1691 Chestnut Place

Request: From PUD 531 to C-MX-20

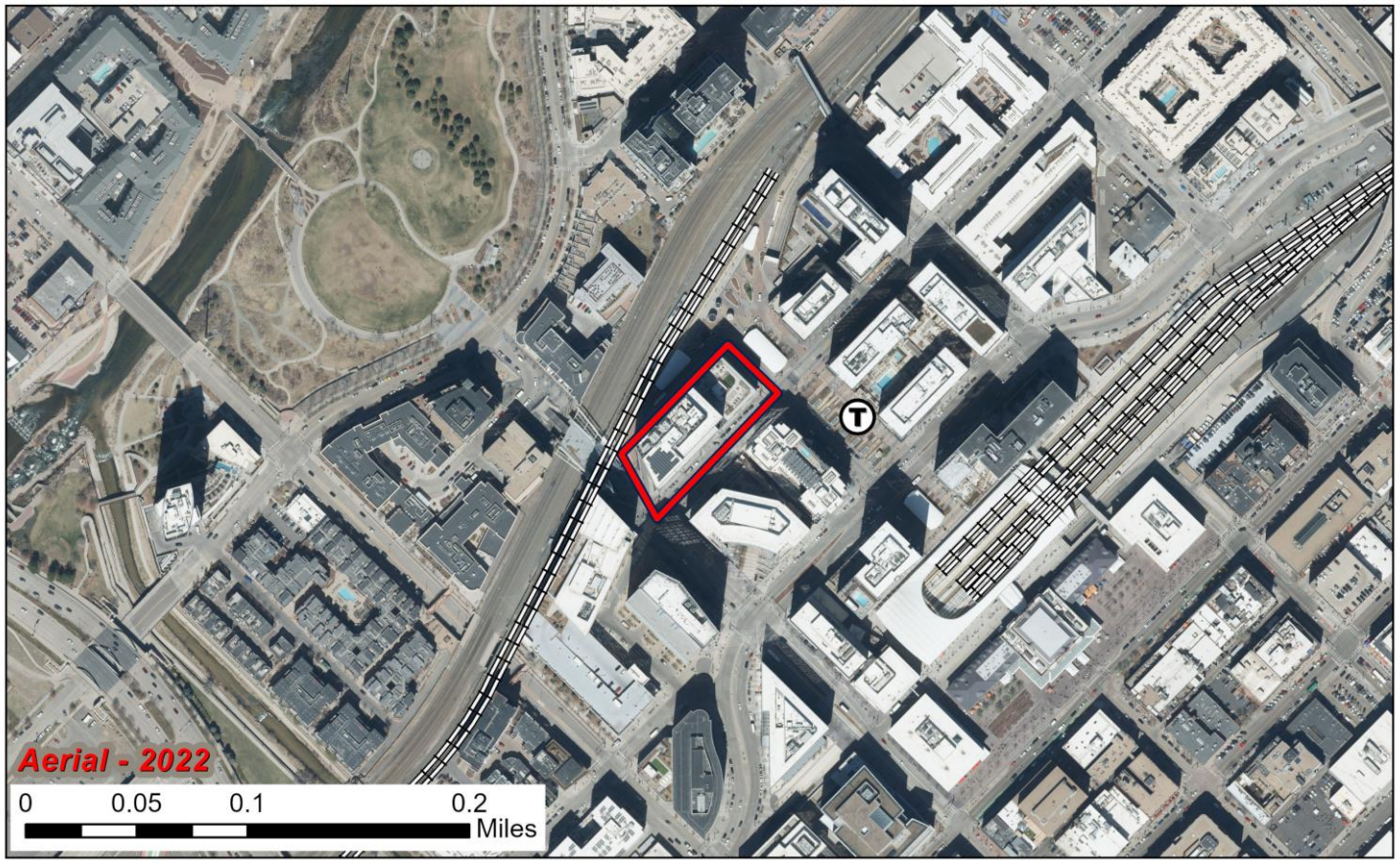
Date: 01.13.2025

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria

Request: from PUD 531 to C-MX-20



- Property:
  - 40,802 sf
  - 11 story commercial building with 19 story tower on one portion
- Requesting rezoning to get out of Former Chapter 59 and provide a broader range of ground-floor commercial options

