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# 5101-5115 N Milwaukee St

Request: E-SU-D to U-TU-C

Date: 03/31/2026

Presenter: Joe Green

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: E-SU-D to U-TU-C



- Property:
  - 12,700 sq ft
  - Contains a single-unit house
  - Vacant lot used as driveway

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

# Current Zoning – E-SU-D

## Urban Edge – Single Unit – D

### Specific Intent:

- Single-unit uses on a
- 6,000 sq ft minimum lot area

### Building Forms:

- Urban houses
- Accessory dwelling unit

# Proposed Zoning – U-TU-C

## Urban – Two Unit – C

### Specific Intent:

- Two-unit uses
- Minimum lot area of 5,500 sq ft

### Building Forms:

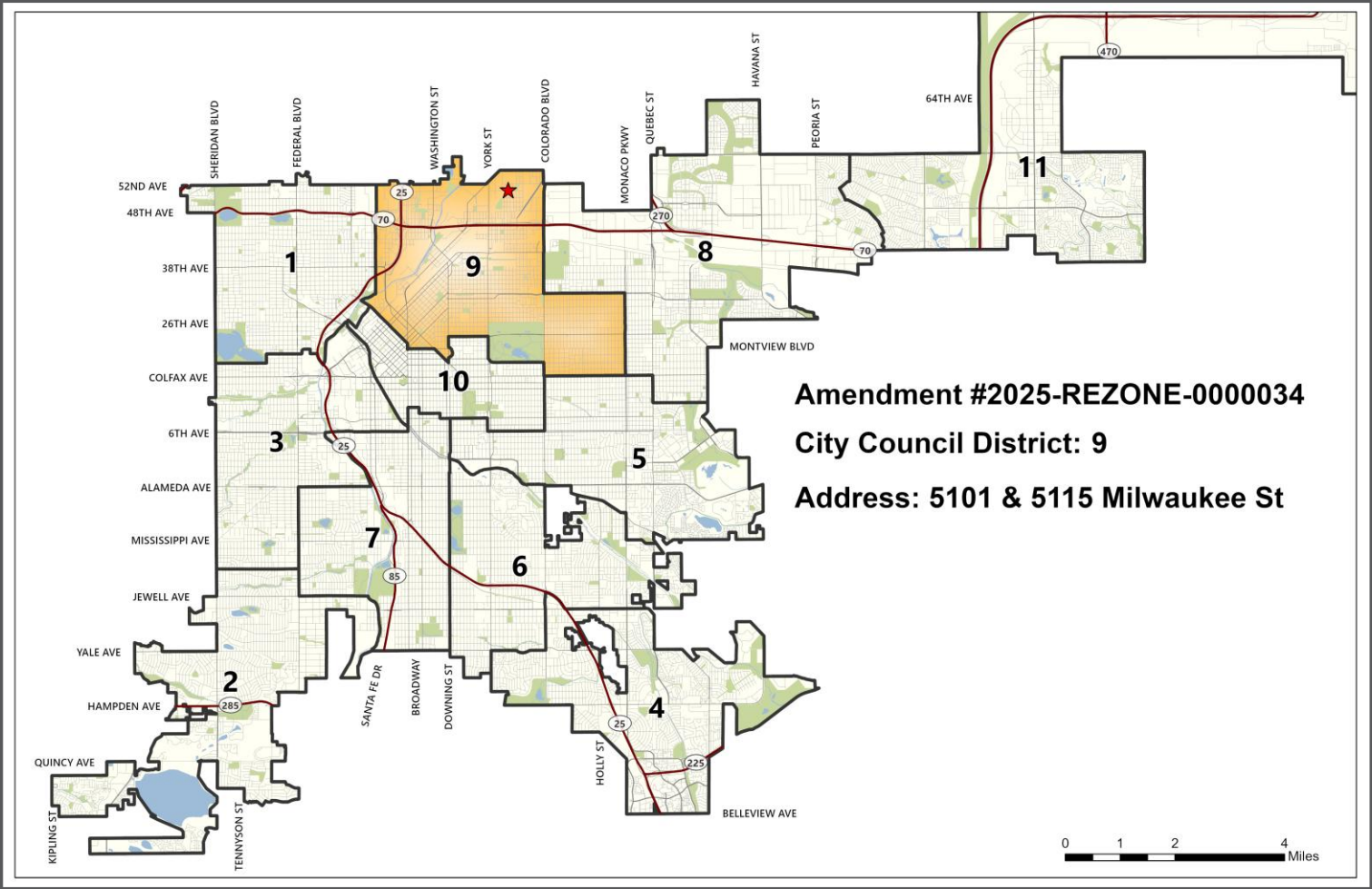
- Urban house
- Duplex
- Tandem home
- Detached accessory dwelling units

