



992 N. Knox Court

Request: from E-SU-D to E-MS-3

Date: 03.24.2026

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from E-SU-D to E-MS-3



- Property:
 - 12,500 square feet
 - Single-unit residential built in 1899 and numerous additions, accessory structures, and a garage

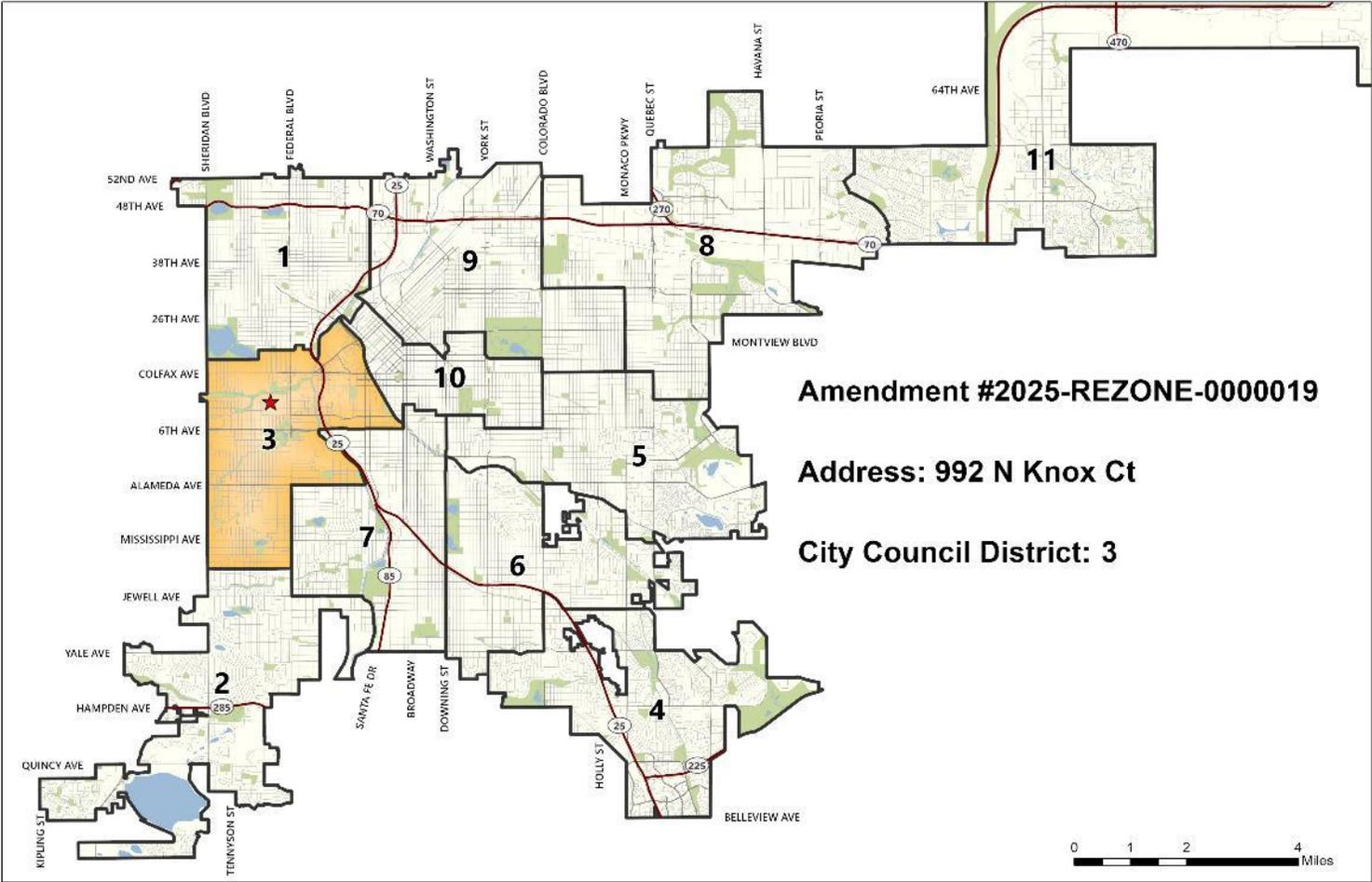
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