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

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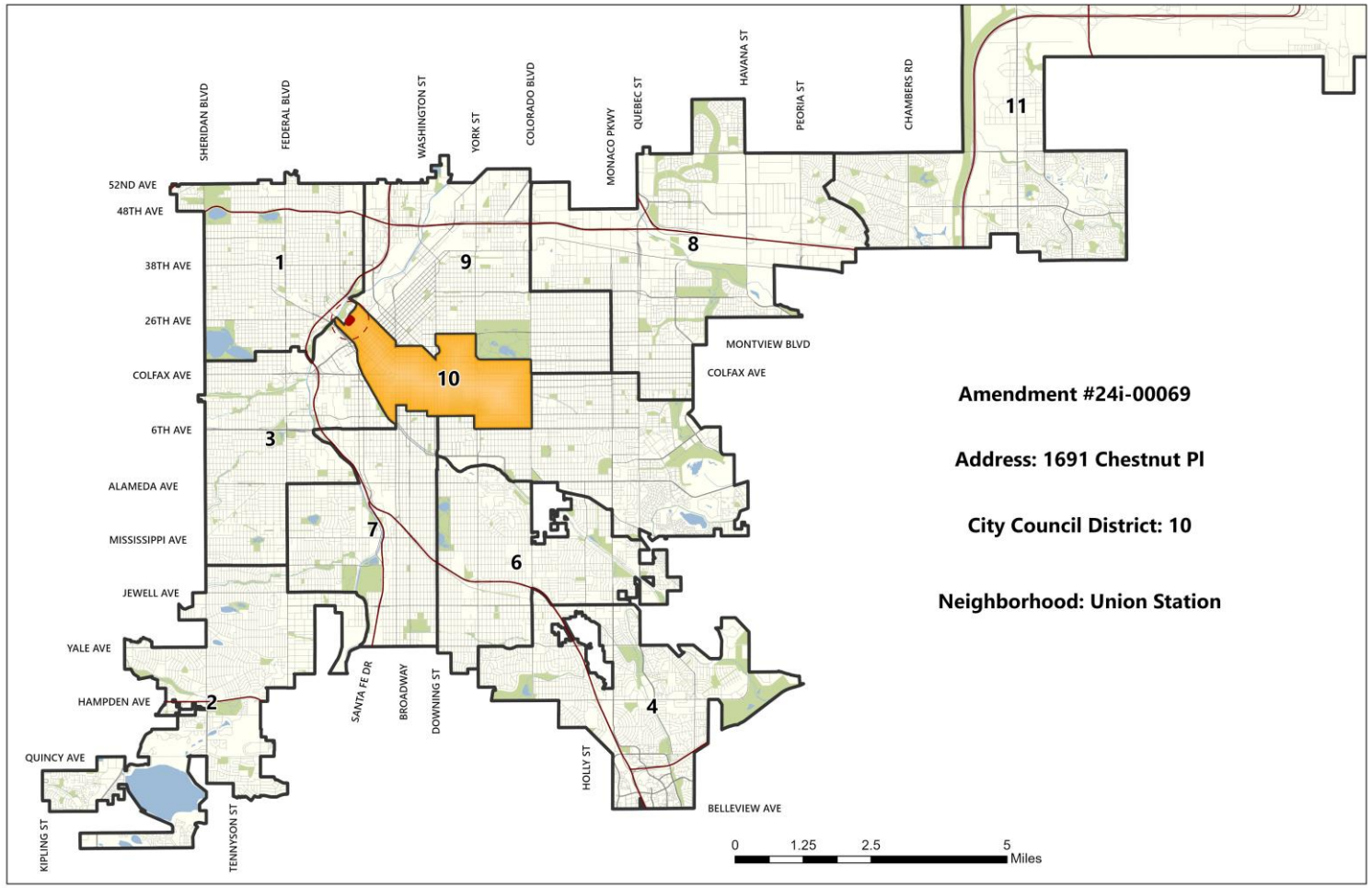
