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# Loretto PUDs: 3001 S Federal Blvd + 3058 S May Stanton Way Approx.

Request: PUD-G 24 and PUD-G 25 to PUD-G 41 and PUD-G 42

Date: 05.19.2026

Presenter: Fran Peñafiel / Edson Ibañez

# Presentation Agenda

- Location and context
- Existing and Proposed Zoning
- Process
- Review Criteria

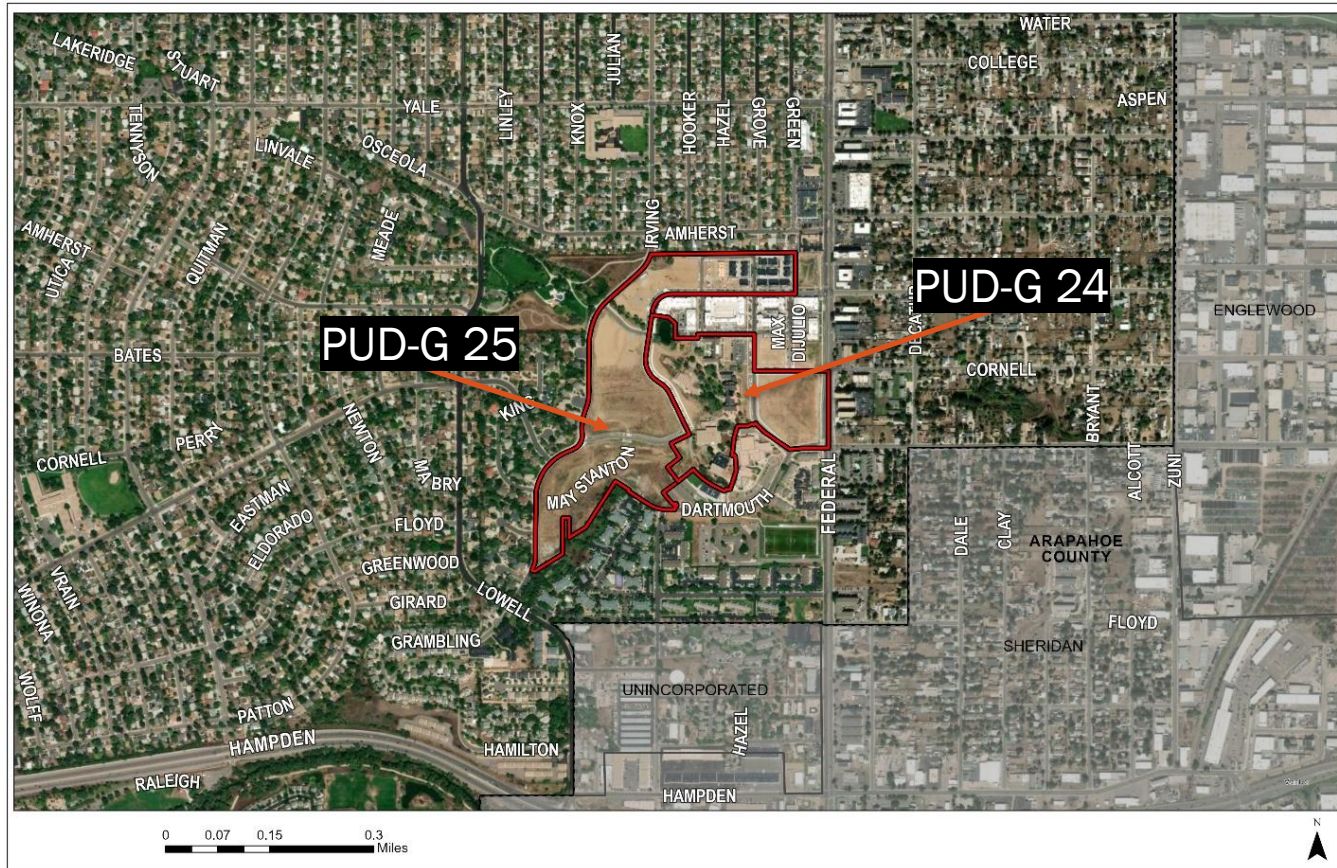




# Statistical Neighborhood – Harvey Park South



# Site



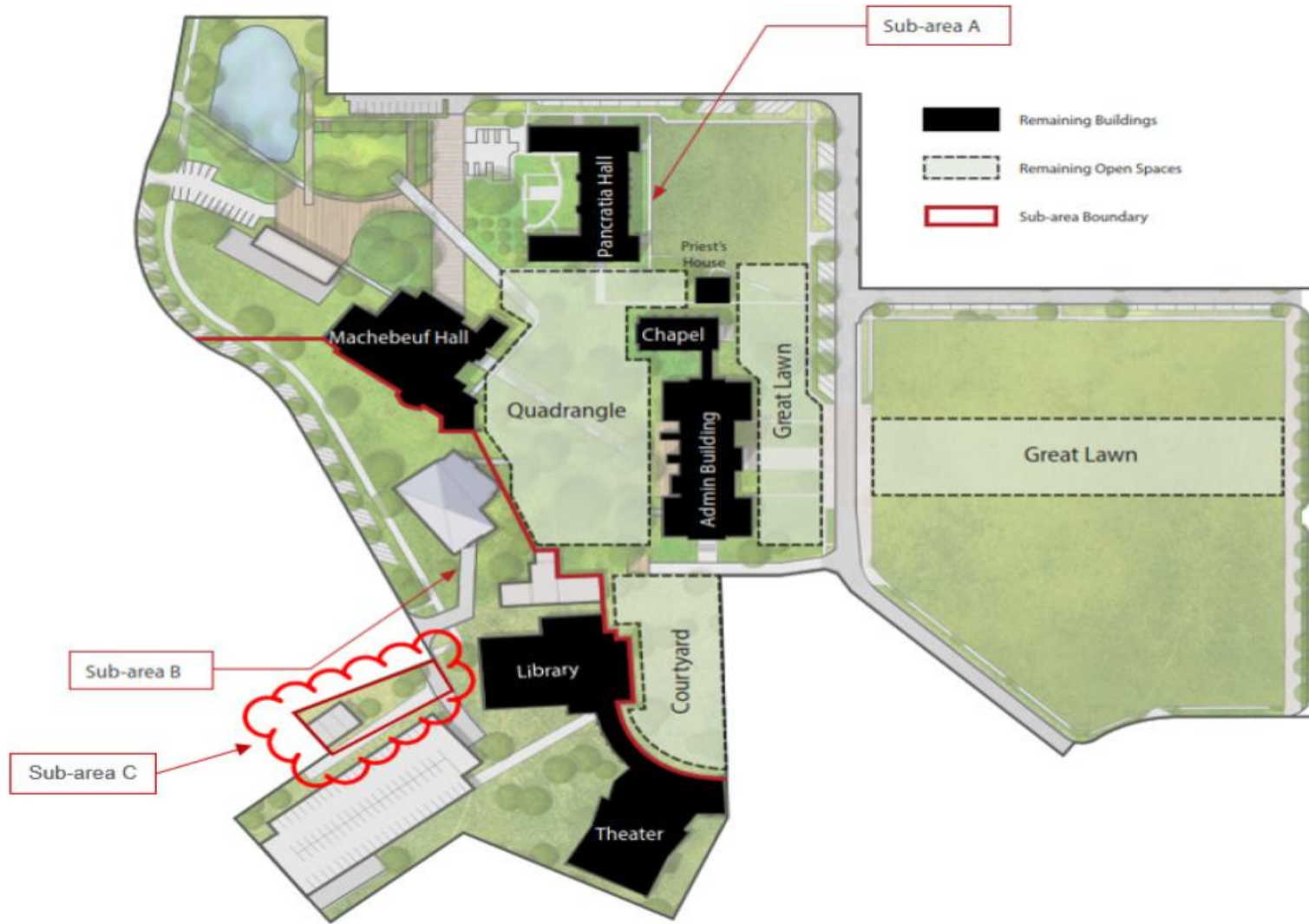
## Subject Property:

- 2,548,715 S.F. (58.51 acres)
- DAV is the applicant

## Rezoning to facilitate:

- Moves a parcel from PUD-G 25 into PUD-G 24 - creates two new PUDs - 3058 South May Station Way (approximately 14,000 square feet)
- Introduces Subarea C in PUD-G 41
- No changes to existing subareas and PUD G-42