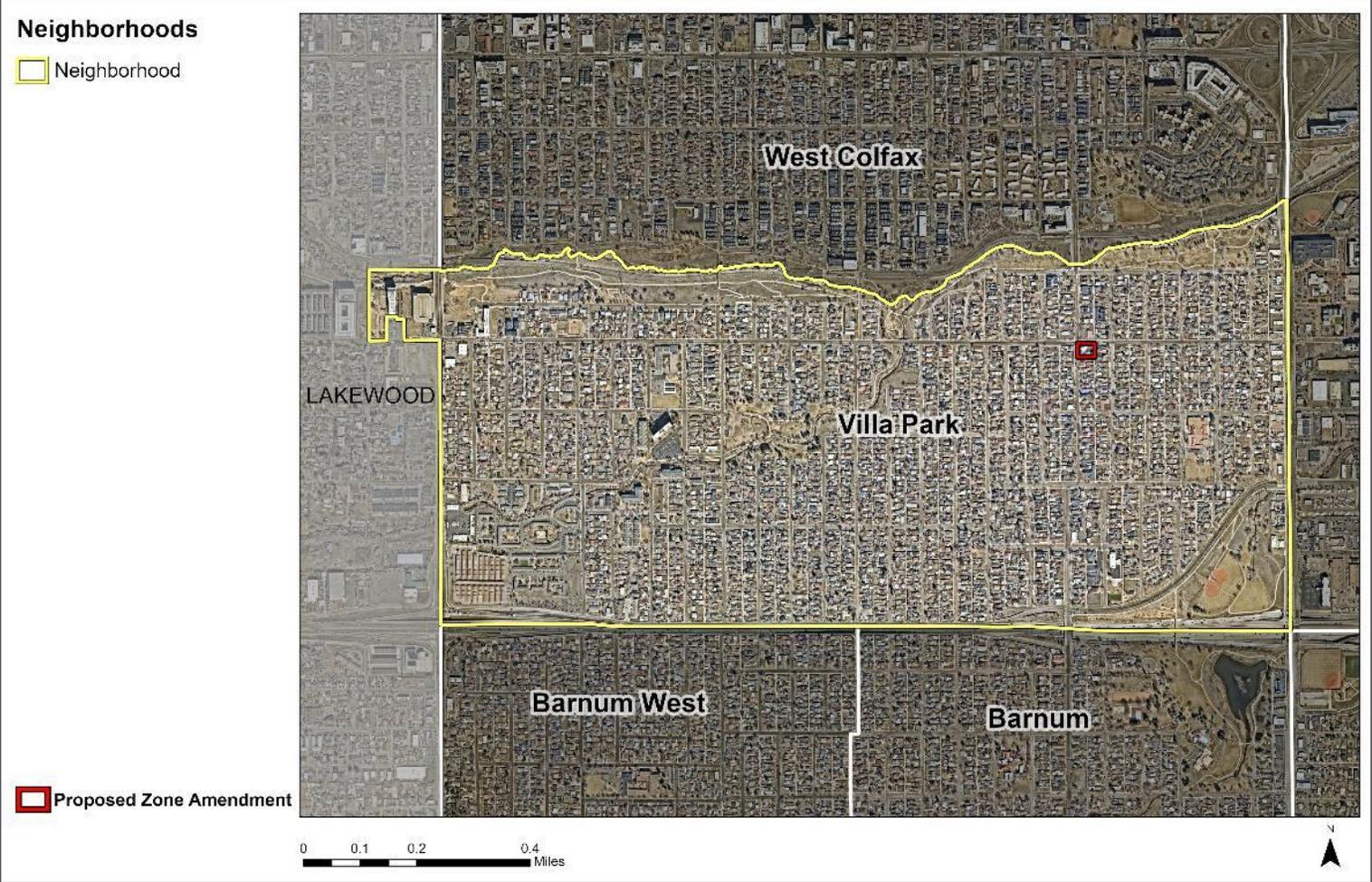
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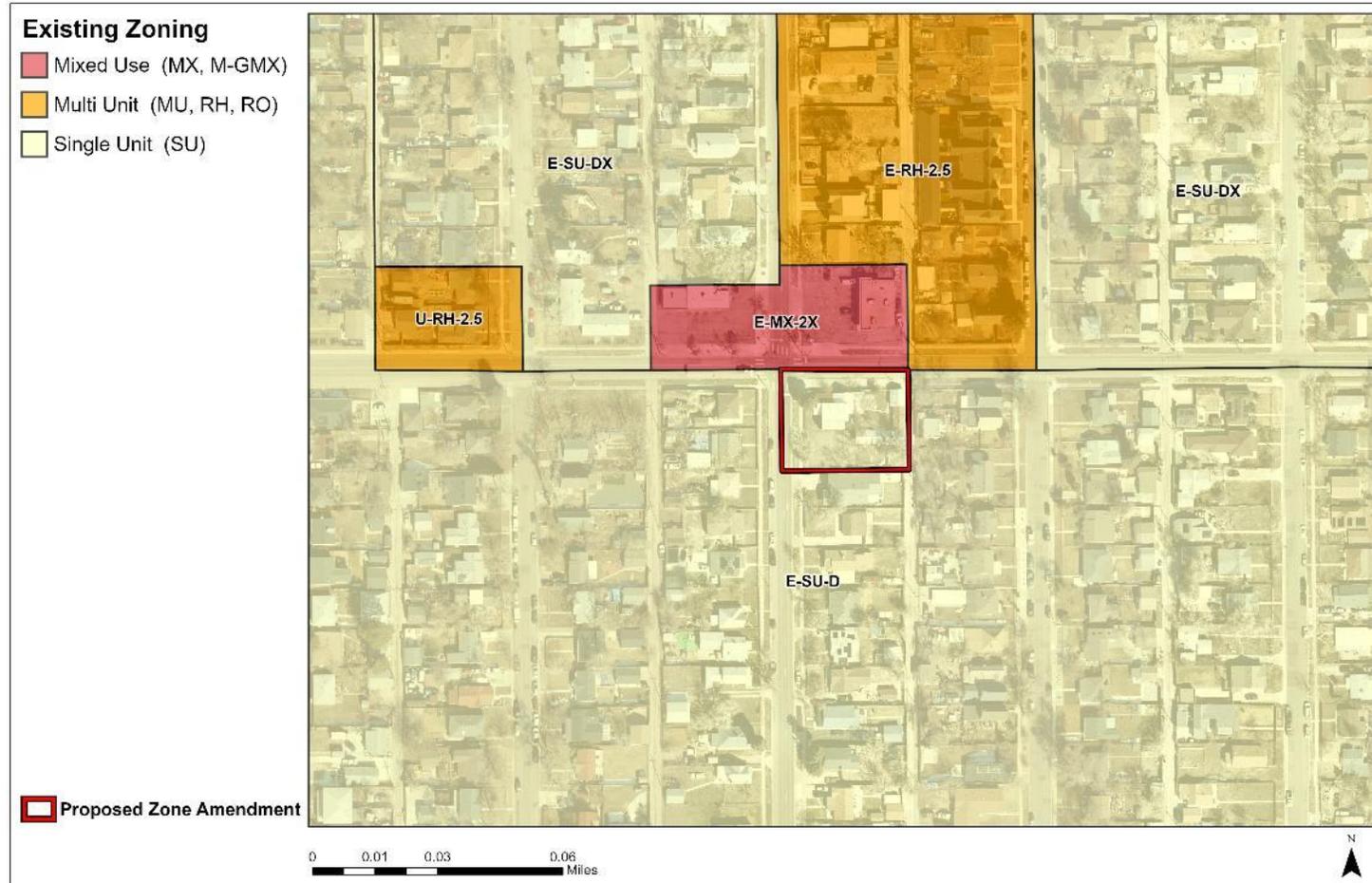
Council District 3 – Councilmember Torres



Statistical Neighborhood – Villa Park



Existing Zoning – E-SU-D



Proximity to:

- E-MX-2x
- E-RH-2.5
- E-SU-Dx
- U-RH-2.5

Proposed Zoning – E-MS-3

General Purpose:

- Promote safe, active, and pedestrian-scaled commercial streets
- Activate public street edge
- High degree of walkability

Specific Intent:

- Local or collector streets, embedded mixed-use area, 1-3 stories

Building Forms:

- Town House or Shopfront

Proposed Zoning – E-MS-3

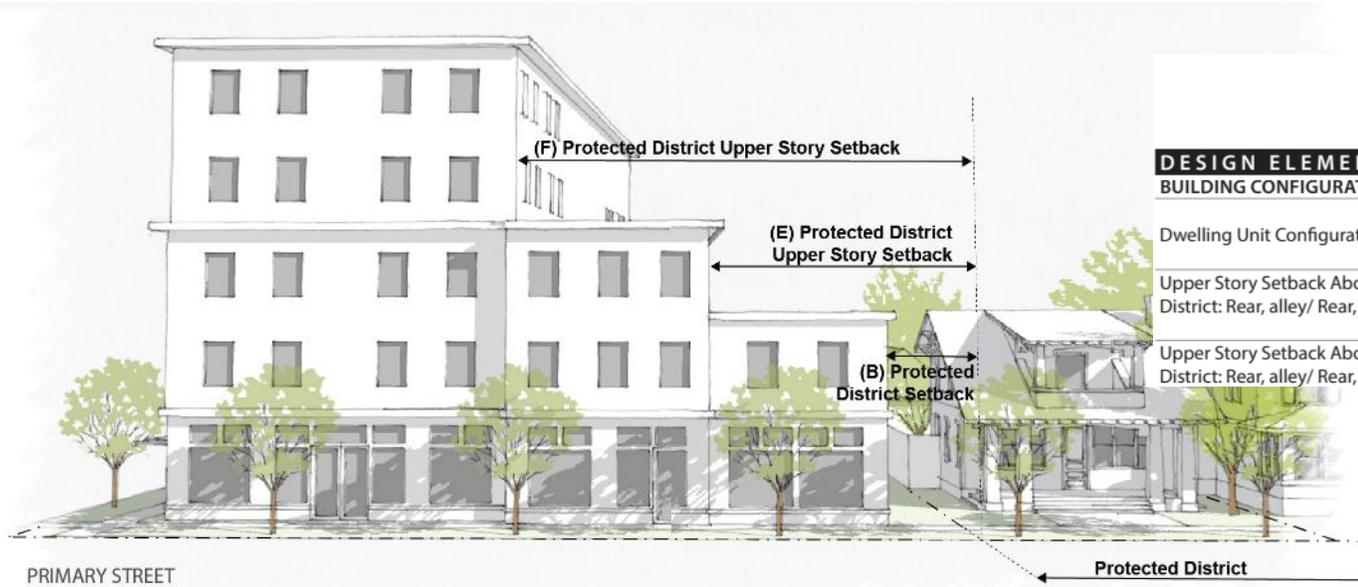
Urban Edge (E-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	E-SU-A, -B, -D		■		●								
	E-SU-Dx, -G	■	■		●								
Two Unit (TU)	E-TU-B, -C		■	■	■								
Row House (RH)	E-RH-2.5	■	■	■	■	■							
Multi Unit (MU)	E-MU-2.5	■	■	■	■		■	■	■				
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	E-RX-3, -5						■					■	
Commercial Corridor (CC)	E-CC-3, -3x								□	□	■		
Mixed Use (MX)	E-MX-2x						■				■	■	
	E-MX-2, -2A, 3, 3A						■		□	□	■	■	
Main Street (MS)	E-MS-2x						■					■	
	E-MS-2, -3, -5						■		□	□		■	

■ = Allowed □ = Allowed subject to geographic limitations
 ● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B, Allowed Increases on Zone Lot with Certain Existing Accessory Structures in SU- and TU- Zone Districts
 *See Section 1.2.3.5, Number of Uses and Structures Allowed Per Zone Lot for exceptions

Protected District Standards

SITING	E-RX-3	E-RX-5	All E-MS and E-MX districts
REQUIRED BUILD-TO			
Primary Street (min build-to % within min/max range)	70% 0'/15'	70% 0'/15'	75% 0'/5' Residential Only Buildings: 0'/10'
Side Street (min build-to % within min/max range)	na	na	25% 0'/5' Residential Only Buildings: 0'/10'
SETBACKS			
Primary Street (min)	0'	0'	0'
Side Street (min)	0'	0'	0'
Side Interior (min)	0'	0'	0'
Side Interior, adjacent to Protected District (min)	10'	10'	E-MS-2x: 5' 10'
Rear (min)	0'	0'	0'
Rear, adjacent to Protected District, where an Alley (public or private) abuts a Rear Zone Lot Line (min)	0'	0'	E-MS-2x, E-MX-2x: 12' All Other Zone Districts: 0'
Rear, adjacent to Protected District, where an Alley (public or private) does not abut a Rear Zone Lot Line (min)	10'	10'	E-MS-2x, E-MX-2x: 20' All Other Zone Districts: 10'

Protected District Standards



DESIGN ELEMENTS BUILDING CONFIGURATION	E-RX-3	E-RX-5	E-MS-2x	E-MS-3	E-MS-5
			E-MS-2	E-MX-3A	
			E-MX-2A	E-MX-3	
Dwelling Unit Configuration					
Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA					
Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	15'/25'	20'/25'	na	15'/25'	20'/25'
Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	na	35'/40'	na	na	35'/40'

Note: This is not a rendering of this site, just an example of how protected district setbacks work. This zone district only allows a maximum height of 3 stories, or 4 stories with affordable housing incentives.

Existing Context – Land Use

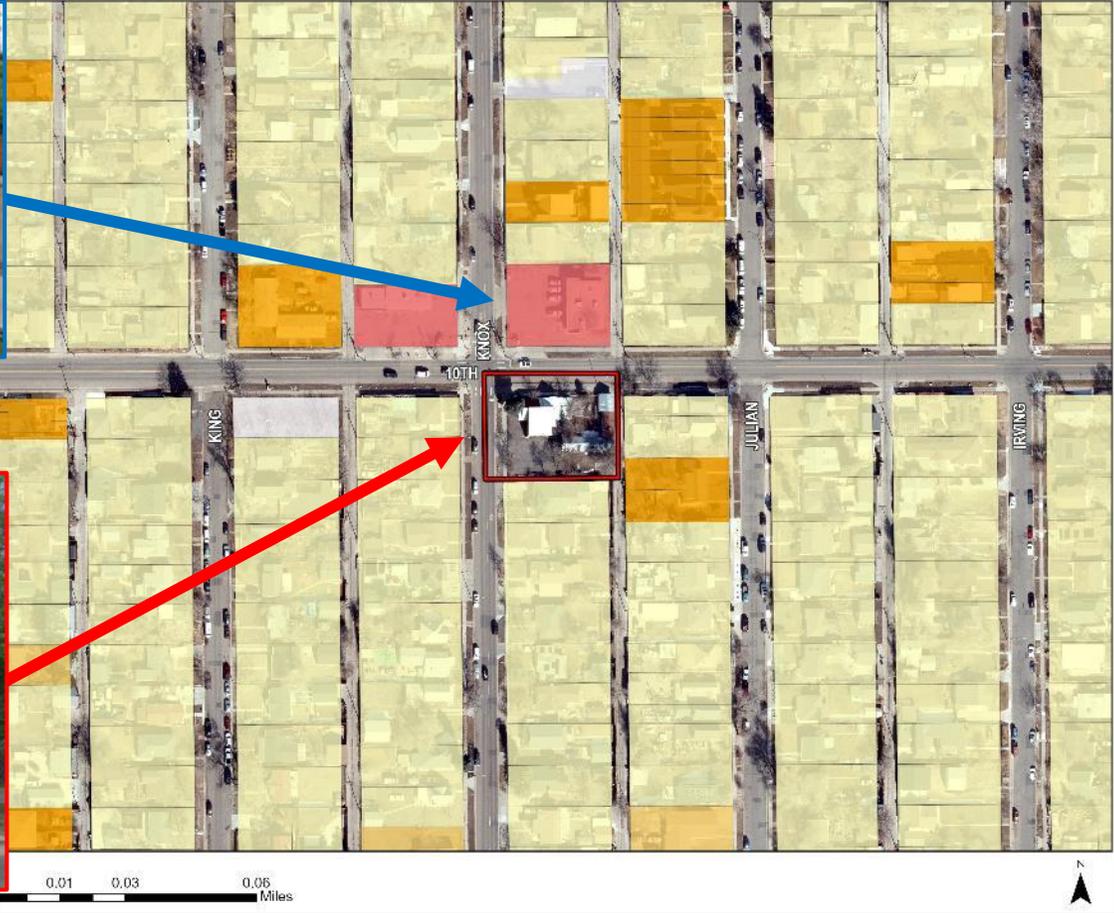


Vacant/Residential

Adjacent to:

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail

Existing Context – Building Form/Scale



Voluntary Affordable Housing Agreement

- 12% of units income-restricted at 70% AMI if for rent
- 12% of units income-restricted at 90% if AMI if for sale
- 99-year covenant

**Map amendment application is for the requested E-MS-3 district and not an approval of a site-specific development plan.*

Agenda

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Process

- Informational Notice: **1/2/26**
- Planning Board Notice: **2/17/26**
- Planning Board Public Hearing: **3/4/23**
- Committee: **3/24/26**
- City Council Public Hearing: **5/4/26**

Public Comments

- RNOs
 - 0 letters from RNOs
- 1 letter of support
 - New businesses
 - New residential

Planning Board

- Held a hearing on this item on 3/4
- Voted unanimously to recommend approval

Presentation Agenda

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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)
- West Area Plan (2023)

2. Public Interest

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

Comprehensive Plan 2040



Equitable, Affordable, and Inclusive

- Goal 1, 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 individual 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 and Authentic Neighborhoods

- Goal 1, Strategy B – ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Goal 4, Strategy A – Grow and support neighborhood-serving businesses (p. 35).

Comprehensive Plan 2040

Connected, Safe, and Accessible Places

- Goal 8, Strategy B – Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership (p. 42).



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 C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

Denver Zoning Code Review Criteria

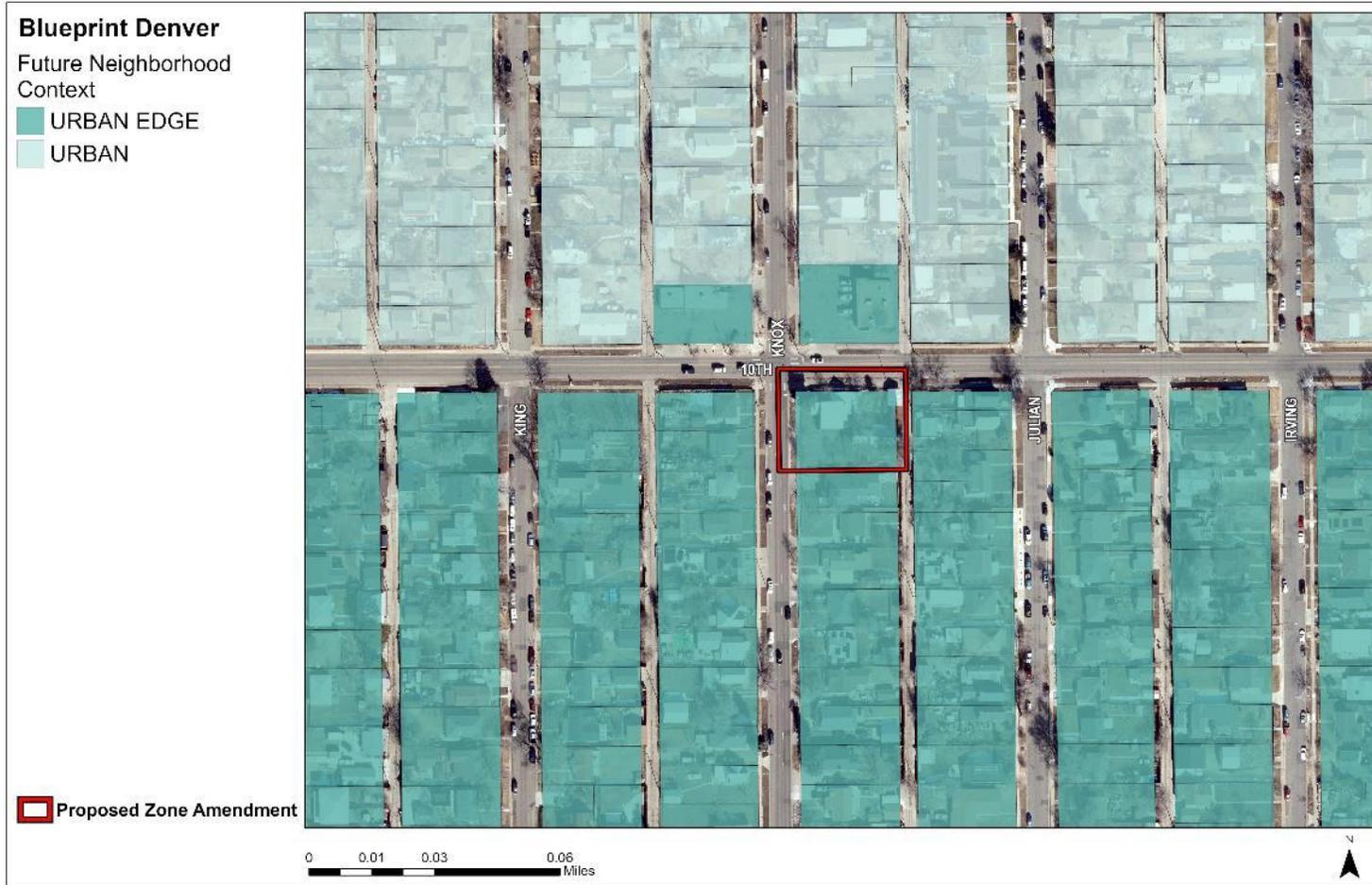
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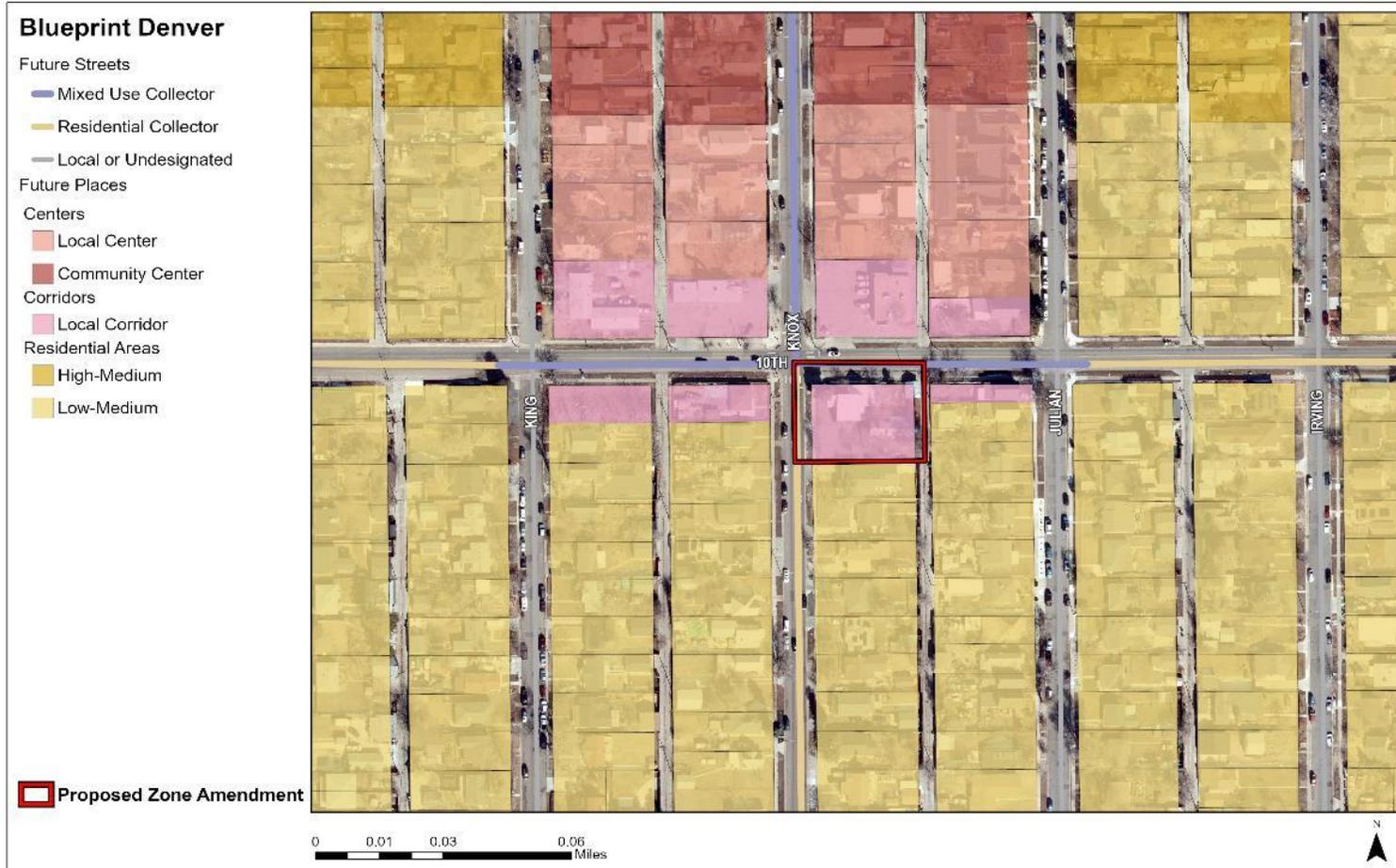
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- **Urban Edge**
 - Predominantly residential
 - Small-scale multi-unit residential
 - Commercial and mixed-use development along main corridors

Blueprint Denver 2019



- **Local Corridor**

- Dining, entertainment, and shopping
- Some residential
- Active street frontages
- Up to 3 stories

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

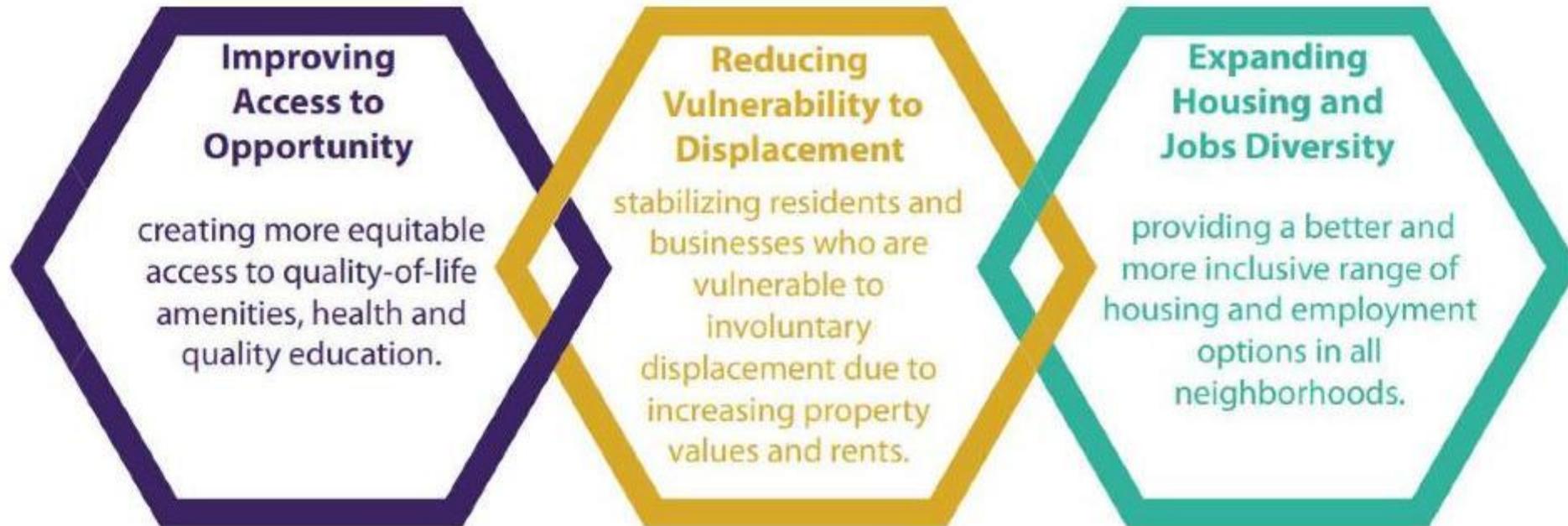


- 20% of housing growth
- 10% of new employment

Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



Equity Analysis Summary



**Educational Attainment
(College Degree)**



**# of Income
Restricted Units**



**Median Household
Income**



**Missing Middle
Housing**

A detailed equity analysis, including site-specific measurements for each metric, and an applicant response to equity prompts are attached to the staff report.

Blueprint Denver 2019

Climate Goals:

- Housing near transit
- Housing near open space and active transportation network
- Multi-unit buildings are more energy efficient than low-density

Denver Zoning Code Review Criteria

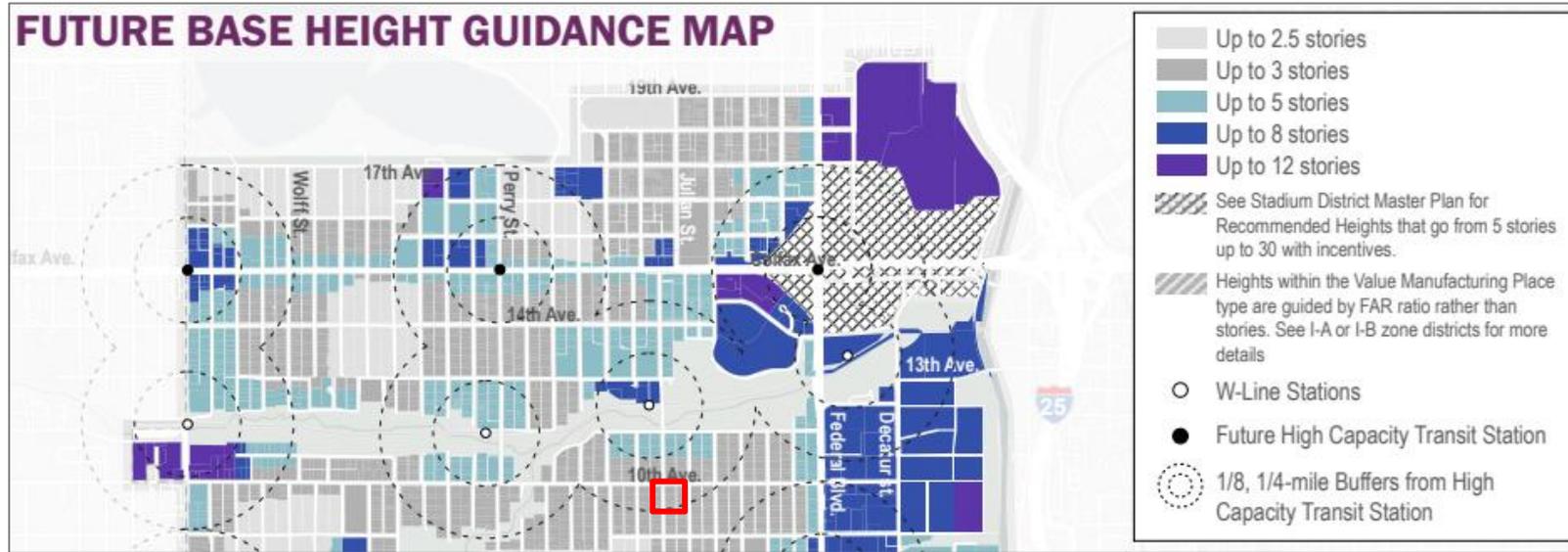
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2. Public Interest

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

West Area Plan



- The Future Neighborhood and Place guidance is the same as Blueprint Denver, but the West Area Plan has specific height guidance.
- Up to 3 Stories

West Area Plan

- Recommendations, Policy E.2 – Explore strategies so affordable housing is available everywhere by implementing approaches that promote a diversity of affordable housing options within all neighborhoods and new development (p. 212).
 - Ensure the value of increased development potential is shared within communities through the provision of on-site affordable housing, a diversity of housing types and elements that promote complete neighborhoods.
- Recommendations, Policy E.3 - Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods (p. 213).

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Neighborhood-scale, walkable, mixed-use area
- Diverse housing types near transit and open space

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

- Commercial area embedded in residential areas
- Multi-unit embedded in other residential areas
- Low scale except some mid-rise commercial and mixed-use structures at nodes

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