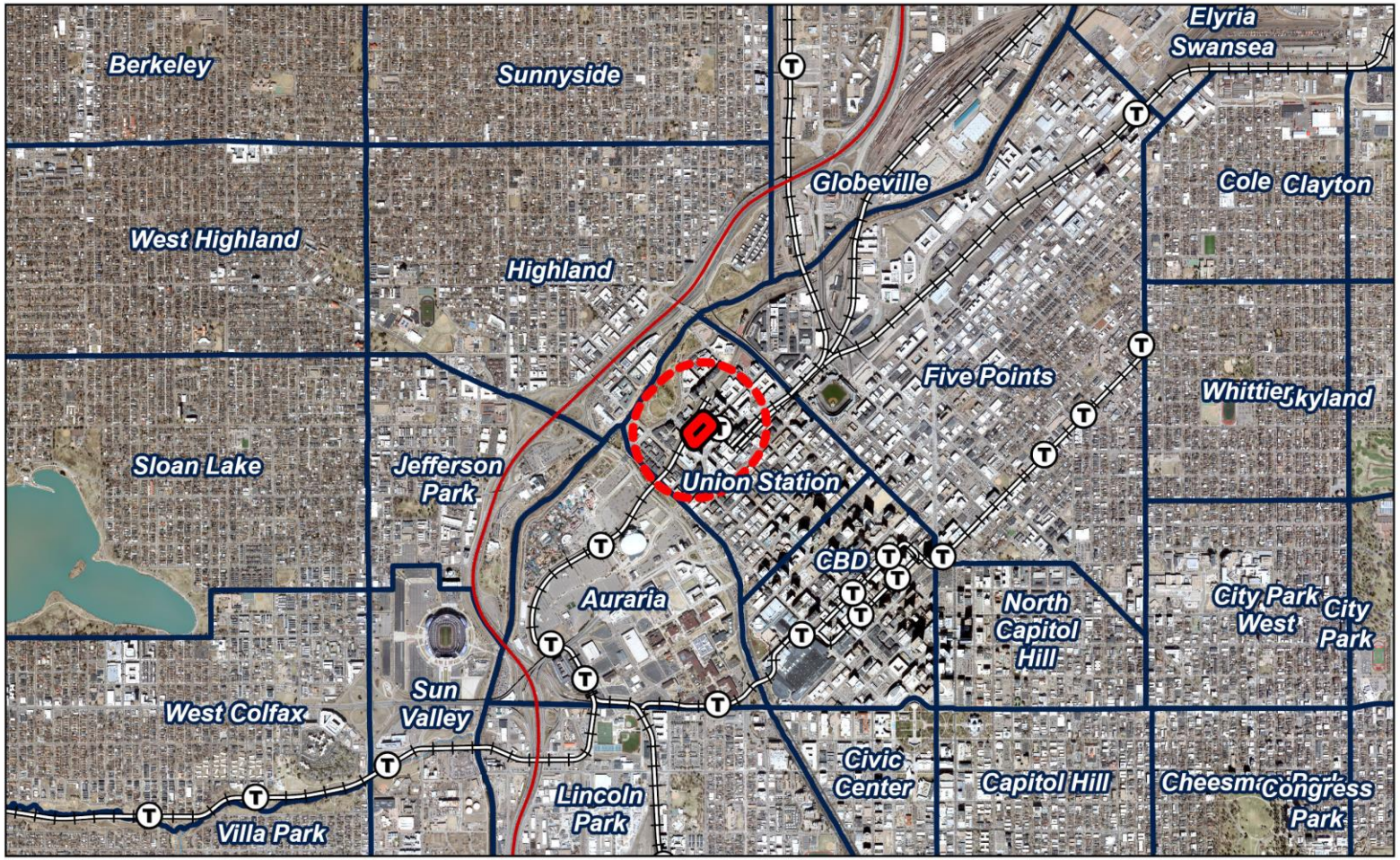
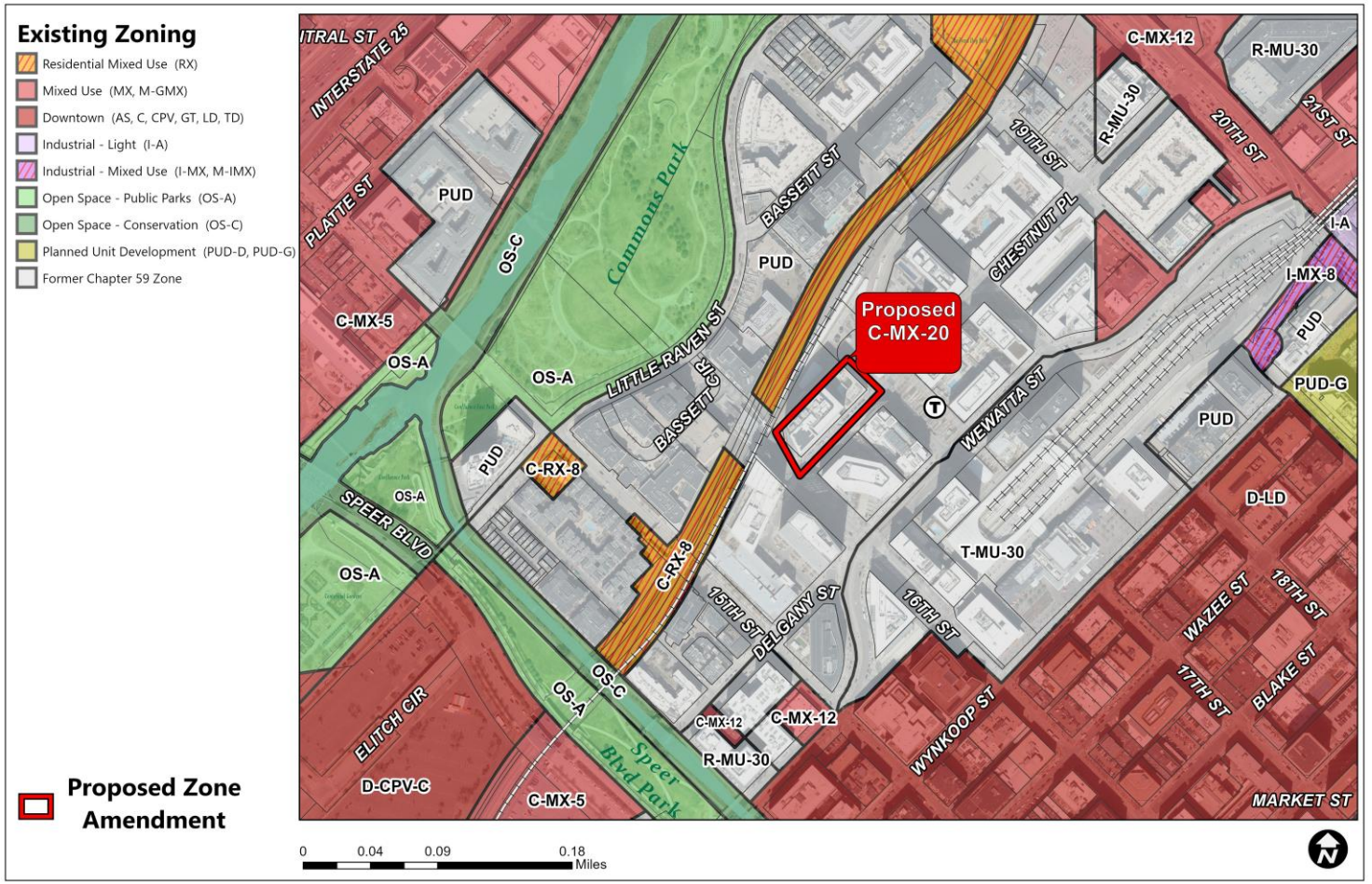
Council District 10 – Councilmember Hinds



