

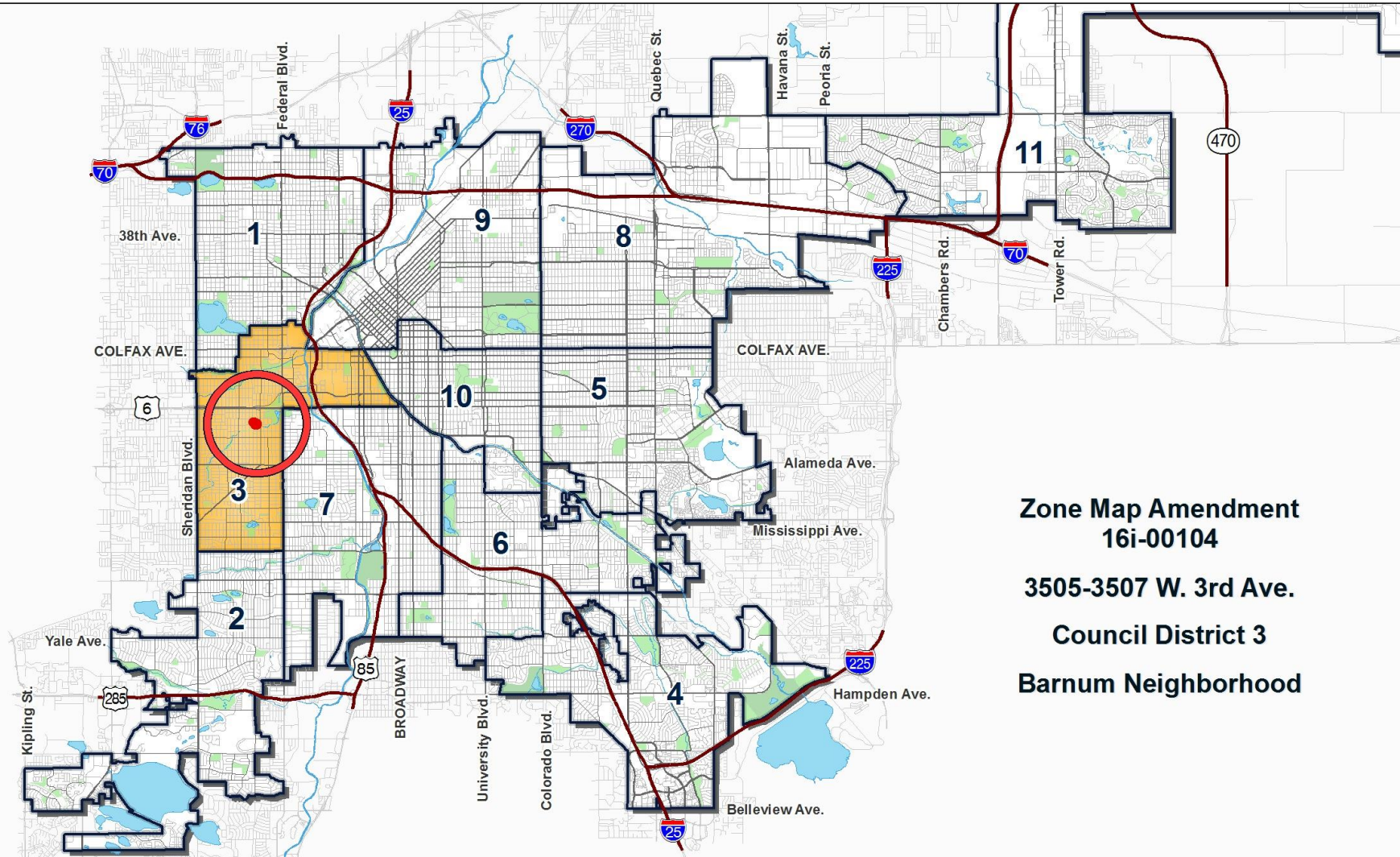


**DENVER**  
THE MILE HIGH CITY

# **3505-3507 W. 3<sup>rd</sup> Avenue and 332 Lowell Boulevard**

E-SU-Dx to CMP-EI2

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



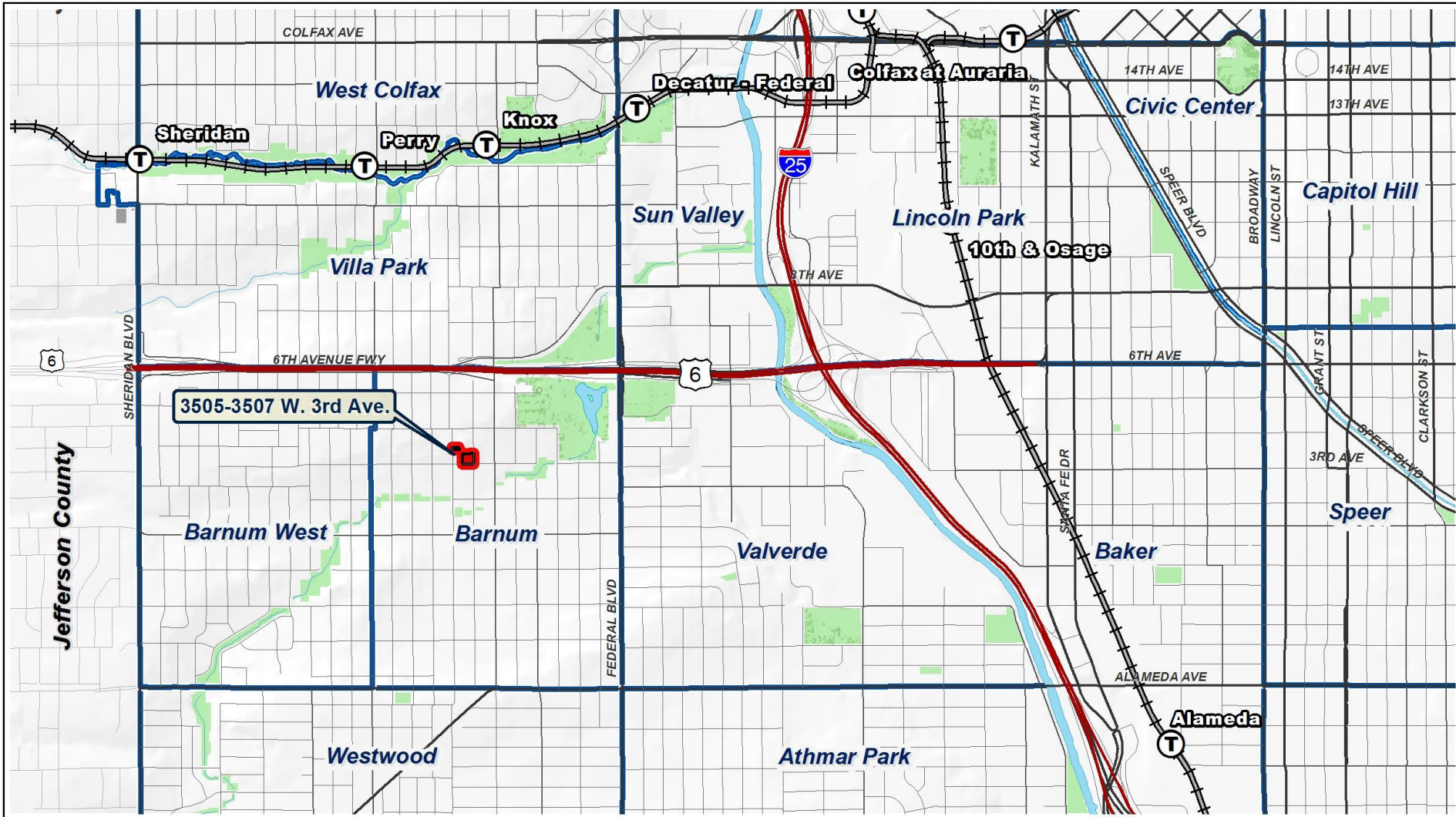
**Zone Map Amendment  
16i-00104**

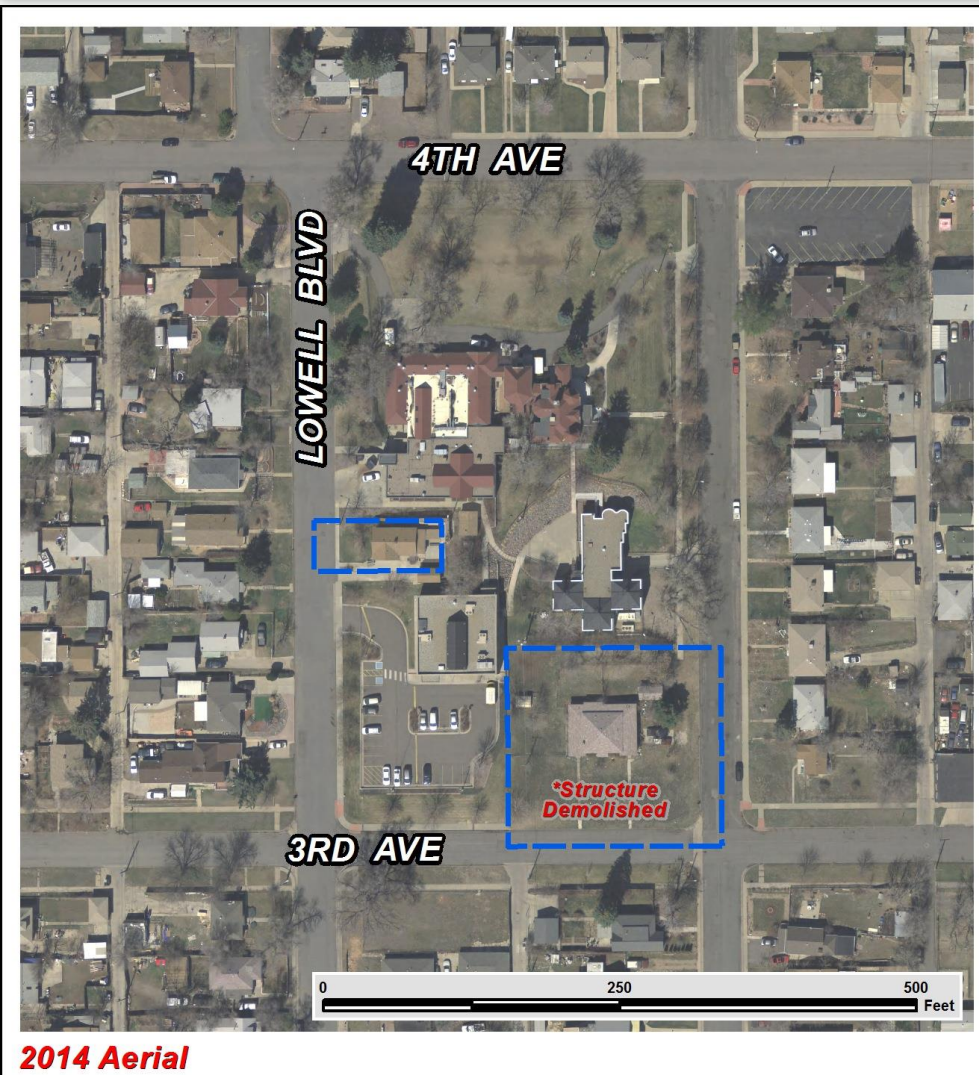
