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# 2001 S Acoma Street

Request: U-RH-2.5 to C-RX-5

City Council Hearing – 2/23/2026

Case Manager: Fritz Clauson, AICP

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria
- Staff Recommendation



# Request: U-RH-2.5 to C-RX-5



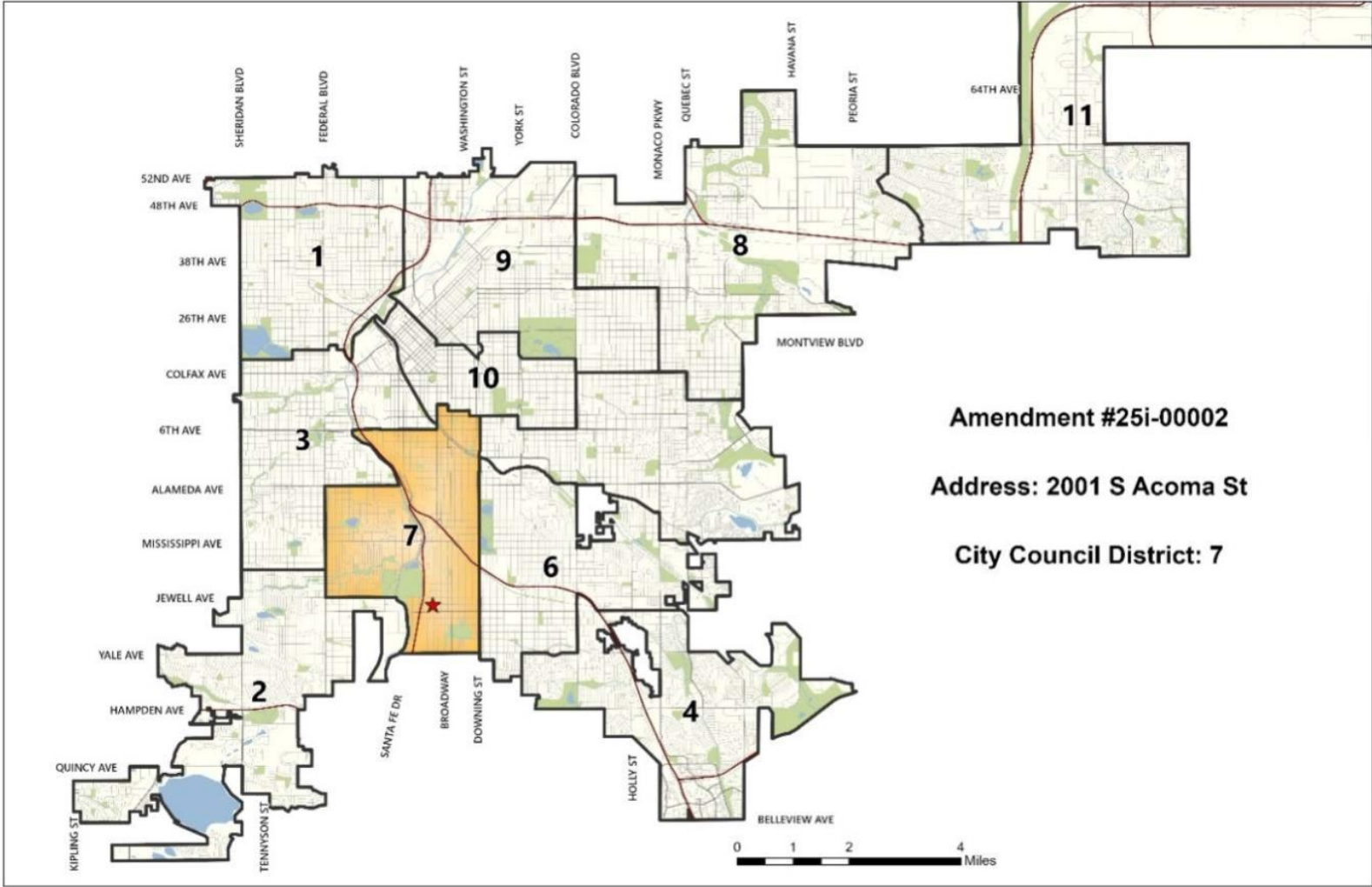
- Property:
  - Single Unit Residential
  - 6,250 square feet or .14 acres
  - Rezone from U-RH-2.5 to C-RX-5 to allow residential and limited mixed-use options

# Presentation Agenda

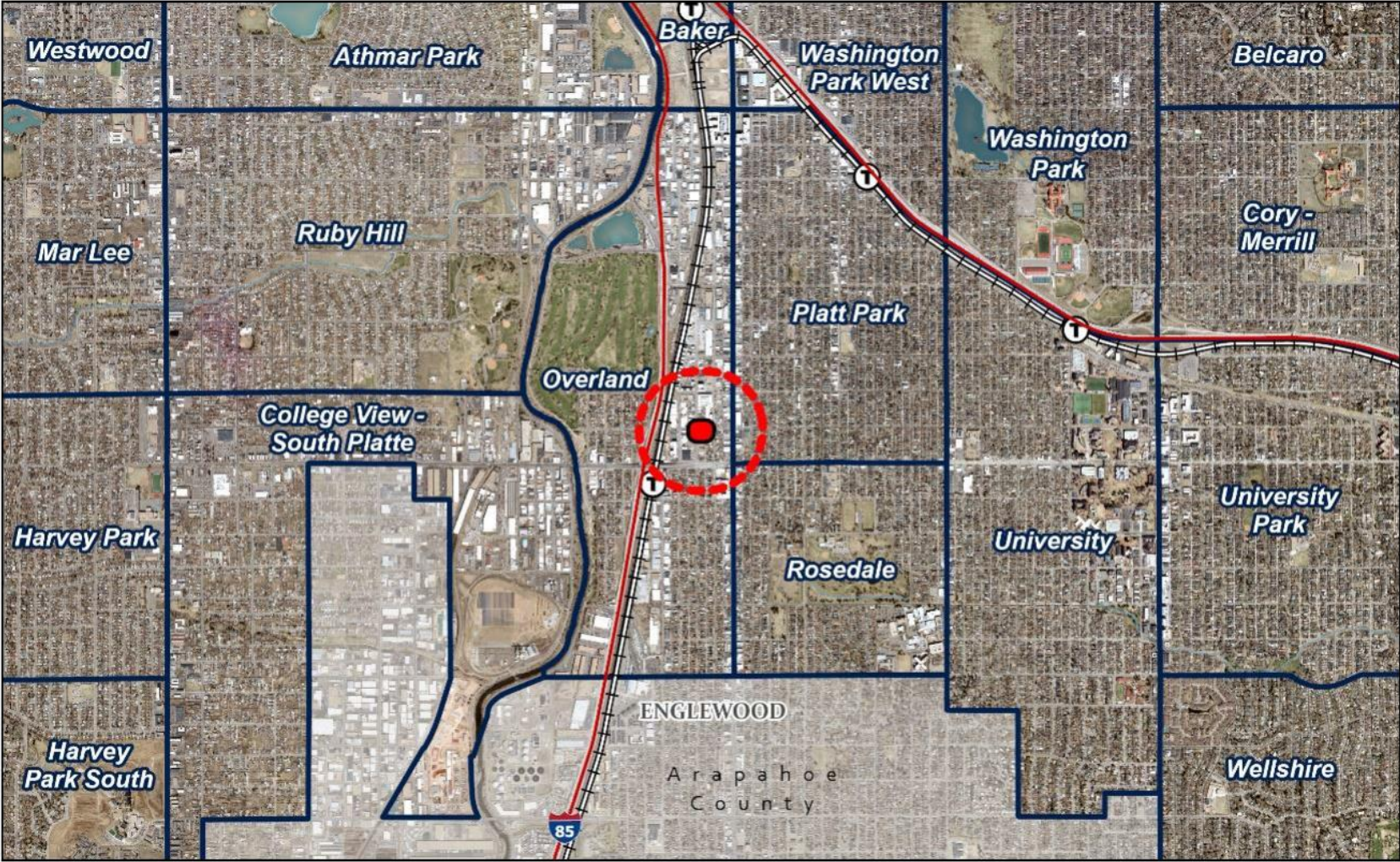
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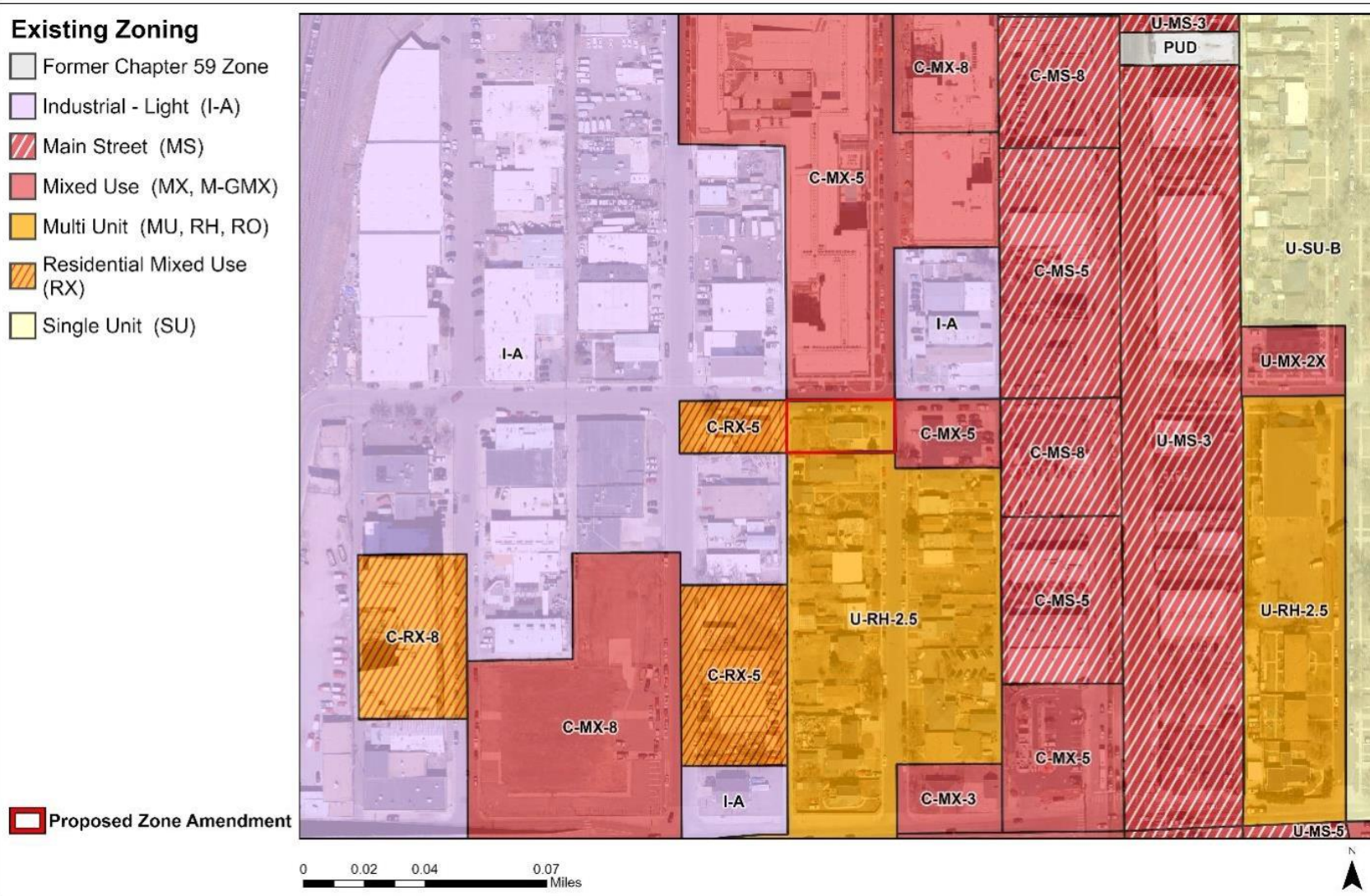
# Council District 7 – Councilmember Alvidrez



# Statistical Neighborhood – Overland



# Existing Zoning: U-RH-2.5



Proximity to:

- C-RX-5
- C-MX-5
- U-RH-2.5
- C-MS-8
- C-RX-8
- I-A

# Proposed Zoning: C-RX-5

## SECTION 7.2.3 RESIDENTIAL MIXED USE DISTRICTS (C-RX-5, -8, -12)

### 7.2.3.1 General Purpose

- A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.
- B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.
- C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have Street Level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

Urban Center (C-) Neighborhood Context Zone Districts		Building Forms															
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Cherry Creek General	Cherry Creek General - Small Lot on South Side of 3rd Ave	Cherry Creek Open Space	Cherry Creek Open Space - Small Lot on South Side of 3rd Ave	Shopfront
Max Number of Primary Structures per Zone Lot		No Maximum															
Residential Mixed Use (RX)	C-RX-5, -8, -12							■				■					
Mixed Use (MX)	C-MX-3, -5, -8, -12, -16, -20							■	□	□		■					■
Main Street (MS)	C-MS-5, -8, -12							■		□	□						■
Cherry Creek North (CCN)	C-CCN-3, -4, -5											■	■	■	■		
	C-CCN-7, -8, -12											■		■			

■ = Allowed □ = Allowed subject to geographic limitations

### B. Mixed Use – 5 (C-MX-5)

C-MX-5 applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired.

# Existing Context: Land Use



## Single Unit Residential

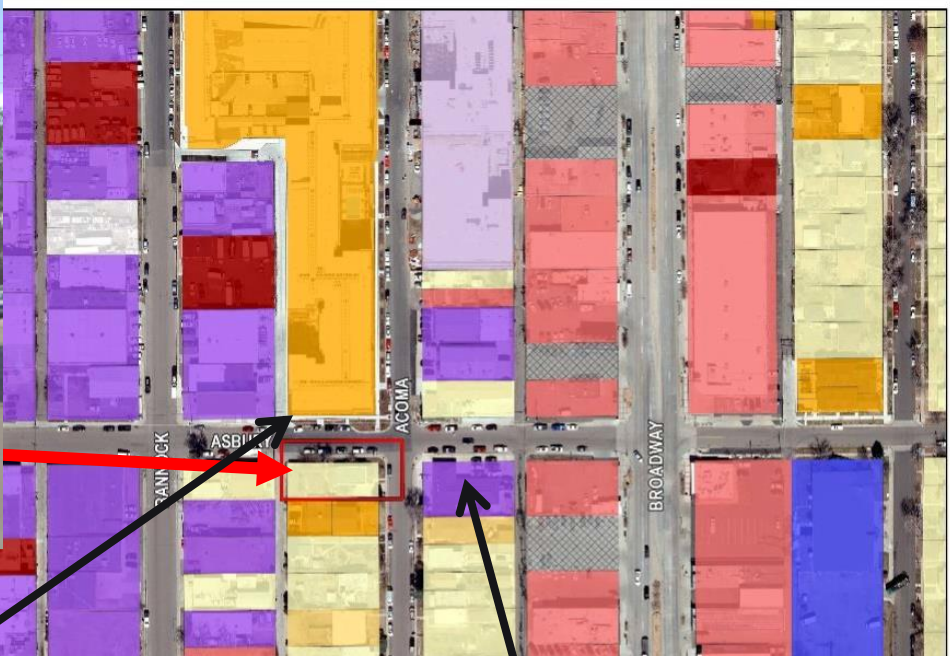
Adjacent to:

- Multi-unit Residential
- Single-unit Residential
- Industrial
- Commercial/Retail
- Less than ~600' to railroad

# Existing Context: Building Form/Scale



Subject Property



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# Process

- Informational Notice: 08/25/2025
- Planning Board Notice: 12/23/2026
- Planning Board Public Hearing: 1/7/2026 (originally heard on 11/19/2025, re-hearing due to RNO notice issue)
- SPR Committee: 1/14/2026
- **City Council Public Hearing: 2/23/2026**
- Public Comment: Two comments in support, one comment in opposition. Letter in support from South Broadway Business Association Broadway RNO

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# Denver Zoning Code Map Amendment Review Criteria

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

*See DZC 12.4.10.7, 12.4.10.8*

# Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Evans Station Plan (2009)*
- *Stattuck District Plan (2003)*
- *Overland Neighborhood Plan (1993)*

## 2. Public Interest

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

# Comprehensive Plan 2040

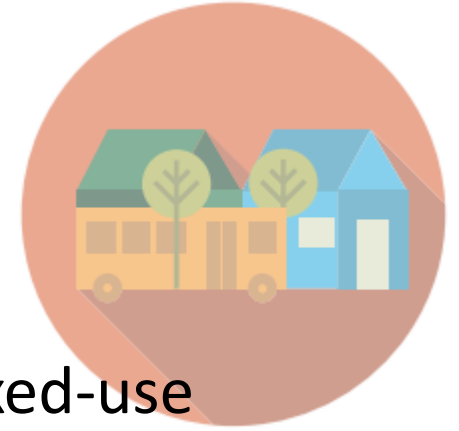
## Equitable, Affordable, and Inclusive



- Goal 1 – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities. Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Goal 3, Strategy B – Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).

# Comprehensive Plan 2040

## Strong & Authentic Neighborhoods



- Goal 1, Strategy A – Build a network of well connected, vibrant mixed-use centers and corridors (p. 34).
- Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).

# Comprehensive Plan 2040

## Environmentally Resilient



- Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).
- Goal 8, Strategy B - Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).
- Goal 8, Strategy C – Focus growth by transit stations and along high and medium-capacity transit corridors (p. 54).

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - *Comprehensive Plan 2040*
  - *Blueprint Denver (2019)*
2. Public Health, Safety and Welfare
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Blueprint Denver


## Urban Neighborhood Context:

- “Homes in this context vary from multi-unit developments to compact single-unit homes. Development should be compatible with the existing neighborhood character and offer residents a mix of uses with good street activation and connectivity” [p. 222]

**Blueprint Denver**  
Future Neighborhood  
Context

- URBAN
- URBAN CENTER
- SPECIAL DISTRICT



 Proposed Zone Amendment

# Blueprint Denver

## Urban and Urban Center Contexts Compared

### Land Use & Built Form:

- Urban: “Homes in this context vary from multi-unit developments to compact single-unit homes. Development should be compatible with the existing neighborhood character and offer residents a mix of uses with good street activation and connectivity” [p. 222]
- Urban Center: “A high mix of uses throughout the urban center context. Even the residential areas are highly mixed-use, often with high-intensity multi-unit residential in mixed-use buildings. Block patterns are generally a regular grid with consistent alley access. Buildings are usually multi-story with a high degree of lot coverage.” [p 252]

### Blueprint on considering different contexts:

- Neighborhood context, place type, street and types are always applicable, with particular attention paid to building heights and growth strategy
- “Boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map.” [p 66]

# Blueprint Denver

## Community Center (Urban Context)

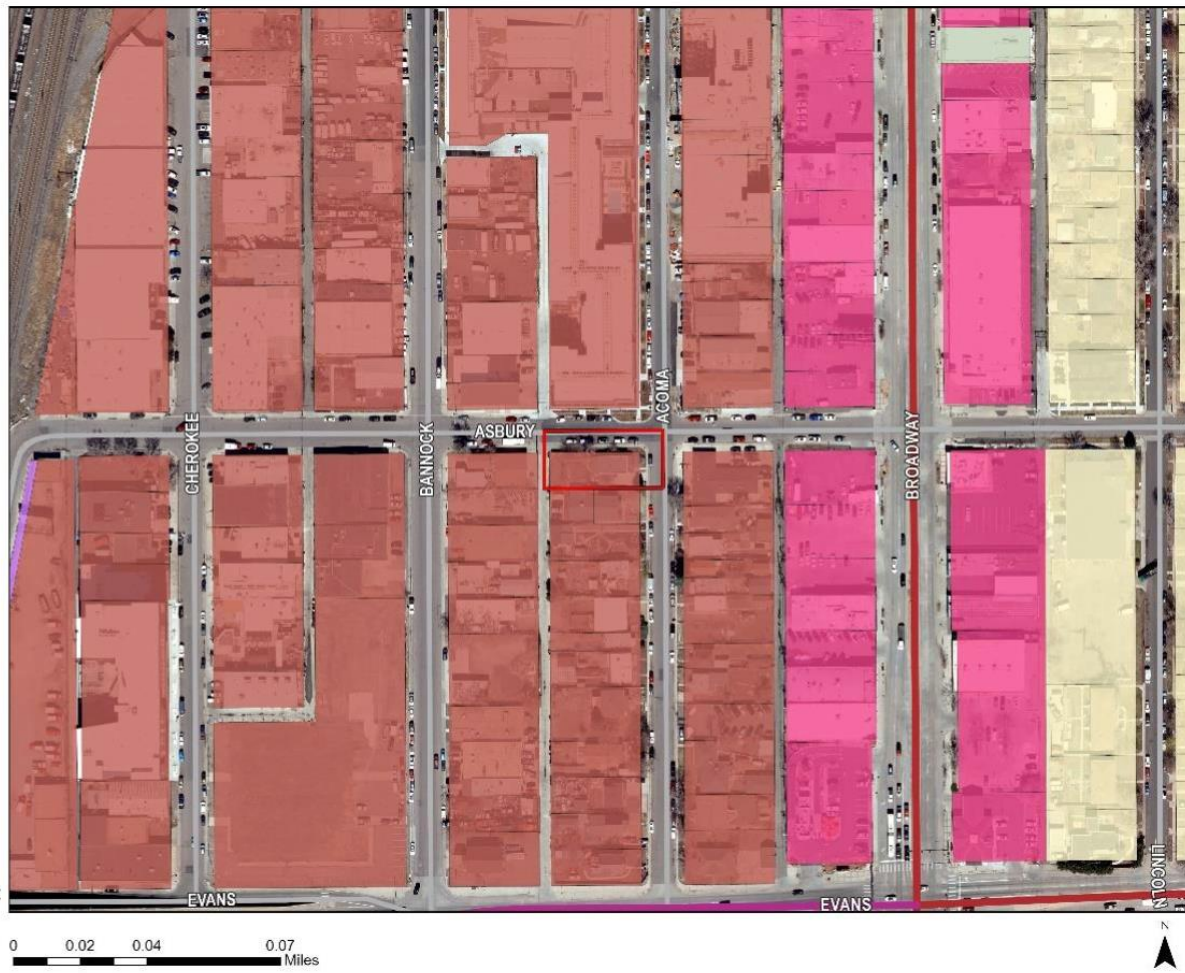
- Typically provides some mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. [...] Buildings are larger in scale than local centers and orient to the street or other public spaces. Strong degree of urbanism with mostly continuous building frontages to define the public realm. Heights are generally up to 5 stories. Intensity should transition within the center to the surrounding residential areas.” [p. 226]

### Future Street Type

- Asbury and Acoma: Local

### Blueprint Denver

- Future Streets
- Commercial Arterial
  - Main Street Arterial
  - Local or Undesignated
- Future Places
- Centers
- Community Center
- Corridors
- Community Corridor
- Residential Areas
- Low
- Districts
- Value Manufacturing
  - Other Park and Open Space



# Blueprint Denver

## Blueprint Denver

### Growth Strategy

- Community centers and corridors
- Districts
- All other areas of the city



## Growth Areas Strategy: Community Centers and Corridors

- 20% jobs by 2040
- 25% housing by 2040

# Blueprint Denver

## Additional Strategies:

- Land Use and Built Form – General Policy 1 – Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets (p. 72).
- Land Use and Built Form – General Policy 2 – Incentivize or require efficient development of land, especially in transit-rich areas (p. 72).
- Land Use and Built Form – Housing Policy 8 – Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts (p. 86).

# Consistency with Adopted Plans

## Southwest Area Plan

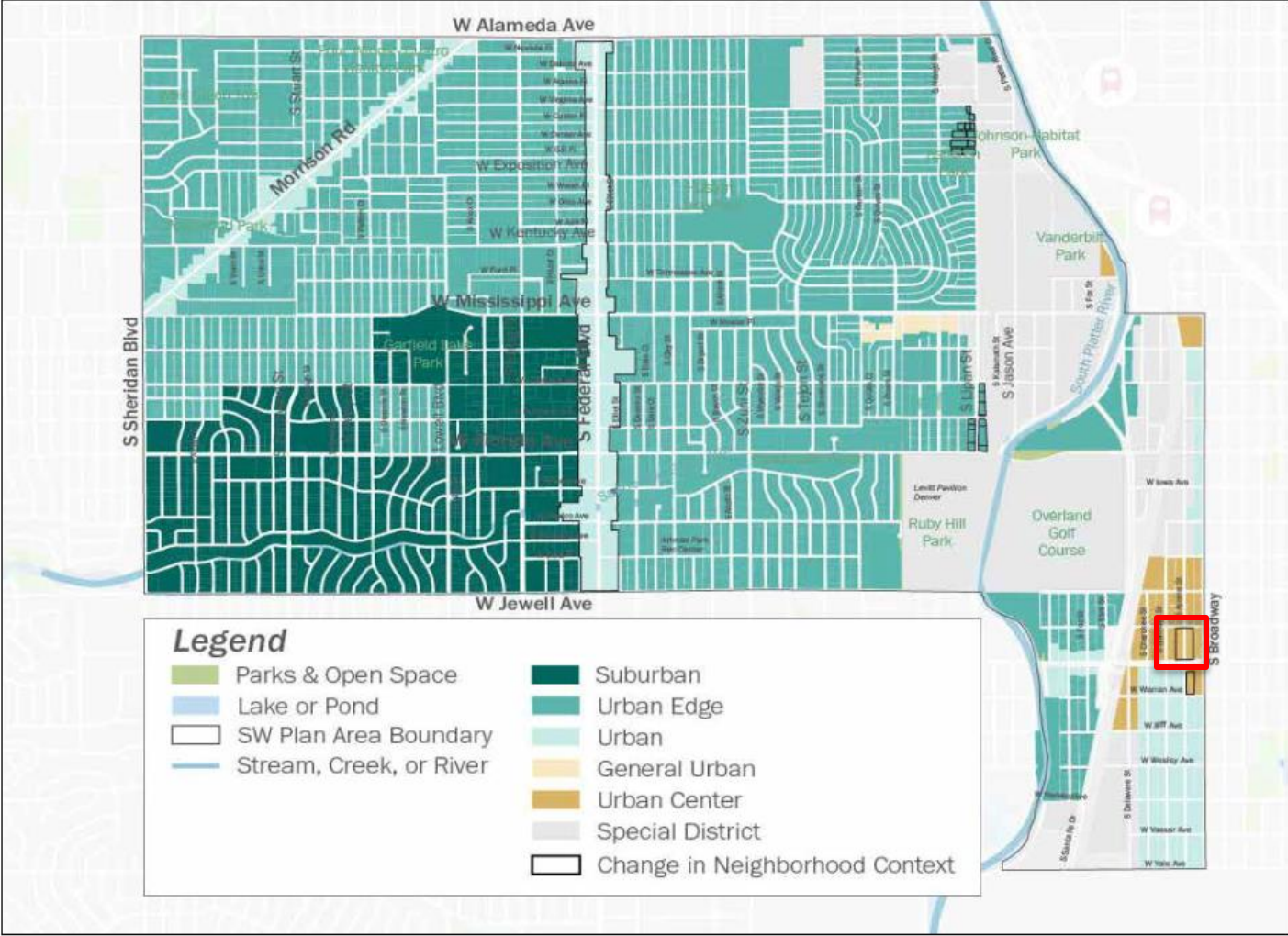
Provides guidance and strategies for the city to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents (p. 6).

**Key change:** Redesignates Future Neighborhood Context for 2001 S Acoma St to **Urban Center** (p. 41)

**Additional Recommendations:**  
“promote development of new affordable, mixed-income and mixed-use rental housing” (p. 83).

Southwest Area Plan has been **approved** by the Planning Board (1/21/2026) and will come before City Council for adoption on 3/2/2026.

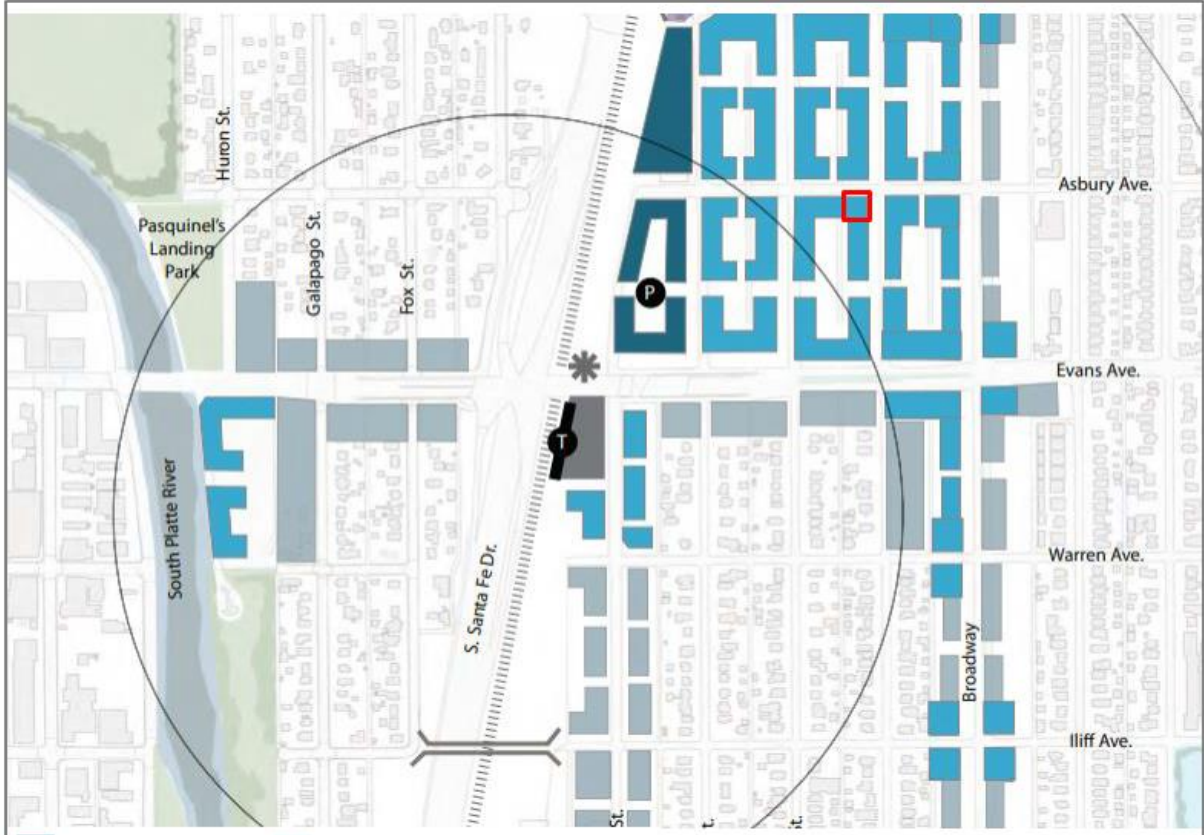
FUTURE NEIGHBORHOOD CONTEXT MAP



# Evans Station Plan (2009)



- LEGEND**
- Mixed-Use - Main Street
  - Mixed-Use - Employment
  - Transit Station
  - Mixed-Use Residential
  - Public / Quasi-Public
  - Plaza/Pedestrian Bridge
  - Urban Residential
  - Transit Plaza
  - Station Tower/Vertical Pedestrian Connection
  - Single Family-Duplex
  - Bicycle/Pedestrian Bridge
  - Transit Parking
  - SW Corridor
  - Single Family
  - Transit Station
  - Existing Parks



- 8 stories
- Public/Quasi-Public
- 5 stories
- Bicycle/Pedestrian Bridge
- 3 stories
- Transit Parking
- 1-2.5 stories
- Transit Station
- Plaza / Pedestrian Bridge
- Station Tower/Vertical Pedestrian Connection
- Transit Plaza
- SW Corridor

# Shattuck District Plan (2003)

- Put underutilized commercial /industrial parcels into more productive uses.
- Create a good mix of land use types incorporating households, employers, and consumer goods and services. (p 26).

# Overland Neighborhood Plan (1993)

- L-2: Commercial and industrial businesses invest in their sites, including beautification and clean-up (13).

# Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

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

# Review Criteria

1. Consistency with Adopted Plans
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# Consistency with Neighborhood Context, Purpose and Intent Statement

## Neighborhood Context: General Character

The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

## Specific Intent:

**Residential Mixed Use – 5 (C-RX-5)**  
C-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

## General Purpose

The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm, [and] enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.

The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.

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# CPD Recommendation

Based on the criteria for review in the Denver Zoning Code,  
Staff recommends that the City Council **approve**  
application #2025i-00002 at 2001 S Acoma Street.