



3333 Regis Boulevard & 5051-5115 N Federal Blvd

Request: from R-5 with conditions; B-3; and E-CC-3x
to PUD-G 37

Date: 11.4.2025

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Proposed Zoning
- Process
- Review Criteria



Request: from R-5 w/ conditions; B-3; and E-CC-3x to PUD-G 37



- Property:
 - ~23 acres
 - Surface parking and strip mall commercial

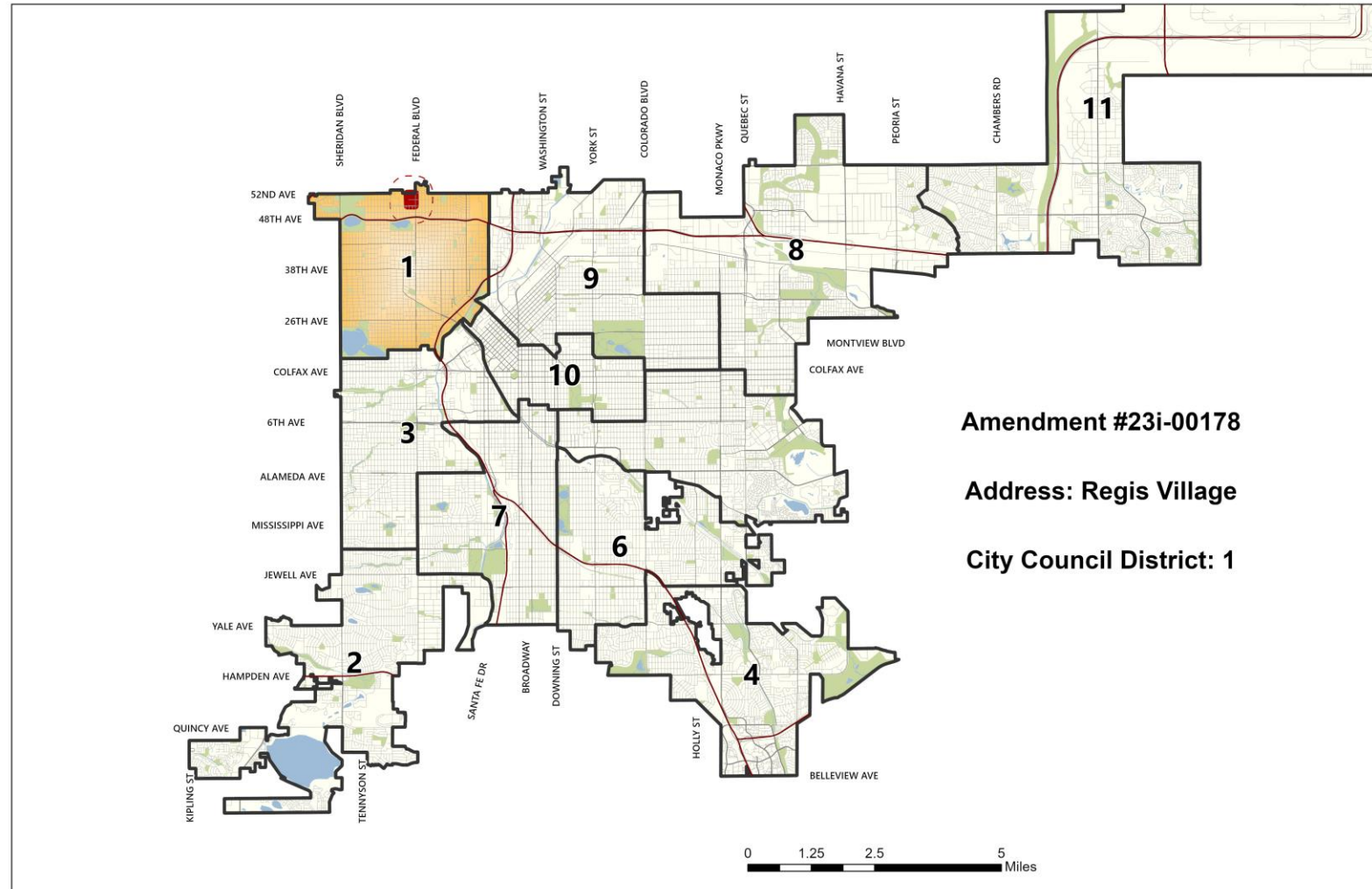
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

