



1550 W Colfax Ave and 1400 Cottonwood Street

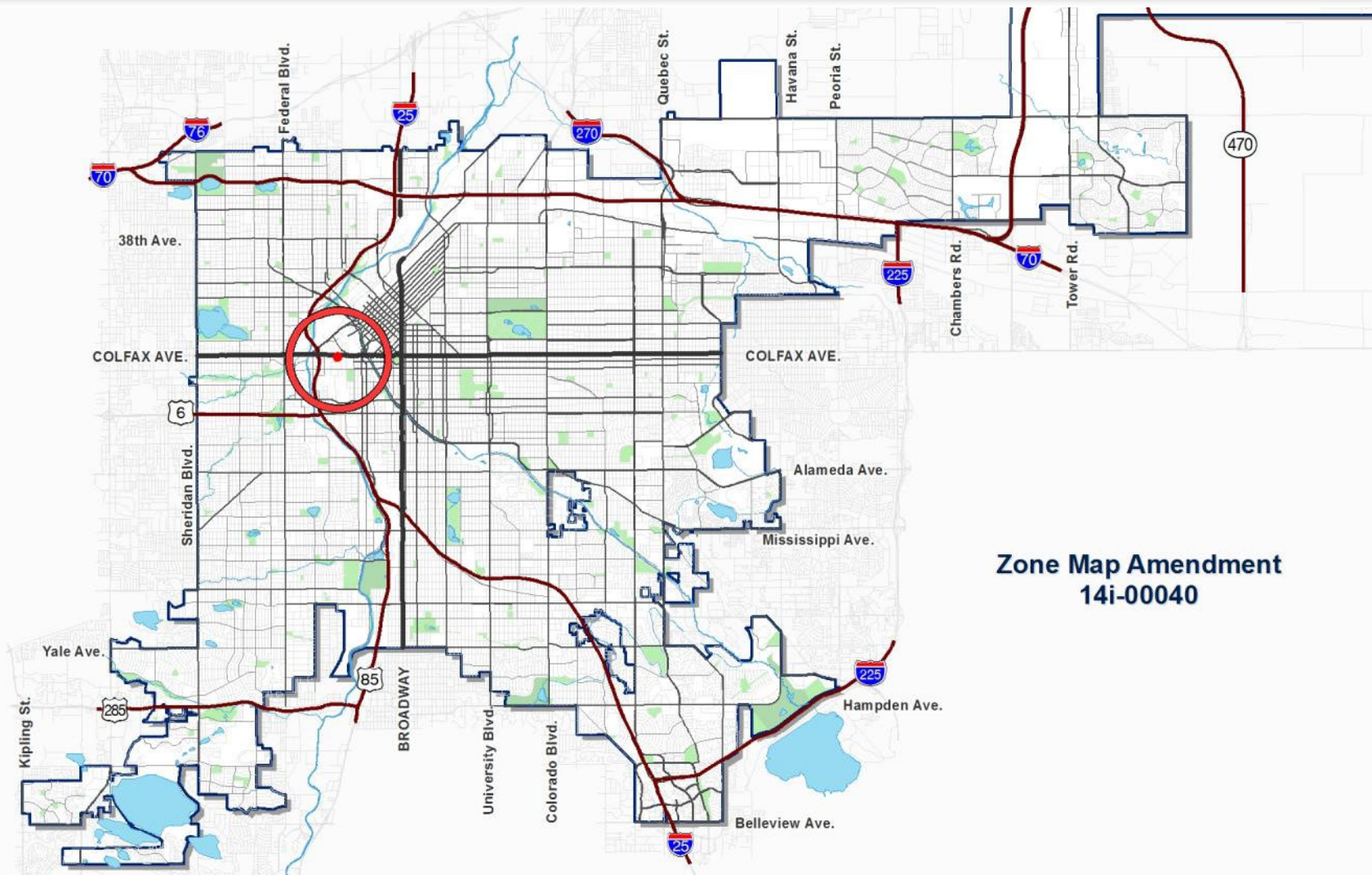
I-MX-5, UO-2 to CMP-EI, UO-2

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



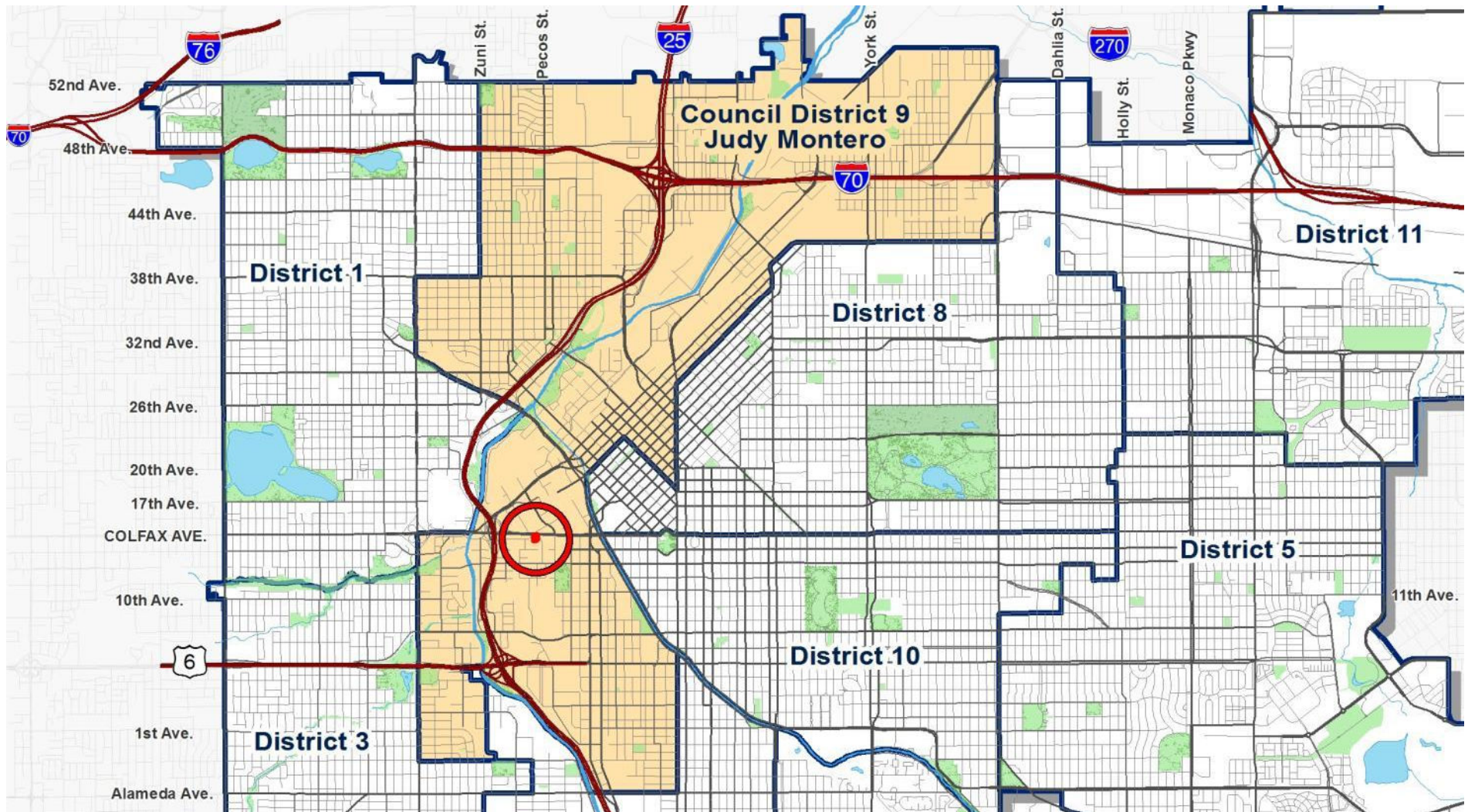
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1550 W. Colfax Ave and 1400 Cottonwood Street