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

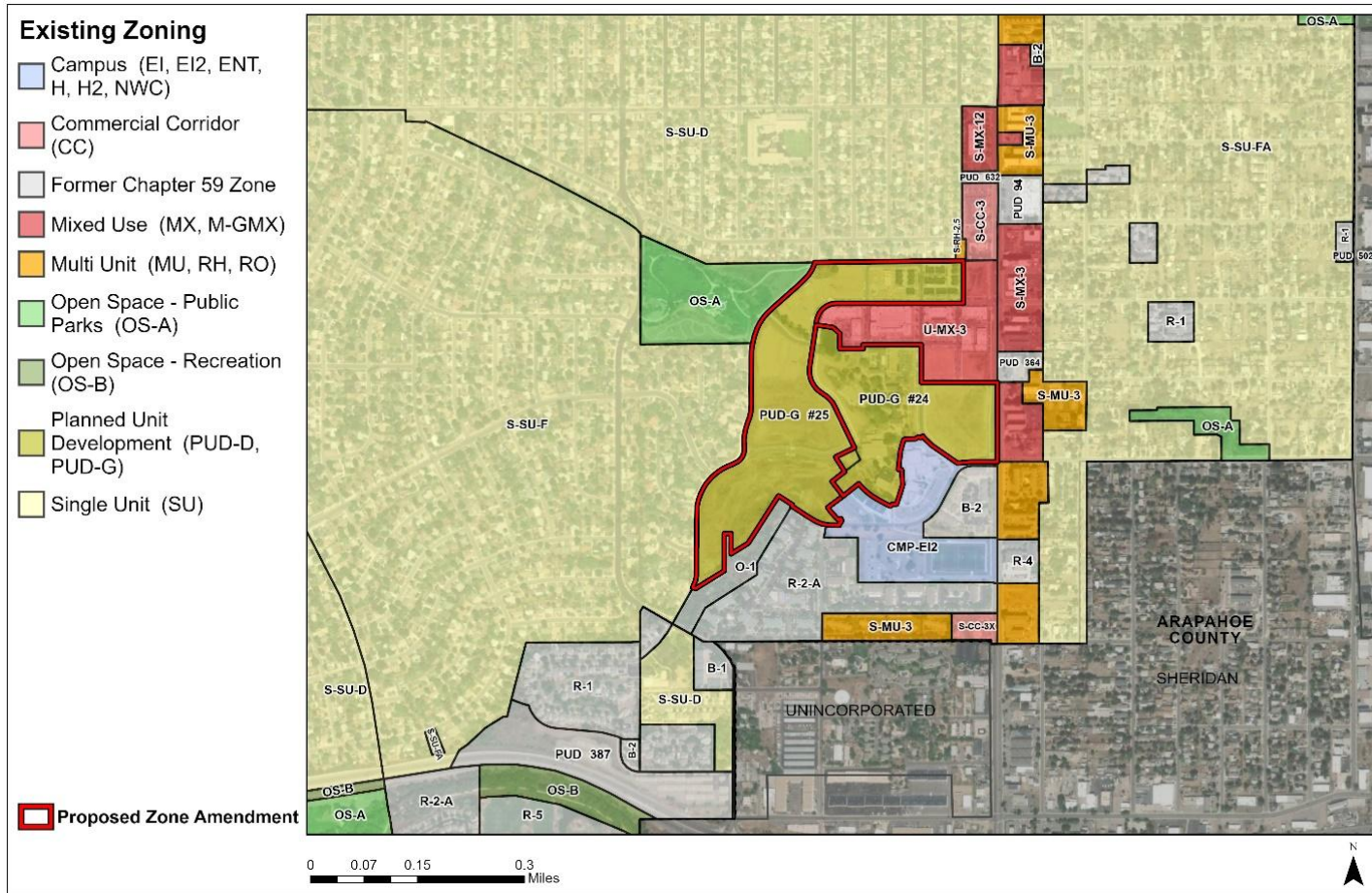


Denver Arts and Venues is looking to construct a 2-story parking garage

PUD-G 24

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# Existing Context – Zoning

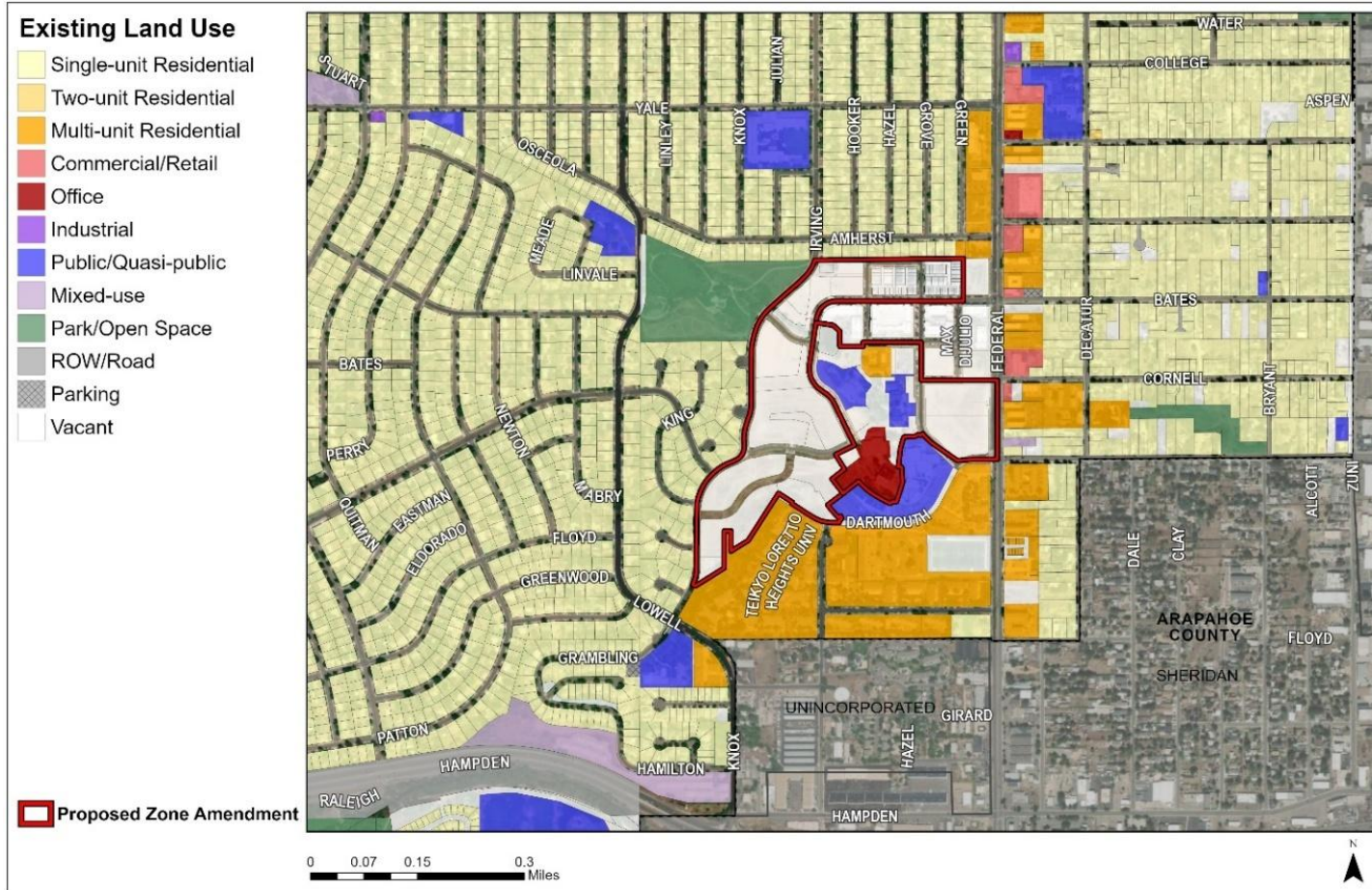


## PUD

Adjacent to:

- CMP-EI2
- S-SU-F
- OS-A
- U-MX-3

# Existing Context – Land Use

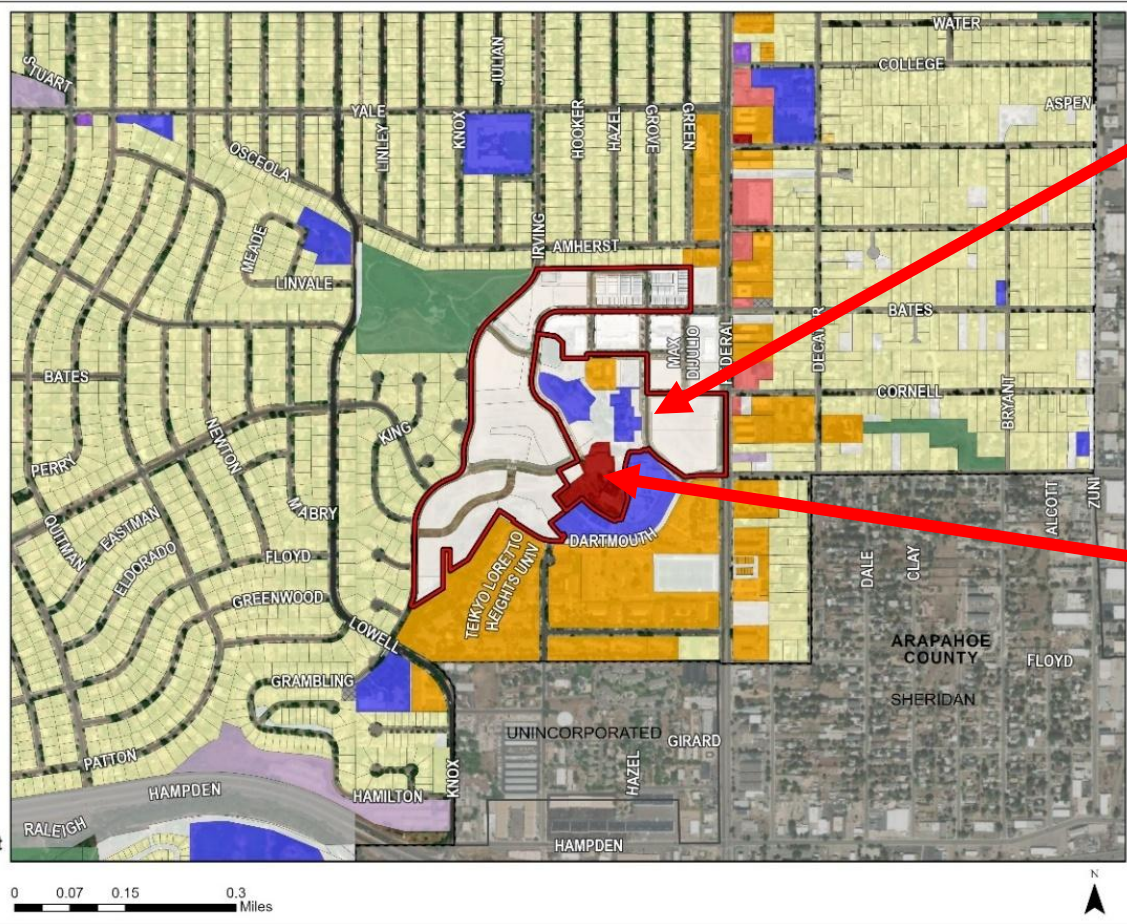


## Vacant, Office, Public/Quasi-Public

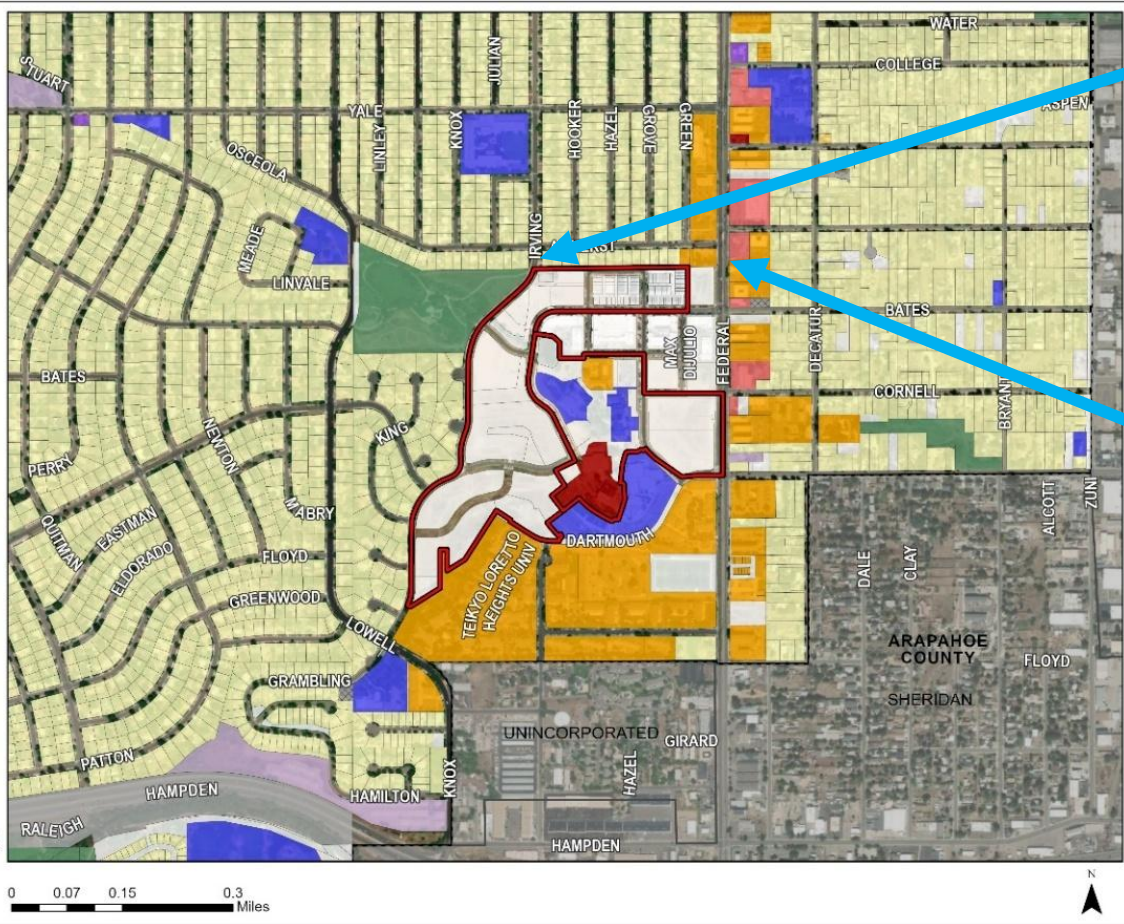
Adjacent to:

