



4626 East Louisiana Avenue

Request: S-SU-D to S-RH-2.5

Date: 8.5.2025

Presenter: Edson Ibañez

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: S-RH-2.5



- Property:
 - 24,100 S.F. (0.55 acres)
 - Single Family Residence

S-RH-2.5 (Suburban, Row House, 2.5 Story Maximum Height) zone district

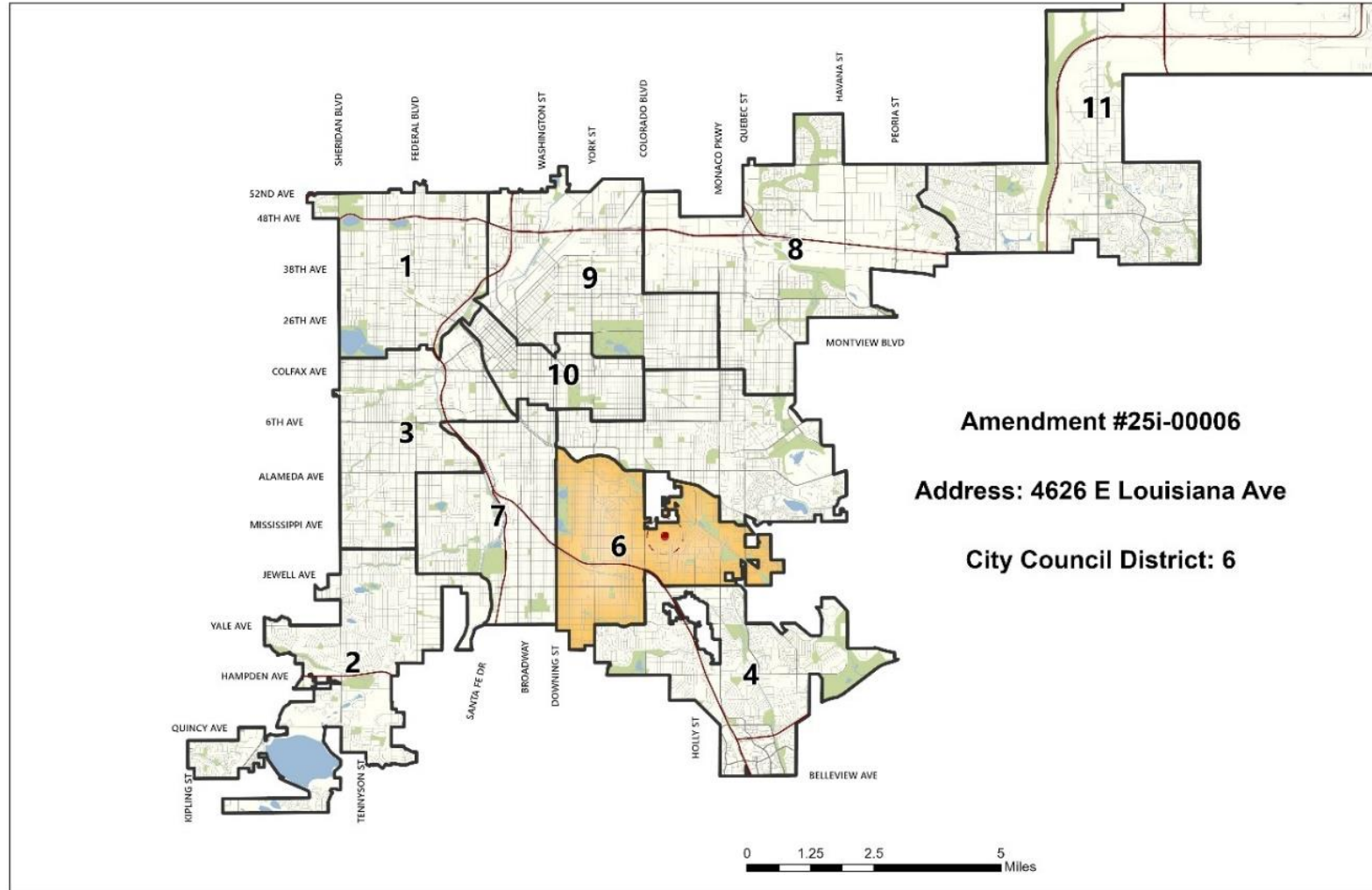
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

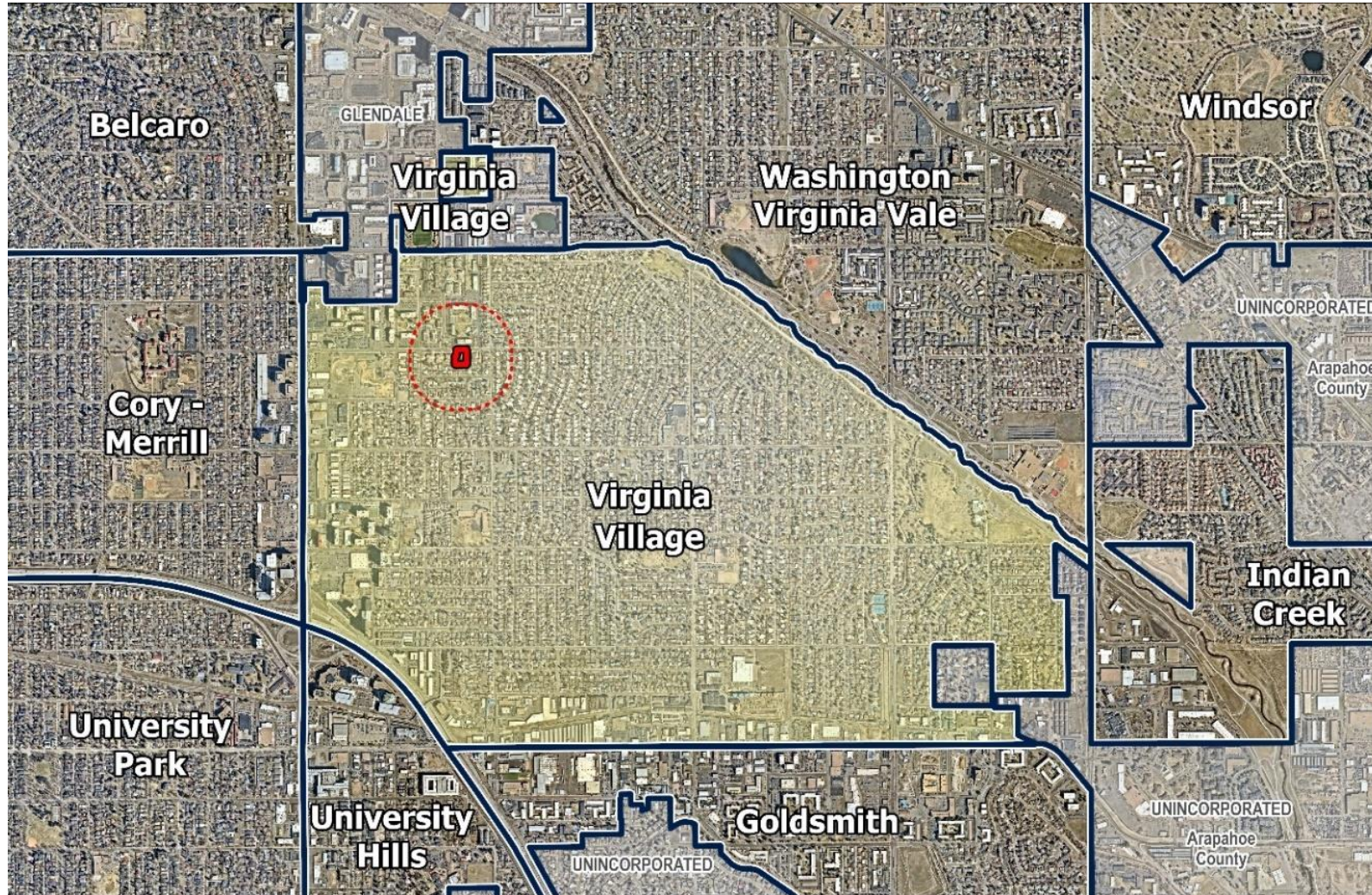
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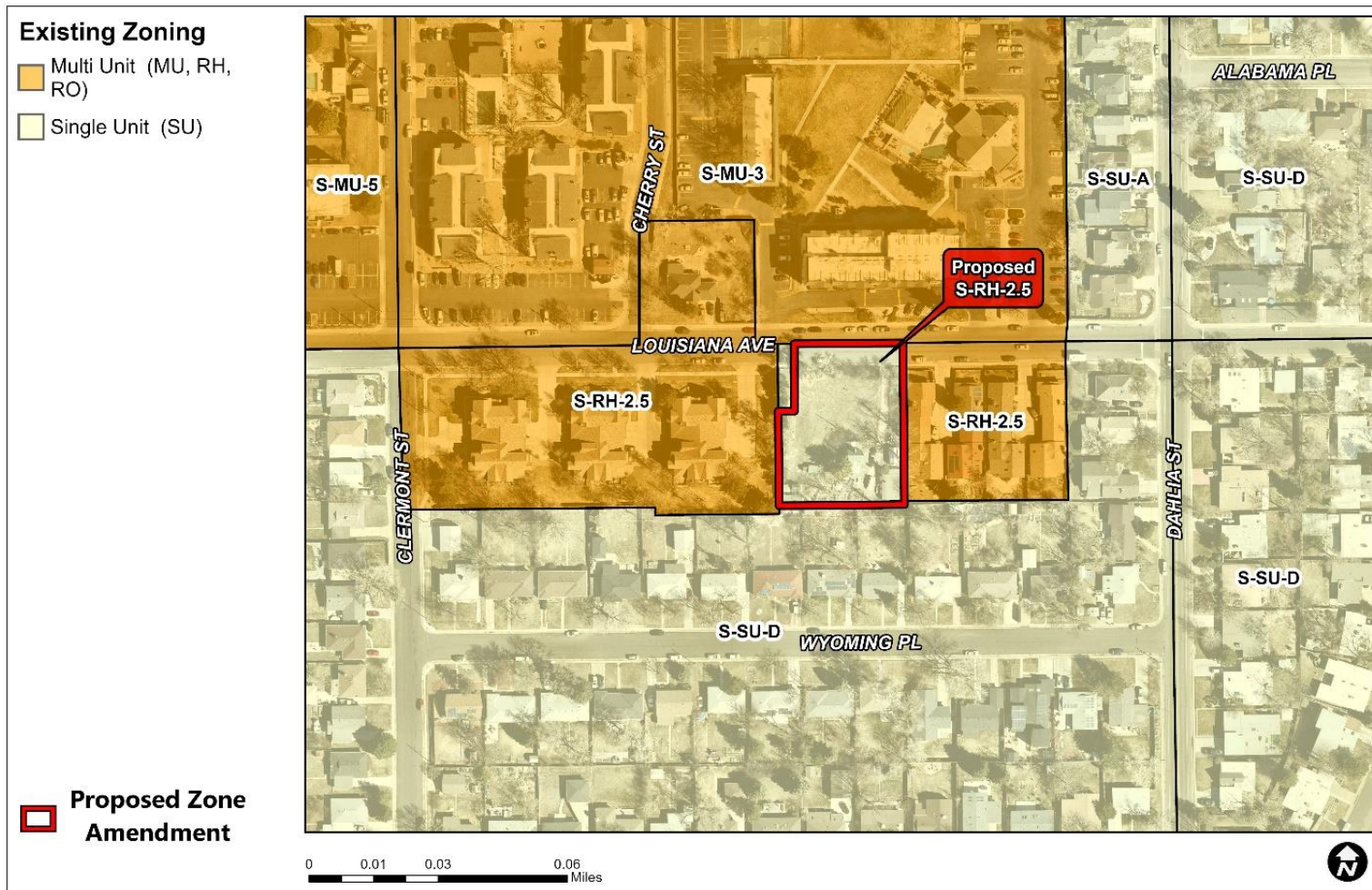
Council District 6 – Councilmember Kashmann



Statistical Neighborhood



Existing Zoning – S-SU-D

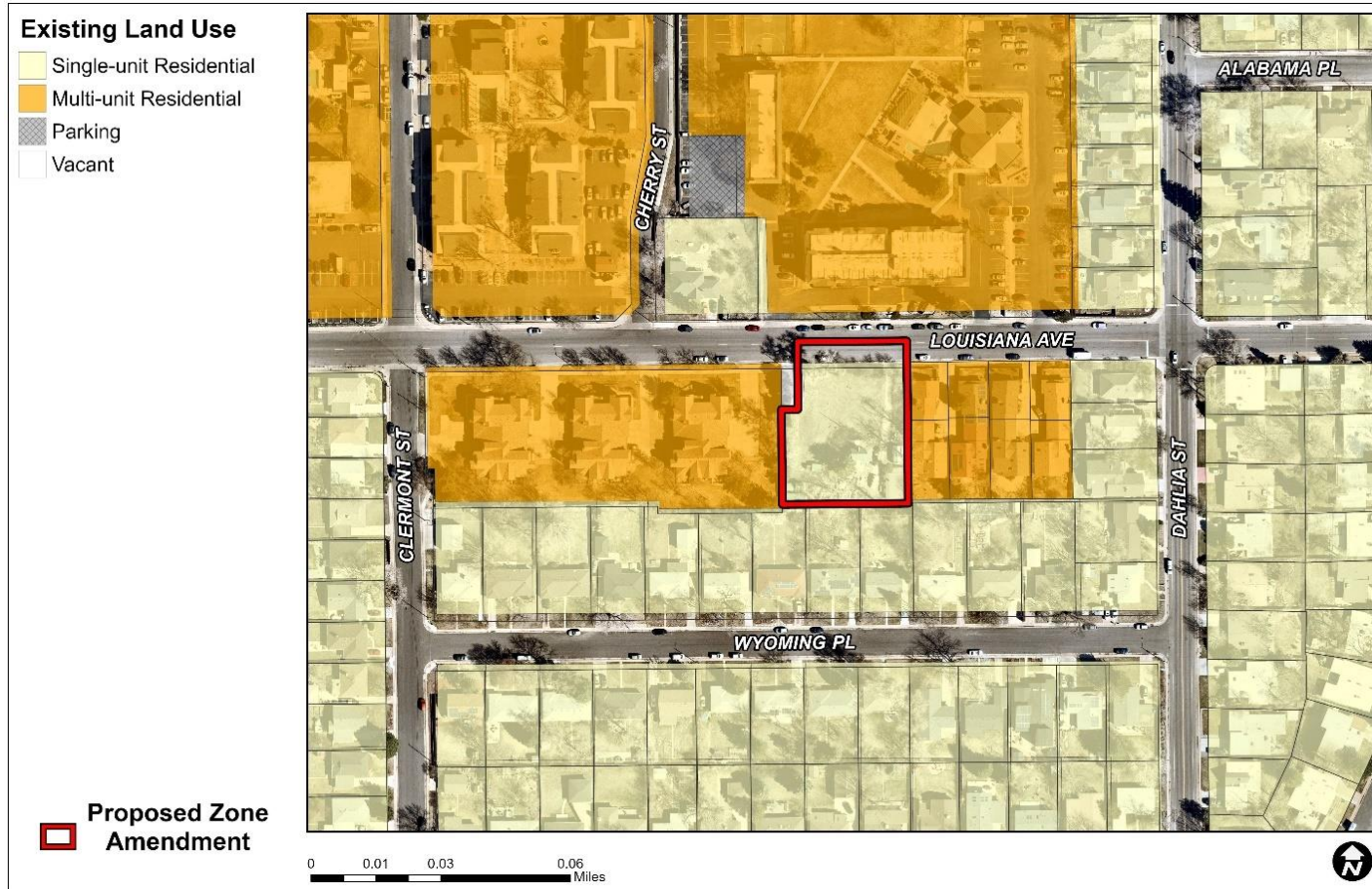


- S-SU-D

Proximity to:

- S-SU-D
- S-RH-2.5
- S-MU-3

Existing Context – Land Use



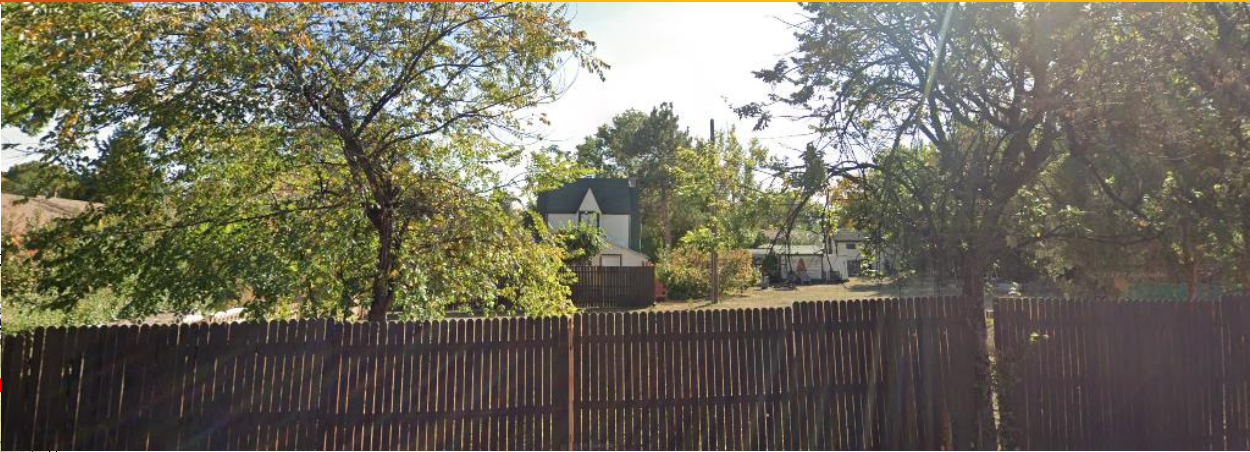
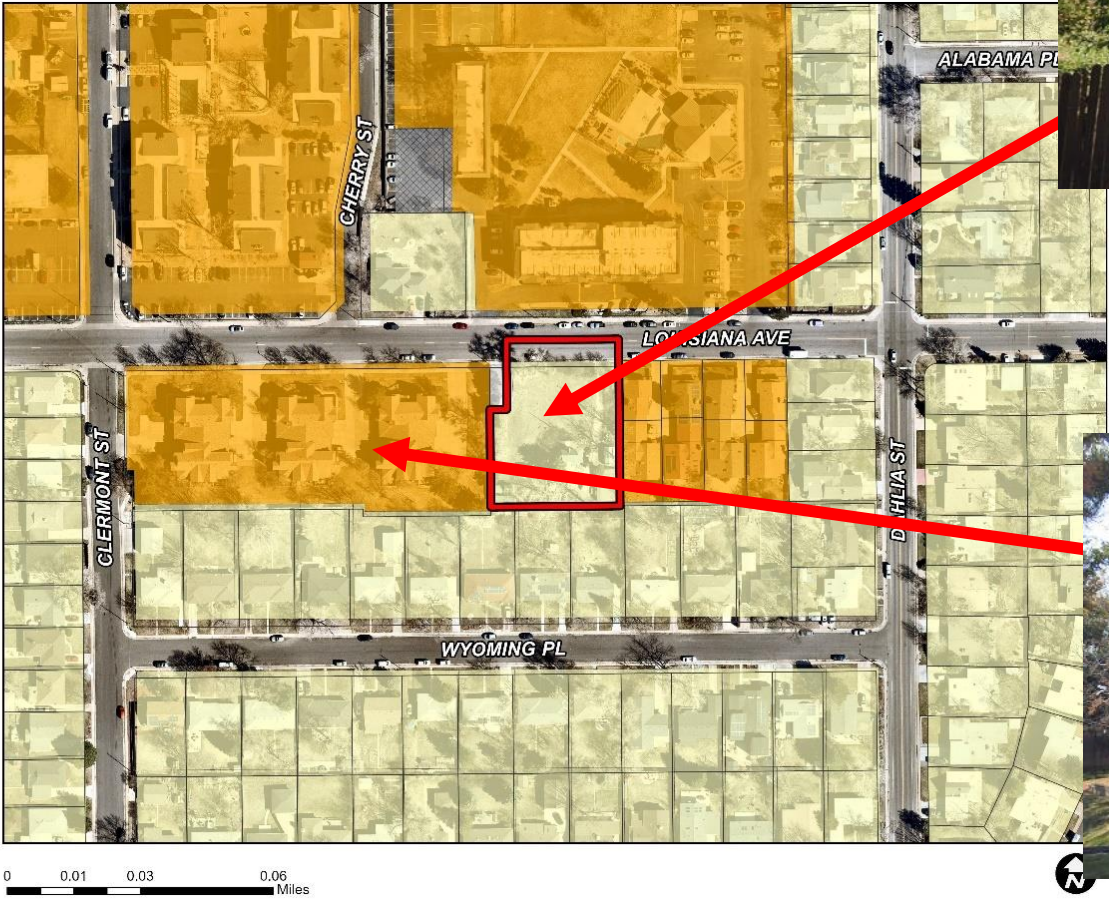
Single-Unit Residential

Adjacent to:

- Single-Unit Residential
- Multi-Unit Residential
- Parking

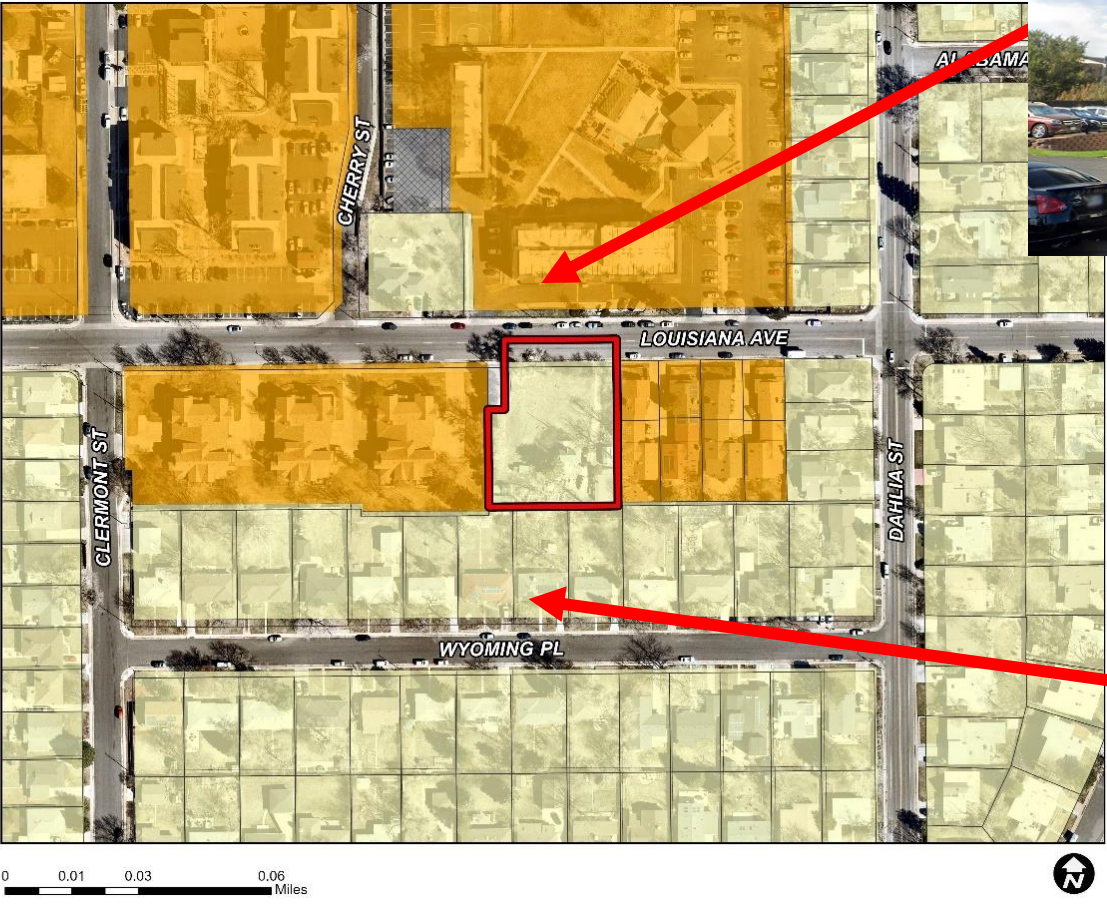
Existing Context

and Use
Residential
Residential



Existing Context

and Use
Residential
Residential



osed Zone
endment



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Process

- Informational Notice: 4/15/2024 (revised 6/4/2025)
- Planning Board Notice: 7/1/25
- Planning Board Public Hearing: 7/16/25
- Committee: **8/5/25**
- City Council Public Hearing: **9/15/25**

Public Comments

- One letter of support East Evans Business Association
- One letter of support
- One letter of opposition and two letters of concerns
 - Concerns with proposed heights when application proposed S-MU-3

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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
- Blueprint Denver (2019)
- Near Southeast Area Plan (2023)

2. Public Interest

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

Comprehensive Plan 2040

Equity goals:

- *Equitable, Affordable and Inclusive Goal 2 Strategy A: Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- *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 (p. 34).*



Comprehensive Plan 2040

Climate goals:

- *Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).*



Denver Zoning Code Review Criteria

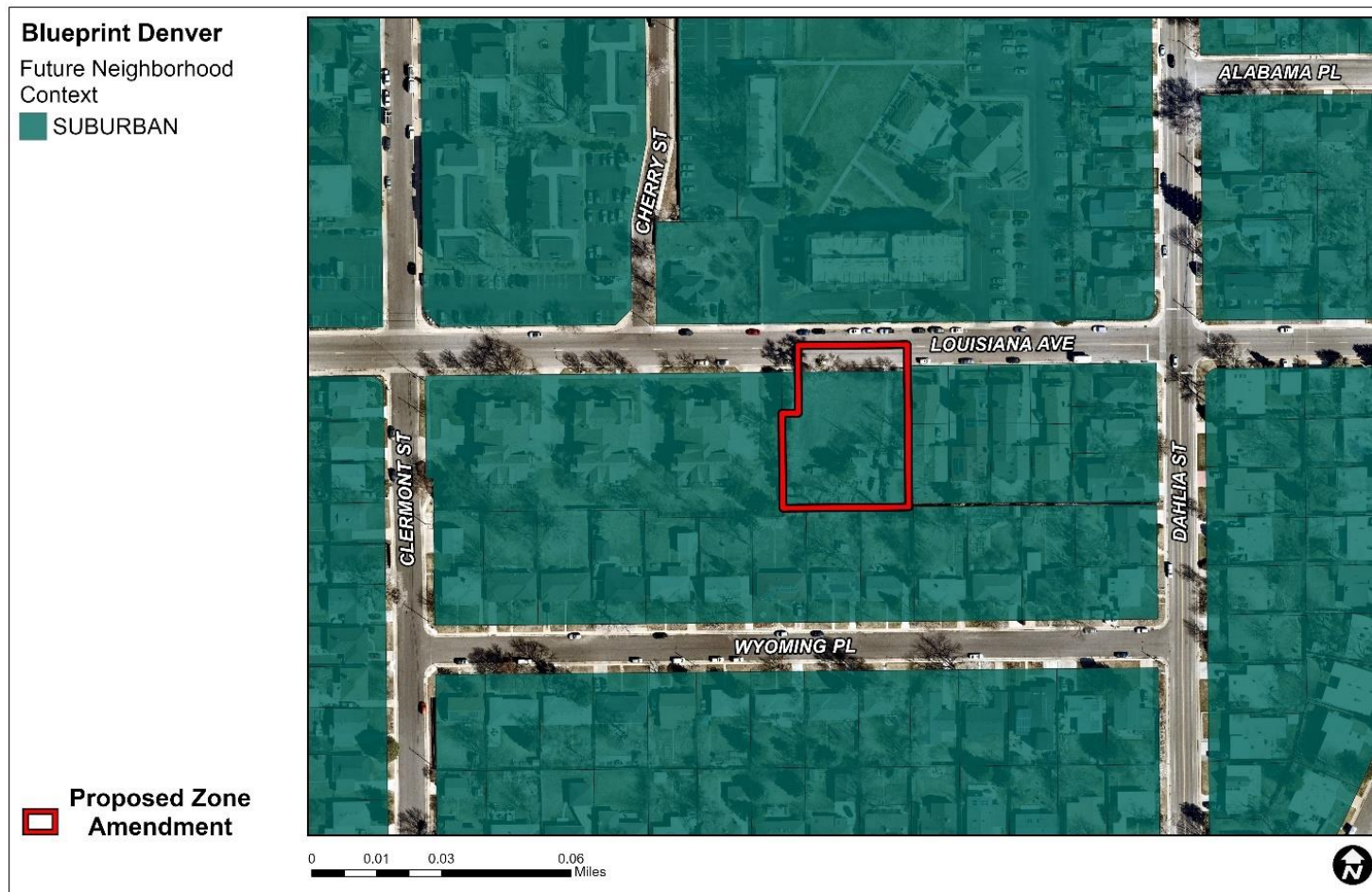
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- Comprehensive Plan 2040
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2. Public Interest

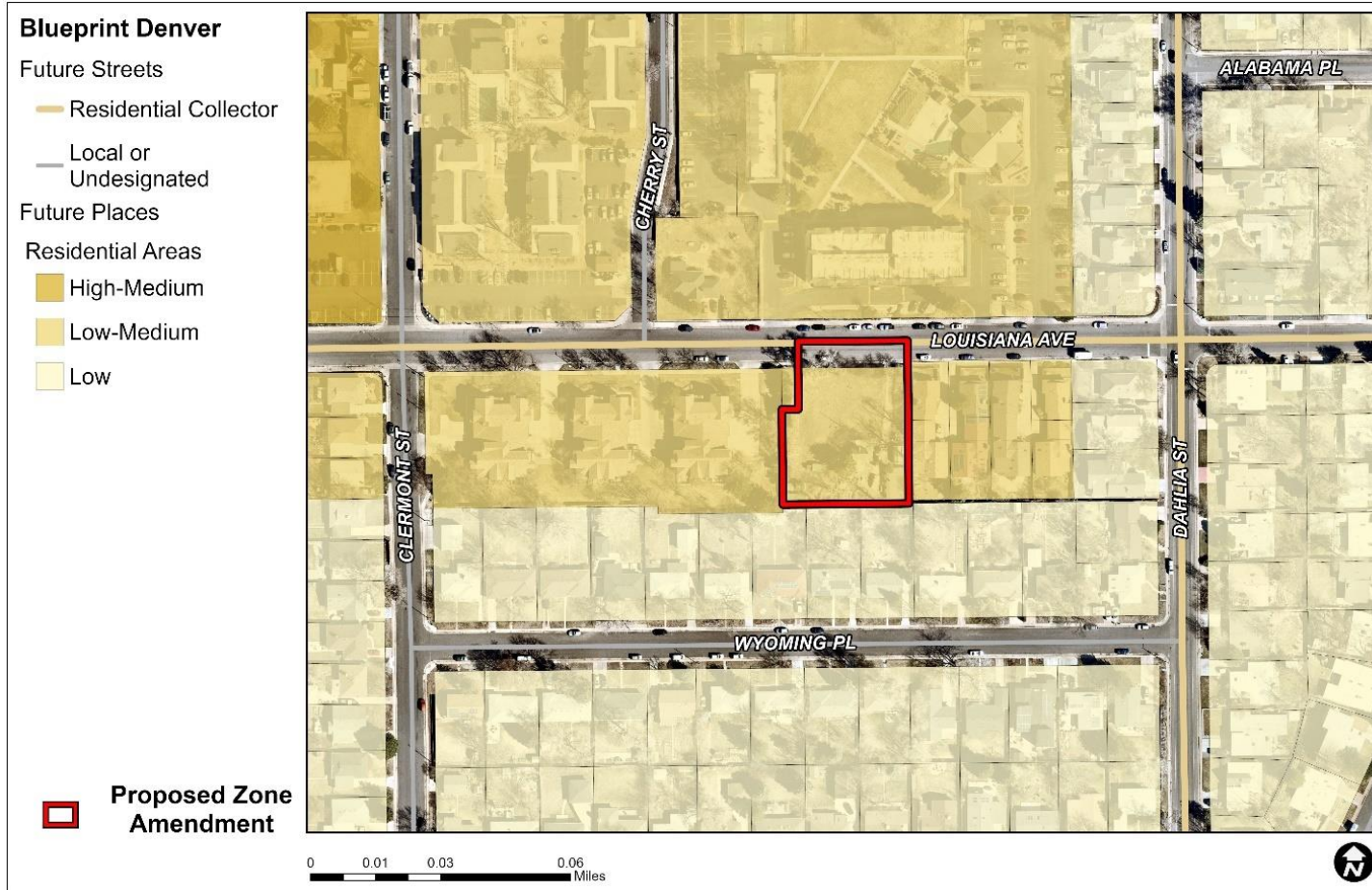
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- Suburban – Neighborhood Context
 - Homes in this context are largely single-unit but can also include higher intensity residential.

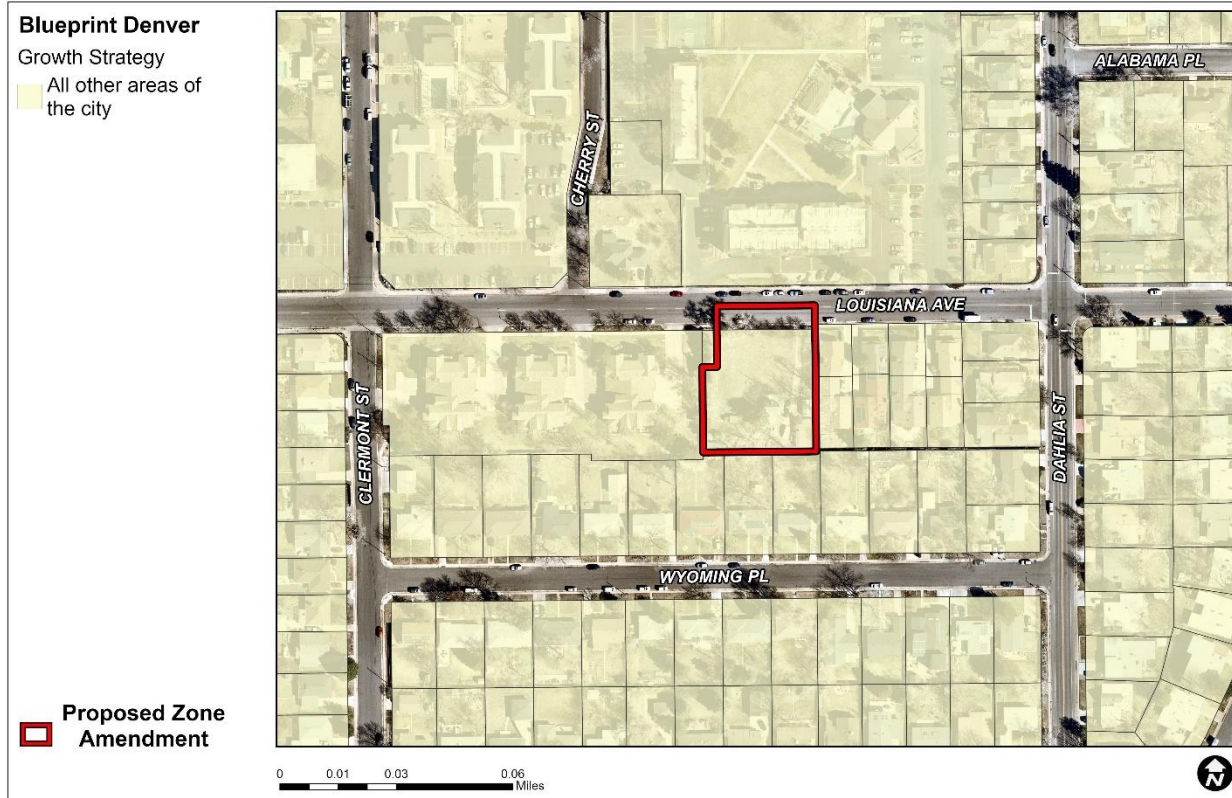
Blueprint Denver 2019



- **Place Type:** Low-Medium Residential
 - Mix of low- to mid-scale multi-unit residential options. Small scale multi-unit buildings are interspersed between single and two-unit residential
 - Building heights are generally up to 3 stories in height
- **Street Type:**
 - Louisiana Avenue – Residential Collector

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 growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040”(p. 51)
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Blueprint Denver 2019

Equity goals and concepts:

Small-scale rezoning can implement can following goals:

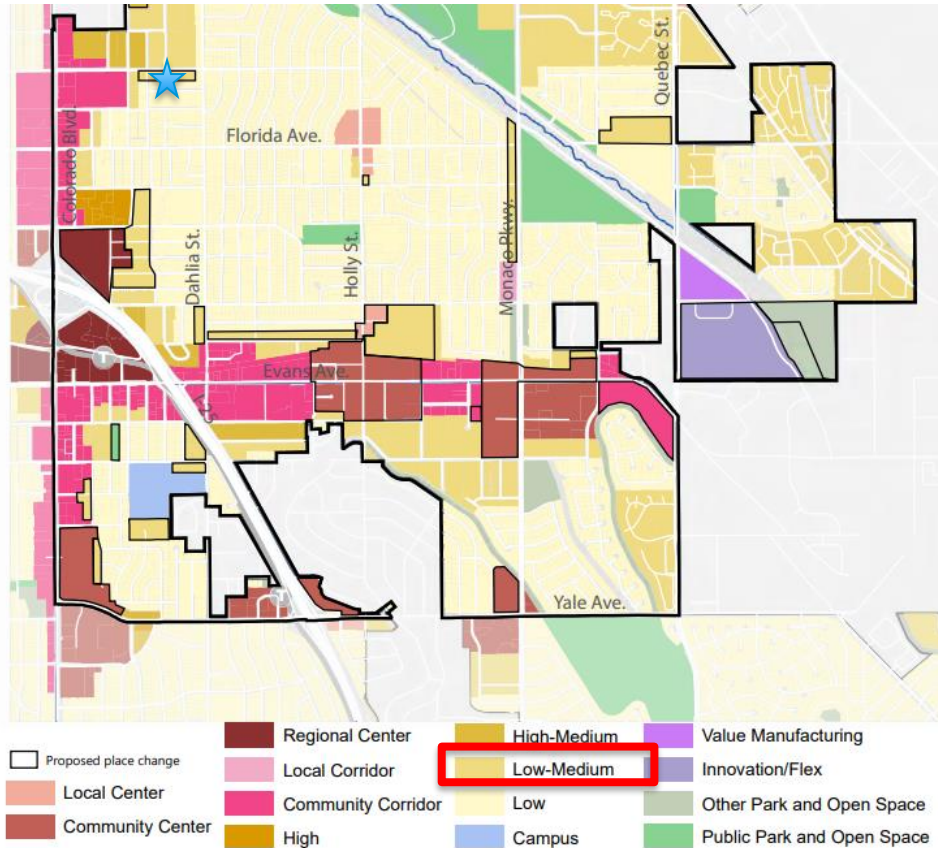
- Land Use & Built Form – Housing Goal 2: Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).

Blueprint Denver 2019

Climate goals and concepts:

- *Reduce Climate Impacts*
 - *Multi-unit buildings are more energy efficient than low density residential development types*

Near Southeast Area Plan (2023)



LU-6, Strategy A.4 - "In Residential Low-Medium places with 2.5 story maximum height recommendations, appropriate housing types include duplexes, triplexes, 4-plexes and townhomes"

Strategy LU-6. B.2 - "Introduce missing middle housing types in designated places adjacent to corridors, creating transition areas that scale down intensity from corridors into surrounding residential neighborhoods. Limit rezonings in newly designated places until design requirements have been updated."

- Place designation change from Low-to-Low Medium
- Surrounding area
- Facilitate development consistent with the surrounding area

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CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

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