



TO: Denver Planning Board
FROM: Edson Ibañez, Senior City Planner
DATE: July 29, 2026
RE: Official Zoning Map Amendment Application #2025-REZONE-0000029

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2025-REZONE-0000029.

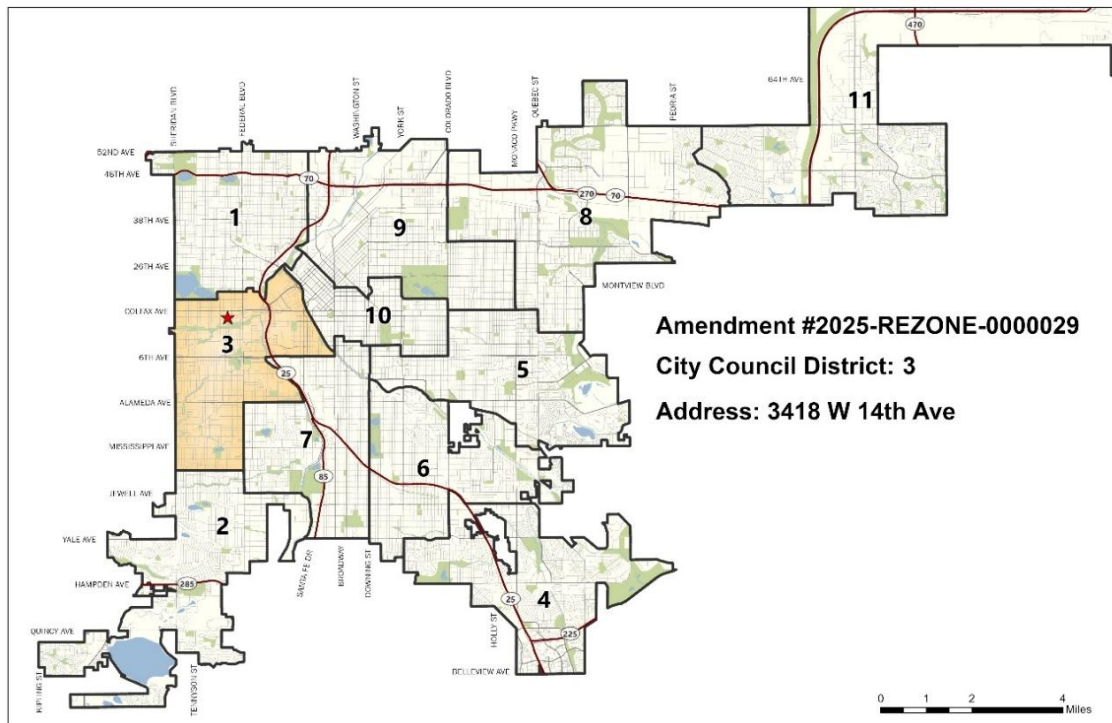
Request for Rezoning

Address: 3418 W. 14th Avenue and 1371 N Julian Street
Neighborhood/Council District and CM: West Colfax/Council District 3, CM Torres
RNOs: West Colfax Association of Neighbors, Sloan's Lake Citizens Group, & Inter-Neighborhood Cooperation
Area of Property: 21,777 square feet or 0.49 acres
Current Zoning: G-RH-3
Proposed Zoning: G-MU-5
Property Owner(s): Holy Spirit Assn for the Unification of World Christianity
Owner Representative: Alex Smyth

Summary of Rezoning Request

- The property is in the West Colfax statistical neighborhood at the southwest corner of West 14th Avenue and North Julian Street, adjacent to the northwest corner of Paco Sanchez Park.
- The current uses of the property include a church and single-unit dwelling. The property is owned by the Holy Spirit Association for the Unification of World Christianity, and the requested rezoning is to align the property's entitlements with plan guidance to facilitate redevelopment.
- The proposed G-MU-5, General Urban, Multi-Unit, 5 (maximum of five stories) zone district is intended for use in the General Urban Neighborhood Context which is primarily characterized by multi-unit residential uses in a variety of building forms. Multi-unit residential structures are typically in the Apartment building form. The maximum height of the Apartment building form is 65 feet across the zone lot. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 6 of the Denver Zoning Code (DZC).

