

## Applying the Rezoning Review Criteria

### Consistency with Adopted Plans

Rezoning must be consistent with the goals, strategies, and future vision described in the Denver [Comprehensive Plan 2040](#), [Blueprint Denver](#), and adopted neighborhood plans, station area plans, or other area plans adopted through the [Neighborhood Planning Initiative](#). Denver's adopted plans are developed with robust community outreach and are the community's expression of desired land use. Our adopted plans place particular importance on equity and climate, and staff has also created guides available on the [rezoning website](#) that detail current plan guidance on equity and climate-related goals and strategies.

### Community Need Exception

Under the community need exception provision, exceptions to the consistency with adopted plans criterion should be rare and extraordinary in nature and occurrence. Rezoning proposals evaluated under this criterion should clearly serve to meet a community need.

### Public Interest

Generally speaking, the public interest refers to decisions that impact and benefit the well-being of the general public and society as a whole. CPD will find a rezoning to be in the public interest if it is consistent with adopted plans, as plans and zoning are written to further the public interest. Planning Board and City Council may apply their own interpretations to decide whether a rezoning is in the public interest.

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

The proposed district of a rezoning must be appropriate for its specific location, based on the [Denver Zoning Code](#) descriptions of Neighborhood Context (typically Article X.1, including General Character, Street and Block Patterns, Building Placement and Location, Building Height), General Purpose (typically Article X.2.X, in the type of district, Residential, Mixed Use, et c), and Specific Intent of the proposed zone district. These descriptions provide guidance to the desired character of an area, appropriateness for specific street types, and building forms and height, and the proposed district should be consistent with these characteristics.