



17671-17675 E. 64th Avenue

From: C-MU-30 WVRS, UO-1, AIO; C-MU-20 WVRS, AIO; and Gateway, AIO

To: PUD-G 40

Date: 5.12.2026

Presenter: Tony Lechuga

Presentation Agenda

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



Request: from FC 59 to PUD-G 40



- Property:
 - ~114 acres
 - Vacant land, some minor agricultural use

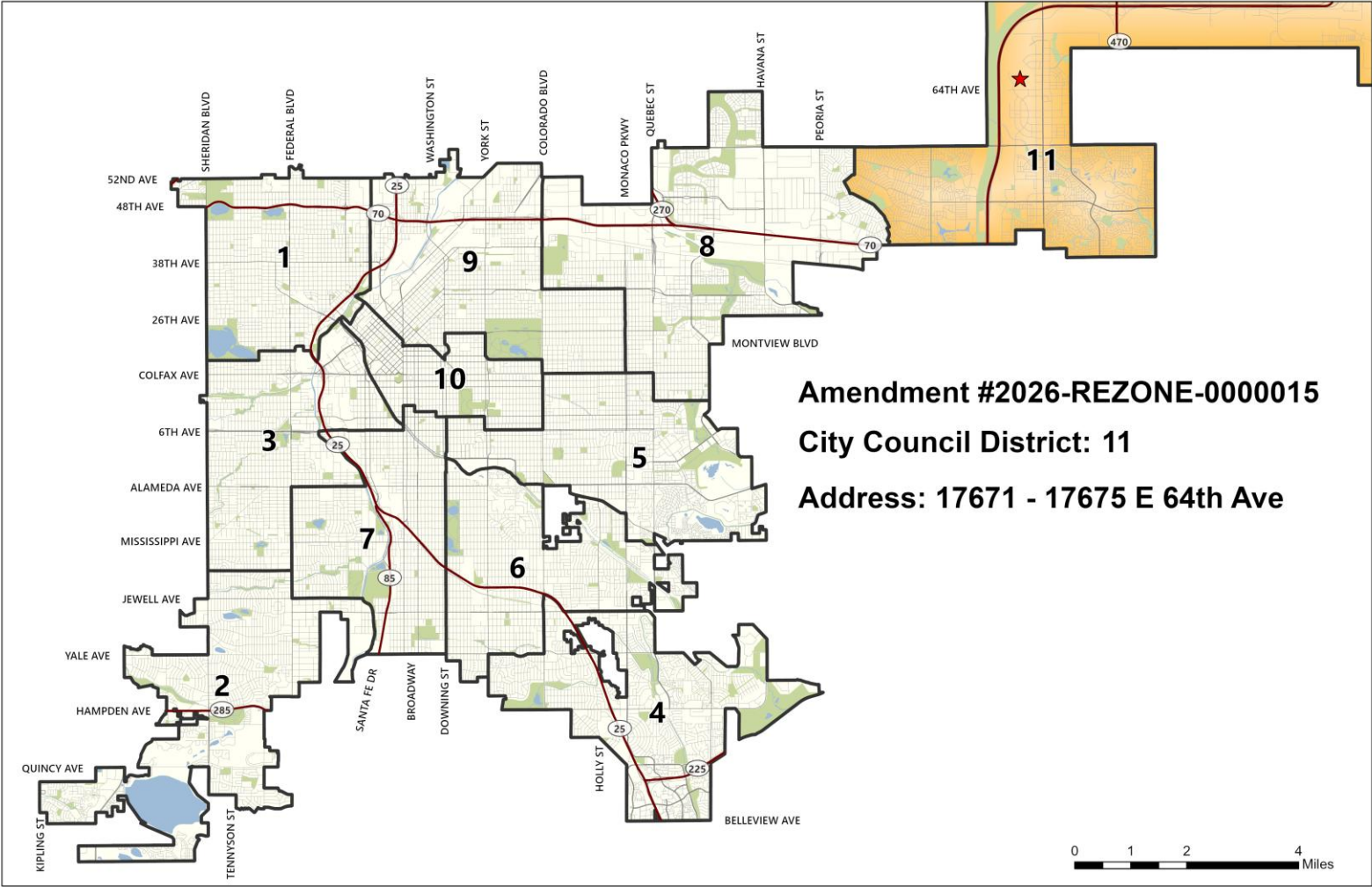
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