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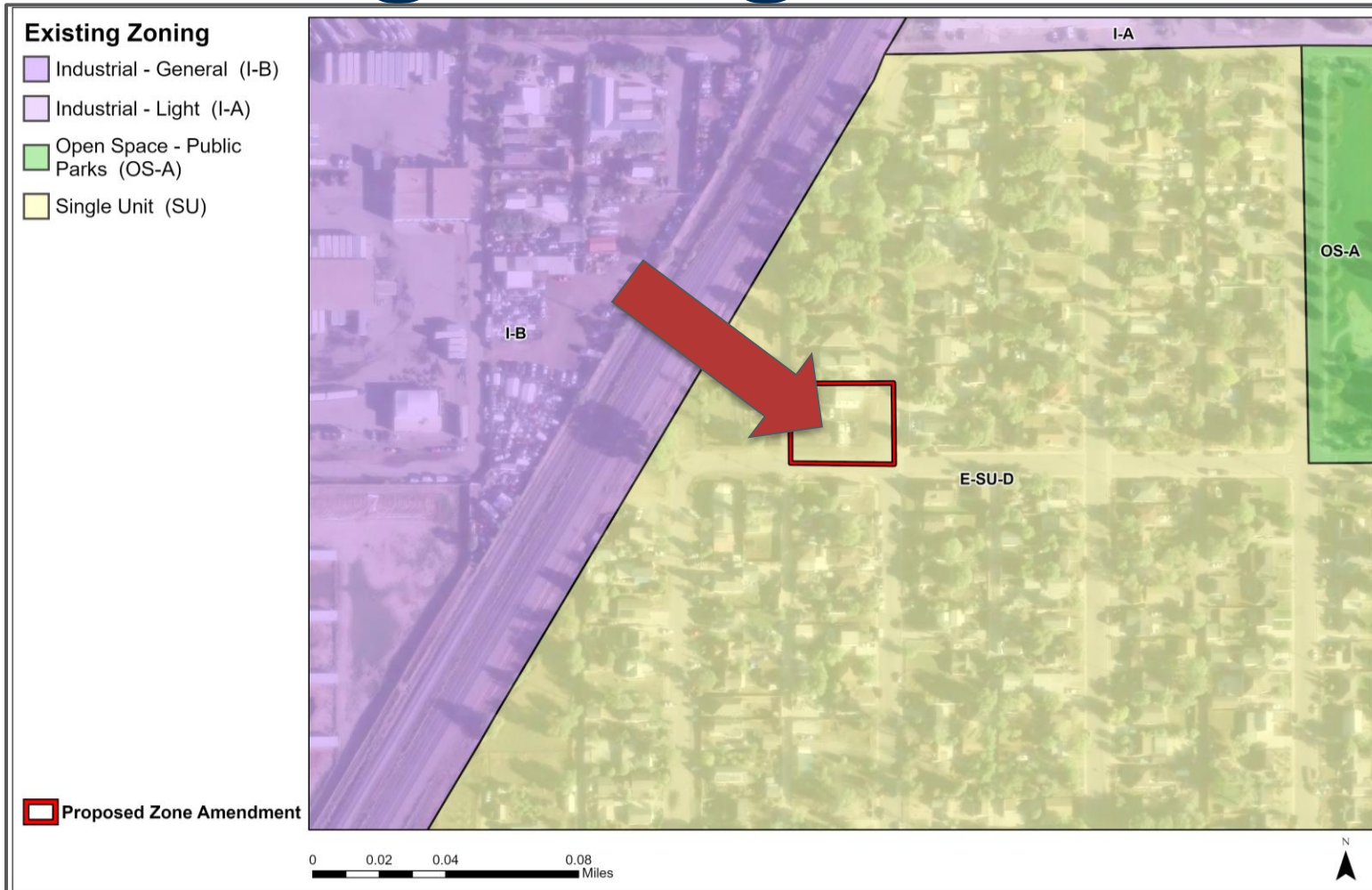
# Council District 9 – Councilmember Watson



# Statistical Neighborhood – Elyria Swansea



# Existing Zoning – E-SU-D



Adjacent to:

- E-SU-D
- I-B

# Existing Context – Land Use



## Vacant

Adjacent to:

- Single-unit
- Two-unit
- Vacant

# Existing Context – Building Form/Scale



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# Process

- Informational Notice: **01/09/2026**
- Planning Board Notice: **03/03/2026**
- Planning Board Public Hearing: **03/18/2026**
- Committee: **03/31/2026**
- City Council Public Hearing: **05/11/2026** (tentative)

# Planning Board

- The board voted unanimously to recommend approval.

