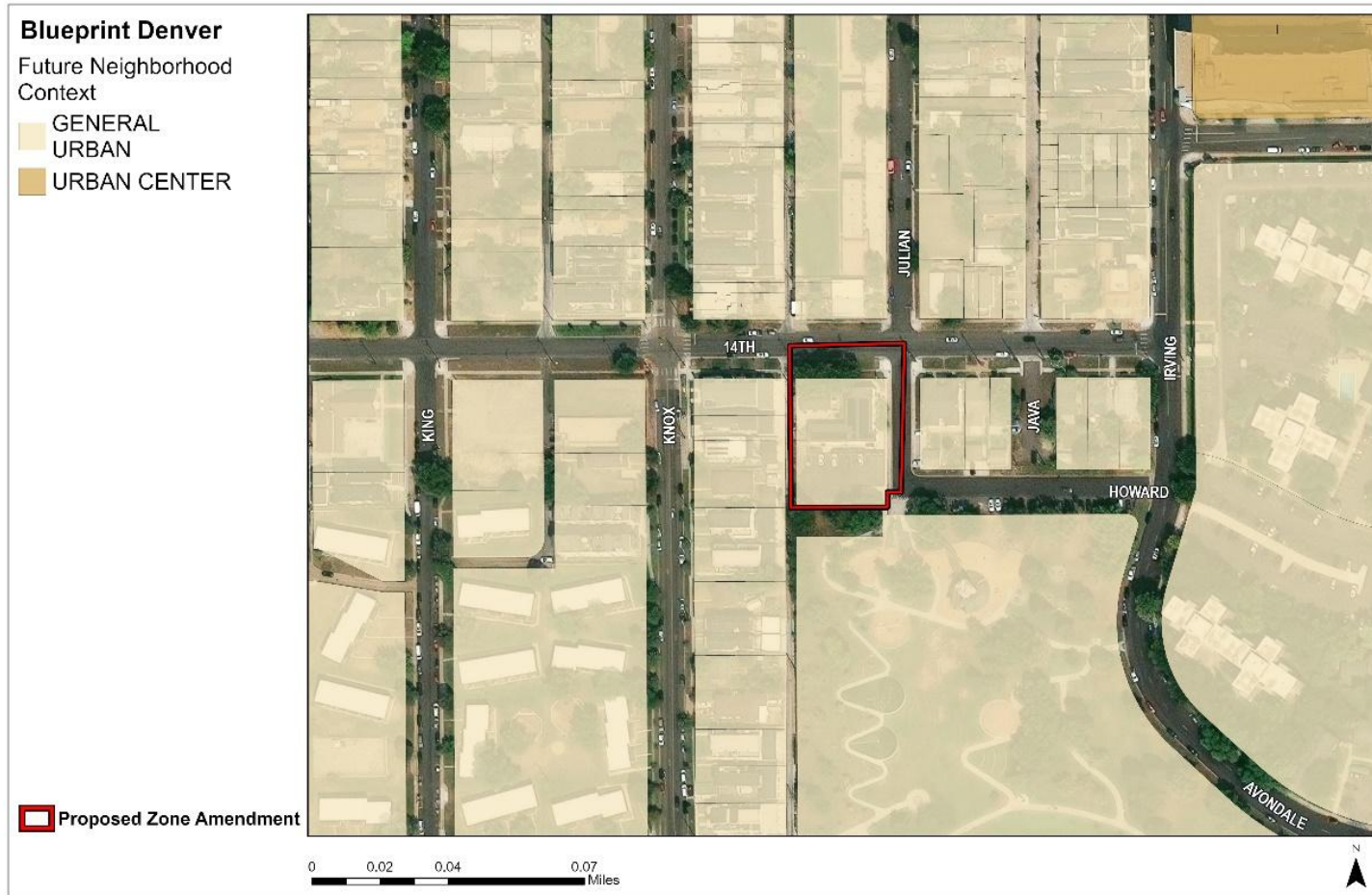
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Blueprint Denver 2019



- General Urban – Neighborhood Context
 - Great walkability and access to neighboring areas and commercial nodes,” as well as “a mix of uses, with good street activation and connectivity.”

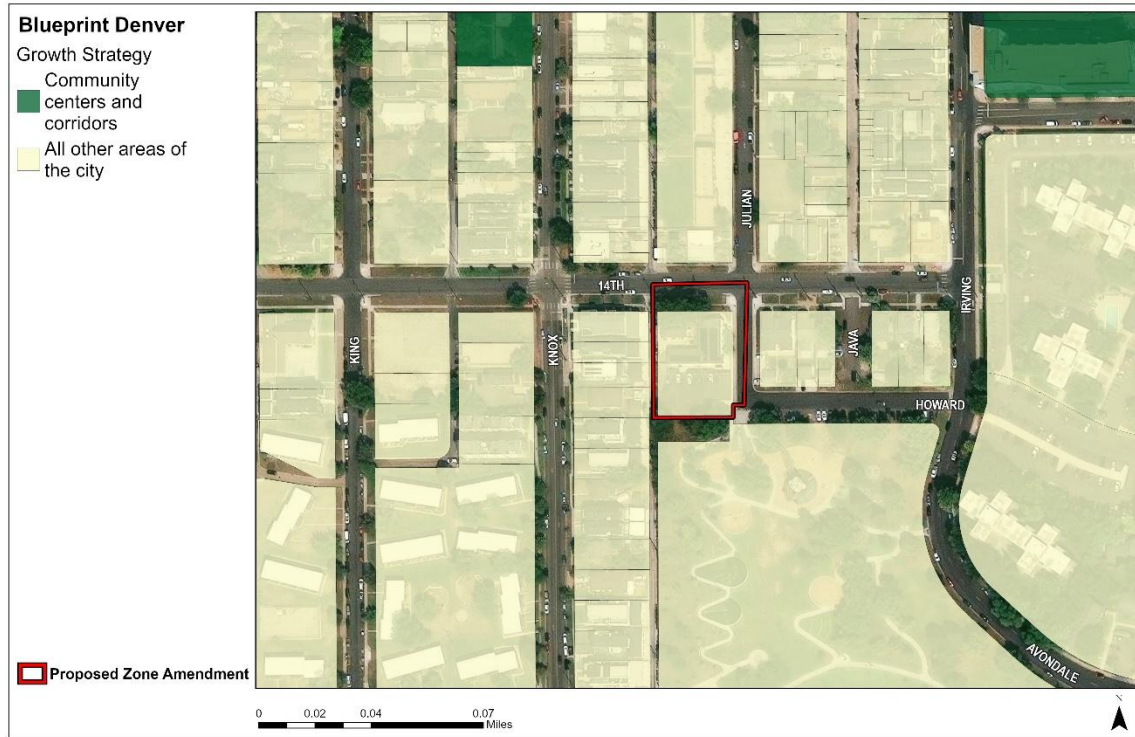
Blueprint Denver 2019



- **Place Type:** High-Medium Residential
 - A mix of low- to medium-scale multi-unit residential uses
 - heights are generally up to 8 stories in height
- **Street Type:**
 - 14th Avenue: 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” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040”(p. 51)
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Blueprint Denver 2019

Climate goals and concepts:

- *Reduce Climate Impacts*
 - *Multi-unit buildings are more energy efficient than low density residential development types*

West Area Plan

- Neighborhood Context: General Urban
- Future Place Type: High Medium Residential
- Height: Up to 5 stories

Policy E3: Overall Housing Diversity: “Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods.” (p. 213)

Policy L4: Compatible Redevelopment “Ensure compatible redevelopment and/or repurposing of institutional sites within neighborhoods”. (p. 179)

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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