Statistical Neighborhood – Union Station



Existing Zoning – PUD 531



Proximity to:

- C-RX-8
- TMU-30
- OS-A
- C-MX-12
- D-CPV-C
- D-LD

Existing Zoning – PUD 531

The PUD acknowledges that it differs from the 1991 *Central Platte Valley Comprehensive Plan Amendment* in several ways as a result of "changes in public goals which have occurred since the Plan Amendment was prepared" (p. 6).

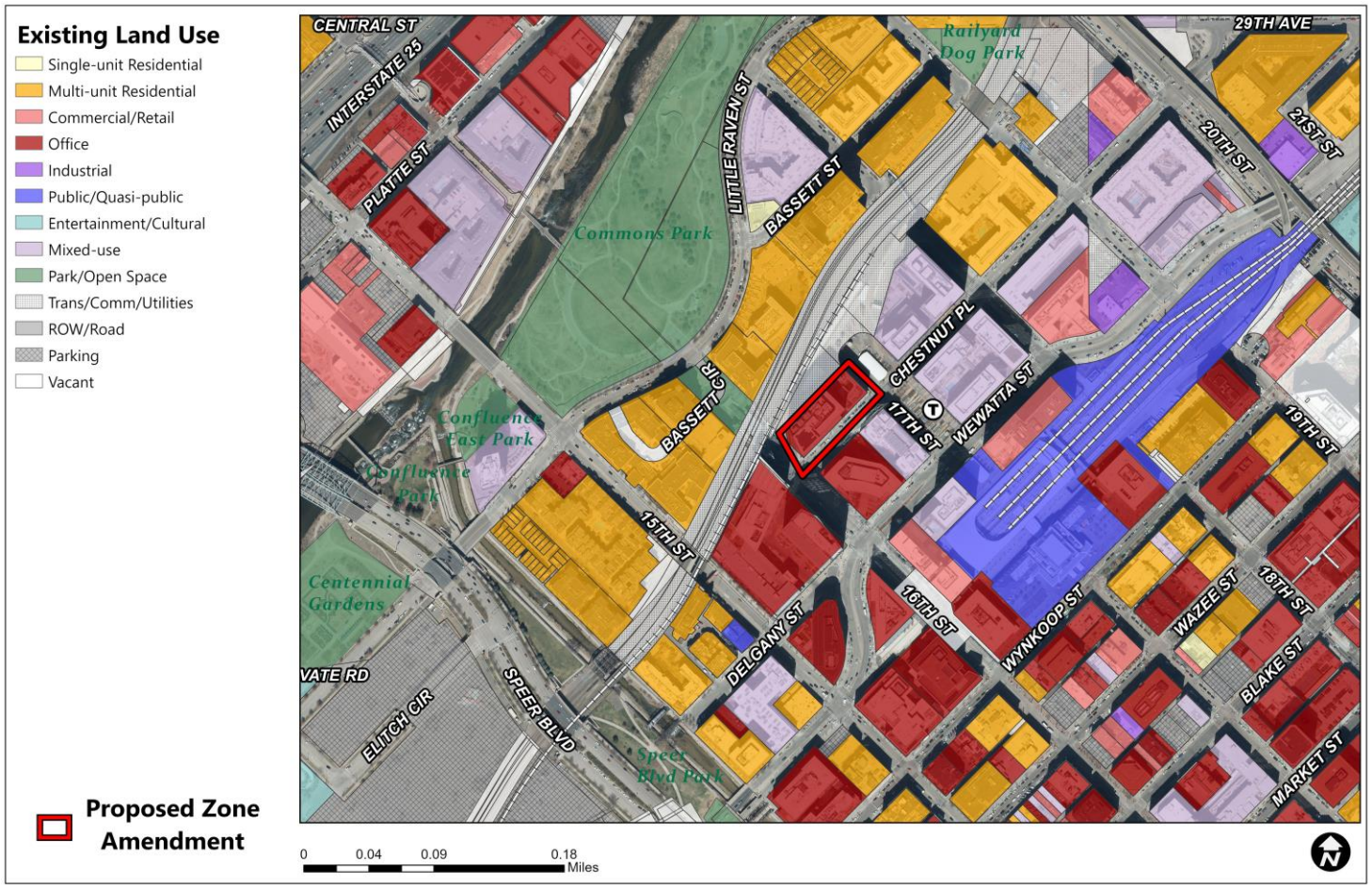
Proposed Zoning – C-MX-20

General Purpose: safe; active; intended to enhance the convenience, ease, and enjoyment of transit, walking, shopping, and public gathering; focused on mixed, diverse neighborhoods; shallow front setbacks; high build-to requirements.

Specific Intent: applies to area or intersections served primarily by major arterial streets

Building Forms: Townhouse, General, and Shopfront

Existing Context – Land Use