**Zone Map Amendment
14i-00040**

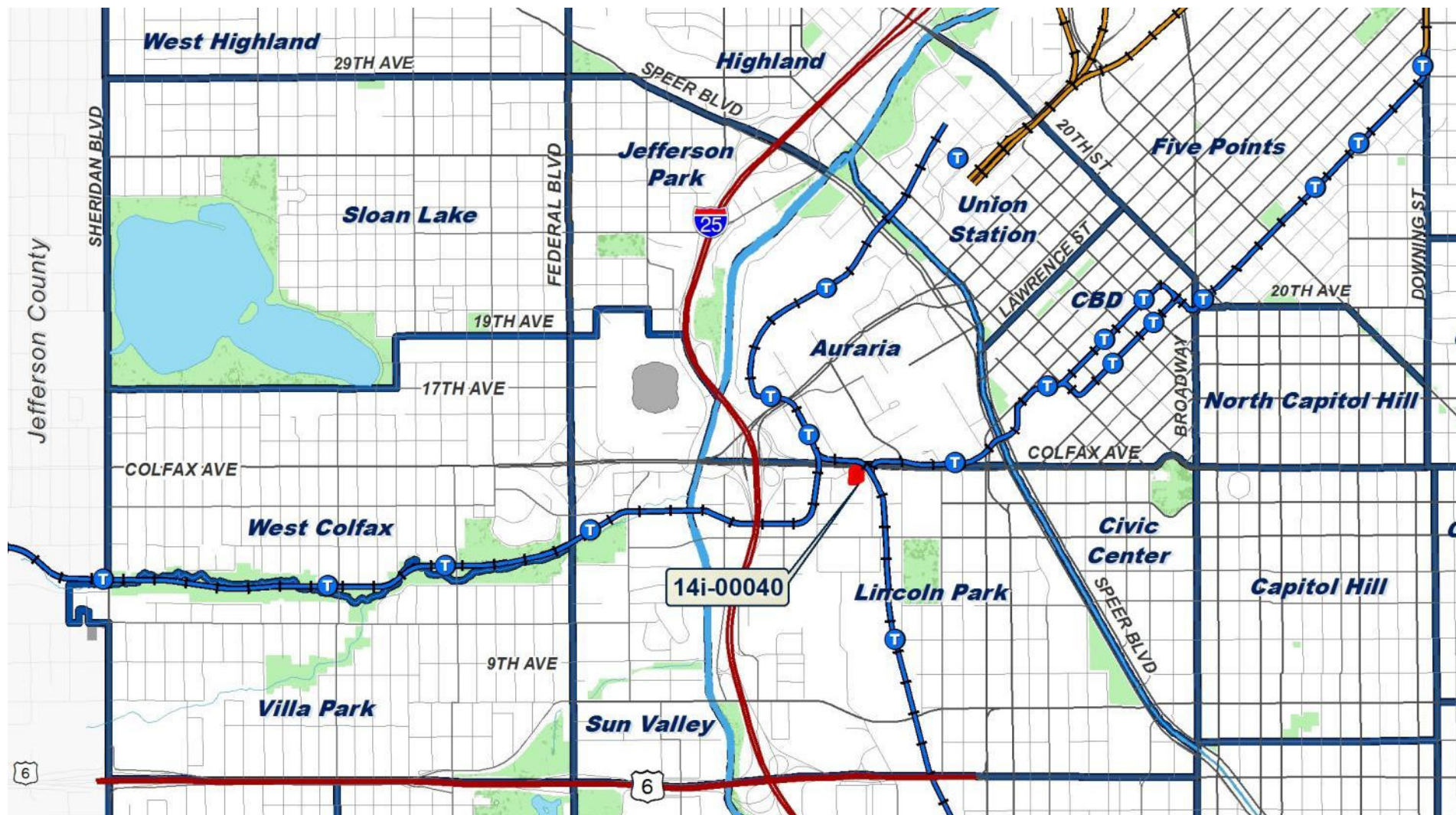
Council District 9 - Montero





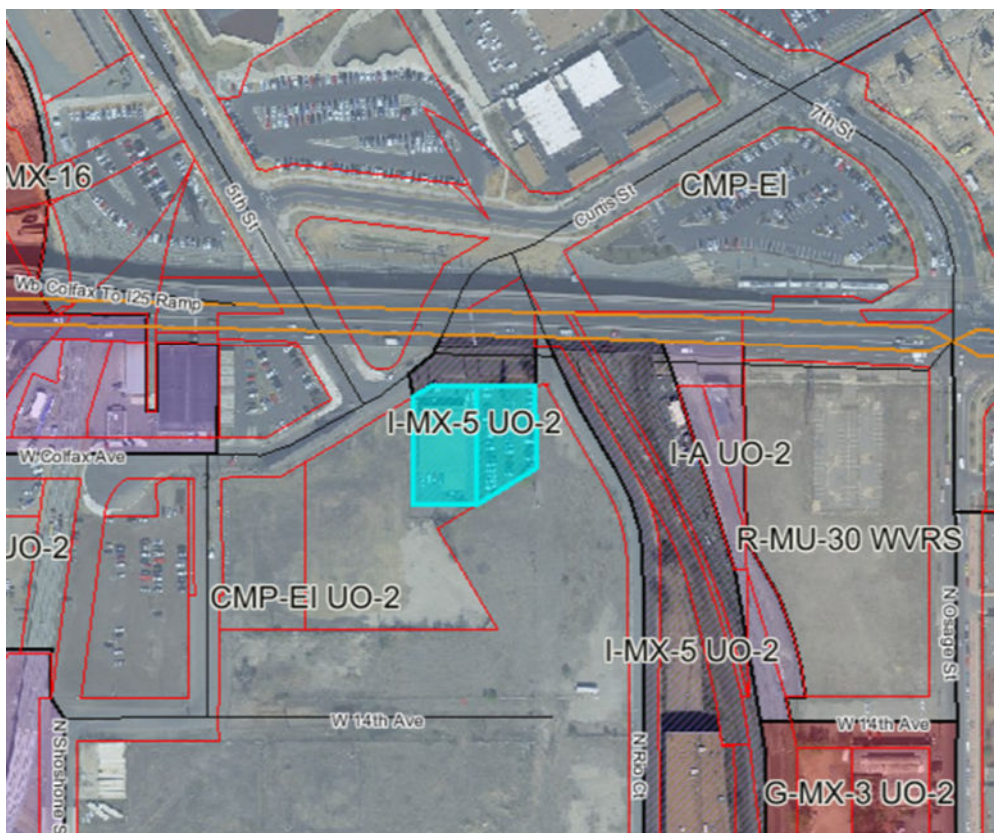
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Lincoln Park Statistical Neighborhood





