



**DENVER**  
THE MILE HIGH CITY

2901 N Grove Street, 2921 N Grove  
Street, 2890 Hazel Court and  
3120 W 29<sup>th</sup> Avenue

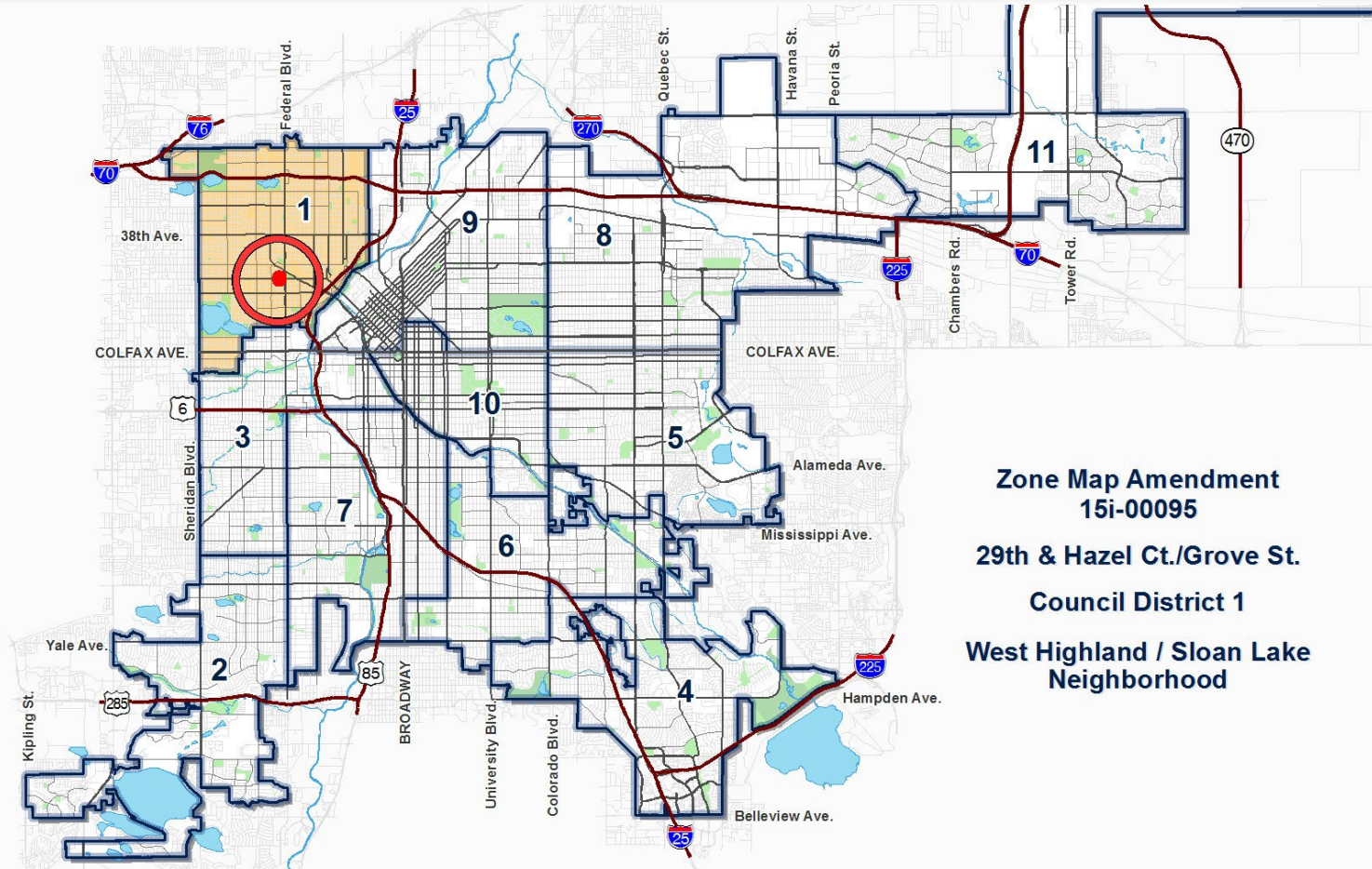
Currently U-TU-C and U-SU-B  
CMP-EI2 Proposed

FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**



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THE MILE HIGH CITY

# Council District 1 29<sup>th</sup> Avenue and Grove Street



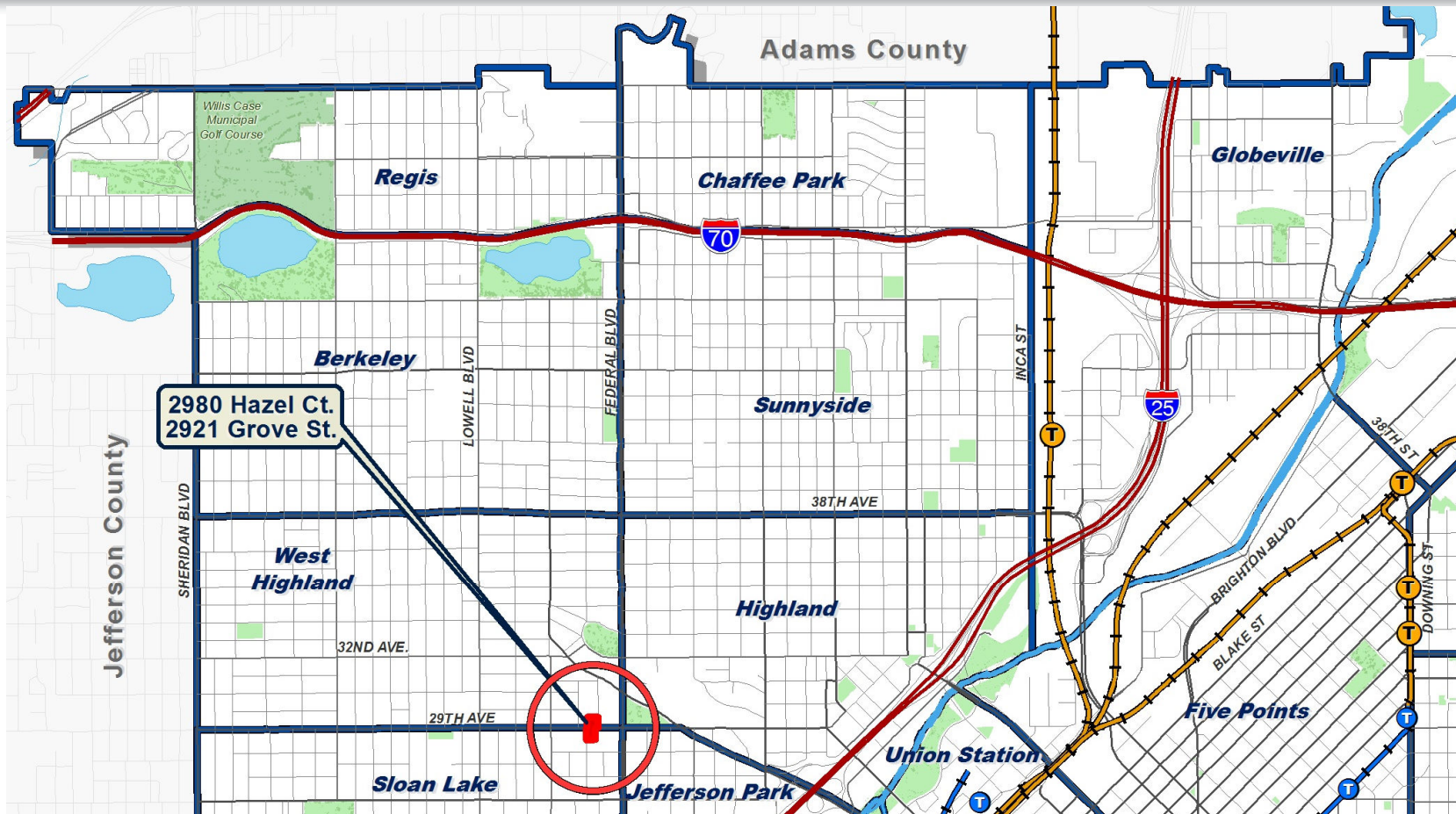
**Zone Map Amendment  
15i-00095  
29th & Hazel Ct./Grove St.  
Council District 1  
West Highland / Sloan Lake  
Neighborhood**

