



TO: Community Planning & Housing Committee
FROM: William Prince, Associate City Planner
DATE: July 30, 2026
RE: Official Zoning Map Amendment Application 2026-REZONE-0000025

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code (DZC), Staff recommends forwarding application 2026-REZONE-0000025 to the full City Council.

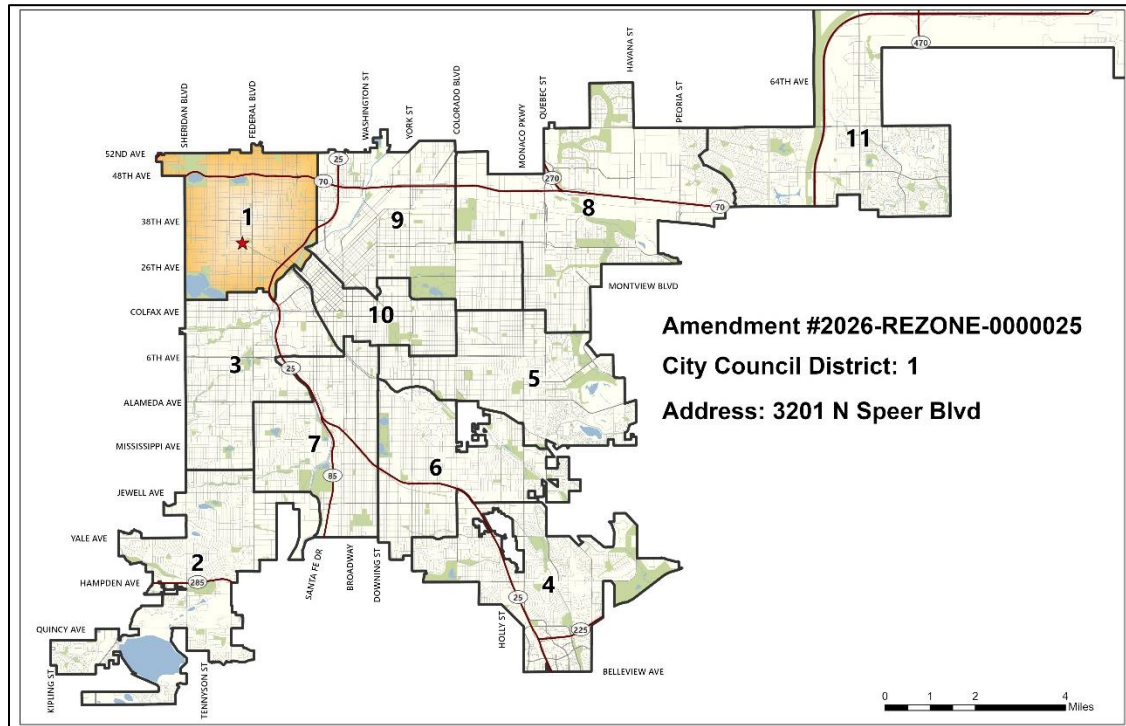
Request for Rezoning

Address:	3201 North Speer Boulevard
Neighborhood/Council District:	West Highland/ Council District 1 – Councilmember Amanda Sandavol
RNOs:	Inter-Neighborhood Cooperation (INC), West Highland Neighborhood Association, Jefferson Park Neighborhood Association
Area of Properties:	5,570 sq ft or .13 acres
Current Zoning:	U-SU-A
Proposed Zoning:	U-MX-2x
Property Owner(s):	3201 N Speer Blvd LLC
Property Representative:	Cody Seedorf, Realarchitecture Ltd.

Summary of Rezoning Request

- The subject property is a 5,570 square foot, triangular-shaped lot, located in the West Highland statistical neighborhood at the northwest intersection of North Speer Boulevard and West 32nd Avenue.
- The lot is occupied by a two-story building built in 1953, that is currently, and has historically, been used for business purposes and qualifies as a Compliant Business Structure pursuant to DZC Section 11.4.6.
- The property owner is proposing to rezone 3201 North Speer Boulevard from U-SU-A to U-MX-2x to allow for more commercial uses.
- The proposed rezoning, U-MX-2x (Urban – Mixed Use – 2 stories), zone district allows the following building forms: Townhouse, General, and Shopfront. The maximum height is 30', up to 2 stories. Further details of the zone district can be found in the proposed zone district of this staff report (below) and in Article 5 of the Denver Zoning Code.

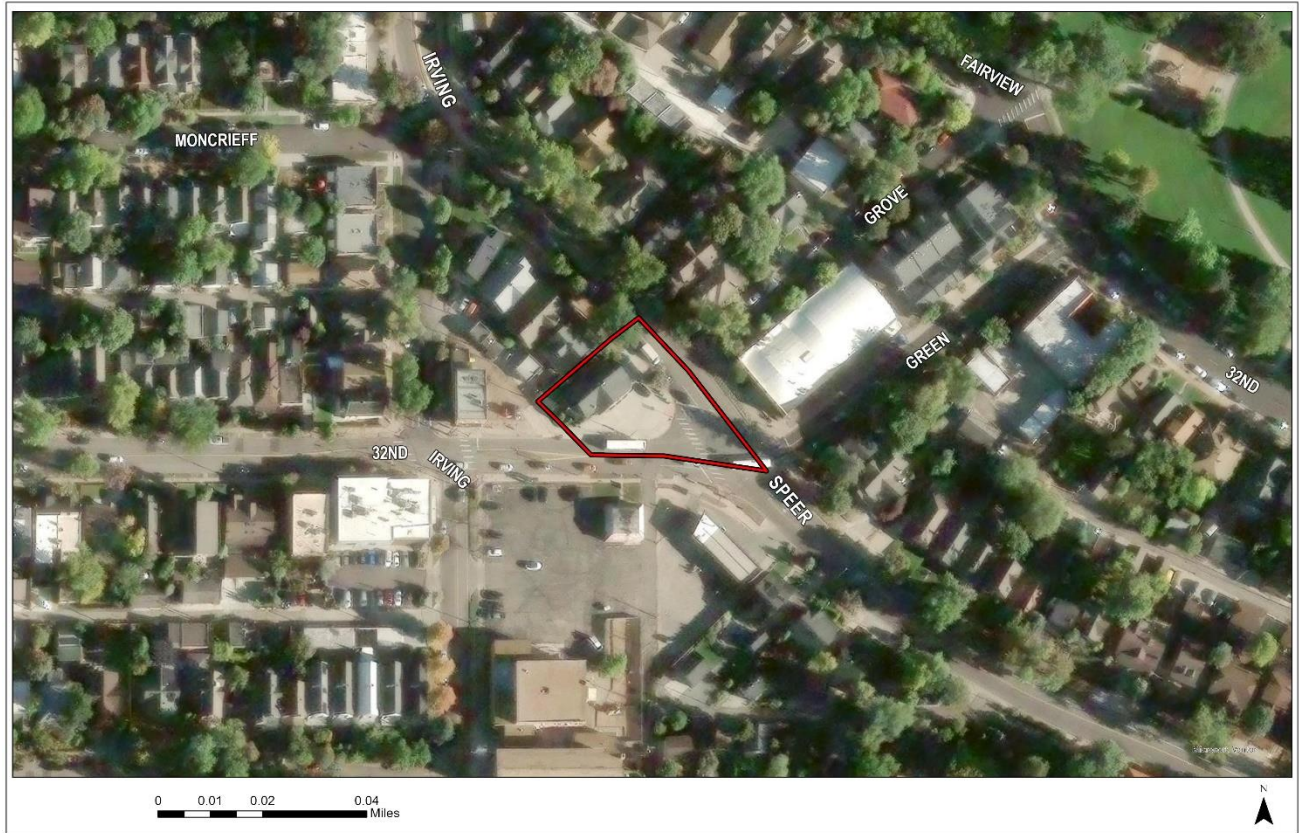
City Location



Neighborhood Location – West Highland



Existing Context



The subject property is located within the West Highland statistical neighborhood, near the intersection of North Speer Boulevard and West 32nd Avenue. The surrounding area is primarily residential with mostly single unit and some duplexes building forms. Additional commercial structures and uses as well as a church and parking lot are located at the intersection of 32nd Avenue and Irving Street. Highland Park and the Woodbury Public Library are located 2 blocks to the east of the subject site and Denver North High School is located just east of Federal Boulevard, .3 miles from the subject site,

The subject property is served by the east-west RTD bus route 32 along West 32nd Avenue with 60-minute headways. Stations are located on the same block as the subject property. The property is also served by the north-south RTD bus route 31 along Federal Boulevard with 10-minute headways. Stations are approximately two blocks away.

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
Subject Property	U-SU-A	Mixed-Use	2.5 story brick commercial building converted from residential	The neighborhood largely has a regular grid street pattern,

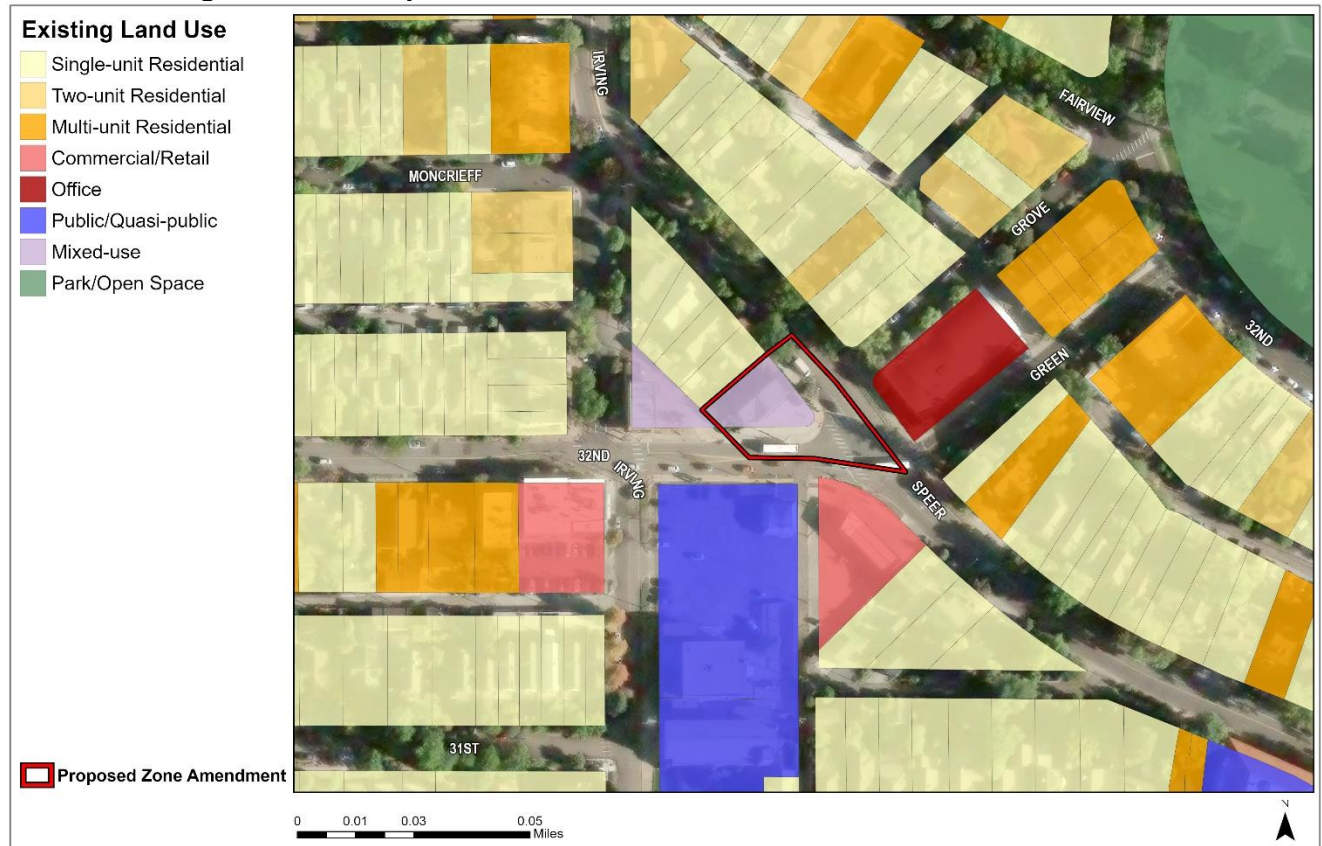
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
North	U-SU-A	Office	1-story brick residential house with gable roof, front porch and alley access.	generally consistent block sizes and shapes, and detached alleyways and sidewalks. However, the subject property street, Speer Boulevard and street/alleys to the west follows a diagonal direction until Speer becomes Irving Street approximately two blocks north of the Speer/32nd intersection.
South	PUD	Single Unit Residential	Two one-story structures, an office and a car wash	
East	U-SU-A	Office	1-story brick office building	
West	U-SU-A	Single Unit Residential	2-story shopfront commercial brick building	

1. Existing Zoning



The existing zoning on the subject property is U-SU-A. This zone district allows the Urban House form as primary building forms on a minimum lot area of 3,000 square feet and a minimum zone lot width of 25 feet. The maximum allowed heights are between 30-35 feet. For additional details of the zone district, see DZC section 5.3.3.3. The subject property is directly across the street to a PUD and a nearby U-MX-2X property, both along West 32nd Avenue.

2. Existing Land Use Map



The subject property is identified as Mixed-Use. The majority of the surrounding area is Single Unit Residential with some two and multi-unit properties throughout. There is a mix of commercial/retail, office, and public/quasi-public situated along corridors of Speer Boulevard and West 32nd Avenue.

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



Subject Property – 3201 North Speer Boulevard, looking north on West 32nd Avenue.



North – View of the property to the north of subject property, looking southwest on North Speer Boulevard.



South – View of the property to the south of subject property, looking south on West 32nd Avenue.



East - View of the property to the east, looking east on North Speer Boulevard.



West – View of the property to the west, looking north on West 32nd Avenue.

Proposed Zoning

The proposed U-MX-2x zone district allows the following building forms: Townhouse, General, and Shopfront. The building form standards, design standards, and uses work together to promote desirable mixed-use areas. More details of the proposed zone district can be found in Article 5 of the Denver Zoning Code.

The primary building forms allowed in the existing zone district and the proposed zone districts are summarized here:

Design Standards	U-SU-A (Existing)	U-MX-2x (Proposed)
Primary Building Forms Allowed	Urban House	Townhouse General Shopfront
Height in Stories / Feet (max), front 65%, rear 35%	2.5/30-35', 1/17'	2/30'
Required Build To Primary Street	NA	Townhouse, General: 70% Shopfront: 75%
Bulk Plan Vertical Height at Side Interior and Side Street Zone Lot Line in front 65%/rear 35% of zone lot depth	17'/10'	NA
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45*	NA
Zone Lot Area (min)	3000 sq ft	NA
Zone Lot Width (min)	25'	NA
Primary Street Setback (min)	Calculated per Sec. 13.1.5.9	Townhouse: 10' General, Shopfront: 0
Side Street Setback (min)	3'	Townhouse: 7.5' General, Shopfront: 0'
Side Interior Setback (min)	3'	Townhouse: 5' General, Shopfront: 0', Protected: 10'
Rear with Alley/Rear without Alley	12'/20'	Townhouse: 12'/20' General: 0', Protected: 12'/20' Shopfront: 0', Protected: 10'
Height of Detached ADU	1-2 stories, 17-24'	NA
Location of ADU	Rear 35% of zone lot	NA
ADU – Side Interior and Side Street Setback	3-5'	NA
ADU – Rear setback with alley, rear without alley	5-12'	NA

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 – Comments.

Department of Public Health and Environment: Approved - No comments.

Denver Parks and Recreation: Approved - No Response.

Department of Transportation & Infrastructure – City Surveyor: Approved – No Comments.

Development Services – Project Coordination: Approved – Comments.

1) Approved for Rezoning Only.

2) Any future development will require zoning and building permits prior to the start of construction. One and two-unit single family home projects will require review and approval from the Residential Review Team. Projects with more than two dwelling units, mixed-use, or non-residential uses will require Site Development Plan approval prior to building permit issuance. Site Development Plans require an initial Concept Review phase to determine feasibility.

3) If future development is beginning the design phase, it is recommended to submit for the Concept feasibility review simultaneously with the rezoning process to verify that the intended development will work with the proposed zone district.

4) If the proposed future development intends to use the proposed zone district, the rezoning will need to be approved prior to zoning permits or Site Development Plan approvals.

Development Services - Fire Protection: Approved - No Response.

Development Services – Transportation: Approved - No Response.

Development Services- Wastewater Approved – Comments.

There is no objection to the rezone, however applicant should be under notice that DOTI will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may

be required. These studies may results in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning. Please note Denver does have flow depth mapping for stormwater adjacent to the parcel. See link or google “Denver Storm Drainage Master Plan” to view current known drainage patterns and parcel inundation. A No-Adverse Impact Analysis may be required.
<https://denver-sdmp-geospatialdenver.hub.arcgis.com>.

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:	05/27/2026
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:	06/30/2026
Planning Board Public Hearing: Passed with approval (10-0), one verbal public comment in support	07/15/2026
CPD written notice of the Community Planning & Housing Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	7/20/2026
Community Planning & Housing Committee of the City Council:	08/04/2026
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:	08/24/2026 (Tentative)
City Council Public Hearing:	09/14/2026 (Tentative)

Registered Neighborhood Organizations (RNOs)

To date, staff has received no comments

Other Public Comment

To date, two public comments of moderate opposition was received stating concerns of long term development. One public comment in support was made verbally during the Planning Board hearing to support more options for local business.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC Section 12.4.10.7 as follows:

DZC Section 12.4.10.7

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 property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver* (2019)

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.

Vision Element 2: Strong and Authentic Neighborhoods (page 34-35)

- Goal 1: Create a city of complete neighborhoods.
 - Strategy A: Build a network of well-connected, vibrant, mixed-use centers and corridors.
 - Strategy D: Encourage quality infill development that is consistent with surrounding neighborhoods and provides opportunities for increased amenities.
- Goal 4: Ensure every neighborhood is economically strong and dynamic.
 - Strategy A: Grow and support neighborhood serving businesses.

Vision Element 4: Economically Diverse and Vibrant (pages 46-47)

- Goal 3: Sustain and grow Denver's local neighborhood businesses.
 - Strategy A: Promote small, locally owned businesses and restaurants that reflect Denver's unique character and support neighborhood scale economic vitality.

Vision Element 5: Environmentally Resilient (page 54)

- Goal 8: Clean our soils, conserve land and grow responsibly.
 - Strategy A: Promote infill development where infrastructure and services are already in place.

In summary, the proposed rezoning is consistent and furthers *Comprehensive Plan 2040* policies. The proposed rezoning will promote and enable commercial options where infrastructure is in place in close proximity to the surrounding neighborhood.

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 Local Center future place within the Urban context and provides guidance from the future growth strategy for the city. The proposed rezoning is consistent with land use guidance in the plan.

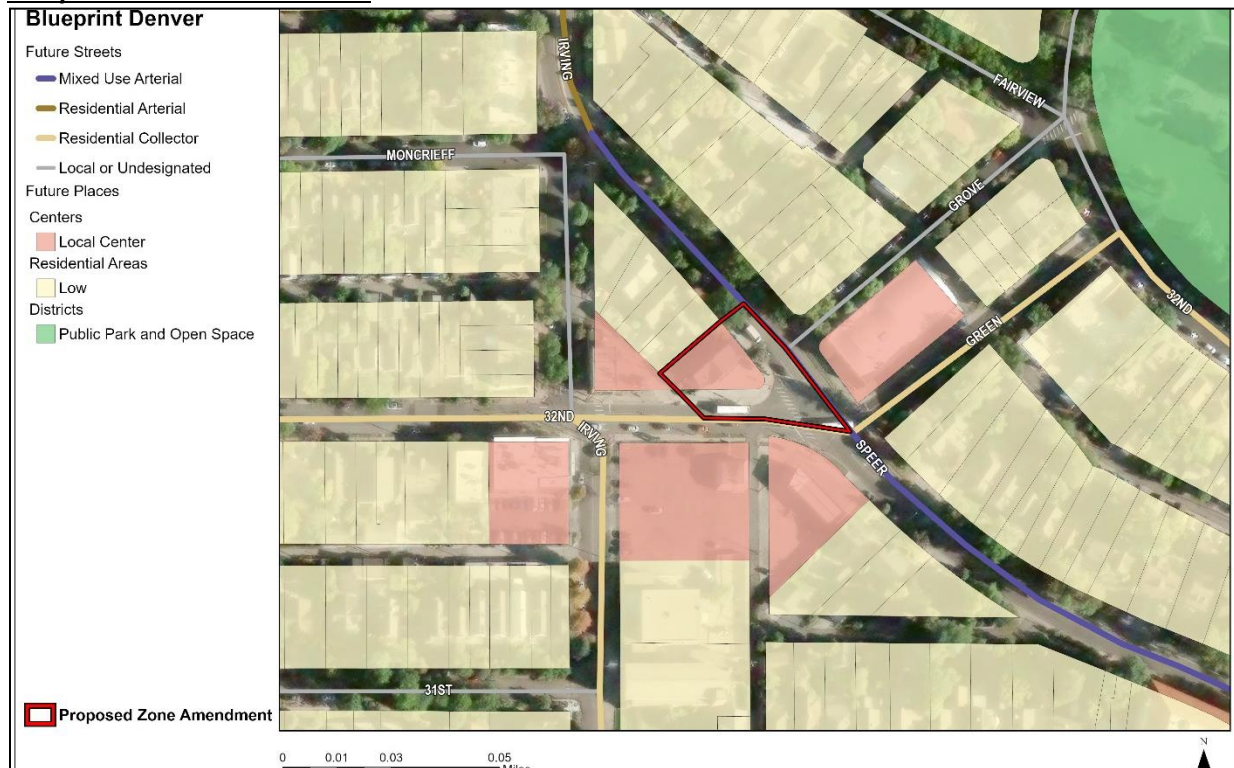
Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in things like land use and built form and mobility options at a higher scale, between neighborhoods. Small area plans provide more certain guidance on topics including building heights (p. 66). The subject property is within the Urban neighborhood context. The land use and built form in the Urban neighborhood context is described as “Small multi-unit residential and mixed-use areas typically embedded in 1-unit and 2-unit residential areas” (p. 136).

The proposed U-MX-2x zone district is part of the Denver Zoning Code Urban Neighborhood Context that is intended to “promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge,” and “to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods.” (DZC Section 5.2.3.1) The proposed district is appropriate and consistent with the *Blueprint Denver* context description.

Blueprint Denver Future Place



The future places map shows which place description(s) should be used to evaluate the appropriateness of the proposed zone district (p. 66). The subject site is designated within a Local Center future place on the *Blueprint Denver* Future Place Type map. This place type “primarily provides options for dining, entertainment and shopping. May also include some residential and employment uses...Activity levels are lower than other center types, with the highest activity during evenings and weekends...The public realm is typically defined by lower-scale buildings with active frontages providing a more intimate, pedestrian scale. Heights are generally up to 3 stories and generally will not have a transition area as the low intensity easily integrates into the surrounding neighborhood”. (p. 226)

U-MX-2x is a mixed-use, low intensity district that allows the Townhouse, General, and Shopfront building forms which are compatible with Local Center future place type description.

Blueprint Denver Street Types

Blueprint Denver classifies Speer Boulevard as Mixed-Use Arterial which have a “mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback... Driveways are more frequent than main streets but still limited to provide a friendly street for people walking or rolling and riding bicycles.” (p. 159)

Blueprint Denver classifies West 32nd Avenue as Residential Collector which includes “residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses.” (p. 160)

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 property is included as "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). These growth areas are "mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed U-MX-2x is appropriate in this growth area and is consistent with *Blueprint Denver*.

Additional Guidance

Because the data available to measure the equity concepts is not available at the parcel-level scale, and is intended to show patterns across large areas, it is not effectively applied to small-scale rezonings. (p. 67)" However, smaller rezonings can still implement policies and strategies related to equity.

This individual rezoning supports elements of "Land Use & Built Form: Economics Policy 6: Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors. (p. 93).

This rezoning supports the city's goals to reduce climate impacts by enabling additional mixed-use options where infrastructure already exists with nearby transit and walkable and bikeable amenities.

This creates a less auto-dependent neighborhood which can reduce greenhouse gas emissions from transportation. This energy efficiency will advance Denver's goals to reduce greenhouse gas emissions from buildings, which contribute to a warming climate. In conclusion, this proposed rezoning is consistent with *Blueprint Denver*.

2. Public Interest

The proposed official map amendment furthers the public interest through implementation of the city's adopted land use plans supporting local commercial centers embedded within the West Highland neighborhood.

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

The requested U-MX-2x zone district is within the Urban Context defined by the Denver Zoning Code as being "primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas....Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building....Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets." (DZC Section 5.1.1) This rezoning is consistent with this description of the character of neighborhood context.

It is also consistent with the General Purpose of mixed-use districts in this context as it will "promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge." (DZC Section 5.2.3)

Furthermore, the requested rezoning is consistent with the Specific Intent of the U-MX-2x district which "applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses." (DZC 5.2.3.2.B)

The rezoning of this property to E-MX-2x is consistent with the neighborhood context description, purpose, and intent.

Attachments

1. Application
2. Public Comments to date