- Immediately south of Colfax viaduct
- Auraria Higher Education Center campus to the north
- Auraria West light rail station to the north



- Property: 0.8 acres
- Property Owner:
 - Requesting rezoning to so that both properties match the campus zoning for the Auraria Higher Education Center campus
- Rezone from I-MX-5, UO-2 to CMP-EI, UO-2



Request: CMP-EI, UO-2

Campus special context - Education/Institution

Use Overlay – 2 (Billboard Use Overlay)

Article 9, Special Contexts and Districts
Division 9.2 Campus Context

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 accommodates 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.

9.2.4.2 Design Standards

A. Applicability

All development in the CMP-EI, EI2 Zone Districts.

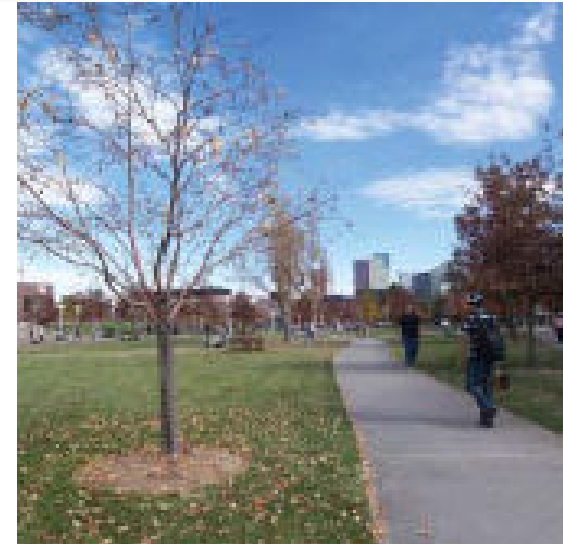
B. General Standards

1. **Campus Design Standards**
Campus design review processes and standards (such as those outlined in campus master plans, design guidelines, or neighborhood plans) that address campus building height transitions, architectural elements, parking plans, and vehicular and pedestrian access shall be applied during Site Development Plan Review where available.
2. **Zone Lots**
The Zoning Administrator shall designate the campus zone lot boundaries including one or more primary streets, alleys, and rights-of-way. Designation of the zone lot boundaries shall be consistent with the zone lot standards stated in Section 13.1.2.1, Zone Lot - Rules of Measurement and Division 1.2, Zone Lots. The area shall include the primary use in addition to all expected accessory uses, including auxiliary office, residential service and other campus support uses.
3. **Reference to Article 10 Design Standards**
Refer to the following Divisions for other applicable design standards:
 - a. Parking and Loading; Division 10.4
 - b. Landscaping, Screening, Fences and Walls; Division 10.5
 - c. Site Grading; Division 10.6
 - d. Outdoor Lighting; Division 10.7
 - e. Signs; Division 10.10

