



5101-5115 N Milwaukee St

Request: E-SU-D to U-TU-C

Date: 05/11/2026

Presenter: Joe Green

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-D to U-TU-C



- Property:
 - 12,700 sq ft
 - Contains a single-unit house
 - Vacant lot used as driveway

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

Current Zoning – E-SU-D

Urban Edge – Single Unit – D

Specific Intent:

- Single-unit uses on a
- 6,000 sq ft minimum lot area

Building Forms:

- Urban houses
- Accessory dwelling unit

Proposed Zoning – U-TU-C

Urban – Two Unit – C

Specific Intent:

- Two-unit uses
- Minimum lot area of 5,500 sq ft

Building Forms:

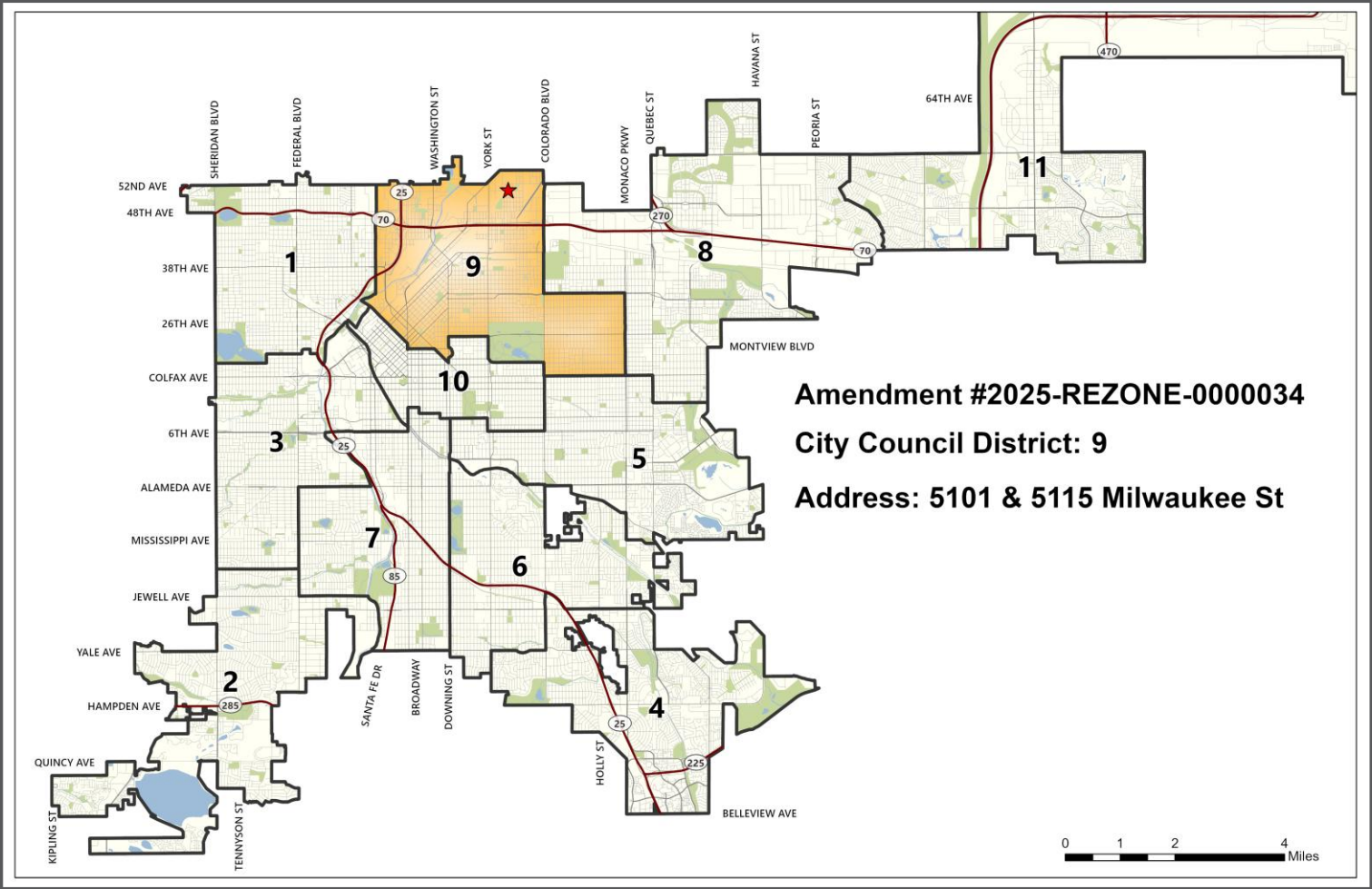
- Urban house
- Duplex
- Tandem home
- Detached accessory dwelling units

