



2501 South High Street

2025i-00012

Request: E-SU-Dx to E-TU-C

Community Planning & Housing Committee: July 29, 2025

Presenter: William Prince

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-Dx to E-TU-C



- Property:
 - 12,500 square feet or .21 acres
 - Single Unit and Vacant/extended yard

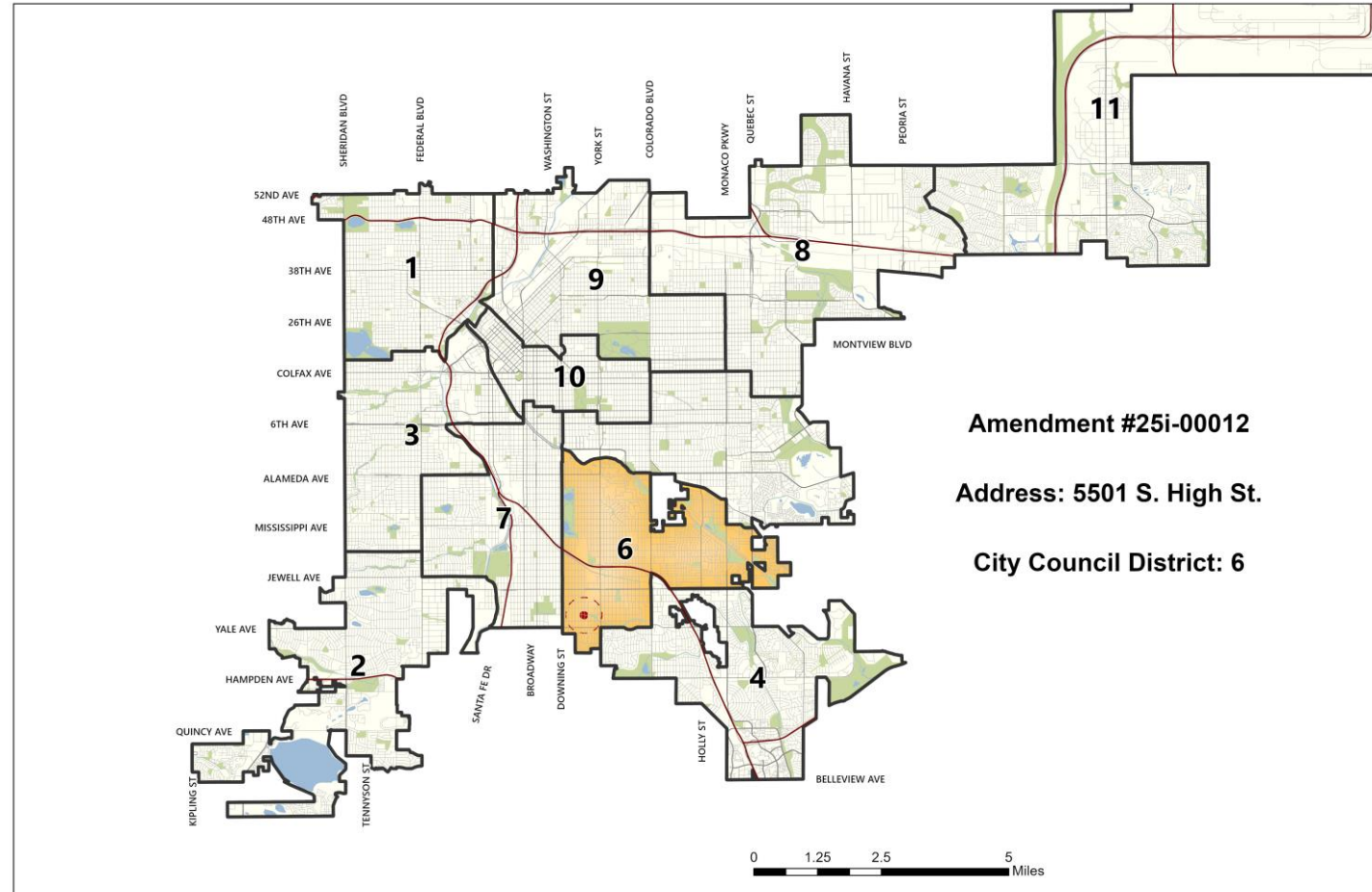
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