City Location



Neighborhood Location



1. Existing Context



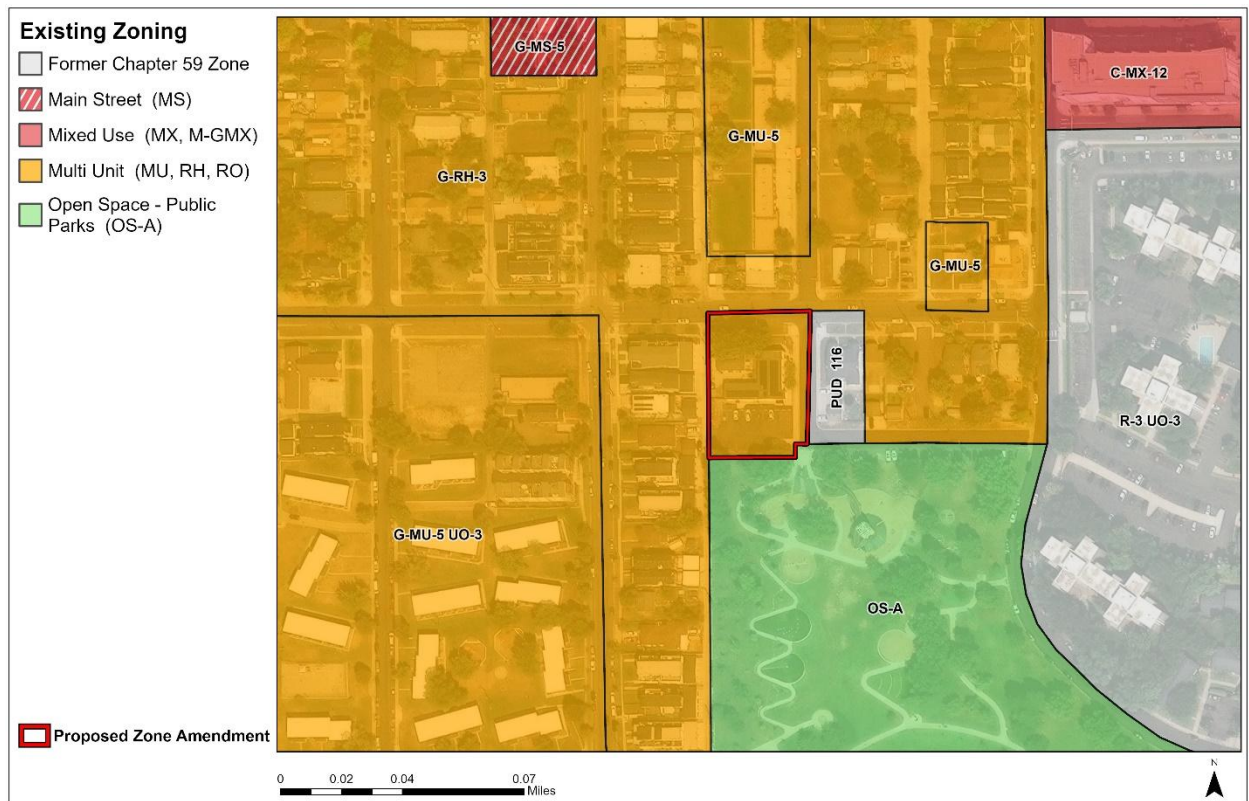
The subject property is adjacent to Paco Sanchez Park, and 2 blocks south of Cheltenham Elementary School in the West Colfax statistical neighborhood. This neighborhood is characterized by a wide mix of single-unit, two-unit, and multi-unit dwellings, along with commercial, industrial, public/quasi-public, mixed-use, and parks/open space uses throughout the neighborhood. There is one subject property with two addressed buildings: 3418 W. 14th Avenue (single-unit dwelling) & 1371 N Julian Street (church). The single unit dwelling on the property is used by the church as a young adult center for church members.

