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# Proposed Denver Revised Municipal Code Zoning Text Amendment

Chapter 59 – Partial Rezoning for Former Chapter 59 PUDs

01/26/2019 INC Zoning and Planning Committee

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- Summary of the process for the zoning text amendment
- Purpose of this amendment
- Proposed text amendment
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The proposed zoning text amendment is sponsored by the Community Planning and Development Executive Director.

# Amendment Process

- Public Review Redline Draft posted to CPD website and informational notice sent to RNOs: **January 7**
- Summary Review with INC ZAP Committee: **January 26**
- Planning Board Public Hearing: **February 6**
  - Notification to RNOs and City Council 15 days prior to public hearing
  - Planning board Draft of text amendment and staff report
  - Public hearing and Planning Board recommendation

# Amendment Process

All dates tentative

- City Council Committee meeting – **February 26**
  - Notification to RNOs 15 days prior to meeting
- City Council First Reading – **March 11**
- City Council Public Hearing – **April 8**
  - Notification to RNOs 21 days prior to public hearing
  - Public Hearing and decision by City Council

# Purpose of Text Amendment

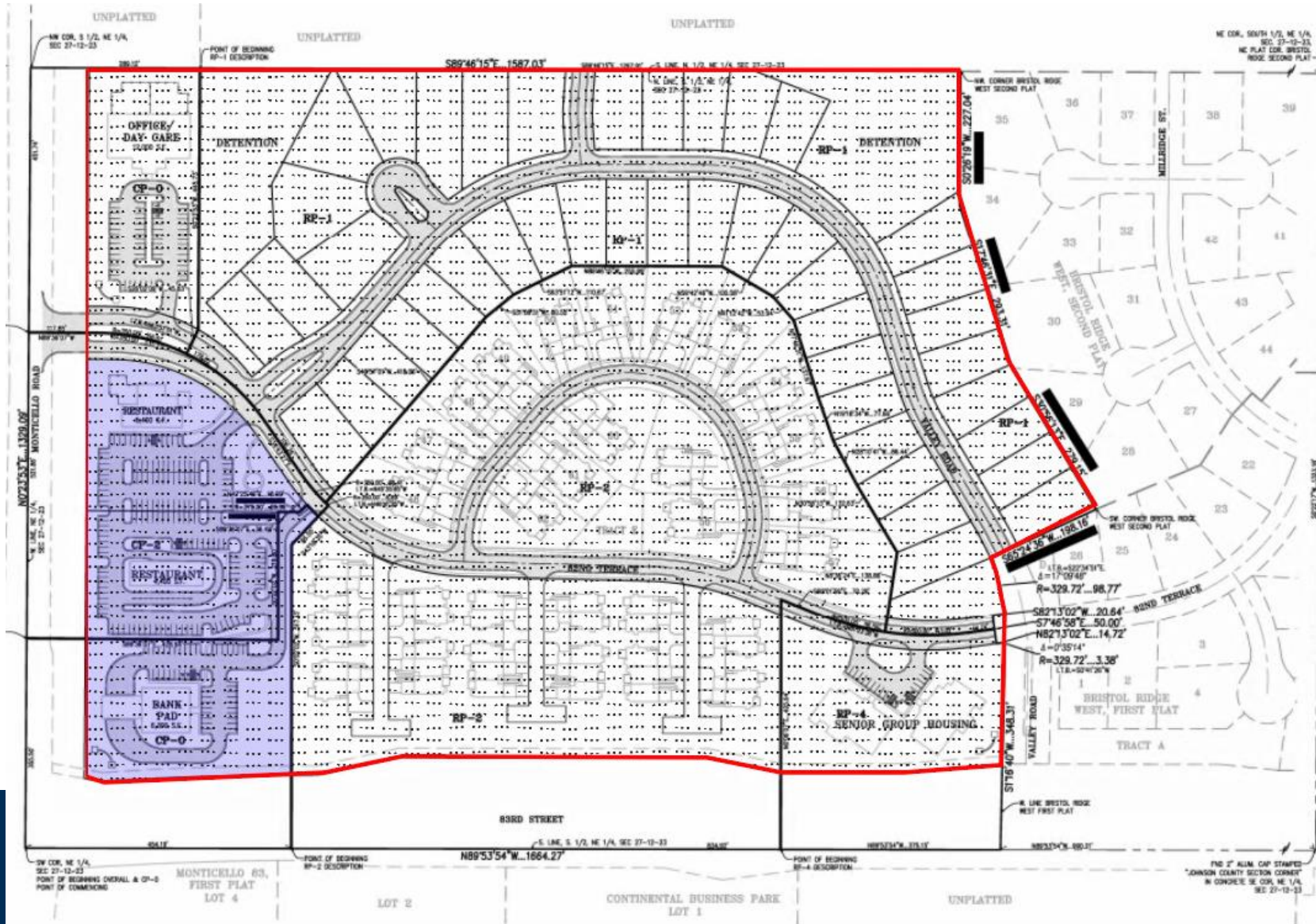
- Revises the DRMC to change who may submit an application to partially rezone a Former Chapter (FC) 59 Planned Unit Development (PUD) to a district in the Denver Zoning Code (DZC)
- Goal is to encourage the rezoning of FC59 PUDs to the DZC by simplifying the requirements for who can submit an application


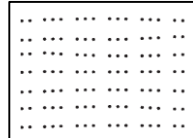

# Proposed Text Amendment

	Existing Requirement	Proposed Requirement
Who May Submit an Application	Consent from 100% property owners within the entire PUD, including portion not being rezoned (unless PUD expressly states otherwise)	Consent from only those property owners within the portion being rezoned to a district in the DZC

- Applies only to applications for portions of FC59 PUDs rezoning to a district in the DZC
- The existing signatures requirement presents an unnecessary hurdle that doesn't exist for other FC59 zone districts, including those with waivers, conditions, or PBGs. Removing it would level the playing field for all property owners still in FC59.

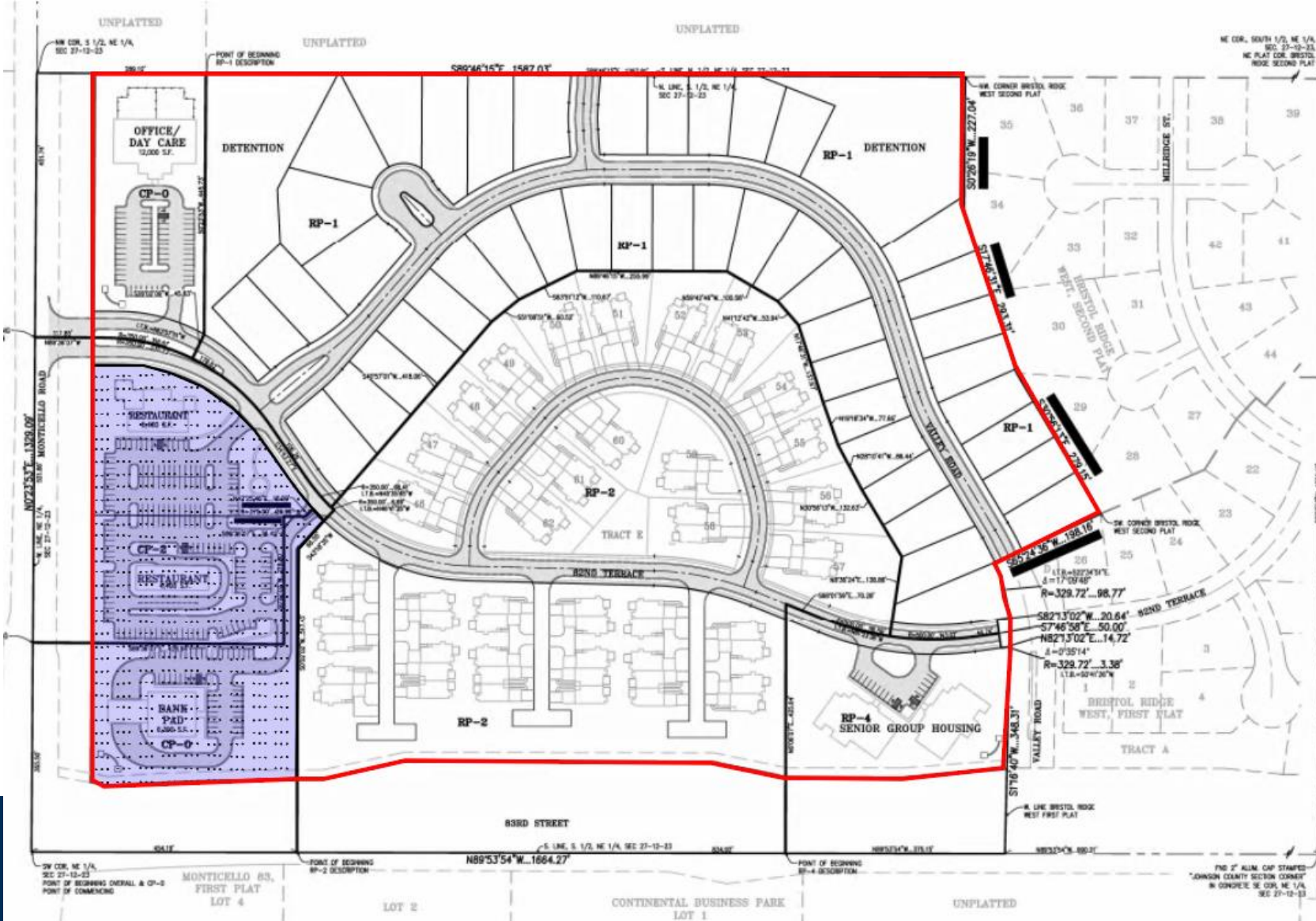
# Illustration of Existing Requirement



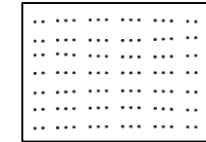
-  Area to be rezoned out of PUD
-  Property owners consent required
-  PUD Boundary



# Illustration of Proposed Requirement



Area to be rezoned out of PUD



Property owners consent required



PUD Boundary



# Rezoning Process

- Process to partially rezone FC59 PUDs to the Denver Zoning Code will not change. This includes:
  - Notification to property owners, RNOs, and city council members within 200 feet
  - Public hearings in front of Planning Board and City Council

# For More Information

Contact Libbie Adams, AICP, Associate City Planner:

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Visit our website at

[www.DenverGov.org/TextAmendments](http://www.DenverGov.org/TextAmendments)