# Public Comments

- RNOs
  - Received a letter of support from United Community Action Network
  - No official response from the Elyria Swansea Neighborhood Association
- Staff has received no comments from neighbors or other stakeholders.

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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 (2019)
- Blueprint Denver (2019)
- Elyria Swansea Neighborhood Plan (2015)

## 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 (p. 34)."



## Environmentally Resilient

- Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place (p. 54).”



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# Blueprint Denver 2019



## Urban Edge

- 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

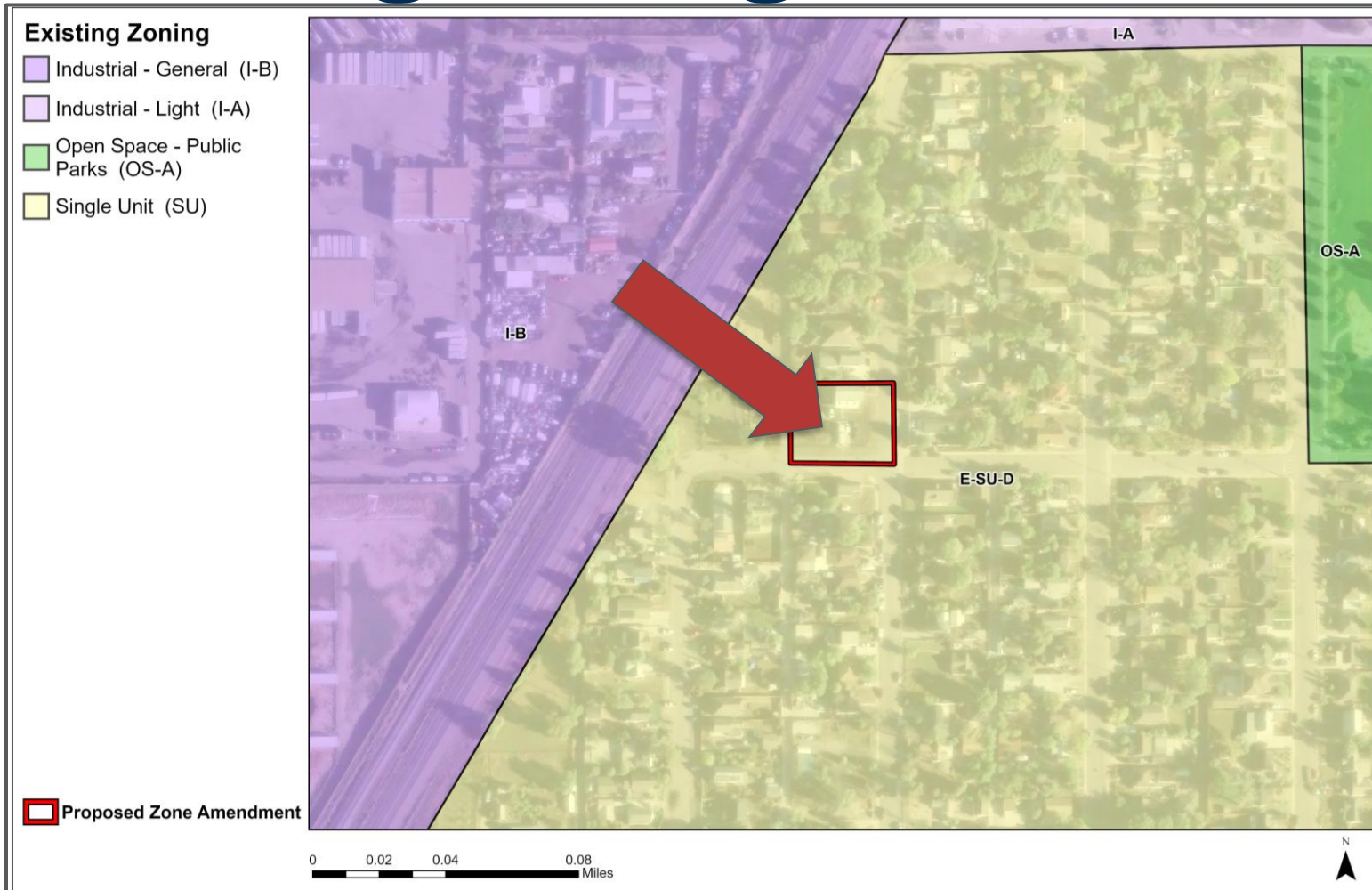
- Predominantly defined by residential uses