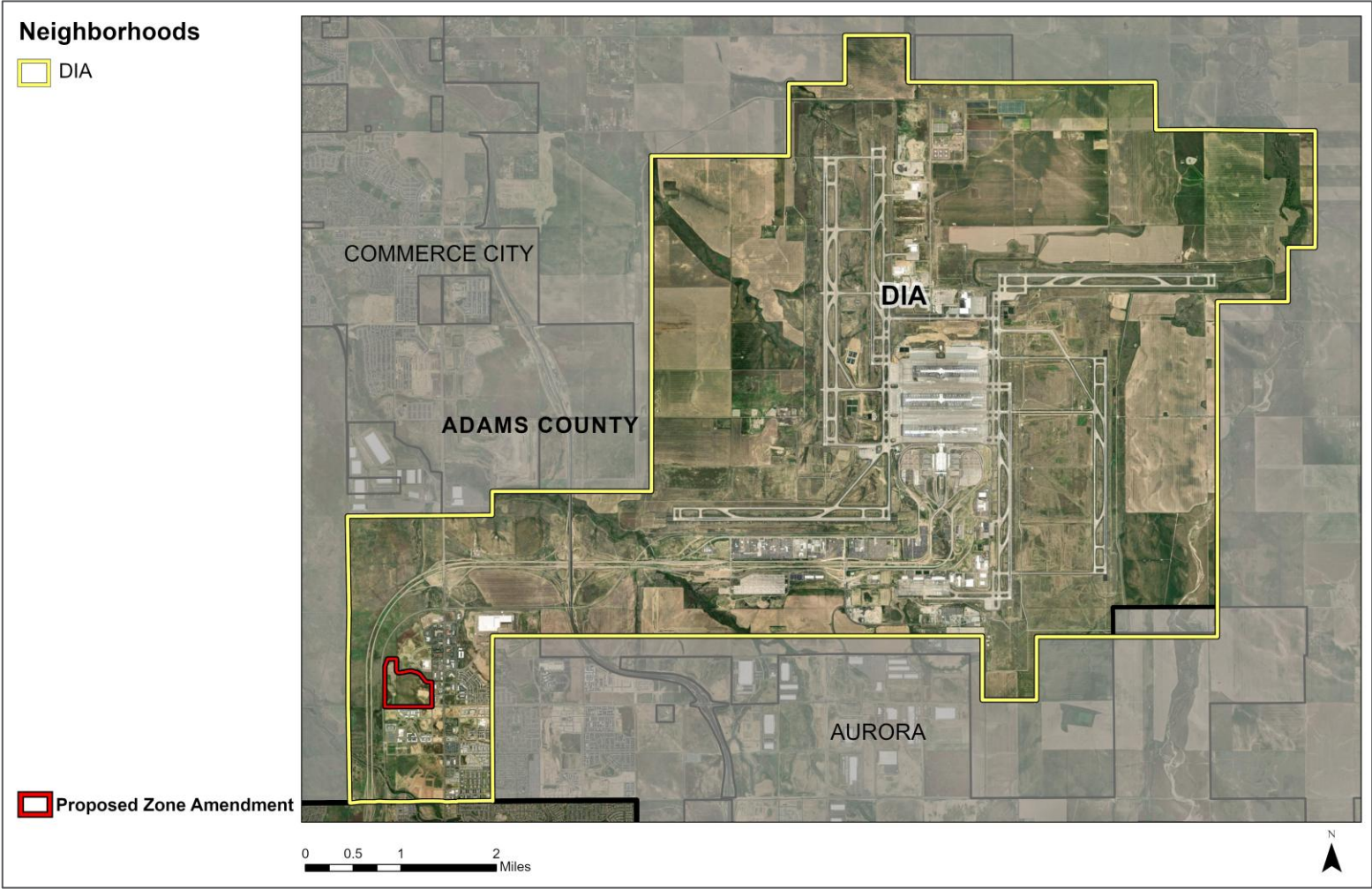
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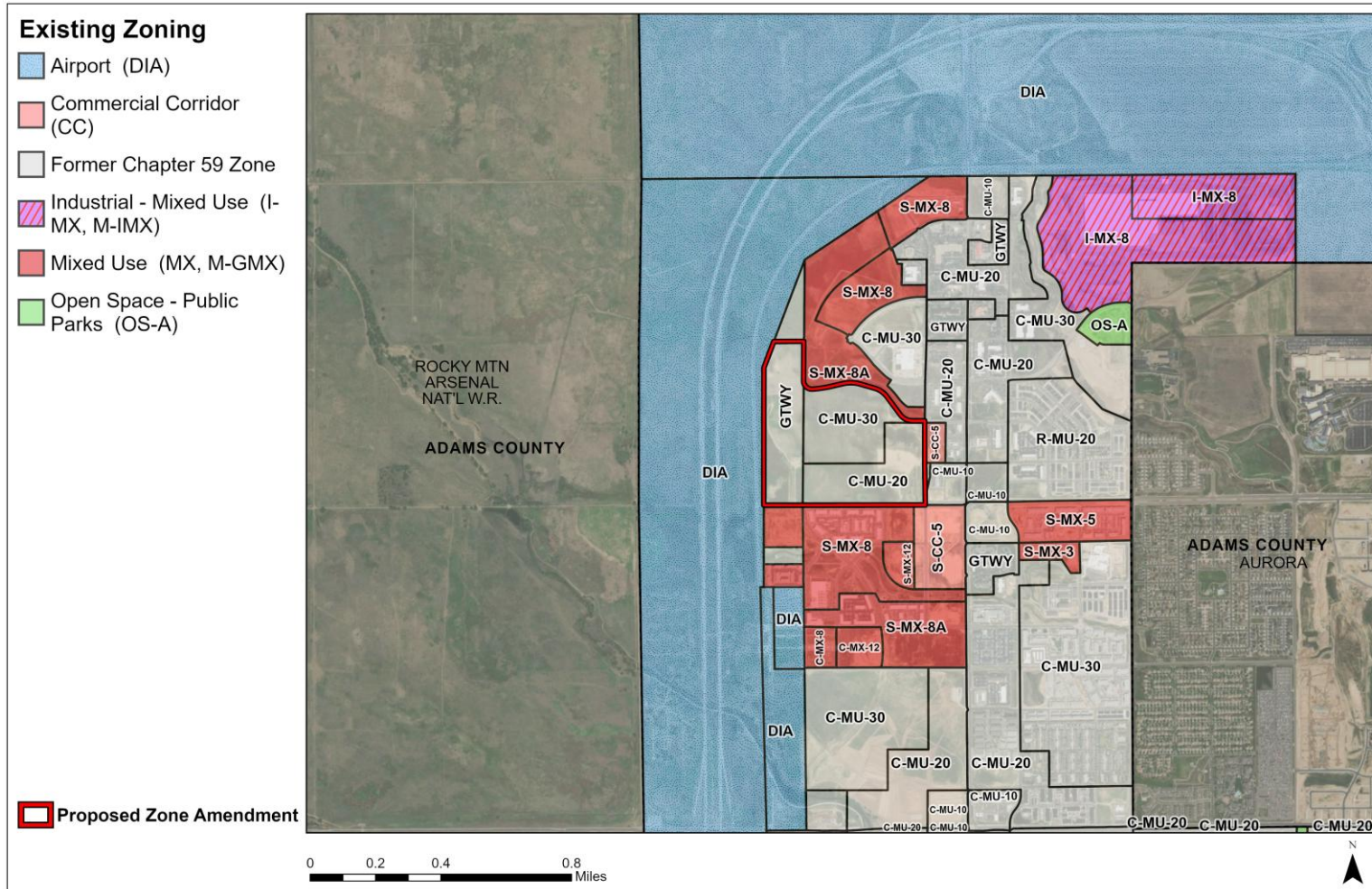
Council District 11 – Councilmember Gilmore



Statistical Neighborhood – DIA



Existing Zoning – FC 59 districts



Proximity to:

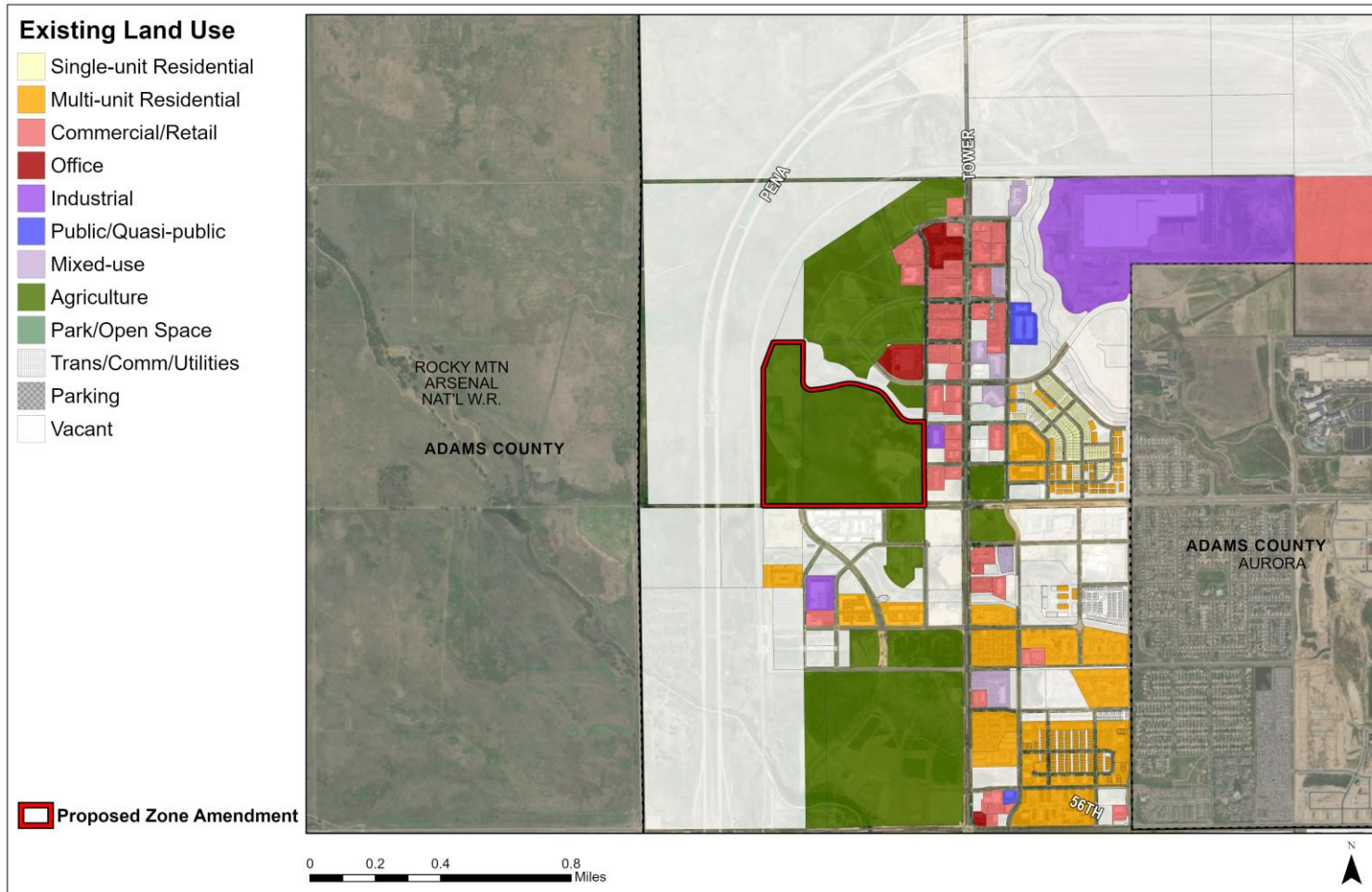
- FC 59
- DIA
- S-MX-8
- S-MX-8A
- S-CC-5

Urban Design Standards & Guidelines

Design Guidelines for Denver Gateway:

- A vision for land use, urban design, public realm, and infrastructure improvement through:
 - Guiding principles
 - Intent statements
 - Prescriptive standards
 - Design review process

Existing Context – Land Use



Agriculture

Adjacent to:

- Trans/Comm/Utilities
- Office
- Industrial
- Commercial/Retail

Existing Context – Building Form/Scale



Large Development Review

The property was reviewed for Large Development Review and deemed applicable. Reasons for the determination include:

- *Far Northeast Area Plan* recommendation
- Overall size of the property
- Development, open space, and infrastructure couldn't be resolved through SDP
- Part of the DIBC GDP, which lacks specificity of this nature

Large Development Review

Actions taken to date:

- Community Information Meeting
- Large Development Framework
- Infrastructure Master Plan

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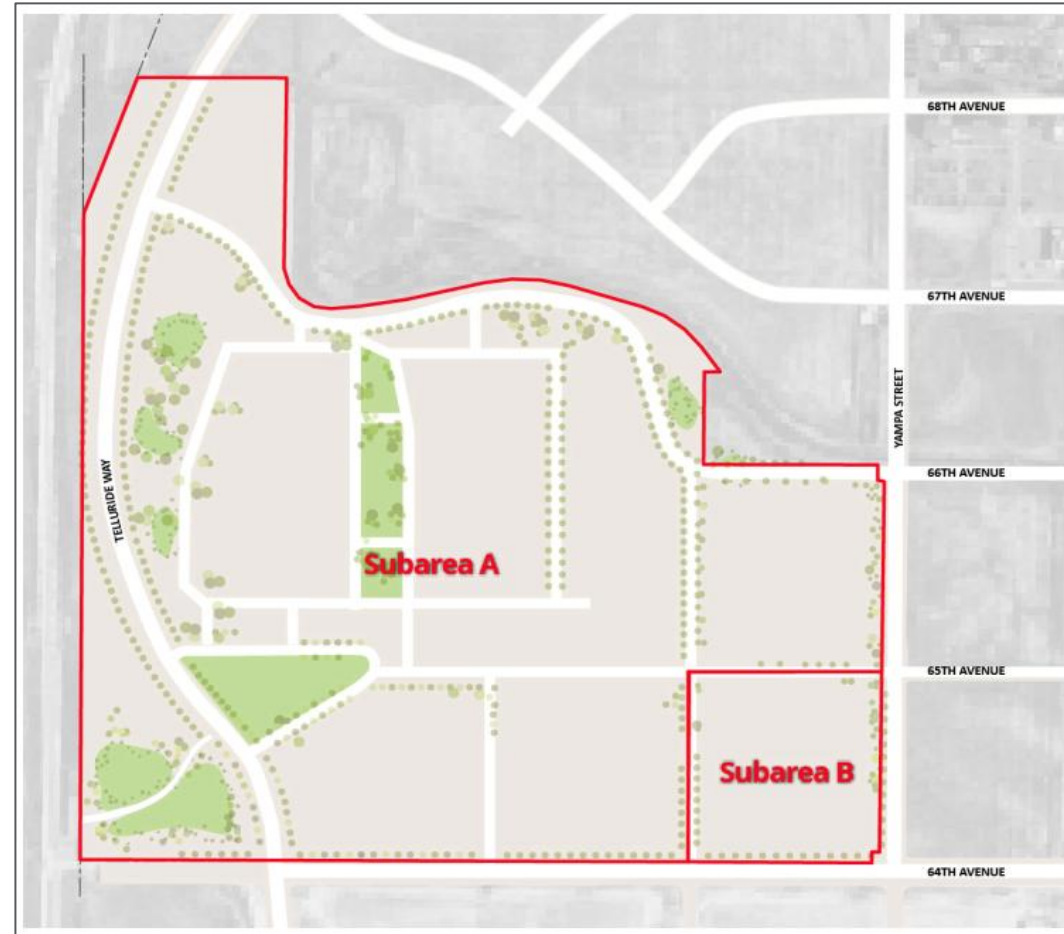
Proposed Zoning – PUD-G 40

Purpose of the PUD is to:

- Facilitate diversification of land use within the site
- Encourage innovation in development of a corporate campus
- Allow for differentiation from a traditional business agglomeration
- Establish standards compatible to the site and the Neighborhood Context

Proposed Zoning – PUD-G 40

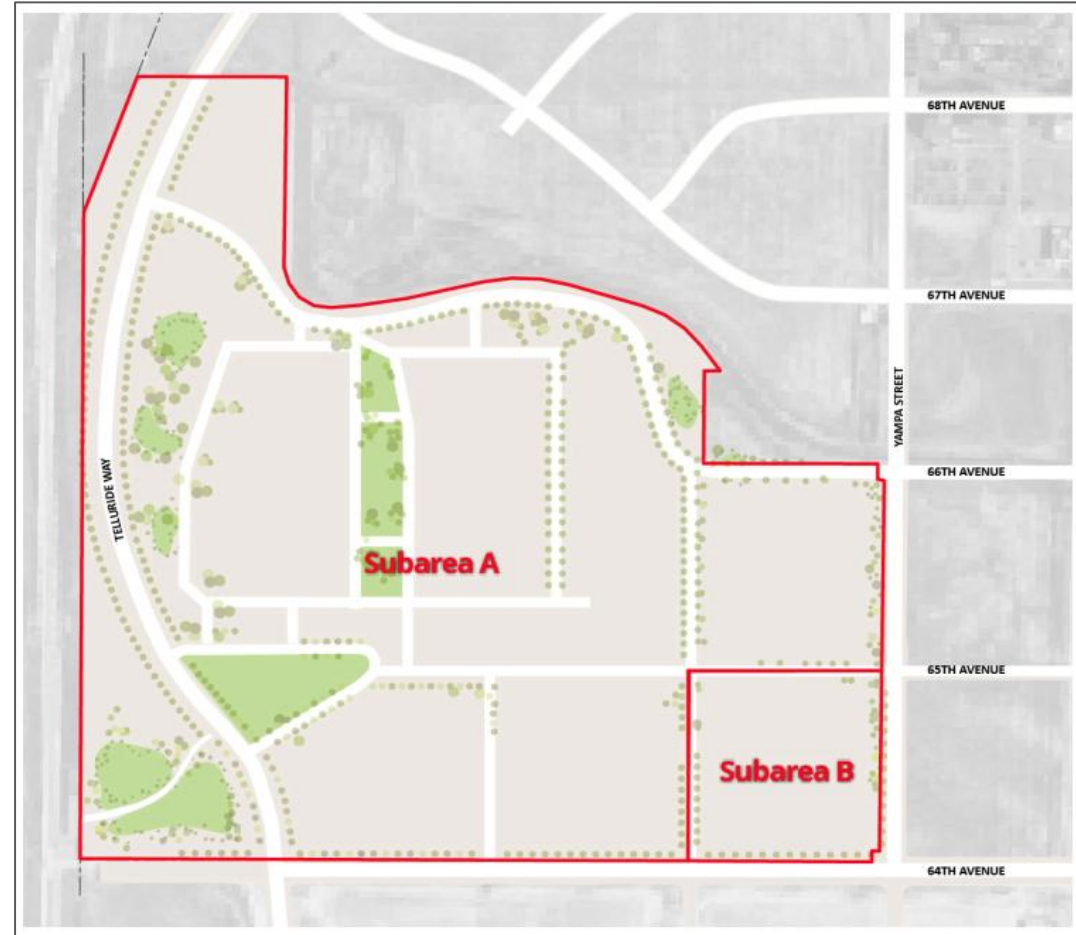
Creation of two subareas:



Proposed Zoning – PUD-G 40

Customizations for Subarea A:

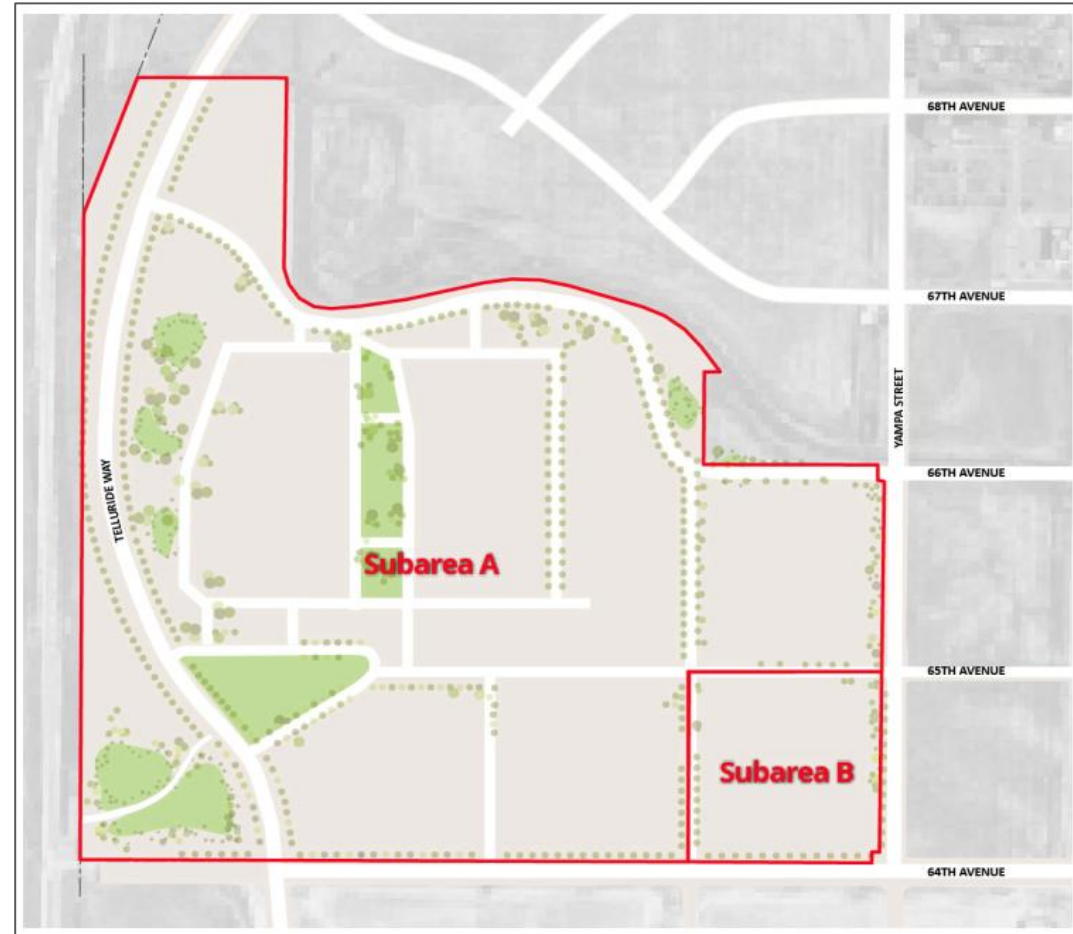
- Follow standards of CMP-EI
- Lower maximum height to 110-feet



Proposed Zoning – PUD-G 40

Customizations for Subarea B:

- Generally, follow standards of S-MX-8
 - Stricter build-to
 - Screening requirements
 - Transparency requirements



Proposed Zoning – PUD-G 40

Customizations across the site:

- Uses are a blend of those allowed in Campus and Suburban-Mixed Use districts
- Residential is not permitted
- Surface parking is not a permitted primary use
- For security purposes, fences can be 12-feet with requirements for materials and transparency

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Process

- Informational Notice: 3/4/26
- Planning Board Notice: 4/21/26
- Planning Board Public Hearing: 5/6/26
- Committee: 5/12/26
- City Council Public Hearing: 6/29/26

Public Comments

- RNOs
 - 0 letters from RNOs
- 1 letter in support from neighboring property owner
 - Key themes included plan consistency and the value of a long-term landowner

Planning Board

- Planning Board held a hearing on this item on 5/6
- The board voted unanimously to recommend approval
 - Appropriate use of PUD
 - Unique nature of proposed development & owner
 - Plan consistency

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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)
- Far Northeast Area Plan (2019)

2. Public Interest

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

Comprehensive Plan 2040

Equitable, Affordable, and Inclusive

- Goal 1, Strategy C – Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.

Comprehensive Plan 2040

Strong and Authentic Neighborhoods

- Goal 2, Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm.

Comprehensive Plan 2040

Healthy and Active

- Goal 2, Strategy A – Ensure equitable access to parks and recreation amenities for all residents.

Comprehensive Plan 2040

Economically Diverse

- Goal 1, Strategy A – Improve economic mobility through workforce training, career development, quality education and wealth creation.
- Goal 4, Strategy C – Encourage businesses to work with local workforce training and education organization to better prepare residents for job and career opportunities.
- Goal 5 – Strengthen Denver as a global city that will be competitive in the economy of today and tomorrow.

Comprehensive Plan 2040

Regional

- Goal 2 – Embrace Denver’s role as the center of regional growth.
- Goal 4 – Capitalize on Denver’s role as a transportation hub and enhance connections to the region and beyond.

Denver Zoning Code Review Criteria

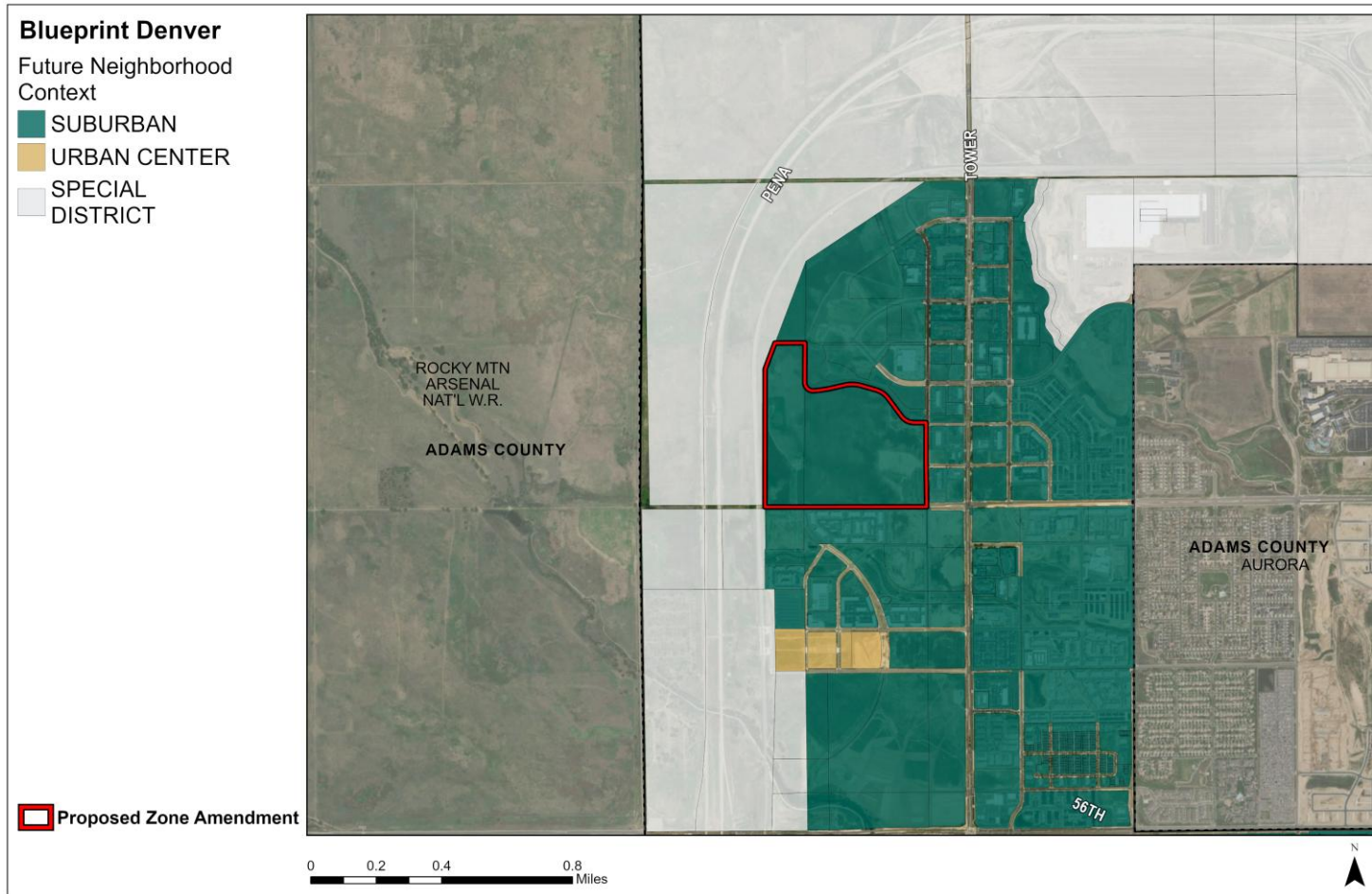
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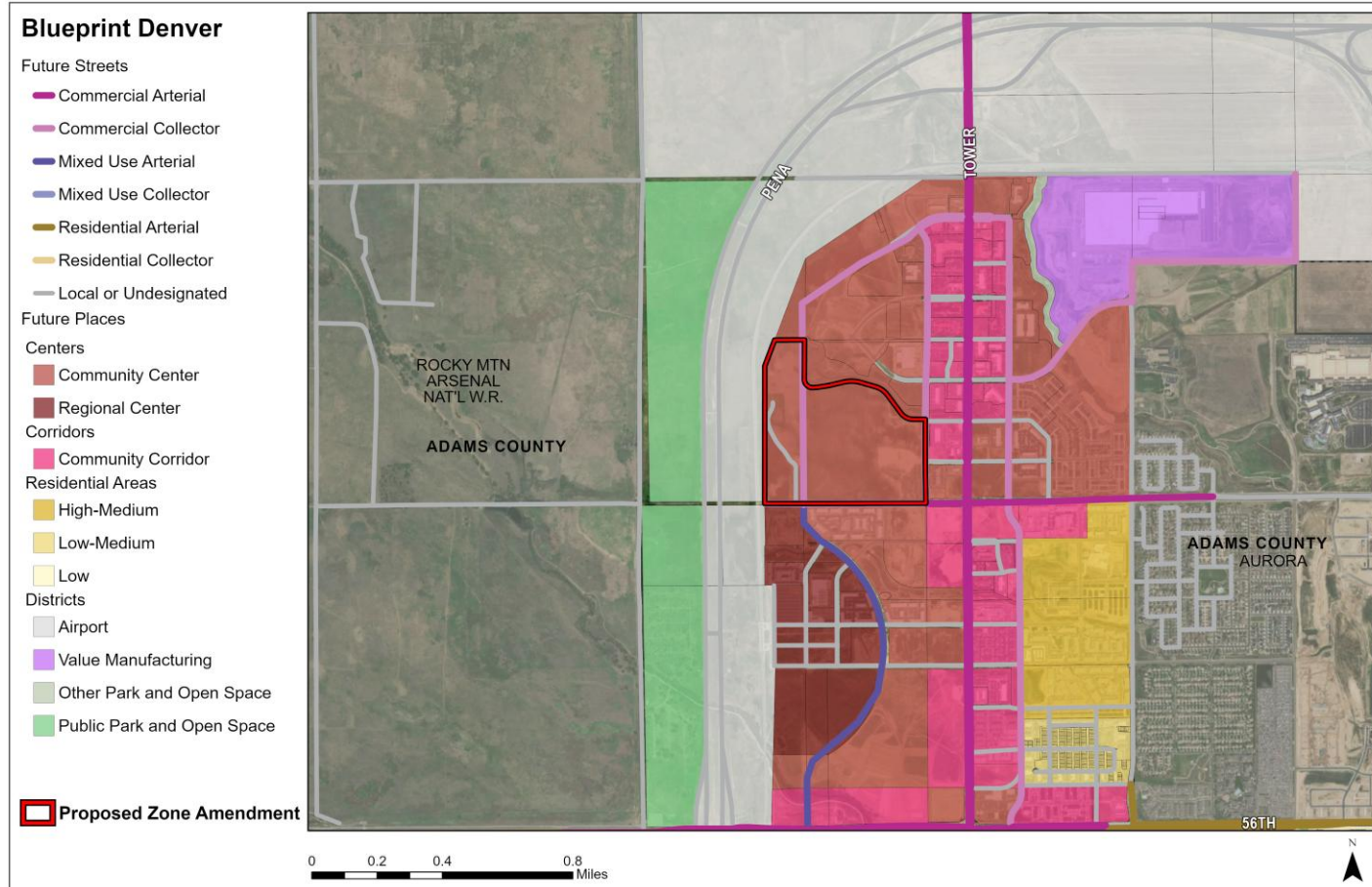
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- **Suburban**
 - Range of uses
 - Walkable, bikeable, mostly reliant on cars
 - Campuses embedded in most neighborhood contexts

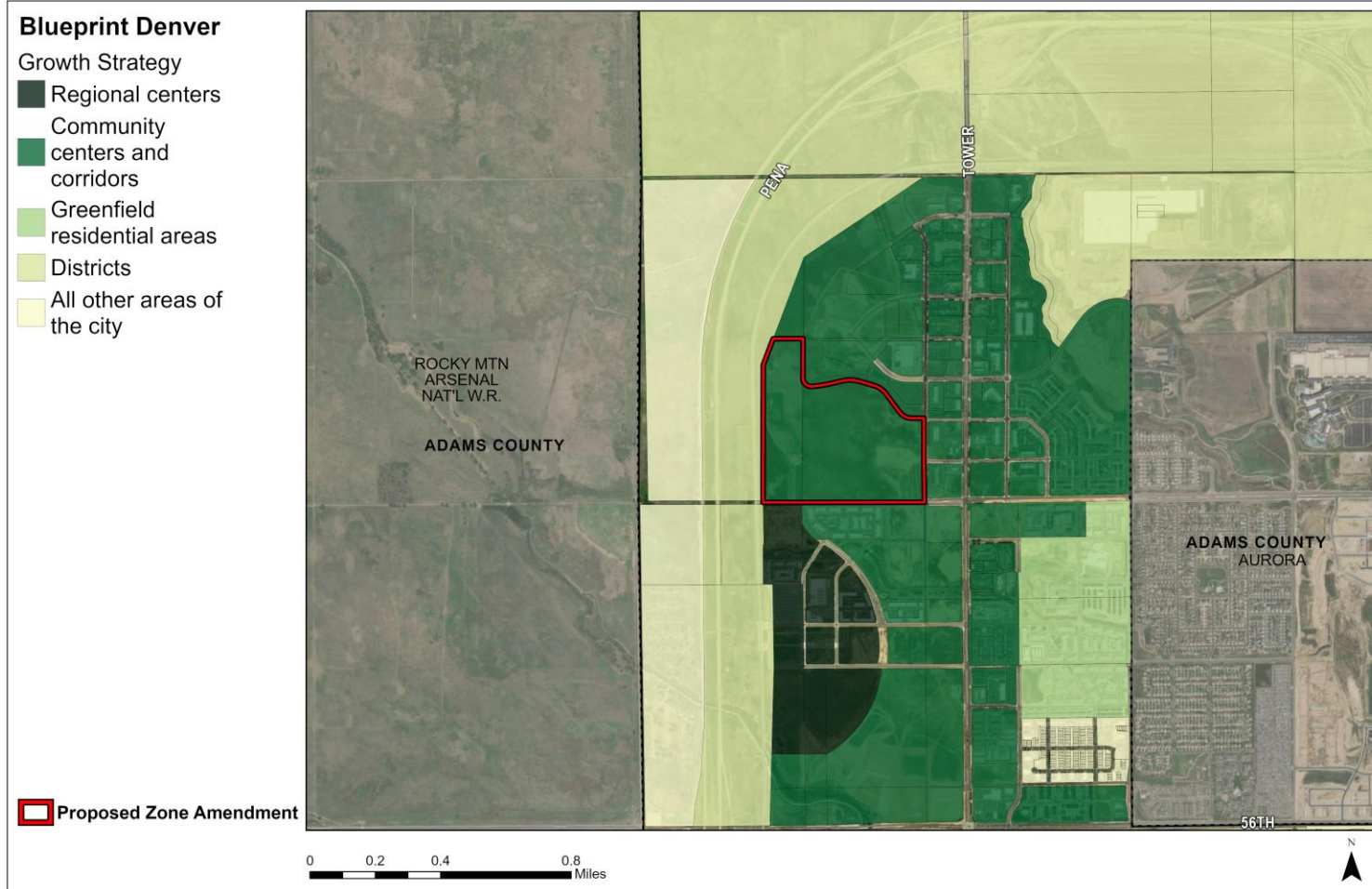
Blueprint Denver 2019



- **Community Center**
 - Mix of office, commercial, residential
 - Heights up to 5 stories
- **64th - Arterial**
 - High vehicle throughput
 - Low property access
- **Yampa - Collector**
 - High vehicle throughput
 - Convey to Arterials

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



- **Community Centers and Corridors**
 - 25% of new housing
 - 20% of new employment

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

The sites isolated nature makes it hard to draw conclusions from our equity data.

Factors of focus include:

- Improved access to open space and diverse jobs which also impact access to healthcare and lowering child obesity.
- Staff was also conscious of impact on surrounding neighborhoods which all have unique equity values.

A detailed equity analysis, including site-specific measurements for each metric, are attached to the staff report.

Blueprint Denver 2019

Land Use and Built Form – General

- 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 – Economics

- Policy 7 – Protect and promote Denver International Airport as the primary economic engine for the State of Colorado.
 - Strategy B – Encourage further commercial development near the airport and protect DEN’s ability to grow and thrive for generations to come.

Blueprint Denver 2019

This application addresses climate by:

- Dense development near transit and in proximity to DIA, making the campus less auto-dependent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
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- Far Northeast Area Plan (2019)

2. Public Interest

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

Far Northeast Area Plan

- Neighborhood Context, Future Place, and Growth Strategy match *Blueprint Denver*
- Height guidance up to 8 stories

Far Northeast Area Plan

Transformative Projects Guidance:

- The vast greenfield sites north of 64th Avenue provide an opportunity for Denver to retain employment centers that require large footprints for operational needs and ample additional space for expansion.
- The greenfield sites of the DIA neighborhood couples with the restriction on housing development create an opportunity to support employment centers in this area. Maintaining those jobs in Denver is of top priority and the FNE has the competitive advantage of supporting industrial uses by capitalizing on its proximity to DEN.

Far Northeast Area Plan

Additional goals:

- Land Use, 18 – Rezone Former Chapter 59 properties into the Denver Zoning Code.
- Land Use, 18.4 – Support rezoning efforts that will result in development of significant job opportunities and expansion of employment sectors.
- Land Use, 19 – Support employment growth in Far Northeast.
- Quality-of-Life, 7 – Grow parks and recreation access and diversify services and programs.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of adopted plans
- Encouraging use of greenfield sites for airport-supportive commercial
- Building out connectivity in Far Northeast

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, open space connectivity, 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 proposed 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 dense airport-supportive commercial uses in the area.

- 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 limiting height and promoting suburban building forms at a key intersection.

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.