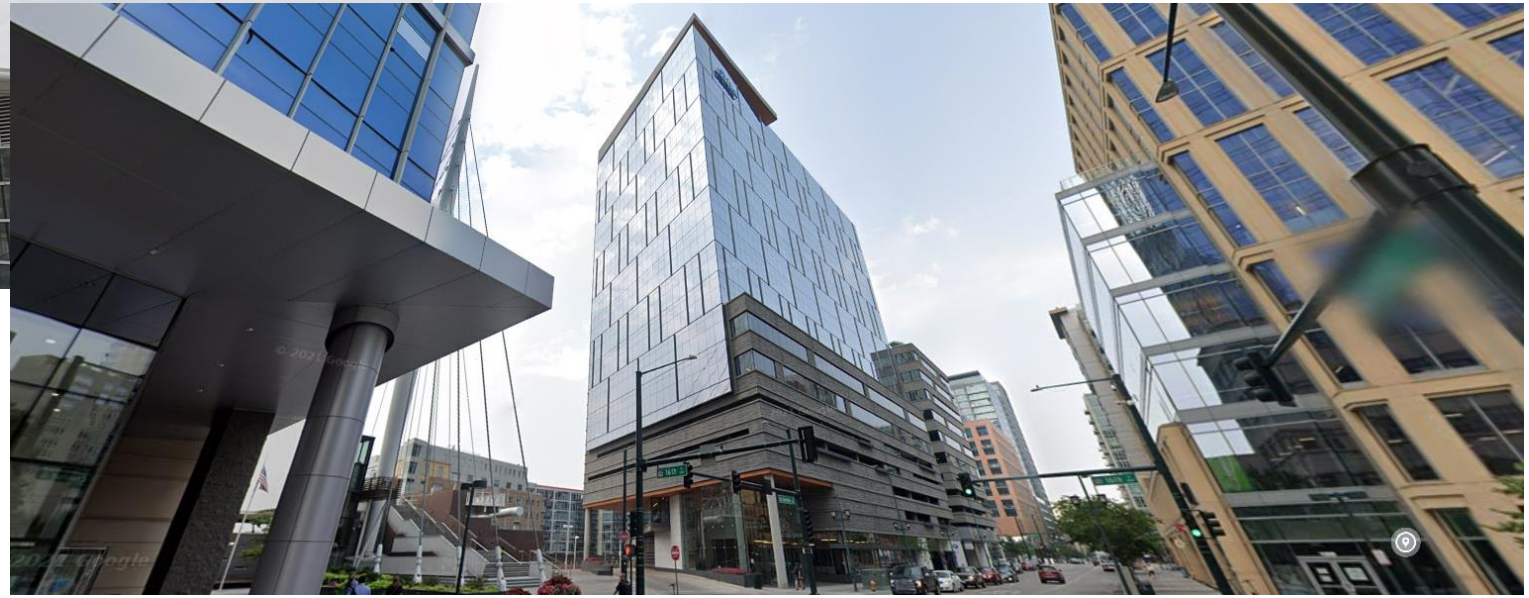


Office

Adjacent to:

- Multi-Unit Residential
- Office
- Mixed-Use
- Commercial/Retail
- Public/Quasi-Public
- Park/Open Space

Existing Context – Built Environment



Agenda

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Process

- Informational Notice: 07/12/24
- Planning Board Notice: 10/01/24
- Planning Board Public Hearing: 10/16/24
- SPR Committee: 11/13/24
- City Council Public Hearing: 01/13/25

Public Comments

- RNOs
  - As of this presentation, we have received one letter of support from the LoDoNa RNO.
- 1 comment from neighbors
  - Riverfront Park HOA offered support for the rezoning

Planning Board

- Planning Board held a hearing on this item on 10/18
- The board voted unanimously to recommend approval
- Planning Board noted the ongoing need to remove outdated PUDs and bring the entire city into the DZC.

