



TO: Denver Planning Board
FROM: William Prince, Associate City Planner
DATE: May 13, 2026
RE: Official Zoning Map Amendment Application 2026-REZONE-0000008

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the Committee move Application 2026-REZONE-0000008 forward for consideration by the full City Council.

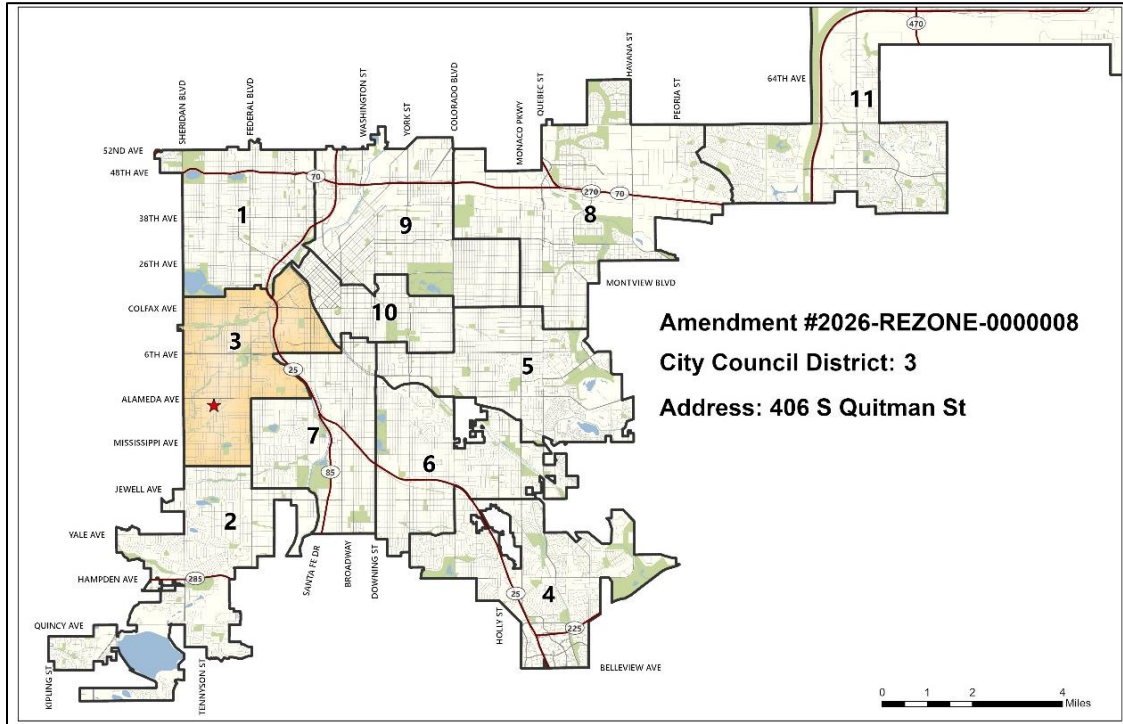
Request for Rezoning

Address: 406 South Quitman Street
Neighborhood/Council District: Westwood/ Council District 3 – Councilmember Jamie Torres
RNOs: Inter-Neighborhood Cooperation (INC), Hencho en Westwood, Westwood Community Action Team, Westwood Unidos
Area of Properties: 10,400 square feet or .24 acres
Current Zoning: E-SU-Dx
Proposed Zoning: E-SU-B
Property Owner(s): Andrew and Kryszelda Gorrell

Summary of Rezoning Request

- The subject site is located in the Westwood statistical neighborhood near the southeast intersection of South Quitman and West Dakota Avenue.
- The property owner is proposing to rezone 406 South Quitman Street from E-SU-Dx to E-SU-B to allow for a lot split.
- At 10,400 square feet, the subject property is more than twice the 4,500 square feet minimum zone lot size of the requested E-SU-B. Therefore, a future zone lot amendment could create two separate zone lots. If the rezoning is approved and if the zone lot were split, then each resulting zone lot would be permitted to have one single-unit dwelling and one accessory dwelling unit.
- The proposed rezoning, E-SU-B (Urban Edge – Single Unit -B), zone district allows the following building forms: Urban House and Detached Accessory Dwelling Unit. The maximum height of the primary building is 30-35', up to 2.5 stories. This zone district has a minimum zone lot of 4,500 square feet. Further details of the zone district can be found in the proposed zone district of this staff report (below) and in Article 4 of the Denver Zoning Code.