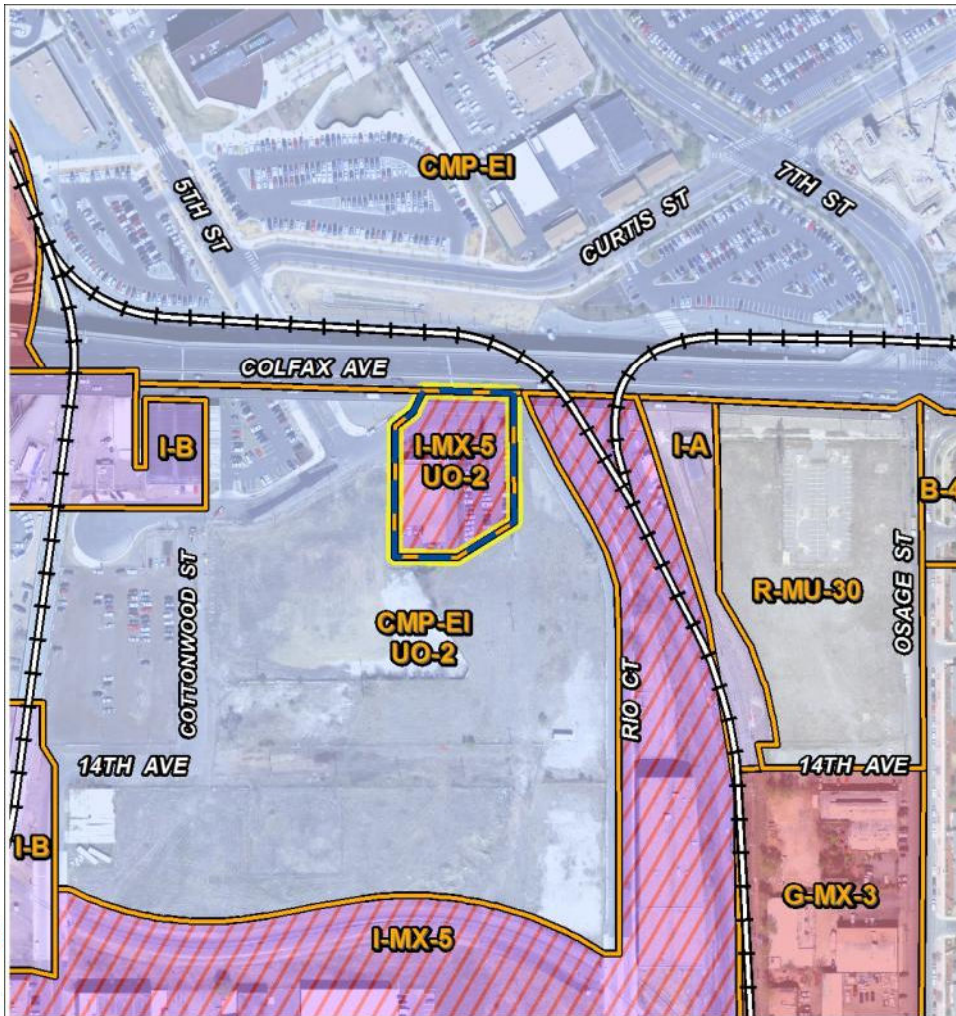
Amendment 5

DENVER ZONING CODE
June 25, 2010

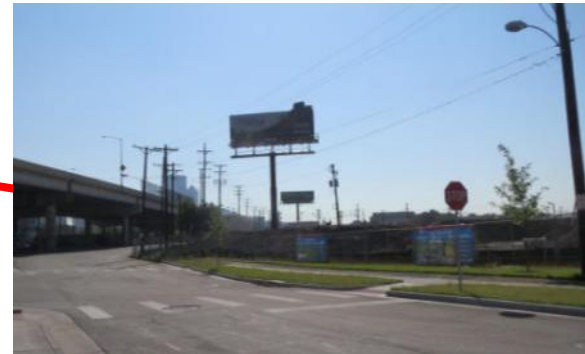
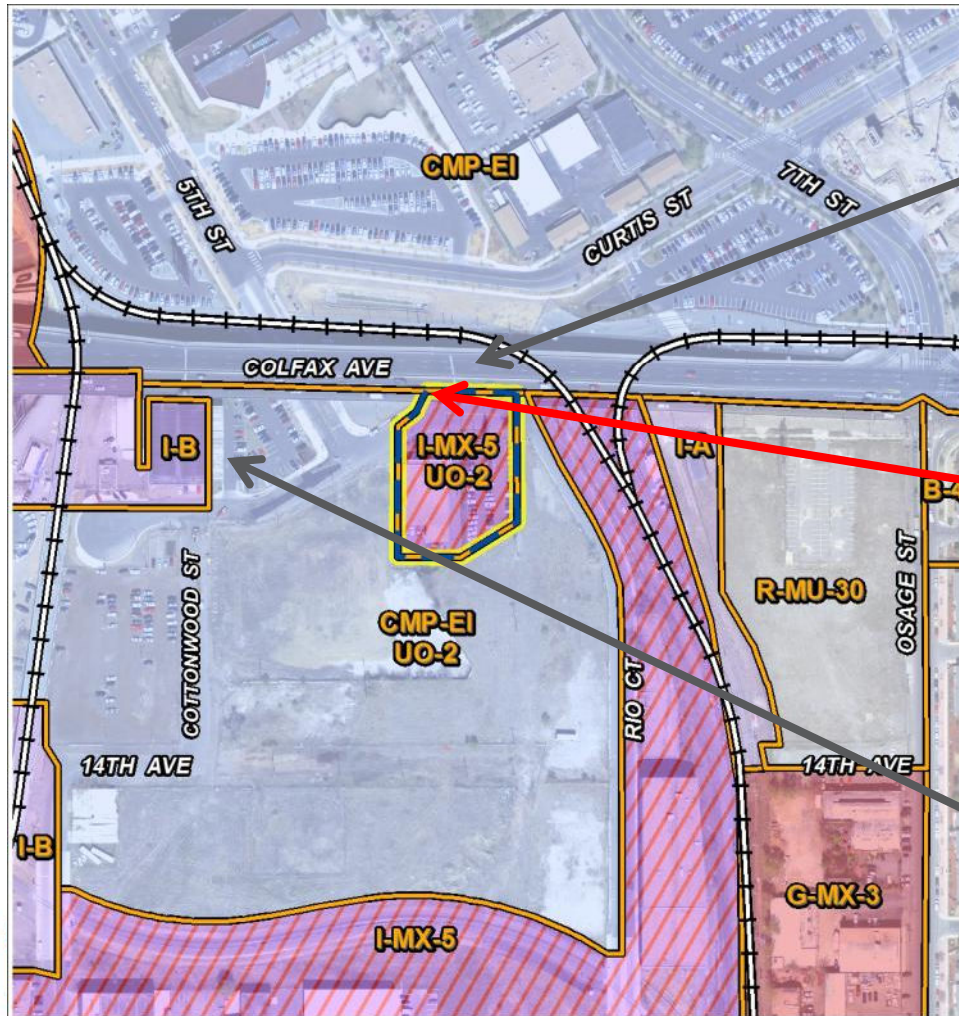
9.2-1



Existing Context – Zoning



Existing Context – Building Form/Scale



- Planning Board – August 6, 2014
- NAP Committee – September 17, 2014
- City Council
- Public Outreach
 - RNOs – no comments received
 - Notification signs posted on property 15 days prior to Planning Board Public Hearing

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
- Small Area Plans: La Alma/Lincoln Park Neighborhood Plan; Auraria West Station Area Plan

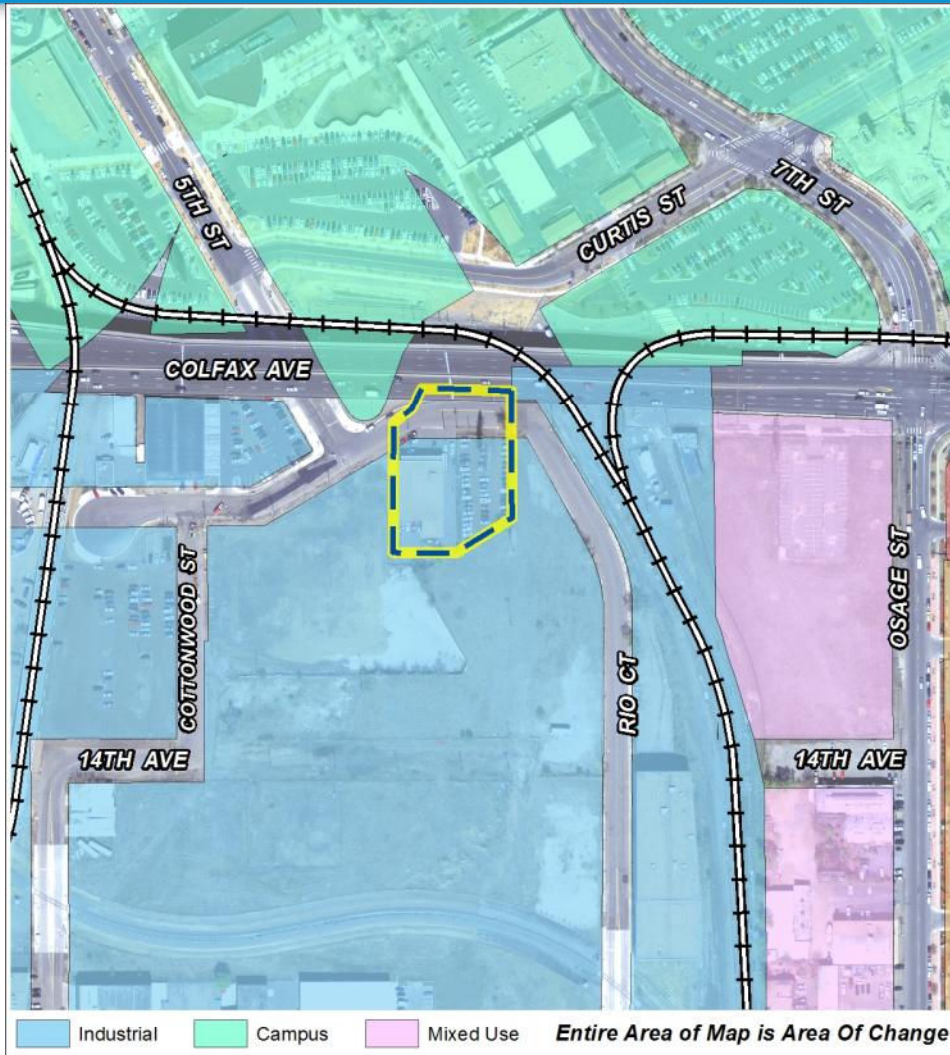
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