**3505-3507 W. 3rd Ave.**

**Council District 3**

**Barnum Neighborhood**

# Barnum Neighborhood

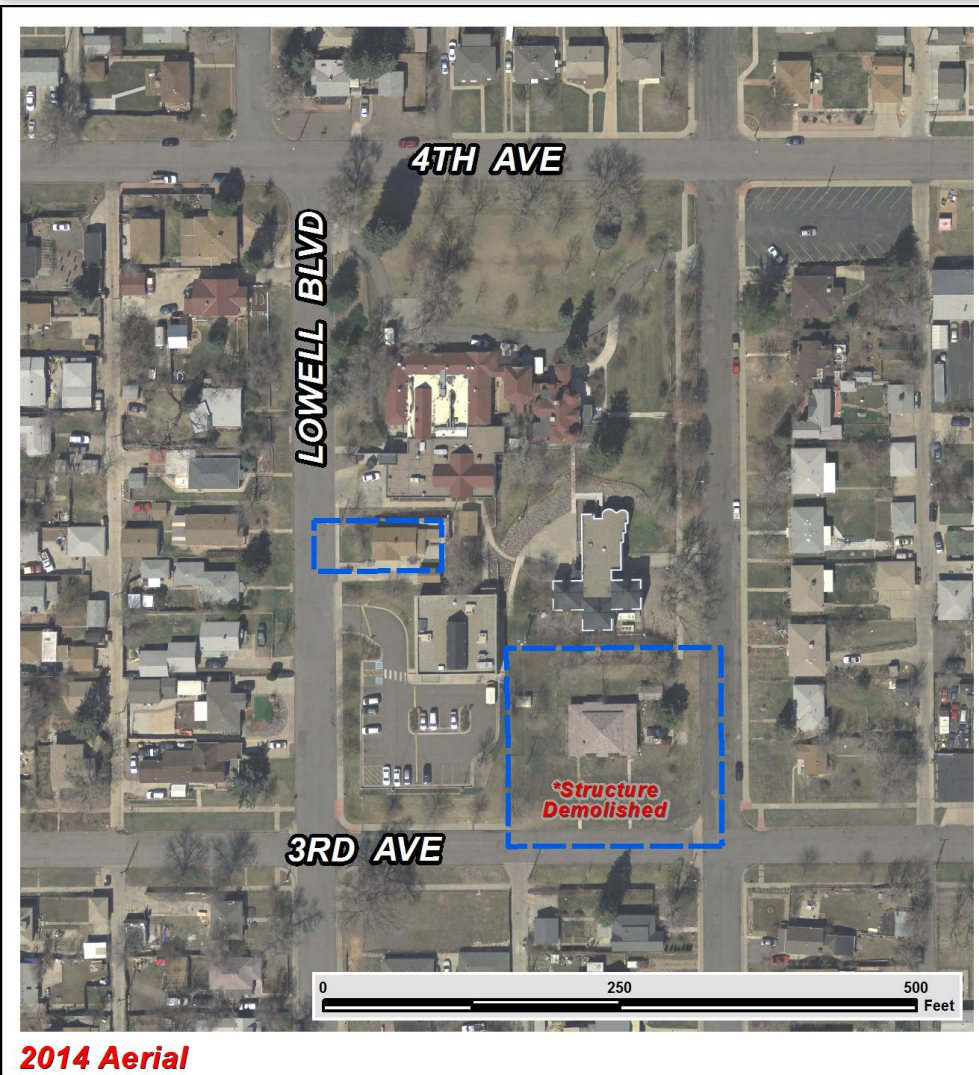




- Barnum Neighborhood
- South of 6<sup>th</sup> Avenue
- West of Knox Court
- West of Barnum Park

# Request: CMP-EI2

## Campus Context – Education Institution 2



- Property:
  - Total 21,200 SF, 0.49 acres
  - Single-family structure and vacant
  - Family Counseling
- Property Owner:
  - Requesting rezoning to use larger parcel for parking and to bring the properties into the same zone district as the remainder of the block
- Rezone from E-SU-Dx to CMP-EI2

Article 9. Special Contexts and Districts  
Division 9.2 Campus Context

**DIVISION 9.2 CAMPUS CONTEXT (CMP)**  
**SECTION 9.2.1 CAMPUS CONTEXT DESCRIPTION**



**General Character:** The Campus Context generally consists of midsize to large medical, institutional, educational, or entertainment sites. The context is established to allow for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements that may be recognized through 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 line 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.