City Location



Neighborhood Location - Westwood



Existing Context



The subject property is located within the Westwood statistical neighborhood, near the southeastern intersection of South Quitman Street and West Dakota Avenue. The surrounding area is residential with primarily single unit and some duplexes building forms.

The subject property is served by RTD bus routes 3 along Alameda Boulevard and route 4 along Morrison Road – both with 30 minute headways. These routes serve east-west connections and stations are approximately two blocks away from the subject property. Cuatro Vientas / Four Winds Park is located two blocks north of the subject site . Knapp Elementary School and Denver Health Westwood Center are both approximately four blocks west of the subject property.

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
Subject Property	E-SU-Dx	Single Unit Residential	Half-story residential house with informal gravel driveway	Streets are generally orthogonal. Blocks are generally rectangular and alleys are present in some blocks – but the subject property
North	E-SU-Dx	Multi-Unit Residential	1-story multi unit house with pedestrian access on S. Quitman St. and garage access on W Dakota Ave.	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
South	E-SU-Dx	Single Unit Residential	1-story residential house with driveway on S. Quitman	does not include an alley. Most residences have either a front and/or side driveway with small yards with fences often present.
East	E-TU-C	Two Unit Residential	1-story multi unit house with driveway on S. Perry St.	
West	E-SU-Dx	Single Unit Residential	1-story residential house with driveway on S. Quitman St and no alley access.	

1. Existing Zoning



The existing zoning on the subject property is E-SU-Dx. This zone district allows the Suburban House and Urban House form as primary building forms on a minimum zot area of 6000 square feet and a minimum zone lot width of 50 feet. The maximum allowed heights are between 30-35 feet. For additional details of the zone district, see DZC section 4.3. The subject property abuts a E-TU-C zone district to the east.

2. Existing Land Use Map



The subject property is identified as Single Unit Residential,. The majority of the surrounding area is also Single Unit Residential. Two multi-unit properties abut the subject property to the north and to the east.

3. Existing Building Form and Scale (all images from Google Maps)



Subject Property – 406 South Quitman Street, looking east on S. Quitman St.



North – View of the property to the north of subject property, looking east on S. Quitman St.



South – View of the property to the south of subject property, looking east on S. Quitman St.



East - View of the property to the east, on Perry Street, looking west.



West – View of the property to the west, across on S. Quitman St, looking west.

Proposed Zoning

The proposed E-SU-B is a single unit zone district that allows the Urban House building form on a minimum zone lot of 4500 square feet and a minimum 35-foot zone lot frontage. The building form standards, design standards, and uses work together to promote desirable residential areas. More details of the proposed zone district can be found in Article 4 of the Denver Zoning Code.

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

Design Standards	E-SU-Dx (Existing)	E-SU-B (Proposed)
Primary Building Forms Allowed	Suburban House, Urban House	Urban House
Height in Stories / Feet (max), front 65%, rear 35%	Suburban: 2.5/ 30'-35', 30' Urban: 2.5/30',17'	2.5/ 30'-35', 17'-19'
Bulk Plan Vertical Height at Side Interior and Side Street Zone Lot Line in front 65%/rear 35% of zone lot depth	10'/10'	17'/10'
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	All Forms: 45*	45*
Zone Lot Area (min)	6000 sq ft	4500 sq ft
Zone Lot Width (min)	50'	35'
Primary Street Setback (min)	20'	20'
Side Street Setback (min)	5'	3-7.5' based on frontage
Side Interior Setback (min)	5'	3-10' based on frontage
Rear with Alley/Rear without Alley	12'/20'	12'/20'
Height of Detached ADU	1-2 stories, 17-24'	1-2 stories, 17-24'
Location of ADU	Rear 35% of zone lot	Rear 35% of zone lot

ADU – Side Interior and Side Street Setback	3-5'	3-5'
ADU – Rear setback with alley, rear without alley	5-12'	5-12'

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 Comment.