There are several transportation options in the vicinity. RTD bus route 1 runs east-west along West 14th Avenue and route 16 runs east-west along W Colfax Avenue, one block to the north. The subject property is less than a quarter mile from the Knox Station, platform of the W Line (RTD light rail), and less than a half mile from the Decatur and Federal Station Platform (W Line), and stops for bus lines PLFX, 15L, 16, 30, and 31.

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
Site	G-RH-3	Church and single-unit residential	Church facing Julian Street and a one story brick house facing 14 th Avenue	Block sizes and shapes are consistent and rectangular. There is a mixture of blocks with and without alleys. Generally regular grid of streets.
North	G-RH-3	Multi-unit residential	1 story brick row homes with detached garages with access on 14 th Ave.	
South	OS-A	Park	Paco Sanchez Park	
East	PUD 116	Two, -unit residential	2 story brick duplex with detached garage on Julian St.	
West	G-RH-3 and	Single-unit and multi-unit residential	1 to 2.5 story houses, duplexes and row homes	

2. Existing Zoning



The existing zoning on the subject property is G-RH-3 (General Urban Row House 3). G-RH-3 allows Urban House, Duplex, and Row House primary building forms. The maximum height is three stories ranging from 30-35 feet in the front 80% of the zone lot. G-RH-3 also allows accessory structure building forms: Detached Accessory Dwelling Unit, General Detached Structure, and other Minor Detailed Structure. For additional details of the zone district, see DZC Section 6.3.3.

3. Existing Land Use Map



4. Existing Building Form and Scale



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



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



3. Adjacent multi-unit use to the west (views from 14th Ave facing southwest and Knox Ct. facing east)



4. Two and multi-unit development across Julian Street from the subject property on the southside of 14th Avenue (view from Julian Street facing southeast)



5. Large multi-unit developments north and east of subject property
(view from 14th Avenue facing northeast)



6. Paco Sanchez Park (view from Julian Street facing southeast)

Proposed Zoning

G-MU-5 is a multi-unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest building form has a maximum height of five stories, with exceptions and incentives for additional height. A variety of residential, civic, public, and institutional uses are permitted as primary uses in the G-MU-5 district. The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	G-RH-3	G-MU-5 (Proposed)
Primary Building Forms Allowed	Urban House, Duplex, Row House	Urban House, Duplex, Garden Court, Town House, Apartment
Maximum Height in Stories	3 stories / 30-35 feet	5 stories / varies by building form up to 65 feet*
Side Wall Height, for Pitched Roof, within 15' of at Side Interior and Side Street Zone Lot Line	25 feet (Urban House and Duplex only)	25 feet (Urban House and Duplex only)
Detached Accessory Dwelling Unit Maximum Heights in Stories / Feet	2 stories / 24 feet	2 stories / 24 feet
Zone Lot Size (Min.)	3,000 square feet (Urban House and Duplex) 6,000 square feet Row House)	3,000 square feet (Urban House and Duplex) 6,000 square feet (Town House and Apartment) 9,000 square feet (Garden Court)
Zone Lot Width (Min.)	25 feet (Urban House and Duplex) 50 feet (Row House)	25 feet (Urban House and Duplex) 50 feet (Town House and Apartment) 75 feet (Garden Court)
Side Interior Setback (Min.)	3 feet (Urban House) 3-5 feet (Duplex) 5 feet (Row House)	3 feet (Urban House) 3-5 feet (Duplex) 7.5' (Garden Court and Apartment) 7.5-12.5 feet (Town House)
Rear Setback, Alley / No Alley (Min.)	12 feet / 20 feet (Urban House and Duplex)	12 feet / 20 feet (Urban House and Duplex) 10 feet / 20 feet (Garden Court, Town House, Apartment)
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	50% (Urban House and Duplex) - N/A (Row House)	50% (Urban House and Duplex) - N/A (Garden Court, Town House, and Apartment)

*7 stories or 90 feet is allowed for apartments with the provision of enhanced affordable housing, however the site's proximity to a protected district (G-RH-3) would limit height to 75 feet and require upper-story setbacks along the side and rear.

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

Department of Public Health and Environment: Approved – No Response

Denver Parks and Recreation: Approved – No Response

Department of Transportation and Infrastructure - City Surveyor: Approved – No comments

Development Services - Transportation: Approved – No Response

Development Services – Wastewater: Approved – See Comments

There is no objection to the rezone, however applicant should be under notice that DOTI will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. Development must convey drainage east and not directly south to the park. A sanitary study and drainage study may be required. These studies may result in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning.

Development Services – Project Coordination: Approve Rezoning Only – will require additional information at site plan review.

Development Services – Fire Prevention: Approved – No Response

Public Review Process

	Date
Property legally posted for a period of 15 days within 10 days of the submission of a complete application and CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, property owners, and tenants:	12/3/25
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, property owners, and tenants:	7/21/26
Planning Board public hearing:	8/5/26
CPD written notice of the Community Planning and Housing Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten (10) working days before the meeting:	8/3/26 (tentative)
Community Planning and Housing Committee of the City Council moved the bill forward:	8/18/26 (tentative)
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:	9/7/26 (tentative)
City Council Public Hearing:	9/28/26 (tentative)

- **Public Outreach and Input**

The applicant conducted engagement prior to submitting the application. The engagement is documented as part of the attached application.

- To date, staff has not received any comments from Registered Neighborhood Organizations or the General Public regarding this request.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7, as follows:

DZC Section 12.4.10.7

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* (2019)
- *Blueprint Denver* (2019)
- *West Area Plan* (2023)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted Denver Comprehensive Plan 2040 strategies, including:

- 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).

G-MU-5 allows for a variety of housing types at various densities, including the apartment building form, close to several bus and light rail lines, as well as a main street corridor of increasingly mixed use development. Apartment or garden court units, town houses, duplexes, urban houses, and accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the various types of homes that characterize much of the West Colfax neighborhood.

- Strong and Authentic Neighborhoods Goal 1, Strategy B – “Ensure neighborhoods offer a mix of housing types and services for a diverse population” (p. 34).

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

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

The proposed map amendment will allow additional housing units on a site where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.

Blueprint Denver

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 Residential High-Medium future place within the General Urban future neighborhood context and provides guidance on the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as the General Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The General Urban neighborhood context is described as offering “great walkability and access to neighboring areas and commercial nodes,” as well as “a mix of uses, with good street activation and connectivity.” Furthermore, “residents living in this context are well served by transit and enjoy access to abundant amenities and entertainment options.” This context exhibits walkability due to a “predictable street grid in residential areas and the availability of dedicated transit options and bike lanes.” Lastly, “Homes in this context vary from multi-unit complexes to compact single-unit homes” (p. 237).

