



TO: Committee
FROM: Edson Ibañez, Senior City Planner
DATE: July 31st, 2025
RE: Official Zoning Map Amendment Application #2025I-00006

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2025I-00006.

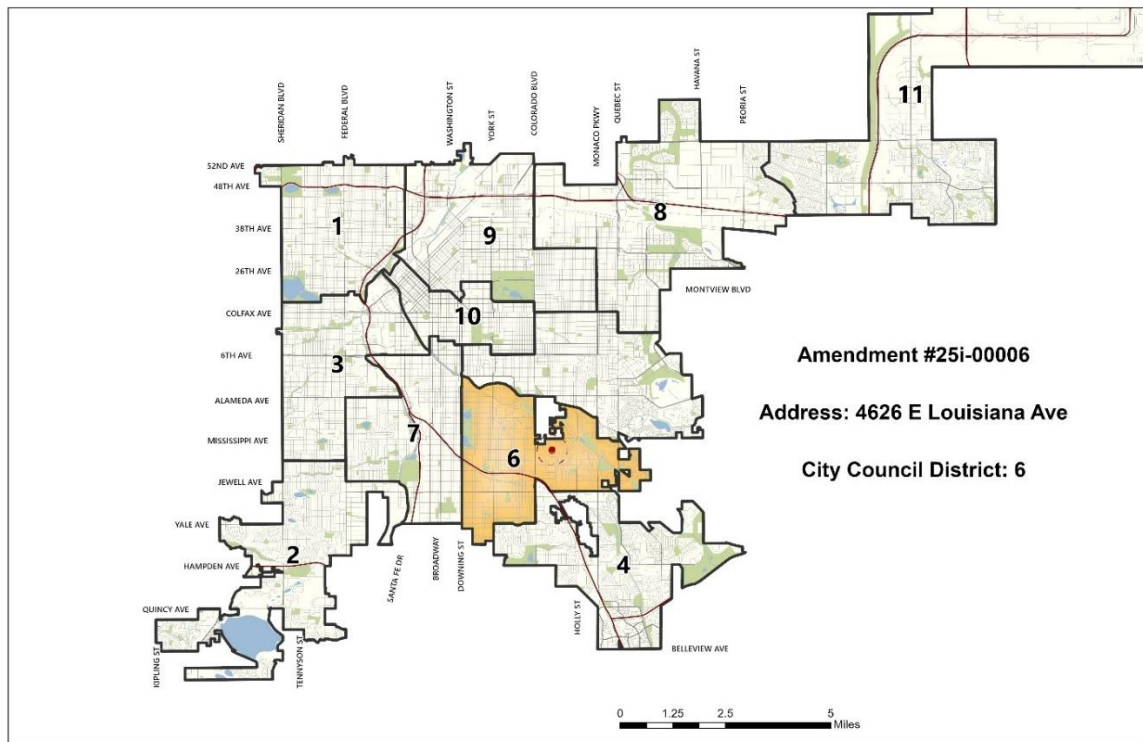
Request for Rezoning

Address:	4626 East Louisiana Avenue
Neighborhood/Council District:	Virginia Village Neighborhood / Council District 6
RNOs:	Inter-Neighborhood Cooperation (INC), East Evans Business Association, and Virginia Village Ellis Community Association
Area of Property:	24,100 square feet or 0.55 acres
Current Zoning:	S-SU-D
Proposed Zoning:	S-RH-2.5
Property Owner(s):	Zarrar Duraiz
Owner Representative:	Howard Kent (CDFM Architectural)

