



1057 South Gaylord Street

Request: U-MS-2 to U-MS-2 with Waivers

Date: 3.26.2026

Presenter: Abner Ramos Salcedo

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: U-MS-2 to U-MS-2 with Waivers



- Property:
 - 5,555 sf or 0.128 acres
 - Two-story mixed-use building

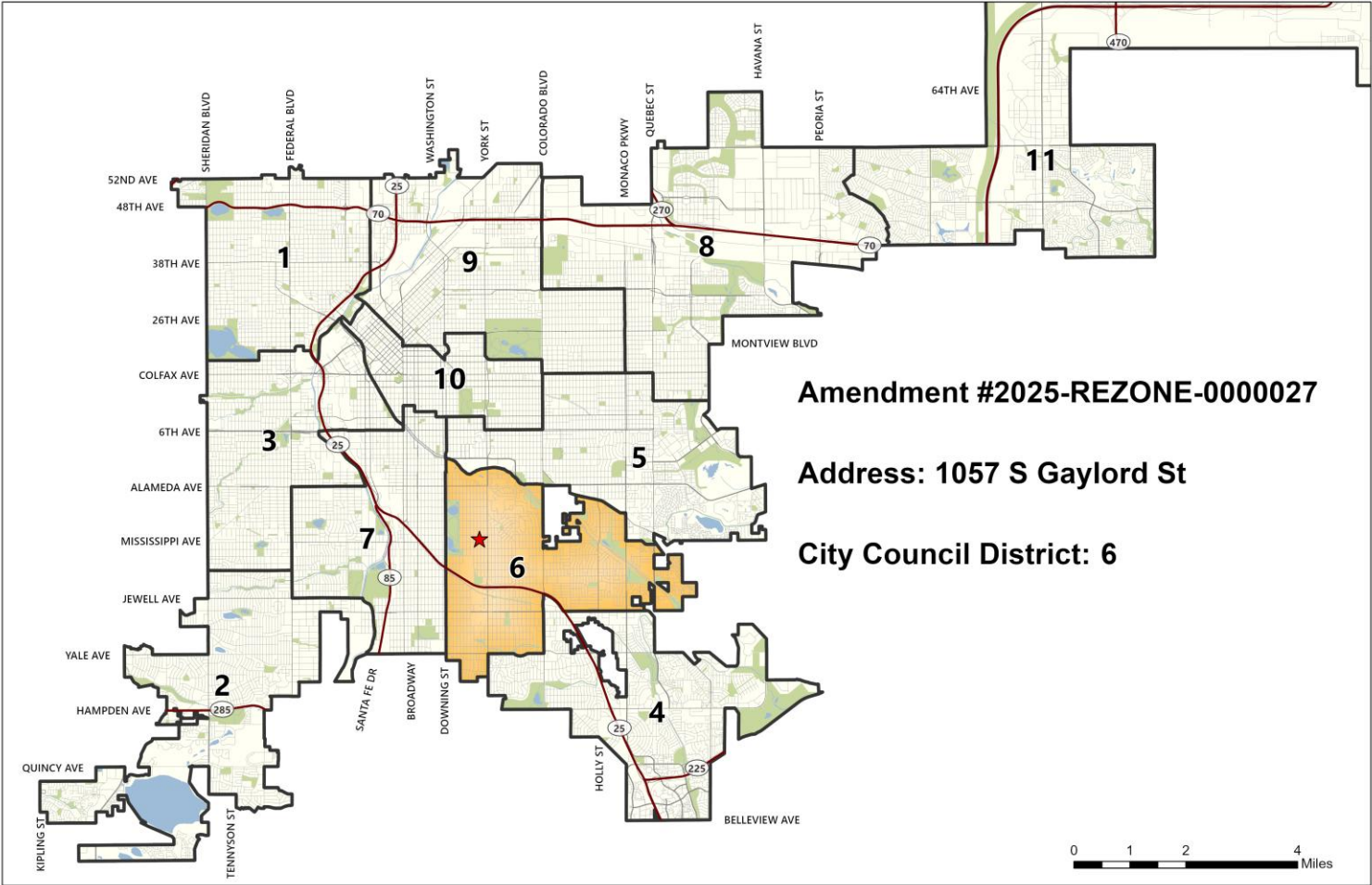
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



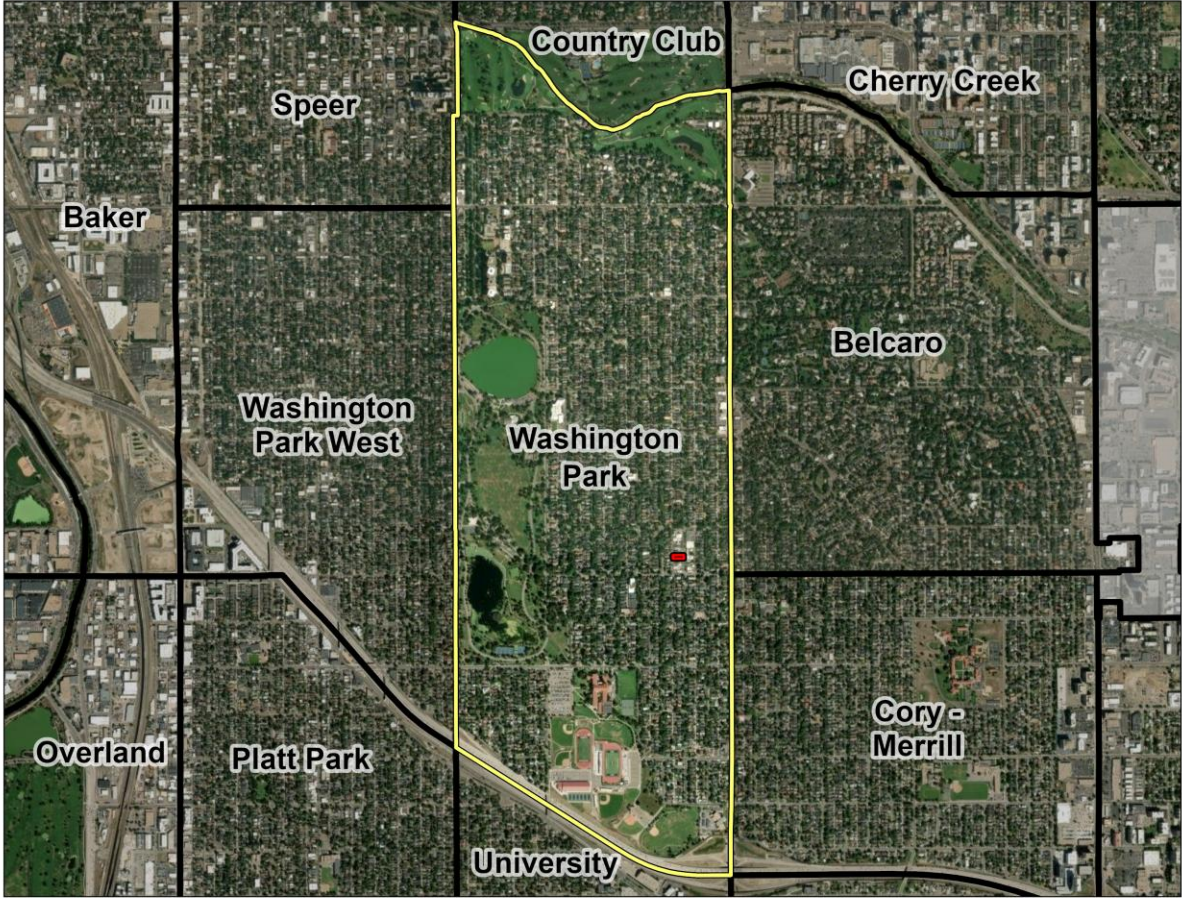
Council District 6 – Councilmember Kashmann



Statistical Neighborhood – Washington Park

Neighborhoods

Neighborhood



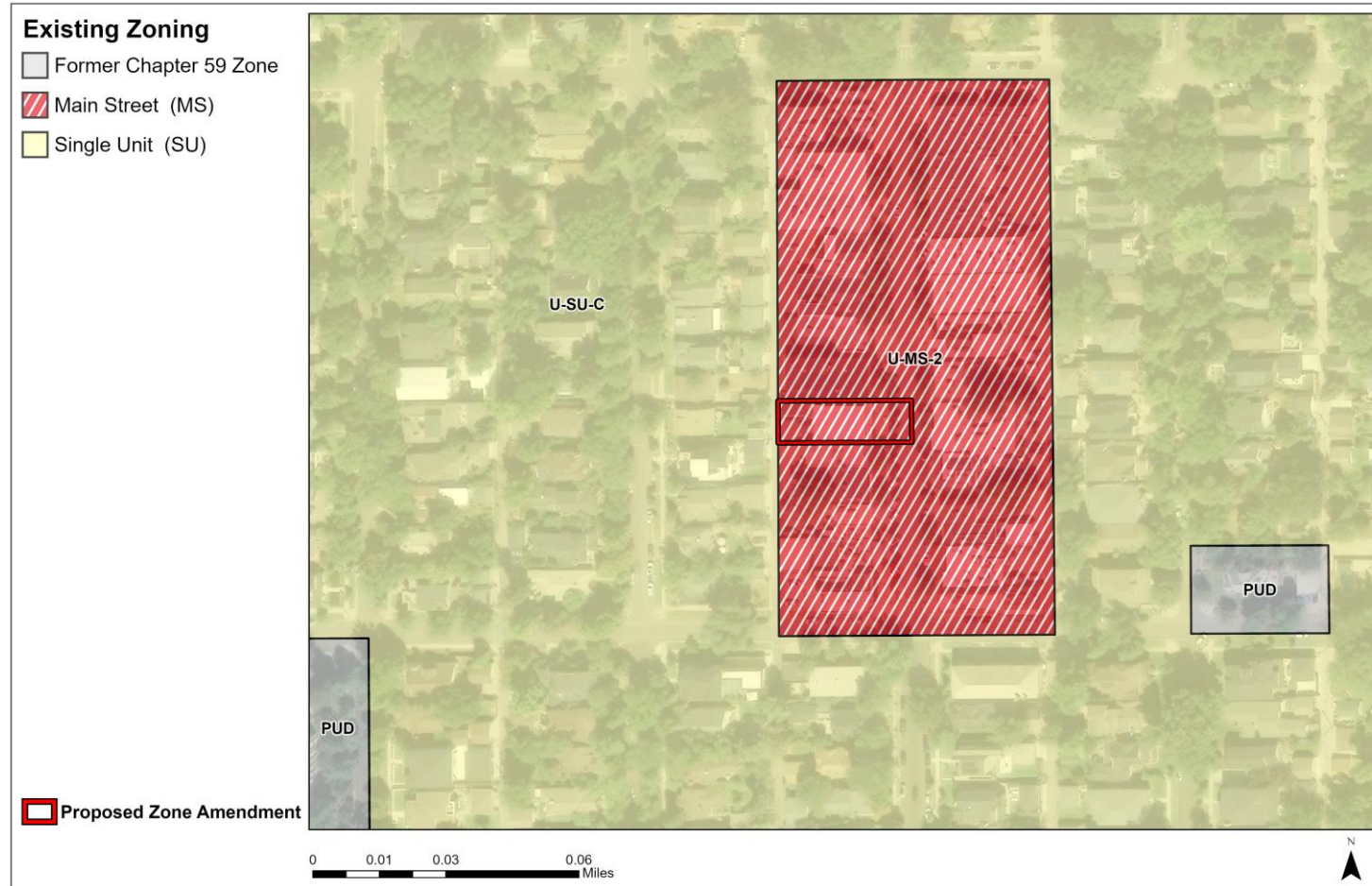
Proposed Zone Amendment

Waiver

Section 12.4.10.6 of the DZC enables official map amendment applicants to request a waiver of certain rights or obligations under the proposed zone district. This application includes a request for one waiver, as detailed in the attached application and which would read as follows:

- Waive the “NP” (Not Permitted Use) use for Lodging Accommodation, All Others Specific Use Type, and instead shall be “P-ZP” (Permitted Use with Zoning Permit Review). The intent of the waiver is to allow Lodging Accommodation, All Other uses, subject to a Zoning Permit.

Existing Zoning – U-MS-2



Proximity to:

- U-MS-2
- U-SU-C
- PUD

Proposed Zoning – U-MS-2 w waivers

General Purpose:

The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through building forms that clearly define and activate the public street edge. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets

Specific Intent:

U-MS-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired. The U-MS-2 district is intended to provide for appropriate locations for traditional corner commercial establishments located within a residential neighborhood.

Building Forms:

The zone district allows for the Townhouse and Shopfront building forms.

Proposed Zoning – U-MS-2 with waivers

Urban (U-) 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)	U-SU-A, -B, -C, -E, -H		■		●								
	U-SU-A1, B1, C1, E1, H1		■		●								
	U-SU-A2, -B2, -C2		■	□	□								
Two Unit (TU)	U-TU-B, -C		■	■	■								
	U-TU-B2		■	■	■	□							
Row House (RH)	U-RH-2.5		■	■	■	■							
	U-RH-3A		■	■	■	■		□					
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	U-RX-3, -5							■				■	
Mixed Use (MX)	U-MX-2x							■			■	■	
	U-MX-2, -3							■	□	□	■	■	
Main Street (MS)	U-MS-2x							■				■	
	U-MS-2, -3, -5							■	□	□		■	

*See Section 1.2.3.5 for exceptions

■ = Allowed

● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

□ = Allowed subject to geographic limitations found in the applicable building form table.

Proposed Zoning – U-MS-2 with waivers

Specific Use Type	U-MS-2 (Existing)	U-MS-2 w/waivers (Proposed)
Lodging Accommodations, Bed and Breakfast Lodging	Permitted with Zoning Permit Review	Permitted with Zoning Permit Review
Lodging Accommodations, All Others Use	Not Permitted	Permitted with Zoning Permit Review

Definitions

1. Lodging Accommodations – Bed and Breakfast: A **manager-occupied residential structure** providing rooms for temporary, overnight lodging, with or without meals, for paying guests. A Bed and Breakfast may provide simultaneous lodging to different parties under separate contracts.
2. Lodging Accommodations – All other uses: One or more buildings providing temporary lodging primarily to persons who have residences elsewhere, or both temporary and permanent lodging in guest rooms, or apartments. The building or buildings have an interior hall and lobby with access to each room from such interior hall or lobby.

Existing Context – Land Use



Mixed-use

Adjacent to:

- Commercial/Retail
- Office
- Single-unit Residential

Existing Context – Building Form/Scale



Agenda

- Request
- Location and Context
- Process
- Review Criteria



Process

- Informational Notice: 12/03/2025
- Planning Board Notice: 2/3/26
- Planning Board Public Hearing: 3/18/26
 - Planning board hearing date was initially scheduled for 2/18/26 and was postponed to current 3/18/26 hearing date.
- **Committee: 3/31/26**
- City Council Public Hearing: 5/11/26

Planning Board

- Planning Board held a hearing on this item on 3/18/26
- The board voted unanimously, 8 to 0, to recommend this case be considered by the full City Council
- Key points raised in board deliberation included (*if applicable*)

Public Comments

- RNOs and BIDs- 2 letters in support from Washington Park East Neighborhood Association (*WPENA*) and *South Gaylord Street Business Improvement District*.
- To date no public comments have been received.

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



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, Goal 5, Strategy C – Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community (p. 29)

Environmentally Resilient

- Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54)
- Goal 8, Strategy C – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54)

Strong and Authentic Neighborhoods

- Goal A, 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 increased amenities (p. 34)
- Goal 3, Strategy E – Support the stewardship and reuse of existing buildings, including city properties (p. 34)

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

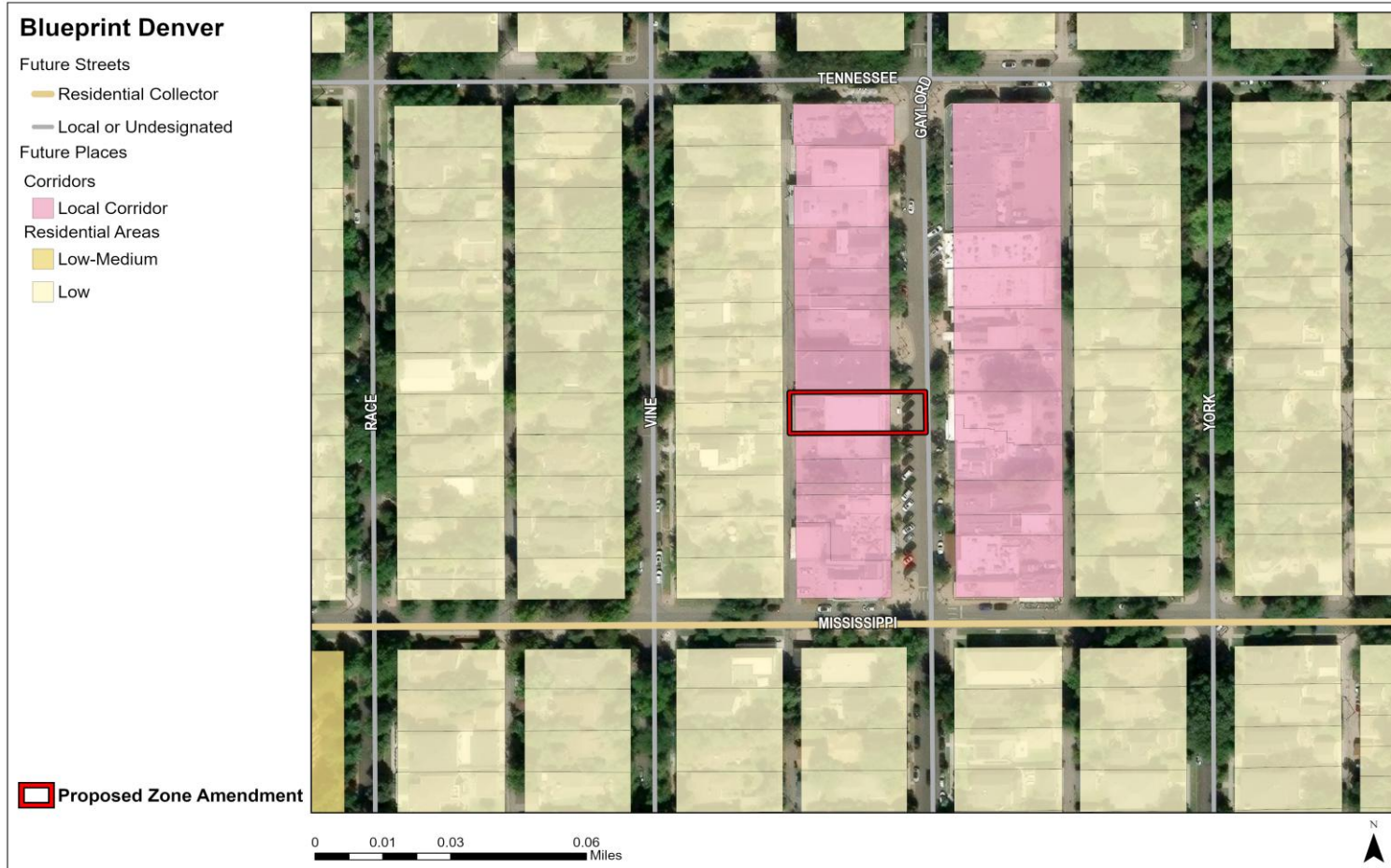
Blueprint Denver 2019



Urban

- Small multi-unit residential and low-intensity **mixed use buildings** are typically embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. **Mixed-use buildings** are sited in a pedestrian-friendly manner near the street.

Blueprint Denver 2019



- Local Corridor
 - Primarily provides options for dining, entertainment and shopping. May also include some residential and employment uses. The scale is intimate with a focus on the pedestrian. The public realm is typically defined by lower-scale buildings with active frontages. **Heights are generally up to 3 stories.** Although generally a limited transition may be needed.
- Local or Undesignated
 - Local streets can vary in their land uses and are found in all neighborhood contexts (p.160).

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



Growth Areas Strategy

- All other areas of the city that anticipates 20% of housing and 10% employment growth (p. 51)

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

Blueprint Denver 2019

Strategies:

- Land Use & Built Form (Economics) Recommendation 05: Support organizations and districts within the city's centers and corridors to aid in attraction and retention of employment and commerce. Goals 4, 6 (p. 92).
- Land Use & Built Form (Economics) Recommendation 06: Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors. Goals 2, 4, 6 (p. 93).
- Land Use and Built Form (Design Quality) Recommendation 03: Create exceptional design outcomes in key centers and corridors [by identifying] important mixed-use historic structures and encourage their continued use or adaptive reuse. Goals 5, 6, 7, 8 (p. 102).
- Land Use and Built Form (Design Quality) Recommendation 06: Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts. Goals 6, 7, 8, 9 (p. 104).

Blueprint Denver 2019 – Waiver

Strategies:

- Land Use and Built Form (General) Recommendation 3 – Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible (p.72).

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

Consistency with Neighborhood Context, Purpose and Intent

DIVISION 7.1 NEIGHBORHOOD CONTEXT DESCRIPTION



- The proposed map amendment would allow the continuation of a small commercial area embedded in a residential neighborhood, consistent with the Urban Neighborhood Context description.
- The general purpose of the Urban Main Street zone districts is “to promote safe, active, and pedestrian-scaled commercial streets through building forms that clearly define and activate the public street edge.” The proposed rezoning would allow compatible commercial uses at a pedestrian scale in an established neighborhood, consistent with the purpose statement.
- The proposed U-MS-2 with a waiver zone district to allow for Lodging Accommodations, All Others would allow neighborhood commercial uses at this location at an appropriate scale, consistent with the intent statement.

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