



**DENVER**  
THE MILE HIGH CITY

# 3401 Pecos

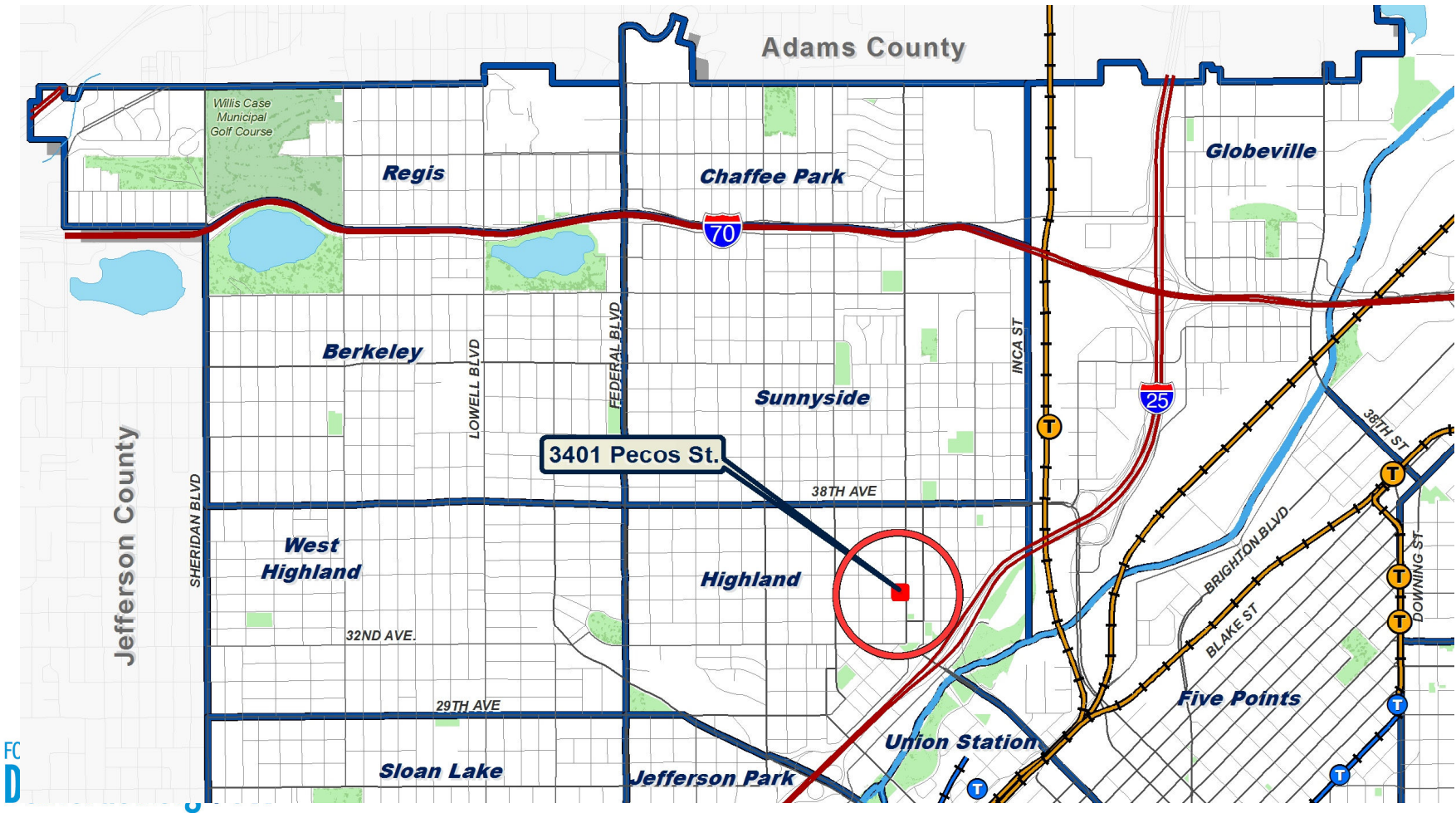
PUD #27 to CMP-EI2 with waiver  
from 75' to 3 story/45' maximum  
height