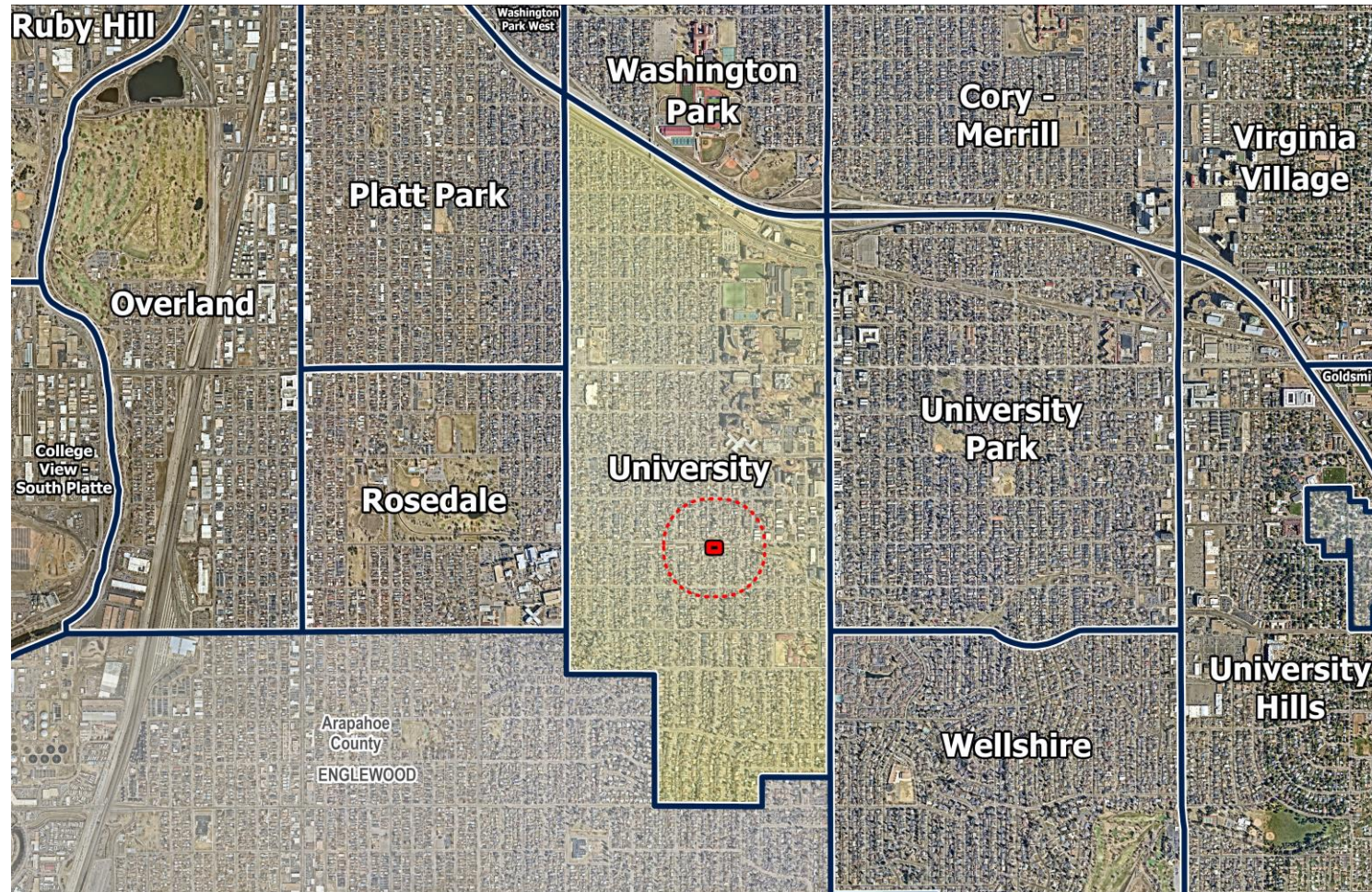
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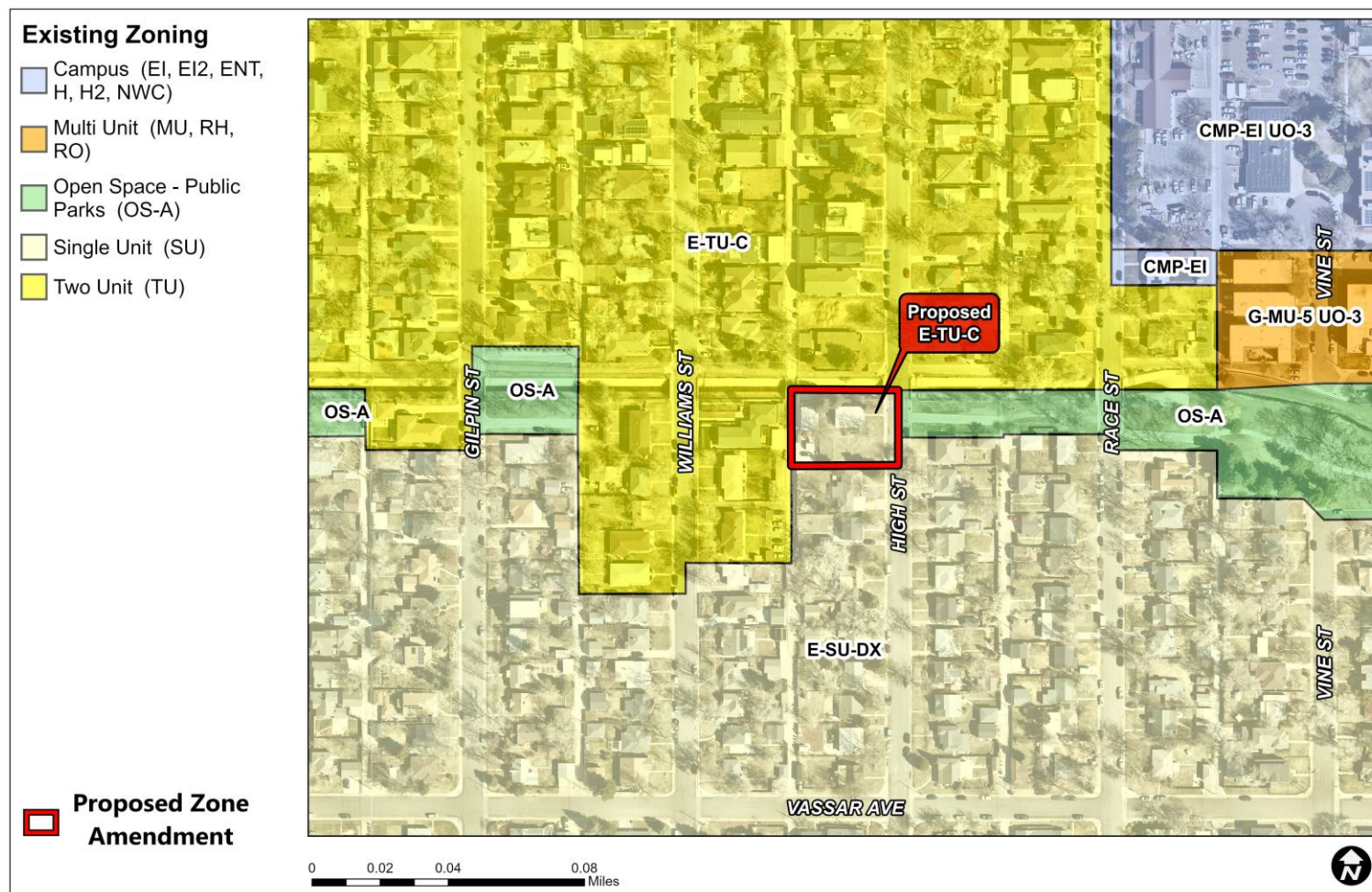
Council District 6 – Councilmember Kashmann