Denver Public Schools: Approved – No Response.

Development Services - Fire: Approved – No Response.

Development Services – Project Coordination: Approved – No Response.

Development Services - Transportation: Approved – No Response.

Development Services – Wastewater: Approved – No Comments.

Parks and Recreation: Approved – No Response.

Public Health and Environment: Approved – No Comments.

Department of Transportation & Infrastructure – City Surveyor: Approved - No Comments.

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:	03/17/2026
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:	05/05/2026

Planning Board Public Hearing: <i>This item was unanimously approved by the Planning Board.</i>	05/20/2026
CPD written notice of the Community Planning & Housing Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	05/25/2026
Community Planning & Housing Committee of the City Council:	06/09/2026
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:	06/29/2026 (Tentative)
City Council Public Hearing:	07/27/2026 (Tentative)

Registered Neighborhood Organizations (RNOs)

To date, staff has received no comments

Other Public Comment

To date, no public comments have been received

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC Section 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*
- *Blueprint Denver (2019)*
- *Southwest Area Plan (2026)*

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.

Vision Element 1: Equitable, Affordable, and Inclusive (pages 28-29)

- Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.
 - Strategy A: Increase development of housing units close to transit and mixed-use developments.
- Goal 2: Support housing as a continuum to serve residents across a range of incomes, ages, and needs.
- Goal 3: Develop housing that is affordable to residents of all income levels.

This proposed rezoning will allow for additional housing units on a underutilized lot to create opportunities for residents to nearby services and resources.

Vision Element 5: Environmentally Resilient (page 54)

- Goal 8: Clean our soils, conserve land and grow responsibly.
 - Strategy A: Promote infill development where infrastructure and services are already in place.

This proposed rezoning will allow for new housing options and allow for more density on a large lot within the neighborhood.

In summary, the proposed rezoning, is consistent and furthers *Comprehensive Plan 2040* polices. The proposed rezoning will enable new housing options and density where infrastructure is in place in close proximity to services and resources in the surrounding neighborhood.

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 property as part of Low Residential future place within the Urban Edge Context and provides guidance from the future growth strategy for the city. The proposed rezoning is consistent with land use guidance in the plan.

Blueprint Denver Future Neighborhood Context



The subject site is shown on the context map as Urban Edge neighborhood context which “contains many single- and two-unit residential areas...” (p. 206). The proposed E-SU-B zone district is intended “to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context... The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms.” (DZC Section 4.2.2.1). The proposed district is appropriate and consistent with the Blueprint Denver context description.

Blueprint Denver Future Place



The subject site is designated within a Residential Low future place on the *Blueprint Denver* Future Place Type map. This place type is “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).

E-SU-B is a single unit residential zone district that allows the Urban House and Detached Accessory Dwelling Unit building forms which are compatible with Residential Low future place type description.

Blueprint Denver Street Types

Blueprint Denver classifies both Quitman Street and Dakota Avenue as local or undesignated streets. Local streets “are designed for the highest degree of property access” (p. 154) and “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 160). The proposed E-SU-B zone district is consistent with this street type.

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 included as “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). These growth areas are “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 E-SU-B is appropriate in this growth area and is consistent with *Blueprint Denver*.

