



406 South Quitman Street

2026-REZONE-00000008

Request: E-SU-Dx to E-SU-B

City Council Public Hearing: July 27, 2026

Presenter: William Prince

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-Dx to E-SU-B



- Property:
 - 10,400 sq ft/.24 acres
 - Vacant/half story “basement” house
 - Goal to split lot for new housing options

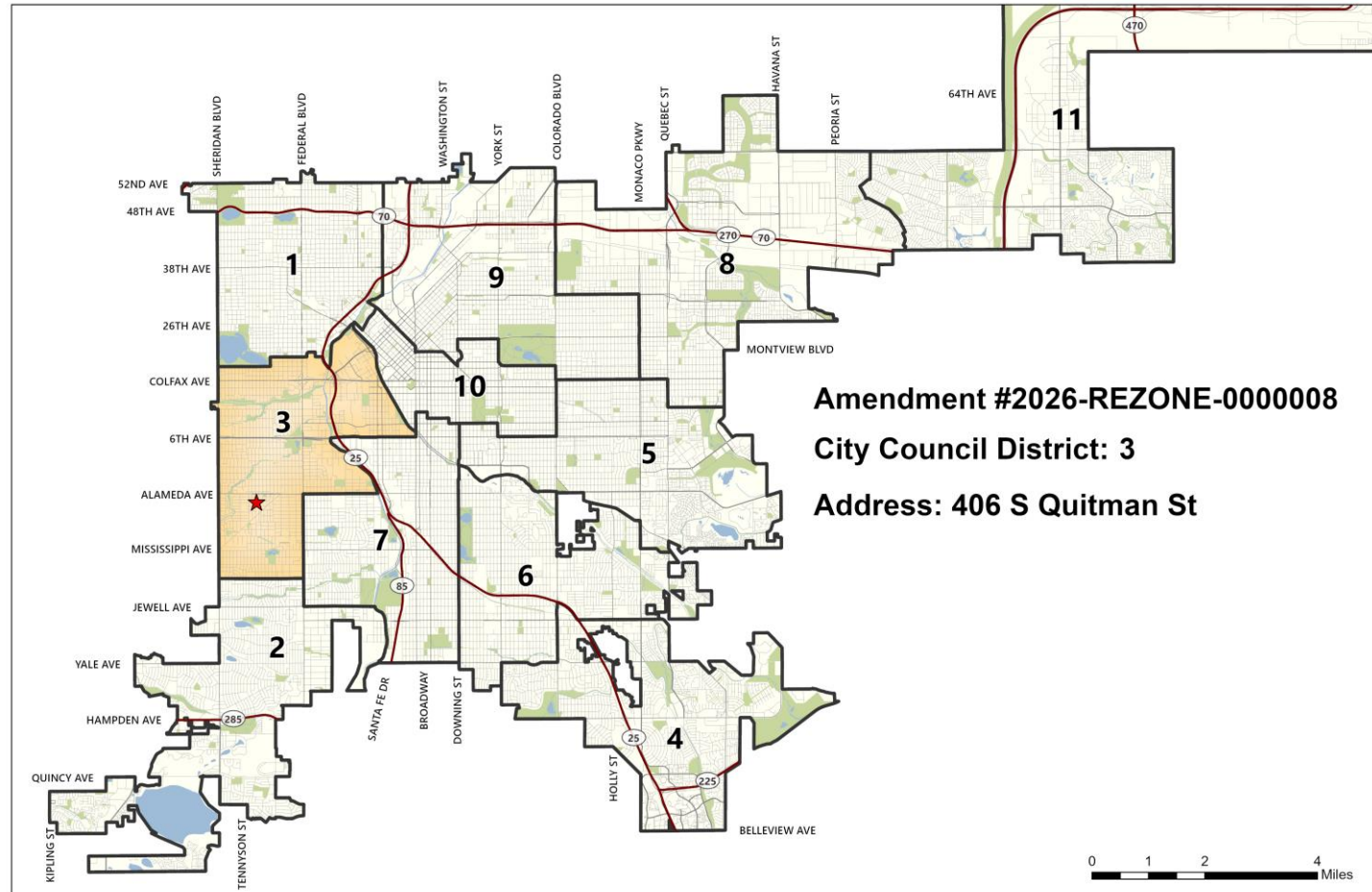
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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Council District 3 – Councilmember Torres



Statistical Neighborhood – Westwood



Existing Zoning: E-SU-Dx



Proximity to:

- E-SU-Dx
- E-TU-C

Existing Context: Land Use



Single Unit

Adjacent to:

- Single Unit Residential
- Multi-unit Residential

Existing Context: Building Form/Scale



Subject Property

Agenda

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Process

- Informational Notice: 03.17.2026
- Planning Board Notice: 05.05.2026
- Planning Board Public Hearing: 05.20.2025
- CPH Committee: 06.09.2026
- City Council Notice: 06.29.2026
- **City Council Public Hearing: 07.27.2026**

No comments or letters to date

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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*

Comprehensive Plan 2040



The proposed rezoning furthers *Comprehensive Plan 2040* policies. The proposed rezoning will enable new housing options at an infill location where infrastructure is already in place on a large lot.

Vision Element 1: Equitable, Affordable, and Inclusive

Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities. (p. 28)

- *Strategy A: Increase development of housing units close to transit and mixed-use developments.*

Goal 2: Build 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.

Vision Element 5: Environmentally Resilient

Goal 8: Clean our soils, conserve land and grow responsibly. (p. 54)

- *Strategy A: Promote infill development where infrastructure and services are already in place.*

Blueprint Denver 2019

Urban Edge Neighborhood Context:

- The urban edge context areas are predominately residential and tend to act as a transition between urban and suburban areas. Homes in this context are typically low-scale single- and two-unit residential with some small scale multi-unit residential. Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development.



Blueprint Denver 2019



Low Residential Future Place

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

- Quitman & Dakota, 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

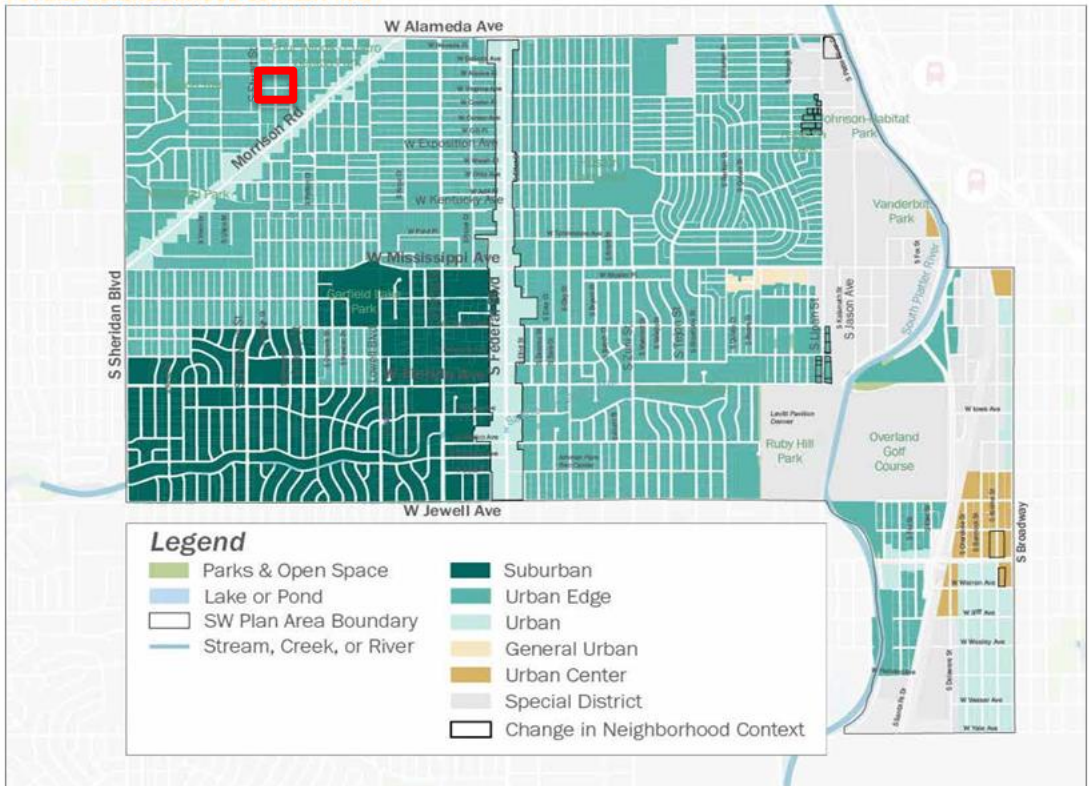
Additional Blueprint Denver Policies

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)

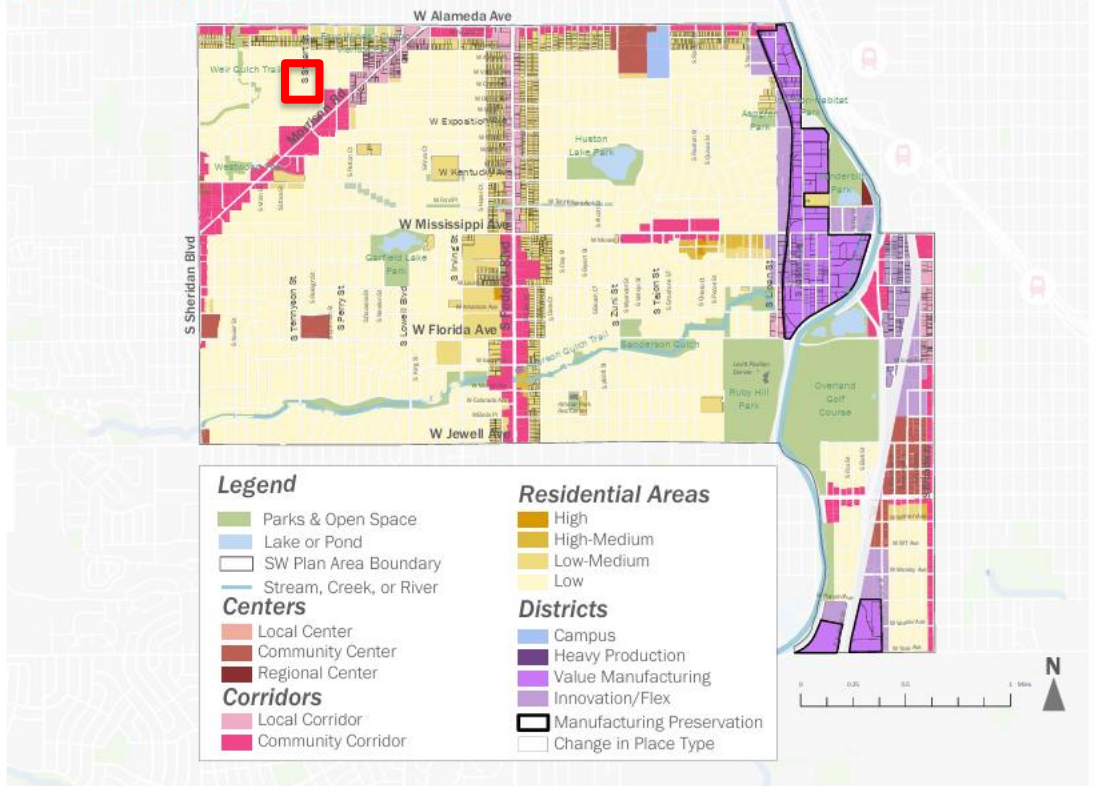
Land Use & Built Form - Housing Policy 7: Expand family-friendly housing throughout the city” (p. 85)

Southwest Area Plan (2026)

FUTURE NEIGHBORHOOD CONTEXT MAP



BLUEPRINT FUTURE PLACES MAP



Southwest Area Plan (2026)

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)

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See *DZC 12.4.10.7*

CPD Recommendation

CPD recommends **approval**, finding all review criteria have been met

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