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

- **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.*



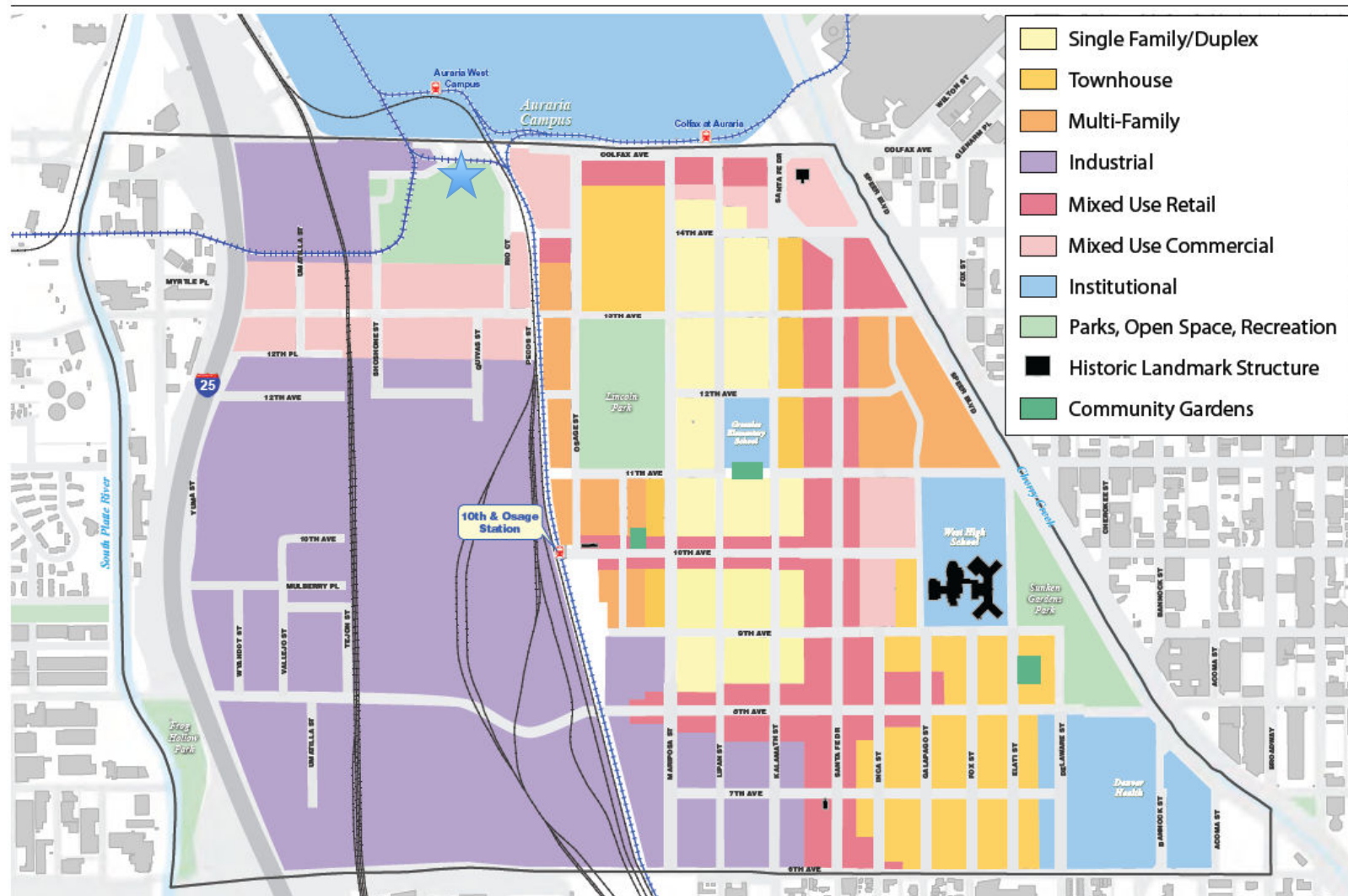
- Land Use: Industrial
- Area of Change
- W. Colfax is Mixed Use Arterial



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La Alma Lincoln Park Neighborhood Plan

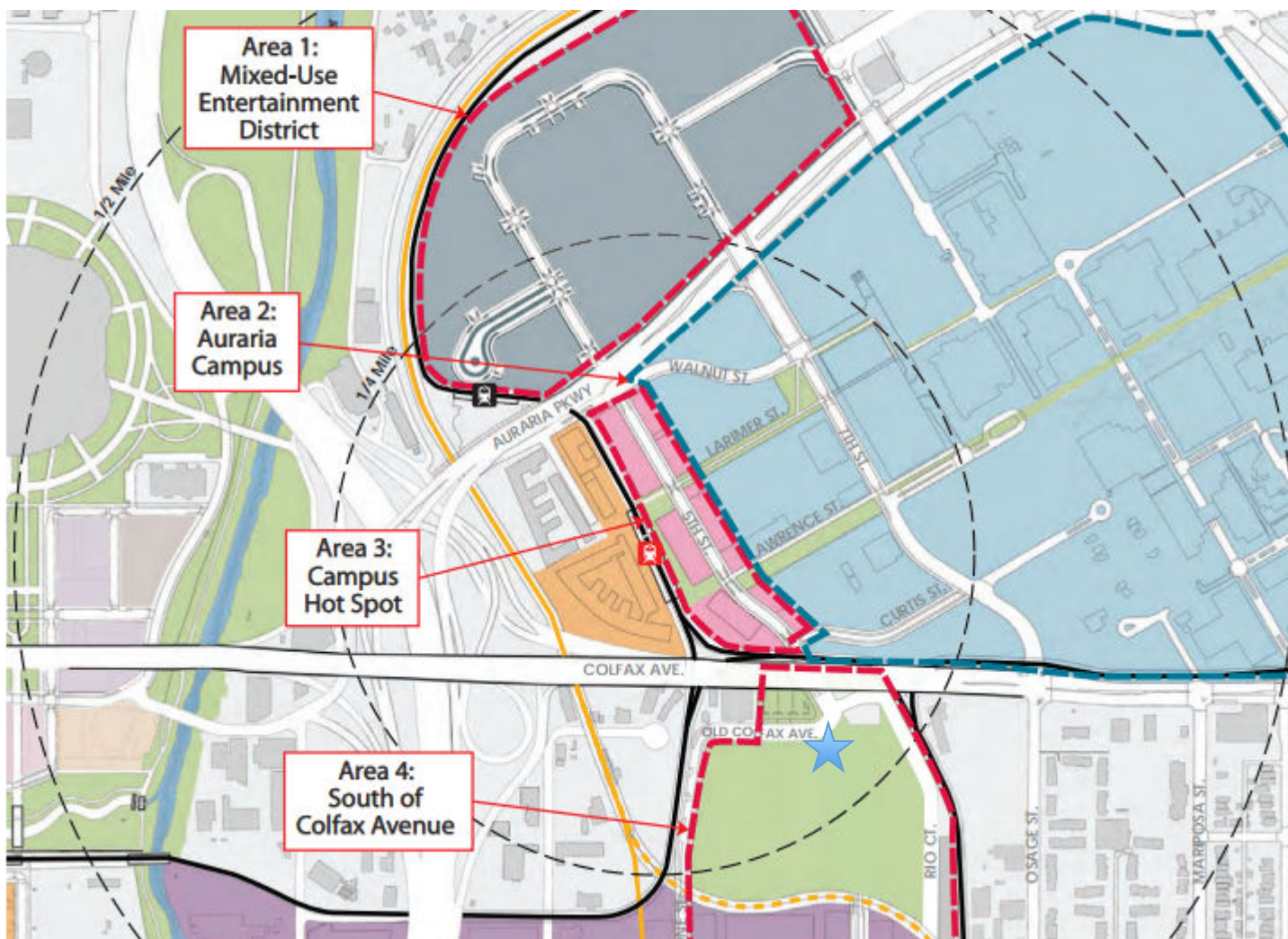
La Alma/Lincoln Park Neighborhood Plan – Framework Plan





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Auraria West Station Plan 2009



Auraria Higher Education Center Master Plan Update 2012



Figure 2.9: 2012 Master Plan

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
 - Changed or changing conditions
 - CPD finds this criteria is met – ownership has changed and new plans have been adopted that show the land as part of the AHEC campus
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 Campus Education/Institution zone districts are intended for educational institutions, allowing flexible placement of buildings and unified treatment of site elements while providing compatible transitions between the campus and adjacent 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