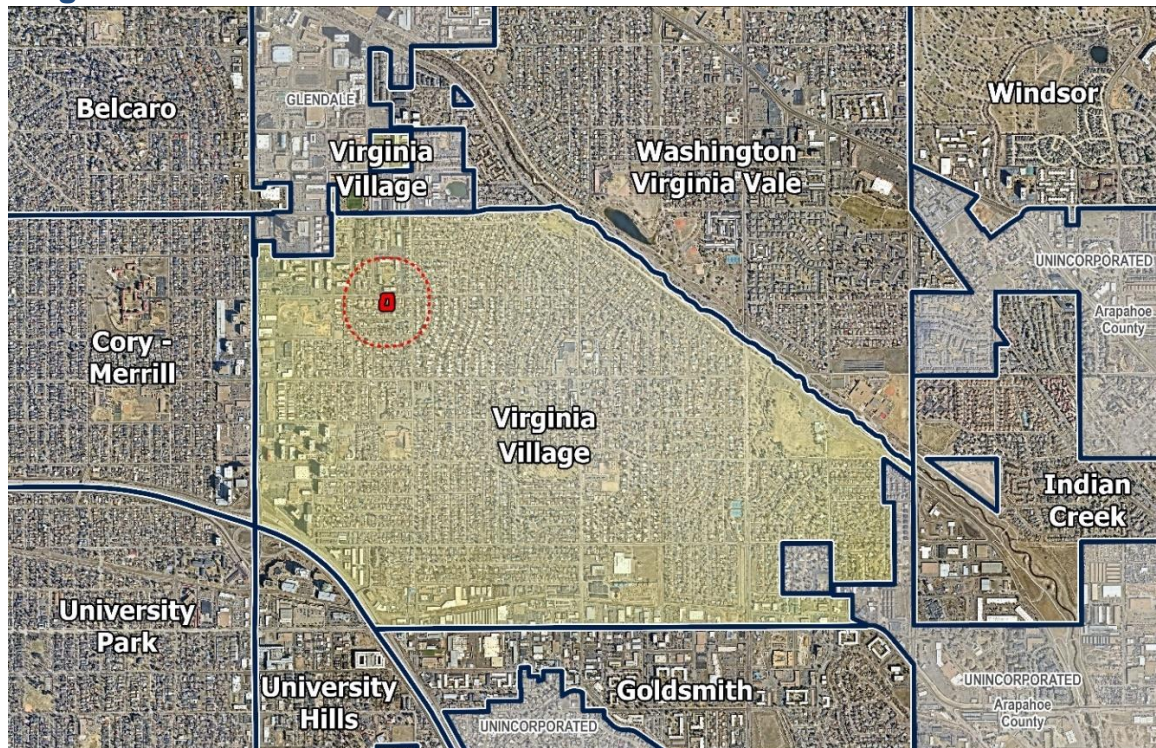
Summary of Rezoning Request

- The subject site is in the Virginia Village Neighborhood midblock between S. Clermont Street and S. Dahlia Street on the south side of E. Louisiana Avenue.
- The subject site has a single family residence.
- The applicant is requesting this rezoning to have flexibility to construct a variety of building forms including suburban houses, duplexes and row houses.
- The requested S-RH-2.5 (Suburban, Row House, 2.5 Story Maximum Height) zone district is a multi-unit district and allows suburban house, duplex and row house building forms up to 2.5 stories in height and detached accessory dwelling units. Further details of the S-RH-2.5 zone district can be found in Article 3 of the Denver Zoning Code (DZC).
- The site is currently zoned S-SU-D (suburban context, single unit) which is a single-unit district allowing suburban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet.