Additional Guidance

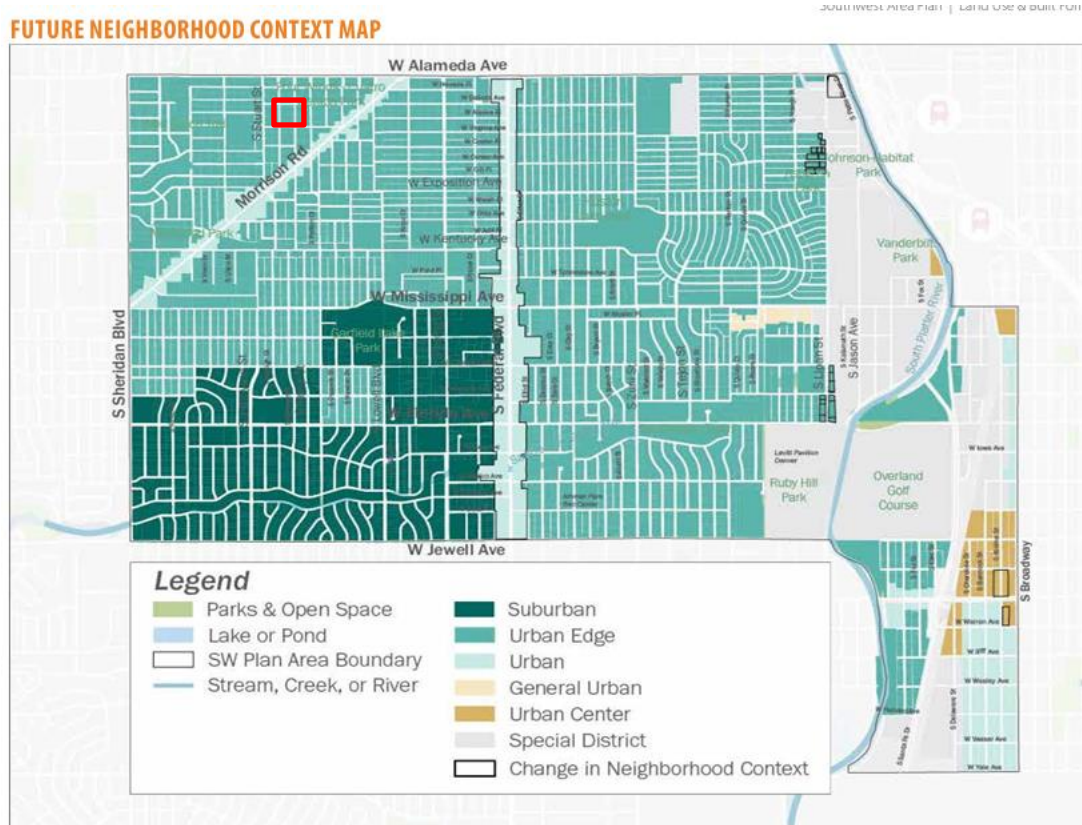
Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. (p. 67) However, smaller rezonings can still implement policies and strategies related to equity.

This individual rezoning supports elements of “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” (p. 85) and “Housing Policy 7: Expand family-friendly housing throughout the city” (p. 85) by allowing more units on a site that historically only include a half story single-unit structure.

This rezoning supports the city’s goals to reduce climate impacts by enabling additional housing where infrastructure already exists with nearby transit and walkable and bikeable amenities. This creates a less auto-dependent neighborhood which can reduce greenhouse gas emissions from transportation. This energy efficiency will advance Denver’s goals to reduce greenhouse gas emissions from buildings, which contribute to a warming climate. In conclusion, this proposed rezoning is consistent with *Blueprint Denver*.

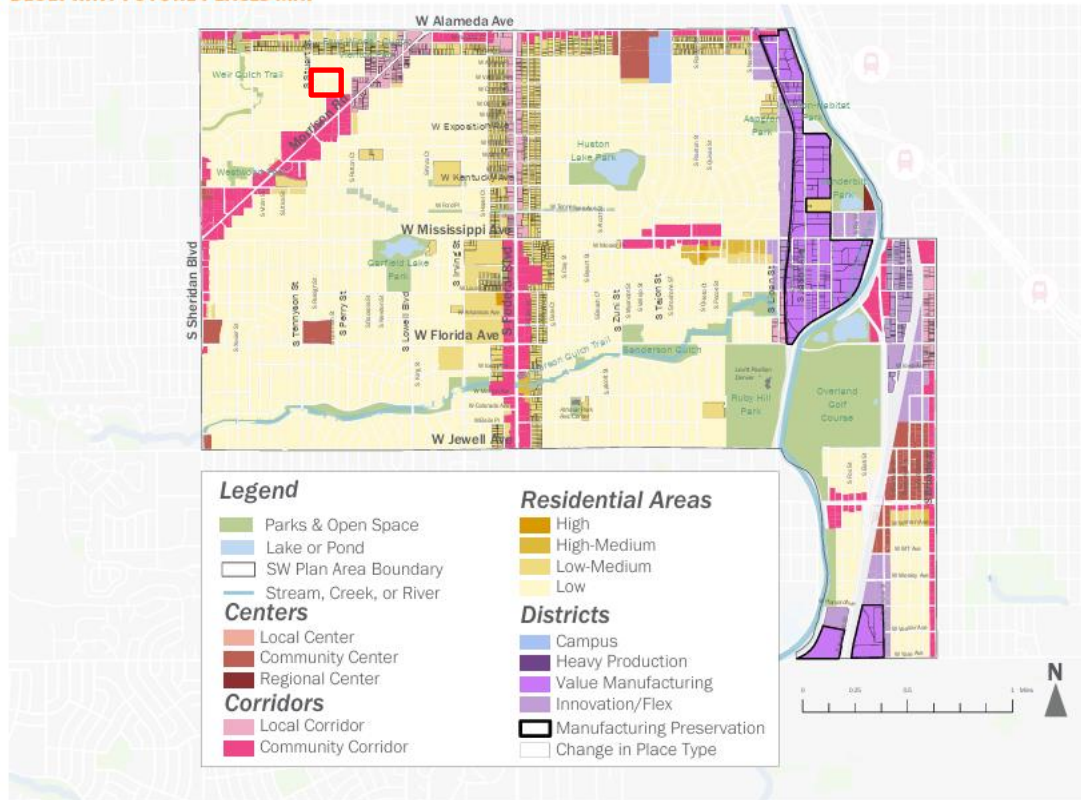
Southwest Area Plan (2026)

The *Southwest Area Plan* was adopted by City Council in March 2026 and applies to the subject property. The Future Neighborhood Context matches *Blueprint Denver* as Urban Edge, and the Future Place type designation matched *Blueprint Denver* as Low Residential.



BLUEPRINT FUTURE PLACES MAP

Southwest Area Plan | Land Use & Built Form



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In addition to the Neighborhood Context and Future Place map guidance, this rezoning meets additional housing policies as identified in the *Southwest Area Plan*:

- LU L1: Southwest residents should have affordable and secure housing options that accommodate a wide range of needs. (page 50)
- LU L2: Ensure there is adequate supply of high-quality, well maintained housing that meets the needs of the community. (page 51)
- LU L3: Low Residential places should allow for additional housing growth while promoting affordability, design, and preservation. (page 52)
 - E. Lots larger than 9,000 square feet should be split into two or more lots. This allows for more housing while keeping lots sizes consistent with the surrounding area.
- Westwood L1: Preserve affordable housing options in the Westwood neighborhood while allowing for housing options that serve a diversity of needs (See L3 and L4). (page 174)

This rezoning to E-SU-B is consistent with guidance from the *Southwest Area Plan*.

2. Public Interest

The proposed official map amendment furthers the public interest through implementation of the city's adopted land use plans. The rezoning would allow for the redevelopment of new housing options with close proximity to transit, commercial areas, and other resources in the Westwood neighborhood.

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

The requested E-SU-B zone district is within the Urban Edge Context, defined by the Denver Zoning Code as, "primarily single-unit and two-unit residential uses...Single and two-unit residential uses are primarily located along local and residential arterial streets." (DZC Section 4.1.1). The rezoning is consistent with this description as it will allow a single unit zone district where it already exists within Low Residential future place that is compatible with the general character of the neighborhood context.

It is also consistent with the General Purpose of residential districts in this context as it will, "promote and protect residential neighborhoods" where "the standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space." (DZC Section 4.2.2.1.B)

Furthermore, the requested rezoning is consistent with the Specific Intent of the E-SU-B district which is "is a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet (DZC 4.2.2.2.B).

The rezoning of this property to E-SU-B is consistent with the neighborhood context description, purpose, and intent.

Attachments

1. Application