



**DENVER**  
THE MILE HIGH CITY

**TO:** Carla Madison, Chair, Blueprint Denver Committee  
Denver City Council  
**FROM:** Ellen Ittelson, AICP, Senior City Planner  
**DATE:** May 11, 2010  
**RE:** Zoning Map Amendment Application #2010I-00002  
Amendment to PUD #531

## Staff Report and Recommendation

### I. Scope of Rezoning

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Application: **#2010I-00002**

Address: generally bounded by 15<sup>th</sup>, Wewatta, 20<sup>th</sup> and Little Raven streets

Neighborhood/Council Dist.: Union Station Statistical Neighborhood; Council District #9

RNO's: Ballpark Neighborhood Association

Businesses on the Platte

Downtown Denver Business Improvement District

Downtown Denver Residents Organization

LoDo District Inc.

Lower Downtown Neighborhood Association

Northeast Community Congress for Education

Northwest Quadrant Association

Riverfront Park Association

Inter-Neighborhood Cooperation

Applicants/Owners: Central Platte Valley Management. LLC on behalf of multiple owners

Contact Person: Amy Cara, East West Partners and Cyndi Stoval, Sherman and Howard

### II. Summary of Proposal

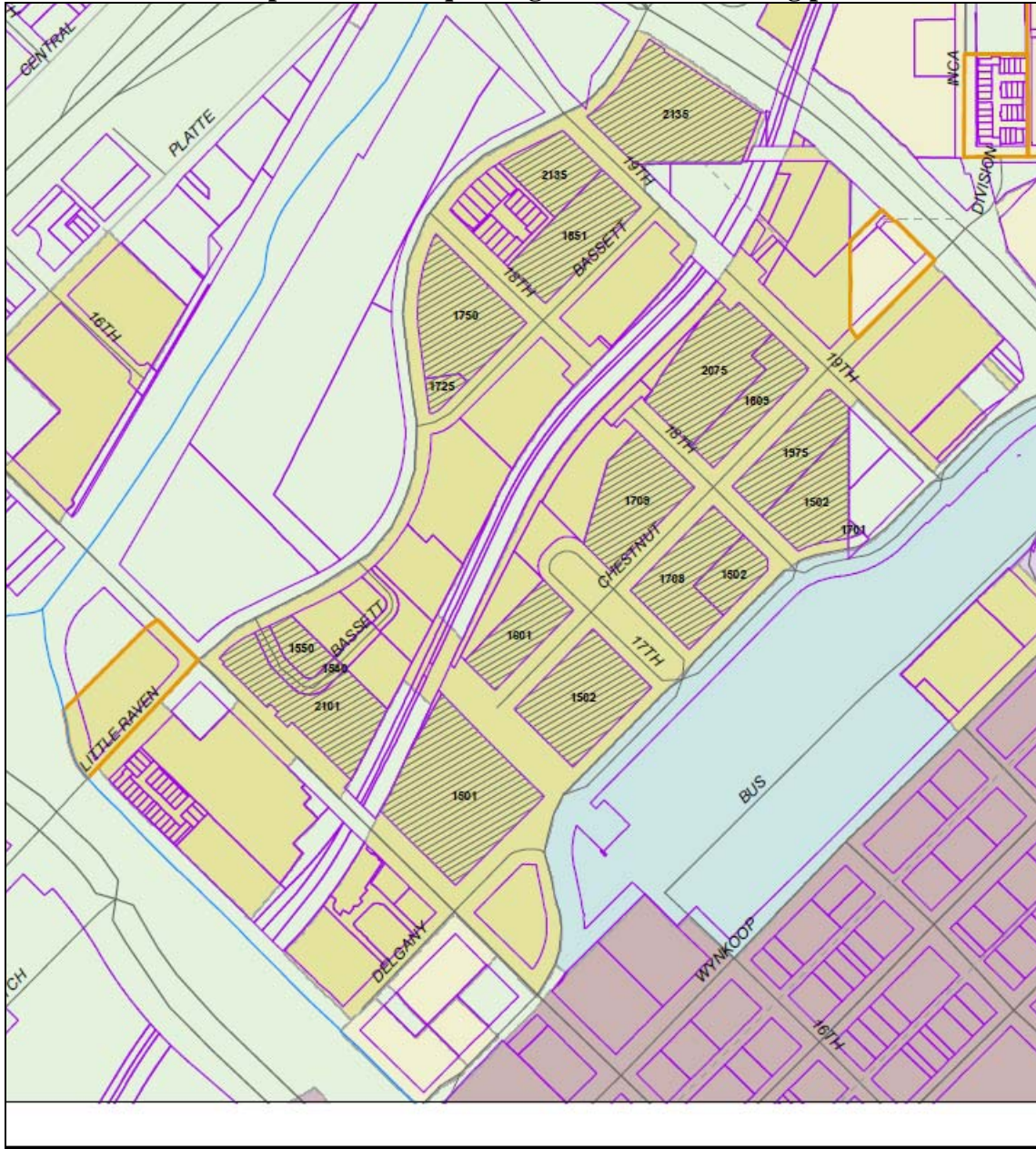
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The Commons PUD was originally approved in 1997 to establish the use, development and infrastructure requirements for this approximately 90-acre portion of the Central Platte Valley. The Commons PUD was amended and restated in 2002 as PUD #531. This PUD allows the PUD to be amended by subarea. In 2004, Subarea 6 was removed from the PUD and became part of the Denver Union Station T-MU-30 zone district. PUD #531 provided for a vesting period until November 24, 2010, provided that certain improvements had been constructed. This proposed amendment extends the vesting period an additional 20 years for certain undeveloped properties within the PUD boundary. This extension is necessitated by changed conditions which include:

- o Delays in removal of the tail tracks necessary to complete Wewatta Street
- o Substantial expansion of the scope and complexity of the Denver Union Station project
- o Changes in market conditions not foreseen at the time of the PUD adoption.

The map below illustrates the properties to which the extended vesting applies. All other provisions of the PUD #531 apply equally to all properties within the PUD District.

**PUD #531 (Commons PUD)**  
**Hatched parcels are requesting the extended vesting period**



## **V. Summary of Legal Notice and Public Process**

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The property was legally posted for a period of 15 days announcing the Denver Planning Board public meeting, and written notification of the hearing was sent to all affected registered neighborhood organizations. These organizations have been notified of this council committee meeting

## **VII. Community Response**

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No formal neighborhood responses have been received at the time of this staff report; staff understands that the applicant has conducted an extensive public outreach campaign.

## **IX. STAFF RECOMMENDATION TO PLANNING BOARD**

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Staff recommends approval to the amendment to PUD #531 on the basis that the terms of the vesting could not be met due to changes in conditions outside of the applicant's control. The 20 year extension is consistent with the intent of PUD #531.

Denver Planning Board recommended approval at its regular meeting of May 5, 2010.