



4901 South Monaco Street

Request: B-4 with Waivers, UO-1, UO-2 to S-MX-5

Date: 07/27/2026

Presenter: Brandon Shaver

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from B-4 with Waivers, UO-1, UO-2 to S-MX-5



- Property:
 - 2.99 acres
 - 3-story building previously used for assisted living facility with surface parking

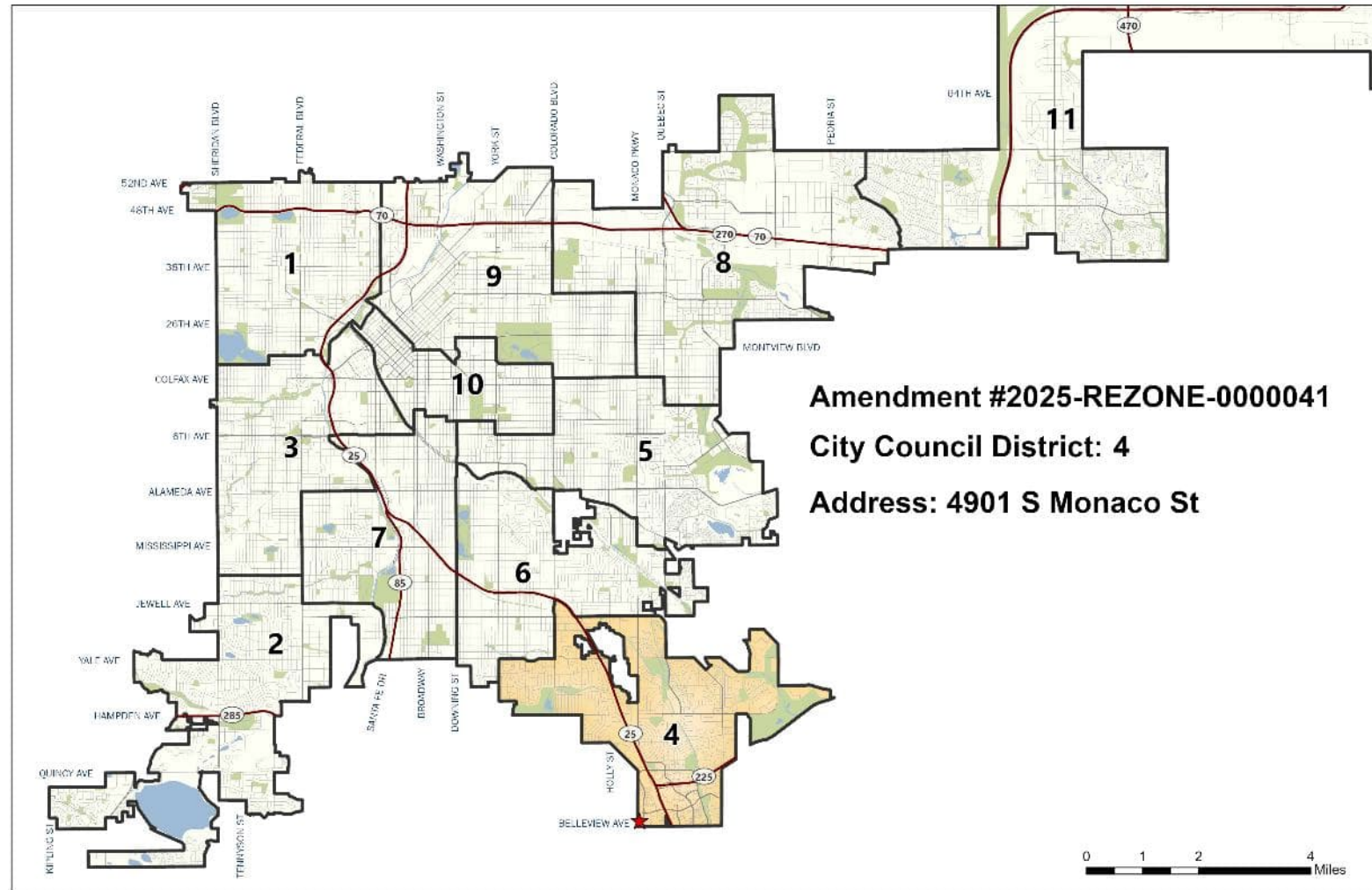
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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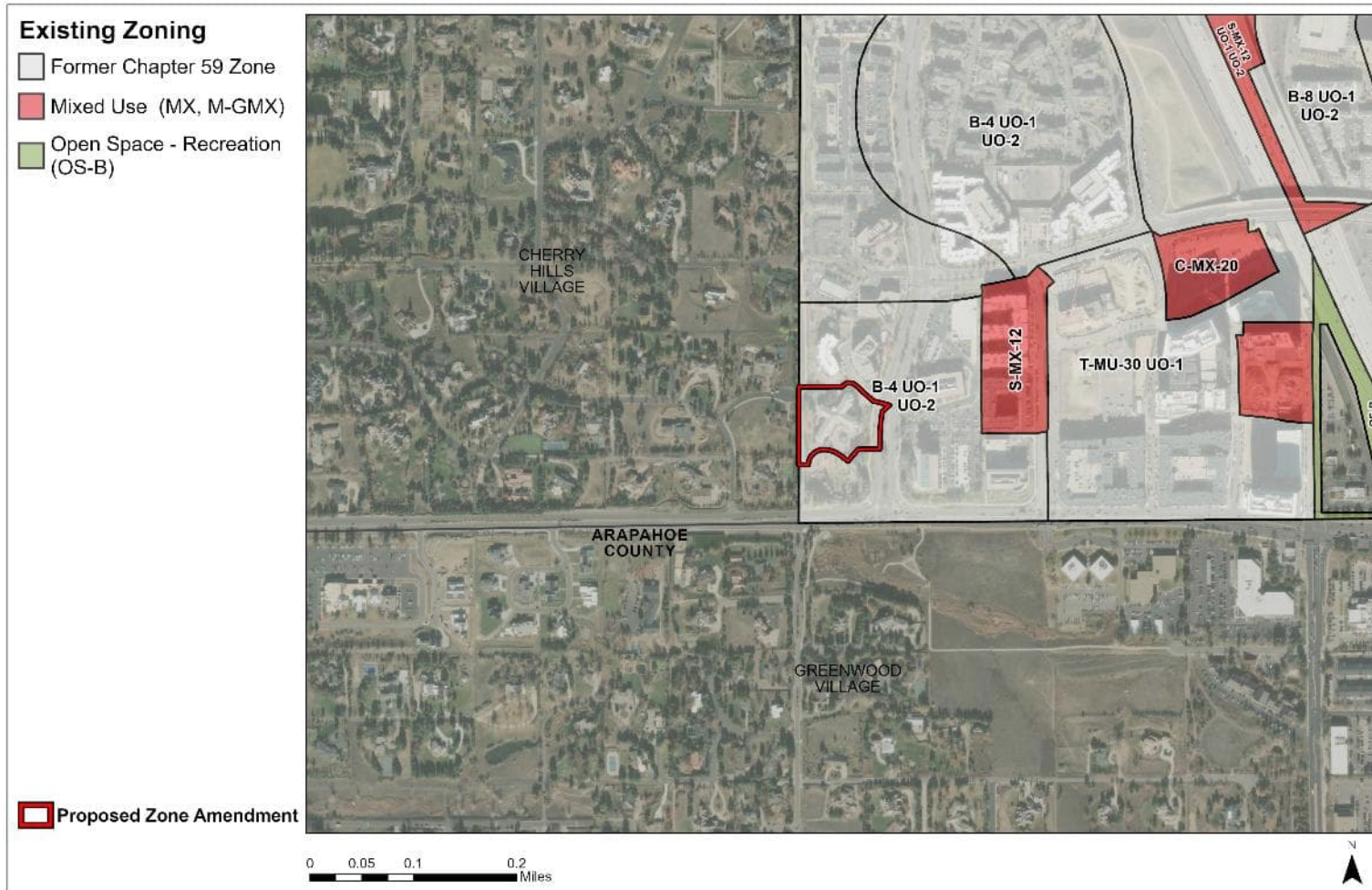
Council District 4 – Councilmember Romero-Campbell



Statistical Neighborhood – Southmoor Park



Existing Zoning – B-4 with Waivers, UO-1, UO-2



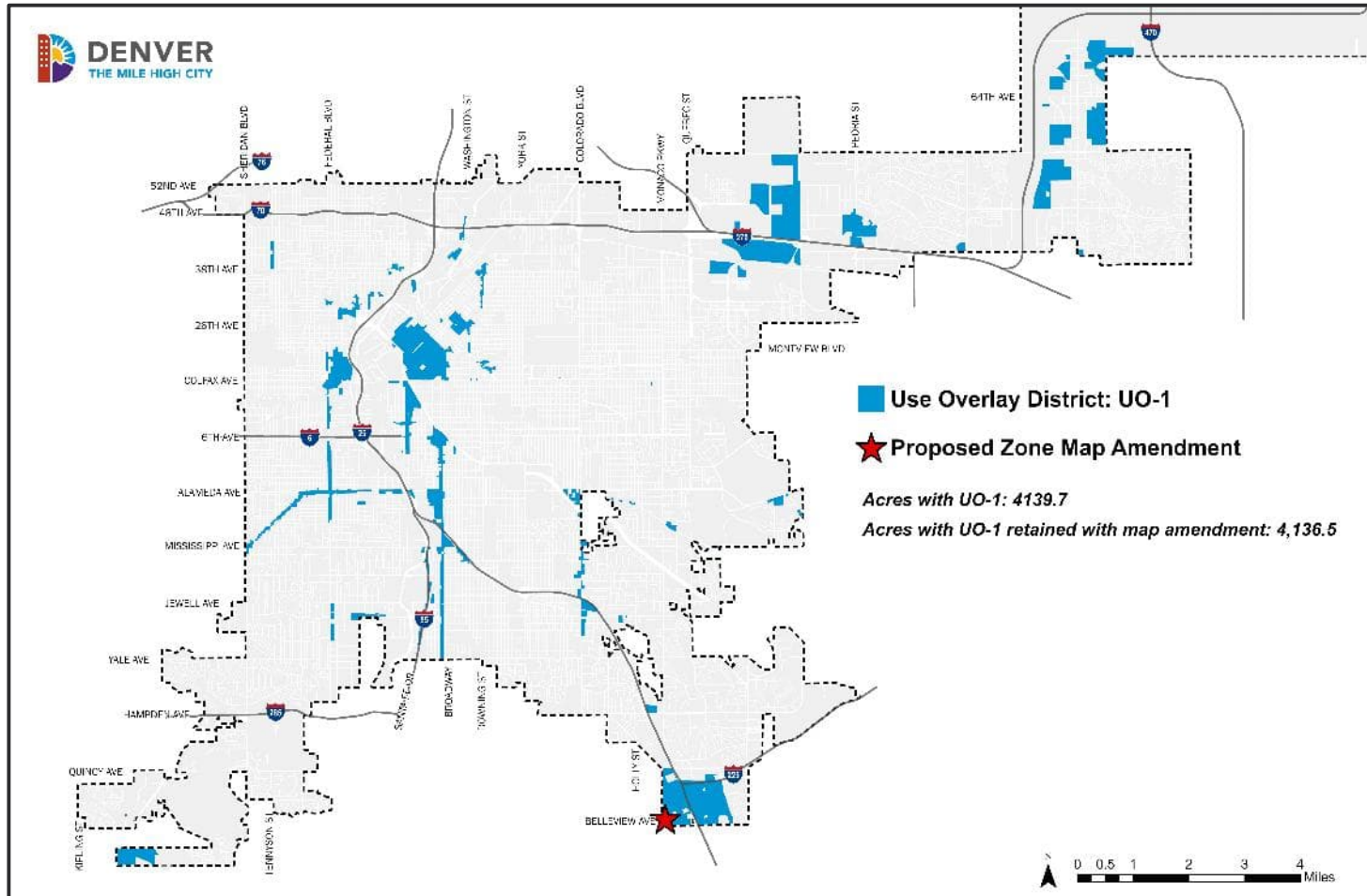
Proximity to:

- B-4 with Waivers, UO-1, UO-2
- S-MX-12
- Cherry Hills Village
- Greenwood Village

FC59 Waivers

- Waive adult related businesses, billboards, auto sales, mail order house, establishments selling monuments and tombstones, and other unique uses
- Maximum 1.2 million sq ft of GFA across subarea, residential maximum of 225,000 sf has been allocated

Use Overlays (UO-1 & UO-2)



- Sufficient land remaining in the city for adult uses
- Current waivers prohibit billboards

Proposed Zoning – S-MX-5

General Purpose:

- Diverse areas; walking, shopping, gathering; larger sites; predictable flexibility; balance street presence and parking

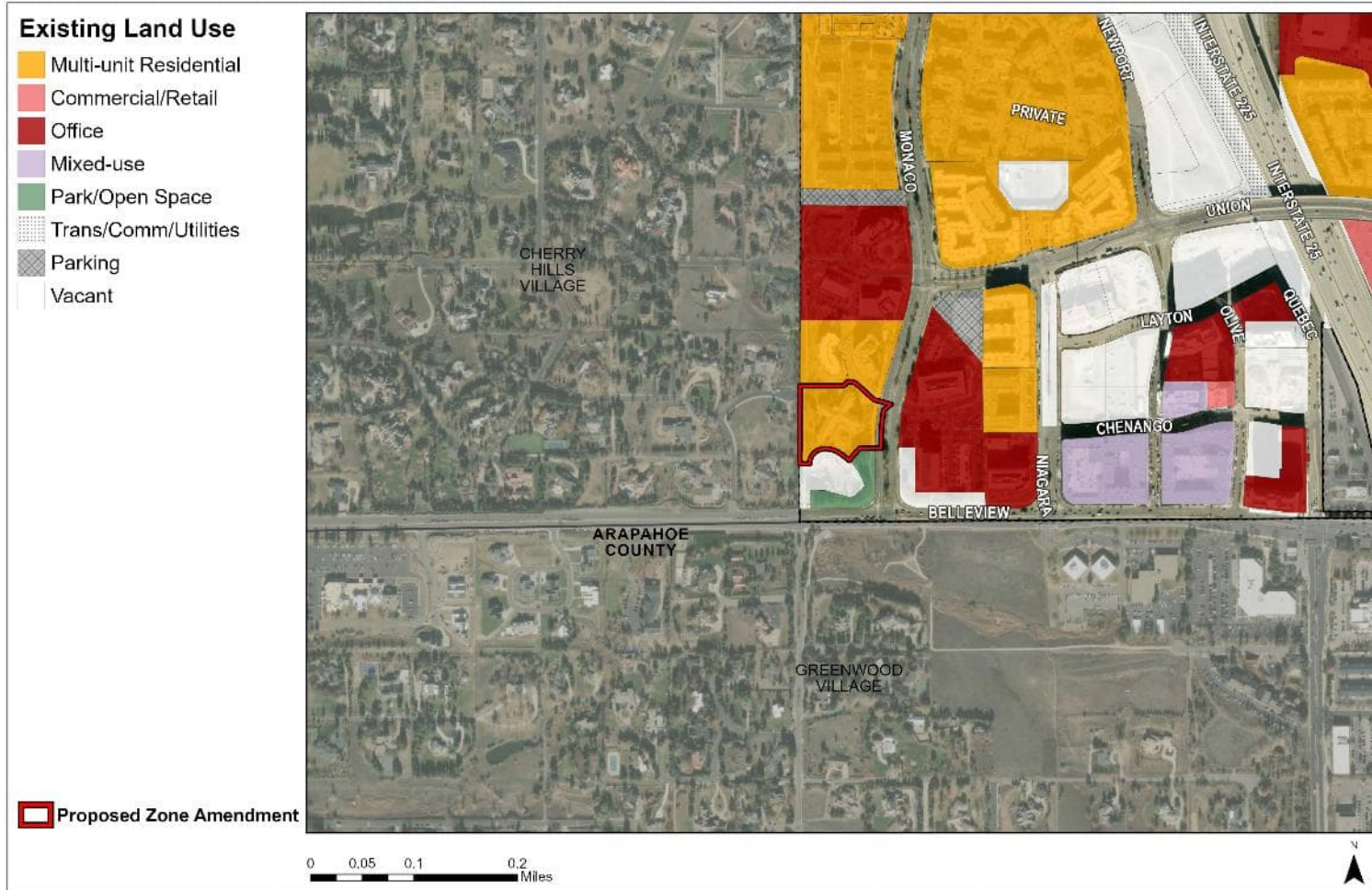
Specific Intent:

- Areas served by arterials; height 1-5 stories

Building Forms:

- Drive-thru; General; Shopfront

Existing Context – Land Use



Multi-unit Residential

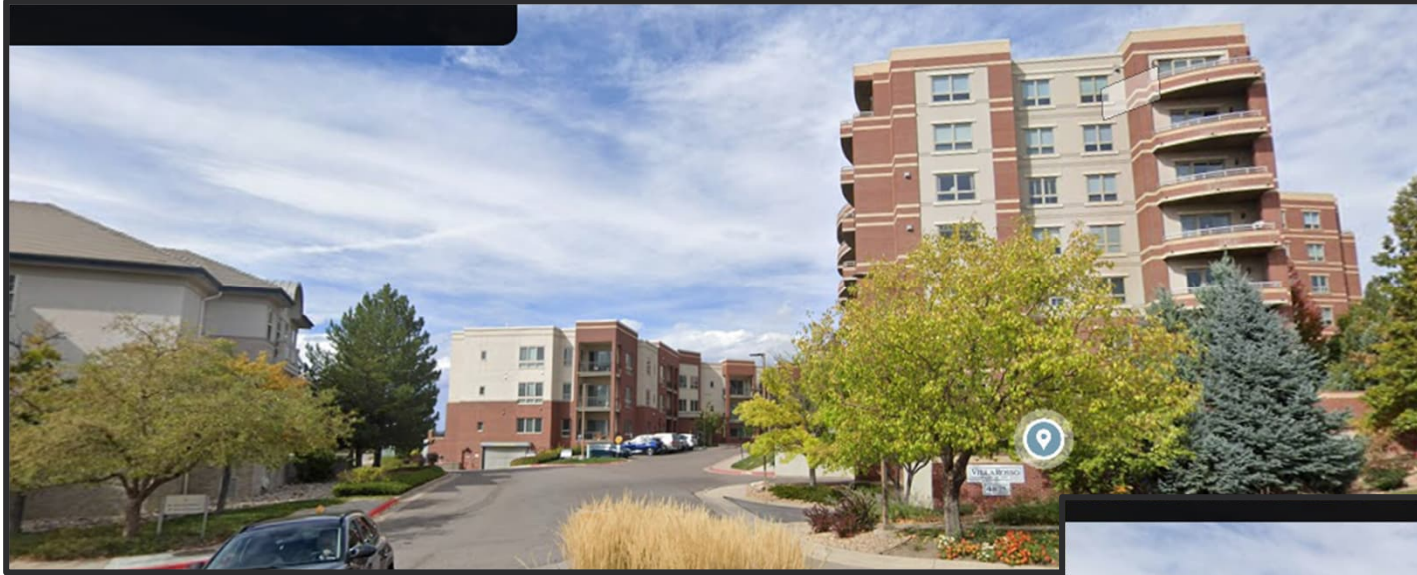
Adjacent to:

- Multi-unit Residential
- Park/Open Space
- Office
- Vacant
- Single-unit Residential

Existing Context – Building Form/Scale



Existing Context – Building Form/Scale



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Process

- Informational Notice: 1/27/26
- Planning Board Notice: 5/19/26
- Planning Board Public Hearing: 6/3/26
- Committee: 6/9/26
- City Council Public Hearing: 7/27/26

Public Comments

- RNOs
 - o No comments
- 29 comments in opposition
 - o Parking/loading
 - o Allowed uses
 - o Infrastructure constraints
 - o Perceived safety

Planning Board

- Planning Board held a hearing on this item on 6/3/26
- The board voted unanimously to recommend approval of the application

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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)

2. Public Interest

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

Comprehensive Plan 2040



Equitable, Affordable, and Inclusive

- Goal 1, Strategy C: “Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts” (p. 28).

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).



Comprehensive Plan 2040

Environmentally Resilient

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



Denver Zoning Code Review Criteria

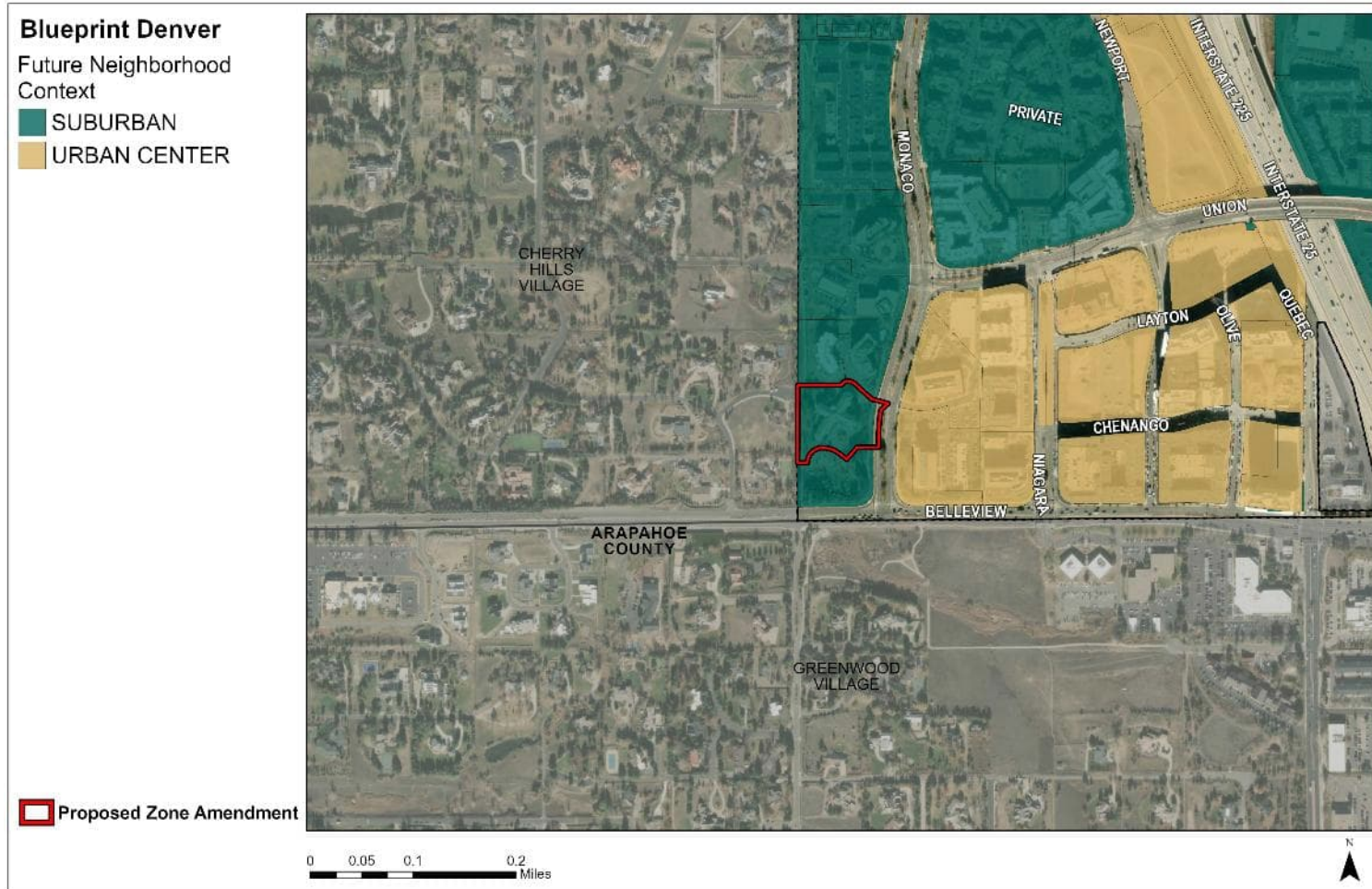
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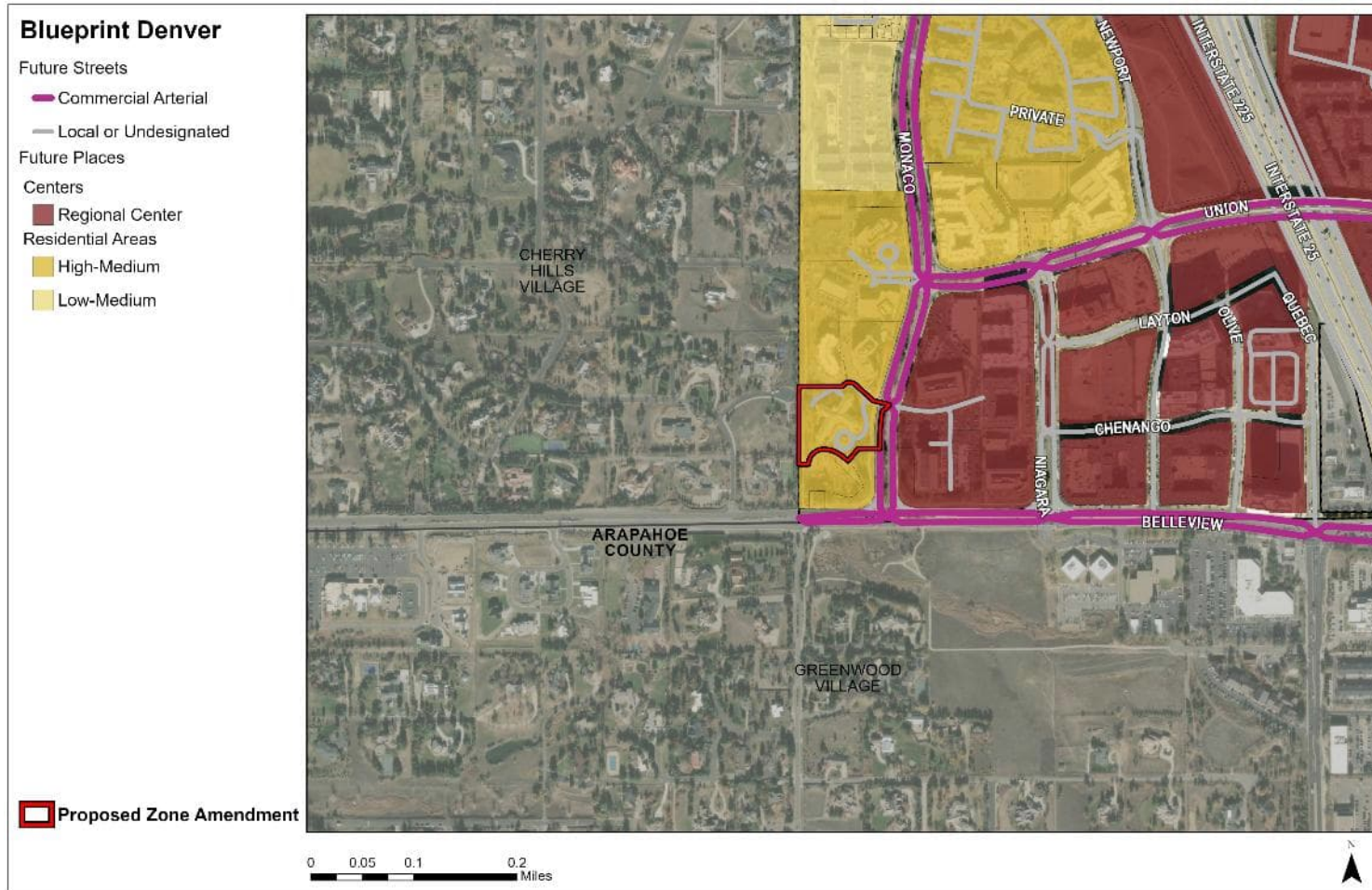
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- Suburban
 - Most varied development in Denver's neighborhoods
 - Commercial development focused along main corridors and centers

Blueprint Denver 2019



High-Medium Residential Area

- Medium-scale, multi-unit residential uses
- Can accommodate compatible commercial/retail uses
- Up to 5 stories in height
- E Belview Ave & S Monaco St (Commercial Arterials)

Blueprint Denver 2019



- All Other Areas of the City
 - 10% new employment
 - 20% new housing

Blueprint Denver 2019

Additional Strategies:

- Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize property owners to come out of the old code (p. 73).

Equity

- Diversify housing types

Climate

- Enable housing near transportation and employment options

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of city plans
- Foster walkable, mixed-use areas

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

Denver Zoning Code Review Criteria

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

Consistency with Neighborhood Context, Purpose and Intent

- Context; multi-unit residential and commercial uses are located along arterial and collector streets
- Purpose; mixed-use districts appropriate along corridors and near major intersections
- Intent; areas served primarily by arterial streets with desired height of 1-5 stories

CPD Recommendation

CPD recommends approval based on 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

Residential Care Uses

- Group Living Text Amendment project (adopted in 2021) had an overarching goal to reduce complication and ensure profound need for these uses could be met
- The project updated terminology, consolidated use list types, and regulates uses primarily based of number of guests served
- Equity-based goal of not having the zoning code require more onerous processes for housing sometimes considered “less desirable”

Residential Care Use – Large (FC59) vs Type 4 (DZC)

Use Standard	Current Zoning (B-4)	Proposed Zoning (S-MX-5)
Spacing & Density Requirements	Minimum of 2,000' from other Residential Care, Large uses and no more than 2 within 4000' radius	Minimum of 600' from any other Type 3 or Type 4 Residential Care uses and no more than 3 within one mile radius
Recovery Programs	Allowed	Allowed
Maximum # of Guests	Permitted for 171	Allows 101 or more
Minimum Parking	34 required, 40 provided	No minimum requirement
Permit Renewal	Every 2 years (bi-annual)	Community Information Meeting required to establish use

Noticing Requirements

- 2023 City Charter change to update noticing requirements for protest petitions to include properties and organizations only located within CCD limits
- 2025 Advancing Equity in Rezoning Text Amendment updated noticing requirements to align with City Charter but expanded to renters and tenants within CCD limits
- Applicant was encouraged to engage with adjacent municipalities for feedback on their proposal