



2001 S Acoma Street

Request: U-RH-2.5 to C-RX-5

South Platte River Committee, 1/14/2026

Case Manager: Fritz Clauson, AICP

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Staff Recommendation



Request: U-RH-2.5 to C-RX-5



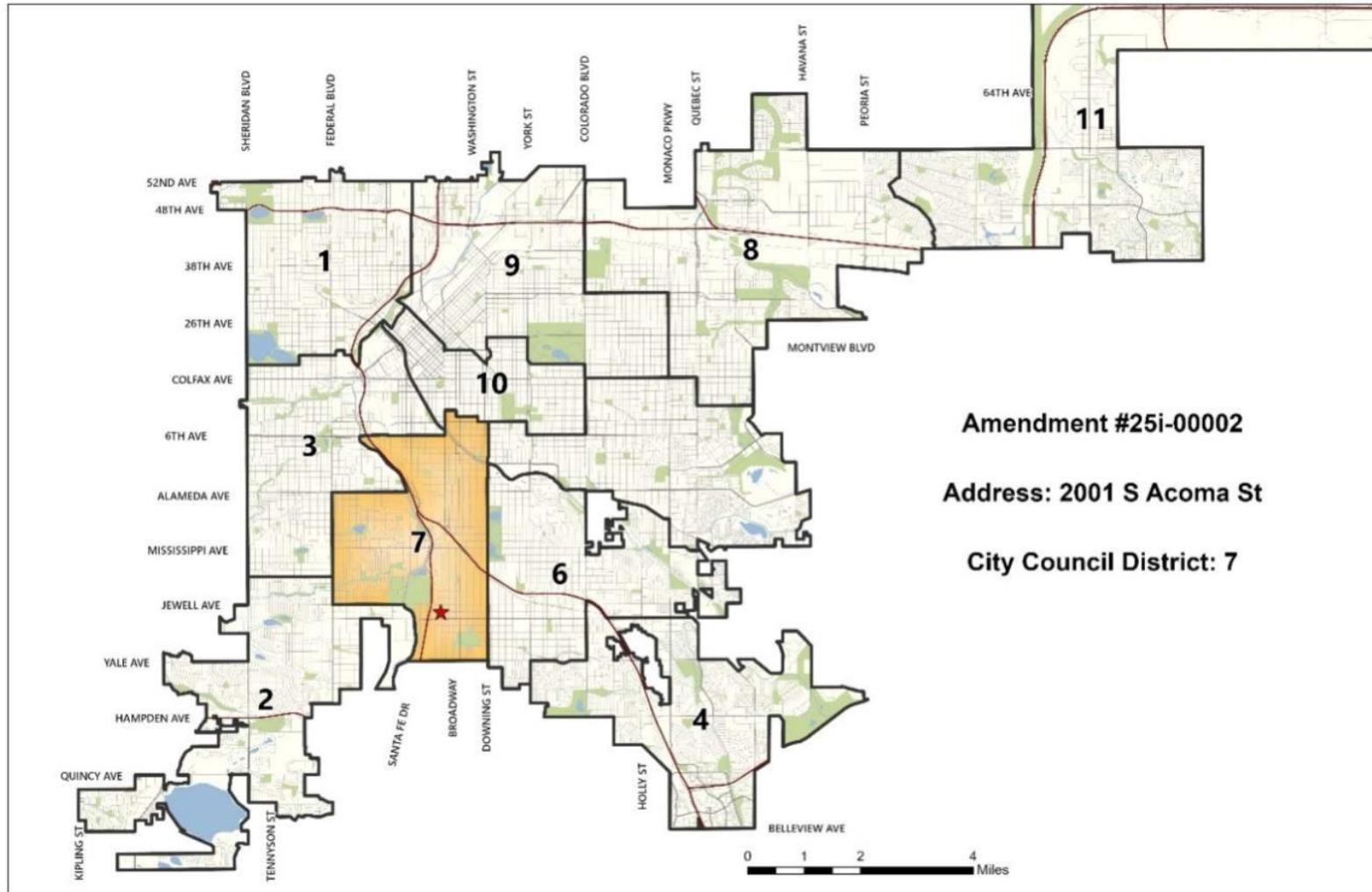
- Property:
 - Single Unit Residential
 - 6,250 square feet or .14 acres
 - Rezone from U-RH-2.5 to C-RX-5 to allow residential and limited mixed-use options

Presentation Agenda

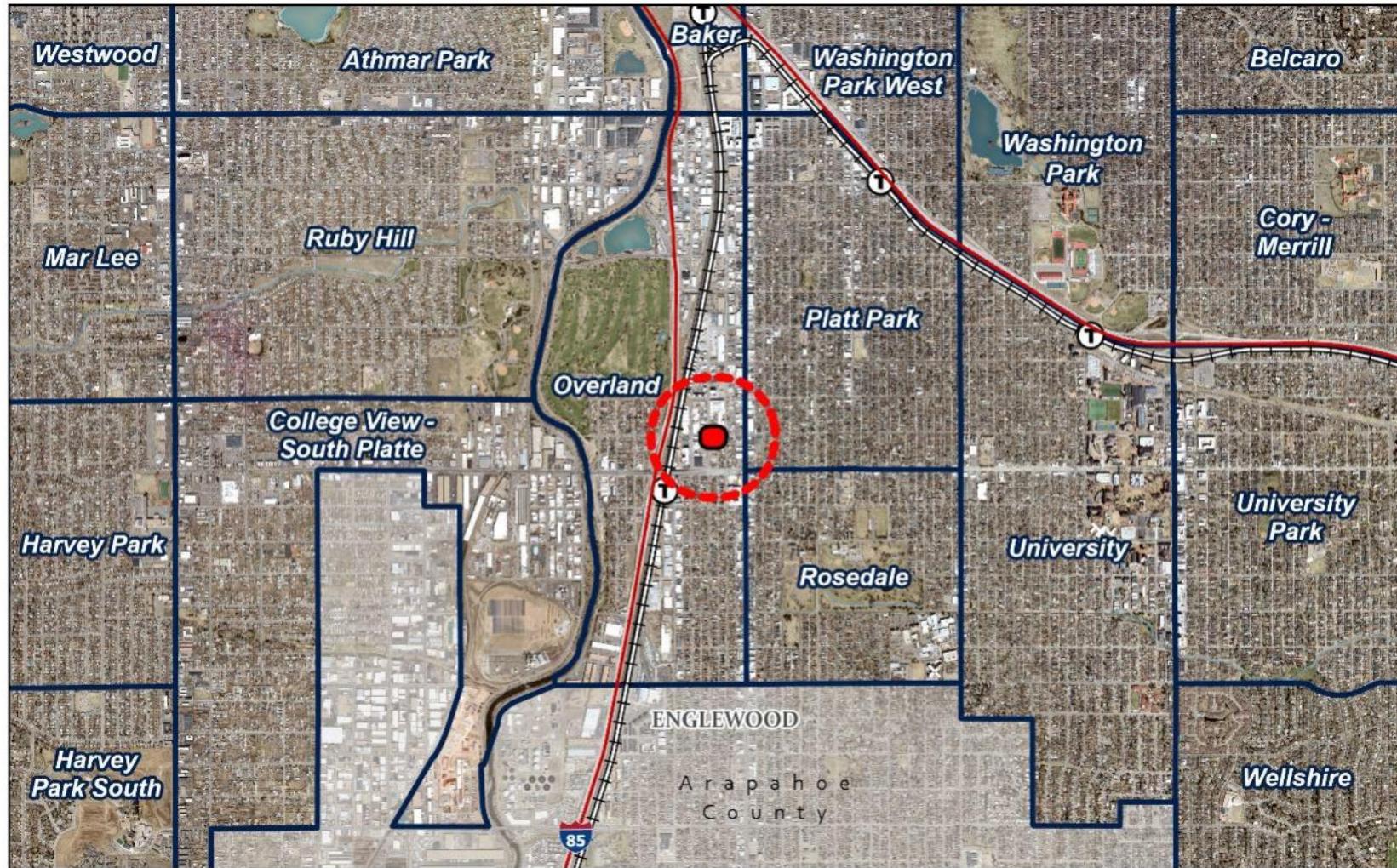
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Council District 7 – Councilmember Alvidrez



Statistical Neighborhood - Overland

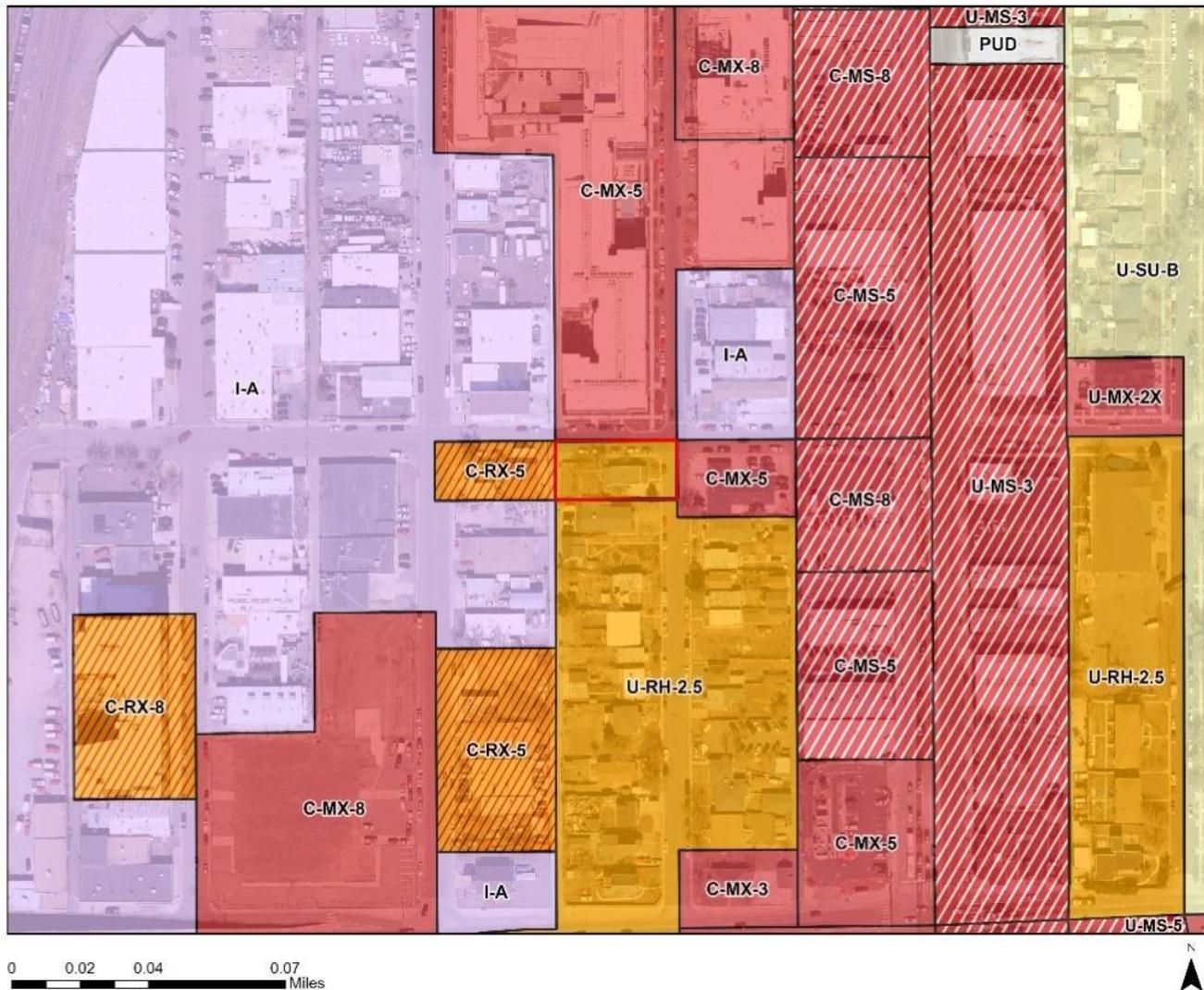


Existing Zoning: U-RH-2.5

Existing Zoning

- Former Chapter 59 Zone
- Industrial - Light (I-A)
- Main Street (MS)
- Mixed Use (MX, M-GMX)
- Multi Unit (MU, RH, RO)
- Residential Mixed Use (RX)
- Single Unit (SU)

- Proposed Zone Amendment



Proximity to:

- C-RX-5
- C-MX-5
- U-RH-2.5
- C-MS-8
- C-RX-8
- I-A

Proposed Zoning: C-RX-5

SECTION 7.2.3 RESIDENTIAL MIXED USE DISTRICTS (C-RX-5, -8, -12)

7.2.3.1 General Purpose

- 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.
- 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.
- 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.
- 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.

Urban Center (C-) Neighborhood Context Zone Districts	Building Forms									
	Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	General
Max Number of Primary Structures per Zone Lot	No Maximum									
Residential Mixed Use (RX)	C-RX-5, -8, -12							■	■	
Mixed Use (MX)	C-MX-3, -5, -8, -12, -16, -20							■	□	□
Main Street (MS)	C-MS-5, -8, -12				■			□	□	
Cherry Creek North (CCN)	C-CCN-3, -4, -5							■	■	■
	C-CCN-7, -8, -12							■	■	■

■ = Allowed □ = Allowed subject to geographic limitations

B. Mixed Use – 5 (C-MX-5)

C-MX-5 applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired.

Existing Context: Land Use

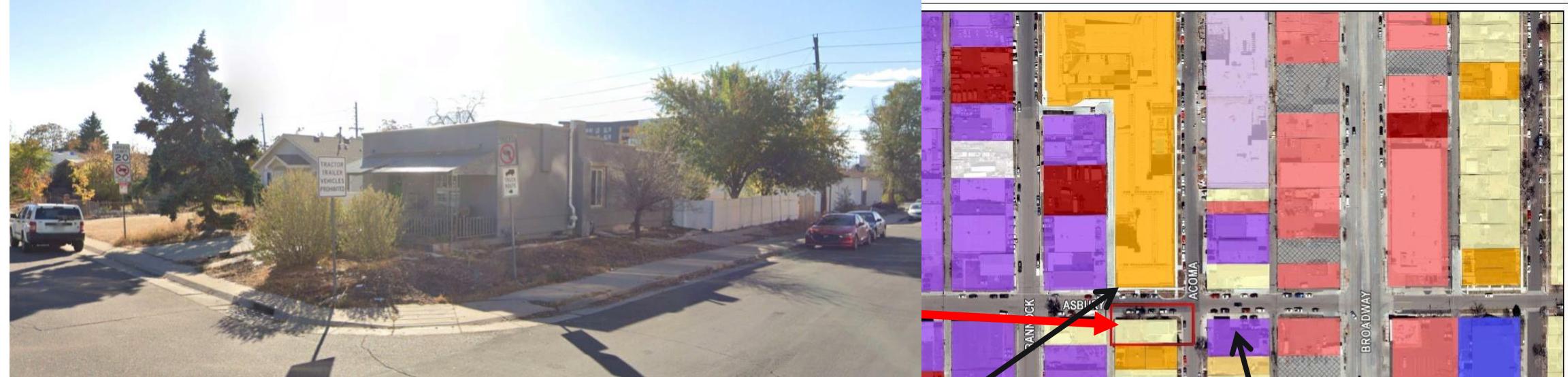


Single Unit Residential

Adjacent to:

- Multi-unit Residential
- Single-unit Residential
- Industrial
- Commercial/Retail
- Less than ~600' to railroad

Existing Context: Building Form/Scale



Subject Property



Google Earth



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THE MIKE

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Process

- Informational Notice: 08/25/2025
- Planning Board Notice: 12/23/2026
- Planning Board Public Hearing: 1/7/2026 (originally heard on 11/19/2025, re-hearing due to RNO notice issue)
- **SPR Committee: 1/14/2026**
- City Council Public Hearing: 2/23/2026 (tentative)
- Public Comment: Two comments in support, one comment in opposition

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Denver Zoning Code Map Amendment Review Criteria

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

See *DZC 12.4.10.7, 12.4.10.8*

Review Criteria

1. Consistency with Adopted Plans

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

2. Public Interest

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

Comprehensive Plan 2040

Equitable, Affordable, and Inclusive



- Goal 1 – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.
Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- 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).

Comprehensive Plan 2040

Strong & Authentic Neighborhoods



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

Comprehensive Plan 2040

Environmentally Resilient



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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

2. Public Health, Safety and Welfare

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

Blueprint Denver

Blueprint Denver

Future Neighborhood Context

URBAN
URBAN CENTER
SPECIAL DISTRICT



Urban Neighborhood Context:

- “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]

Blueprint Denver

Urban and Urban Center Contexts Compared

Land Use & Built Form:

- Urban: “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]
- Urban Center: “A high mix of uses throughout the urban center context. Even the residential areas are highly mixed-use, often with high-intensity multi-unit residential in mixed-use buildings. Block patterns are generally a regular grid with consistent alley access. Buildings are usually multi-story with a high degree of lot coverage.” [p 252]

Blueprint on considering different contexts:

- Neighborhood context, place type, street and types are always applicable, with particular attention paid to building heights and growth strategy
- “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]

Blueprint Denver

Blueprint Denver

Future Streets
Commercial Arterial
Main Street Arterial
Local or Undesignated
Future Places
Centers
Community Center
Corridors
Community Corridor
Residential Areas
Low
Districts
Value Manufacturing
Other Park and Open Space



Community Center (Urban Context)

- 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. [...] 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]

Future Street Type

- Asbury and Acoma: Local

Blueprint Denver

Blueprint Denver

Growth Strategy

Community centers and corridors

Districts

All other areas of the city



Growth Areas Strategy: Community Centers and Corridors

- 20% jobs by 2040
- 25% housing by 2040

Blueprint Denver

Additional Strategies:

- 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).

Evans Station Plan (2009)



LEGEND

- Mixed-Use - Main Street
- Mixed-Use Residential
- Urban Residential
- Single Family-Duplex
- Single Family
- Mixed-Use - Employment
- Public / Quasi-Public
- Transit Plaza
- Bicycle/Pedestrian Bridge
- Transit Parking
- Transit Station
- Plaza/Pedestrian Bridge
- Station Tower/Vertical Pedestrian Connection
- SW Corridor
- Existing Parks



LEGEND

- 8 stories
- Public/Quasi-Public
- 5 stories
- Bicycle/Pedestrian Bridge
- 3 stories
- Transit Parking
- 1-2.5 stories
- Transit Station
- Plaza / Pedestrian Bridge
- Station Tower/Vertical Pedestrian Connection
- Transit Plaza
- SW Corridor

Shattuck District Plan (2003)

- Put underutilized commercial /industrial parcels into more productive uses.
- Create a good mix of land use types incorporating households, employers, and consumer goods and services. (p 26).

Overland Neighborhood Plan (1993)

- L-2: Commercial and industrial businesses invest in their sites, including beautification and clean-up (13).

Review Criteria

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

Review Criteria

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

Consistency with Neighborhood Context, Purpose and Intent Statement

Neighborhood Context: General Character

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.

Specific Intent:

Residential Mixed Use – 5 (C-RX-5)
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.

General Purpose

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, [and] enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.

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.

Consistency with Neighborhood Context, Purpose and Intent Statement

Urban Center: General Character

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.

Urban: General Character

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types. [...] Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

Design Standards	C-RX-5 (Proposed)	U-RX-5
Primary Building Forms Allowed	Town House; General	Town House, Shopfront
Height in Stories / Feet (max)	5 stories/70 feet – Town House 5 stories/70 feet – General	5 stories/70 feet – Town House 5 stories/70 feet – General
Primary Street Build-To Percentage (min)	70%	70%
Primary Street Build-To Ranges (min/max)	10'/15' - Town House 0'/10' – General	10'/15
Primary Street Setback (min)	10' – Town House 0' – General	10' – Town House 0' – Shopfront
Side Street Setback (min)	7.5' – Town House 0' – General	7.5' – Town House 0' – Shopfront
Side Interior, adjacent to Protected District (min)	10'	10'
Rear Setbacks, Alley/No Alley (min)	0'	0'
Upper Story Setback Above 27'/51 adjacent to Protected District:	Above 27': 20'/25' Above 51': 35'/40'	Above 27': 20'/25' Above 51': 35'/40'
Rear, alley/Rear, no alley and Side Interior (min)		
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

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CPD Recommendation

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