



1453 N. Wabash Street

Request: from E-TU-B to E-MS-3

Date: 05.04.2026

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from E-TU-B to E-MS-3



- Property:
 - 6,000 square feet
 - Rezoning to use as part of larger parcel containing an auto-body shop

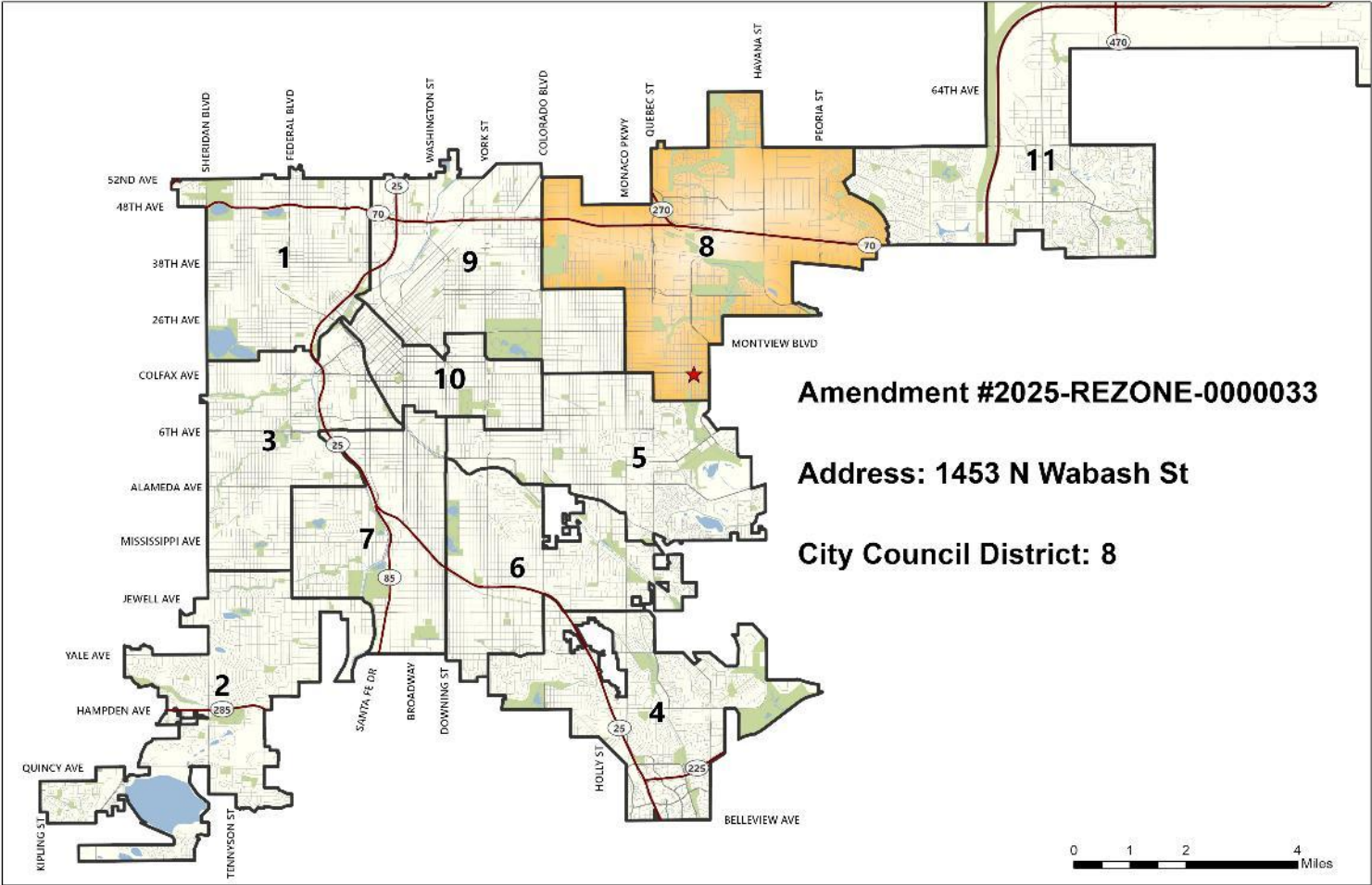
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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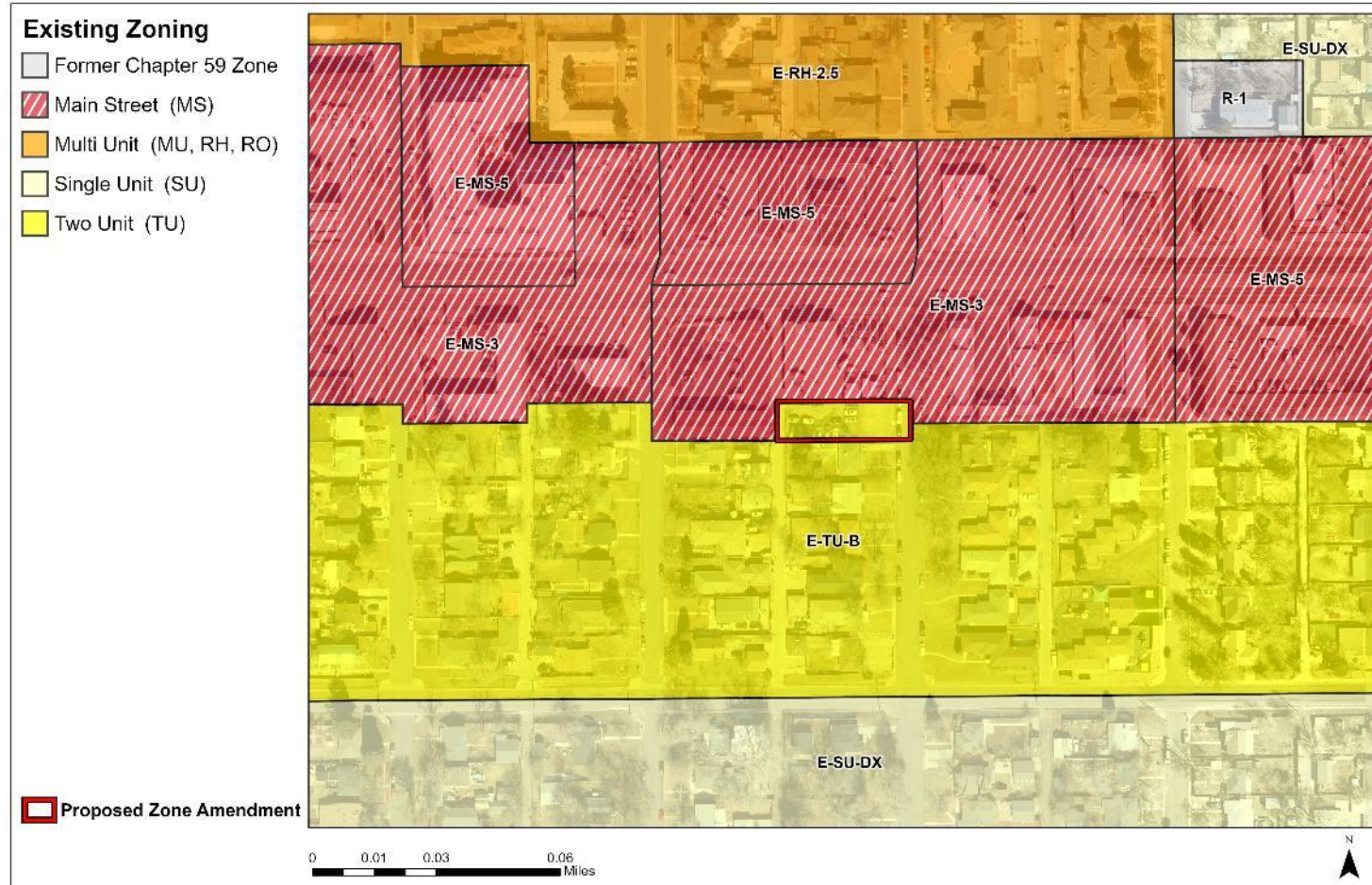
Council District 8 – Councilmember Lewis



Statistical Neighborhood – East Colfax



Existing Zoning – E-TU-B



Proximity to:

- E-TU-B
- E-MS-3
- E-MS-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, Drive-thru, or Shopfront

Proposed Zoning – E-MS-3

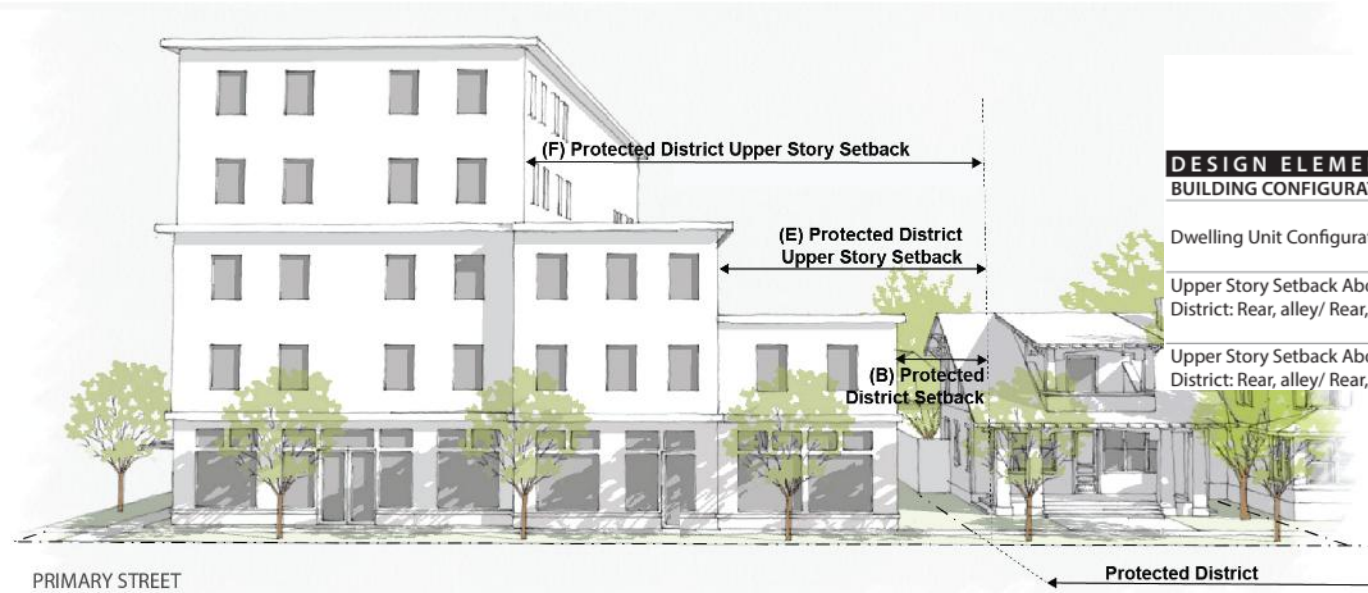
Urban Edge (E-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
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-2x	E-MX-2A	E-MX-2	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



Industrial

Adjacent to:

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

Existing Context – Building Form/Scale



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Process

- Informational Notice: **1/5/26**
- 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
- 2 letters
 - 1 support - Fax Partnership noting local business and commercial context
 - 1 opposition – neighbor concerned about small of paint and expanding business

Planning Board

- Held a hearing on this item on 3/24
- Voted unanimously to recommend approval
- Key points include plan consistency, and appropriateness of this property in a legislative rezoning should we go back to the first NPI plans

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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)
- East Area Plan (2020)

2. Public Interest

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

Comprehensive Plan 2040



Equitable, Affordable, and Inclusive

- Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increase amenities (p. 34).
- Goal 4, Strategy A – Grow and support neighborhood-serving businesses (p. 35).

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).

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Blueprint Denver 2019



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

Blueprint Denver 2019



- **Community Corridor**
 - Office, commercial, residential
 - Mix of large- and small-scale buildings
 - Up to 5 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

Blueprint Denver

Growth Strategy

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



- 25% of housing growth
- 20% of new employment

Blueprint Denver 2019

Strategies:

- Policy 1, Strategy A – Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including community corridors where transit priority streets are planned (p. 72).

Blueprint Denver 2019

Equity Goals:

- Small-scale business growth
- Access to jobs and amenities

Blueprint Denver 2019

Climate Goals:

- Mixed-use zoning near bus rapid transit
- Reduce auto-dependence
- Greater density associated with better energy efficiency

Denver Zoning Code Review Criteria

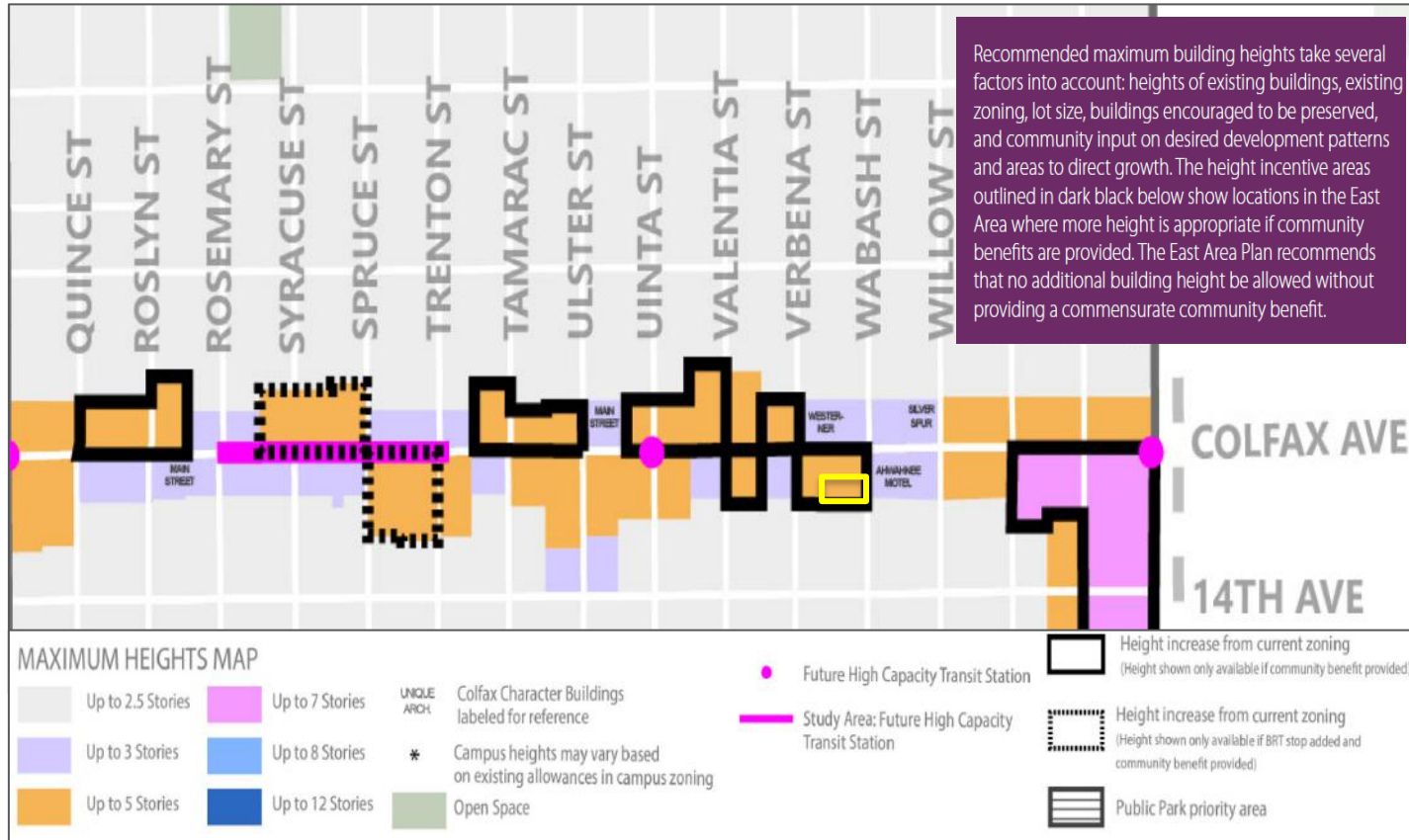
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East Area Plan



- The Future Neighborhood and Place guidance is the same as Blueprint Denver, but the West Area Plan has specific height guidance.
- Up to 5 Stories

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Neighborhood-scale, walkable, mixed-use area near transit
- Support existing businesses

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