



TO: Denver Planning Board
FROM: Joe Green, Associate City Planner
DATE: May 7, 2026
RE: Official Zoning Map Amendment Application# 2025-REZONE-00000013

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application# 2025-REZONE-00000013.

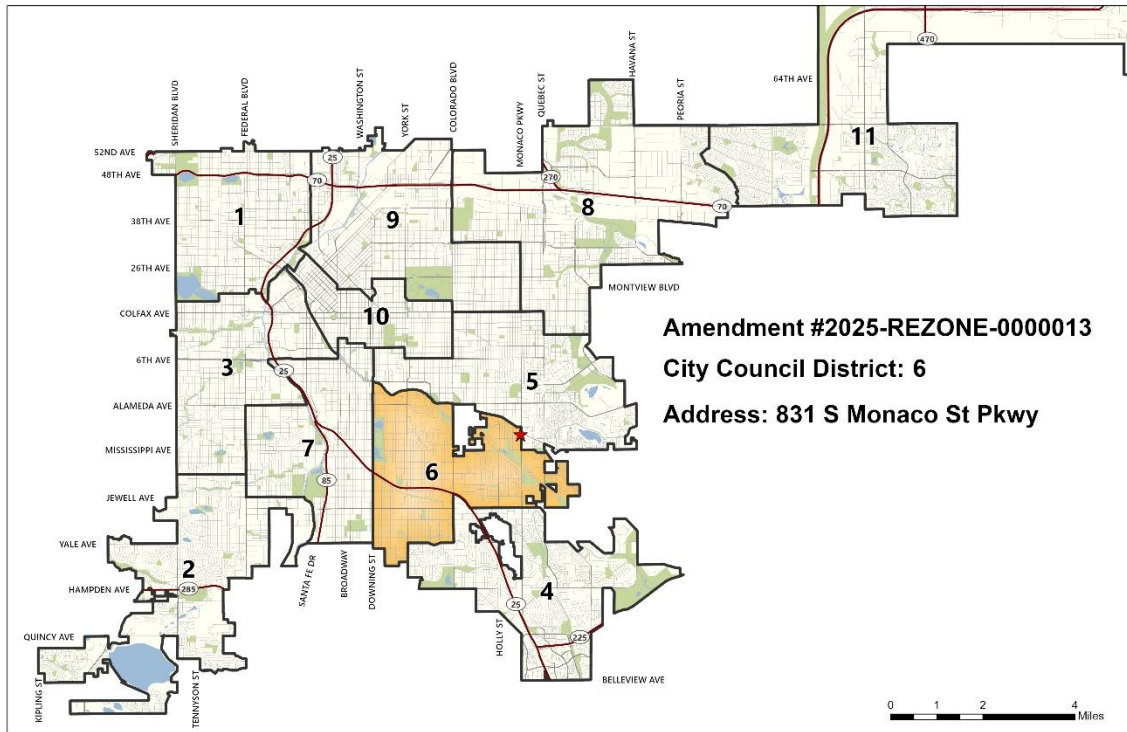
Request for Rezoning

Address: 831 South Monaco Street Parkway
Neighborhood/Council District: Washington Virginia Vale / Council District 6, Council Member Kashmann
RNOs: Inter-Neighborhood Cooperation (INC) and Virginia Vale Community Association
Area of Subject Property: 7,050 square feet or 0.16 acres
Current Zoning: S-MX-3A
Proposed Zoning: S-MU-3
Property Owner(s): 2800 Midland LLC (Catholic Charities Housing)
Owner Representative: Charlie Deese, Cushing Terrell