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



**DENVER**  
THE MILE HIGH CITY

# Highland Neighborhood





- Property:
  - 34,200 sq ft
  - Existing structure previously used for education/non-profit
- Property Owner:
  - Requesting rezoning to use existing building for Missionary housing
- Rezone from PUD 407 to C-MD-F10  
of a proposed specific development



- Height Waiver
  - 3 stories/45'
- CMP-EI2 identified for future text amendment
  - Consistent with CPD waivers & conditions policy

*of a proposed specific development*

Article 9. Special Contexts and Districts  
Division 9.2 Campus Context

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

**9.2.4.1 Intent**  
The Campus Education/Institution Districts are intended for educational, institutional, or entertainment sites. The 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 facilities, and other site elements while providing compatibility with surrounding residential neighborhoods.

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

The CMP-EI2 district is intended to be applied to small-scale, single-unit, two-unit, townhouse, or row-house development to require more open space and more use of landscaping. The CMP-EI2 district is intended to be applied to small-scale, single-unit, two-unit, townhouse, or row-house development to require more open space and more use of landscaping. The CMP-EI2 district is intended to be applied to small-scale, single-unit, two-unit, townhouse, or row-house development to require more open space and more use of landscaping.

### 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 other standards, architectural elements shall be applied during site plan review.
- Zone Lots**  
The zoning administrator or more primary streets shall be consistent with the location of Primary Street Line and Rear Zone Line. The zone lots shall be consistent with the zone lot size, including:
- Reference to Art**  
Refer to the following:  
a. Parking  
b. Landscaping  
c. Site Grading  
d. Outdoor  
e. Signage

**DENVER ZONING CODE**  
(June 29, 2010) (Revised July 6, 2015)

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 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 addresses site elements that may be recognized through context. Contexts tend to have transitional areas that taper off in intensity towards adjacent residential neighborhoods, but can also incorporate and be adjacent to more intense development.

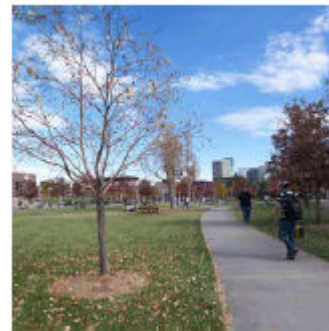
**Street, Block, and Access Patterns:** While Campus sites are often connected to the City via the traditional street grid, transportation and access patterns within the campus site are widely varied.

**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.

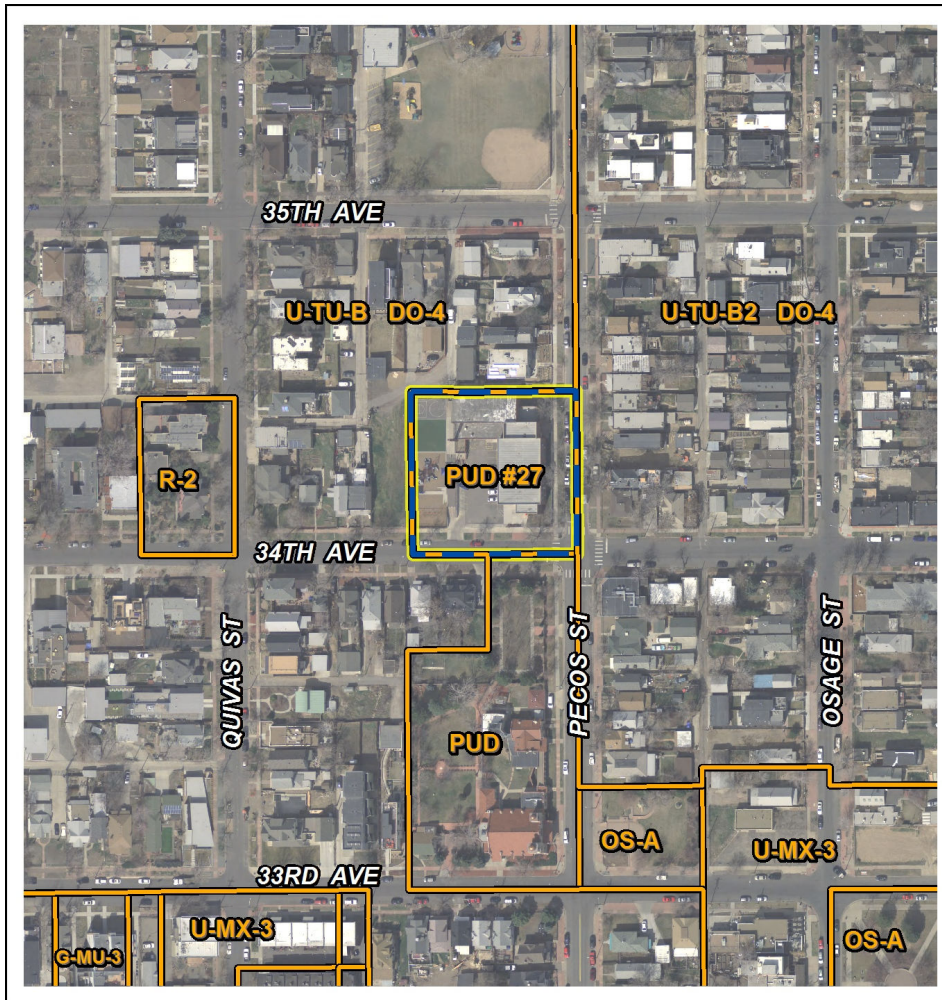
**Building Height:** Buildings are compatible with the scale of the surrounding neighborhood context with greater variation in massing and height in the interior of the site.

**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.

19-2-1

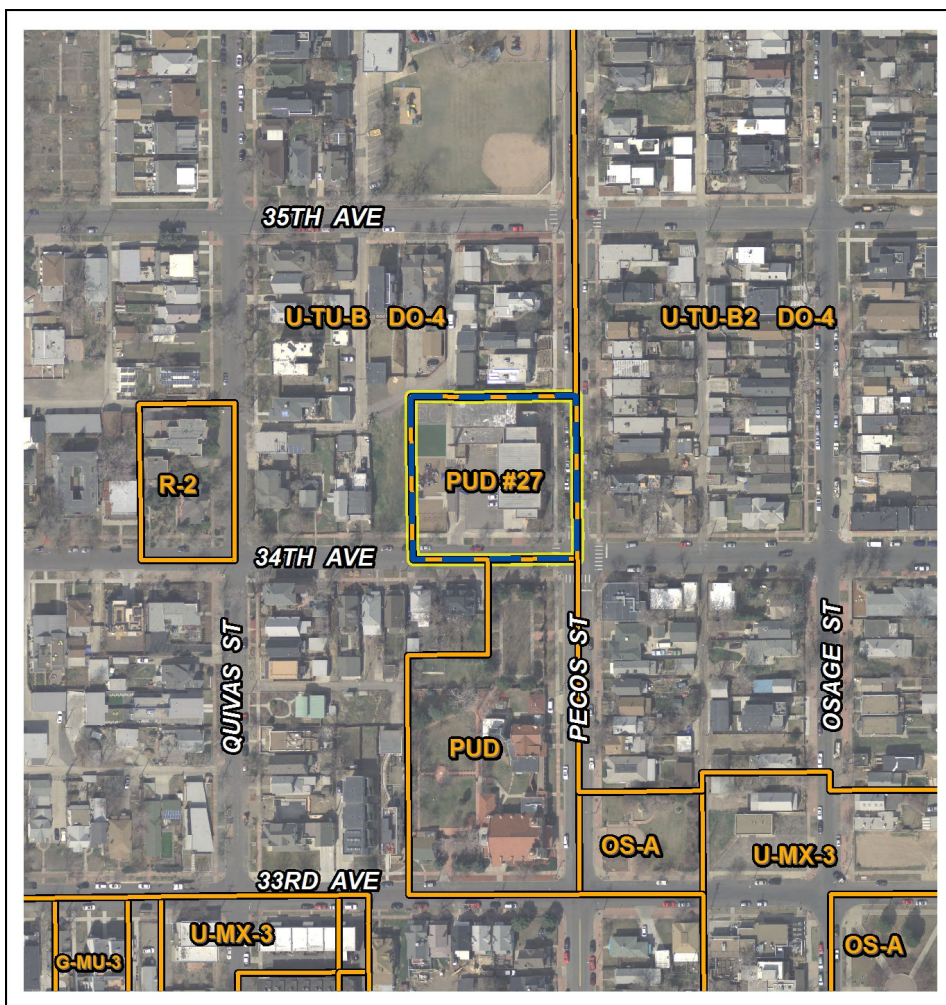


# Existing Context – Zoning



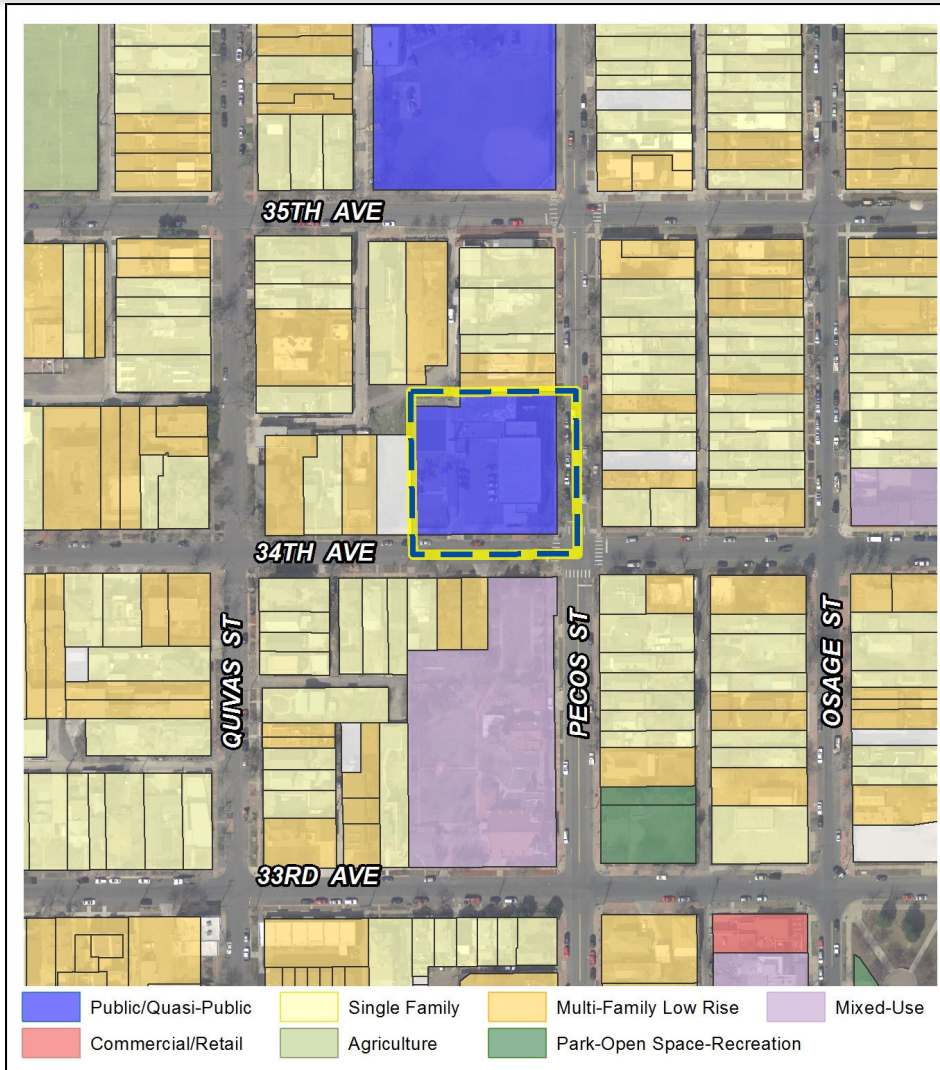
- Existing Zoning – PUD #27 (1980) to permit use by community-service oriented agencies that were restricted by the existing R-2 zoning
- **Max. Height of 50'**
- Residential restriction of 680 sq. ft.
- Based primarily on the Former Ch 59 R-5 district

# Existing Context – Zoning



- West, North & South: U-TU-B, DO-4
- South: PUD
- East: U-TU-B2, DO-4

# Existing Context – Land Use



- Existing Public/Quasi-Public use
- Adjacent to single family, duplex and mixed-use (religious) land uses





# Summary of Public Notice

- Receipt of complete rezoning application – February 12, 2016
- Planning Board public hearing - March 30, 2016
- PLAN Committee tentatively April 13, 2016
- City Council Public hearing tentatively **June 20, 2016**
- RNOs noticed:
  - Highland United Neighbors Inc
  - Denver Urban Resident Association
  - Denver Neighborhood Association, Inc.
  - Inter-Neighborhood Cooperation
- Letter of support from HUNI

## 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
- Highland 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

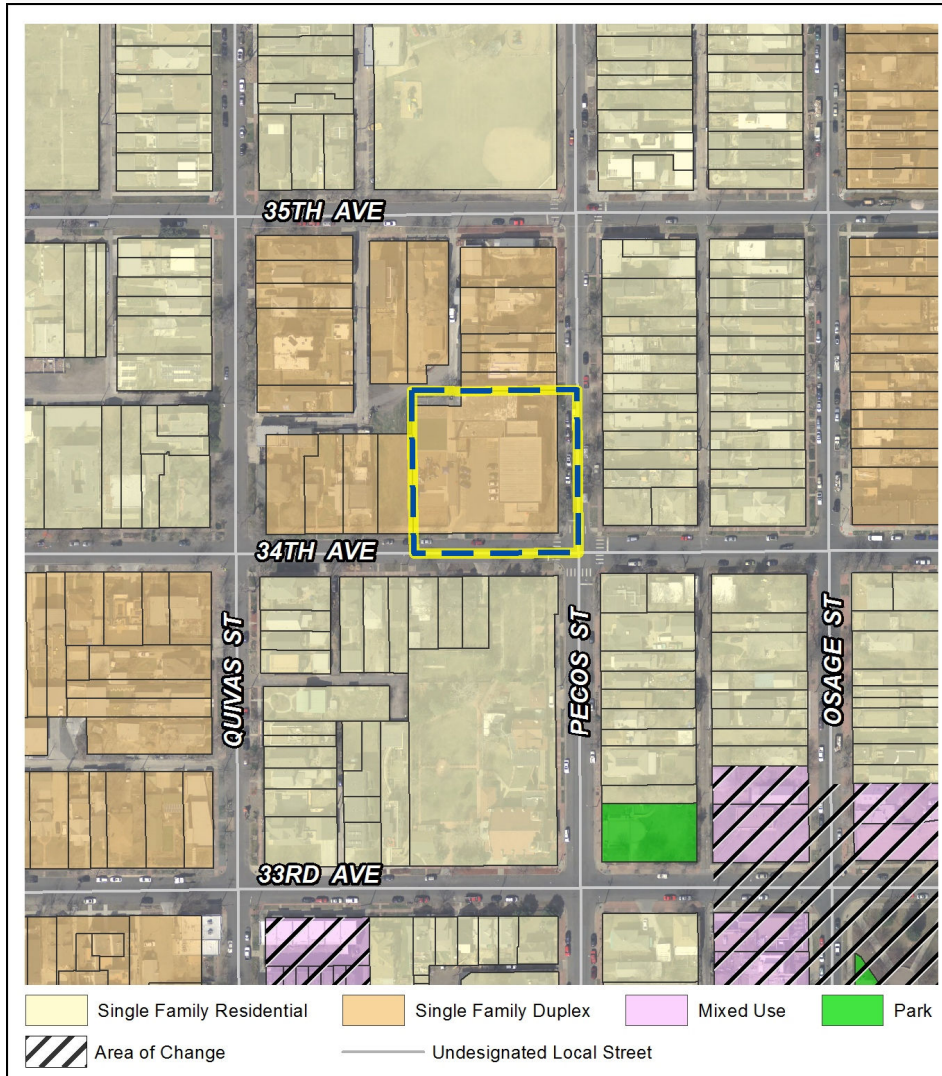
## Comprehensive Plan 2000

- Environmental Sustainability Strategy 2-E – *Conserve raw materials by promoting efforts to **adapt existing buildings for new uses**, rather than destroying them.*
- Neighborhood Strategy 1-C - *Strengthen the sense of place in each neighborhood with adequate and well-designed, public-realm facilities such as branch libraries, recreation centers, fire stations, neighborhood businesses and retail areas. **Continue to help activate neighborhood-based facilities such as places of worship and schools.** Continue City support for public art and historic preservation as a focus for neighborhood identity and pride.*
- 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.***

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2002)

- Land Use Concept:
  - Single Family Duplex
    - Moderately dense
    - Some small-scale commercial
    - Residential neighborhoods should contain a variety of housing types as well as complementary land-use types such as stores, parks and schools.
  - Area of Stability

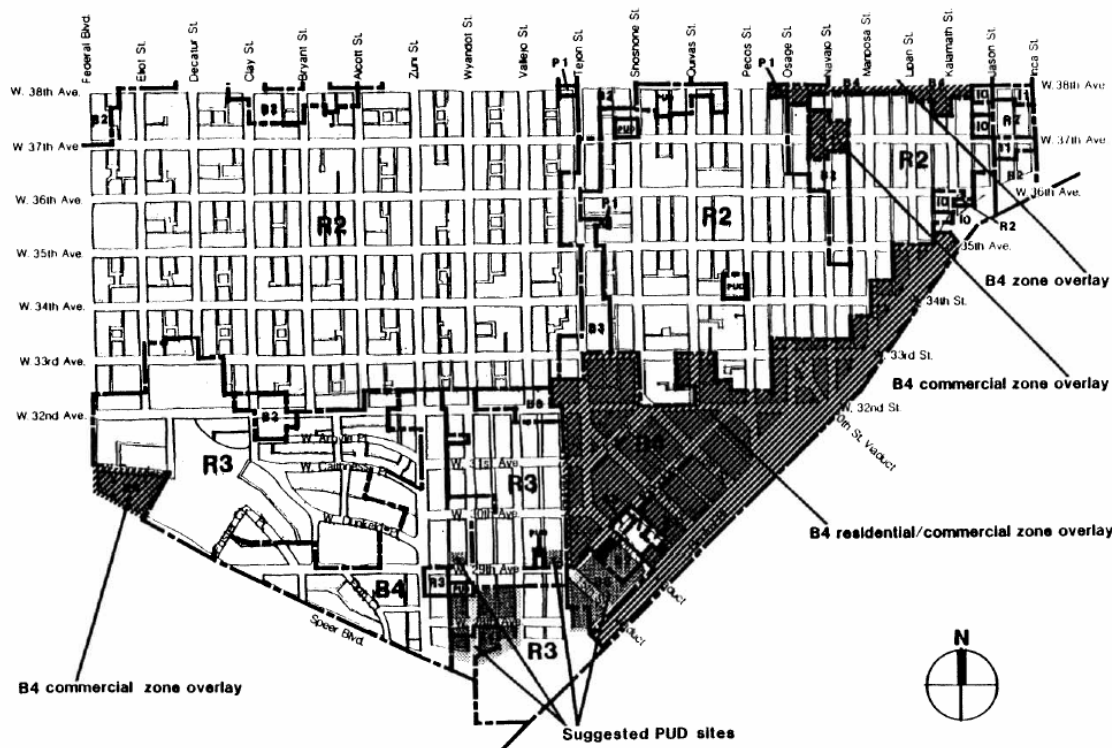




# Review Criteria: Consistency with Adopted Plans

The overall vision for Highland is to create a stable low density residential neighborhood which offers a variety of housing opportunities for low, moderate and middle income residents. Housing would be available in a balanced mix of types and costs which would enhance the existing socio-economic mix of people living in the neighborhood.

## Highland Neighborhood



FOR CITY SERVICES VISIT  
[DenverGov.org](http://DenverGov.org)

### ZONING AND PROPOSED OVERLAY ZONES



# Review Criteria: Consistency with Adopted Plans

## Highland Neighborhood Plan

### Sub-Area 13

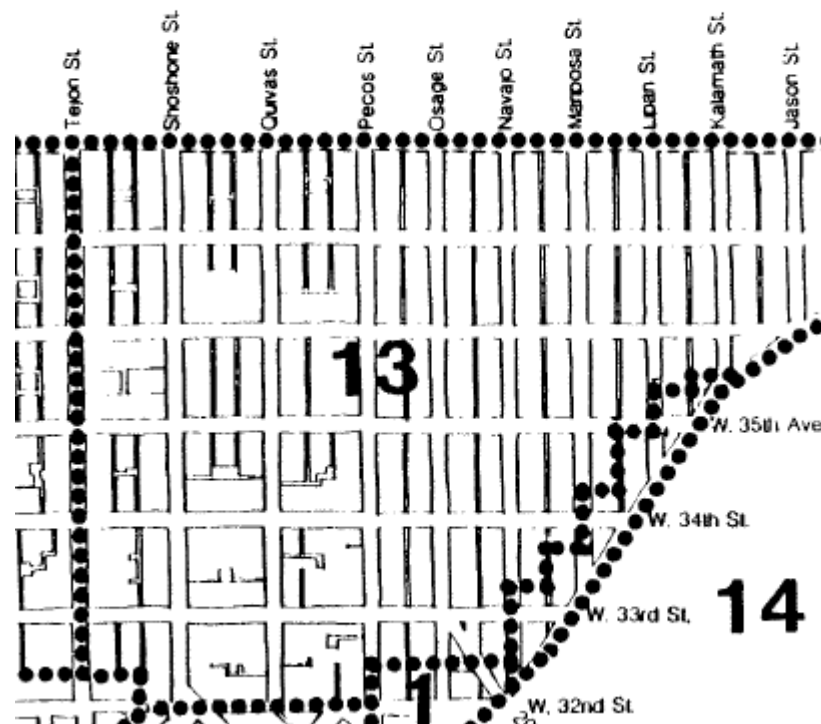
**Location:** Between Tejon Street east to the Valley Highway north of W. 32nd Avenue to W. 38th Avenue. (census tract 11.02).

**Character:** The area is predominately single family and low-moderate density residential. There are some public and quasi public buildings scattered throughout the area with industrial uses along Inca Street, Central Street, West 32nd and W. 38th Avenue.

**Suggested Heights:** Maintain building heights allowed in the R-2 zone district.

**Suggested Density:** Single family and low-moderate density residential (14.5 dwelling units per acre). New developments that are in harmony with neighborhood plan goals needing higher densities should go through the P.U.D. process.

**Suggested Land Use:** low density residential



## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
  - CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver, Highland Neighborhood 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



## 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
  - Section 12.4.10.8.A.4, “*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.
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, 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.

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