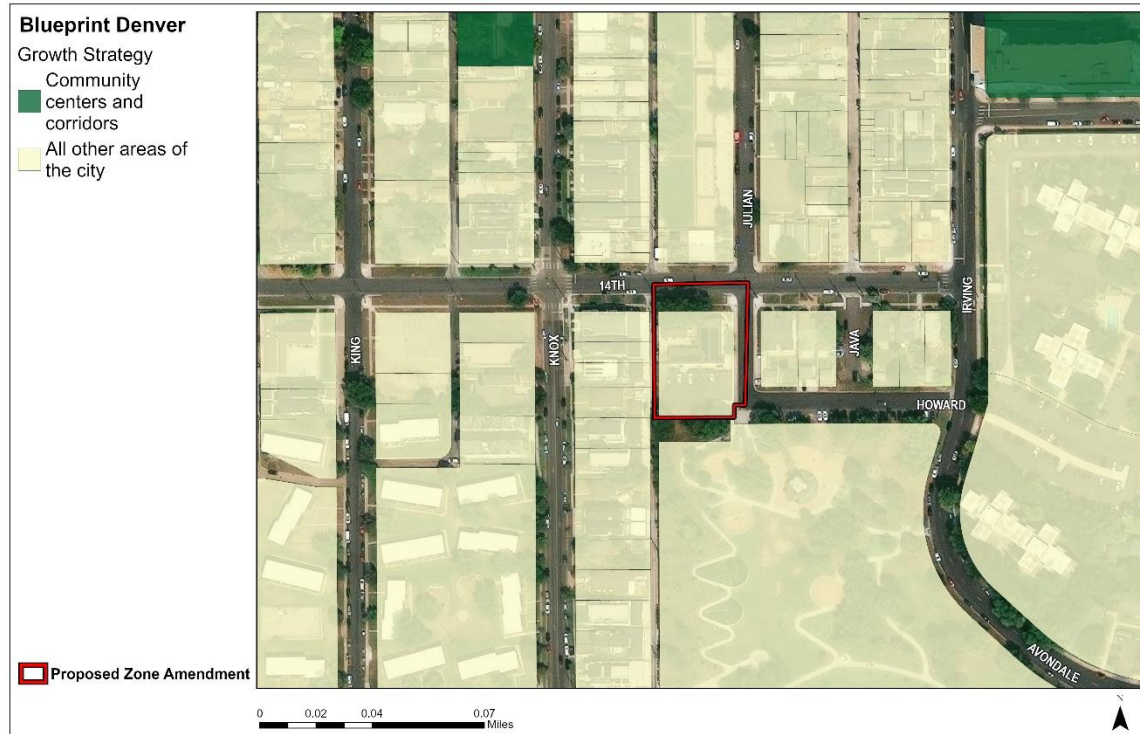
G-MU-5 is a zone district within the General Urban neighborhood context and is “intended to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote safe, active, pedestrian-scaled residential areas” (DZC Section 6.2.2.1). The proposed G-MU-5 zone district is consistent with the *Blueprint Denver* future neighborhood context of General Urban because it will promote the residential character by allowing multi-unit residential uses that will be compatible with the existing residential area.

Blueprint Denver Future Places



The subject site is designated within a High-Medium Residential future place on the *Blueprint Denver* Future Places map. This place is “a mix of low- to medium-scale multi-unit residential uses,” and “buildings are generally up to 8 stories in height” (p. 246). G-MU-5 is a multi-unit residential district that allows for an additional dwelling unit, consistent with the High-Medium Residential future place description. It allows the urban house, duplex, row house, garden court, town house, and apartment building forms, the tallest of which has a maximum height of five stories (DZC Section 6.2.2.1), also consistent with the future places map.

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 property is part of the "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). This growth area is "mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed map amendment to G-MU-5 will allow incremental growth to the number of households in this area relative to the existing built context and density. Therefore, rezoning to G-MU-5 is consistent with the growth strategy.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies North Julian Street as Local or Undesignated, which is "most often characterized by residential uses." Furthermore, West 14th Avenue is classified as the Residential Collector Future Street Type, which are described as serving "primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses" (p. 160-161). The proposed G-MU-5 district is consistent with this description because it allows primarily residential uses.

Other Blueprint Denver Strategies

Blueprint Denver provides additional recommendations related to rezoning to G-MU-5.

- Land Use & Built Form Policy 2 Strategy C – “Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas” (p. 72).

The requested rezoning is in a residential area within a short walking distance of multiple bus and light rail routes. Future development will be required to meet mandatory affordable housing requirements. This rezoning to a multi-unit zone district will be supported by this rich transit infrastructure, have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* and small area plan (West Area Plan) recommendations.

Equity

According to *Blueprint Denver* “Because the data available to measure the 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. For example, a small-scale rezoning can implement Land Use & Built Form: Housing Policy 6, “Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities,” and thereby improve access to the supply of housing equitably to all Denver residents.

Climate

This rezoning supports the city’s goals to reduce climate impacts by enabling additional housing near transit. Because many transportation options are available, these areas are less auto-dependent, which can reduce greenhouse gas emissions from transportation. Also, multi-unit buildings are more energy efficient than low density residential development types. This energy efficiency will advance Denver’s goals to reduce greenhouse gas emissions from buildings, which contribute to a warming climate.

West Area Plan

The *West Area Plan* was adopted in March 2023 as part of Community Planning and Development’s Neighborhood Planning Initiative. In the *West Area Plan*, the subject property is within the General Urban Neighborhood Context and in the Future Places Map is classified as High-Medium Residential. The Base Maximum Building Height of the site is defined as “Up to 5 stories” (p. 175), while the Incentive Maximum Building Height is “Up to 7 stories.” (p. 177)

The plan includes several relevant economy and housing recommendations (p. 207), including:

- 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 E7: Economic Vitality of Corridors: “Strengthen the economic vitality of corridors to create opportunities for community-serving retail, and small-business development to stabilize small businesses at risk of involuntary displacement.” (p. 219)

Additionally, as the subject property is currently an institutional site, the following growth strategy recommendation is relevant (although the plan is more concerned with larger campus or block sized development).

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

The proposed G-MU-5 zone district allows for multi-unit residential building forms that are required to meet mandatory affordable housing requirements. Future residents would live within a block of the West Colfax corridor and could become additional patrons of the corridor’s diversity of community-serving retail and small businesses. Therefore, the proposed G-MU-5 zone district would contribute to the diversity of housing, including some affordable housing, corridor vitality, and allow compatible redevelopment of an institutional site consistent with the recommendations of the *West Area Plan*.

2. Public Interest

The proposed official map amendment furthers the Public Interest through implementation of the city’s adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities in the West Colfax neighborhood and foster the creation of a walkable, urban area within proximity to high-capacity transit.

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

The requested G-MU-5 zone district is within the General Urban Neighborhood Context. The Denver Zoning Code describes the General Urban neighborhood context as “characterized by multi-unit residential uses in a variety of building forms.” Furthermore, “Residential uses are primarily located along local and residential arterial streets” (DZC, Division 6.1.1). These areas consist of a “regular pattern of block shapes surrounded by an orthogonal street grid” (DZC, Division 6.1.2). This area of the West Colfax neighborhood consists of a wide mix of residential uses, from single unit to multi-unit, in rectangular blocks. The proposed rezoning to G-MU-5 is consistent with the neighborhood context description.

Denver Zoning Code Section 6.2.2 states the general purpose of the Residential zone districts as “promoting and protecting higher-density residential neighborhoods within the character of the General Urban Neighborhood context.” It “accommodates the pattern of urban house, duplex, row house, garden court, and apartment.” Furthermore, “buildings orient to the street and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.” Height is limited to from three to twenty stories, depending upon the zone district. This is consistent with the G-MU-5 district as it allows for five story development of all these building forms (except row house), with a front setback requiring a small front yard. Together, this will protect the character of the higher-density residential areas in the General Urban neighborhood context.

The specific intent of the G-MU-5 zone district states “G-MU-5 is a multi unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest

building form has a maximum height of five stories” (DZC 6.2.2.2.C). This site is mostly surrounded by a mix of single unit, two-unit, and multi-unit residential development, in an area where adopted plan guidance calls for multi-unit residential uses. Therefore, this proposed rezoning is consistent with the specific intent of the G-MU-5 zone district.

Attachments

1. Application