FOR CITY SERVICES VISIT **DenverGov.org** | CALL **311**



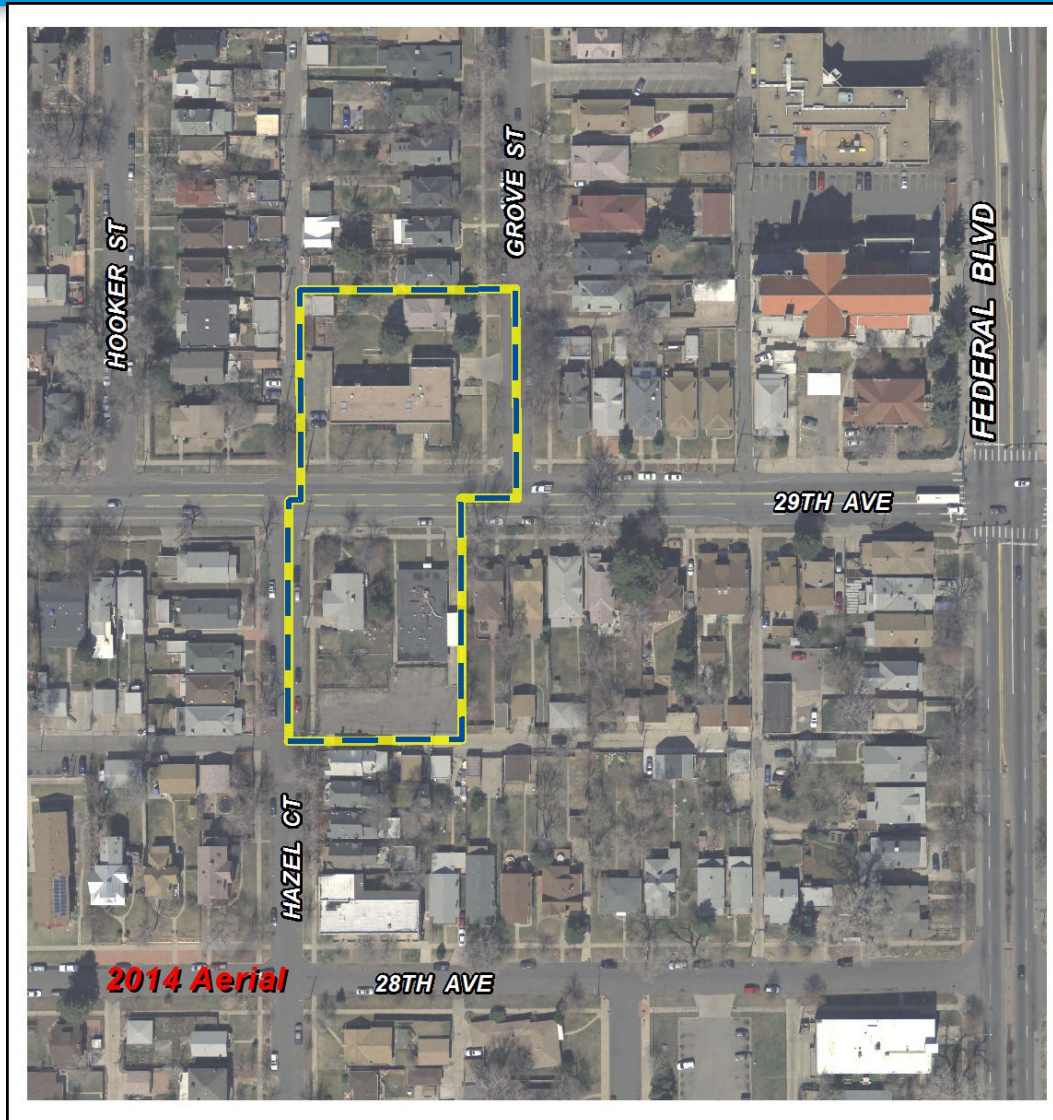
**DENVER**  
THE MILE HIGH CITY

# Sloan's Lake and West Highland Neighborhoods

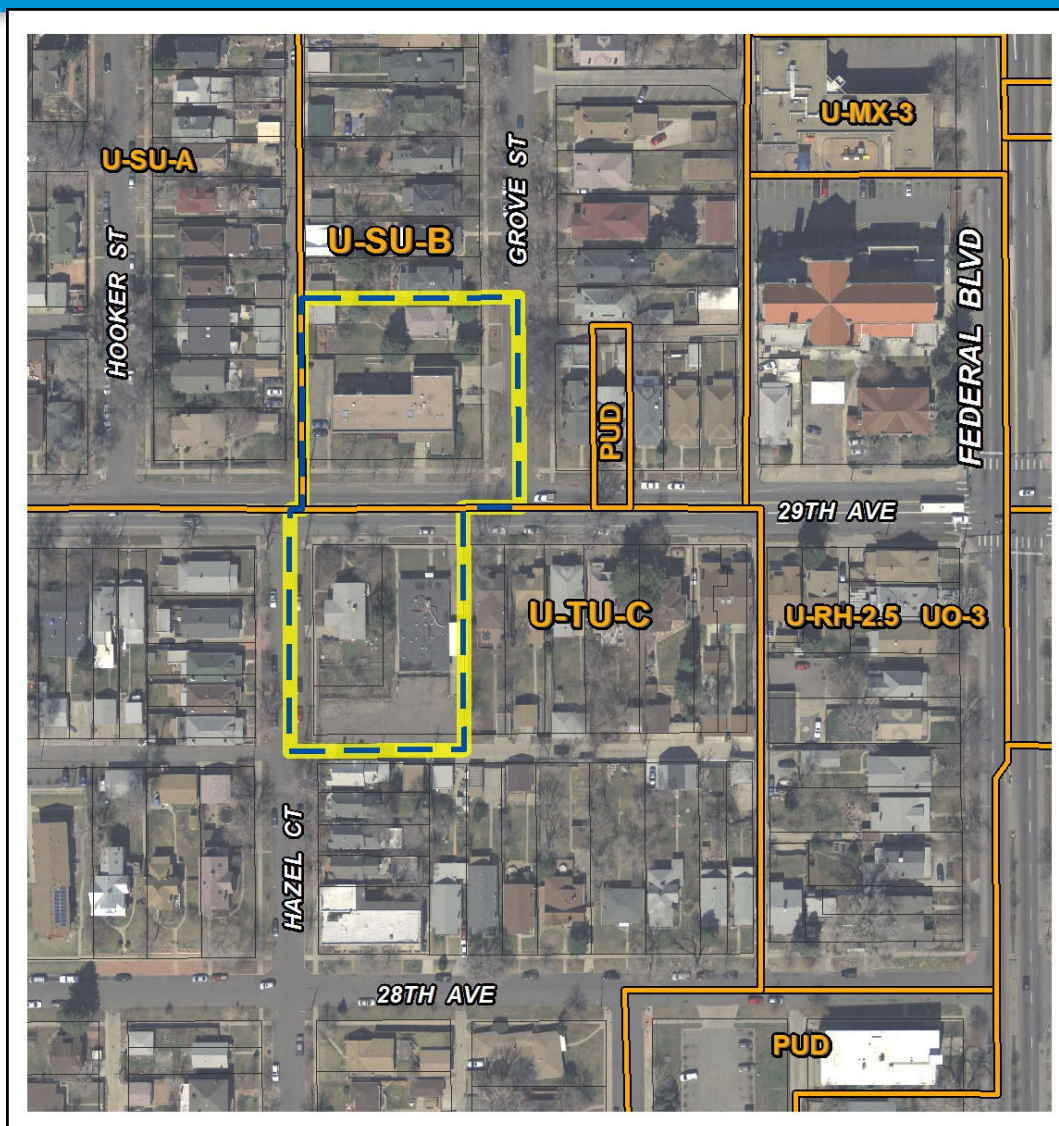


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- 29<sup>th</sup> Avenue, one block west of Federal Boulevard
- 1/4 mile southwest of North High School



- **Property**
  - 4 Parcels
  - Approximately 1.7 acres
- **Property Owner:**
  - Request to rezone to allow construction of a Priory on the south side of 29<sup>th</sup> Avenue
  - A Priory is a religious education facility with dormitory-style residences.



Article 9. Special Contexts and Districts  
Division 9.2 Campus Context

**SECTION 9.2.4 CAMPUS-EDUCATION/INSTITUTION (CMP)**

**9.2.4.1 Intent**  
The Campus Education/Institution Districts are intended for educational, institutional, or entertainment sites. This district also accommodates primary, intermediate, high school, college and university uses, including student boarding facilities. This district also accommodates public and institutional uses such as museums, public and religious buildings, and is intended to allow for flexible placement of buildings, landscaping and other site elements while providing compatibility and adjacent neighborhoods.

The CMP-EI2 district is intended to be applied to institutions where additional flexibility is desired to accommodate the campus elements, such as flexible placement of buildings, pavilions, indoor and outdoor recreational facilities, open landscaping.

The CMP-EI2 district is intended to be applied to small adjacent to a single unit, two unit, town house, or row adjacent to require more open space and more use important to require more open space and more use secure adequate transitions to adjacent lower-intensity land uses with the potential for off-site impacts are than in the CMP-EI district. In all other respects.

**9.2.4.2 Design Standards**


**A. Applicability**  
All development in the CMP-EI, EI2 Zone

**B. General Standards**

- Campus Design Standards**  
Campus design review process, design guidelines, or transition architectural elements shall be applied during site
- Zone Lots**  
The Zoning Administrator or more primary streets shall be consistent with Line and Rear Zone 1, I, J, Zone Lots. The primary uses, including:
- Reference to Art**  
Refer to the following:  
a. Parking  
b. Landscaping  
c. Site Grading  
d. Outdoor  
e. Signage

**DIVISION 9.2 CAMPUS CONTEXT (CMP)**

**SECTION 9.2.1 CAMPUS CONTEXT DESCRIPTION**



**General Character:** The Campus Context generally consists of midrise to large medical, institutional, educational, or entertainment sites. The context is established to allow for flexible placement of buildings, and an urban design plan that expresses stakeholder visions for the campus and its surrounding area. Campus contexts tend to have transitional areas that taper off in intensity towards adjacent residential neighborhood contexts, but can also incorporate and be adjacent to more intense development.

**Street, Block, and Access Patterns:** While Campus sites are often connected to the City via the traditional street grid, transportation and access patterns within the campus site are widely varied.

**Building Placement and Location:** Campus buildings are typically placed to accommodate the specific activity, with multiple buildings often oriented in a way appropriate to their use. Buildings may be oriented toward an internal public space or central courtyard. In some cases, buildings are used to use the perimeter of a campus to introduce pedestrian-oriented uses.

**Building Height:** Buildings are compatible with the scale of the surrounding neighborhood context with greater variation in massing and height in the interior of the site.

**Mobility:** Priority is often given to pedestrians. Vehicular access can be disconnected from the grid within the campus zone, but pedestrian and vehicular permeability should be encouraged. Shared structured and surface parking often exist internal to the campus to serve multiple buildings and uses, while internal pedestrian ways connect the campus structures. The Campus Context often has high levels of access to the multi-modal transit system.

**DENVER ZONING CODE**  
June 29, 2010 | Republished July 6, 2015

(9.2-1)

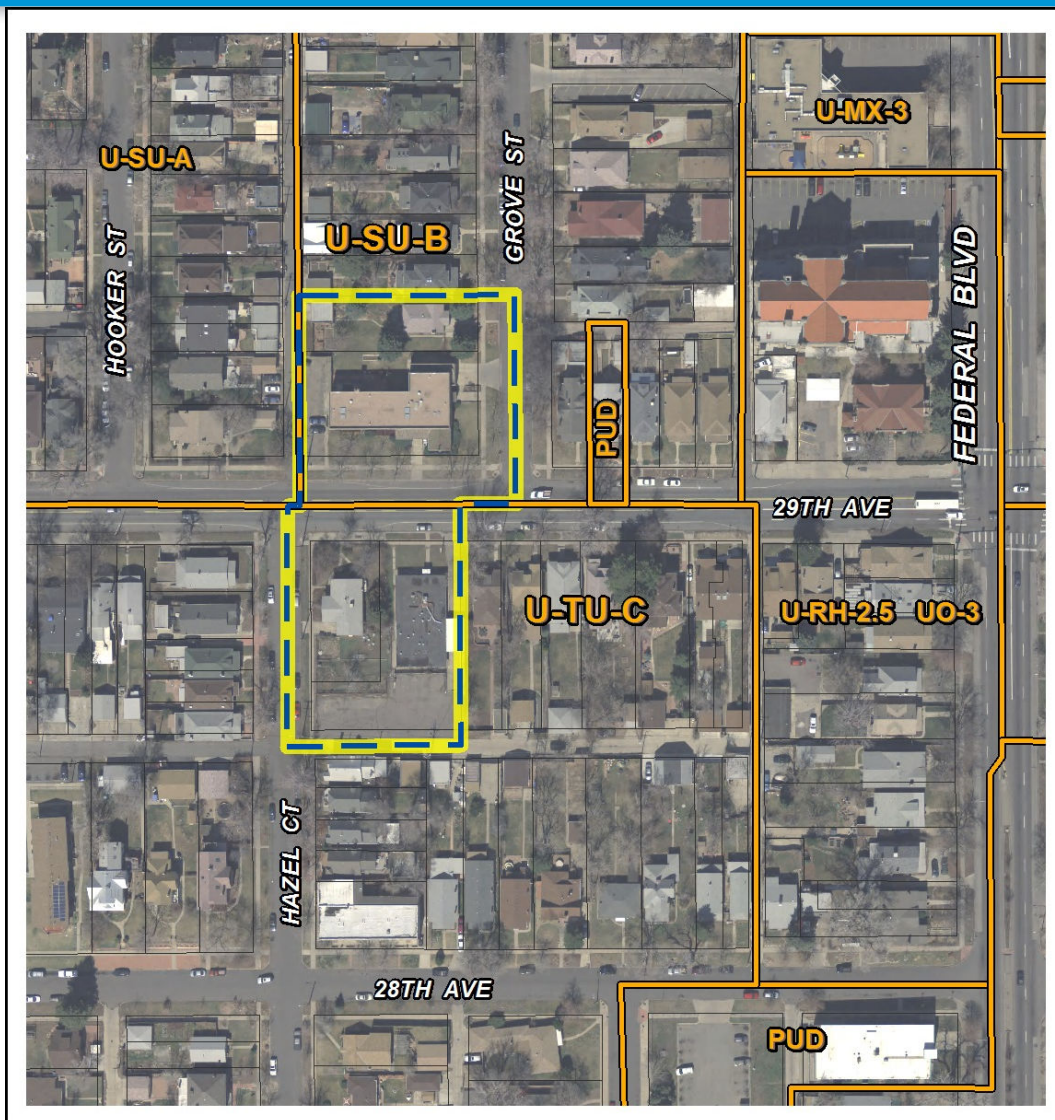




# Existing Context

- Zoning
- Land Use
- Building Form/Scale

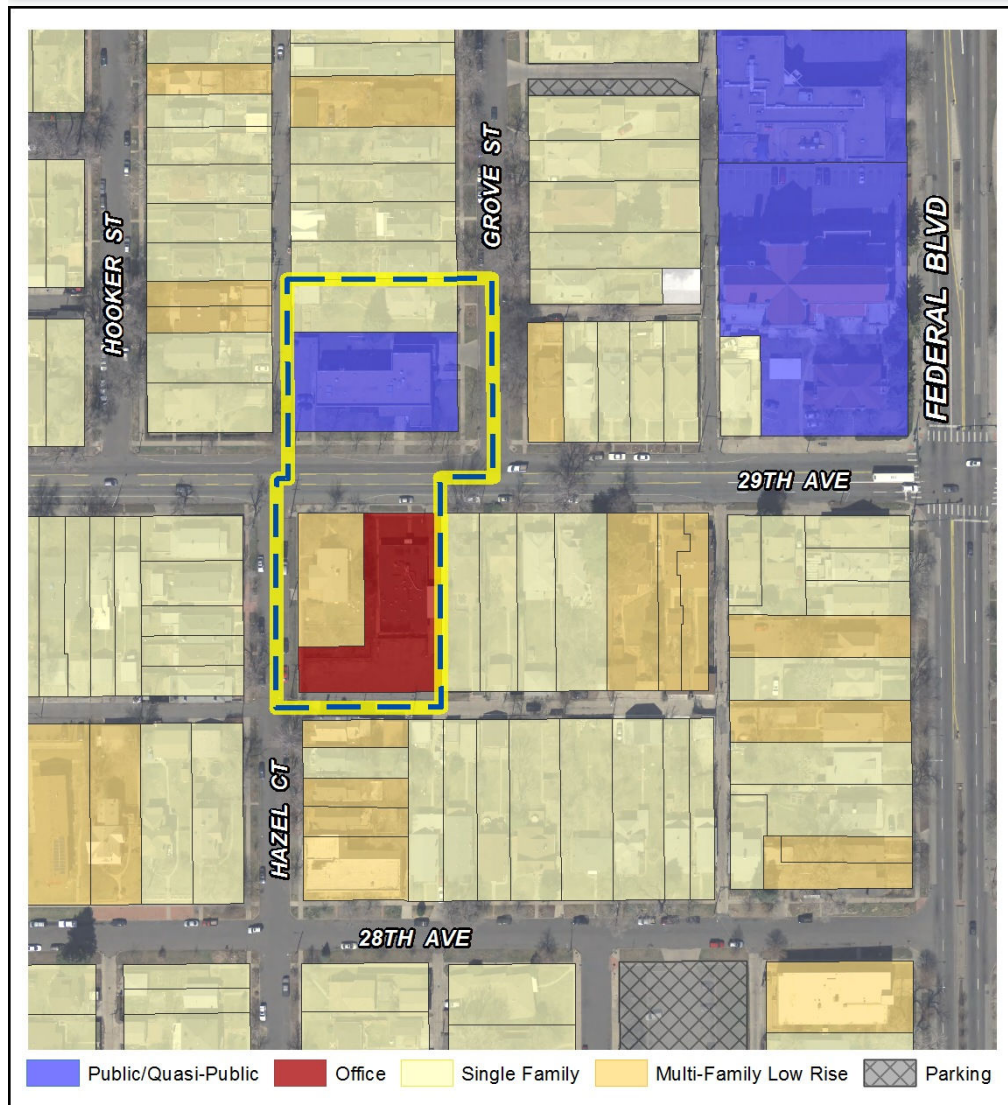
# Existing Context – Zoning



- Current zoning for site: **U-SU-B** and **U-TU-C**
- Site surrounded by **U-TU-C** and **U-SU-B** and **U-SU-A** (all residential Protected Districts)

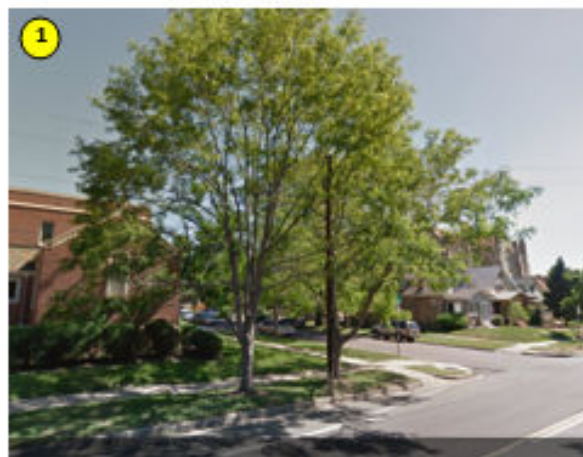
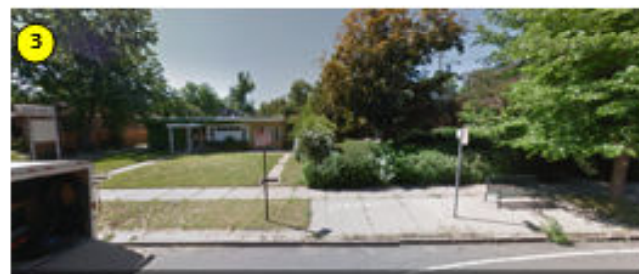
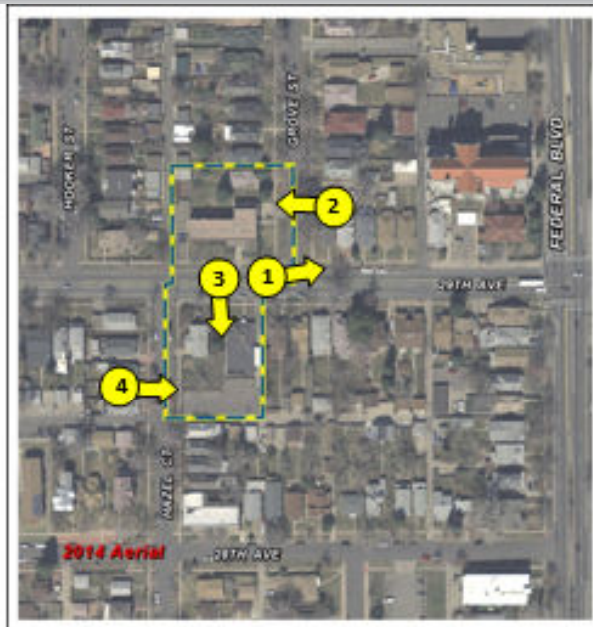


# Existing Context – Land Use



- **Site:** Single family, Institutional, (Parish Center) Duplex and Office (vacant).
- **Surrounding:** Single family; duplex; institutional (church and school)

# Existing Context – Building Form/Scale



- Notice of Receipt of Application: August 13th, 2015
- Notice of Planning Board Public Hearing: September 22, 2015
  - Sloan's Lake Citizen's Group;
  - West Highland Neighborhood Association;
  - Federal Boulevard Corridor Improvement Partnership;
  - Inter-Neighborhood Cooperation;
  - Denver Neighborhood Assoc.
- Notification signs posted on property (9/21 – 10/7)
- Planning Board (10/7)
- Planning and Neighborhoods Committee (10/28)
- City Council Public Hearing (12/7)



## 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 2000
  - Blueprint Denver: A Land Use and Transportation Plan
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



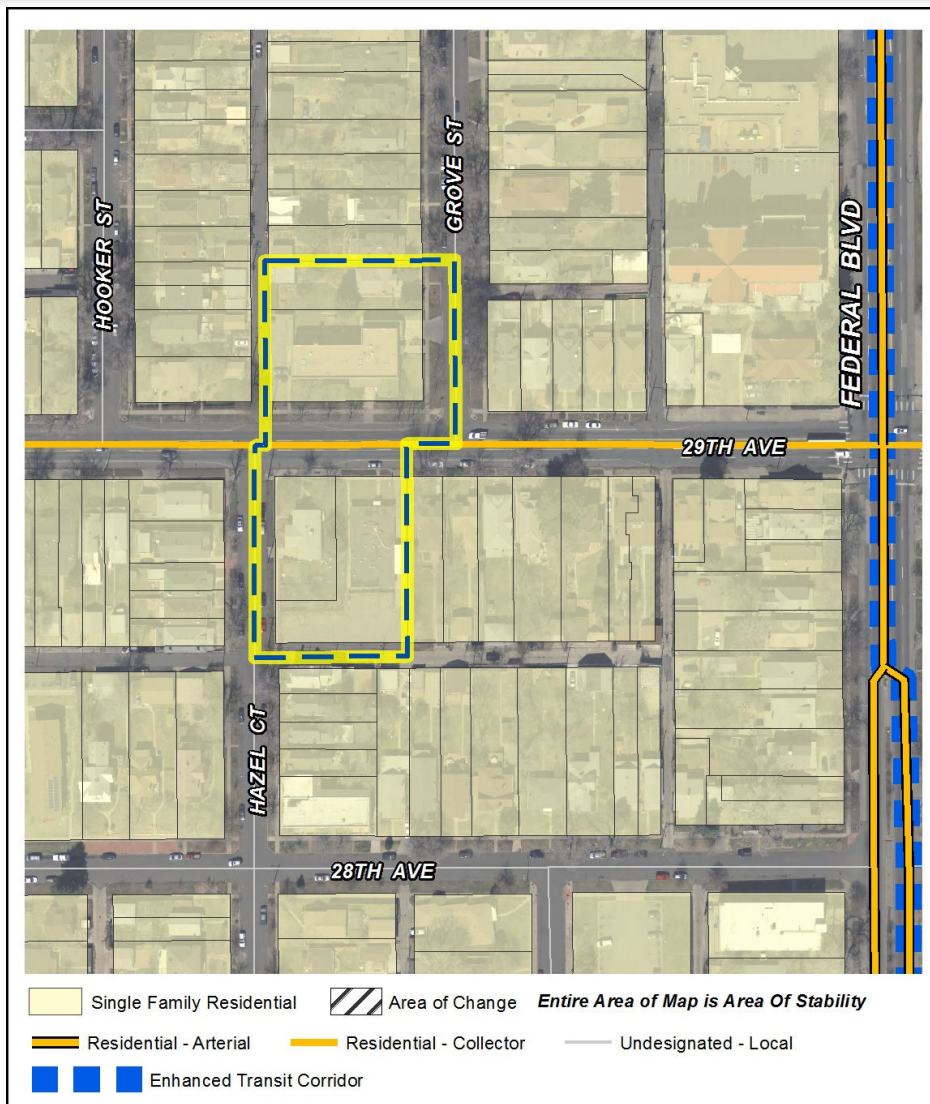
# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-F – *Conserve land by **promoting infill development** with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*
- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that **offers opportunities for increased density and more amenities**; and that **broadens the variety of compatible uses**.*
- Education Chapter, Vision of Success – *The City will continue to **support and cooperate with Denver educational institutions** so residents can benefit from the highest quality and greatest variety attainable.*
- Neighborhood Strategy 1-E – *Modify land-use regulations **to ensure flexibility to accommodate changing demographics** and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, **schools**, transportation and open space networks.* (pg 150)
- Neighborhood Strategy 1-F – ***Invest in neighborhoods** to help meet citywide goals and objectives for a range of housing types and prices, **community facilities**, human services and mobility.* (pg 150)



# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2002)

- Land Use Concept:
  - Single Family/Area of Stability
- Future Street Classification:
  - W 29<sup>th</sup> Ave
    - Residential Collector
  - Hazel Ct and Grove St
    - Undesignated Local
  - Federal Blvd
    - Enhanced Transit Corridor



# Blueprint Denver

## **Plan Strategy: Preserve Stable Neighborhoods**

### ***Areas of Stability***

These areas represent the bulk of the residential portions of the city and employment areas not designated as Areas of Change. Preserving and revitalizing neighborhood character has been a prevailing concern throughout the planning process. The need to direct and manage the location, type and intensity of future development is balanced by an equally strong desire to preserve those areas of the city with an established character. Within Areas of Stability there may be places such as stagnant commercial centers where reinvestment would be desirable to make the area an asset to and supportive of the surrounding neighborhood. Generally, Areas of Stability face two types of concerns: character preservation and reinvestment.

## **Residential Areas and Neighborhoods**

A neighborhood is an area that consists primarily of residential land uses. A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents. Historical, cultural or ethnic amenities, such as a collection of historic homes, art galleries, or ethnic or specialty shops and restaurants, should be accentuated to help neighborhoods develop a niche within the city. Easily identifiable borders help distinguish each neighborhood. Neighborhoods are primarily residential but vary in density, size and adjacency of non-residential uses. Typical neighborhoods are 500 to 1,000 acres, but higher density neighborhoods may be much smaller. There are several different types of residential areas, and neighborhoods often have more than one type within them. The plan introduces a vocabulary to describe various residential land-use characteristics that might be found in a number of neighborhoods.



## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- CPD finds the rezoning is consistent with Comprehensive Plan 2000 and Blueprint Denver

### 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
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
    - CPD finds this criteria is met as the revitalization of the neighborhoods has prompted an increase in demand for religious services.
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
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - The CMP-EI2 district is intended to be applied to smaller- to medium-scale campus sites generally adjacent to a single unit, two unit, townhouse, or row house residential zone districts, where it is important to require more open space and more limited building height than in the CMP-EI zone to assure adequate transitions to adjacent, lower-scale residential neighborhoods.





# Recap of Key Findings

- The proposed use will further Blueprint Denver's goals for Areas of Stability and Residential Neighborhoods and respond to the increase in demand for services in the neighborhoods.
- CMP-EI2 is intended to be applied to the proposed use and within the context of the subject property.
- The district's Use restrictions, and standards for Height, Bulk Plane, Lot coverage, and Setbacks are designed to maintain compatibility with surrounding homes.

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

# Existing CMP-EI2 Locations

Denver Montessori – 1460 S Holly St.



Larandon Hall – 5100 Lincoln



Augustana Lutheran Church – 5000 E. Alameda



Mullen Senior Home – 3639 W. 29<sup>th</sup> Ave







# Max Height Areas

(65' setback from Property line /Right of way Centerline)





# CMP-EI2 Surface Parking Limitation

## 11.4.7.4 CMP-H and CMP-EI Zone Districts

In the Campus Hospital CMP-H and CMP-EI Zone Districts, where permitted with limitations:

- A. Surface parking of vehicles is permitted only to serve a use permitted in the district.
- B. Commercial Surface Parking lots are prohibited.

## SECTION 9.2.4 CAMPUS-EDUCATION/INSTITUTION (CMP-EI, EI2)

### 9.2.4.1 Intent

The Campus Education/Institution Districts are intended for educational institutions that incorporate primary, intermediate, high school, college and university uses and associated programming including student boarding facilities. This district also accommodate other types of large scale civic, public and institutional uses such as museums, public and religious assembly uses. The district is established to allow for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements while providing compatible transitions between the campus and adjacent neighborhoods.

The CMP-EI district is intended to be applied to institutions and campuses of larger area and scale, where additional flexibility is desired to accommodate the unified treatment of master planned campus elements, such as flexible placement of buildings, internal pedestrian walkways and connections, indoor and outdoor recreational facilities, open plazas and green spaces, signage, and site landscaping.

The CMP-EI2 district is intended to be applied to smaller- to medium-scale campus sites generally adjacent to a single unit, two unit, town house, or row house residential zone district, where it is important to require more open space and more limited building height than in the CMP-EI zone to assure adequate transitions to adjacent, lower-scale residential neighborhoods. In addition, certain land uses with the potential for off-site impacts are more strictly limited in the CMP-EI2 district than in the CMP-EI district. In all other respects, the CMP-EI2 is similar to the CMP-EI district.