



3333 Regis Boulevard

Request: from R-5 to what CMP-EI2

Date: 12.8.2025

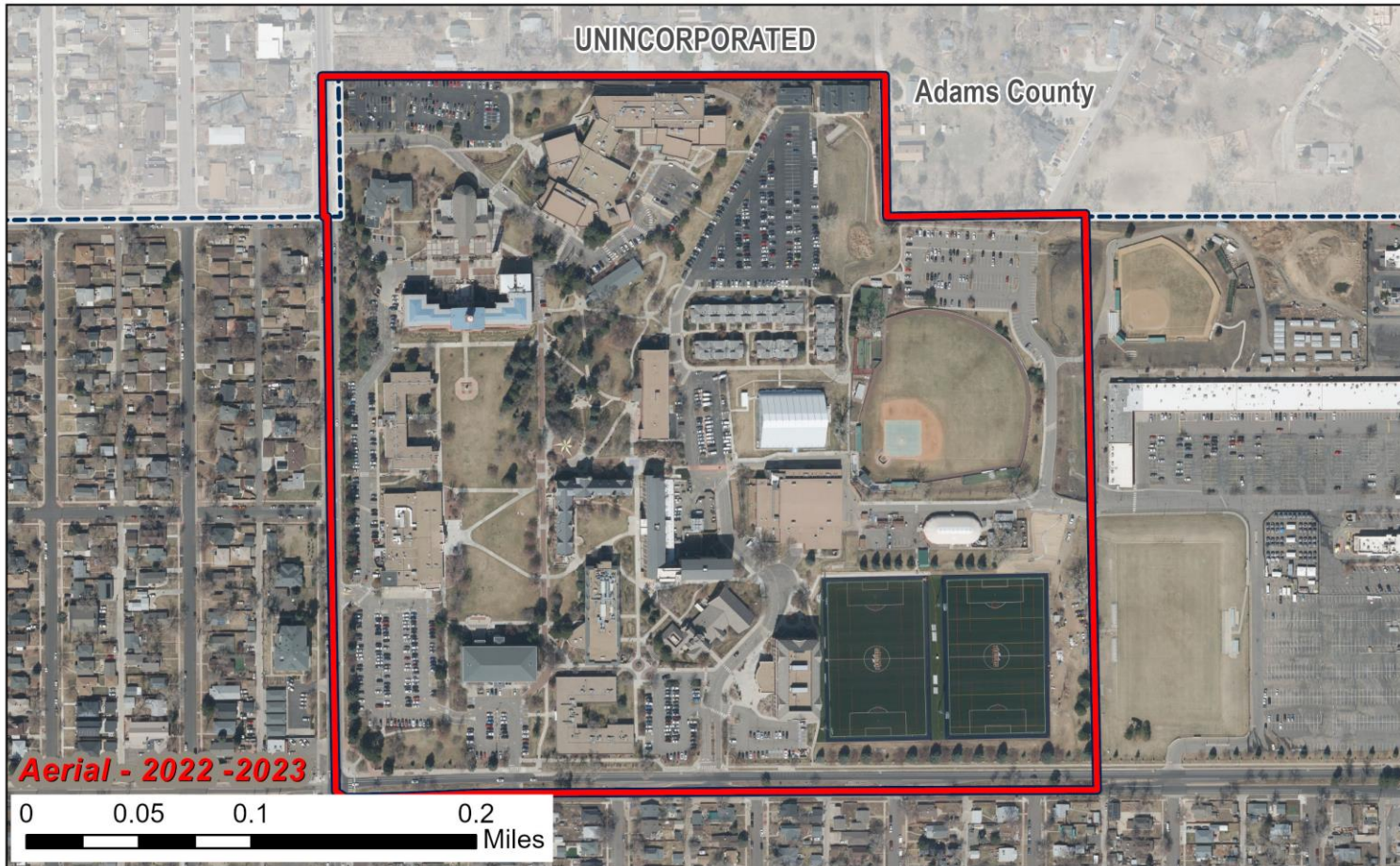
Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from R-5 to CMP-EI2



- Property:
 - ~62 acres
 - Multiple campus buildings, sports fields, and surface parking

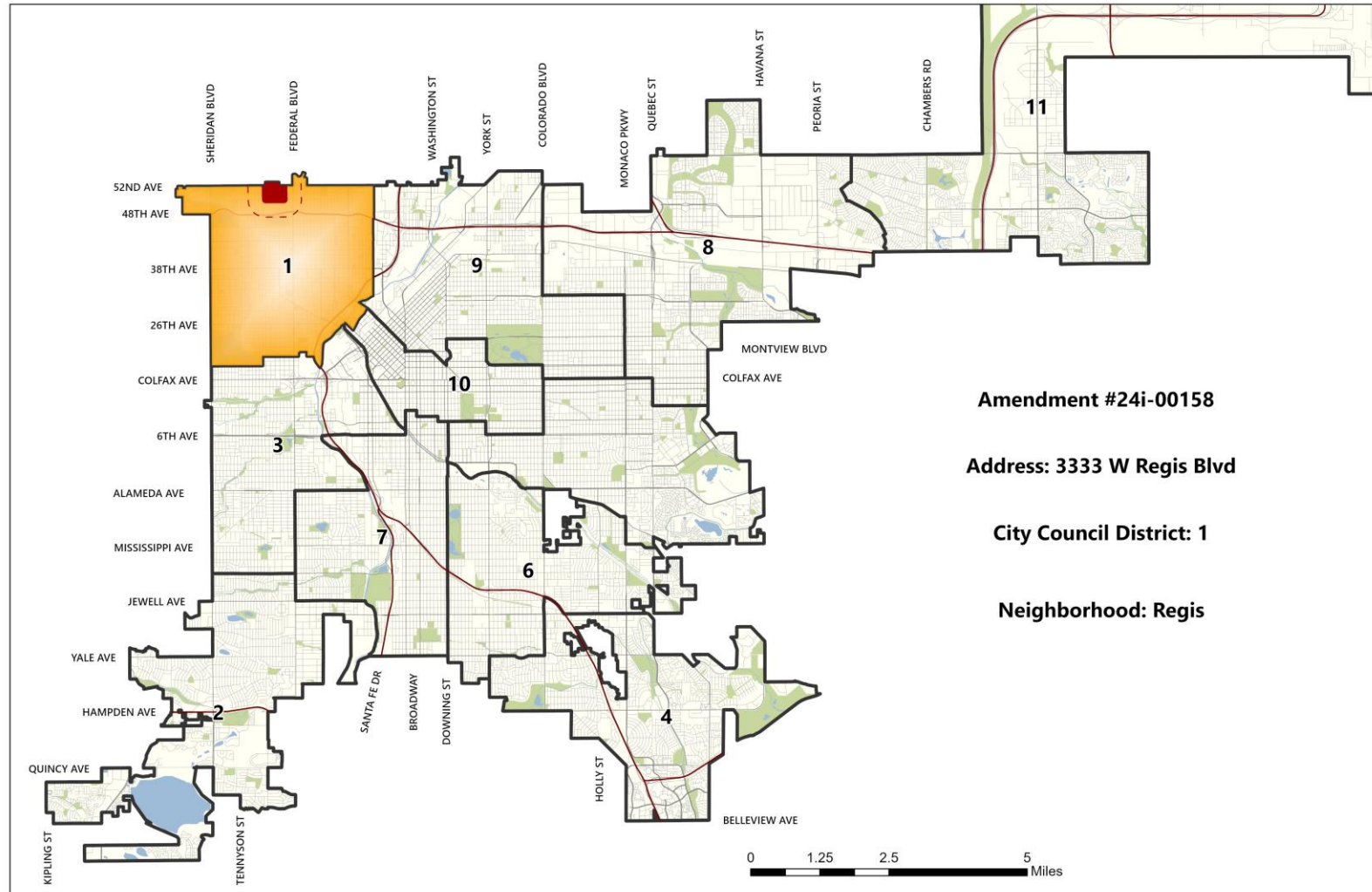
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

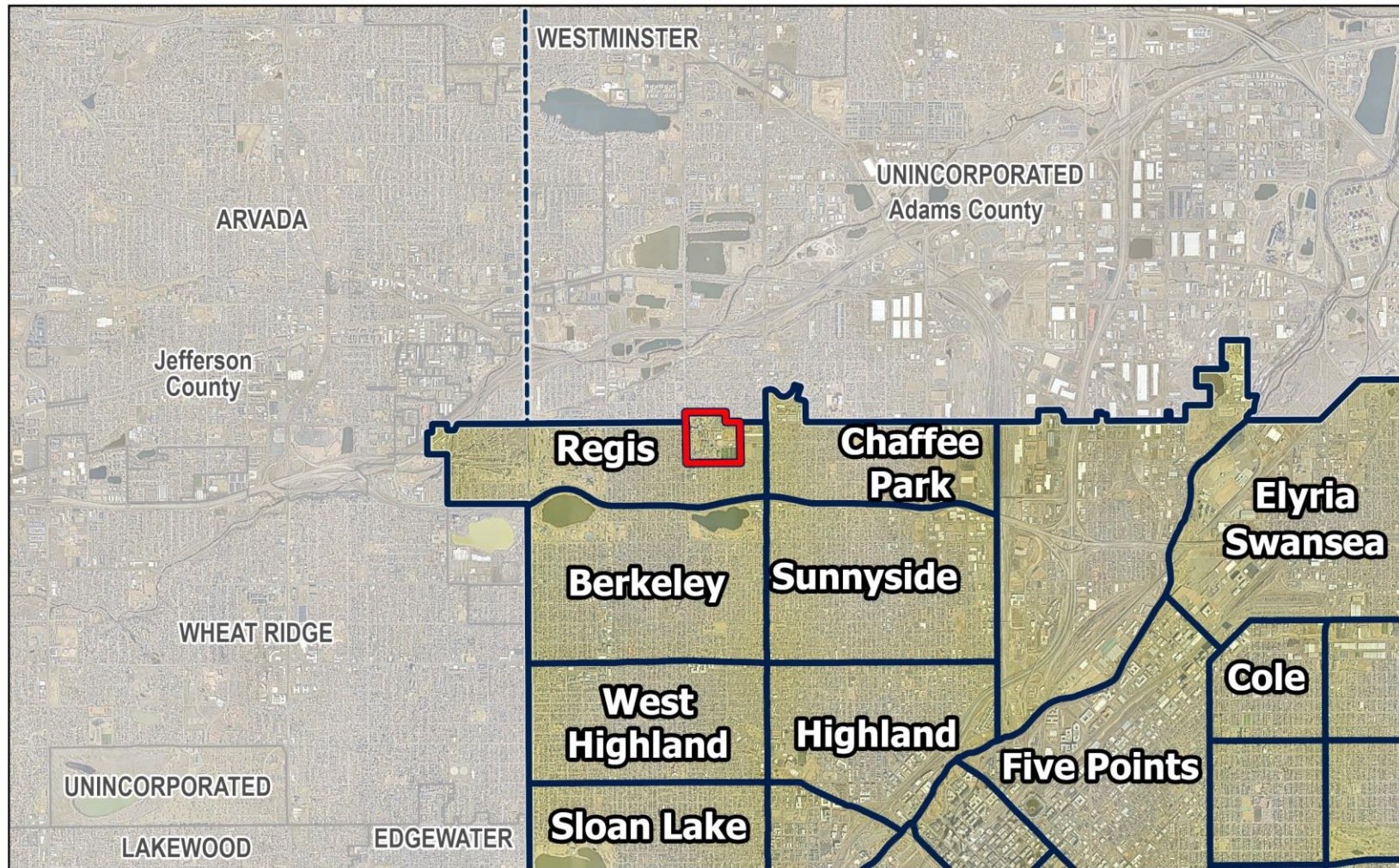
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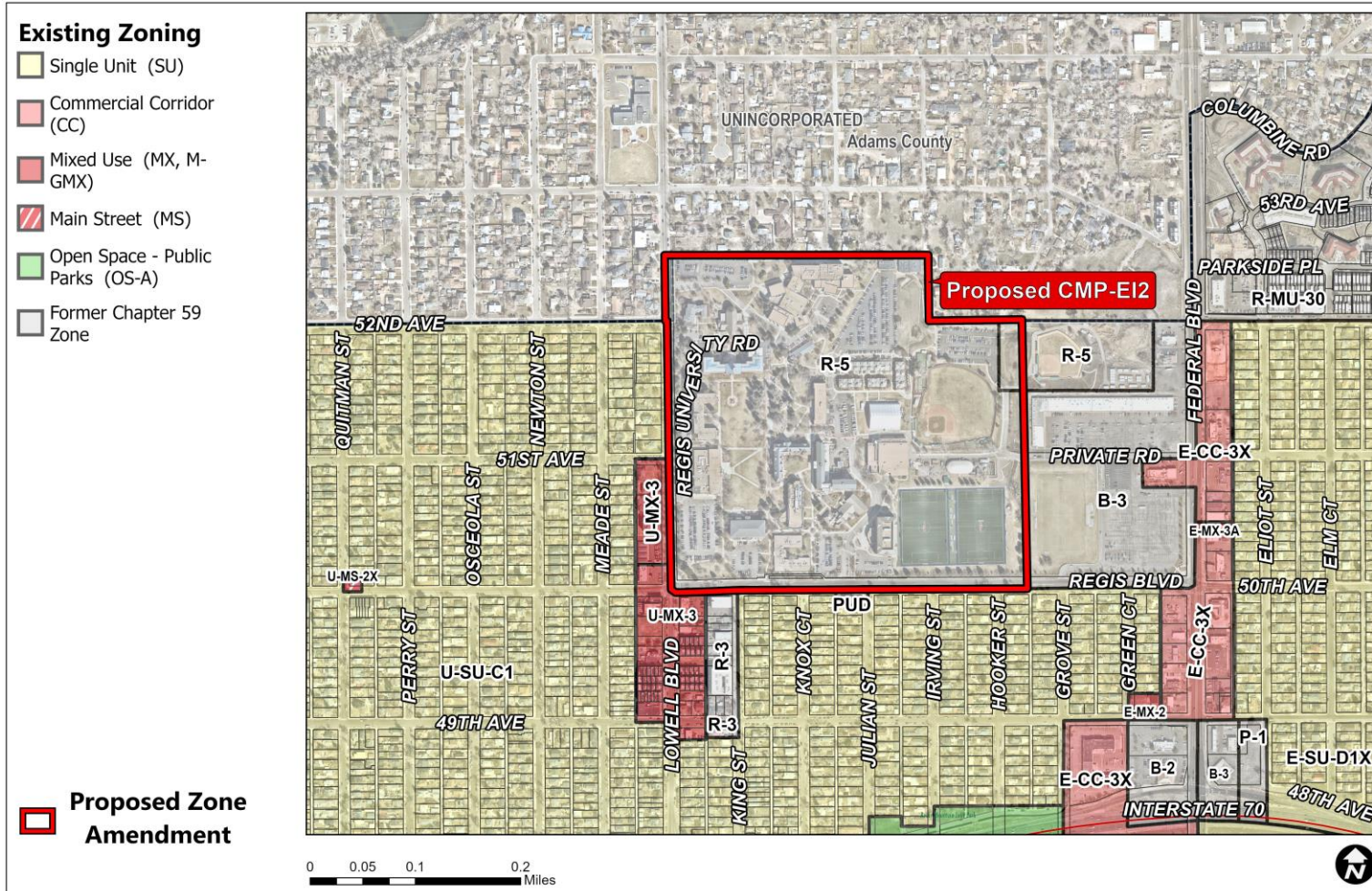
Council District 1 – Councilmember Sandoval



Statistical Neighborhood – Regis



Existing Zoning – R-5



Proximity to:

- R-5
- B-3
- U-SU-C1
- R-3
- U-MX-3

Proposed Zoning – CMP-EI2

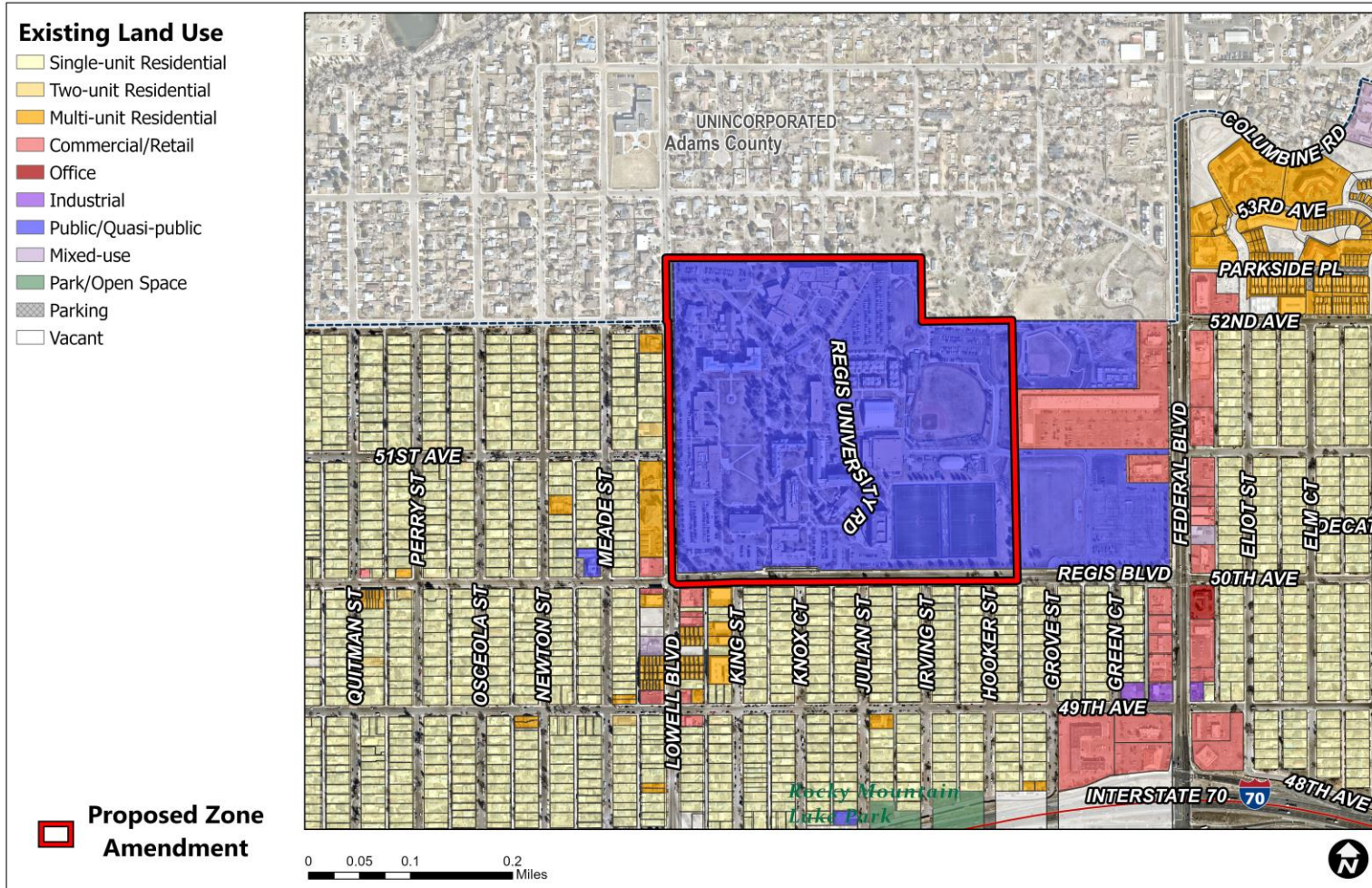
Specific Intent:

- Education institutions including colleges and universities
- Flexible placement of buildings
- Unified treatment of signs, open space, landscaping, and site elements
- CMP-EI2 applies to smaller- to medium-scale campus sites generally adjacent low-scale residential
- Uses are more limited in CMP-EI2

Building Forms:

Only the General building form

Existing Context – Land Use



Public/Quasi-public

Adjacent to:

- Public/Quasi-public
- Commercial/Retail
- Single-unit Residential
- Multi-unit Residential

Large Development Review

The eastern third of the property was reviewed for Large Development Review in November 2021. At the time CPD suggested that the property owner should consider rezoning this property into the DZC as well. The eastern third was deemed applicable for LDR but given the lack of proposed development or needed infrastructure on this site, it was not included in the LDR process.

High-Impact Development Compliance Plan

While this site is larger than 10 acres, there is no proposed development associated with the rezoning.

Agenda

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Process

- Informational Notice: **11/20/24**
- Planning Board Notice: **09/30/25**
- Planning Board Public Hearing: **10/15/25**
- Committee: **11/04/25**
- City Council Public Hearing: **12/08/25**

Public Comments

- RNOs – no letters from RNOs
- General Public – no letters from the general public

Planning Board

- Planning Board held a hearing on this item.
- The board voted unanimously to recommend approval.

Presentation Agenda

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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Comprehensive Plan 2040

Equitable, Affordable, and Inclusive

- Goal 9, Strategy D – Partner with high-education institutions to ensure residents have access to local, quality higher-education.

Comprehensive Plan 2040

Economically Diverse

- Goal 1, Strategy A – Improve economic mobility through workforce training, career development, quality education, and wealth creation.
- Goal 2, Strategy D – Ensure a broad range of jobs to align with the skills and interests of local residents.
- Goal 4, Strategy A – Develop a highly trained local workforce with the skills and knowledge to effectively compete for a diverse range of local jobs.
- Goal 4, Strategy B – Provide training and programs to connect Denverites to high quality jobs at a range of skill levels.

Denver Zoning Code Review Criteria

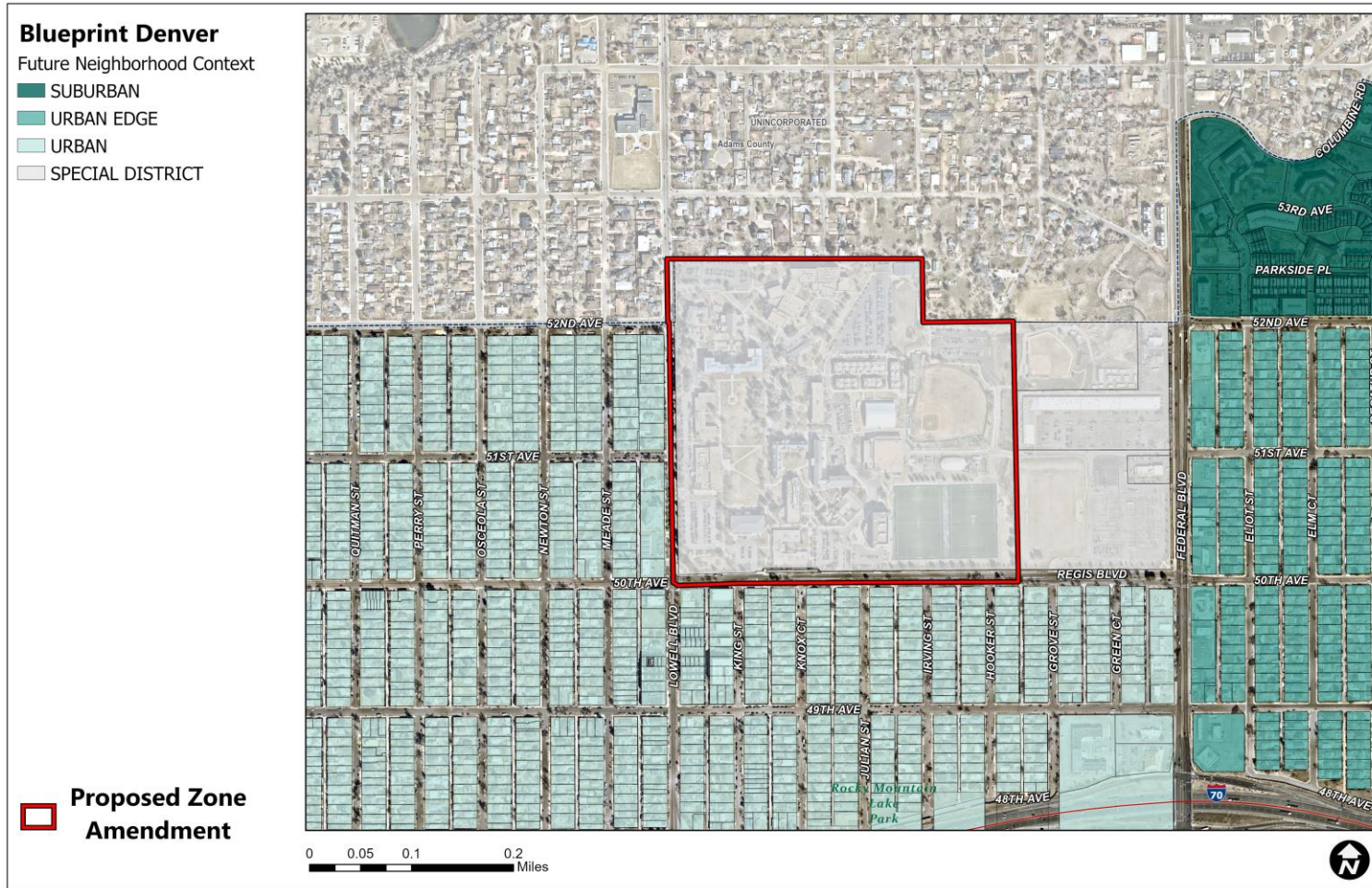
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- Comprehensive Plan 2040
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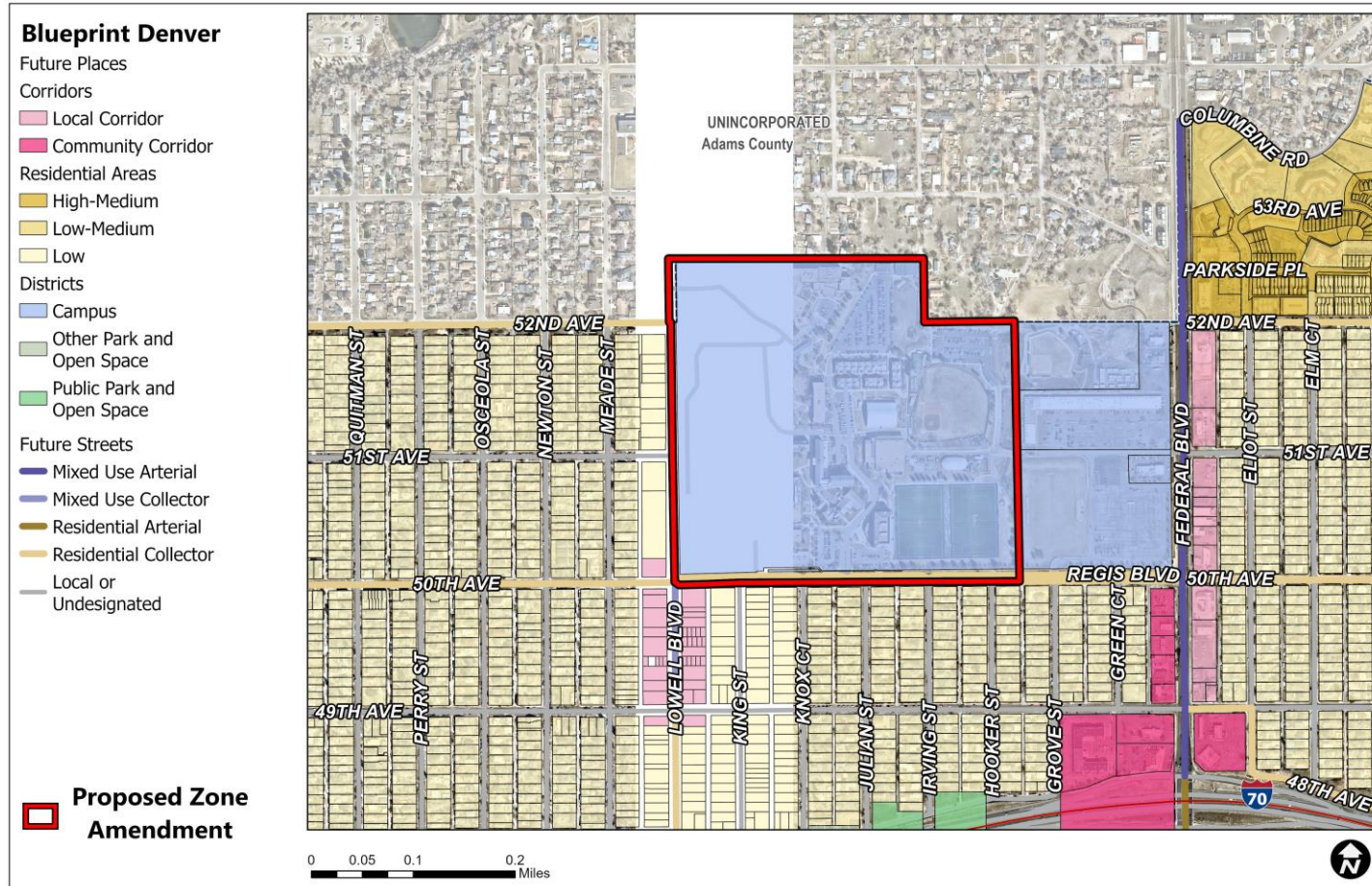
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- **District**
 - Unique contexts
 - Specially designed purpose, such as educational campuses
 - Important job centers
 - Large public space
 - Community gathering areas

Blueprint Denver 2019

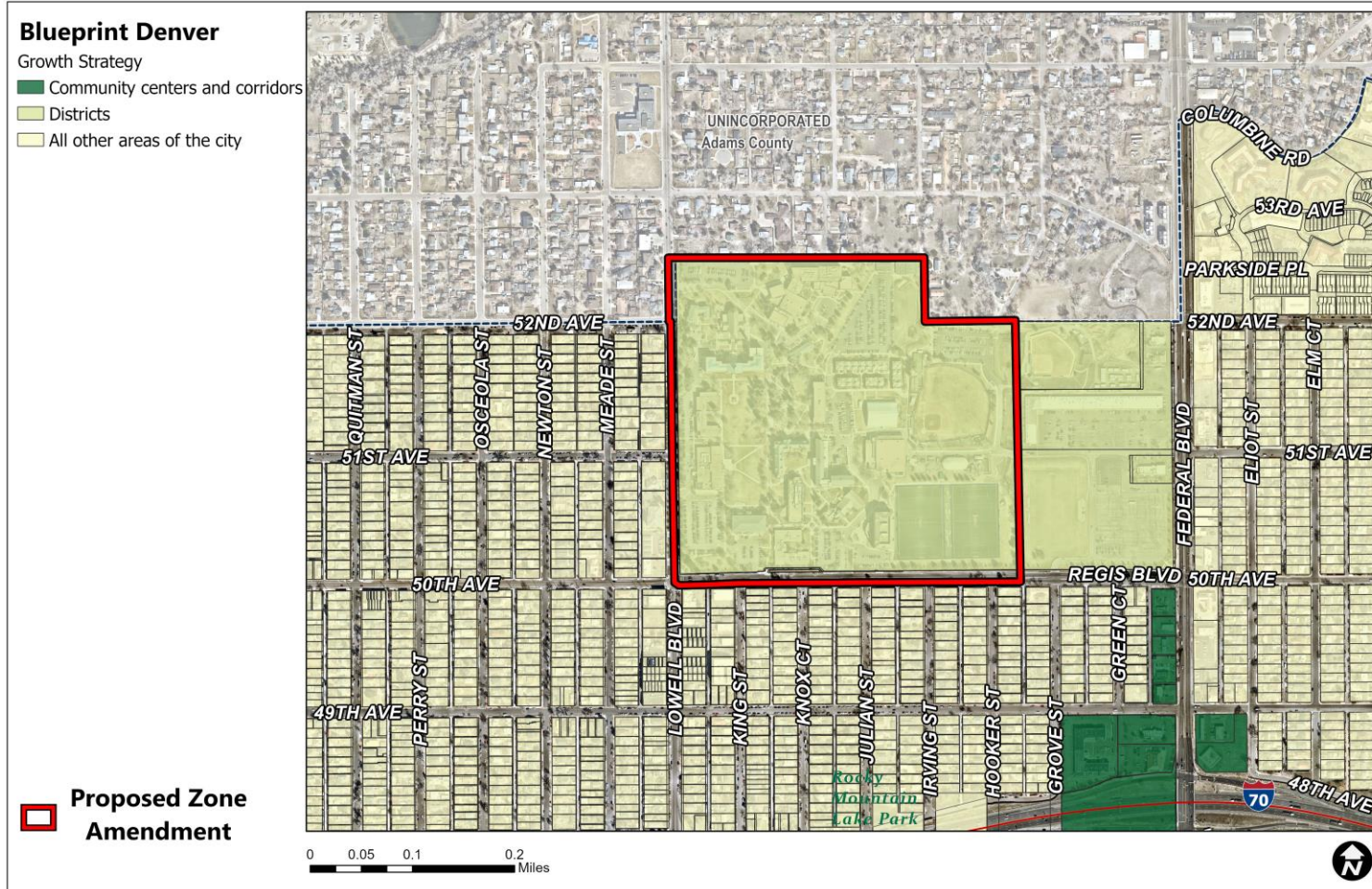


- **Campus**

- Primary purpose such as education or medical services
- Retail, restaurants, offices, and residential to support the primary use
- Dominated by a single, large, institutional user

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 2019



- **District**
 - 5% of housing growth
 - 15% of job growth

Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



Equity Analysis Summary

Factors of concern:



**Missing Middle
Housing**



**Mix of Rented and
Owned Homes**



**# of Income
Restricted Units**

The proposed zone district would allow for the further development of the campus, including additional housing, with updated design standards.

A detailed equity analysis, including site-specific measurements for each metric, and an applicant response to equity prompts are attached to the staff report.

Blueprint Denver 2019

Land Use and Built Form - General

- Policy 3, Strategy A – Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the Denver Zoning Code (DZC), including continuing to incentivize owners to come out of the old code.

Blueprint Denver 2019

This application addresses climate by:

- Promoting infill development
- Encouraging growth within the campus
- Campuses are mixed-use settings where people live, work, and find entertainment within a walkable environment

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of adopted plans
- Continuation of an existing campus
- Updating design requirements

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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CPD Recommendation

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

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent