



Community Planning and Development
Planning Services

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
p: 720.865.2915
f: 720.865.3052
www.denvergov.org/CPD

Planning Board Document of Deliberation

At the Planning Board hearing on November 6, 2024, Community Planning and Development Staff recommended that the Board advise City Council to deny the application for Map Amendment 2023I-00242, finding that it was not consistent with plan guidance.

However, the Planning Board voted 5-1 to recommend that City Council approve the application. Planning Board members cited a range of rationale for this recommendation, including:

- If properties are not permitted to rezone to a designation that aligns with the neighborhood context and permits a slight increase in density (in this case, one additional unit), the area will struggle to support Blueprint Denver's Growth Strategy, which calls for this neighborhood to absorb a portion of the city's residential growth. Specifically, the Growth Strategy aims for "all other areas of the city" to collectively accommodate 20% of new households by 2040.
- Our planning documents do not clearly define whether terms like "consistency" or "character" apply to building form, building use, or both. However, some members suggested that context clues in the Denver Comprehensive Plan suggest that "consistent" should be interpreted as referring to building form. In the vision for Strong and Authentic Neighborhoods, Goal 1, Strategy B emphasizes a mix of housing types for a diverse population, followed by Goal 1, Strategy D, which encourages quality infill development consistent with neighborhood form while increasing amenities. Some Planning Board members interpreted "consistency" in this context as relating to form, as requiring uniform use would undermine the goal of housing variety. Here, the form standards for the urban house and duplex building form standards in U-SU-C and U-TU-C are identical.
- Some Board members also raised concerns about Blueprint Denver's guidance for applying Residential "Low" to rezonings, which relies on the established pattern of existing zone districts rather than the pattern of existing uses in the neighborhood. In this case, there is a noticeable pattern of two-unit uses, yet the zoning designates a solid block of SU (single-unit) zoning. This approach could be problematic as it may overlook historical patterns that were disregarded in the 2010 rezoning, failing to reflect "authenticity" as called for in Blueprint Denver's Strong and Authentic Neighborhoods vision.
- While Blueprint Denver supports missing-middle housing through "holistic revisions to the zoning code at a citywide scale," progress has been limited to citywide ADU goals, without addressing broader missing-middle needs. Some Planning Board members expressed concern that waiting for a citywide approach may delay opportunities to increase density, hampering more affordable and equitable housing outcomes in the interim.