# *Blueprint Denver 2019*

## **Applying Residential “Low” Guidance to Proposed Rezoning (p. 214).**

- Two-unit uses are not appropriate in all areas
- If there is not an existing zoning pattern, request depends upon:
  - Adopted small area plan
  - Significant neighborhood input
- “intent to set a new pattern for the area”

# Existing Zoning Pattern



What is the “existing zoning pattern”?

# Small Area Plan

*Does the neighborhood plan state an “intent to set a new pattern for the area”?*

## Elyria Swansea Neighborhood Plan

- Single Family Duplex designation
- “mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings”

# Denver Zoning Code Review Criteria

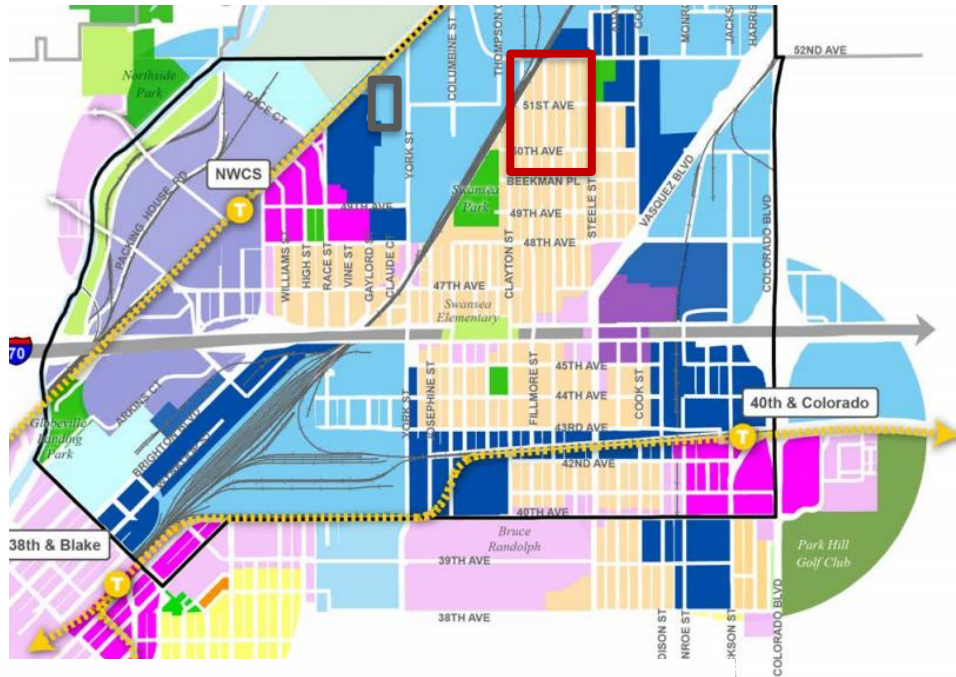
## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Elyria-Swansea Neighborhood Plan (2015)

## 2. Public Interest

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

# Elyria-Swansea Neighborhood Plan



## Single Family Duplex

- Primarily residential
- Moderately dense
- A mix of housing types, including
  - single-family houses,
  - duplexes,
  - rowhouses, and
  - small apartment buildings

# Elyria-Swansea Neighborhood Plan

## E. 1 Update the Neighborhood Context

Urban Neighborhood Context better reflects the use of alleys, limiting curb cuts, and the continuation of detached sidewalks.

# Elyria-Swansea Neighborhood Plan

## Displacement and Affordable Housing

- “Desire that progress will not result in displacement”
- “Affordable housing will continue to be within reach”
- “Residents desire to remain in the neighborhood and enjoy improvements”

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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# Public Interest

Implements plan guidance to allow a mix of housing types in this area.

# Denver Zoning Code Review Criteria

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# CPD Recommendation

CPD recommends **approval**, based on finding all review criteria have not been met

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2. Public Interest
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