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| 9.2-1

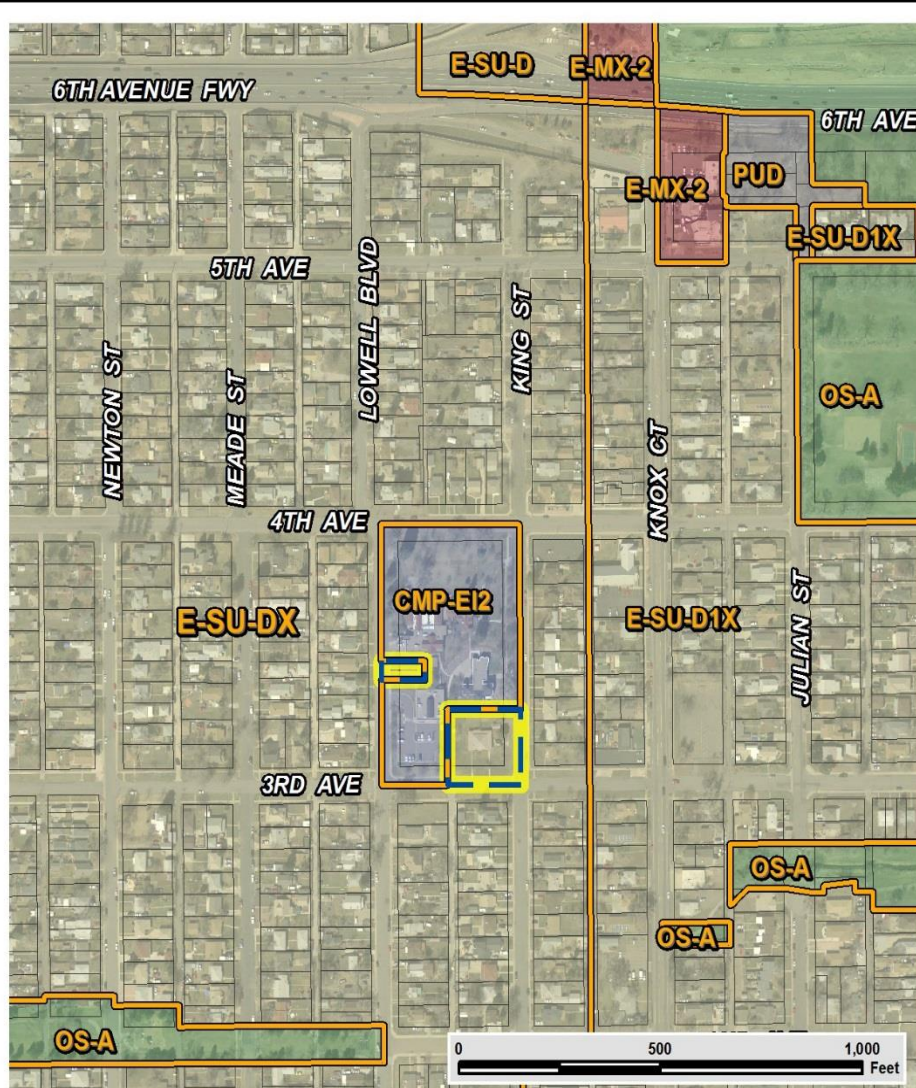
DENVER ZONING CODE  
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| 9.2-9



- Zoning – E-SU-Dx
- Land Use – Office/vacant
- Building Form/Scale – 1-story residential

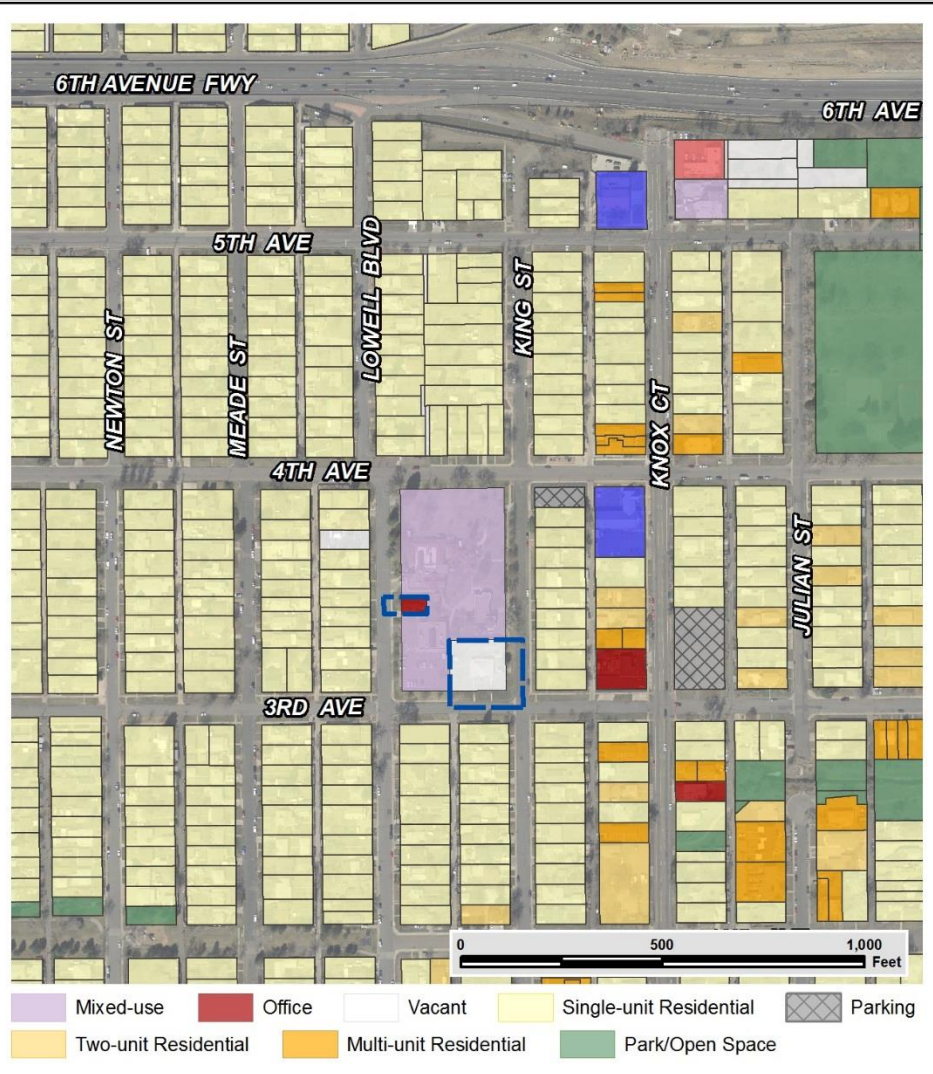
# Existing Context – Current Zoning



- Block surrounded by E-SU-Dx
- Subject properties by CMP-EI2 and E-SU-Dx

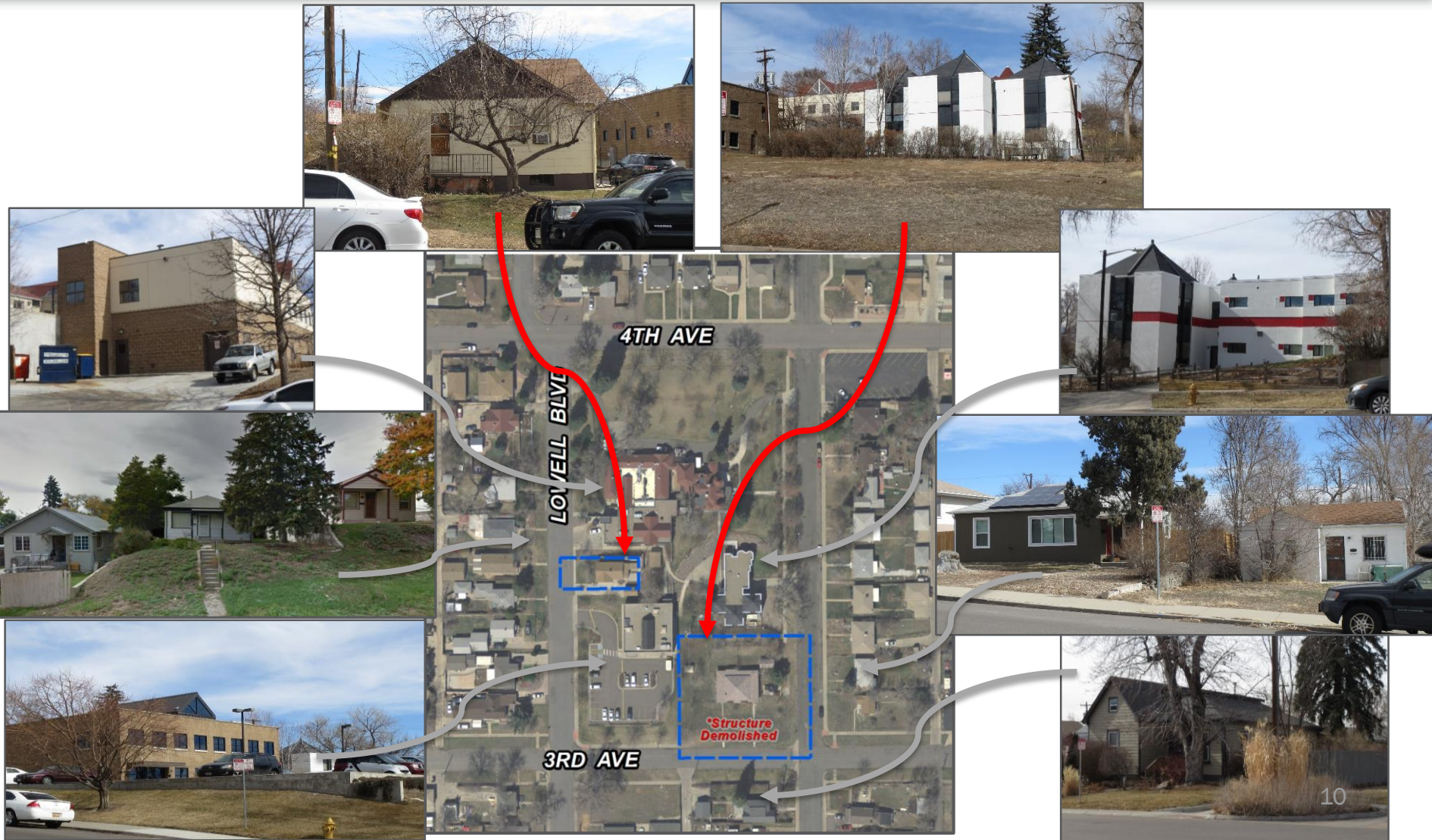


# Existing Context – Land Use



- Internal to block – mixed use
- Adjacent to block – single-unit residential

# Existing Context- Building Form and Scale



- Informational notice of the completed rezoning application - **November 14, 2016.**
- Planning Board Public Hearing - **March 15, 2017,** notification signs and electronic notice completed. By a vote of 11-0 Planning Board recommended approval.
- Land Use, Transportation and Infrastructure (LUTI) Committee meeting is scheduled on **April 14, 2017.** Electronic notification completed.
- City Council Public Hearing is tentatively scheduled on **May 15, 2017.**
- Public Comment
  - No Comment Letters Received

## 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 (2002)
- Barnum/Barnum West Neighborhood Plan (1986)

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

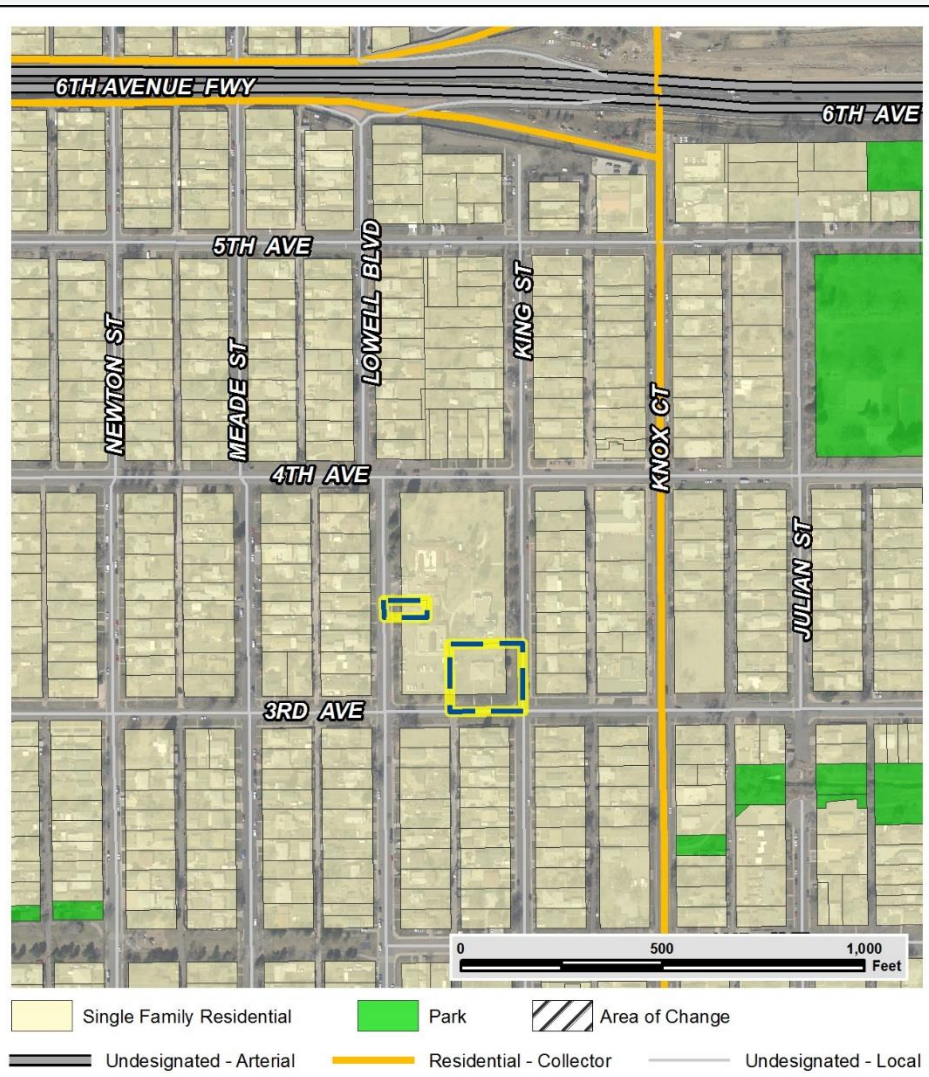
### 4. Justifying Circumstances

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

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Land Use Concept
  - *Single Family Residential* – Predominately single-family, fewer than 10 DU per acre with housing base significantly larger than employment base
- *Area of Stability*
  - Identify and maintain the character while accommodating some new development and redevelopment in appropriate locations
- Future Street Classifications
  - Undesignated Local Streets



# Review Criteria: Consistency with Adopted Plans

- **Barnum/Barnum West Neighborhood Plan (1986)**
  - **General Land Use Goals**
    - *encourage the appropriate land uses within designated zones. It is desirable that legal non-conforming uses which presently exist should eventually revert to the appropriate zoning which surrounds the use in question.*
    - *discourage the rezoning of property which does not offer a clear advantage to the neighborhood. Land use within the neighborhood should follow existing zoning. Additionally, it shall be a goal to discourage the rezoning of residential property for the purpose of developing business uses.*
    - *maintain its present low density residential character.*
    - *provide a stable neighborhood setting through the maintenance and provision of neighborhood amenities” (p. 12).*
    - *maintain major R-1 and R-2 area designations as presently exists in the Barnum/Barnum West Neighborhood*
  - **West 6<sup>th</sup> Avenue Study Area**
    - *maintain the residential integrity of the areas south of the West 6th Avenue Freeway*

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- Comprehensive Plan 2000, Blueprint Denver (2002), and Barnum/Barnum West Plan (1986)

### 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



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

### – Campus Education/Institutional Context

- Intended for large scale civic, public and institutional uses such as museums, public and religious assembly uses
- Districts established to allow for a 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

### – CMP-EI2 Zone District

- Intended to be applied to smaller- to medium-scale campus sites generally adjacent to a lower-intensity residential zone districts, where it is important to require more open space and more limited building height to assure adequate transitions to adjacent, lower-scale residential neighborhoods.

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