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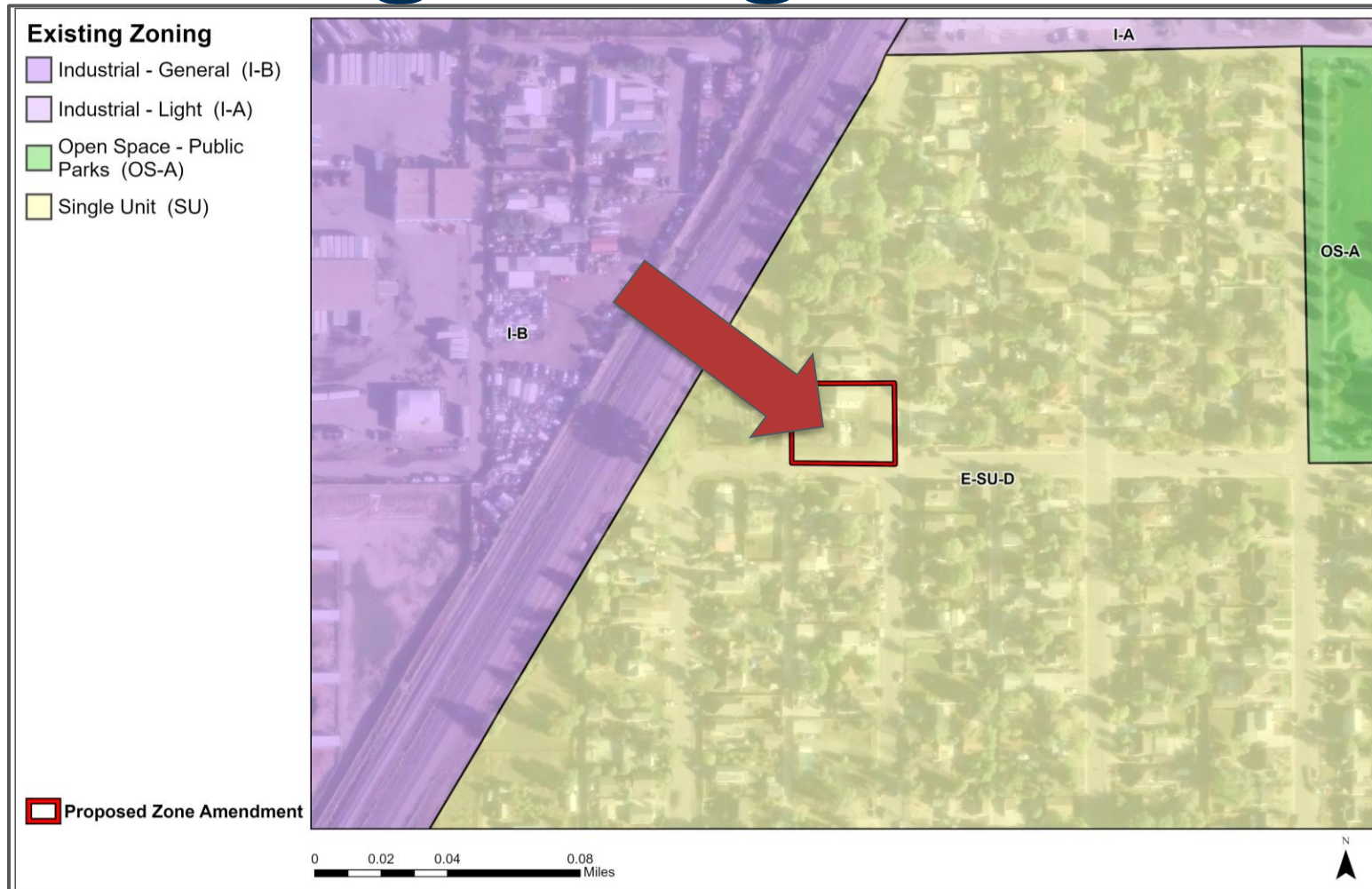
Council District 9 – Councilmember Watson



Statistical Neighborhood – Elyria Swansea



Existing Zoning – E-SU-D



Adjacent to:

- E-SU-D
- I-B

Existing Context – Land Use



Vacant

Adjacent to:

- Single-unit
- Two-unit
- Vacant

Existing Context – Building Form/Scale



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Process

- Informational Notice: **01/09/2026**
- Planning Board Notice: **03/03/2026**
- Planning Board Public Hearing: **03/18/2026**
- Committee: **03/31/2026**
- City Council Public Hearing: **05/11/2026**

Planning Board

- The board voted unanimously to recommend approval.

Public Comments

RNOs

- Received a letter of support from United Community Action Network
- No official response from the Elyria Swansea Neighborhood Association

Staff has received no comments from neighbors or other stakeholders.

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Denver Zoning Code Review Criteria

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Elyria Swansea Neighborhood Plan (2015)

2. Public Interest

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

Comprehensive Plan 2040

- Ensure neighborhoods offer a mix of housing types
- Promote infill development where infrastructure and services are already in place



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Elyria Swansea Neighborhood Plan (2015)

2. Public Interest

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Blueprint Denver 2019



Urban

- Single- and two-unit residential
- Embedded multi-unit and mixed-use

Blueprint Denver 2019



Residential Low

- Single- and two-unit on small or medium lots
- Duplexes thoughtfully integrated

Local Future Street Type

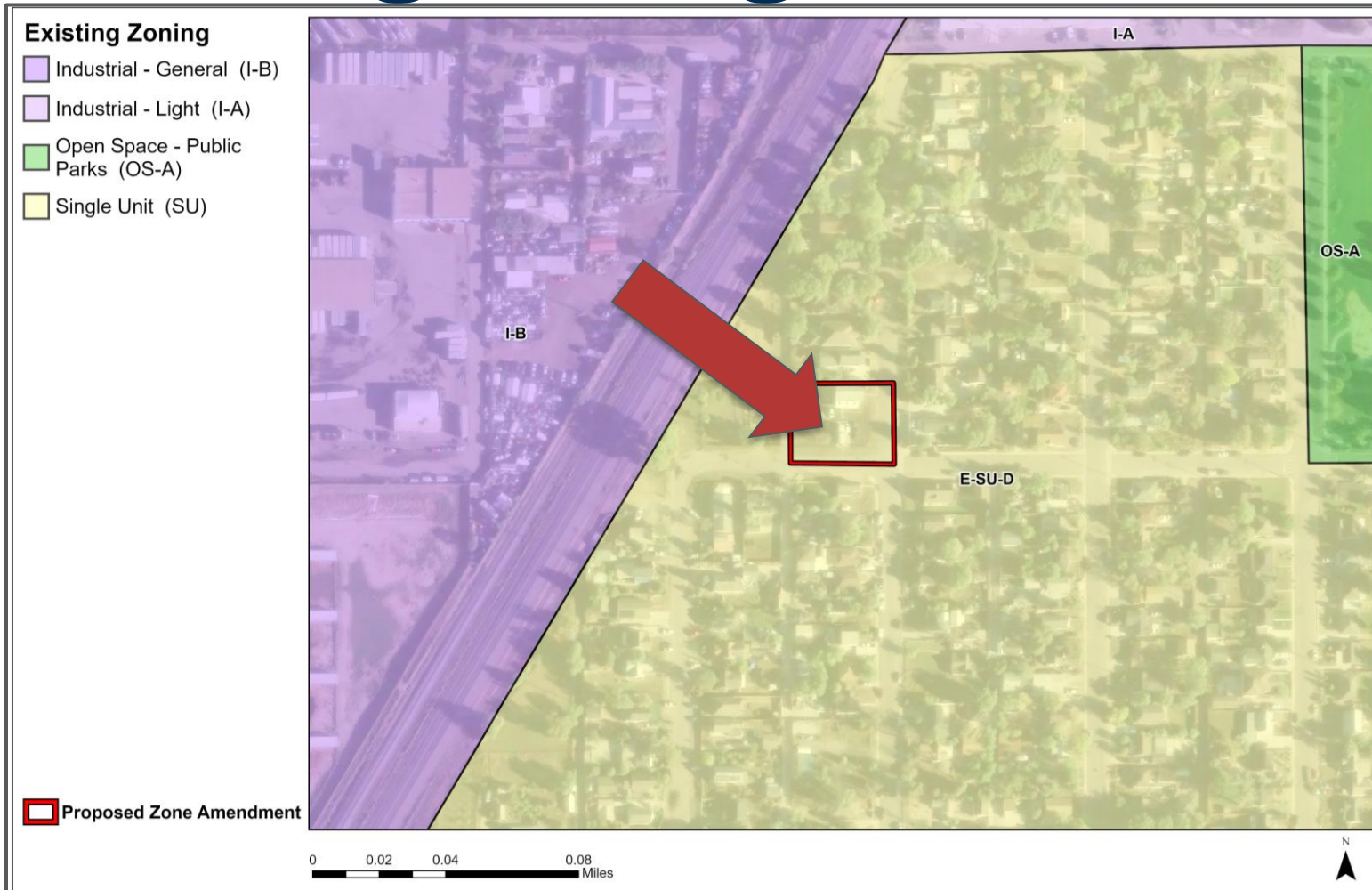
- Predominantly defined by residential uses

Blueprint Denver 2019

Applying Residential “Low” Guidance to Proposed Rezoning (p. 214).

- Two-unit uses are not appropriate in all areas
- If there is not an existing zoning pattern, request depends upon:
 - Adopted small area plan
 - Significant neighborhood input
- “intent to set a new pattern for the area”

Existing Zoning Pattern



What is the “existing zoning pattern”?

Small Area Plan

Does the neighborhood plan state an “intent to set a new pattern for the area”?

Elyria Swansea Neighborhood Plan

Single Family Duplex - mixture of housing types:

- single-family houses
- duplexes
- rowhouses
- small apartment buildings

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Elyria-Swansea Neighborhood Plan (2015)

2. Public Interest

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

Elyria-Swansea Neighborhood Plan

Policy E. 1: Update the Neighborhood Context

- Urban Neighborhood Context better reflects the area

Elyria-Swansea Neighborhood Plan

Displacement and Affordable Housing

- “Desire that progress will not result in displacement”
- “Affordable housing will continue to be within reach”
- “Residents desire to remain in the neighborhood and enjoy improvements”

Denver Zoning Code Review Criteria

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

Public Interest

The application is in the public interest:

- Allow a mix of housing types
- Align the neighborhood contexts
- Allowing infill development where infrastructure already exists

Denver Zoning Code Review Criteria

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Urban Neighborhood Context

- Primarily single and two unit uses
- Primarily on local or residential arterial streets

Urban Neighborhood Residential Districts

- Promote and protect residential neighborhoods
- Accommodate reinvestment in residential districts

U-TU-C Specific Intent

- Two unit district
- Minimum zone lot area of 5,500 square feet

CPD Recommendation

CPD recommends **approval**, based on finding all review criteria have not been met

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2. Public Interest
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