Statistical Neighborhood – University



Existing Zoning: E-SU-Dx



Proximity to:

- E-SU-Dx
- E-TU-C
- OS-A

Existing Context: Land Use

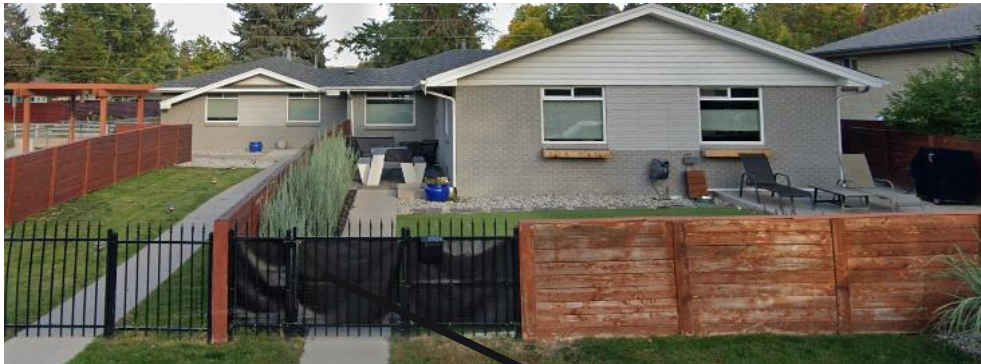


Single-Unit/Vacant

Adjacent to:

- Single Unit
- Two Unit
- Open Space

Existing Context: Building Form/Scale



Subject Property



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Process

- Informational Notice: 05.14.2025
 - Planning Board Notice: 07.01.2025
 - Planning Board Public Hearing: 07.16.2025 (Approved)
 - **CPH Committee: 07.29.2025**
 - City Council Public Hearing: 09.09.2025 (tentative)
-
- No RNO comments received to date
 - 5 public comments in support via application

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Criteria for Review

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

See *DZC 12.4.10.7*

Criteria for Review

1. Consistency with Adopted Plans

Comprehensive Plan 2040, Blueprint Denver

2. Public Interest

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

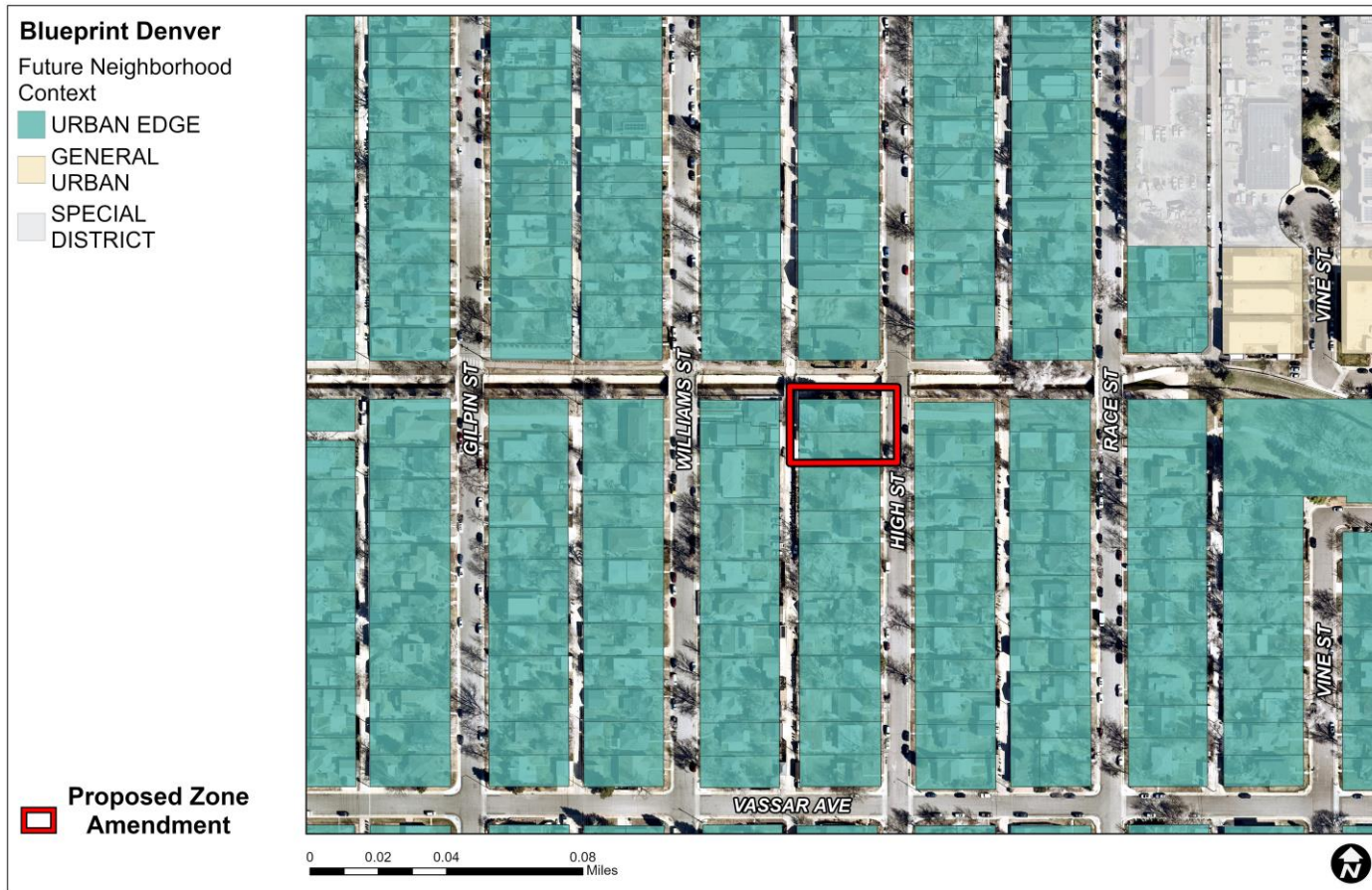
See *DZC 12.4.10.7*

Comprehensive Plan 2040



The proposed rezoning furthers *Comprehensive Plan 2040* policies by increasing additional housing units, allowing more building forms at an infill location where amenities are accessible including transit and mixed-use services.

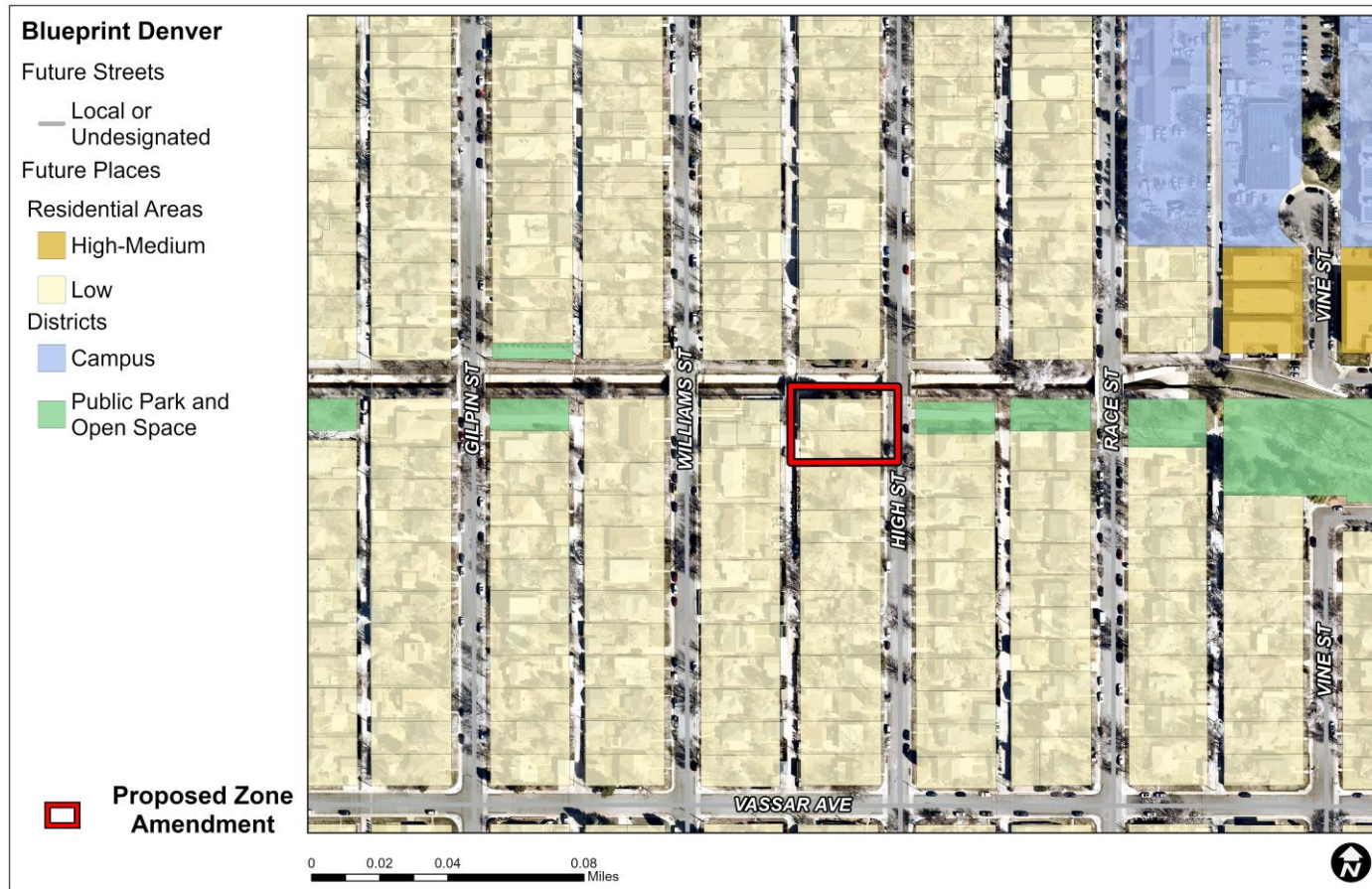
Blueprint Denver 2019



Neighborhood Context

Urban Edge contains many single- and two-unit residential areas. Commercial and mixed-use development tends to be found along the main corridors bordering traditional residential areas, with some larger center development.” (p. 206).

Blueprint Denver 2019



Future Place Type Low Residential

“...predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 214)

Future Street Type

- High, Local

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



- **Growth Areas Strategy:**
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Additional Blueprint Policies

Land Use & Built Form: Housing Policy 02, Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82) .

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CPD Recommendation

Based on finding all review criteria have been met, CPD recommends to move application forward to full City Council

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