- Public-Quasi Public
- Single-Unit Residential
- Open Space
- Multi-Unit Residential

# Existing Context



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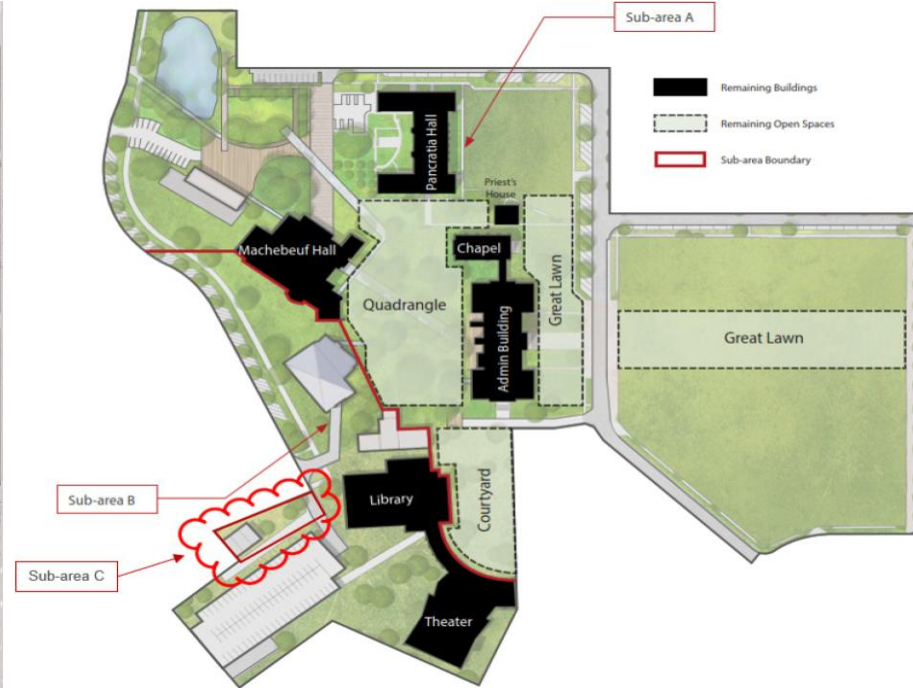
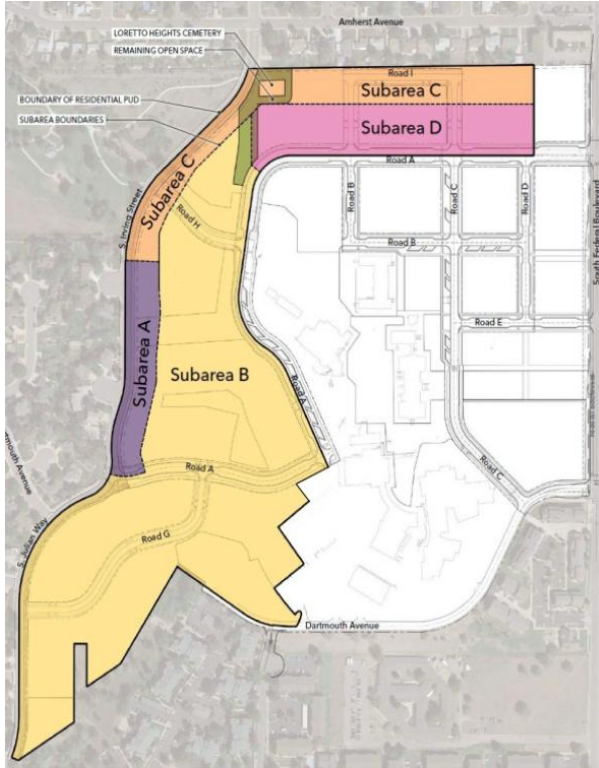


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# Key Differences between existing & proposed rezoning



**Boundaries** - create new boundaries

**No Changes to:**

- PUD G-42 (PUD-G 25)
- Subarea A/B of PUD-G 41 (PUD-G 24)

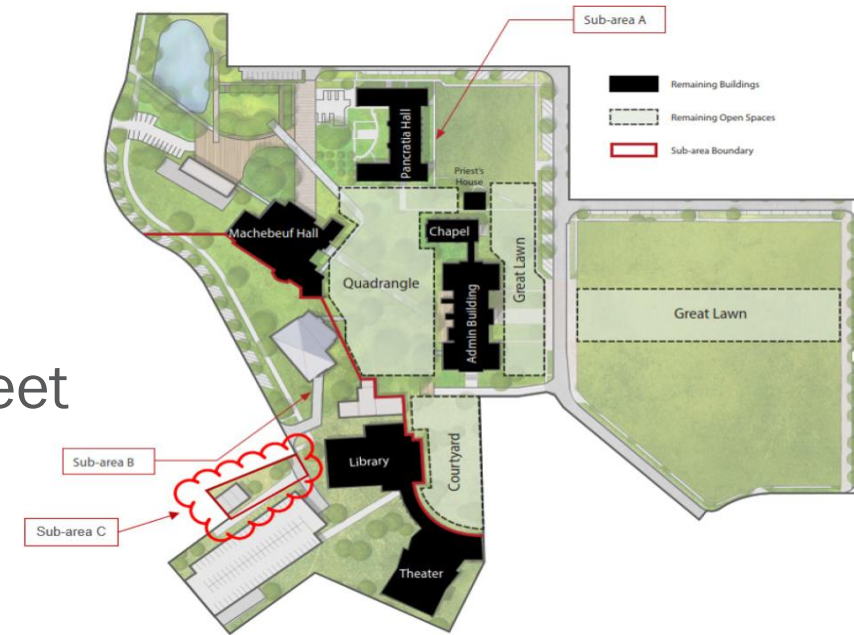
**New Subarea C in PUD-G 41:**

- Reduce height to allow transition
- Front Setback
- Side Interior Bulk Plane

# Request: PUD-G 41

## Customized Standards

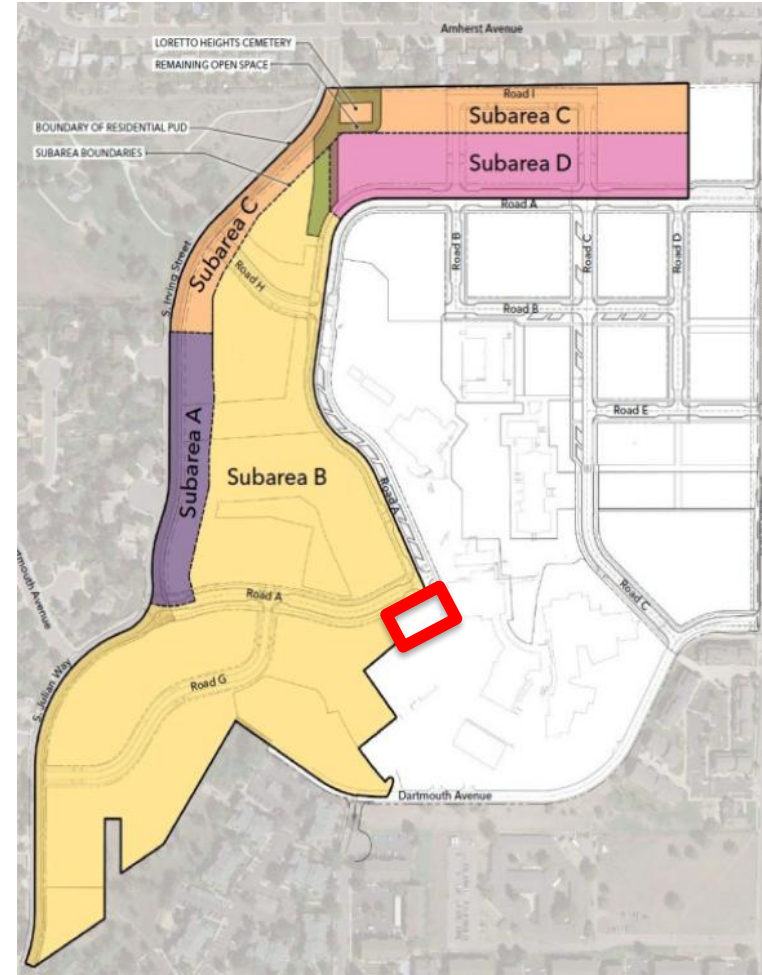
- The historic core of the Loretto Heights campus – CMP-EI2
- Subarea A – No Change
- Subarea B - No Change
- Subarea C - New
  - Applies Side Interior Lot Line Bulk Plane Standard
  - Allows a maximum building height of 4 stories or 55 feet
  - Requires a primary Street Setback of 20 feet



# Request: PUD-G 42

## Customized Standards

- No Change other than boundary
- Continue to allow for low-scale residential redevelopment
- S-SU-A (Subarea A),
- S-RH-2.5 (Subarea B and C)
- U-RX-3 (Subarea D)



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# Process

- Informational Notice: 1/27/2026
- Planning Board Notice: 4/21/26
- Planning Board Public Hearing: 5/6/26
- **Committee: 5/19/2026**
- City Council Public Hearing: 6/29/26

# Planning Board

- Planning Board held a hearing on this item on 5/6/2026.
- The board voted unanimously to recommend approval.

# Public Comments

- RNO or Public Comments
  - No Public Comments

# Presentation Agenda

- Request
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# Denver Zoning Code Review Criteria

## Sections 12.4.10.7 and 12.4.10.8

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent
4. Additional Review Criteria for Rezoning to PUD District

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Loretto Heights Area Plan (2019)