Presentation Agenda

- Request
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- Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - *Comprehensive Plan 2040*
   - *Blueprint Denver*
   - *Downtown Area Plan* (2007)
   - *Central Platte Valley Comprehensive Plan* (1991)
2. Uniformity of District Regulations
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Comprehensive Plan 2040

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 4, Strategy A – Grow and support neighborhood serving businesses (p. 35)

Denver Zoning Code Review Criteria

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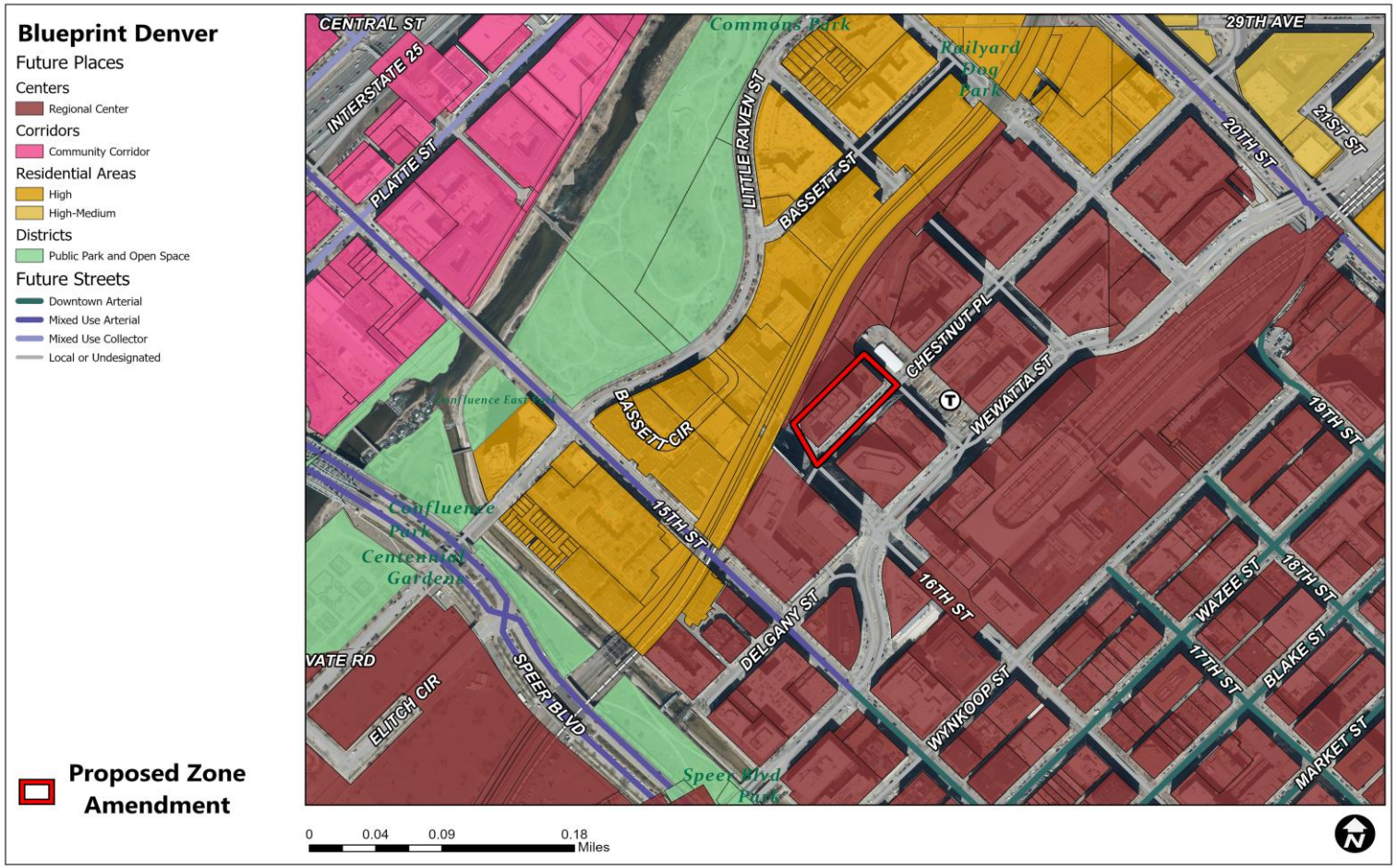
Blueprint Denver

