



4625 N Milwaukee Street

Request: E-SU-D to U-TU-B

Date: 07/13/2026

Presenter: Fran Penafiel

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-D to U-TU-C



- Property:
 - 4,605 sq ft
 - House demolished during I-70 expansion
 - Vacant

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

Current Zoning – E-SU-D

Urban Edge – Single Unit – D

Specific Intent:

- Single-unit uses on a
- 6,000 sq ft minimum lot area

Building Forms:

- Urban houses
- Accessory dwelling unit

Proposed Zoning – U-TU-B

Urban –Two Unit – C

Specific Intent:

- Two-unit uses
- Minimum lot area of 4,500 sq ft

Building Forms:

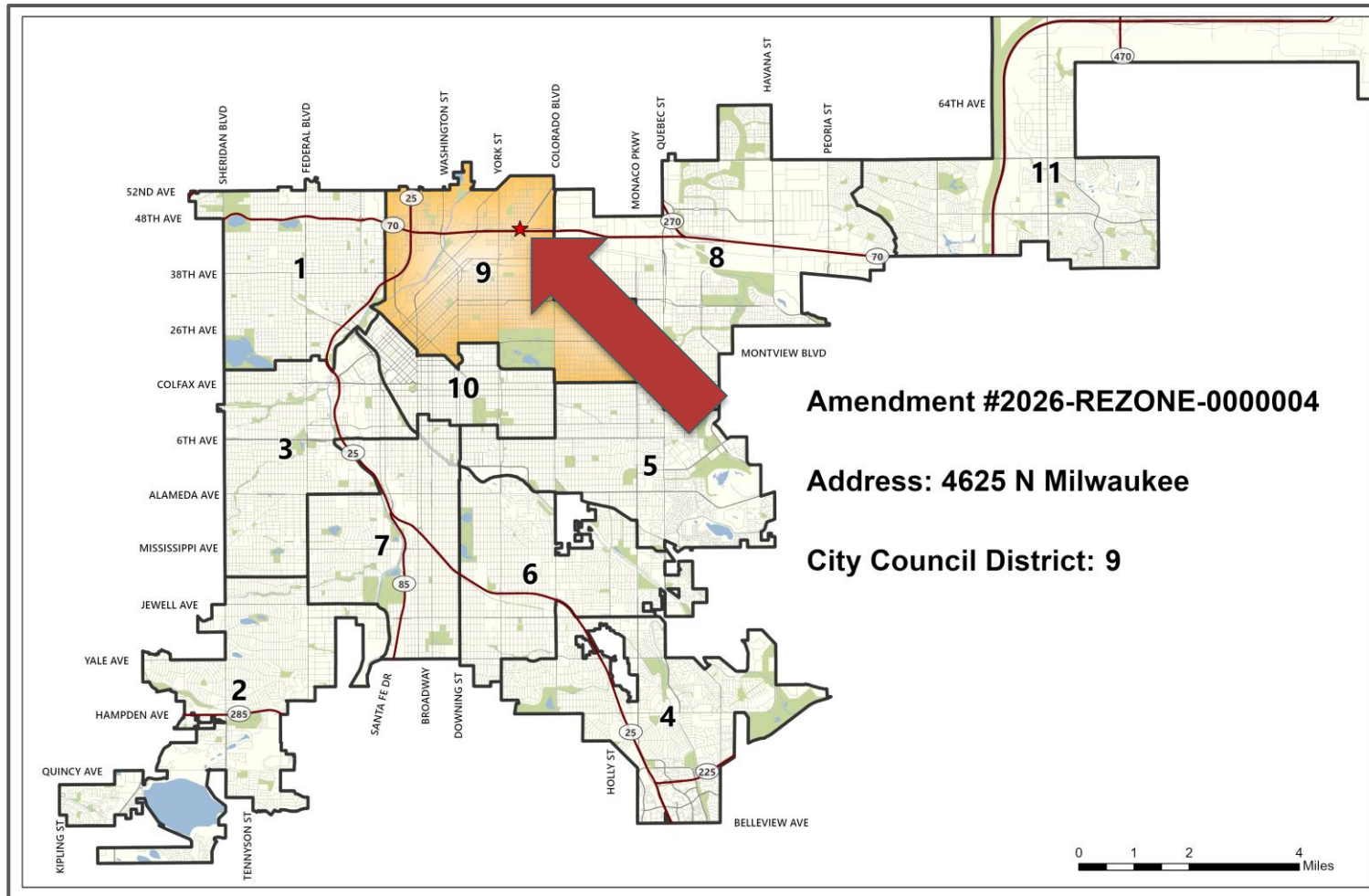
- Urban house
- Duplex
- Tandem home
- Detached accessory dwelling units

Presentation Agenda

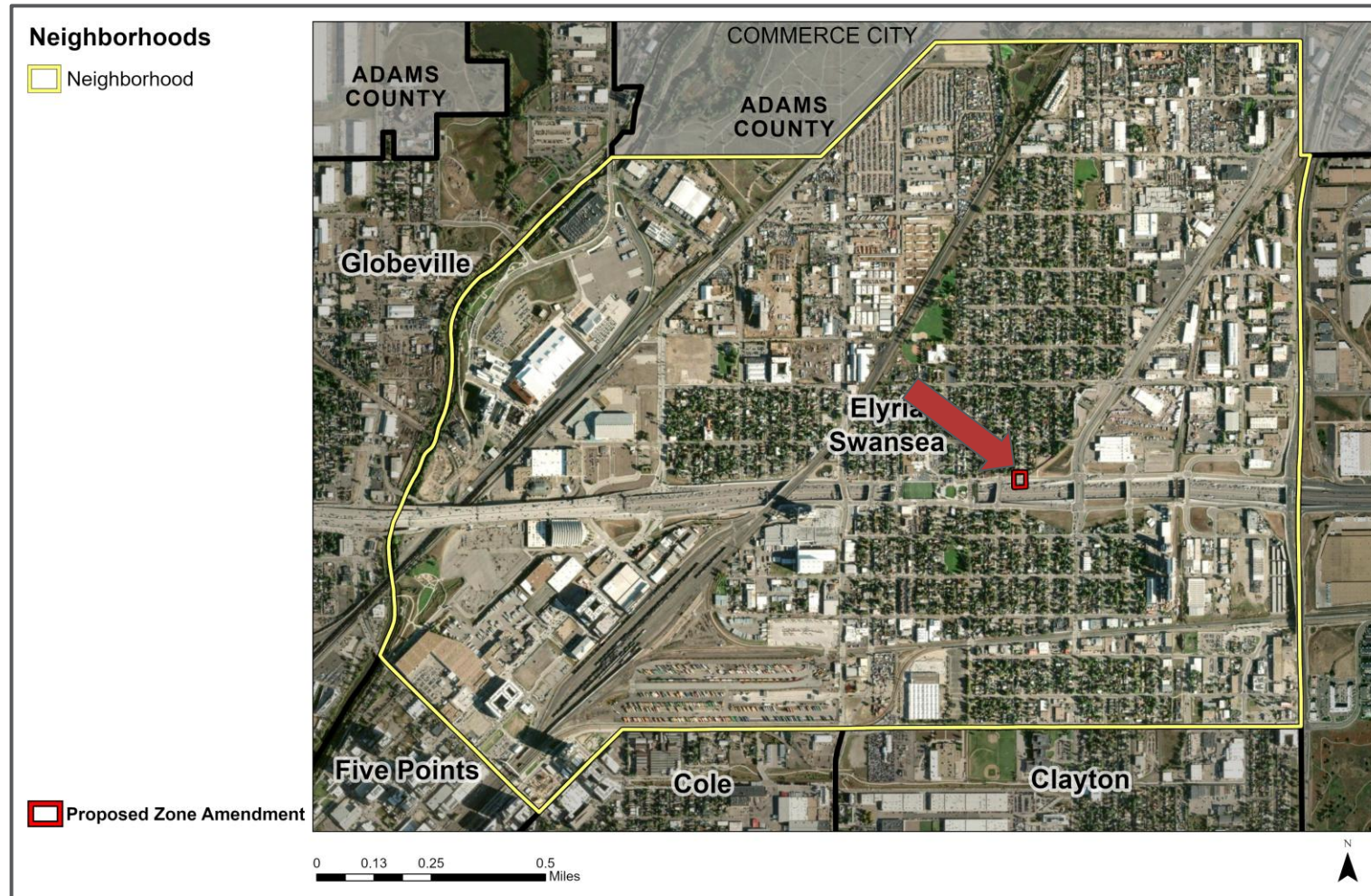
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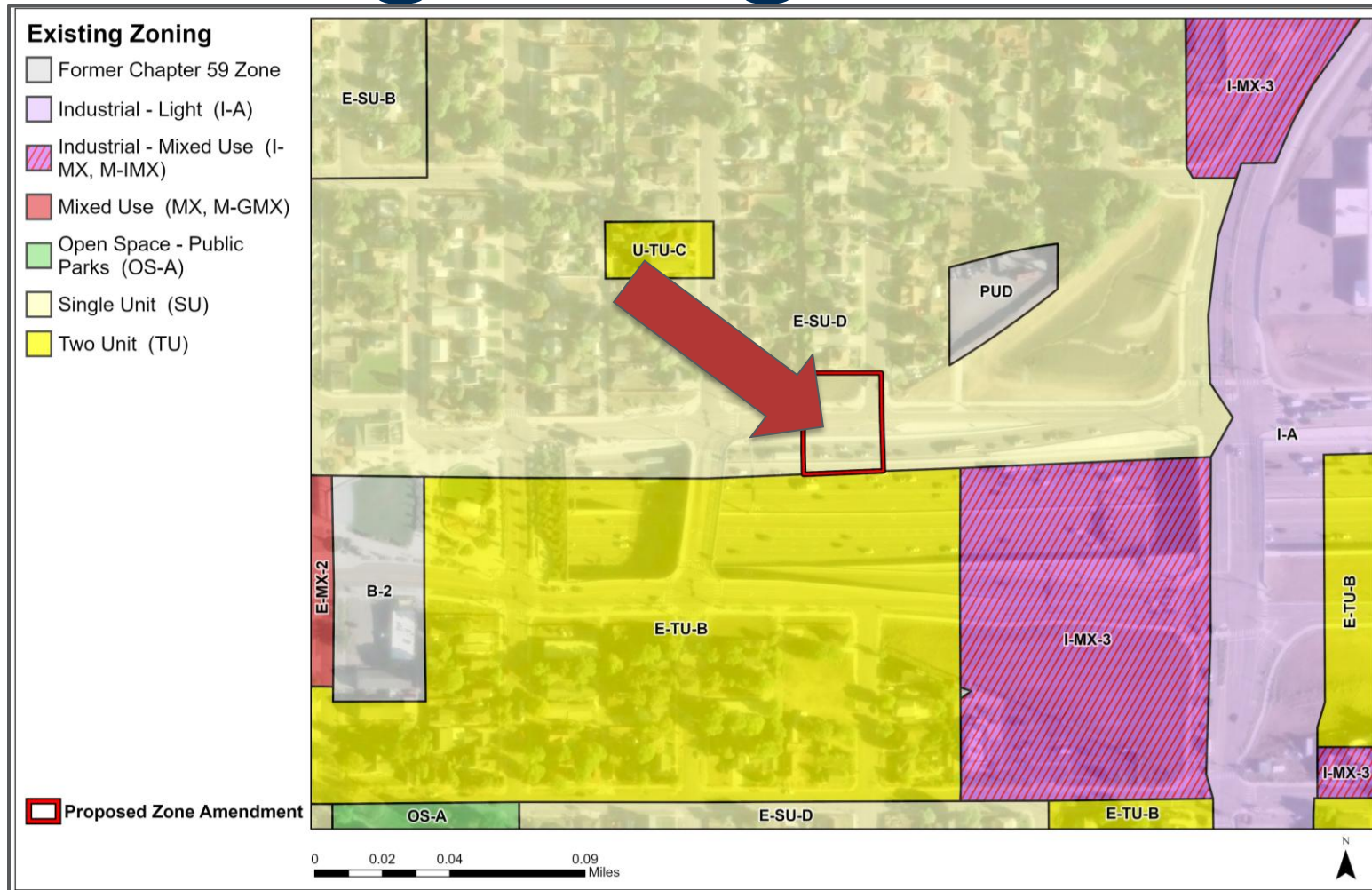
Council District 9 – Councilmember Watson



Statistical Neighborhood – Elyria Swansea



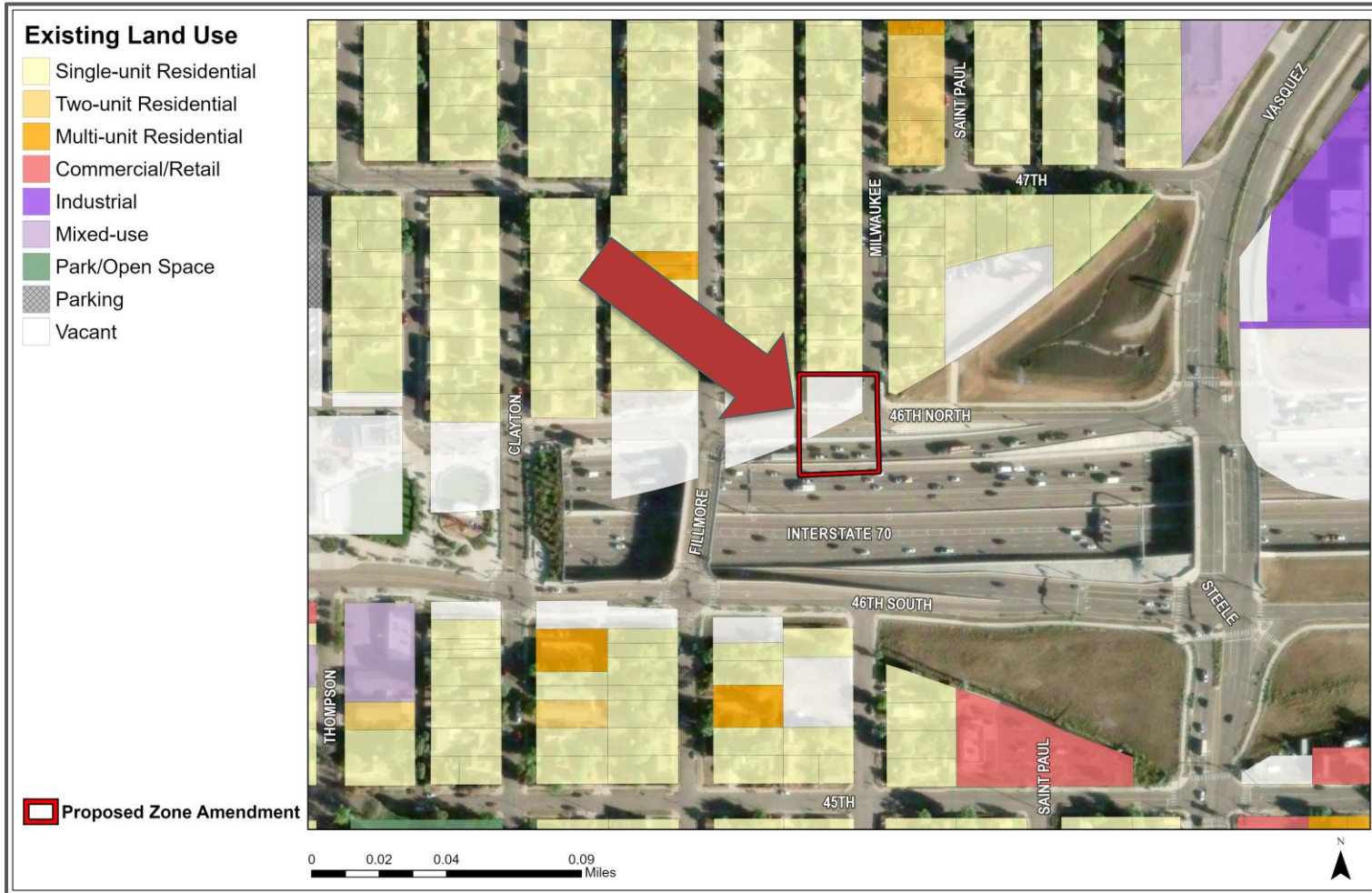
Existing Zoning – E-SU-D



Adjacent to:

- E-SU-D
- U-TU-C

Existing Context – Land Use

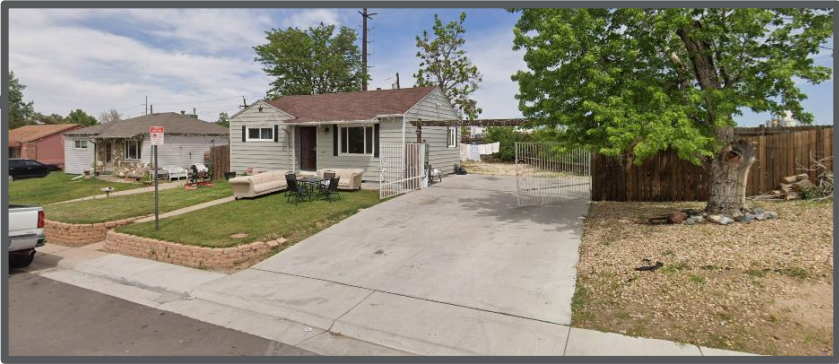
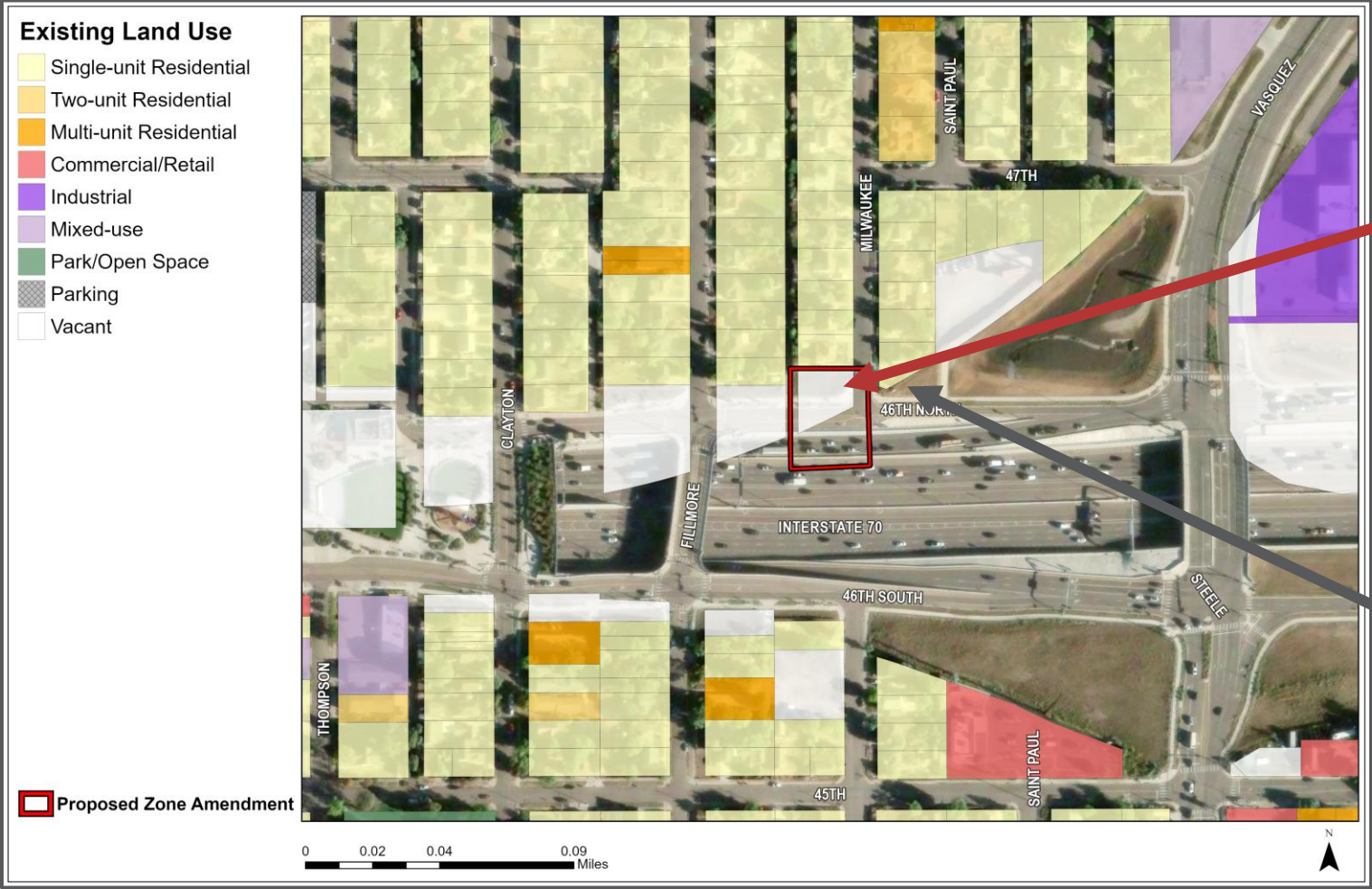


Vacant

Adjacent to:

- Single-unit
- Vacant

Existing Context – Building Form/Scale



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Process

- Informational Notice: 01/09/2026
- Planning Board Notice: 04/21/2026
- Planning Board Public Hearing: 05/06/2026
- Committee: 06/09/2026
- City Council Public Hearing: 07/13/2026

Public Comments

- RNOs
 - Letter of support from the Elyria Swansea RNO
- Neighborhood
 - Over 40 members of the neighborhood signed a letter of support.

Planning Board

- Planning Board held a hearing on this item on May 6
- The board voted unanimously to recommend approval

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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)
- Elyria Swansea Neighborhood Plan (2015)

2. Public Interest

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

Comprehensive Plan 2040

- Ensure neighborhoods offer a mix of housing types
- Promote infill development where infrastructure and services are already in place
- Increase the amount of affordable housing



Denver Zoning Code Review Criteria

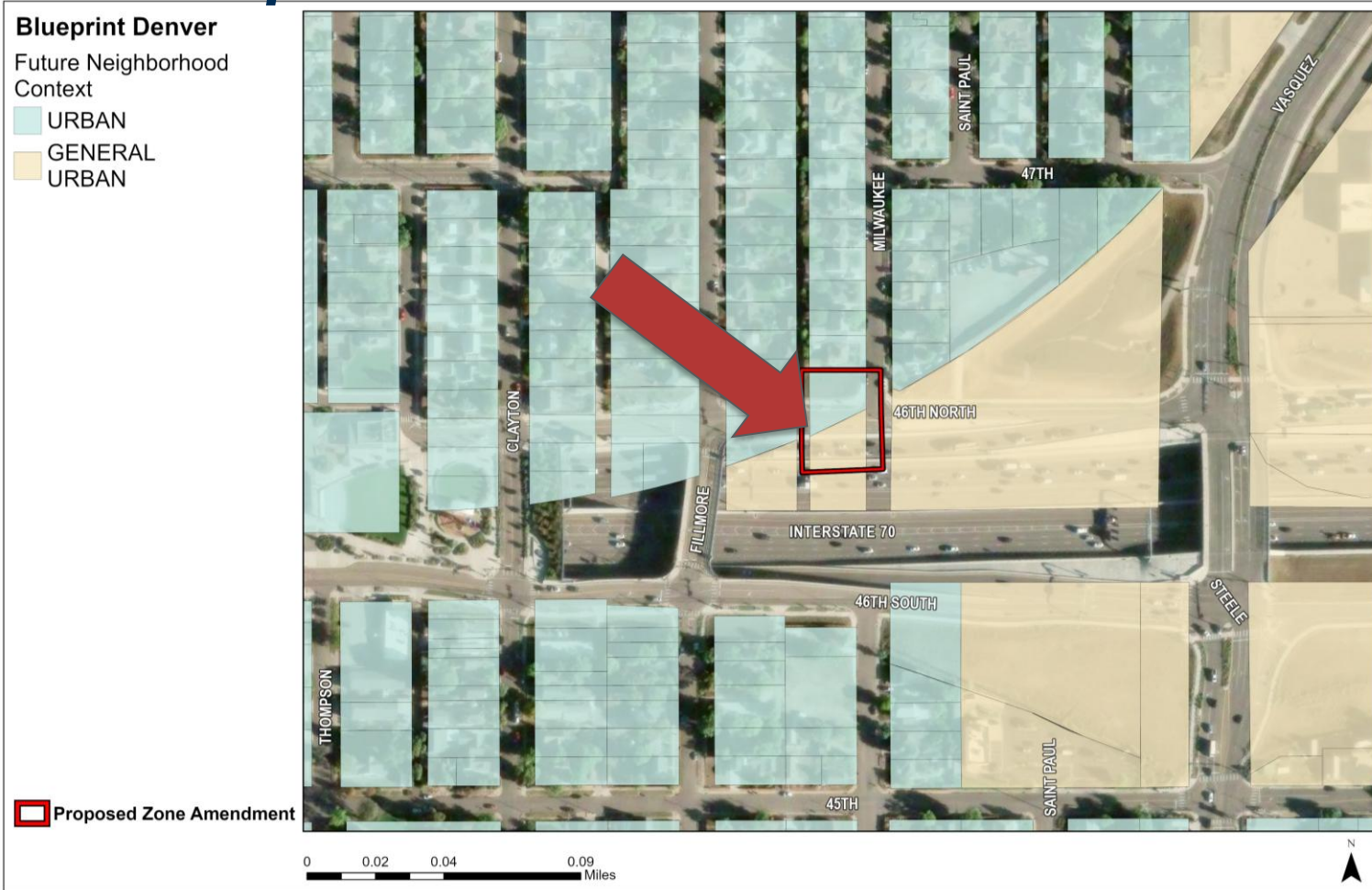
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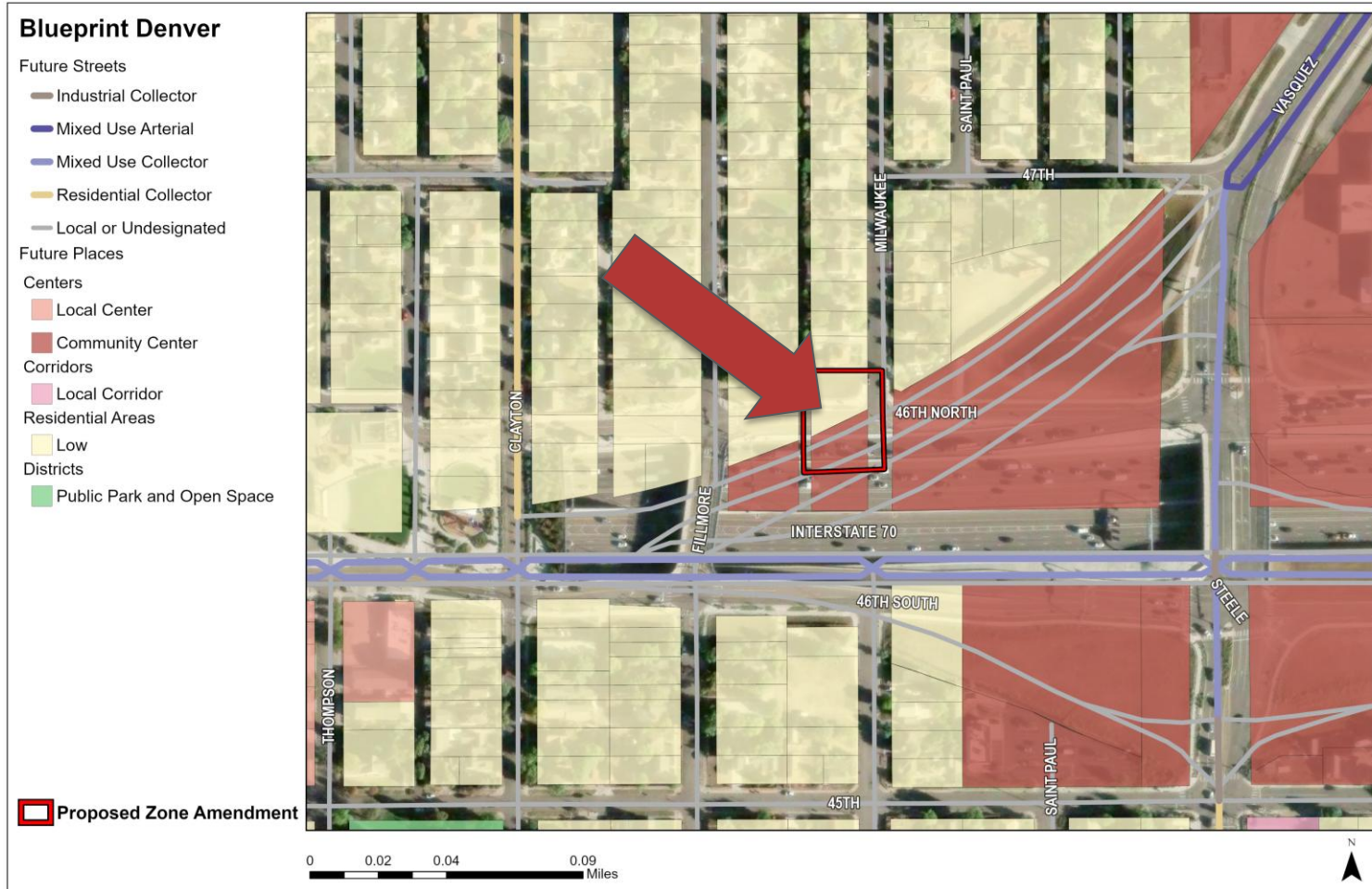
Blueprint Denver 2019



Urban

- Single- and two-unit residential
- Embedded multi-unit and mixed-use

Blueprint Denver 2019



Residential Low

- Single- and two-unit on small or medium lots
- Duplexes thoughtfully integrated

Local Future Street Type

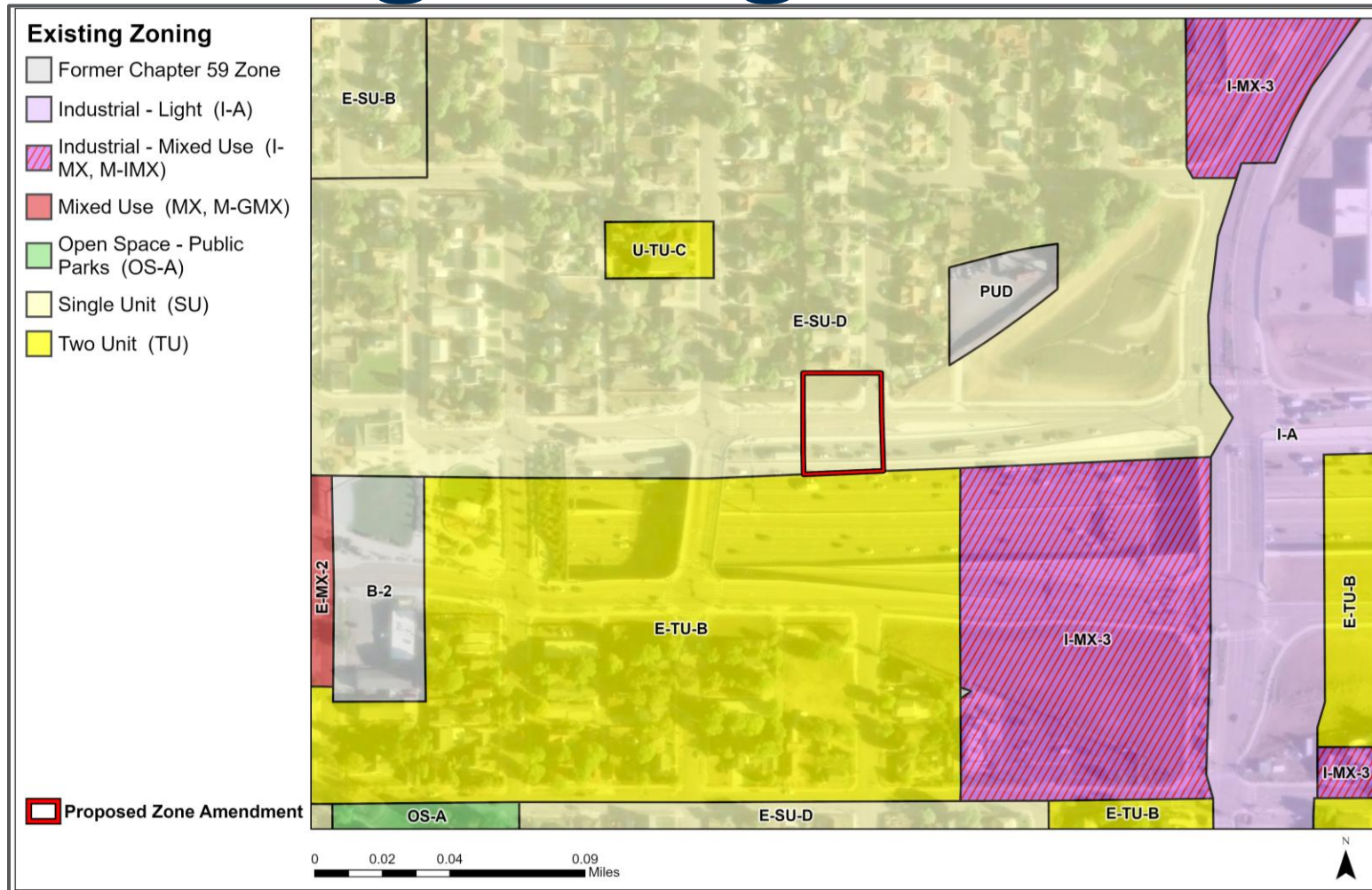
- Predominantly defined by residential uses

Blueprint Denver 2019

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

- Two-unit uses are not appropriate in all areas
- If there is not an existing zoning pattern, depends upon:
 - Adopted small area plan
 - Significant neighborhood input
- “intent to set a new pattern for the area”

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”?

Elyria Swansea Neighborhood Plan

- Single Family Duplex designation
- “mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings”

Denver Zoning Code Review Criteria

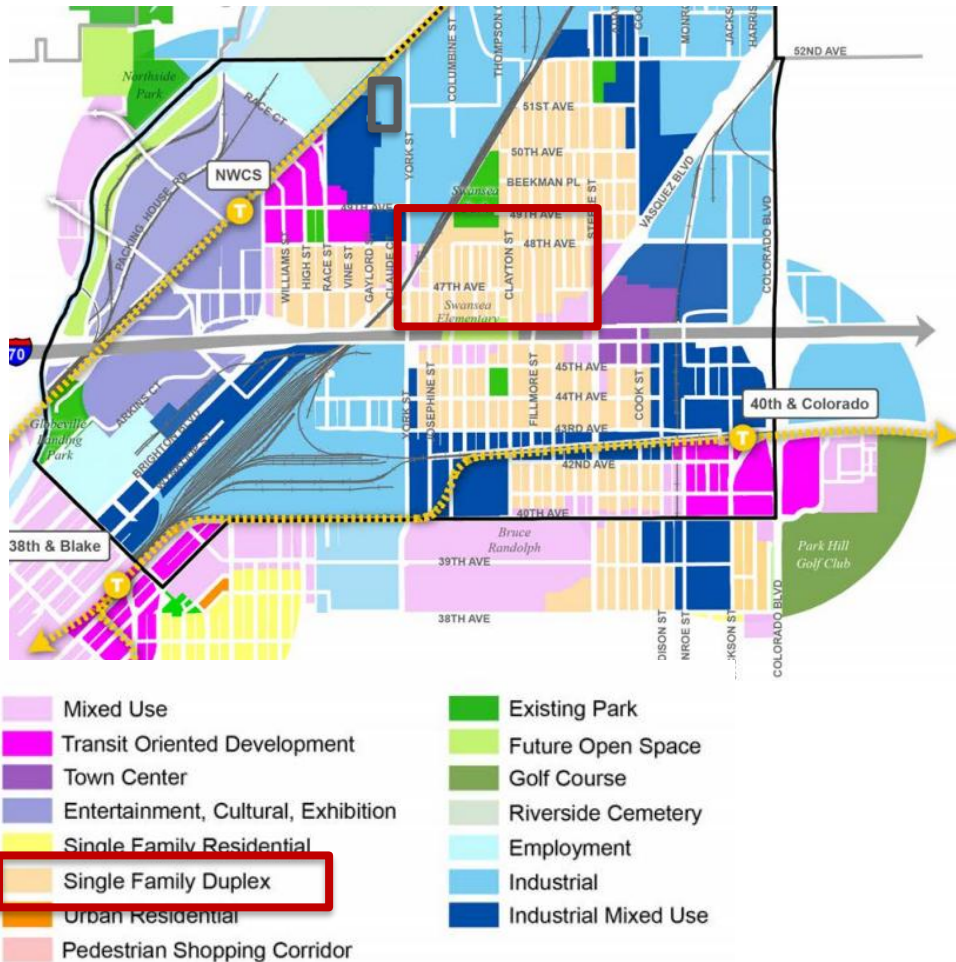
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Elyria-Swansea Neighborhood Plan



Single Family Duplex

- Primarily residential
- Moderately dense
- A mix of housing types, including
 - single-family houses,
 - duplexes,
 - rowhouses, and
 - small apartment buildings

Elyria-Swansea Neighborhood Plan

E. 1 Update the Neighborhood Context

Urban Neighborhood Context better reflects the use of alleys, limiting curb cuts, and the continuation of detached sidewalks.

Elyria-Swansea Neighborhood Plan

Displacement and Affordable Housing

- “Desire that progress will not result in displacement”
- “Affordable housing will continue to be within reach”
- “Residents desire to remain in the neighborhood and enjoy improvements”

Denver Zoning Code Review Criteria

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Public Interest

Implements plan guidance:

- Allow a mix of housing types
- Build affordable housing
- Mitigate displacement

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CPD Recommendation

CPD recommends [approval](#), based on finding all review criteria have been met

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Zone District Purpose and Intent