



3601 N Monaco St Parkway

Request: E-SU-Dx to E-TU-C

Date: 02/18/2026

Presenter: Joe Green

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-Dx to E-TU-C



- Property:
 - 6,250
 - Vacant

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

Current Zoning –

Urban Edge – Single Unit – Dx

Specific Intent:

Allow single-unit uses on a minimum zone lot area of 6,000 square feet.

Building Forms:

Urban houses, suburban houses, and detached accessory dwelling units.

Proposed Zoning –

Urban Edge –Two Unit – C

Specific Intent:

Allow two-unit uses on a minimum zone lot area of 5,500 square feet.

Building Forms:

Urban houses, duplexes, tandem homes, and detached accessory dwelling units.

Designated Parkway–

Setback:

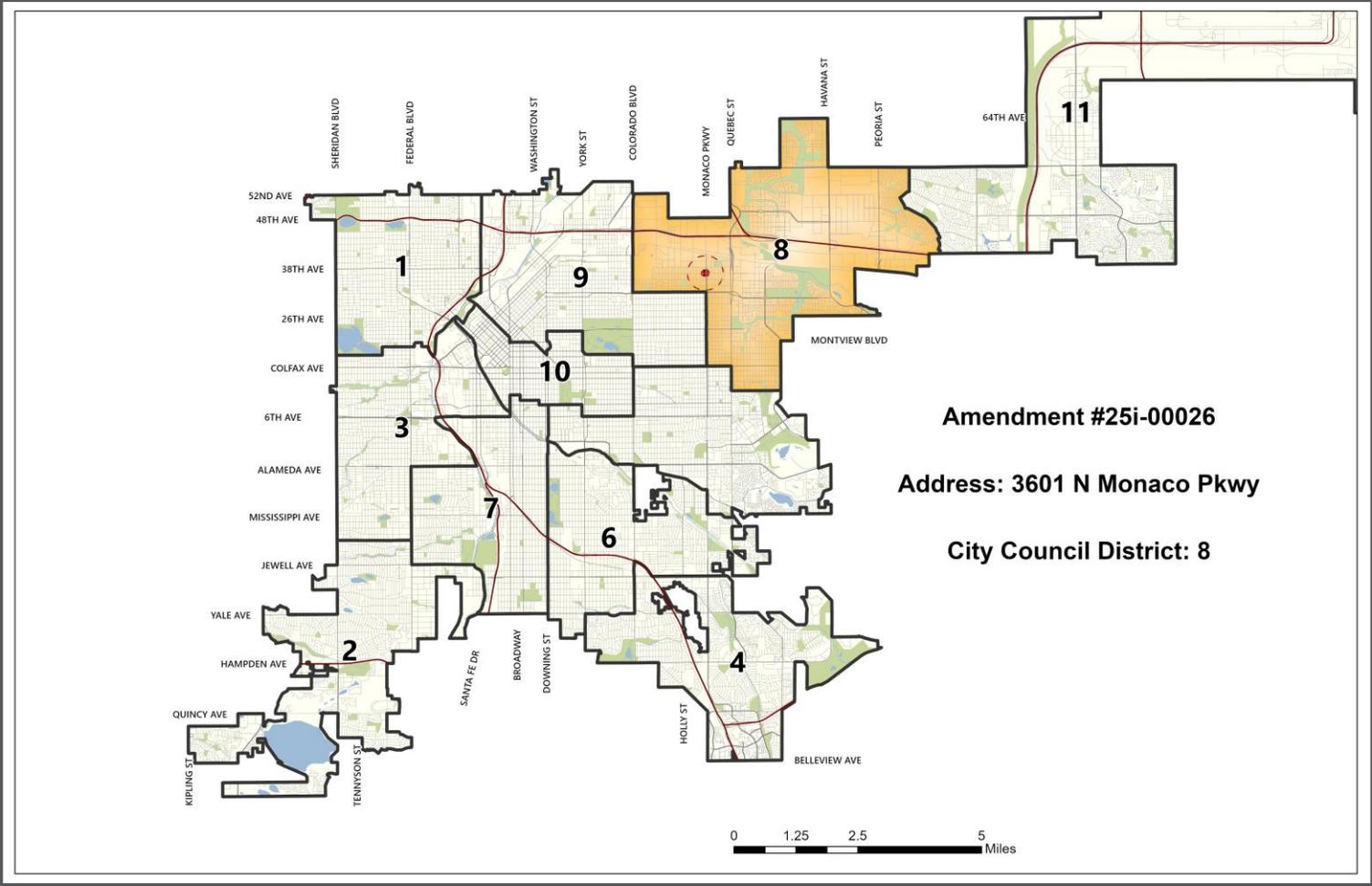
A 20 ft setback is required along this parkway.

Presentation Agenda

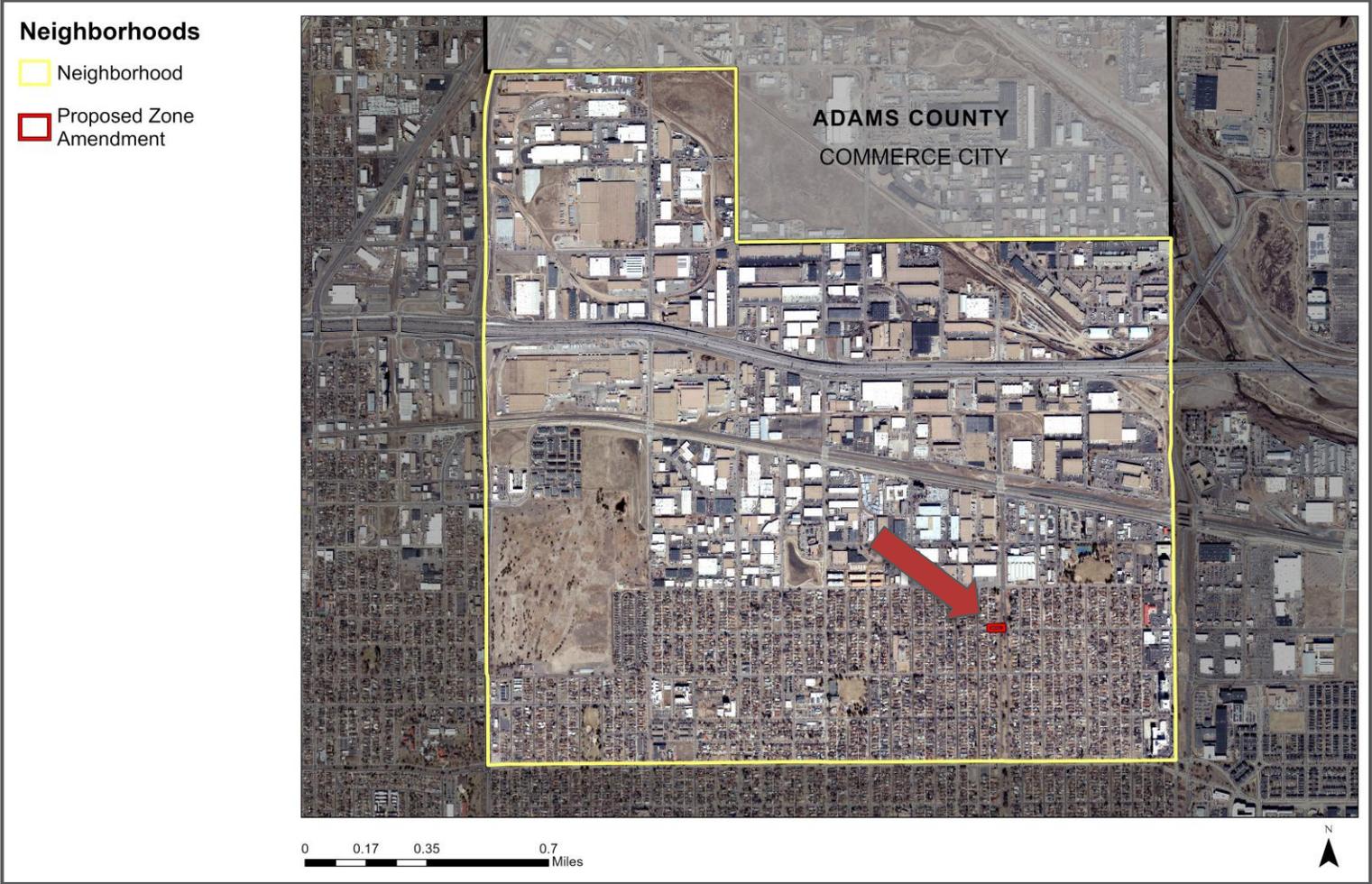
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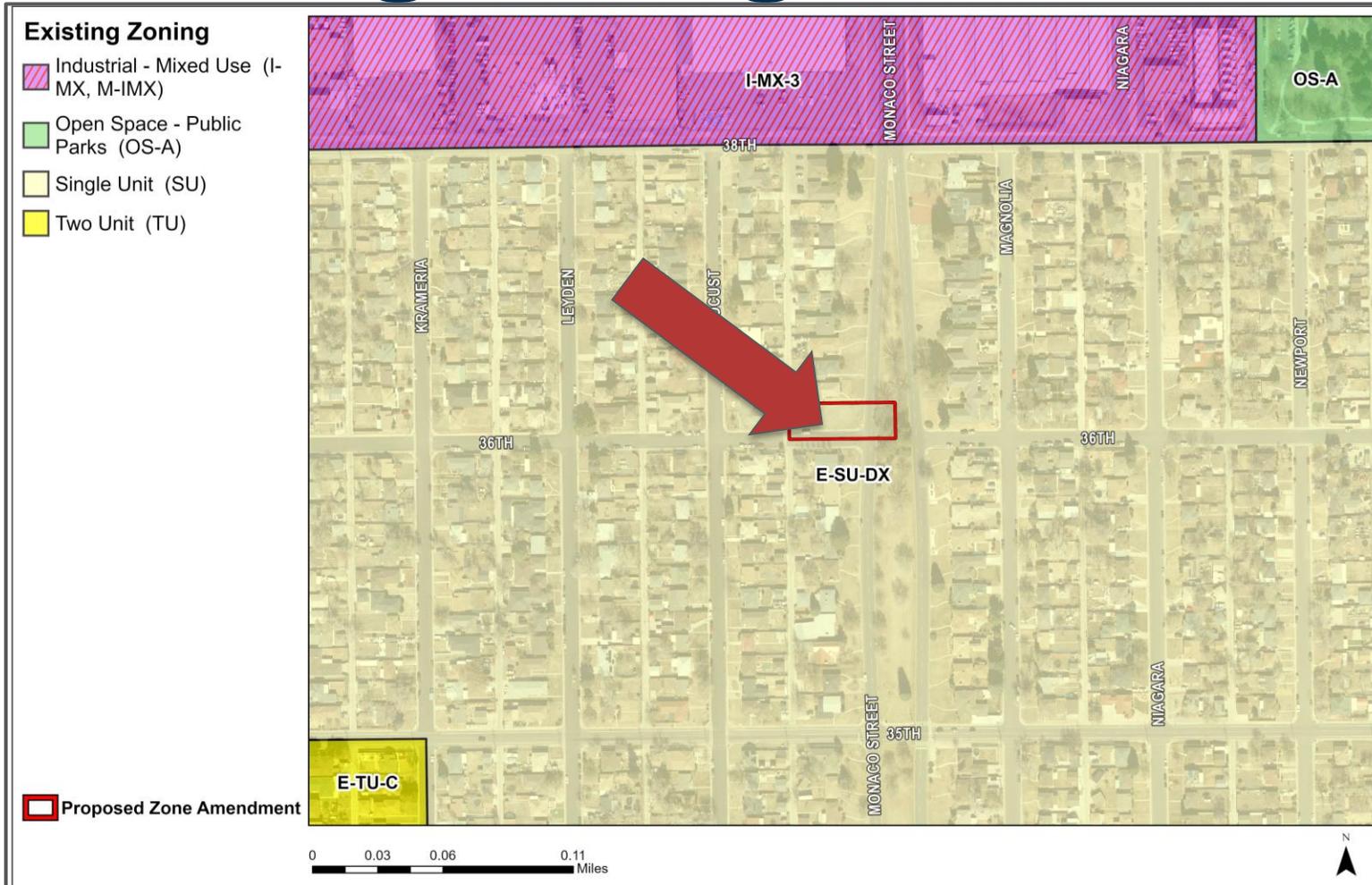
Council District 8 – Councilmember Lewis



Statistical Neighborhood – Northeast Park Hill



Existing Zoning – E-SU-Dx



Adjacent to:

- E-SU-DX

Existing Context – Land Use

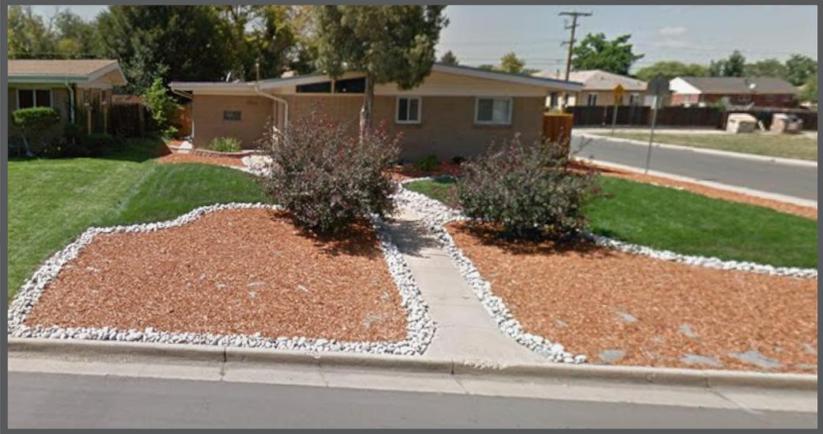


Vacant

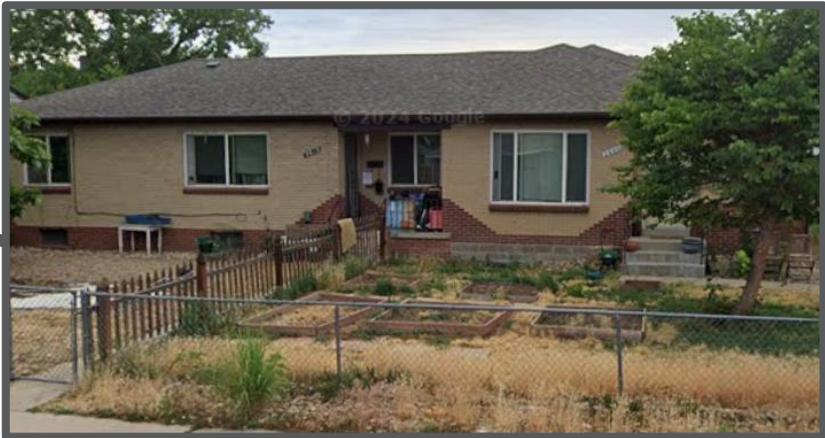
Adjacent to:

- Single-unit
- Two-unit
- Multi-unit

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



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Process

- Informational Notice: 09/18/2025
- Planning Board Notice: 02/02/2026
- Planning Board Public Hearing: 02/18/2026
- Committee: 03/03/2026
- City Council Public Hearing: 04/013/2026

Public Comments

- RNOs
 - The Northeast Park Hill Coalition submitted a letter of support.
- Staff has received no comments from neighbors or other stakeholders.

Planning Board

- The board voted unanimously to recommend approval 8-0.
- The Park Hill Neighborhood Plan supports the rezoning application and
- The Park Hill Neighborhood Plan meets Blueprint Denver's guidance about how to apply Residential Low guidance

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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)
- Park Hill Neighborhood Plan (2000)

2. Public Interest

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

Comprehensive Plan 2040

Strong and Authentic Neighborhoods

- Goal 1, Strategy B.: "Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34)."



Environmentally Resilient

- Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place (p. 54).”



Comprehensive Plan 2040

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).”



Denver Zoning Code Review Criteria

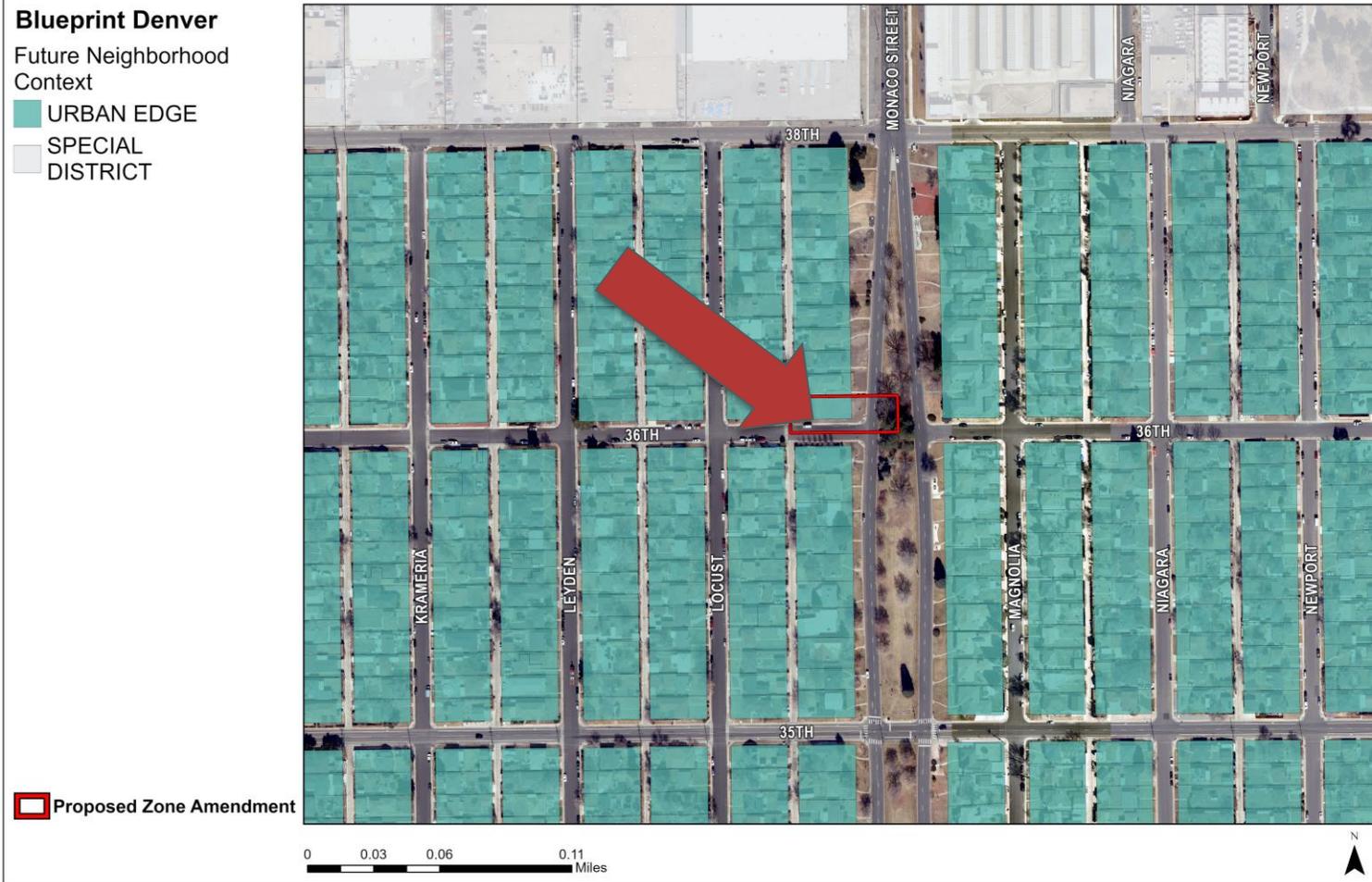
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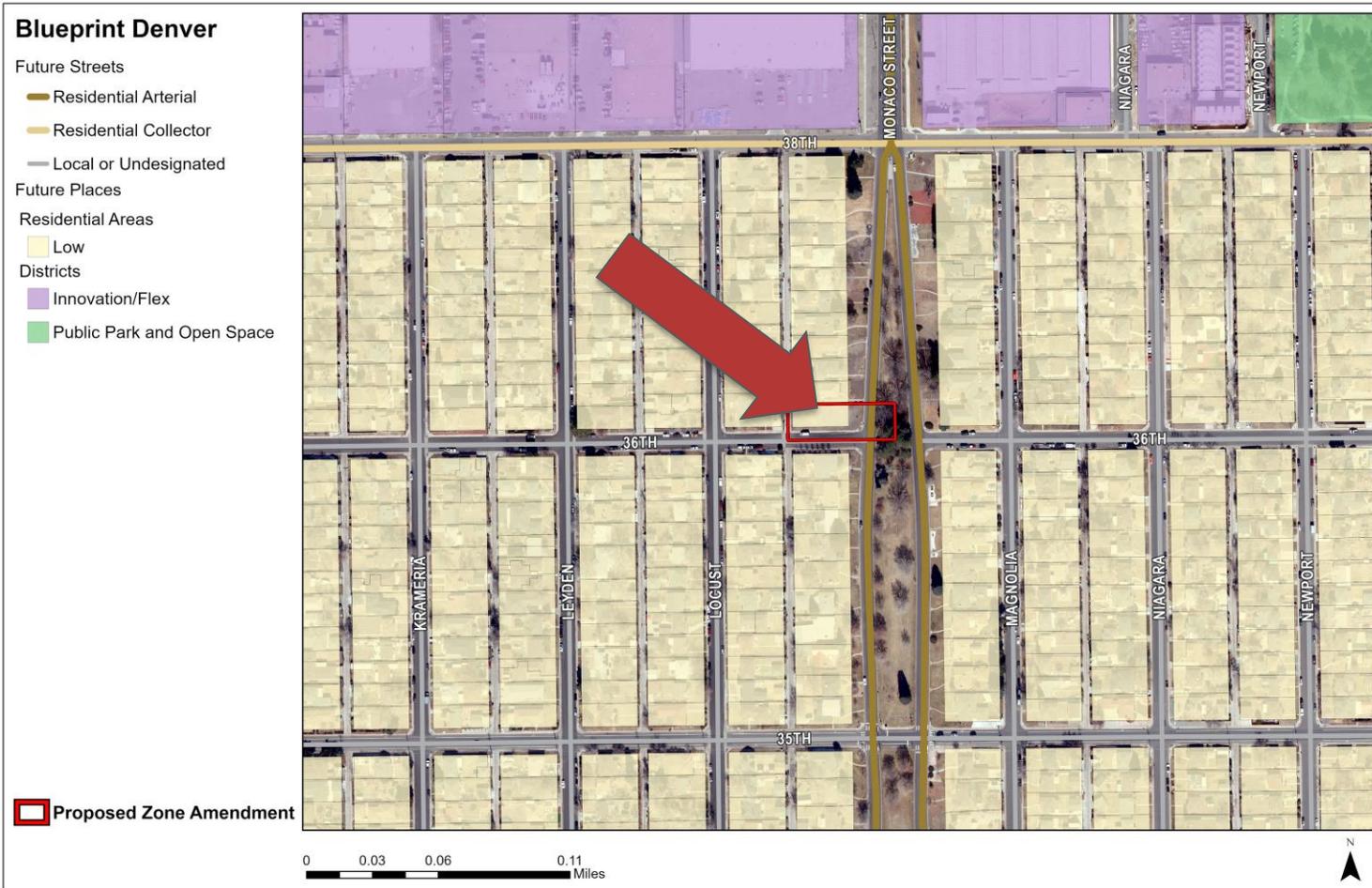
Blueprint Denver 2019



Urban Edge

- Low-scale single- and two-unit residential
- Promote and protect residential neighborhoods

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

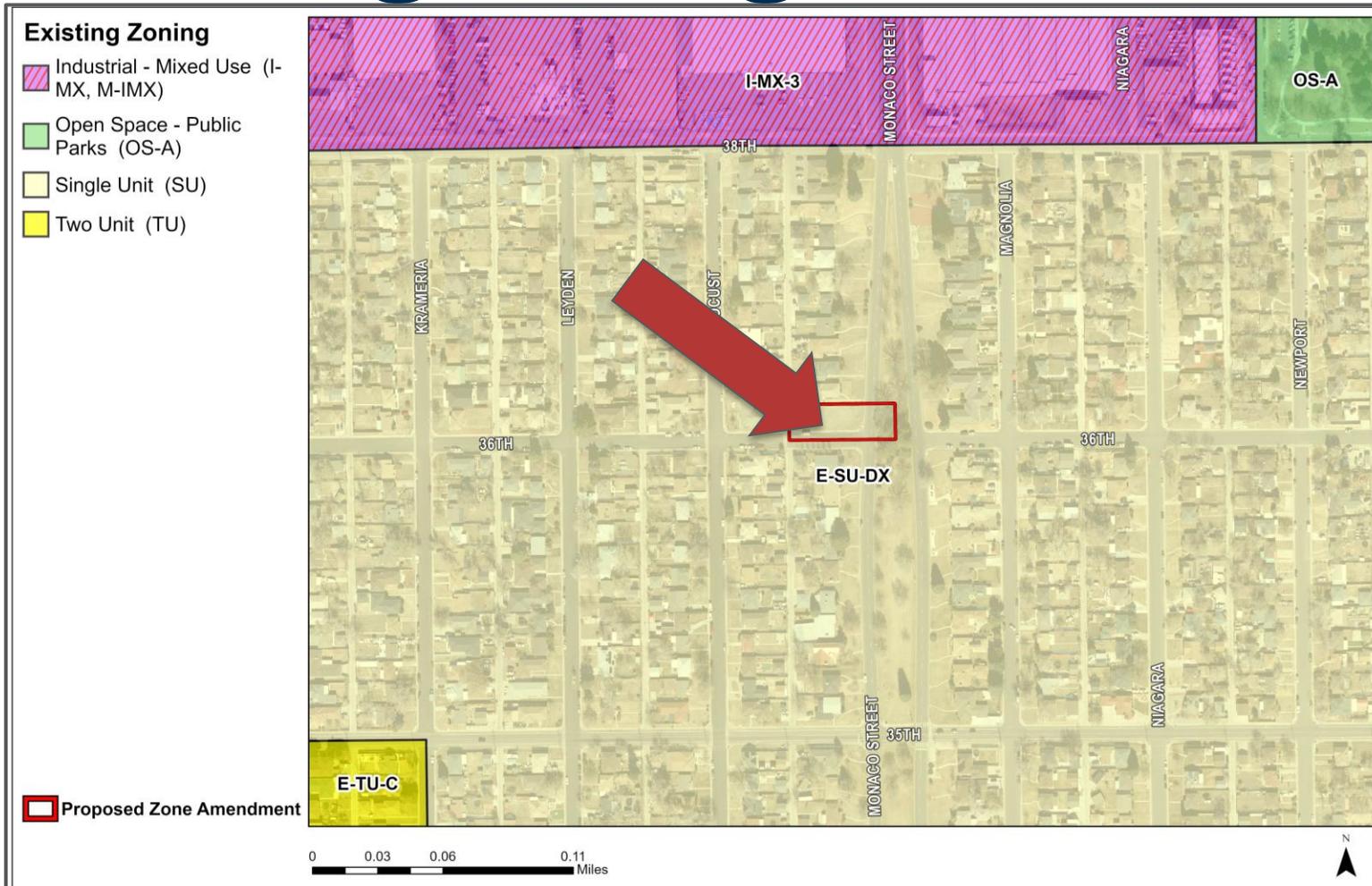
Applying Residential “Low” Guidance to Proposed Rezonings (p. 214).

This section provides guidance for evaluating potential rezoning, or map amendment requests, in low residential areas. Although the description of the low residential places includes both single-unit and two-unit uses, **two-unit uses are not appropriate in all low areas.**

Uses

When a **rezoning request is made to change the zoning to allow two-unit uses**, the appropriateness of the request depends upon **adopted small area plan guidance, neighborhood input, and existing zoning patterns**. A **departure from the established zoning pattern** may be appropriate **if the intent is to set a new pattern for the area**, as expressed by **an adopted small area plan or significant neighborhood input**.

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”?

Park Hill Neighborhood Plan

- “a compatible mix of housing types and densities (pg. 32)”
- “initiate zoning amendments and policies to protect the single-family character in Park Hill (pg. 34)”

Significant Neighborhood Input

Is there enough neighborhood input to show an “intent to set a new pattern for the area”?

- Letter of support from Northeast Park Hill Coalition RNO
- Applicant has gone door to door
- Staff has received no public comments

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Park Hill Neighborhood Plan

Overview, Residential Land Uses:

“**Park Hill** has developed a housing density mix that accommodates a variety of lifestyles and **displays a diverse urban fabric** (pg. 30).”

Land Use & Zoning Goals:

“Maintain the existing integrity of the residential character of Park Hill. **Assure that continued growth** and development **in Park Hill results in a** balanced and **compatible mix of housing types and densities** (pg. 32).”

Land Use & Zoning Action Recommendations:

“LZ-3: **Create and maintain a mix of housing types and sizes** that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds (pg. 33).”

Land Use & Zoning Action Recommendations:

“LZ-5: **Initiate zoning amendments** and policies to **protect the single-family residential character in Park Hill**. Specifically: identify and extend R-2 zoning to those Areas zoned R-3 that currently meet R-2 criteria. Similarly, consider rezoning The Park Hill campus of DU from R-3 to R- 5 or a similar zone (pg. 34).”

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Public Interest

- Could further Public Interest by facilitating additional housing options.
- However, Blueprint Denver recommends a wholistic, citywide approach that consider many factors such as affordability and neighborhood compatibility.

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CPD Recommendation

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

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