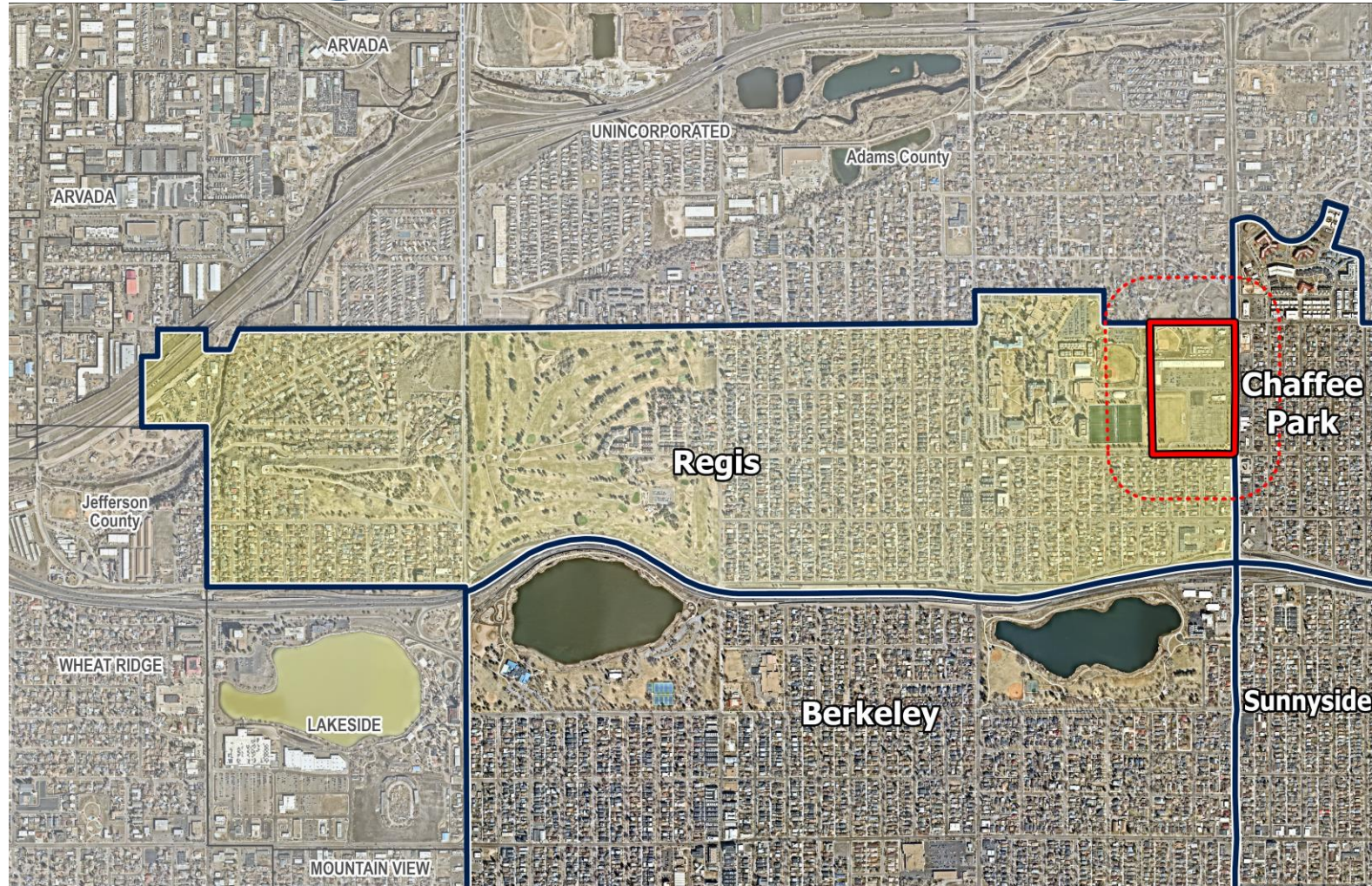
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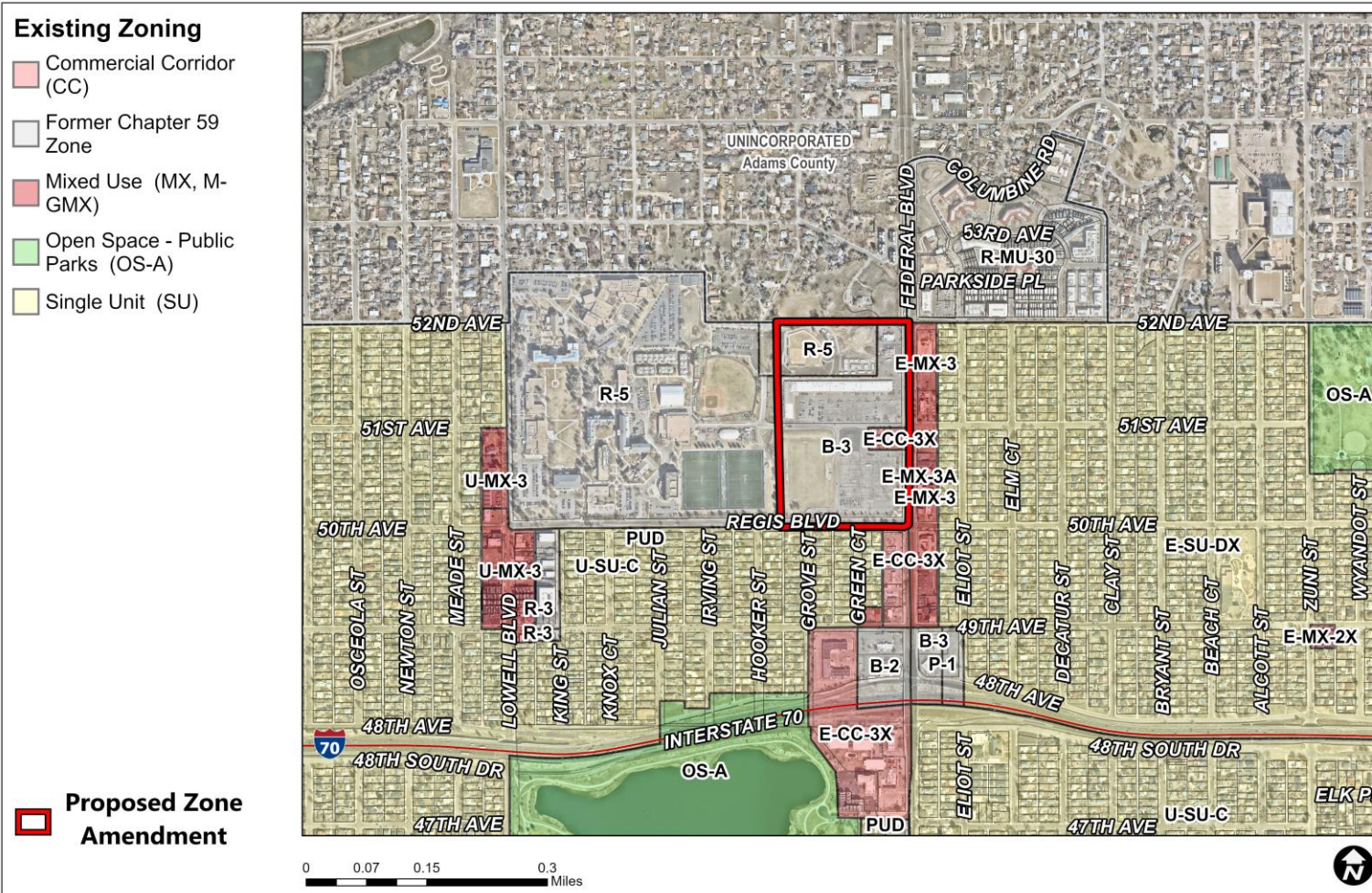
Council District 1 – Councilmember Sandoval



Statistical Neighborhood – Regis



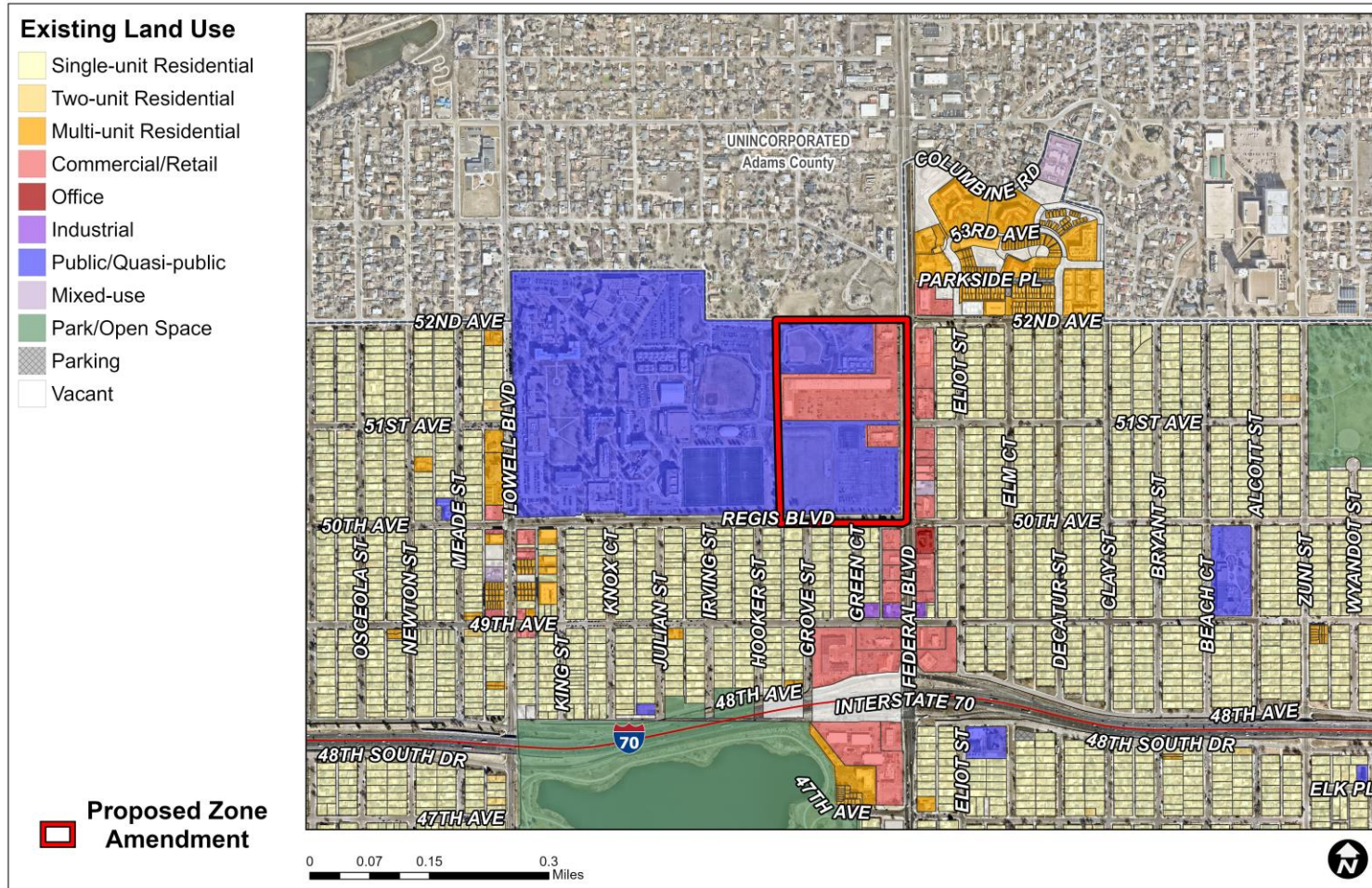
Existing Zoning



Proximity to:

- R-5
- E-MX-3, DO-8
- E-MX-3A, DO-8
- E-CC-3x
- U-SU-C

Existing Context – Land Use

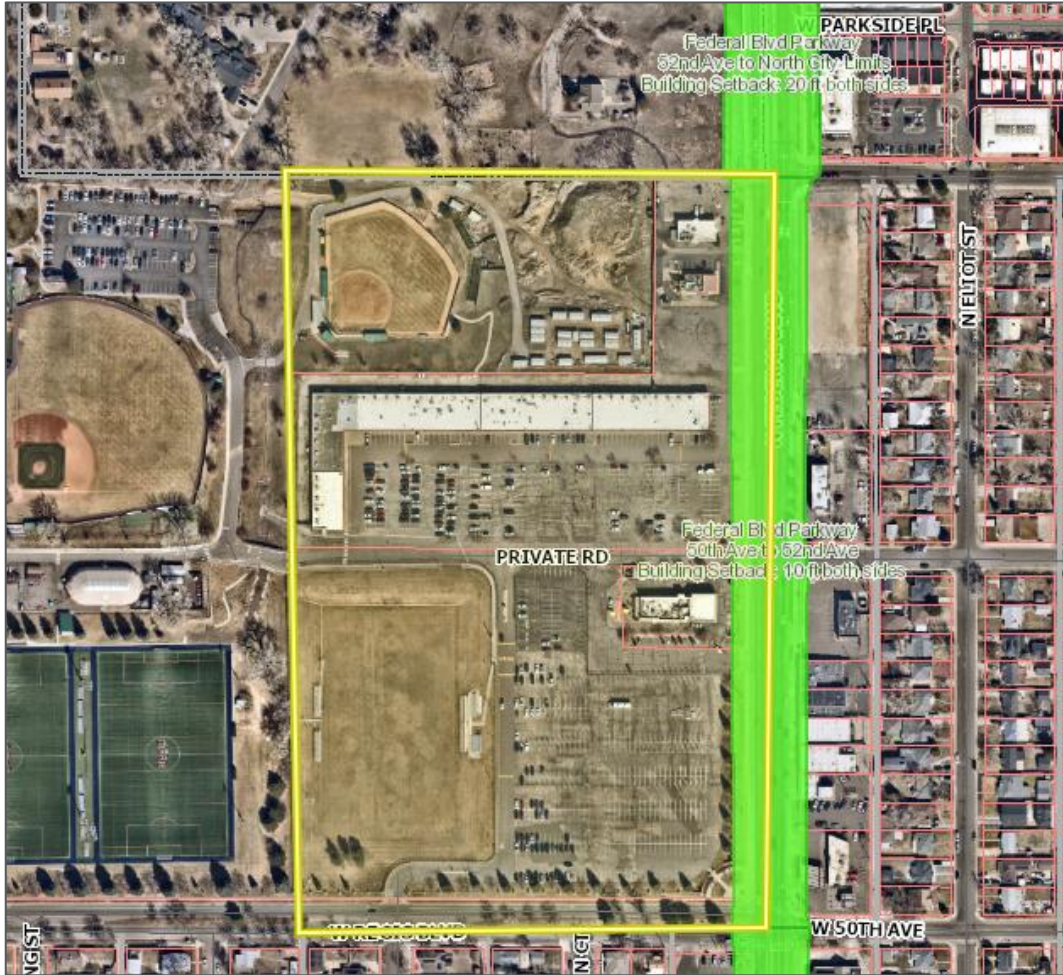


Public/Quasi-public & Commercial/Retail

Adjacent to:

- Public/Quasi-public
- Commercial/Retail
- Mixed-use
- Single-unit Residential

Existing Context – Parkway



Federal Boulevard Parkway requires 10-foot setbacks along Federal.

The proposed PUD would expand those to 20 feet to match the rest of Federal Boulevard.

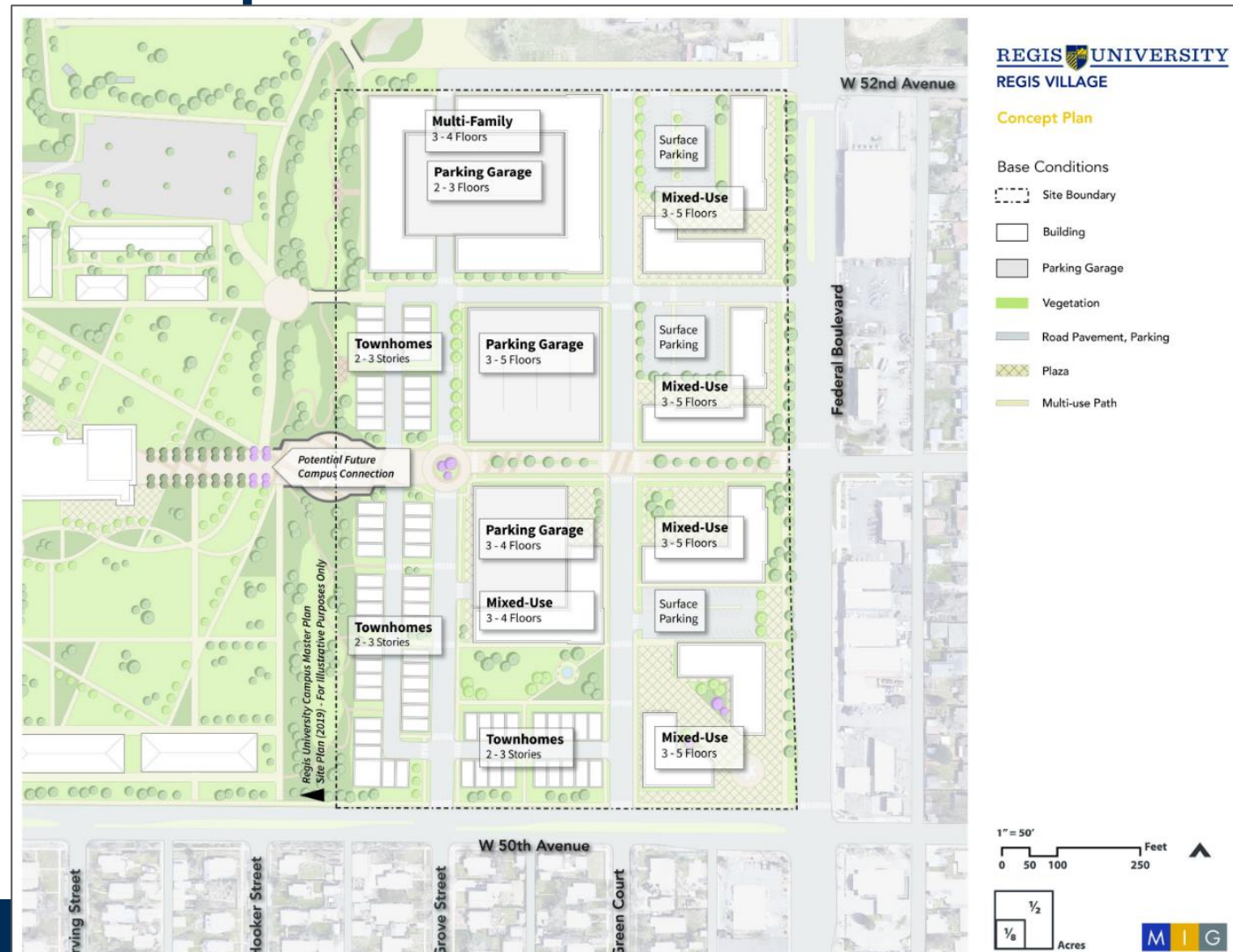
Large Development Review

The eastern third of the property was reviewed for Large Development Review in November 2021. The Development Review Committee deemed LDR applicable for the following reasons:

- Need for new infrastructure and an Infrastructure Master Plan (IMP)
- Rezoning
- Amendment to an existing Planned Building Group

A community information meeting was held in June 2022. The Large Development Framework was completed in November 2022.

Large Development Framework



High-Impact Development Compliance Plan

While this site is larger than 10 acres, there is no planned development associated with the rezoning.

The requirement for a HIDCP is included in the LDF.

A commitment letter from Regis University was provided on 10/1/24, included in the application, that reaffirms its commitment to comply with any requirements for a HIDCP, including an acknowledgement that no site development plan shall be approved until a HIDCP is approved.

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Proposed Zoning – PUD-G 37

Purpose of the PUD is to:

- Create flexibility for the growth of the campus
- Reflect anticipated development along this stretch of Federal

The PUD is based on U-MX-3 with customizations to

- Reflect the campus
- Respect the parkway
- Encourage street level active uses along Federal

Proposed Zoning – PUD-G 37

Customizations include:

- Heights up to 70 feet, or 95 feet with incentives
- Reestablishes the parkway setbacks at 20 feet
- Higher requirements for ground floor active uses along Federal
- Use allowance that reflect either campus or typical MX districts

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Process

- Informational Notice: **11/20/24**
- Planning Board Notice: **09/30/25**
- Planning Board Public Hearing: **10/15/25**
- Committee: **11/04/25**
- City Council Public Hearing: **12/8/25**

Public Comments

- RNOs – letters from the two local RNOs.
- 10 letters in support from neighbors and other stakeholders
 - Key themes included activation of the corridor and potential for new housing

Planning Board

- Planning Board held a hearing on this item.
- The board 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)

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.
- Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families.
- 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.

Comprehensive Plan 2040

Strong and Authentic Neighborhoods

- Goal 1, Strategy A – Build a network of well-connected, vibrant, mixed-use centers and corridors.
- Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population.
- Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

Comprehensive Plan 2040

Connected, Safe, and Accessible

- Goal 3, Strategy C – Protect, enhance, and expand Denver’s legacy pathways: its historic parkways, boulevards, greenways, and trails.
- Goal 8, Strategy B – Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership.

Comprehensive Plan 2040

Environmentally Resilient

- Goal 6, Strategy B – Connect parks, open spaces, trails, river corridors, parkways, and street trees into an integrated green infrastructure network.

Denver Zoning Code Review Criteria

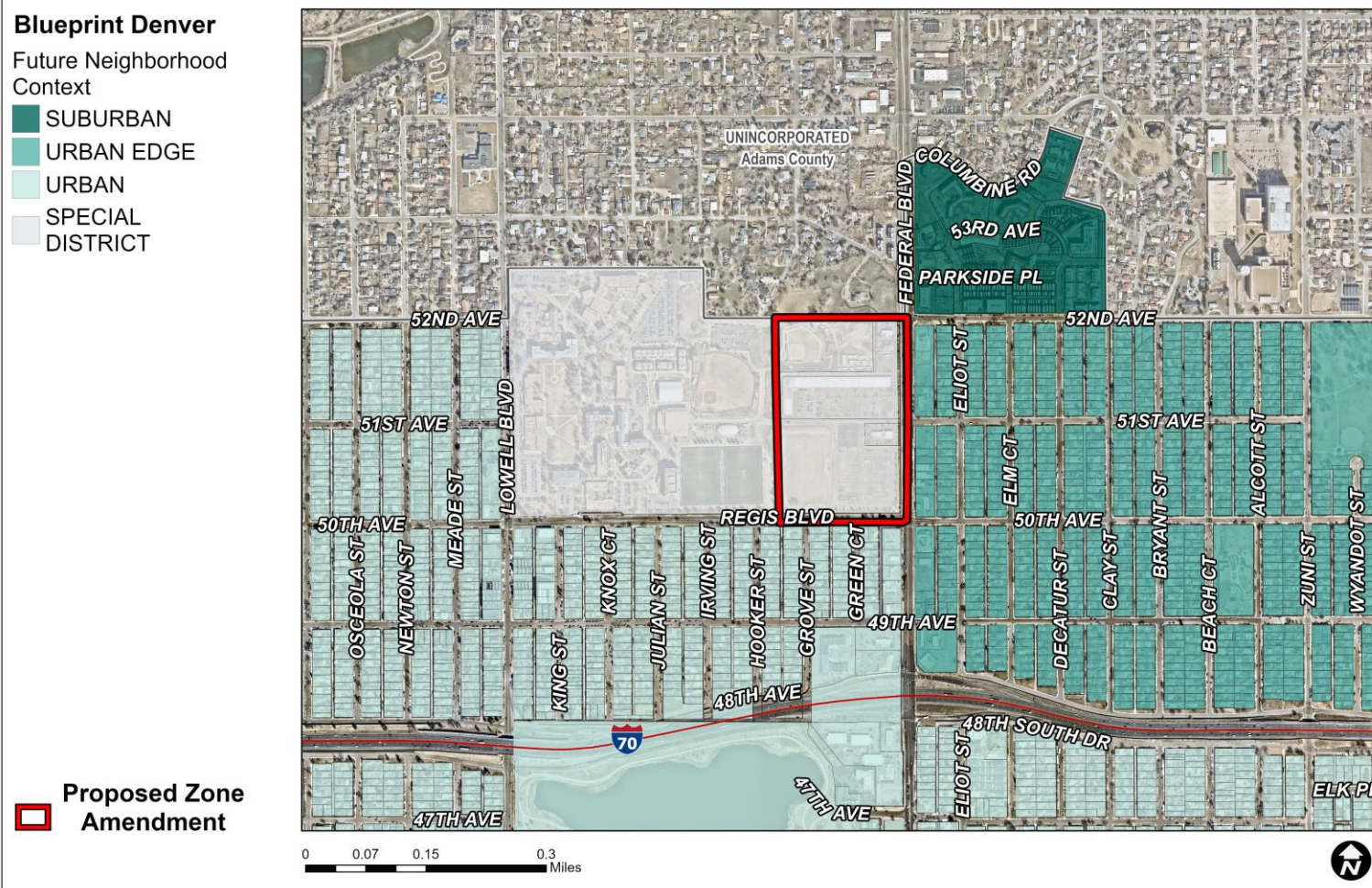
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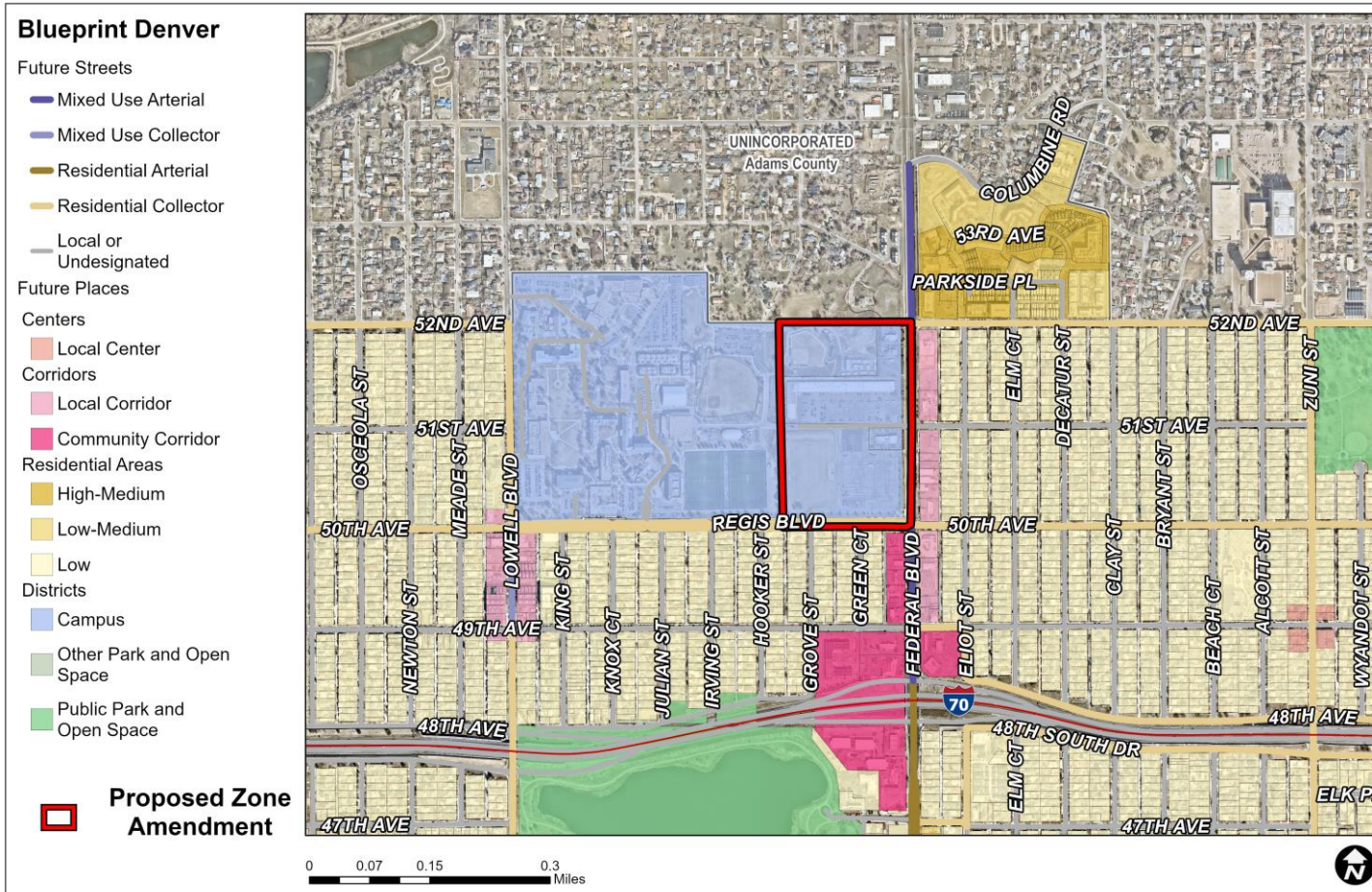
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- **District**
 - Unique contexts
 - Specially designed purpose, such as educational campuses
 - Important job centers
 - Large public space
 - Community gathering areas
 - Neighborhood context is at the citywide scale, so should be interpreted with limited flexibility if it furthers the goals of *Blueprint Denver*

Blueprint Denver 2019



- **Campus**
 - Primary purpose such as education or medical services
 - Retail, restaurants, offices, and residential to support the primary use
 - Dominated by a single, large, institutional user
 - PUD blends with regulations associated with Corridors

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.

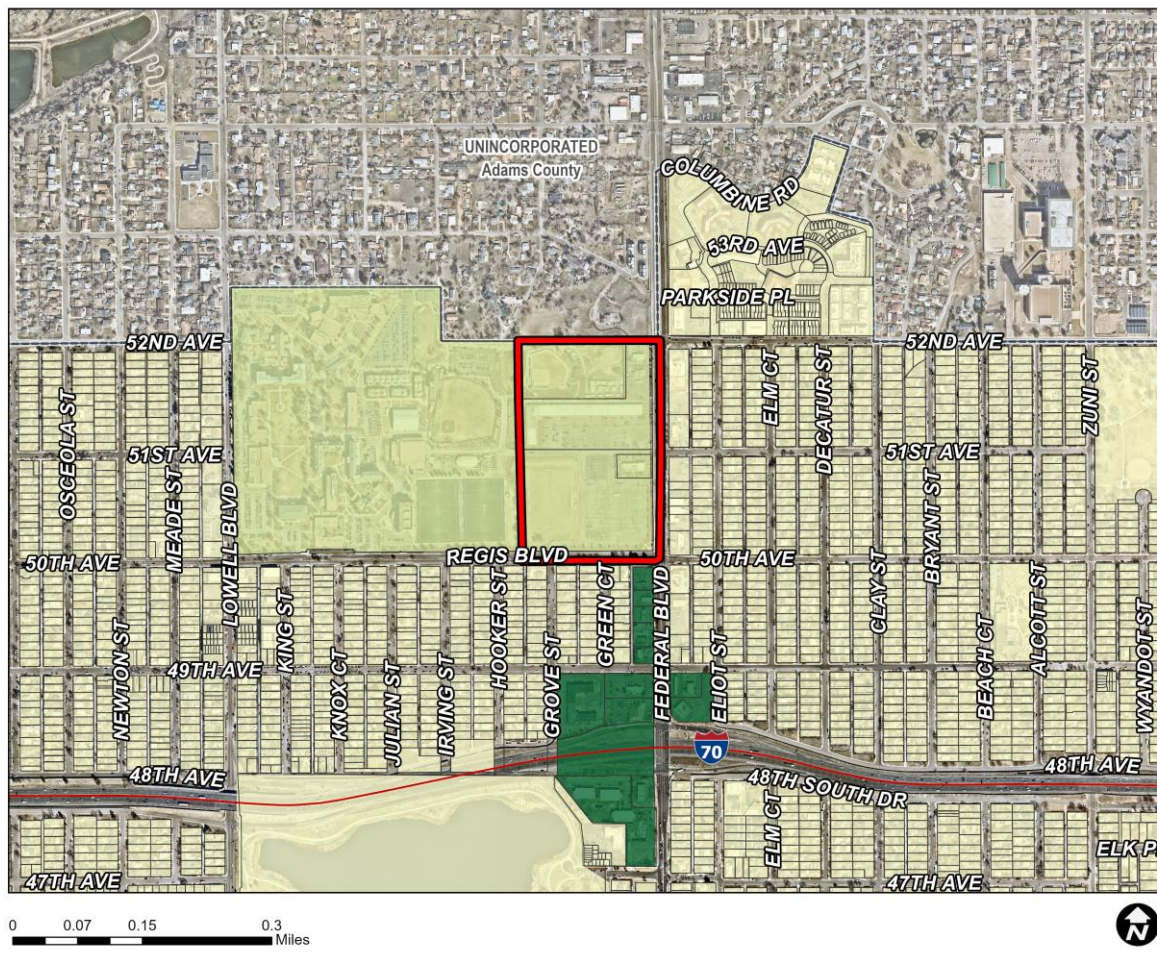
Blueprint Denver 2019

Blueprint Denver

Growth Strategy

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

Proposed Zone Amendment



- District
 - 5% of housing growth
 - 15% of job growth

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

Factors of concern:



**Missing Middle
Housing**



**Mix of Rented and
Owned Homes**



**# of Income
Restricted Units**

The proposed zone district would allow for the further development of the campus, including additional housing, with updated design standards. Consideration of proximity to Chaffee Park which has higher vulnerability to displacement is key.

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

Land Use and Built Form - General

- 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.
- Policy 1, Strategy B – Implement regulatory land use changes in coordination with transit investments. For example, rezoning to support transit-oriented development should be closely times with the implementation of transit priority streets.
- Policy 2, Strategy B – In transit-rich areas, including downtown, revise the zoning code to limit auto-oriented commercial uses that do not contribute positively to activating the public realm, such as mini-storage, drive throughs, and car washes. This may also apply to other desired mixed-use areas of the city, such as transit priority streets.
- Policy 3, Strategy A – Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.

Blueprint Denver 2019

Land Use and Built Form - General

- Policy 6, Strategy C – Until a citywide approach is implemented, individual rezonings of these sites may be an opportunity for more intense residential uses or limited neighborhood services to be provided if done in a way that minimizes impacts to surrounding character.
- Policy 9, Strategy A - Consider zoning flexibility for redevelopment of large infill sites that lack a clear adopted neighborhood plan vision yet may provide an opportunity for compatible development that integrates with the area's existing streets, blocks, and/or open space.
- Policy 9, Strategy B - Use large development review, or similar tools, to coordinate infrastructure and open space on large infill sites while minimizing and mitigating negative impacts on surrounding communities.

Blueprint Denver 2019

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.

Blueprint Denver 2019

Land Use and Built Form – Design Quality & Preservation

- Policy 8, Strategy E – Revise the zoning code to provide standards for new mixed-use development that better responds to the surrounding context. Standards to examine for improvement include build-to ranges, transparency minimums, lot coverage, and entry features.
- Policy 4, Strategy A - Require strong street-level active use standards for local centers and corridors. This may include a prohibition on residential units for a portion of the street level building. Given the intent of these small-scale places to provide services embedded in the neighborhood, it is important for them to provide more than residential uses.

Blueprint Denver 2019

Mobility

- Policy 1, Strategy D - Increase the number of services and amenities that are available by walking, rolling and biking by integrating more local centers and corridors into residential areas, especially for areas that score low in Access to Opportunity.
- Policy 2 - Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities.

Quality of Life Infrastructure

- Policy 6 - Preserve and rehabilitate Denver's designated parkways and boulevards.

Blueprint Denver 2019

This application addresses climate by:

- Promoting infill development
- Encouraging growth along a planned Bus Rapid Transit corridor
- Proposed mixed-use setting where people live, work, and find entertainment within a walkable environment

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of adopted plans
- Fostering mixed-use, transit-oriented development
- Allowing for flexible growth of the campus

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

PUD Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan

PUD Review Criteria

- A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
- The subject site has special characteristics related to the scale of the development project and demands a more customized approach to achieve a successful development.
 - The PUD will result in a diversification of land use, exemplary pedestrian amenities, and advance numerous city goals.

PUD Review Criteria

- B. The PUD complies with all applicable standards and criteria for PUDs
 - The PUD complies with all standards and criteria stated in Division 9.6.
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions
 - The PUD District is necessary because there is no standard zone district that applies appropriate standards to this site and development. An unreasonable number of variances or waivers and conditions would be required to achieve the proposed outcomes.

PUD Review Criteria

- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property
 - The PUD would allow uses compatible with the adjacent Campus and mixed-use districts.
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.
 - The PUD would create building forms that align with important aspects of the adjacent zone districts by aligning heights between the Campus and mixed-use district allowances, retaining protected district standards, requiring transparency and street level active uses that align with those in adjacent districts.

CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met:

Standard Rezoning Criteria

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

PUD-Specific Rezoning Criteria

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.