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TO: South Platte River Committee
FROM: Fritz Clauson, Associate City Planner
DATE: January 8, 2026
RE: Official Zoning Map Amendment Application #2025I-00002 (2025-REZONE-0000022)

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the South Platte River Committee move Application #2025I-00002 (2025-REZONE-0000022) forward for consideration by the full City Council.

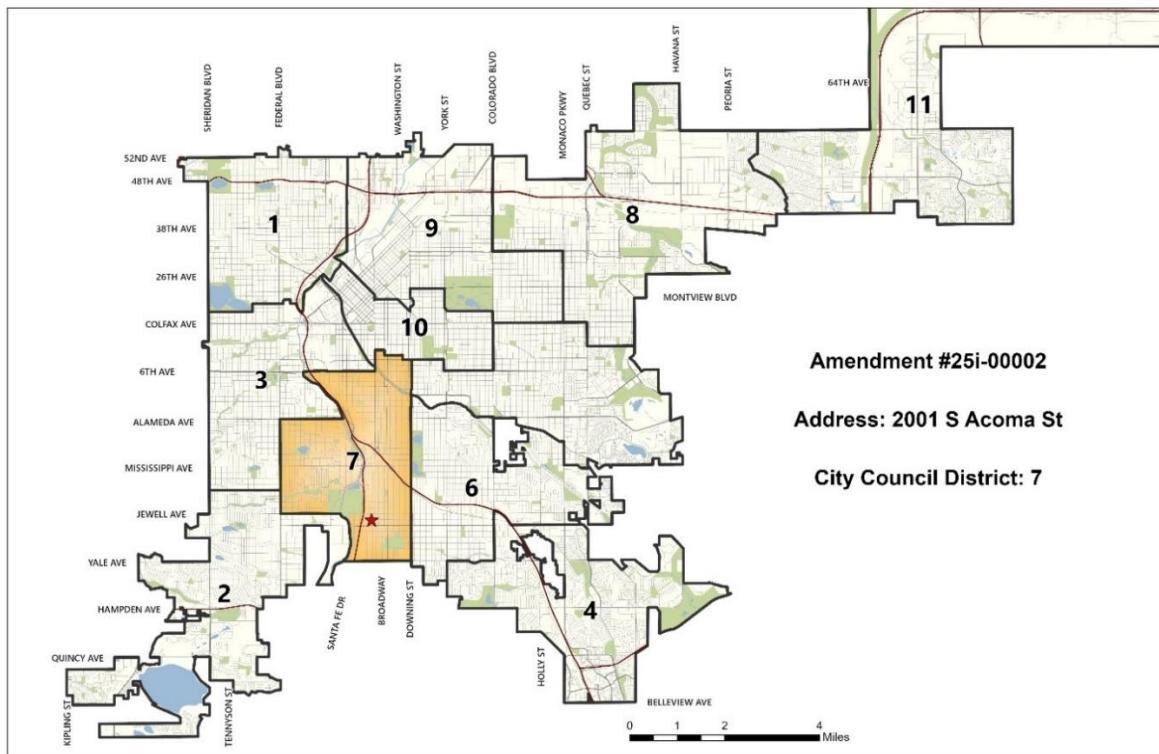
Request for Rezoning

Address:	2001 South Acoma Street
Neighborhood/Council District:	Overland/ Council District 7 – Councilmember Flor Alvidrez
RNOs:	Inter-Neighborhood Cooperation (INC), Overland Park Neighborhood Association, South Broadway Business Association
Area of Properties:	6,250 square feet or .14 acres
Current Zoning:	U-RH-2.5
Proposed Zoning:	C-RX-5
Property Owner(s):	2001 S Acoma LLC
Property Representative:	Michele Olree

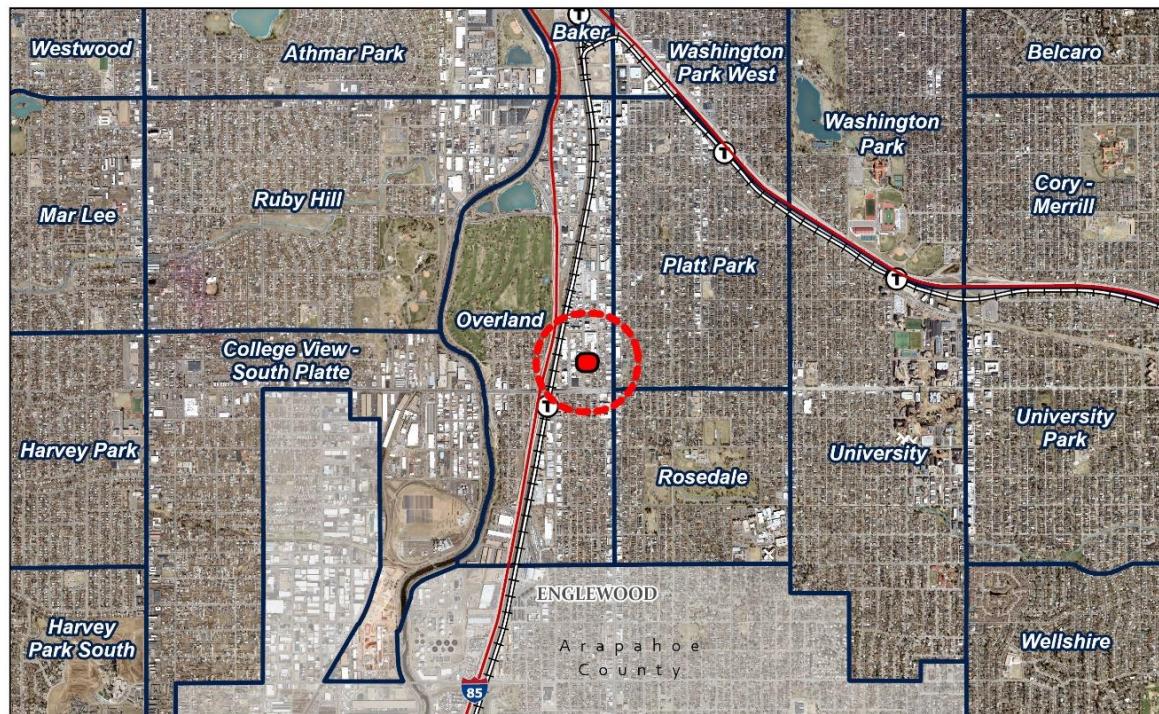
Summary of Rezoning Request

- The property owner is proposing to rezone 2001 South Acoma Street from **U-RH-2.5 to C-RX-5**.
- The subject site is located in the Overland statistical neighborhood. The site is located at the southwest corner of the intersection of West Asbury Avenue and South Acoma Street.
- A Planning Board public hearing for this rezoning was held on November 19th, 2025. However, due to a noticing error, the public hearing at Planning Board was held again on January 7th, 2026.
- The property currently contains a single-family residence. The proposed rezoning will allow for the property owners to redevelop the property with a mix of residential and commercial uses.
- The requested **C-RX-5** district stands for Urban Center Neighborhood Context – Residential Mixed Use – 5 stories maximum, which allows for a mix of uses that promote safe, active, and pedestrian-scaled, diverse areas. Buildings in a Residential Mixed-Use district can have street-level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. Commercial uses are secondary to the residential use of the district and provide neighborhood-scaled shops and offices. Further details of the proposed zone district can be found in Article 7 of the Denver Zoning Code (DZC).

City Location



Neighborhood Location – Overland



Existing Context



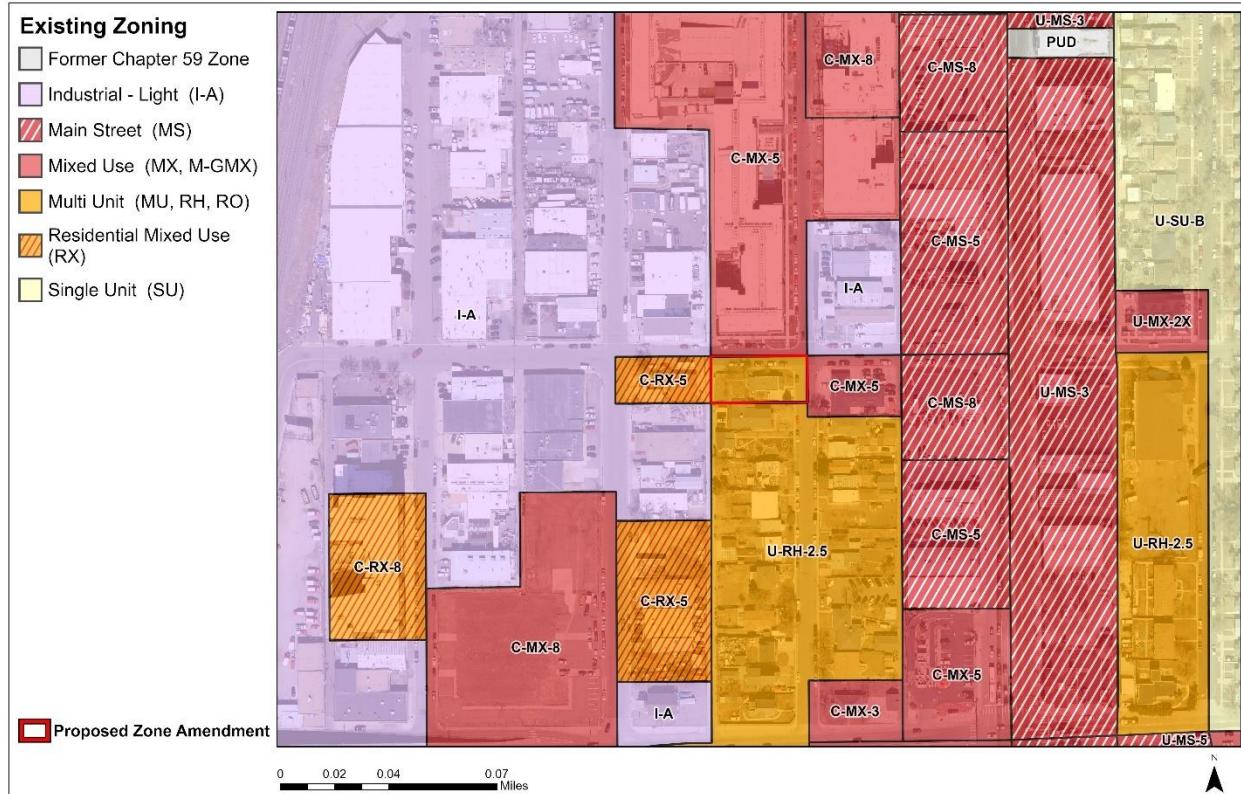
The subject property is located within the Overland neighborhood, between West Asbury Avenue and West Evans Avenue, along South Acoma Street. The area is characterized by a mix of commercial uses along Broadway, residential and industrial uses west of Broadway, and predominantly single-unit residential uses south of Evans Avenue. The area around the Evans light rail station (approximately .25 miles to the southwest of the subject property) and South Broadway has seen significant public and private reinvestment in recent years, indicative of an ongoing transition from mostly light industrial uses to more mixed-use and residential development. Union Pacific, Burlington Northern Santa Fe, and RTD rail lines are located approximately 400 feet west of the subject site. The subject property is served by RTD bus routes 0, 0L, and 21 along South Broadway and West Evans Avenue, and by the D and E light rail lines at Evans Station.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Subject Property	U-RH-2.5	Single-Unit Residential	Single-story house with driveway on S. Acoma St.	The area is served by an orthogonal street grid, with a regular block pattern extending to the
North	C-MX-5 UO-2	Multi-Unit Residential	Five-story new construction residential building	

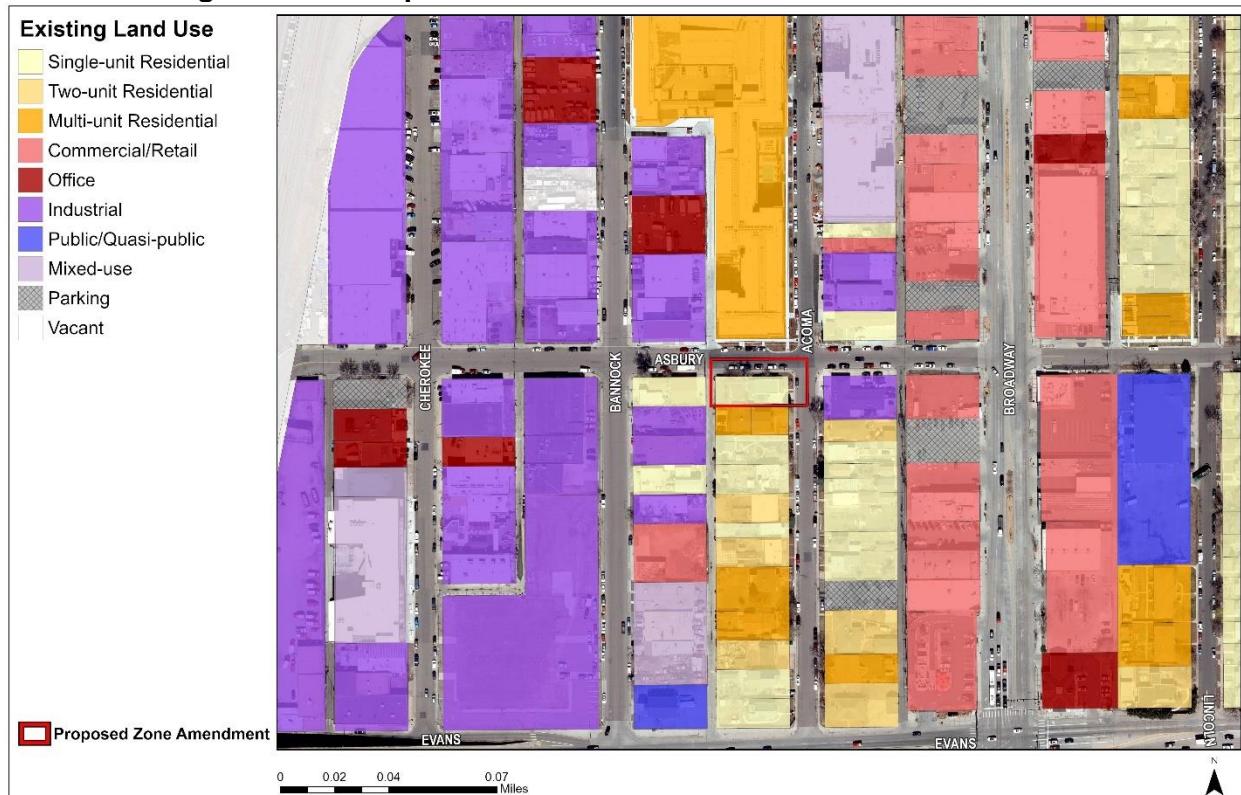
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
South	U-RH-2.5	Two-Unit Residential	Single-story duplex	north, south, and east, interrupted by the railroad tracks to the west. Alley access is prevalent throughout, and local streets directly connect to South Broadway and West Evans Avenue.
East	C-MX-5	Industrial	Single-story industrial office and warehouse building	
West	C-RX-5	Single-Unit Residential	Single-story house with multiple detached garages	

1. Existing Zoning



The existing zoning on the subject property is U-RH-2.5, a multi-unit residential district that allows urban houses, duplexes, tandem houses, and row houses up to two and a half stories in height, as well as detached accessory dwelling units. Allowed uses in U-RH-2.5 are limited to single and multi-unit dwellings and limited nonresidential uses found in multi-unit zone districts. For additional details of the zone district, see DZC Section 5.2.2. The subject property is adjacent to C-RX-5 and C-MX-5 zone districts, which allow mixed residential and commercial uses, and I-A, which allows offices, business, and light industrial uses.

2. Existing Land Use Map



The subject property currently contains a single-unit residential structure. The surrounding areas to the north and south contain residential uses of varying scale and intensity, with primarily industrial uses to the west. Commercial uses are found to the east, along South Broadway.

3. Existing Building Form and Scale (all images from Google Earth)

Subject Property – 2001 South Acoma Street, looking southwest from corner of S Acoma St and W Asbury Ave.



Rezoning Application #2025I-00002 (2025-REZONE-0000022)

2001 South Acoma Street

January 8, 2026

North - View of the property to the north of subject property, across West Asbury Ave, looking north.



South – View of the property to the south of subject property, looking east.



Rezoning Application #2025I-00002 (2025-REZONE-0000022)

2001 South Acoma Street

January 8, 2026

East - View of the property to the east, looking southeast.



West – View of the property to the west, across the alley, looking east from S. Bannock St.



Proposed Zoning

The applicant is requesting to rezone to C-RX-5, which stands for Urban Center Neighborhood Context – Residential Mixed Use – 5 stories maximum height. C-RX-5 applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 5 stories is desired (see DZC 7.2.3.2.A). Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scale shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed-Use district can have street-level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or commercial; however, buildings containing only commercial uses are limited in gross floor area to 10,000 square feet (DZC 7.2.3.1). Further details of the proposed zone district can be found in Article 7 of the Denver Zoning Code.

The primary building forms allowed and design standards in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-RH-2.5 (Existing)	C-RX-5 (Proposed)
Primary Building Forms Allowed	Urban House, Duplex, Tandem House, Row House	Town House; General
Height in Stories / Feet (max)	2.5 stories/35 feet	5 stories/70 feet – Town House Form 5 stories/70 feet – General Form*
Primary Street Build-To Percentage (min)	N/A	70%
Primary Street Build-To Ranges (min/max)	N/A	10'/15' - Town House Form 0'/10' – General Form**
Primary Street Setback (min)	Calculated per Sec. 13.1.5.9	10' – Town House Form 0' – General Form
Side Street Setback (min)	5 feet	7.5' – Town House Form 0' – General Form
Rear Setbacks, Alley/No Alley (min)	12 feet/20 feet	0' – Town House Form 0' – General Form
Rear Setbacks (adjacent to Protected Districts, alley/no alley) (min)	12 feet/20 feet	0'/10' - Townhouse Form 0'/10' – General
Building Coverage per Zone Lot including all accessory structures (max.), not including exceptions	45%	N/A
Detached Accessory Building Forms Allowed	Detached Accessory Dwelling Unit, General Detached Structures, Minor Detached Structures	Detached Accessory Dwelling Unit, General Detached Structures, Minor Detached Structures

*Additional height is allowed through an incentive for affordable housing but would be limited to 75 feet given the proximity to a Protected District.

**Maximum build-to range is increased to 15' for residential only buildings

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response.

Asset Management: Approved - No Comments.

Denver Public Schools: Approved – No Response.

Development Services - Fire: Approve Rezoning Only - Will require additional information at Site Plan Review

Zone district to south is a protected district so any proposed development will need to provide setbacks as noted in the DZC for this protection.

Development Services – Project Coordination: Approved – No Response

Development Services - Transportation: Approved - See Comments Below.

DES Transportation approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of the required design and improvements will be determined once this property begins the redevelopment process. The results of any traffic studies may require the construction of off-site mitigation or may limit the proposed density of the project.

Development Services – Wastewater: Approved – No Response.

Parks and Recreation: Approved – No Response.

Public Health and Environment: Approved – No Comments

Department of Transportation & Infrastructure – City Surveyor: Approved - See Comments Below

The caption of the submitted description, identifying the lots, block, subdivision name, and quarter section is sufficient. A revised .docx file is attached.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	8/25/2025
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners (re-noticed for new hearing, see below):	12/23/2025
Planning Board Public Hearing: (a Planning Board public hearing was originally held on November 19 th 2025. Due to a noticing error, the public hearing at Planning Board is being held again on January 7 th , 2026.)	1/7/2026
CPD written notice of the South Platte River Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	12/31/2025
South Platte River Committee of the City Council:	1/14/2026
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	2/3/2026 (tentative)
City Council Public Hearing:	2/23/2026 (tentative)

Registered Neighborhood Organizations (RNOs)

To date, staff has received no comment letters from Registered Neighborhood Organizations.

Other Public Comment

Two comments in support of the application, expressing support for “more residents and more investment in the neighborhood, and “up-zoning” in the Overland neighborhood generally, and one comment in opposition to the application, citing concerns over impacts of redevelopment to the surrounding neighborhood, have been received as of the date of this report, and are included as an attachment.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in Denver Zoning Code Section 12.4.10.7, as follows:

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

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Evans Station Area Plan (2009)*
- *Shattuck District Plan (2003)*
- *Overland Neighborhood Plan (1993)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for residential mixed-use development, including an increase in allowed housing density, while also enabling additional housing units close to services and amenities. It is therefore consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Accessible and Inclusive Goal 1 – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).
- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).

The proposed rezoning would enable residential mixed-use infill development at a location where services and infrastructure are already in place. The proposed C-RX-5 zoning designation would allow for a broader variety of uses including housing, retail, and services, and is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant mixed-use centers and corridors (p. 34).

- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).

The proposed rezoning is also consistent with the following strategies in the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B - Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high and medium-capacity transit corridors (p. 54).

The proposed rezoning will enable residential mixed-use development at an infill location where infrastructure, including high-capacity transit service, is already in place. The requested zone district broadens the variety of uses allowing residents to live, work, and play in the area. Therefore, the rezoning furthers *Denver Comprehensive Plan 2040* recommendations.

Blueprint Denver (2019)

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Community Center future place within the Urban Context and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is within the Urban Future Neighborhood Context. *Blueprint* summarizes the overall context as "Homes in this context vary from multi-unit developments to compact single-unit homes. Development should be compatible with the existing neighborhood character and offer residents a mix of uses with good street activation and connectivity." (p. 222). Land use in this context is further described as "Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street." (p. 222)

The proposed C-RX-5 zone district is part of the Denver Zoning Code Urban Center context and is “intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge” and “the Residential Mixed-Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance” (DZC 7.2.3.1).

While the proposed zone district has a different neighborhood context classification from the Urban Future Neighborhood Context recommended, *Blueprint Denver* includes specific guidance on how to consider each of the plan components in a rezoning request. Neighborhood context, place type, street and types are always applicable, with particular attention paid to building heights and growth strategy, which are detailed in the next sections of this report. On neighborhood context in particular, *Blueprint* states that the “boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map.” (p. 66) Considering the surrounding context of Urban Center-designated areas to the north, east, and west of the subject property, as well as consistency with place type recommendations (including building height), *Blueprint* growth strategy, other *Blueprint* plan policies and strategies, and station area plan guidance are important to evaluating whether a proposed rezoning is consistent with the city’s adopted plans. As further evaluation of plan guidance will show, the proposed rezoning to an Urban Center Denver Zoning Code district is appropriate and consistent with specific plan guidance in *Blueprint Denver* and other adopted plans, as the proposed district allows a mix of uses and building forms that contribute to street activation, and aligns with land use and building height guidance, and is compatible with the emerging mixed-use character of the area as it transitions away from industrial uses.

Blueprint Denver Future Place Type



Blueprint Denver describes a Community Center in the Urban Future Neighborhood Context as an area that “Typically provides some mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels will vary depending on the type and mix of uses. Buildings are larger in scale than local centers and orient to the street or other public spaces. Strong degree of urbanism with mostly continuous building frontages to define the public realm. Heights are generally up to 5 stories. Intensity should transition within the center to the surrounding residential areas.” (p. 226).

The proposed C-RX-5 zone district allows for a mix of primarily residential uses with secondary commercial uses in a pedestrian-oriented pattern with an active street level. The subject property sits in the heart of a transitioning Community Center area, and the proposed zoning matches the scale and uses recommended by the place type guidance, as well as new development that is denser and more pedestrian-oriented than the previous lower-scale industrial and residential uses. The proposed C-RX-5 zone district is appropriate and consistent with the future place plan direction, both in Blueprint and other applicable plans.

Blueprint Denver Street Types

Blueprint Denver classifies South Acoma Street and West Asbury Avenue as local or undesignated streets. Local streets “are designed for the highest degree of property access” (p. 154) and “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 160). The subject property is within close proximity to West Evans Avenue, identified as a commercial arterial, and South Broadway, a main street arterial. Arterial streets “are

designed for the highest amount of through movement and the lowest degree of property access" (p. 154).

The proposed C-RX-5 zone district is intended for areas served primarily by local or collector streets (DZC Section 7.2.3.2.A). As South Acoma Street is classified as a local or undesignated street, the requested zone district is appropriate with the plan guidance.

Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject properties are located within the "Community centers and corridors" growth area, these areas are anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040 (p. 51). The proposed map amendment to C-RX-5 is consistent with the "Community centers and corridors" growth area in that it will allow a broad range of job opportunities and housing types and direct more intense and appropriate growth to this area than the existing zoning allows.

Additional Guidance

The proposed rezoning is also consistent with the following strategies from *Blueprint Denver*:

- Land Use and Built Form – General Policy 1 – Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets (p. 72).

- Land Use and Built Form – General Policy 2 – Incentivize or require efficient development of land, especially in transit-rich areas (p. 72).
- Land Use and Built Form – Housing Policy 8 – Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts (p. 86).

Equity

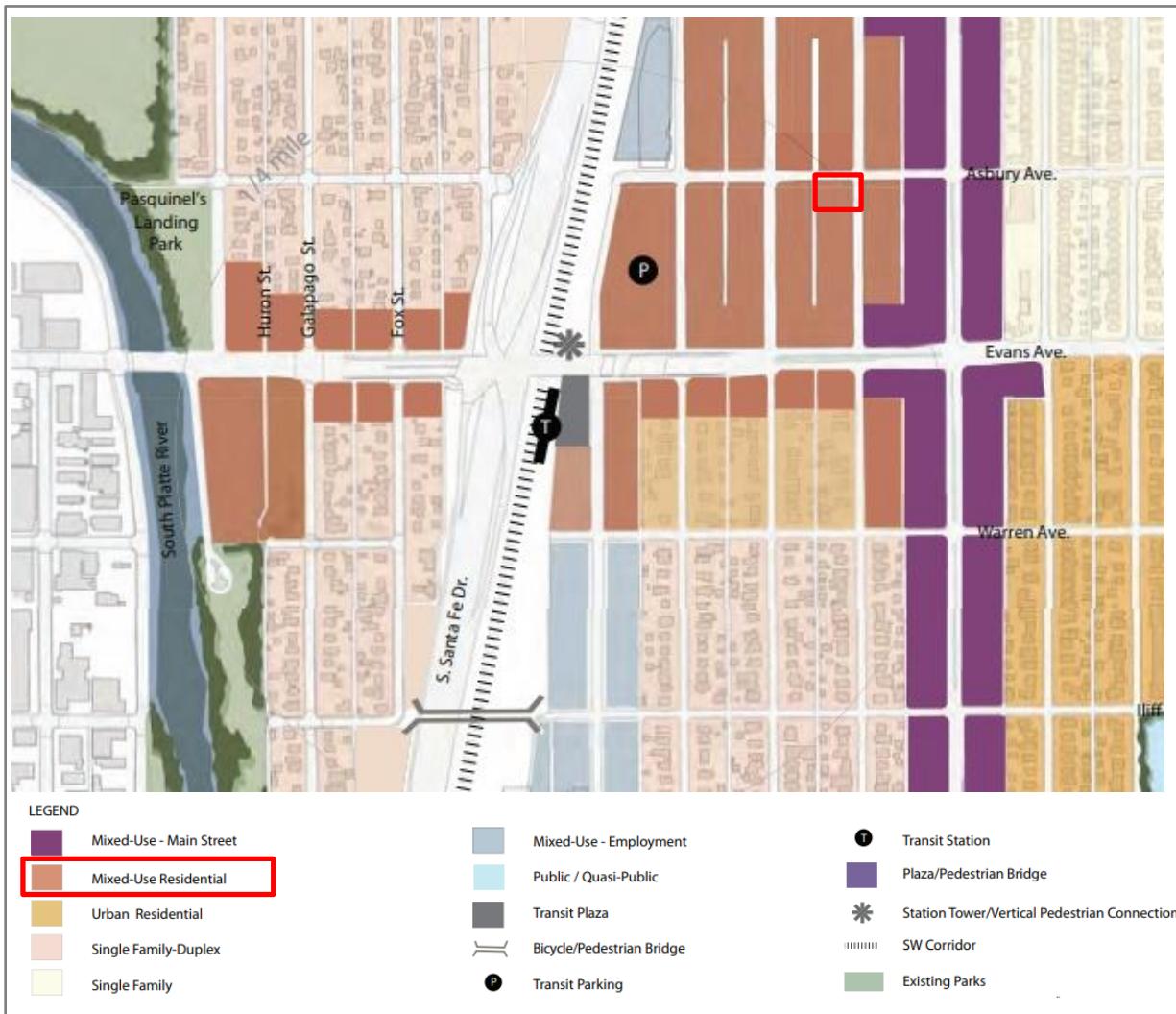
Because the data available to measure Blueprint's equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. (p. 67) However, smaller rezonings can still implement policies and strategies related to equity, such as providing a wider range of housing and employment options in a transit-rich area of the city.

Climate

This rezoning supports the city's goals to reduce climate impacts by enabling additional housing on a property within walking distance of a light rail station and multiple bus lines. This advances *Blueprint* Land Use and Built Form goals related to promoting and anticipating planned growth in major centers and corridors and areas connected by rail service, as well as incentivizing or requiring efficient development of land in transit-rich areas.

Evans Station Area Plan (2009)

The *Evans Station Area Plan* was adopted in 2009 and establishes a vision to "enhance the Evans Station area's sense of place by creating a vibrant and sustainable urban neighborhood that encourages people to live and work; invites businesses to thrive; allows people to comfortably walk, bike, or use transit to access local services and attractions; and maintains the residential character of the surrounding community" (p. 10). The plan's recommendations promote transit-oriented development around the Evans light rail station. In the area around the subject property, the plan envisions the "transformation of industrial and commercial property to an active, pedestrian-oriented mixed-use community" (p. 14).



The land use recommendation for the subject site is Mixed-Use Residential. In these areas, the plan states that “the primary use is intended to be residential, but office and retail may also be supported” (p. 14). The plan further recommends that Mixed-Use Residential areas should have a mix of housing types, active ground floors, and an urban form.



The plan recommends a height of 5 stories for the area in which the subject property is located.

The proposed C-RX-5 zone district is consistent with the vision and recommendations of the *Evans Station Area Plan* as it will support the transformation of the industrial area into an urban, pedestrian-oriented neighborhood with a mix of uses and an appropriate scale and form.

Shattuck District Plan (2003)

The vision identified in the *Shattuck District Plan* includes a “neighborhood where people live and work, where housing is affordable, where there are sufficient employment opportunities, where wages are sufficient and public revenues are being produced, where there are households in numbers sufficient to enhance the climate for businesses on Broadway, where there is a mix of businesses, goods and services available to the neighborhood, and where the quality of life is generally good.” (p. 22) Additional relevant guiding principles from the plan include “Put underutilized commercial /industrial parcels into more productive uses” and “Create a good mix of land use types incorporating households, employers, and consumer goods and services.” (p. 26)

The proposed C-RX-5 district will facilitate development of a mix of residential and commercial uses in furtherance of the goals of the *Shattuck District Plan*.

Overland Neighborhood Plan (1993)

This neighborhood plan was adopted by City Council in 1993 and applies to the subject property. These sites are adjacent to residential uses in an area that transitions from industrial to commercial. The plan predates the Evans LRT, which was reflected in the updated plan guidance adopted in the *Evans Station Area Plan* described above. In the *Overland Neighborhood Plan*, the plan further outlines concerns around providing adequate transition from industrial uses to residential communities. The most specifically applicable recommendation in this plan is Action Recommendation LZ-2, which recommends that commercial and industrial businesses invest in their sites, including beautification and clean-up (p. 13). Reinvestment in the site with pedestrian-friendly building form standards will be enabled by this rezoning.

Based on the foregoing, the proposed rezoning is consistent with the *Overland Neighborhood Plan* as it will provide a better transition to residential between the railroad tracks and South Broadway. The rezoning also facilitates new development with pedestrian-oriented design standards which will promote beautification and clean-up in the immediate area.

2. Public Interest

The proposed official map amendment furthers the public interest, through implementation of the city's adopted land use plan and allowing for both additional housing and neighborhood-serving commercial uses connected to the rest of the region through transit.

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

The requested zone district is within the Urban Center Neighborhood Context, which generally consists of a mix of multi-unit residential, commercial, office, civic, institutional, and entertainment uses in large buildings containing one or more uses. (DZC 7.1.1). As discussed above, and given the surrounding context, application of a zone district from the Urban Center Context is appropriate for this site.

Within this context, the Residential Mixed Use Zone Districts are intended to promote safe, active, pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm (DZC Section 7.2.3.1). The proposed C-RX-5 zone district applies to residentially dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired (DZC Section 7.2.3.2.A).

The requested rezoning is consistent with the neighborhood context description and zone district purpose and intent, as the requested zoning is intended to provide for residential mixed-use development at a maximum height of 5 stories. The subject property is within walking distance of a light rail station, and is located in an area recommended by an adopted station area plan for 5-story development.

Attachments

1. Application
2. Public Comments

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	2001 S Acoma LLC	Representative Name	Michele Olree
Address	482 S. Broadway St #100	Address	600 S. Harrison St.
City, State, Zip	Denver, CO 80209	City, State, Zip	Denver, CO 80209
Telephone	303-638-6943	Telephone	303-638-6943
Email	kuolrees@aol.com	Email	kuolrees@aol.com
<small>*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.</small>		<small>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</small> <small>***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.</small>	
SUBJECT PROPERTY INFORMATION			
Location (address):	2001 South Acoma Street, Denver, CO 80223		
Assessor's Parcel Numbers:	0527207024000		
Area in Acres or Square Feet:	6,250 S.F. - 0.143 acre (Lot Size)		
Current Zone District(s):	U-RH-2.5		
PROPOSAL			
Proposed Zone District:	C-RX-5		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see page 3)		
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?	<input checked="" type="checkbox"/> Yes - State date below and describe method in outreach attachment, see page 3 <u>Email and in-person meeting</u>		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm and include sections in the review criteria narrative attachment	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its own section.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040</i>'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable): Shattuck District Plan, Overland Neighborhood Plan, Evans Station Area </p>
General Review Criteria DZC Sec. 12.4.10.7.A.1 Only check this box if your application is not consistent with 12.4.10.7.A	<p><input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p> <p>Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p>
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm and include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.	<p><input checked="" type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REZONING GUIDE

Rezoning Application Page 3 of 4

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s).** Submit as a **separate Microsoft Word document**. View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document** for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives.** See page 2 for details.
- Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, the applicant may include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.) (if applicable)
- Affordable Housing Review Team Acceptance Letter** (if applicable)
- Other Attachments.** Please describe below.

REZONING GUIDE

Rezoning Application Page 4 of 4

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/12/20	(A)	YES
Michele Olree Andrew Olree	600 S. Harrison St Denver, CO 80209	100%		8/6 /25	C	YES NO n/a
						YES NO
						YES NO
						YES NO

Community Planning and Development
City and County of Denver
rezoning@denvergov.org

RE: Rezoning Request for 2001 South Acoma Street

Rezoning,

Thank you for your consideration of our rezoning application. We are proposing to rezone the property from the existing E-RH-2.5 zoning to C-RX-5 zoning. The rezoning will allow the change from rowhouse zoning to a zoning that is more consistent with the changing properties in this part of the district. The information below is our written review criteria narrative for this proposal.

Denver Comprehensive Plan 2040. The Plan's goals focus on creating a vibrant city with mixed-use centers and corridors, each shaping different types of neighborhoods based on their access to amenities like shops, restaurants, and transportation. Another key goal is to offer a diverse mix of housing types, paired with high-quality urban design and innovation. The proposed rezoning is consistent with the goals & strategies below.

Equity Goals

- Equitable, Affordable and Inclusive Goal 2, Strategy A. Create a greater mix of housing options in every neighborhood for all individuals and families. (p.28)

Climate Goals

- Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).

Other applicable Goals / Strategies

- Strong and Authentic Neighborhoods Goal 1, Strategy D –Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).

Blueprint Denver. The proposed rezoning is consistent with the goals and strategies below. This area is defined as a community center area and is anticipated as a growth area by Blueprint Denver. According to the Plan, property is situated within a Community Corridor on the Urban Edge. The City envisions a mix of uses and building sizes in this type of corridor, with higher lot coverage and building heights generally reaching up to 5 stories. Re-zoning this property, just one block off Broadway and surrounded by diverse transportation options, will enhance density and provide more opportunities for people to live and create in a vibrant area with ample social spaces and amenities.

- a) **The Neighborhood Context** – Future Neighborhood Context Map indicates this is as an Urban Neighborhood Context which is consistent with the proposed rezoning request.
- b) **The Future Place Type** – Future Places Map indicates this is an Urban Center. Urban Centers consist of mixed use and multi-family residential and commercial uses and can be typically found along major corridors or blocks in the same area. The proposed zoning of 5 stories would be within context with this, especially because of the adjacency to Broadway and Evans and the changing of the zoning all around this neighborhood.
Provides a mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels during different times of the day will vary depending on the type and mix of uses. Buildings are larger in scale than local centers and orient to the street or other public

spaces. Strong degree of urbanism with mostly continuous building frontages and distinct streetscape elements that define the public realm. Heights can be generally up to 12 stories in the taller areas and should transition gradually within the center's footprint to the surrounding residential areas.

- c) **The Growth Strategy** – Urban Centers are identified on the higher end of areas of growth and the rezoning proposed is consistent with this growth strategy.
- d) **Plan Policies and Strategies** – For Housing - *Homes in this context vary from multi-unit developments to compact single-unit homes. Development should be compatible with the existing neighborhood character and offer residents a mix of uses with good street activation and connectivity.* Zone change will allow for zero setback, and better connectivity to the street.

Neighborhood/Small Area Plan (Shattuck District Plan)

- Recognize the proximity and importance of the commercial and transit corridors to the site, including nearby light rail stations.
- Identify, encourage and plan for quality infill development that will broaden the variety of compatible uses.
- The Shattuck District Plan envisions a neighborhood where people both live and work, with a strong demand for live-work units, particularly in the form of townhomes or brownstones. The vision also includes carriage homes above parking spaces to increase density on individual lots.

Neighborhood/Small Area Plan (Overland Neighborhood Plan)

- Plan was created in 1993.
- *The plans is intended to promote patterns of desired neighborhood improvements, urban design, housing, business types, traffic and public services which encourage and contribute to the economic, social, and physical health, safety, and welfare of the people who live and work in Overland (p. 6).* The proposed rezoning is consistent and not in conflict with this statement.
- The Overland Plan highlights a strong desire to boost the neighborhood's population, which declined by 50% between 1950 and 1990. The plan proudly emphasizes the abundance of parks and green spaces while also identifying a need for more housing units to attract residents who can take advantage of the many outdoor amenities.

Neighborhood/Small Area Plan (Evans Station Area Plan 2009)

- The property is just outside of a ¼ mile radius and within a ½ mile radius of the Evans Station.
- Plan calls for Mixed-Use residential. “Encourage a mixture of housing types and density including but not limited to: row homes, stacked flats, live-work, low-rise apartments, or multi-family condos”.
- High lot coverage, zero to shallow setbacks, alley loaded parking, and an urban form is appropriate for this district.
- Redevelopment area is north of Evans and West of Broadway which is where our property is located.
- Under the Core set of Goals, the plan calls for:
 - *“Bring most activities of daily living within walking distance by encouraging a mixture of land uses. ”*
 - *“Maintain the residential character of surrounding communities and encourage development of a full range of housing types and housing price points.”*

In addition, the New Southwest Area Plan indicates this site as a 5-story site in their plan which makes the zone change consistent with that plan as well.

The proposed official map amendment furthers the public interest of the City. This is accomplished by providing more diverse housing options for individuals within the city in an increasingly changing neighborhood. The zone change will allow for more housing options which is consistent with all of the neighborhood's plans.

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. There have been a number of zone changes within this area that have allowed for increased height and density. In addition, it is not in conflict and is consistent with the recommendations and vision in the Denver Comprehensive Plan 2040, Blueprint Denver, and other neighborhood plans.

The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

a) *The Proposed District Neighborhood Context Description:*

- a. Future Neighborhood Context Map indicates this is an Urban Context which is consistent with the proposed rezoning request to C-RX-5 as follows:
 - i. 7.1.1 states - *The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.*
 - ii. 7.1.3 states *All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.*
 - iii. 7.1.4 states *The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.*

b) *The General Purpose Statement:*

- A. *The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian scaled, diverse areas through the use of building forms that clearly define and activate the public realm. The zone change allows for greater flexibility to achieve these goals.*
- B. *The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods. The site is located within one half mile of Evans Station as well as one block off Broadway for ease of transit and walking to shopping areas and dining.*
- C. *The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods. This zone change would be consistent with many of the other 5-story zone changes adjacent to this property.*
- D. *Compared to the Mixed-Use districts, the Residential Mixed-Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed-Use district can have Street Level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet*

consistent with the district purpose. 7.2.3.2 Specific Intent. Intent would be to provide housing that is consistent with this statement.

c) ***The specific intent statement:*** C-RX-5 applies to residentially dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired. The zone change is consistent with adjacent properties with a scale of 2 to 5 stories.

The site is located within an area of sites with a diversity of zoning. Within 1000 feet of our property some of the zone districts are (but not limited to) U-RH-2.5, C-RX-5, C-MX-5, C-MX-8, C-MS-8, I-A, and UO-2. Based on this and the above criteria, a zone change to C-RX-5 is appropriate.

Again, I would like to thank you for your consideration on this issue. Please feel free to call or email me at the contact information below if you need further information.

Sincerely,

Michele and Andy Olree – Property Owners

Communication with the neighborhood Associations for 2001 S. Acoma

Associations	Date of Contact	Type of contact	Representative	Notes
District 7	February 14, 2024	In person meeting	Flor Alvidrez	Meeting went well. Ms. Alvidrez was supportive of the project and told us to contact her if we needed any assistance.
	January 30, 2025	Email to Flor Alvidrez	Flor Alvidrez	Sent email to let Ms. Alvidrez know we are still moving forward with the project discussed in early 2024
Council District at Large	May 9, 2025	Letter to Serena Gonzales Gutierrez	Serena Gonzales Gutierrez	
Inter-Neighborhood Coop	May 9, 2025	Letter to Keith Meyer	Keith Meyer	
Overland Park Neighborhood Assoc	April 10, 2024	Sent email to Jenn Grieving, President of HOA	Jenn Grieving	I introduced myself and asked if we can come to their next HOA meeting
	April 18, 2024	Received response from Jenn Grieving		She appreciated me reaching out and said they are working on a location for their next meeting, but it's April 25th
	April 30, 2024	Sent email to Jenn Grieving		I told her we were out of town for their last meeting but would like to attend the next one, if possible.
	January 6, 2025	Sent email to Jenn Grieving		Asked, again, when their next meeting is so that we can attend
	March 4, 2025	Sent email to Jenn Grieving		Asked, again, when their next meeting is so that we can attend
	March 9, 2025	Received response from Jenn Grieving		She said their next meeting is March 27 and it is via zoom and they can put us on the agenda
	March 10, 2025	Replied to Jenn Grieving		I let her know that we would like to attend the zoom meeting
	March 10, 2025	Received response from Jenn Grieving		She said she will put me on the agenda and send me the login for the zoom meeting

	March 27, 2025	Sent email to Jenn Grieving		I told her that I still hadn't received the login for the meeting
	April 3, 2025	Sent email to Jenn Grieving		Since she didn't send me the login for the meeting I asked if she can meet for coffee in the next few weeks
	April 10, 2025	Received response from Jenn Grieving		She said they didn't actually have their meeting. She is open to meeting for coffee and would like to know when
	April 22, 2025	Sent email to Jenn Grieving		I asked her if she can meet for coffee on May 7
	May 28, 2025	Received response from Jenn Grieving		She gave me a few dates that work for coffee but suggested a phone call instead
	June 12, 2025	Sent email to Jenn Grieving		I told her I was out of town but asked if the following week works to talk on the phone
	June 16, 2025	Waiting for response		
Letters to neighbors within 200 ft.	May 9, 2025	Mail		
Letters to remaining neighbors within 200 ft.	July 21, 2025	Mail		

Operating Agreement of 2001 S Acoma LLC

This Operating Agreement ("Agreement") is made and entered into as of September 16, 2022, by and between the following persons (collectively referred to as the "Members"):

- Andrew Olree, residing at 600 S. Harrison Street, Denver, CO 80209
- Michele Olree, residing at 600 S. Harrison Street, Denver, CO 80209

1. Company Formation

1.1 Name: The name of the LLC is 2001 S Acoma LLC.

1.2 Principal Office: The principal office is located at 482 S. Broadway Street, Suite 100, Denver, CO 80209.

1.3 Formation: This LLC was formed by filing Articles of Organization with the Colorado Secretary of State on September 16, 2022.

1.4 Registered Agent: Michele Olree, 600 S. Harrison Street, Denver, CO 80209.

2. Business Purpose

The LLC is formed for the purpose of conducting any lawful business for which a limited liability company may be formed in the State of Colorado.

3. Term

The LLC shall continue until dissolved in accordance with this Agreement.

4. Members and Capital Contributions

4.1 The Members have contributed or agreed to contribute the following capital:

- Andrew Olree: \$0- Michele Olree: \$0

4.2 Ownership shall be shared as follows:

- Andrew Olree: 50%

- Michele Olree: 50%

5. Management

5.1 The LLC shall be member-managed.

5.2 All decisions shall be made by majority vote, unless otherwise stated.

5.3 Each Member shall have equal voting rights based on ownership percentage.

6. Distributions

6.1 Profits and losses shall be allocated according to ownership percentages.

6.2 Distributions shall be made at the discretion of the Members.

7. Banking

The LLC shall maintain its own bank account. All company funds shall be kept separate from personal funds.

8. Tax Treatment

The LLC shall be taxed as a partnership unless otherwise elected.

9. Indemnification

To the fullest extent allowed by law, the LLC shall indemnify any Member acting on behalf of the company in good faith.

10. Dissolution

The LLC shall dissolve upon unanimous consent of the Members, bankruptcy of a Member, or as otherwise required by law. Upon dissolution, assets shall be distributed first to creditors, then to Members according to capital accounts.

11. Amendments

This Agreement may be amended only with the written consent of both Members.

IN WITNESS WHEREOF

The Members have executed this Agreement as of the date first above written.

Member 1:

Signature:



Name: Andrew Olree

Member 2:

Signature: Michele Olree

Name: Michele Olree

EXHIBIT A
LEGAL DESCRIPTION
PAGE 1 OF 2

LOTS 47 & 48, BLOCK 7, ROSEDALE, LYING IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 47 & 48;
BLOCK 7;
ROSEDALE;
CITY AND COUNTY OF DENVER;
STATE OF COLORADO.

CONTAINING 6250 SQUARE FEET, OR 0.1435 ACRES, MORE OR LESS.

KARL W.
FRANKLIN

Digitally signed by KARL W.
FRANKLIN
DN: cn=KARL W. FRANKLIN,
o=ALTITUDE LAND CONSULTANTS,
INC., ou=ALC,
email=KARL@ALTITUDELANDCO.C
OM, c=US
Date: 2024.07.26 10:18:23 -06'00'

Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 7/26/2024
Job No. 24-020



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Clauson, Fritz - CPD CE0371 City Planner Associate

From: Bill Flanigan <bill@flanigan.us>
Sent: Thursday, September 11, 2025 3:29 PM
To: Clauson, Fritz - CPD CE0371 City Planner Associate
Subject: [EXTERNAL] 2025I-00002 support

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hello

I live in the neighborhood at Bannock and Jewell and support the rezoning application for 2000 S Acoma St. I think the neighborhood will benefit from more residents and more investment.

Thank you

Bill Flanigan

Clauson, Fritz - CPD CE0371 City Planner Associate

From: Kyle Fleming <fleming22795@gmail.com>
Sent: Wednesday, October 29, 2025 12:21 PM
To: Clauson, Fritz - CPD CE0371 City Planner Associate
Subject: [EXTERNAL] Support for rezoning case number 2025I-00002

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Good afternoon,

I am a neighbor in the Overland neighborhood and I am in support of this rezoning application. I am in support of all up zoning in my neighborhood, even if I miss a few of these re-zoning notices.

let me know if there is anything you need from me

Thanks,
-Kyle

Clauson, Fritz - CPD CE0371 City Planner Associate

From: karen jackson <ksjacks2@gmail.com>
Sent: Tuesday, January 6, 2026 10:34 AM
To: Clauson, Fritz - CPD CE0371 City Planner Associate
Subject: [EXTERNAL] 2001 South Acoma Street-comments

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

My name is Karen Jackson, and I have been an Overland resident for over 30 years. I have seen our quiet community, once comprised of small bungalows and Victorian homes, transform into a neighborhood filled with overwhelming duplexes and tall apartment buildings. While we may not be able to reverse the development that has already occurred, I believe we need to focus on shaping the future of Overland.

I am particularly concerned

about the following:

The density of tall buildings contributes to the urban heat island effect and can create stress and anxiety for residents. Furthermore, the lack of parks and greenways diminishes Overland's desirability.

Many existing residents feel encroached upon and want to preserve the sunlight in their yards. I, too, would be devastated to have an obtrusive building constructed next to my home. Since moving here, I have also witnessed a significant increase in traffic and parking congestion. Our infrastructure cannot handle this increased demand, and utilities like water and trash removal are stretched thin.

Therefore, I urge you to reconsider the decision to build higher and higher. Please consider the consequences for those of us who have lived in and loved this neighborhood for many years.

--
Karen S. Jackson
720-217-9302
ksjacks2@gmail.com
saveoverlanddenver.com