City Location



Neighborhood Location



1. Existing Context



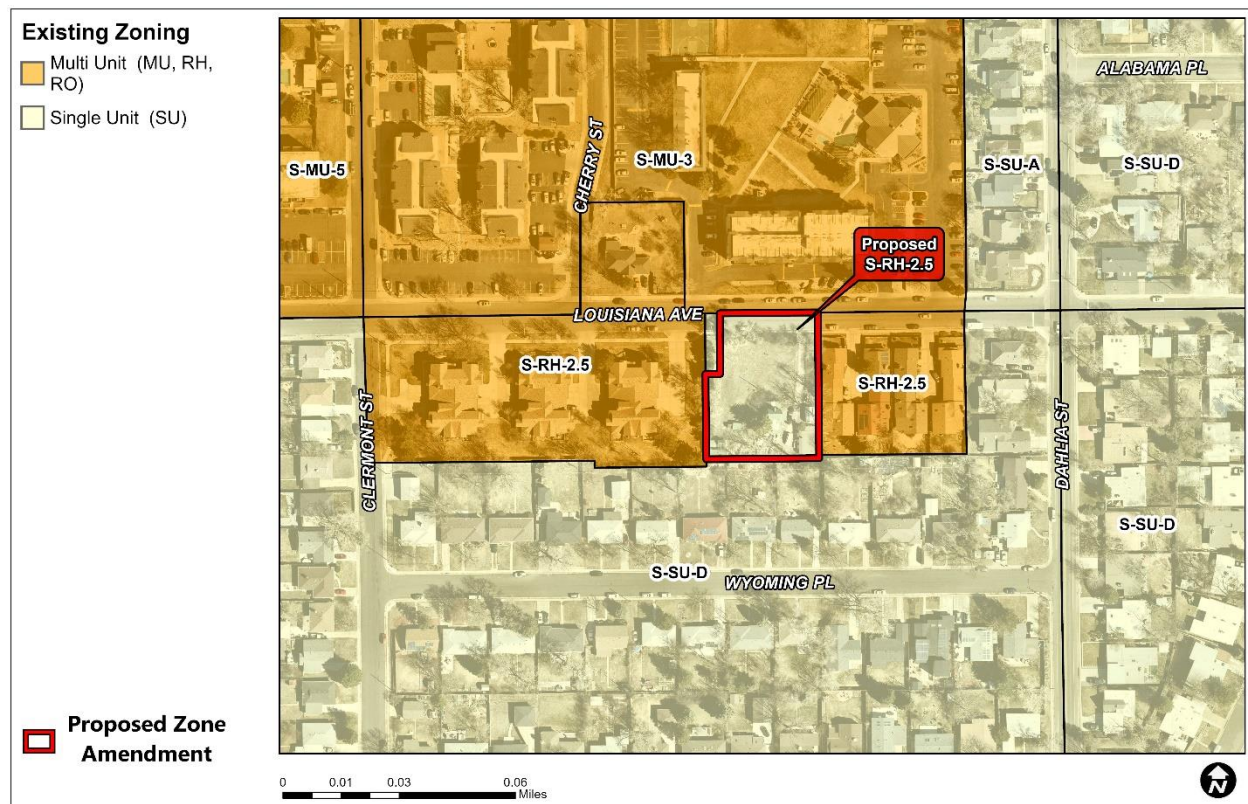
The subject site is located in the Virginia Valle neighborhood between S Clermont Street and S Dahlia Street on the southside of E Louisiana Avenue. The area is predominately composed of single-unit residential buildings to the south; however, the site sits immediately adjacent to multi-unit residential to the west, east and north. South Colorado Boulevard is located three blocks to the west. One block to the west is the South Birch Street and Louisiana Avenue bus stop that serves the 46 RTD route with 30-minute headways.

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	S-SU-D	Single-Unit Residential	2- Story house with access off of Louisiana Avenue.	Generally regular grid of streets. Block sizes and shapes are consistent and rectangular. Attached sidewalks with tree lawns and no alleys. On-street vehicle parking.
North	S-MU-3	Multi-Unit Residential	5-story Structure with access off of Louisiana Avenue.	
South	S-SU-D	Single-Unit Residential	1-story house with access off of Wyoming Place.	

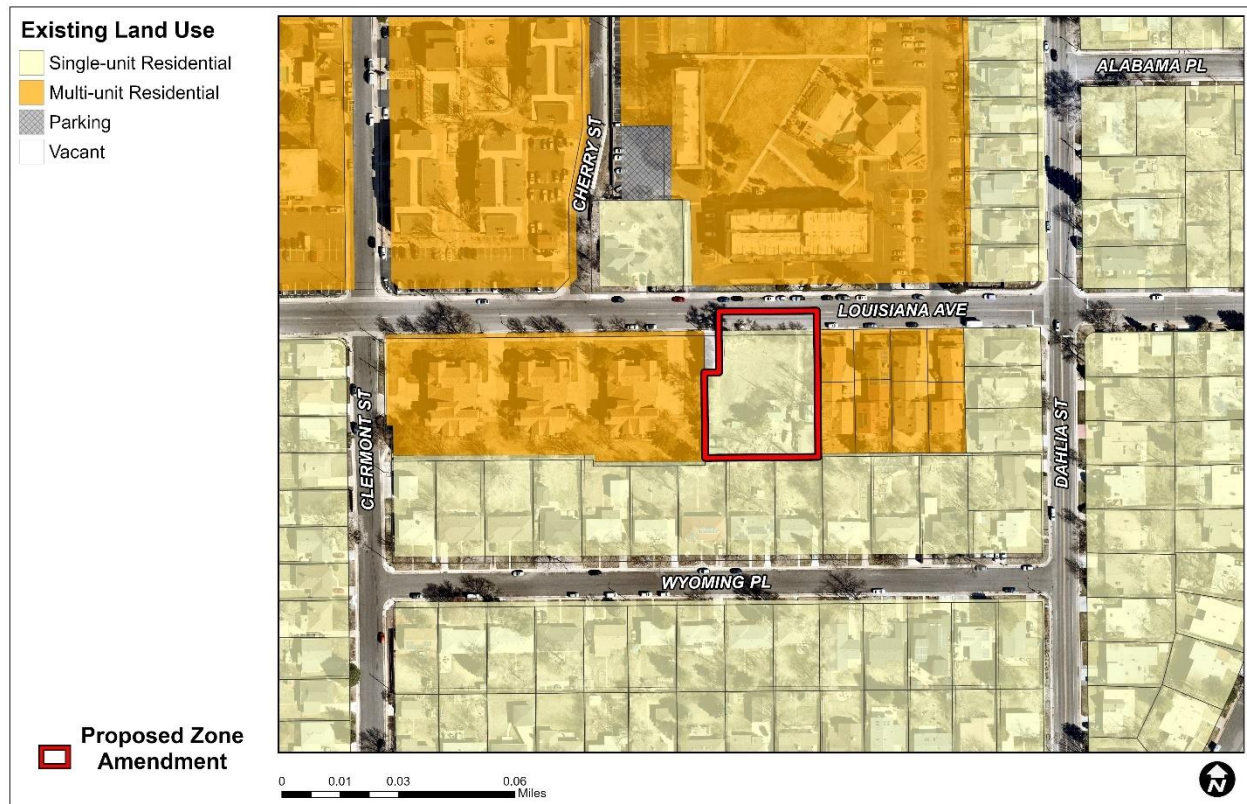
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
East	S-RH-2.5	Multi-Unit Residential	1-story Structures with access off of Louisiana Avenue.	
West	S-RH-2.5	Multi-Unit Residential	2-story Structures with access off of Louisiana Avenue.	

2. Existing Zoning



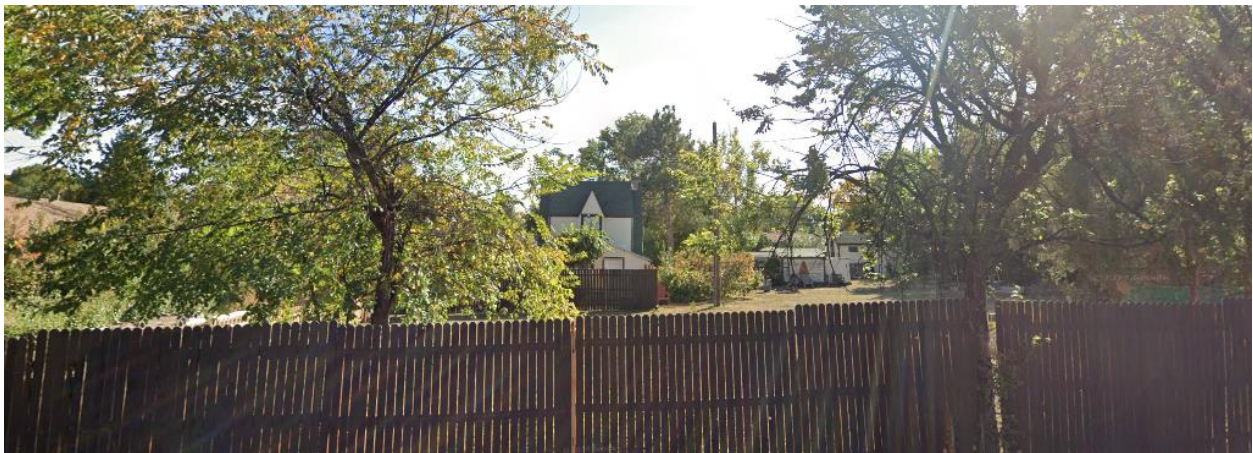
The existing zoning on the subject site is S-SU-D, which is a single-unit district in the Suburban Neighborhood context. It allows suburban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Lots are typically 50 feet wide. The Suburban House is the only allowed primary building form. Allowed accessory building forms are the detached garage and other detached accessory structures building forms. The maximum allowed height for primary structures is 30 to 35 feet (depending on lot width), and setback requirements are 5 feet for the sides and 12 to 20 feet for the rear. Primary street setbacks are block sensitive, depending on the setbacks of nearby structures. There is no minimum parking requirement for single-unit residential uses. For additional details of the zone district, see DZC Article 3.

3. Existing Land Use Map



4. Existing Building Form and Scale

All images are from Google Street View.



View of the subject property looking south from E. Louisiana Avenue.



View of the property to the north of the subject site looking north on E. Louisiana Avenue.



View of the properties to the east of the subject site looking south on E. Louisiana Avenue.



View of the properties to the west of the subject site looking south on E. Louisiana Avenue.



View of the properties to the south of the subject site looking north from E. Wyoming Place.

Proposed Zoning

The requested zoning on the subject site is S-RH-2.5, which is a multi-unit zone district in the suburban neighborhood context. In the S-RH-2.5 zone district the Suburban House, Duplex, and Row House building forms are allowed primary building forms. Maximum height allowed is 2.5 stories or 30 to 35 feet for the Suburban House and Duplex building forms, and 35 feet for the Row House building form. Detached accessory dwelling units are also allowed. For additional details of the requested zone district, see Article 3 of the DZC.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized here:

Design Standards	Existing S-SU-D	Proposed S-RH-2.5
Primary Building Forms Allowed	Suburban House	Suburban House, Duplex, and Row House
Height in Stories / Feet (max)	2.5 stories / 30'-35'*	2.5 stories /30'-35'**
Primary Street Build-To Percentages (min)	N/A	Row House: 50% Other forms: no build-to
Primary Street Build-To Ranges	N/A	Row House: 0' to 80' Other forms: no build-to
Minimum Zone Lot Size/Width	3,000 sf / 25'	Suburban house: 6,000sf/50' Duplex: 4,500sf/37.5' Row House: 6,000sf/50'
Primary Street Setbacks (min)	15'-20'*	Suburban House, Duplex: Block sensitive or 15'-20'*** Row House: Block sensitive or 10'
Building Coverages (max)	50%	Suburban House, Duplex: 50% Row House: no max building coverage

*Standards vary between zone lot width

**Standards vary based on building form and zone lot width

Summary of City Agency Referral Comments

As part of the Denver Zoning Code 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 Comments.

Denver Parks and Recreation: Approved – No Comments

Public Works – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved – Will require additional information at Site Plan.

Development Services - Fire Protection: Approved – No comments.

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved – No Response

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:	6/9/2025
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:	7/1/25
Planning Board Public Hearing:	7/16/2025
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	7/25/2025
Land Use, Transportation and Infrastructure Committee of the City Council meeting:	8/5/2025
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:	8/25/2025 (Tentative)
City Council Public Hearing:	9/15/2025 (Tentative)

Public Outreach and Input

Registered Neighborhood Organizations (RNOs)

- As of the date of this staff report, staff has received one letter of support from the East Evans Business Association. The letter highlights consistency with adjacent zoning.

Other Public Comment (all comments are attached to the staff report)

- To date, staff has received one public comment in support. The support mentioned their agreement with the request. The letter is attached to the staff report.
- Staff has received one letter in opposition and one with concerns. The letters state their concerns with the proposed height. The letters are attached to the staff report.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7, 12.4.10.8 and 12.4.10.9 as follows:

- Consistency with Adopted Plans
- Public Interest
- Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Near Southeast Area Plan (2023)*

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 facilitate the provision of additional housing options within the neighborhood, consistent with the following strategy in the Equitable, Affordable and Inclusive vision element:

- 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 (p. 28).

The proposed S-RH-2.5 zone district would allow for development that would increase the diversity and supply of housing in the area and increase the development of housing units close to existing transit lines served by the Regional Transportation District. The request is therefore consistent with the above strategies in Comprehensive Plan 2040.

Similarly, the following strategies apply from the Strong and Authentic Neighborhoods vision element:

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

In addition to adding to the diversity of housing types, the proposed map amendment would allow additional building forms compatible with the existing neighborhood, specifically the row-house, duplex, and single-family residential buildings located to the west, east and south of the subject property.

Finally, the following strategies apply from the Environmentally Resilient vision element:

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

The rezoning is consistent with the policies that encourage infill development where services and infrastructure are already in place, where the infill development is in character with the existing neighborhood. The request is therefore consistent with the above strategies in *Comprehensive Plan 2040*.

Blueprint Denver (2019)

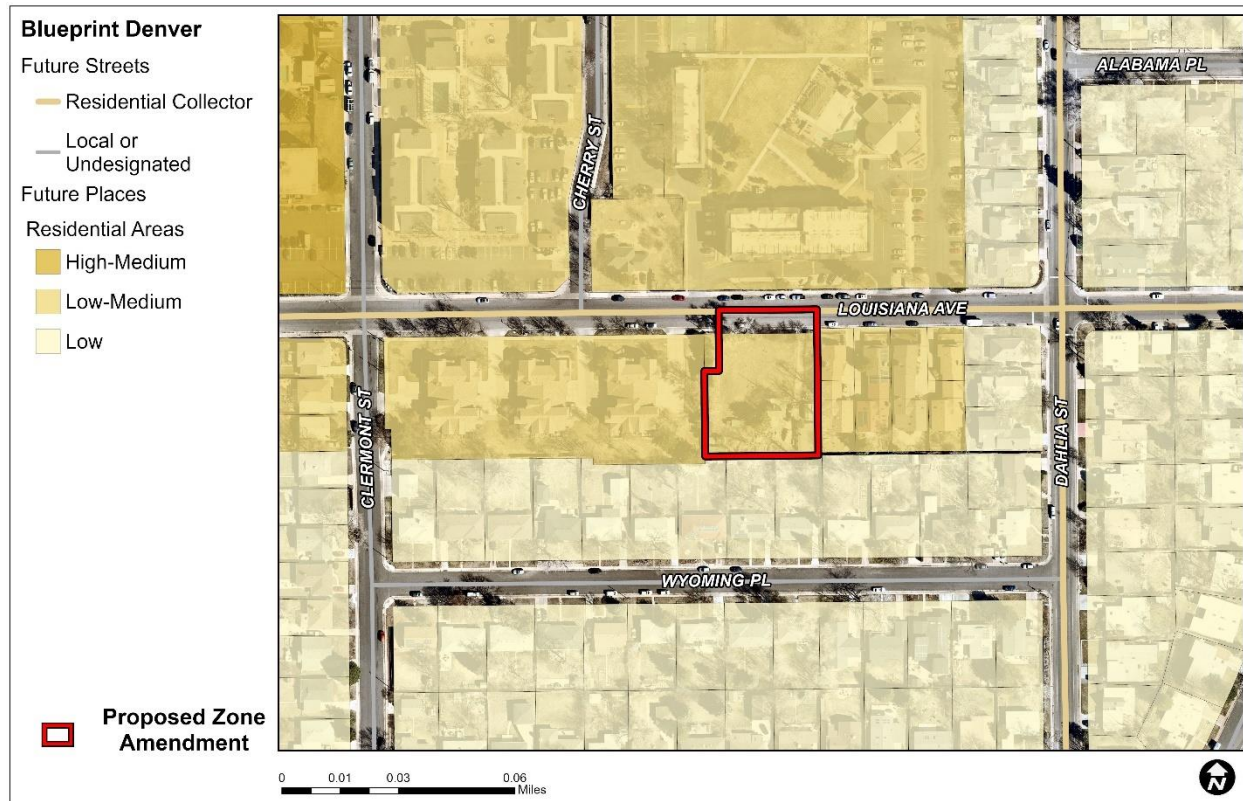
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject site as part of a "Low-Medium Residential" area within the Suburban Neighborhood Context 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 things like land use and built form and mobility options at a higher scale, between neighborhoods. The requested rezoning is shown on the context map above as Suburban Neighborhood Context. "The suburban context represents the most varied development in Denver's neighborhoods. Homes in this context are largely single-unit but can also include higher intensity residential. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity" (p. 185). The proposed S-RH-2.5 zone district is part of the Suburban context in the Denver Zoning Code. The residential zone districts are intended to "promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context" and "regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood" (DZC 3.2.2.1). Further, "standards of the row house and multi-unit districts promote existing and future patterns of multiple buildings on a single zone lot" (DZC 3.2.2.1). The proposed S-RH-2.5 district is a multi-unit district that allows a mix of residential building forms, consistent with the surrounding Suburban character. The proposed rezoning is consistent with *Blueprint Denver's* context guidance.

Blueprint Denver Future Places



Future Places

The Future Places map designates the subject property as a “Low-Medium Residential” area. *Blueprint Denver* describes the aspirational characteristics of “Low-Medium Residential” in the Suburban context as “Mix of low- to mid-scale multi-unit residential options. Small scale multi-unit buildings are interspersed between single and two-unit residential. A variety of lower scale residential forms including row houses and small multi-unit buildings are found. Buildings are generally 3 stories or less in height.” (p. 200). The request to rezone to S-RH-2.5 is an opportunity to introduce additional residential building forms appropriately scaled for the neighborhood.

The proposed S-RH-2.5 district allows a mix of building forms, including suburban house, duplex, and row house building forms that will be thoughtfully integrated into the neighborhood. The 2.5-story zone district height is appropriate for the surrounding S-SU-D, S-RH-2.5 and S-MU-3 zoning and single- and multi-unit context and allows for the introduction of additional suburban residential intensity on the site.

Future Street Types

In *Blueprint Denver*, street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies E. Louisiana Avenue as a Residential Collector street. Residential Collector streets, “collect movement from local streets and

convey it to arterial streets (p.154)”. These streets contain primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses.

The S-RH-2.5 district allows for a variety of residential building forms and is consistent with this plan direction for this location and is appropriate.

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 located within “All other areas of the city, which are anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040” (p. 51). The proposed map amendment to S-RH-2.5 will enable compatible growth for this location.

Equity

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

- Land Use & Built Form – Housing Goal 2: Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).
- Land Use & Built Form: General Policy 6: Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities

This rezoning allows for additional housing-built forms in this Low-Medium Residential Future Place and is consistent with *Blueprint Denver* recommendations.

Climate

This rezoning supports the city's goals to reduce climate impacts by enabling additional housing near transit and amenities. Because many transportation options are available and amenities are walkable, 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.

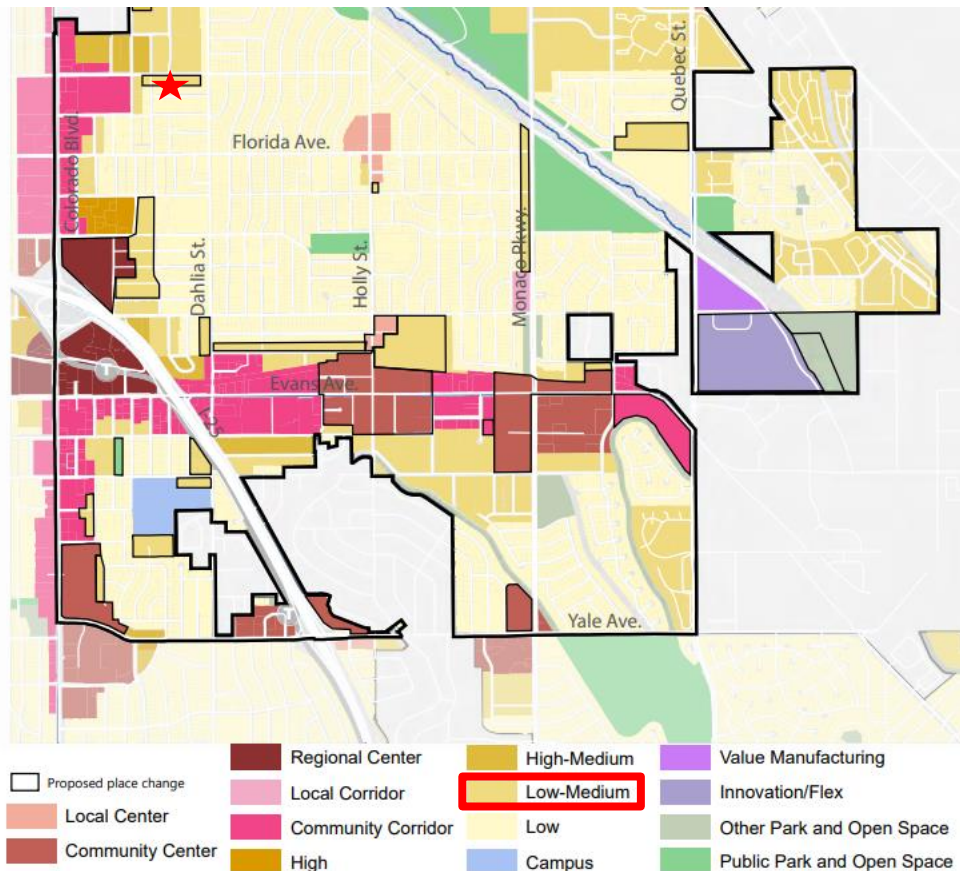
Based on these policies, the proposed rezoning is consistent with *Blueprint Denver*.

Near Southeast Area Plan

The *Near Southeast Area Plan* contains a framework plan for the entire plan area and recommendations for smaller neighborhood areas. The plan was adopted by City Council in May 2023 and encompasses the neighborhoods of Goldsmith, Indian Creek, and a portion of University Hills (north of Yale Avenue), Virginia Village and Washington Virginia Vale. It provides key guidance for Near Southeast's growth strategy, through detailed goals and strategies, future place and building height recommendations, and special focus areas and neighborhood goals. Within the *Near Southeast Area Plan* the subject site is within the Suburban Neighborhood Context, is identified as "Low-Medium Residential" future place, and is recommended for a maximum building height of 2.5 stories. The proposed S-RH-2.5 zone district will allow single and two-unit residential uses along with low-scale multi-unit development and conforms with the Suburban neighborhood context.

Future Place and Building Height

The *Near Southeast Area Plan* describes "Residential Low-Medium" Future Place as Mix of low- to mid-scale multi-unit residential options. A variety of lower scale residential forms including row houses and small multi-unit buildings are found (p.34).



The subject site has a height recommendation of 2.5 stories in height and the Plan further suggests that “these height recommendations are to be used along with the place designations to determine appropriate zone districts and development patterns in Near Southeast” (p.42). This proposed rezoning is consistent with Land Use Recommendation LU-6, Strategy A.4 which states, “In Residential Low-Medium places with 2.5 story maximum height recommendations, appropriate housing types include duplexes, triplexes, 4-plexes and townhomes” (p.50).

The S-RH-2.5 zone district is a multi-unit zone district that allows for suburban house, duplex and row house building forms up to 2.5 stories in maximum height. The general intent of this residential district is to promote and protect residential neighborhoods and the building form standards, design standards and uses work together to promote desirable residential areas. Further, the maximum height guidance is consistent with the surrounding single-unit and multi-unit residential uses. Therefore, the S-RH-2.5 zone district mapped at this specific location meets the intent of the “Residential Low-Medium” future place type and the maximum height guidance in the *Near Southeast Neighborhood Plan*.

Strategy LU-6. B.2 in the Plan says to “limit rezonings in newly designated places until design requirements have been updated.” The place designation for the subject site was changed from Residential Low to Residential Low-Medium in the Near Southeast plan, but the existing form of the surrounding area is more consistent with Residential Low-Medium than Residential Low, so the

proposed rezoning would facilitate development consistent with the surrounding area even though design requirements have not yet been updated as described in the plan.

2. Public Interest

The proposed official map amendment furthers the public interest, primarily through implementation of the city's adopted land use plans as detailed above. The proposal will also maintain compatible scale and intensity in terms of allowed mix of residential uses and allowed building scale.

The proposed rezoning would also facilitate increased housing density near services and amenities and promote a walkable, urban neighborhood within walking distance to public transit. The concurrent affordable housing plan will ensure the site provides on-site income restricted units.

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

The proposed S-RH-2.5 zone district is within the Suburban Neighborhood Context. The neighborhood context generally consists of primarily single-unit and multi-unit residential, commercial strips and centers, office and parks. Multi-unit building forms are typically separated from single-unit residential and consist of Row House and occasional mid- and high-rise apartment building forms (DZC Division 3.1). The surrounding Virginia Valle neighborhood includes such a mix of uses and building forms, as further described in the *Blueprint Denver* analysis above, and therefore the proposed rezoning of this property to S-RH-2.5 is consistent with the neighborhood context description. The proposed rezoning to S-RH-2.5 will enable development that is consistent with the neighborhood context description.

According to DZC 3.2.2.1.A, the general purpose of the Residential zone districts is to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts promote a consistent pattern of one to two story suburban houses where the wider part of the building orients to the street and access is provided by front-loaded garages. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the row house and multi-unit districts promote existing and future patterns of multiple buildings on a single Zone Lot. These building forms include duplex, row house and apartments sometimes organized around common open space and parking areas with an internal circulation system. The rezoning to S-RH-2.5 is consistent with the zone district general purpose and recognizes the existing residential neighborhood.

Specifically, S-RH-2.5 is a multi-unit district that allows up to a two and a half story rowhouse building form. It also allows the suburban house, detached accessory dwelling unit, duplex, and row house building forms. The proposed zone district recognizes both the subject site's existing condition and surrounding context, fulfilling this Specific Intent statement.

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Attachments

1. Application
2. Engagement
3. Comment letters