## 2. Public Interest

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

## 4. Additional Review Criteria for Rezoning to PUD District

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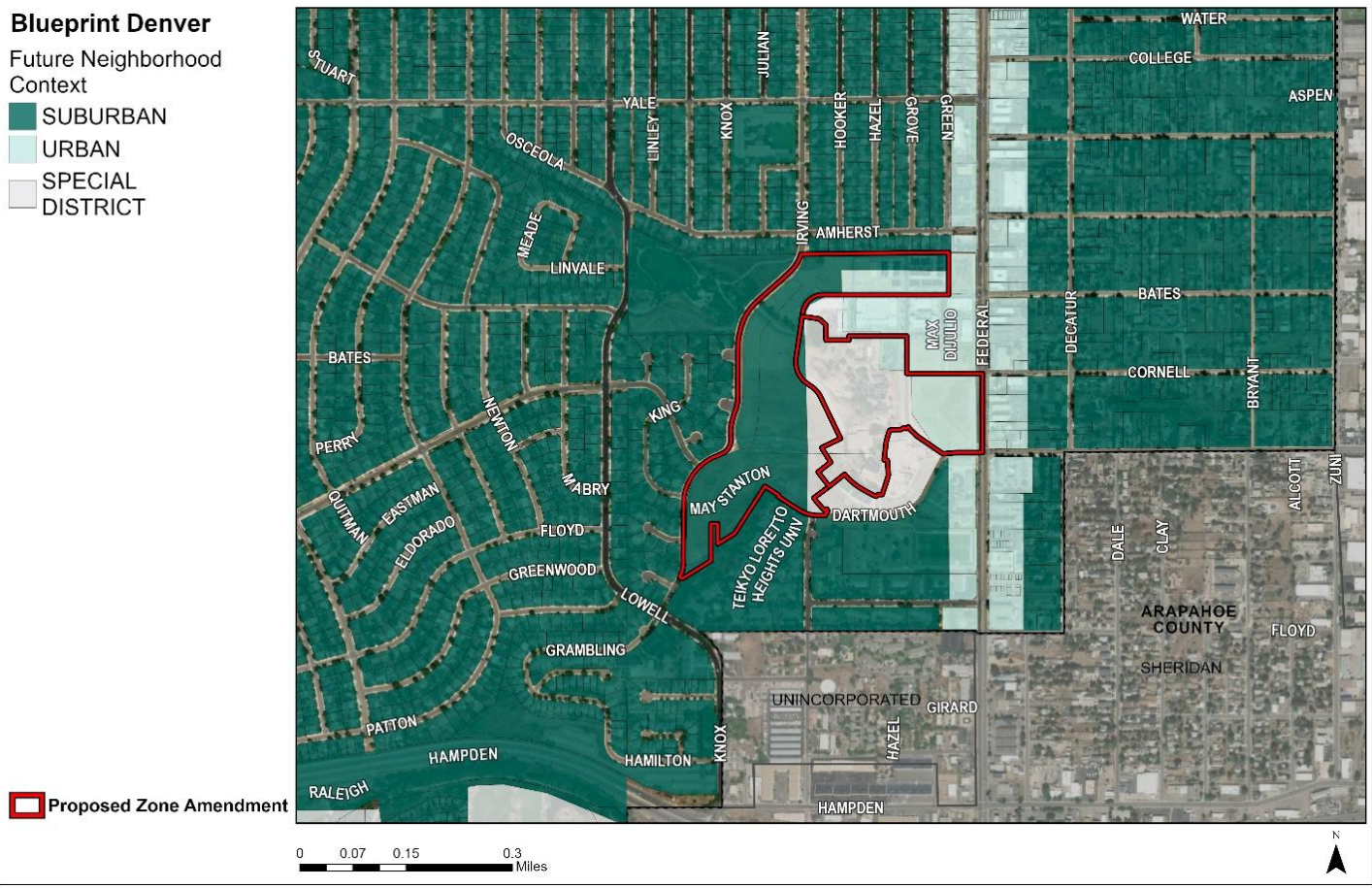
- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Elyria & Swansea Neighborhoods Plan (2015)

## 2. Public Interest

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

## 4. Additional Review Criteria for Rezoning to PUD District

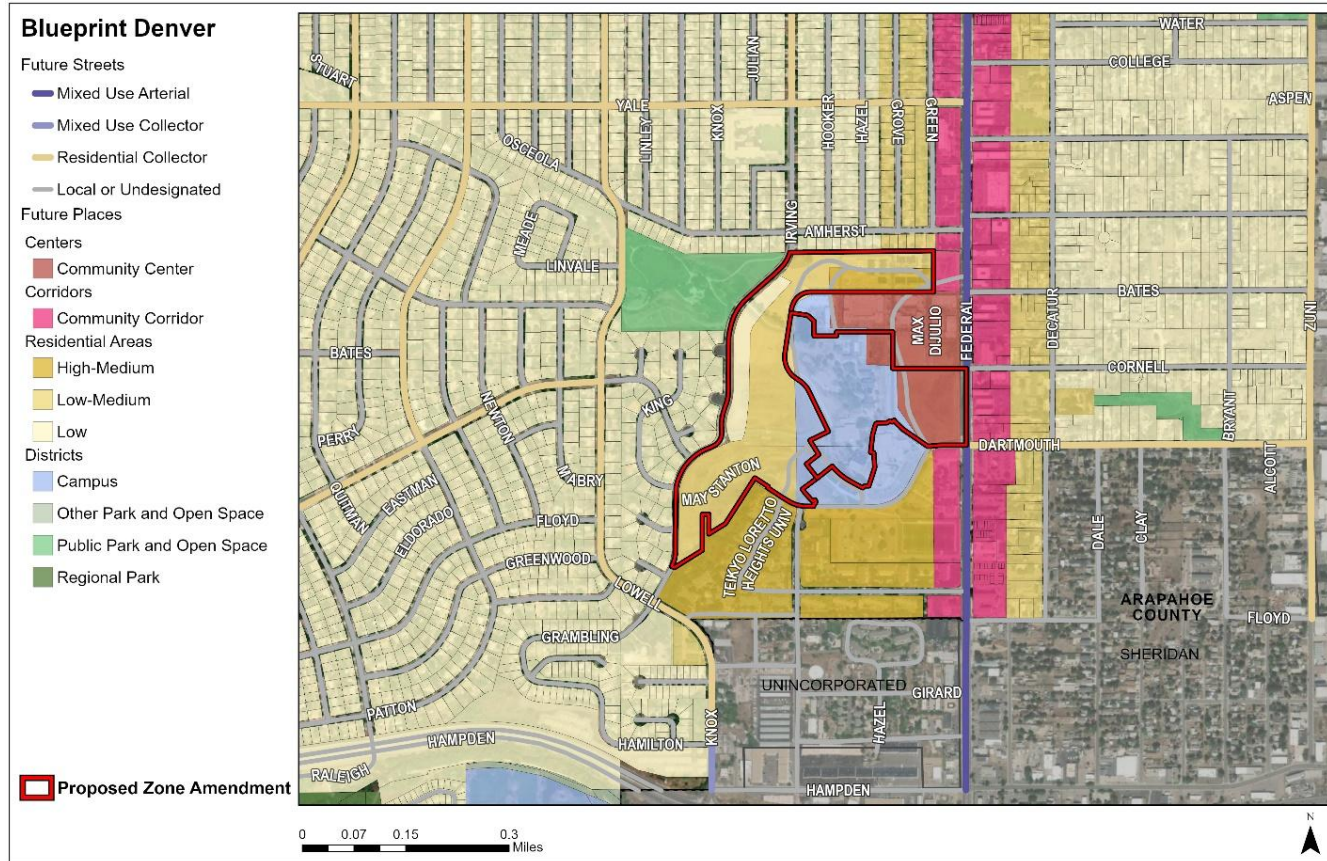
# Blueprint Denver 2019



- Suburban, Urban Special District– Neighborhood Context

# Blueprint Denver 2019

## PUD-G 41 Future Place – Campus and Community Center



- Primary purpose such as education or medical services. These environments often provide retail, restaurants, offices, and residential uses to support the primary use and serve the surrounding neighborhoods

## PUD-G 42 Future Place – High to Low Residential

- Mix of mid-scale multi-unit residential options

## Street Types

- Federal: Mixed Use Arterial
- All other streets: Local Street

# Blueprint Denver 2019

## *Adaptive Reuse Strategies:*

- Land Use & Built Form: Design Quality and Preservation Policy 2: Promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver's neighborhoods (p.99).
- Land Use & Built Form: Design Quality and Preservation Policy 3: Identify important mixed-use historic structures and encourage their continued use or adaptive reuse (p.102).
- Land Use & Built Form: Design Quality and Preservation Policy 6: 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 (p.104).

# Blueprint Denver 2019

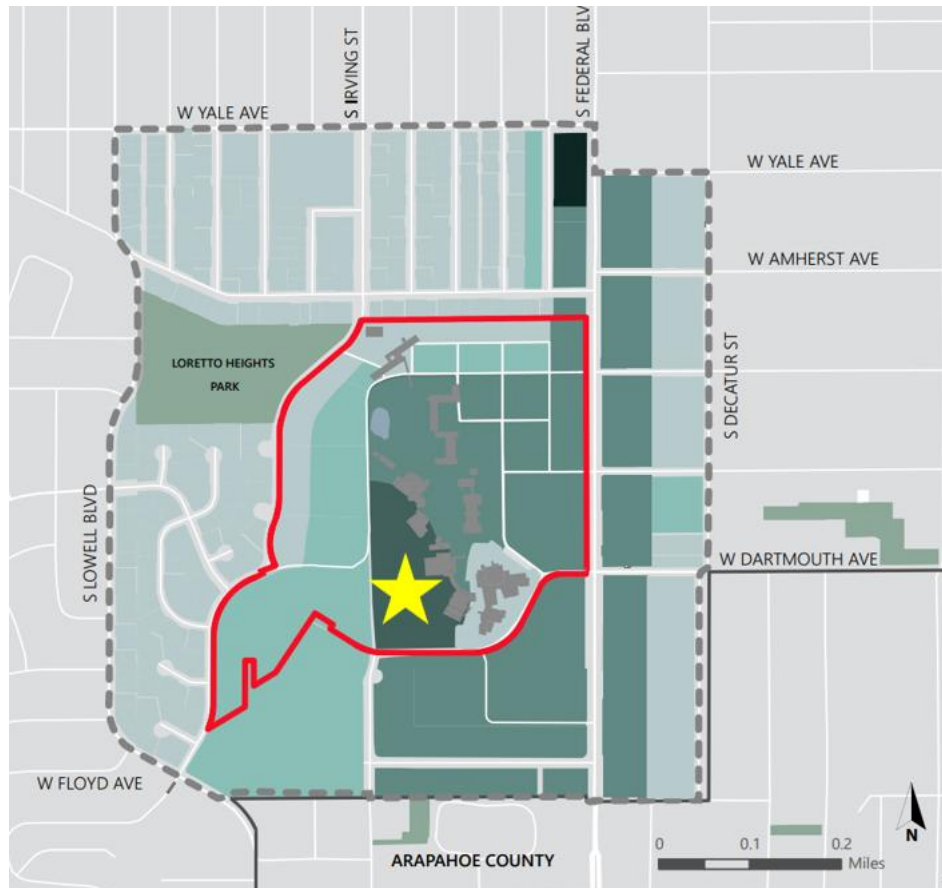
## *Climate strategies:*

- *Reduce Climate Impacts*
  - *Multi-unit buildings are more energy efficient than low density residential development types*
  - *Adaptive Reuse of the Existing Building*

## *Custom Zoning:*

Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances

# Loretto Heights Area Plan



## Neighborhood Context

- Suburban, urban and Special District

## Future Place Type

- PUD-G 42 High to Low Residential
- PUD-G 41 as Campus (when adjacent to lower intensity development, the campus should transition gradually to respect the surrounding neighborhood)

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
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4. Additional Review Criteria for Rezoning to PUD District

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4. Additional Review Criteria for Rezoning to PUD District

# 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 PUD will continue to keep a customized zoning approach necessary to address site topography, implement adopted plan recommendations, and preserve the historic character of the property*
  - *More efficient use of land and energy*

# 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 other zone district which would accommodate the development without variances or waivers.*

# PUD Review Criteria

- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property**
- The PUD District proposes uses consistent with those allowed in S-SU, S-RH, U-RX and CMP-EI2, with additions and modifications described above. These uses are appropriate to apply to a site currently used for public/quasi-public uses in a Suburban neighborhood that is surrounded by varying residential intensity and commercial areas.*
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.**
- The PUD Districts allow building heights and building forms that are compatible with the surrounding neighborhoods. The setback and building form restrictions ensure appropriate relationships to adjacent properties, the historic character of the campus core, and the surrounding neighborhood.*

# CPD Recommendation

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

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent
4. 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.