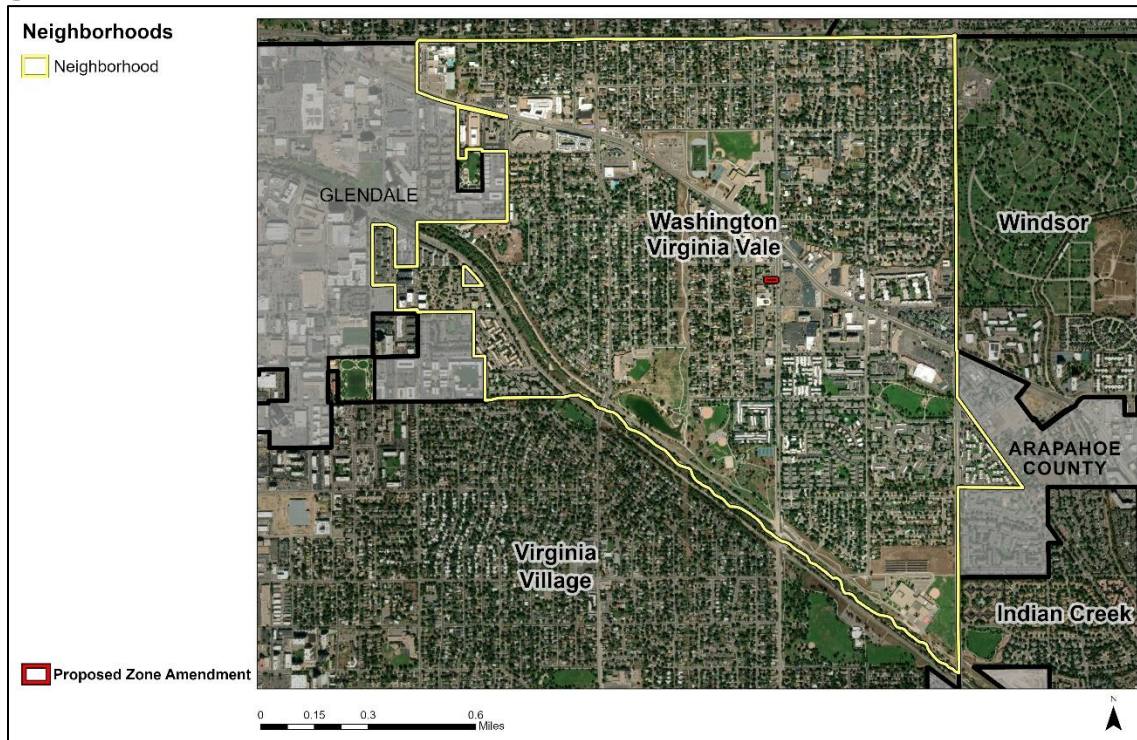
Summary of Rezoning Request

- The subject property is in the Washington Virginia Vale neighborhood on the west side of South Monaco Street Parkway between South Ohio Avenue and South Kentucky Avenue. The site is currently occupied by a single-family residence and half a block south of Leetsdale Drive.
- The property owner, Catholic Charities Housing, is proposing to rezone the property to match the zoning to the north to construct a 4-story apartment complex which will be deed-restricted for affordable housing.
- The proposed zone district, S-MU-3 (**S**uburban **M**ulti-**U**nit – **3** stories) allows for primarily residential uses in the suburban house, duplex, row house and apartment building forms up to a maximum height of three stories and 40 feet. Further details of the existing and requested zone districts can be found in Article 3 of the Denver Zoning Code (DZC).

Existing Context



Neighborhood Location



Existing Context

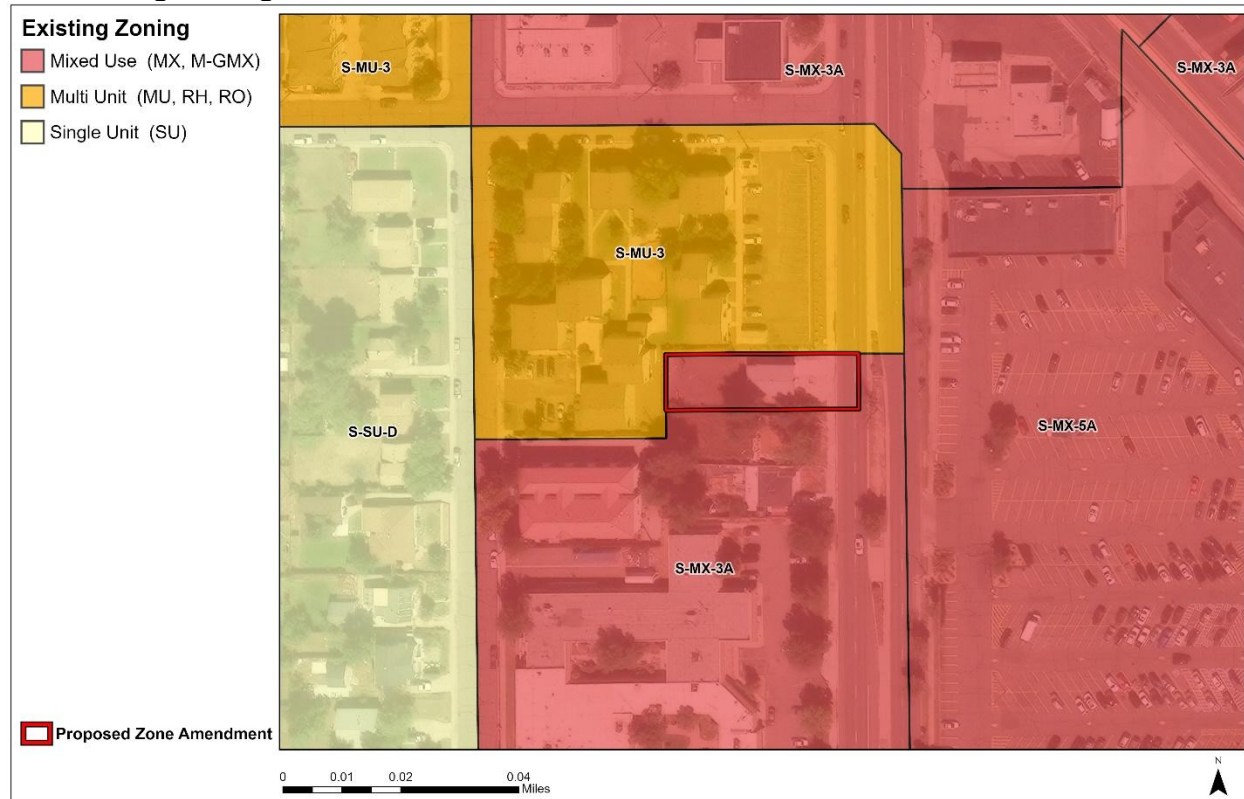


The subject property is in the Washington Virginia Vale neighborhood on the west side of South Monaco Street Parkway between South Ohio Avenue and South Kentucky Avenue. The site is currently occupied by a single-unit residence and half a block south of Leetsdale Drive. The subject sites are two blocks (less than a 1/4 mile) south from George Washington High School. RTD Buse Routes 83D and 83 L are located one block to the north on Monaco Street Parkway and Leetsdale Drive with 30-minute headways runs along Leetsdale Drive. RTD Bus Route 65 is located one block to the north on Monaco Street Parkway and Leetsdale Drive with 15 min headways runs north-south along Monaco Street Parkway.

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-MX-3A	Single-unit Residential	One Story Single-Unit Residence	Block sizes and shapes are consistent and rectangular and shaped by a grid street pattern. However, Leetsdale Drive does cut through the neighborhood diagonally
North	S-MU-3	Multi-unit Residential	2 story multi-family apartments	
South	S-MX-3A	Single-unit Residential	One Story Single-Unit Residence	
East	S-MX-5A	Retail/Commercial	One Story commercial strip	
West	S-MU-3	Multi-unit Residential	2 story multi-family apartments	

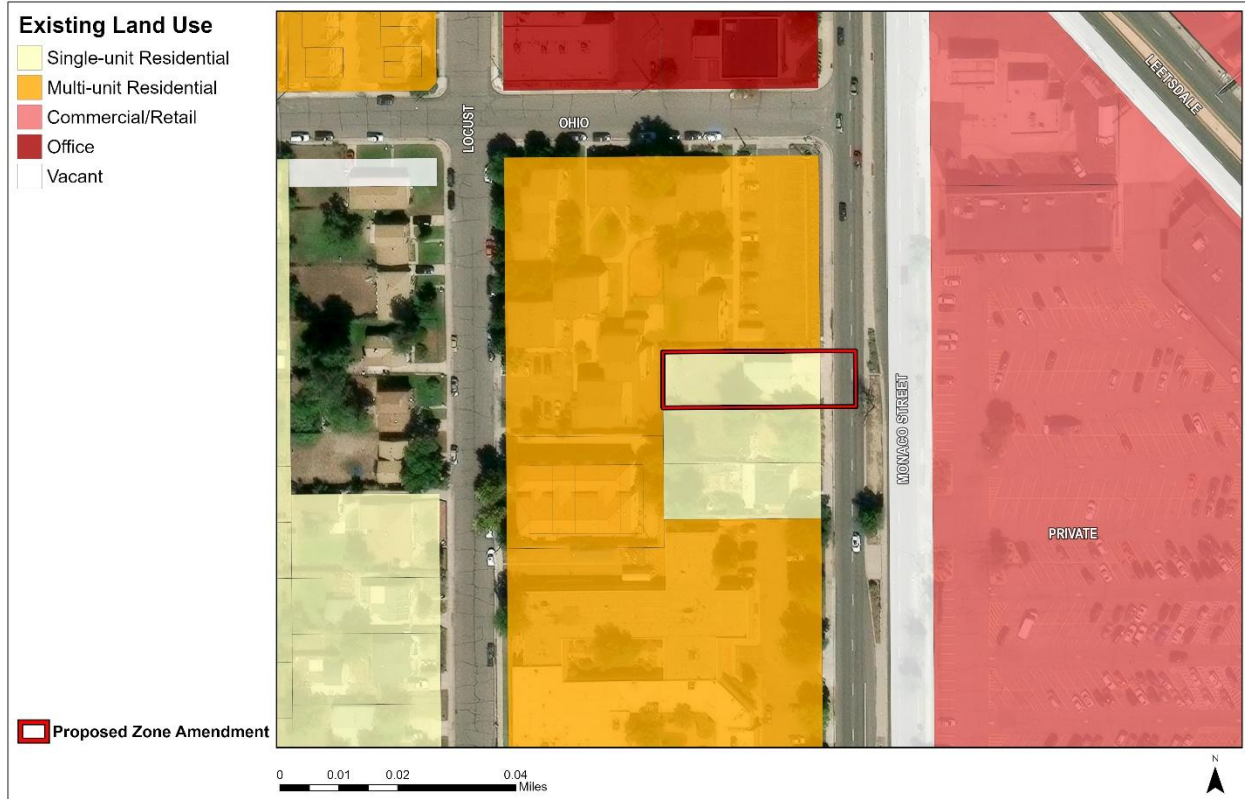
1. Existing Zoning



The subject site is currently zoned as S-MX-3A. S-MX-3A is a mixed-use district in the Suburban neighborhood context that is “intended to promote safe, active, pedestrian-scaled, diverse areas” while contributing positively to surrounding residential neighborhoods (DZC 3.2.4.1). The S-MX-3A district allows the Shopfront, Drive Thru Services, and Drive Thru Restaurant building forms. Design standards

provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front.

2. Existing Land Use Map



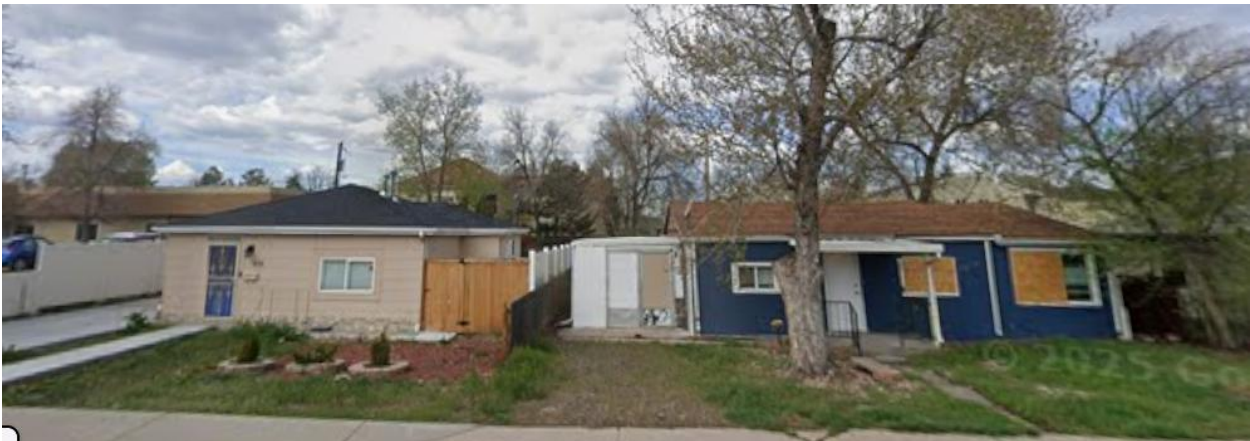
3. Existing Building Form and Scale (images from Google Maps)



View of subject property looking west from South Monaco Street Parkway.



View of Multi-unit homes to the north of the subject site, looking west from South Monaco Street Parkway.



View of single-unit homes to the south of the subject site, looking west from South Monaco Street Parkway.



View of commercial/retail to the east of the subject site, looking across South Monaco Street Parkway.

4. Affordable Housing

The rezoning will allow the property owner to combine the parcel with 801 S. Monaco (S-MU-3) to create a building site suited for future affordable housing development. 801 S. Monaco is a deed-restricted development with 28 units- a mix of 2, 3, & 4 bedrooms. A redevelopment of 801 alone would yield approximately 35 additional units, but in re-zoning and combining parcels the goal is to be able to add another 12 units, for a total of approximately 75 units. The project will likely include an AMI mix of 30-60% with the intent of supporting families in a mix of 2, 3, & 4 bedroom units along with supportive programming and family oriented amenities spaces.

Proposed Zoning

The **S-MU-3**, **S**uburban, **M**ulti-unit, **3**-story district is a multi-unit zone district in the suburban context. In the S-MU-3 zone district the Suburban House, Duplex, Row House and Apartment building forms are allowed primary building forms. Maximum height allowed is three stories or 40 feet. Further details of the zone district can be found in Article 3 of the Denver Zoning Code.

The design standards for the existing zone districts and the proposed zone district are summarized below.

Design Standards	Existing S-MX-3A	Proposed S-MU-3
Primary Building Forms Allowed	General, Shopfront	Suburban House, Duplex, Row House, and Apartment
Height in Stories / Feet (max)	3 stories / 45'	3 stories / 32'-40'*
Primary Street Build-To Percentages (min)	General: 60% Shopfront: 75%	Row House, Apartment: 50% Other allowed forms: no build-to
Primary Street Build-To Ranges	General: 0'/20' Shopfront: 0'/5'	Row House, Apartment: 0' to 80' Other allowed forms: no build-to
Primary Street Setbacks (min)	0'	Suburban House: Block sensitive or 15'-20' (whichever is less)** Duplex: Block sensitive or 20' (whichever is less) Row House, Apartment: 10'

*Standards varies between building forms

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

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 Response.

Denver Public Schools: Approved – No Response.

Department of Housing Stability: Approved – No Comment.

Development Services - Fire: Approved – No Response.

Development Services – Project Coordination: Approve Rezoning Only - Will require additional information at Site Plan Review.

Development Services - Transportation: Approved – No Comments.

Development Services – Wastewater: Approved – See comment below:

DS Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

Parks and Recreation: Approved – No Comment.

Public Health and Environment: Approved – No Comment.

Department of Transportation & Infrastructure – City Surveyor: Approved - See Comments Below: Recommend referencing the current deed and adding the quarter section, township, and range information to the description. A revised .docx file is attached.

Real Estate: 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:	3/03/2026
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:	3/31/2026
Planning Board Public Hearing:	4/15/2026
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 (10) working days before the meeting:	5/2/2026
CPH Committee of the City Council:	5/12/2026
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:	5/25/2026 (tentative)
City Council Public Hearing:	6/15/2026 (tentative)

- **Planning Board**
 Planning Board voted to unanimously recommend approval.

- **Public Outreach and Input**
 The applicant conducted engagement prior to submitting the application. The engagement is documented as part of the attached application. This effort included emails being sent to Registered Neighborhood Organizations to review the proposal for the property as well as meeting with the council member that reinforced the need to speak with the Registered Neighborhood Organizations.
 - **Registered Neighborhood Organizations (RNOs)**
 To date, staff has received no comments
 - **General Public Comments**
 To date, staff has no comments.

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:

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 application:

- Denver Comprehensive Plan 2040 (2019)
- 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 allow for additional affordable housing units within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- **Equitable, Affordable and Inclusive** Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families.
- **Equitable, Affordable and Inclusive** Goal 2, Strategy B – Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.
- **Equitable, Affordable and Inclusive** Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available, consistent with the following strategy in 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
- **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.*

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

- **Environmentally Resilient** Goal 8, Strategy C – *Promote infill development where infrastructure and services are already in place*

The requested map amendment will allow additional residential units at an infill location where infrastructure is already in place. The requested zone district enables building forms which can provide residents with a mixture of housing types. Therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

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 a community center place within the Suburban Center Neighborhood Context and provides guidance from the future growth strategy for the city.

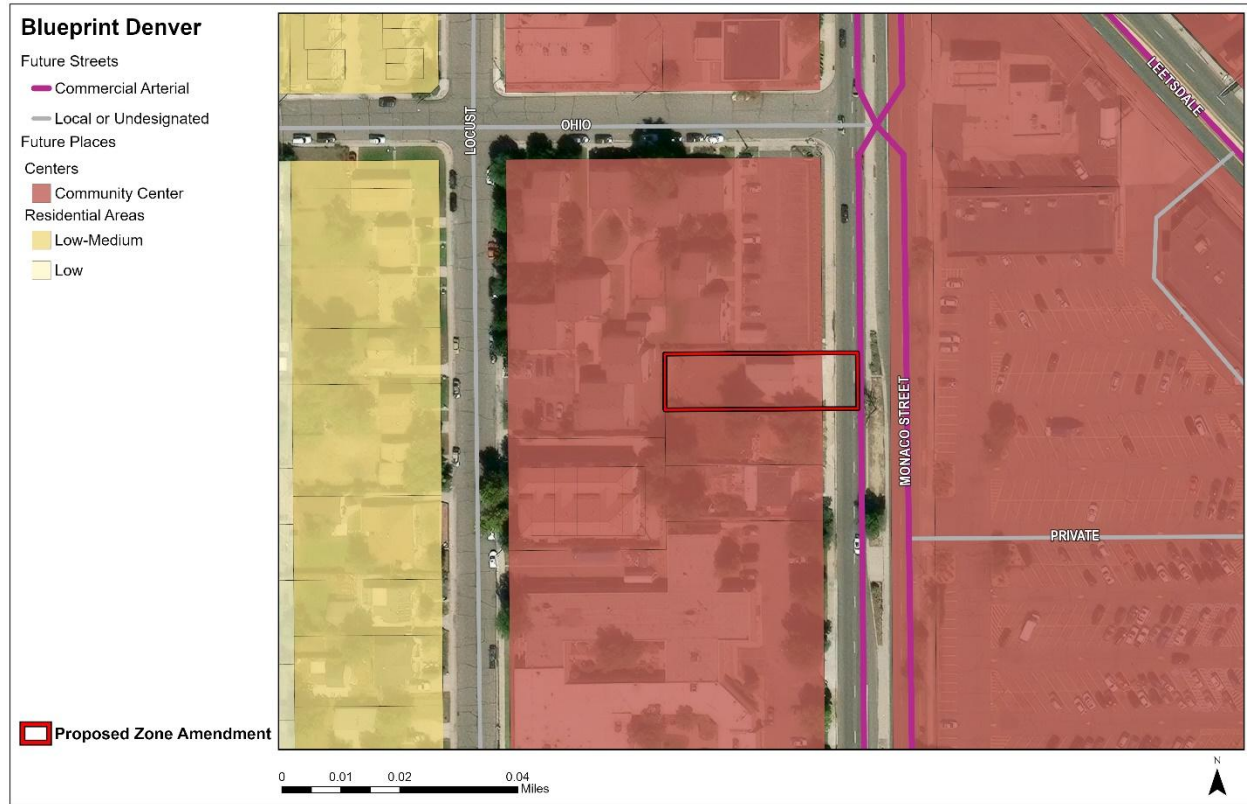
Blueprint Denver Future Neighborhood Context



The subject property is within the 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-MU-3 zone district is part of the Suburban context in the DZC. 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-MU-3 zone district is a multi-unit residential 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



The Future Places map designates the subject property as Community Center. Blueprint Denver describes the aspirational characteristics of Community Center in the Suburban Edge context as “Typically provides some medium mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels vary depending on the type and mix of uses. A mix of larger and smaller scale buildings, some setback from the street to accommodate parking. Heights are generally up to 5 stories” (p. 194).

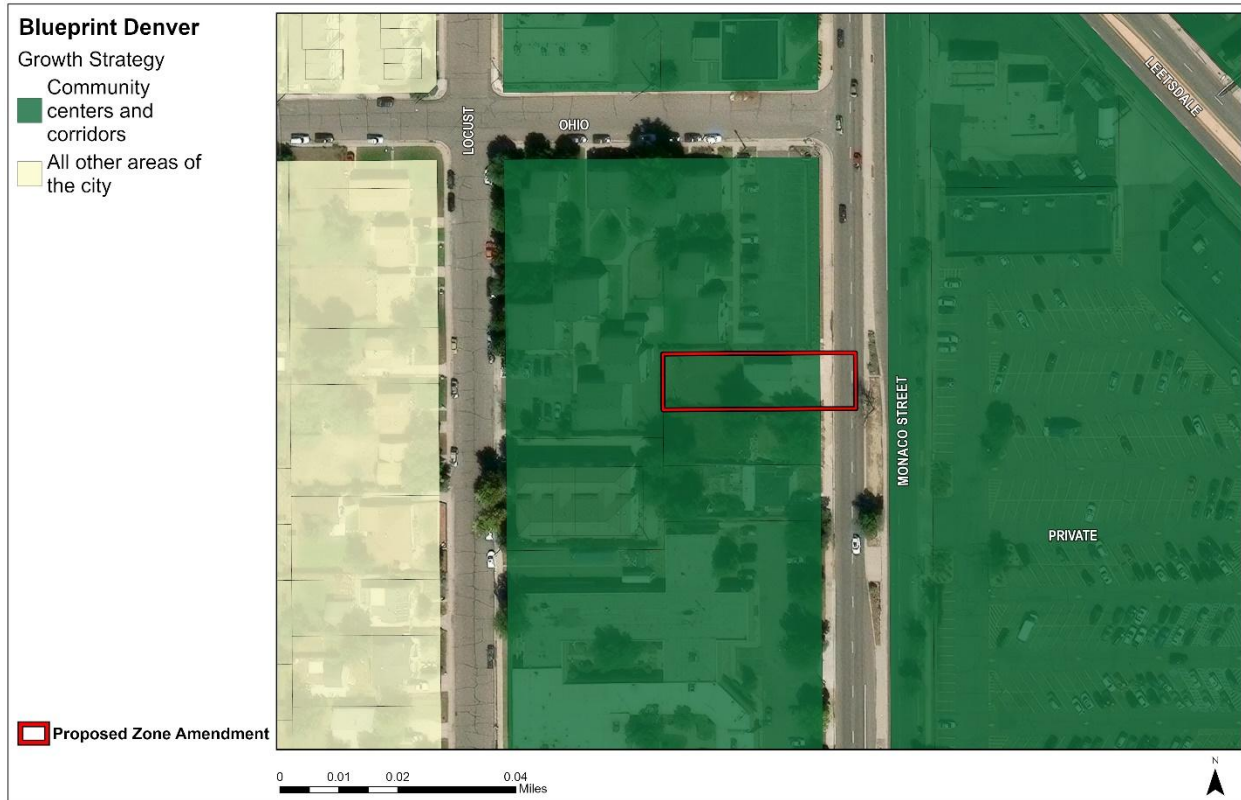
While this guidance encourages mixed-use development, the proposed S-MU-3 zone district allows for a range of residential building forms, including suburban house, duplex, row house, and apartment. The proposed 3-story maximum height is consistent with the existing and surrounding context and is appropriate, as it supports the development of affordable housing while maintaining compatibility with nearby residential areas.

Blueprint Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies South Monaco Street Parkway as a Commercial Arterial Future Street Type, which “typically contain commercial uses including

shopping centers, auto services and offices. Buildings are often set back with on-site parking” (p. 159). The proposed S-MU-3 district is consistent with this description because it allows for primarily residential uses that provide for a range of building setbacks.

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 properties are part of the “Community Centers and Corridors” growth area. These areas anticipate 20% of new employment growth and 25% of new housing growth in the city by 2040 (p. 51). Community Centers and Corridors are “where underutilized infill redevelopment sites can be repurposed” (p. 48-49). The proposed map amendment to S-MU-3 will allow for multi-unit housing consistent with the existing context of the site and neighborhood. Therefore, the proposed rezoning is consistent with the Blueprint Denver growth strategy.

Equity

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

- 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)

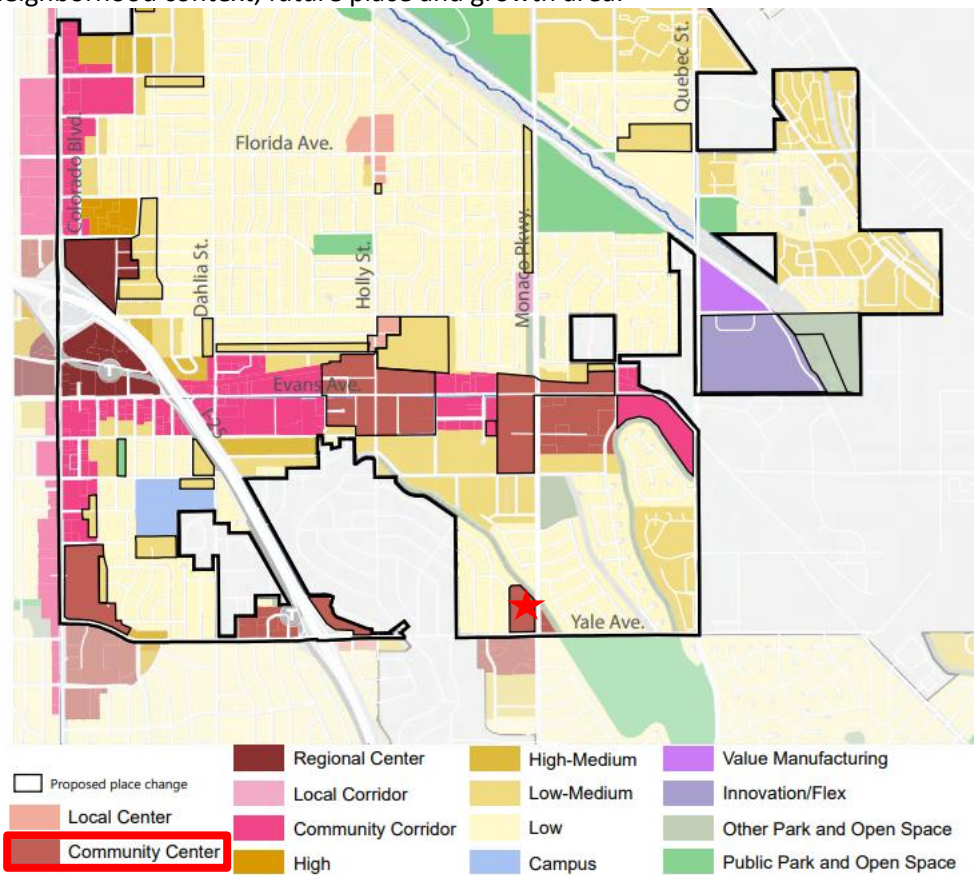
This rezoning allows for affordable units in this Community Center Future Place Type, along major transit routes, near community-serving uses and amenities, and is therefore consistent with *Blueprint Denver’s* equity recommendations to advance equitable outcomes.

Climate

This rezoning supports the city’s goals to reduce climate impacts by enabling additional housing near transit and amenities. The availability of transportation options and walkable access to employment can help reduce transportation-related greenhouse gas emissions. 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.

Near Southeast Area Plan (2023)

The *Near Southeast Area Plan* contains a framework plan for the entire plan area and specific 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 context, place and building height recommendations, and special focus areas with distinct neighborhood goals. Within the *Near Southeast Area Plan* the subject site is within the Suburban Neighborhood Context, is identified as “Community Center” future place, and is recommended for a maximum building height of 5 stories. The proposed S-MU-3 zone district will allow multi-unit residential uses and conform with the Suburban neighborhood context, future place and growth area.



The subject site has a height recommendation of 5 stories 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 several Land Use Recommendations such as LU-1, Strategy E which states, “Encourage new affordable housing to locate near transit and other amenities.” (p.41) and Land Use Recommendation LU-6, which states, “Provide a variety of high-quality and affordable housing options” (p.50). Additionally, LU-5 states “Community & Regional Centers – Improve access to housing, jobs, shopping, dining, entertainment and transit by developing and redeveloping regional and community centers into mixed-use destinations for the Near Southeast community (p. 48), the proposed rezoning will allow for additional affordable housing units near bus transit in proximity to mixed use destinations.

The S-MU-3 zone district is a multi-unit zone district that allows for the apartment building forms up to 3 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. This rezoning is consistent with, policies that promote affordable units for low-income residents in the *Near Southeast Neighborhood Plan*.

2. Public Interest

The proposed official map amendment furthers the public interest through implementation of the city’s adopted land use plans. 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.

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

The requested S-MU-3 zone district is within the Suburban Neighborhood Context. This district is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Multi-unit building forms are typically separated from single-unit residential and consist of row houses and occasional mid- and high-rise apartment building forms. The proposed rezoning of this property to S-MU-3 is consistent with the neighborhood context description, and the existing improvements to the property generally conform to the expectation of low-rise apartment forms.

The requested rezoning is consistent with the General Purpose of Residential Districts because the zone district will promote and protect residential neighborhoods within the Suburban Neighborhood Context. The zone district will require predictable building forms, allow for reinvestment in this existing development, and accommodate possible future redevelopment that furthers the district’s goals (DZC 3.2.2.1).

The specific intent of the S-MU-3 zone district is defined by DZC Section 3.2.2.2.I as follows: “S-MU- is a multi-unit district and allows suburban house, duplex, town house, garden court and apartment building forms up to 3, 5, 8, 12, 20 stories in height.” The requested rezoning is consistent with the specific intent of the S-MU-3 zone district because the site and much of the immediate context are characterized by multi-unit residential uses.

Rezoning Application: 2025-REZONE-0000013
831 South Monaco Street Parkway
May 7, 2026
Page 16

Attachments

1. Application
2. Community Engagement Documentation