



**DENVER**  
THE MILE HIGH CITY

# National Western Center Zoning CMP-NWC

Text Amendment (2015I-00066), CMP-NWC

Map Amendment (2015I-00057)

From: I-B, UO-2; I-A, UO-2; I-MX-3, UO-2; CMP-ENT, UO-2

To: CMP-NWC, UO-2

Neighborhoods and Planning Committee

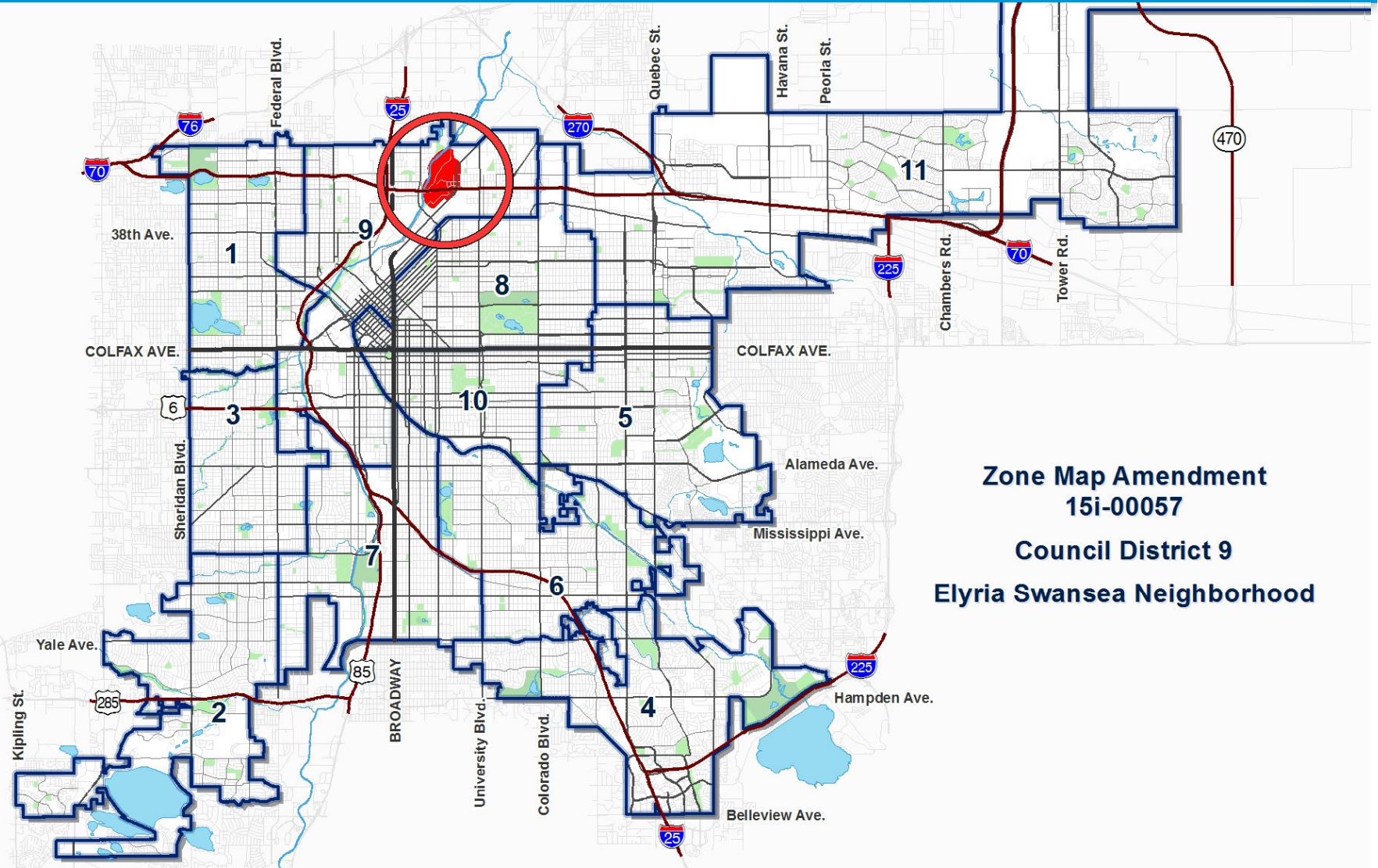
5/13/15

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# Location



**Zone Map Amendment  
15i-00057  
Council District 9  
Elyria Swansea Neighborhood**



# Community Partners

- The National Western Center Partners:



- Community partners include the dedicated members of the National Western Center Citizen's Advisory Committee.
- This Map and Text Amendment was initiated by Brad Buchanan, Executive Director of Community Planning and Development and Kelly Leid, Executive Director of the North Denver Cornerstone Collaborative



# Purpose of Text & Map Amendment

- To Implement the Denver Comprehensive Plan 2000 and Blueprint Denver (2002) goals and objectives.
- To initiate the implementation the recently adopted Globeville (2014) and Elyria and Swansea (2015) Neighborhood Plans.
- To initiate the implementation of the National Western Center Master Plan (2015)
- No existing zone district in the Denver Zoning Code will implement the vision of the plans above.  
Therefore a text and map amendment is necessary.

December 1, 2014	Adoption of the Globeville Neighborhood Plan.
January-March 2015	Preliminary discussions about zoning and best approach to implementing the Master Plan.
February 23, 2015	Adoption of the Elyria and Swansea Neighborhoods Plan.
March 9, 2015	Adoption of the National Western Center Master Plan.
February 28, 2015	CPD presented summary of amendments to INC-ZAP.
March 5 – April 16	CPD and NDCC met with the National Western Center Citizen’s Advisory Committee seven times to discuss all aspects of the text and map amendments.
March 30, 2015	Draft posted to CPD website - Email notice to all RNOs.
April 14, 2015	Public Notification sent for April 29, 2015 Planning Board Public hearing. Notice emailed to all RNOs and signs were posted throughout subject rezoning area.
April 29, 2015	Planning Board Public Hearing – unanimous vote for approval with condition
May 13, 2015	Neighborhoods and Planning Committee
June 1, 2015	City Council First Reading



# NWC Entitlement Process from Planning to Building

National Western Center Master Plan

Zoning Text and Map  
Amendment

Design Standards and  
Guidelines – Structures  
and open space

Site Plan

Build

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- Components of a Zone District
  - Context
  - Zone District Standards
    - Building Form Standards
  - Uses and required Minimum Parking
  - General Design Standards
    - Landscaping
    - Signage

- Denver Zoning Code Division 9.2,  
Campus Context
  - Exiting Campus districts in the Denver  
Zoning Code
    - CMP-H (Campus – Healthcare)
    - CMP-EI (Campus – Education and Institution)
    - CMP-ENT (Campus – Entertainment)





# Proposed Text Amendment

- Zone District: Campus – National Western Center (CMP-NWC)
  - Only applicable to the NWC as identified in the primary study area of the Master Plan. There is only one NWC.



# Proposed Text Amendment

- Building form standards
  - Similar to those found in other Campus zone districts.
  - Height transitions from to surrounding residential
  - Public Realm and Design Standards and Guidelines will be created for the entire Campus in the future to further define the design of buildings and open spaces – *not as part of this current zoning effort*

- Allowed uses include agricultural activities, cultural, research and educational uses, entertainment, civic, public and institutional uses, recreational, residential, commercial uses, and uses associated with meeting the energy waste and water

goals.  
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Article 9. Special Contexts and Districts  
Division 9.2 Campus Context

KEY: \* = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement - # of spaces per unit of measurement • Bicycle Parking Requirement - # of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	APPLICABLE USE LIMITATIONS			
		CMP-H CMP-H2	CMP-E1 CMP-E12	CMP-ENT	
<b>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USE CLASSIFICATION</b>					
Basic Utilities	Utility, Major Impact* • Vehicle: 5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: 3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center • No Parking requirements	L-ZP	L-ZP	P-ZP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	
Community/ Public Services	Postal Facility, Neighborhood	NP	NP	NP	
	Postal Processing Center	NP	NP	NP	
	Public Safety Facility • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	
	Hospital	P-ZP	NP	NP	
	Correctional Institution	NP	NP	NP	
Cultural/Special Purpose/ Public Parks & Open Space	Cemetery*	NP	NP	NP	
	Library • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	
	Museum • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	
	City Park* Open Space - Recreation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	
Education	Open Space - Conservation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	
	Elementary or Secondary School • Vehicle: 1/1,000 s.f. GFA • Bicycle - High School: 1/ 5,000 s.f. GFA (0/100) • Bicycle - All Others: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	
	University or College • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	
Public and Religious As- sembly	Vocational or Professional School • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	
	All Types • No Parking Requirements	P-ZP	P-ZP	P-ZP	

9.2-32 | DENVER ZONING CODE  
June 25, 2010 | Republished April 7, 2014

Use table example



# Proposed Text Amendment

- Landscaping
  - Required as part of the base zone district
    - Additional landscaping standards will be created in subsequent Public Realm and Design Standards and Guidelines.
- Signage
  - Sign standards are consistent with other Campus Zone Districts, specifically CMP-ENT.



# Proposed Map Amendment

- The new CMP-NWC zone district will be mapped only to properties owned by the National Western Association or the City and County of Denver.
- Additional map amendments will be necessary in the future as additional property is acquired for the build-out of the National Western Center Master Plan.





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- Area Proposed for Re-zone to CMP-NWC  
(owned by the Western Stock Show Association or City and County of Denver)

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# Staff Recommendation Text Amendment

## CPD recommends approval based on finding that criteria have been met

1. Consistency with Adopted Plans
2. Furthers the Public Health, Safety and General Welfare
3. Results in Regulations that are Uniform within Each Zone District



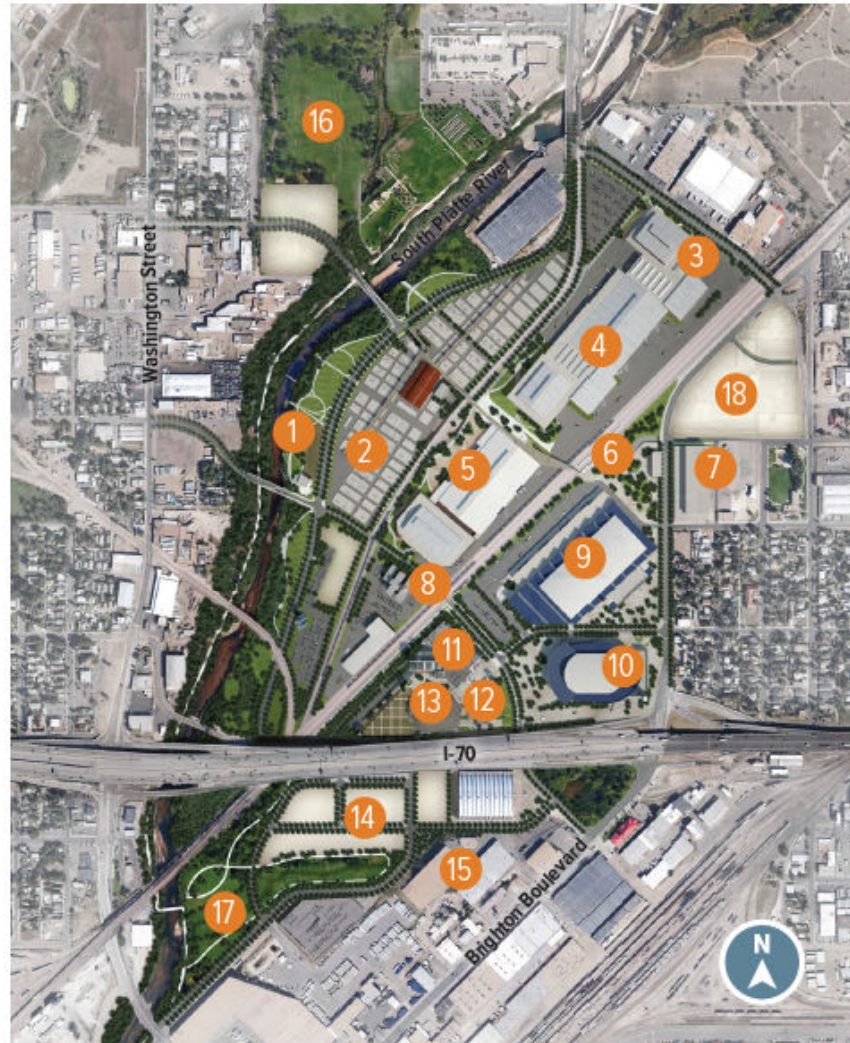


# Staff Recommendation Map Amendment

## CPD recommends approval based on finding that criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstance
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Future facilities envisioned by the National Western Center Master Plan.



Illustrative Master Plan

## Key Site Elements

- 1 Water Resources Center and South Platte Riverfront
- 2 Stockyards/Event Pavilion
- 3 CSU Equine Sports Medicine Clinic
- 4 Equestrian Center
- 5 Livestock Center
- 6 NWC Transit Station
- 7 Shared Use/TOD Parking Structure
- 8 Livestock Exchange Building/Flex Space
- 9 Trade Show/Exhibition Hall
- 10 New Arena
- 11 CSU Center
- 12 Colorado Commons
- 13 Stadium Arena Market
- 14 Coliseum Redevelopment
- 15 Forney Transportation Museum
- 16 Northside Park/Heron Pond
- 17 Globeville Landing Park
- 18 Future Transit Oriented Development

### National Western Center Partners