- Downtown
  - Densest and most active
  - Highest intensity residential
  - Largest employment center
  - Mapping of neighborhood context is at the citywide scale with limited flexibility

Blueprint Denver



- Regional Center
  - Widest customer draw
  - 24/7 live, work, play environment
  - Large-scale mixed-use
  - High degree of urbanism
  - Strong pedestrian realm

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

30% of new housing

50% of new employment

Blueprint Denver

Strategies:

- 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.
- Limit the use of customized zoning tools – such as Planning Unit Developments to unique and extraordinary circumstances.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - *Comprehensive Plan 2040*
   - *Blueprint Denver (2019)*
   - *Downtown Area Plan* (2007)
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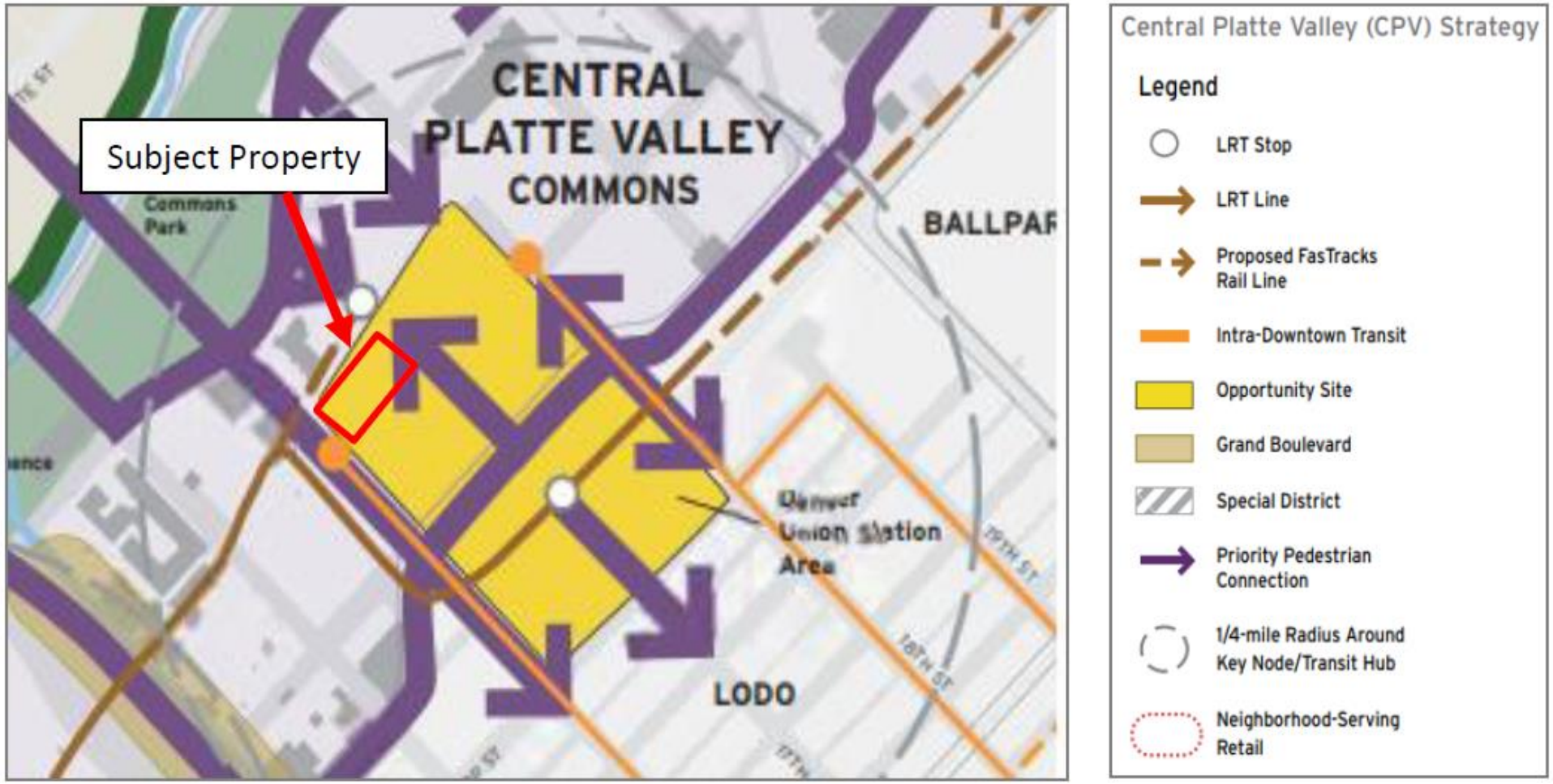
Downtown Area Plan



Downtown Area Plan

Strategies:

- Encourage neighborhood serving retail in every district.
- Require ground floor active uses throughout Downtown through changes to zoning and design guidelines.
- Create regulatory incentives that encourage a more diverse array of housing options.
- Use distinctive ground floor retail, other active uses, and the street environment to reinforce district identity.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
   - *Comprehensive Plan 2040*
   - *Blueprint Denver (2019)*
   - *Downtown Area Plan* (2007)
   - *Central Platte Valley Comprehensive Plan* (1991)
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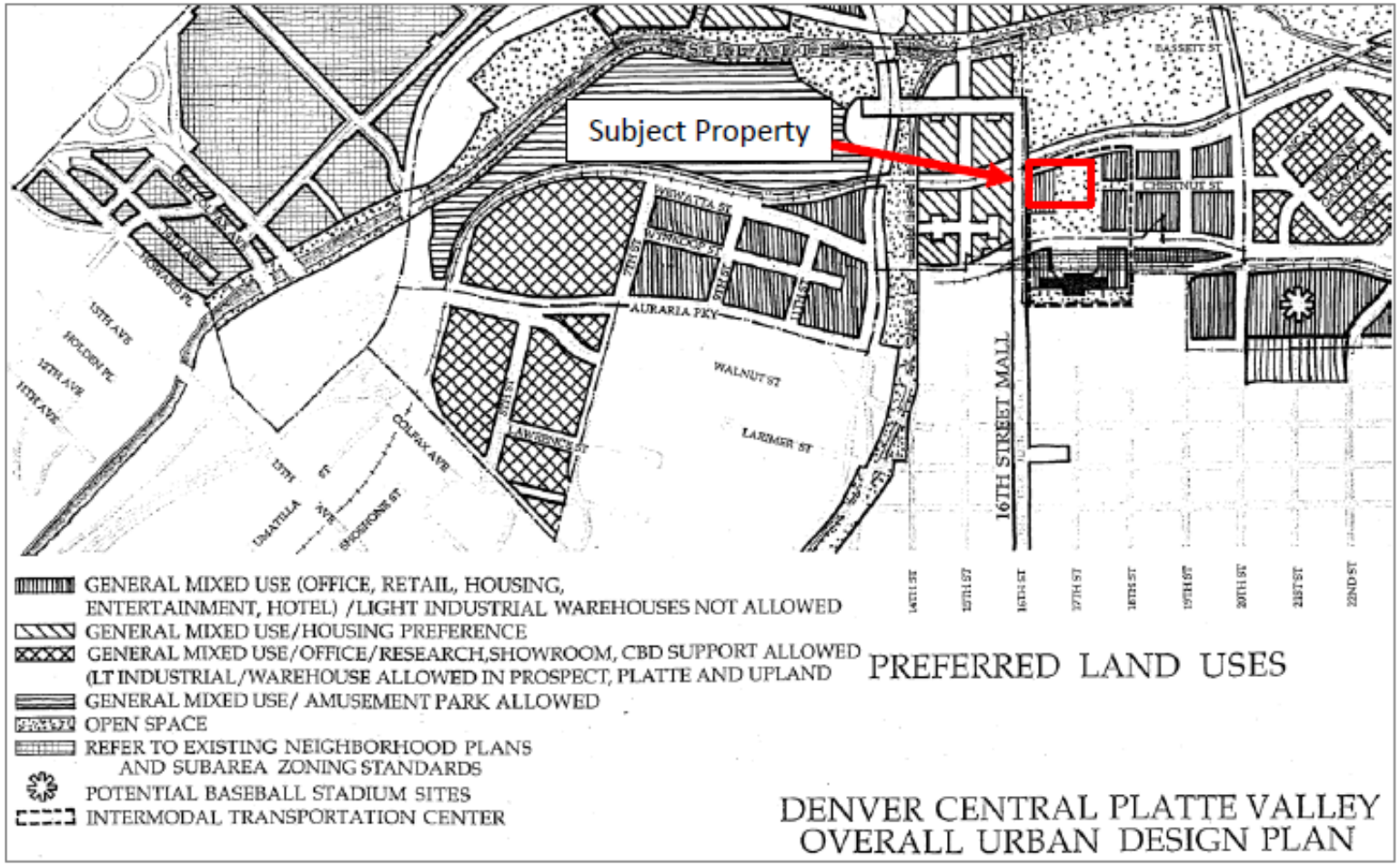
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Central Platte Valley Comprehensive Plan



"Encourage a mix of commercial development which will create new jobs, generate direct and indirect tax revenue, and provide new amenities"

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
   - Implementation of adopted plans – PUD 531 predates *Comp Plan* and *Blueprint Denver*
   - Support a diverse mix of ground-floor uses
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
   - Site retained Former Chapter 59 zoning
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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5. Consistency with Neighborhood Context, Zone District Purpose and Intent

CPD Recommendation

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

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent