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# 2950 Tennyson & 4421 W. 29th

Request: From R-5 and B-2 to CMP-EI2

Date: 11.18.2024

Presenter: Tony Lechuga

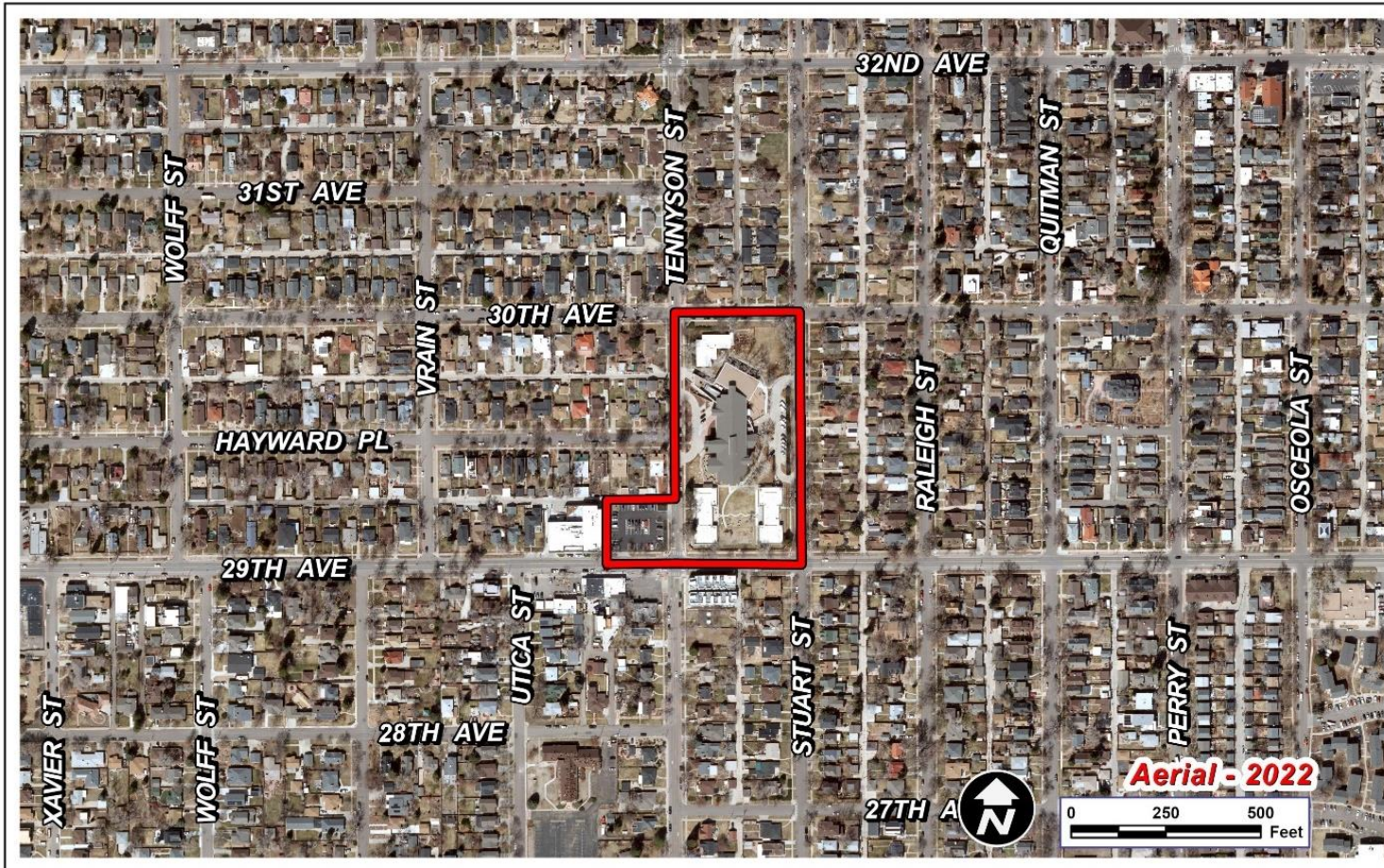
# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria





# Request: from R-5 and B-2 to CMP-EI2



- Property:
  - 4.34 acres
  - Surface parking lot
  - Tennyson Center for Children; includes multiple buildings up to 54 feet in height

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

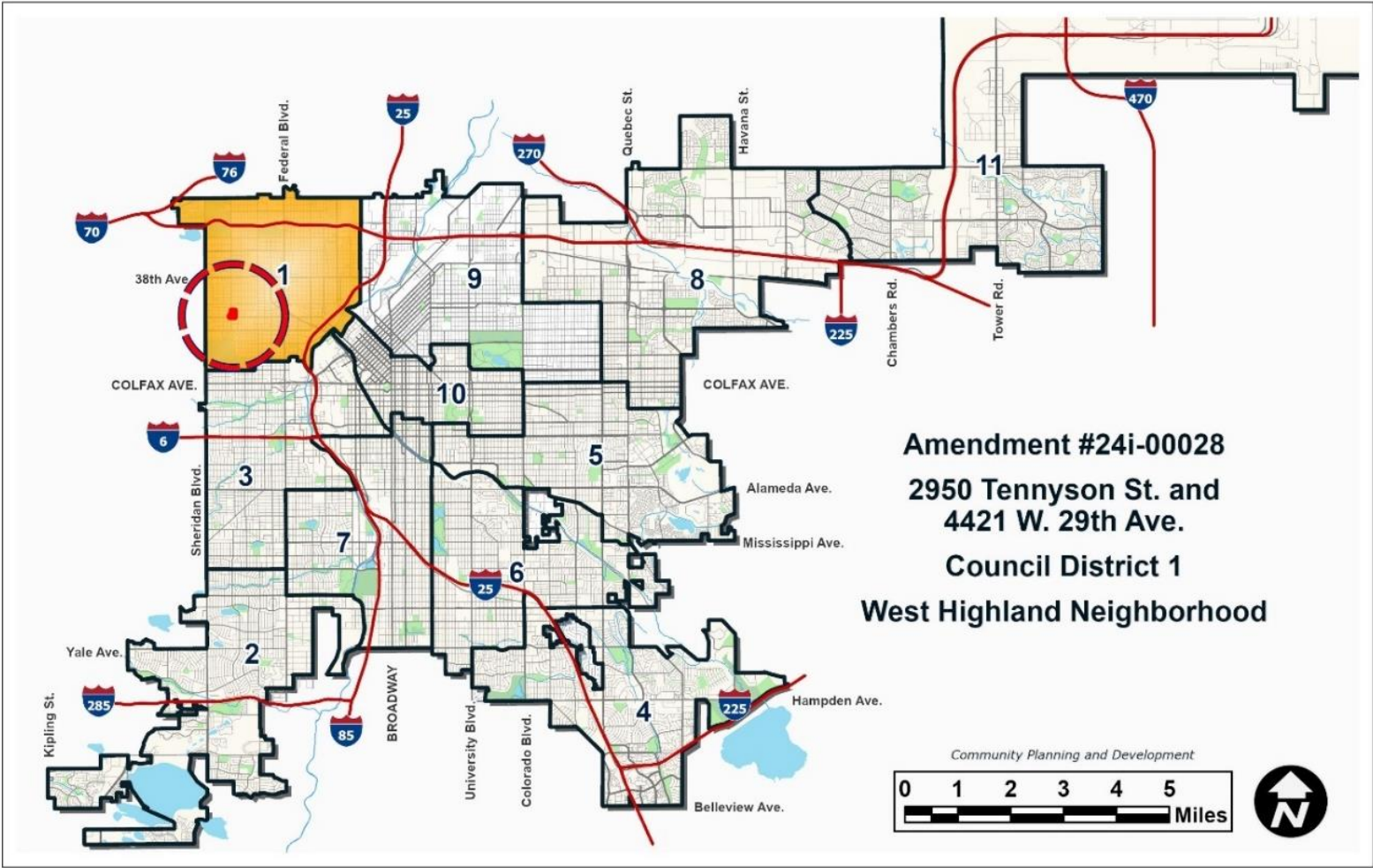


# Presentation Agenda

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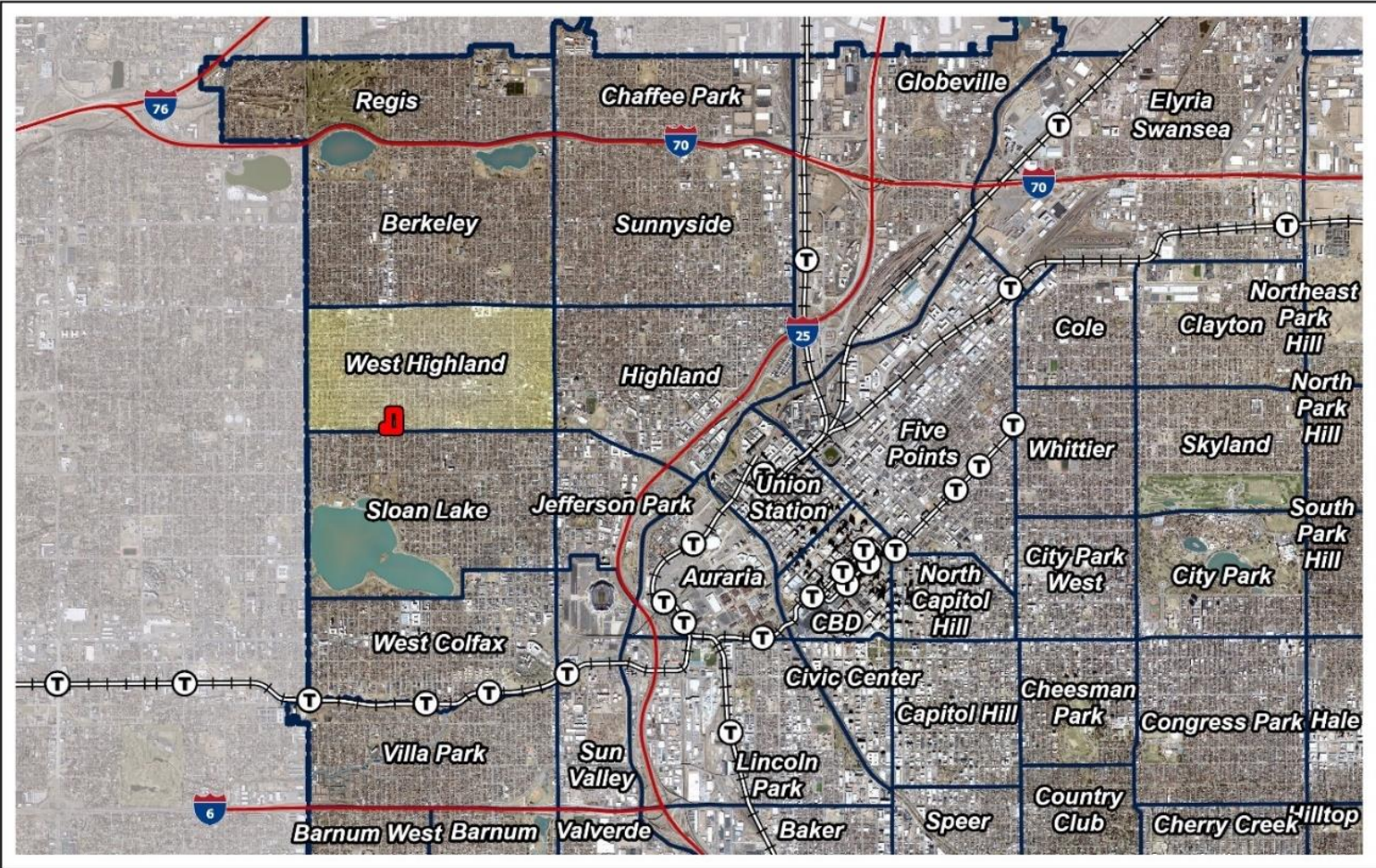


# Council District 1 – Councilmember Sandoval



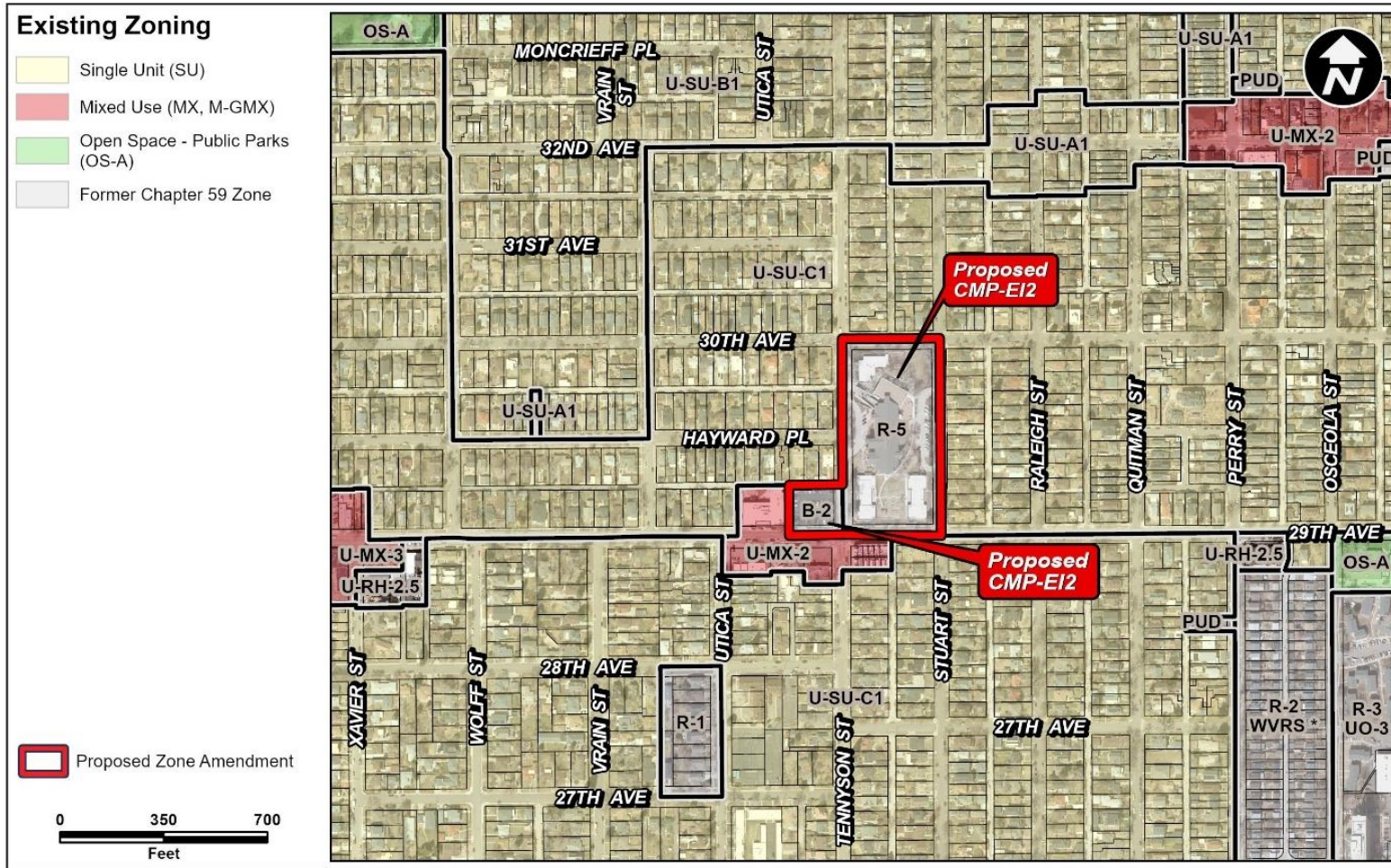


# Statistical Neighborhood – West Highland





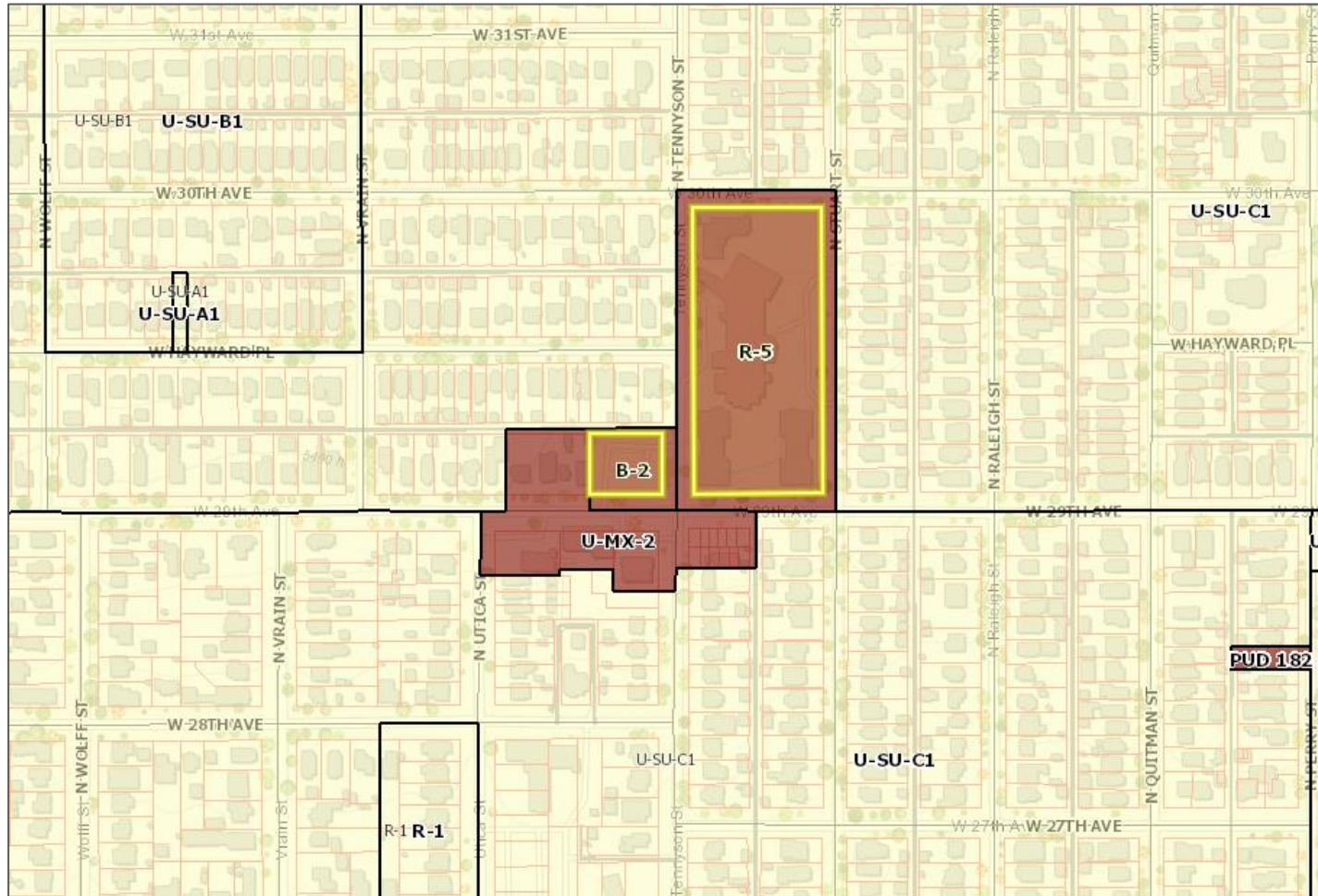
# Existing Zoning – R-5 and B-2



## Proximity to:

- U-SU-C1
- U-SU-A1
- U-MX-2

# Existing Zoning – R-5 and B-2



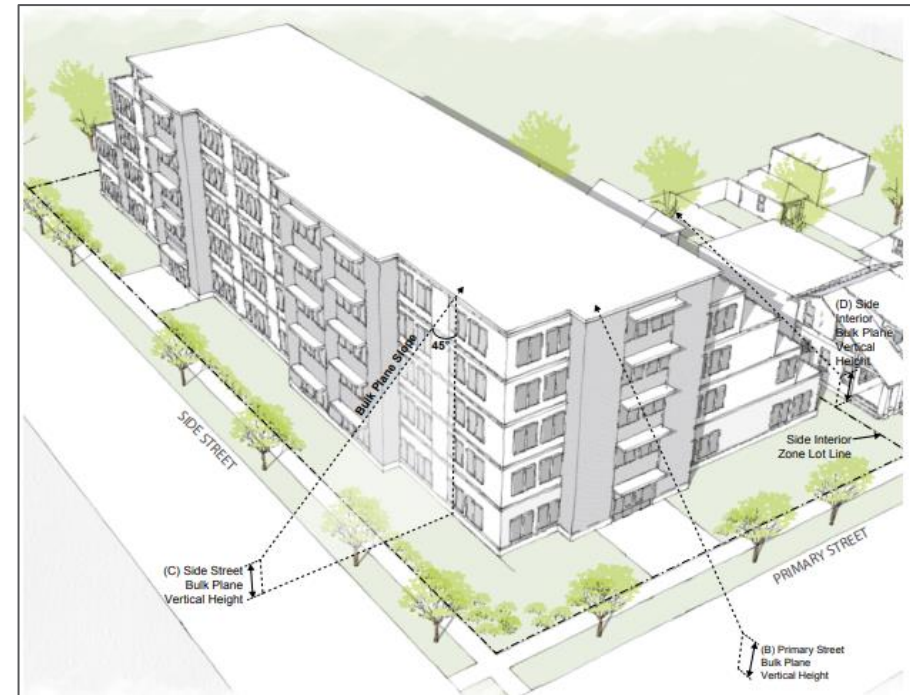
- Protected Districts
- Protected District Buffer

Protected District standards would limit heights within the proposed CMP-EI2 district to 75-feet.



# Proposed Zoning – CMP-EI2

**Intent:** Intended for educational institutions. CMP-EI2 intended for smaller- to medium-scale campus sites generally adjacent to single-unit, two-unit, town house, or row house residential districts.



# Existing Context – Mixed-use and Parking



Adjacent to:

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail



# Agenda

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# Process

- Informational Notice: **06/11/24**
- Planning Board Notice: **09/03/24**
- Planning Board Public Hearing: **09/18/24**
- LUTI Committee: **10/08/24**
- City Council Public Hearing: **11/18/24**



# Public Comments

- RNOs
  - As of this presentation, we have received one letter of support from the West Highland Neighborhood Association.
- General Public
  - As of this presentation, we have received three letters of opposition.

# Planning Board

- Planning Board held a hearing on this item on 9/18
- The board voted unanimously to recommend approval
- Deliberation included:
  1. Appropriate application of a zone district.
  2. Public comments related to state licensing, not zoning.



# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# 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 2040*
  - *Blueprint Denver (2019)*
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



# Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 1, Strategy C – *Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food, and the arts (p. 28)*
- Equitable, Affordable and Inclusive Goal 9, Strategy B – *Improve the quality, availability, and affordability of early childhood care, education, and child development services (p. 30)*



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

## 2. Uniformity of District Regulations

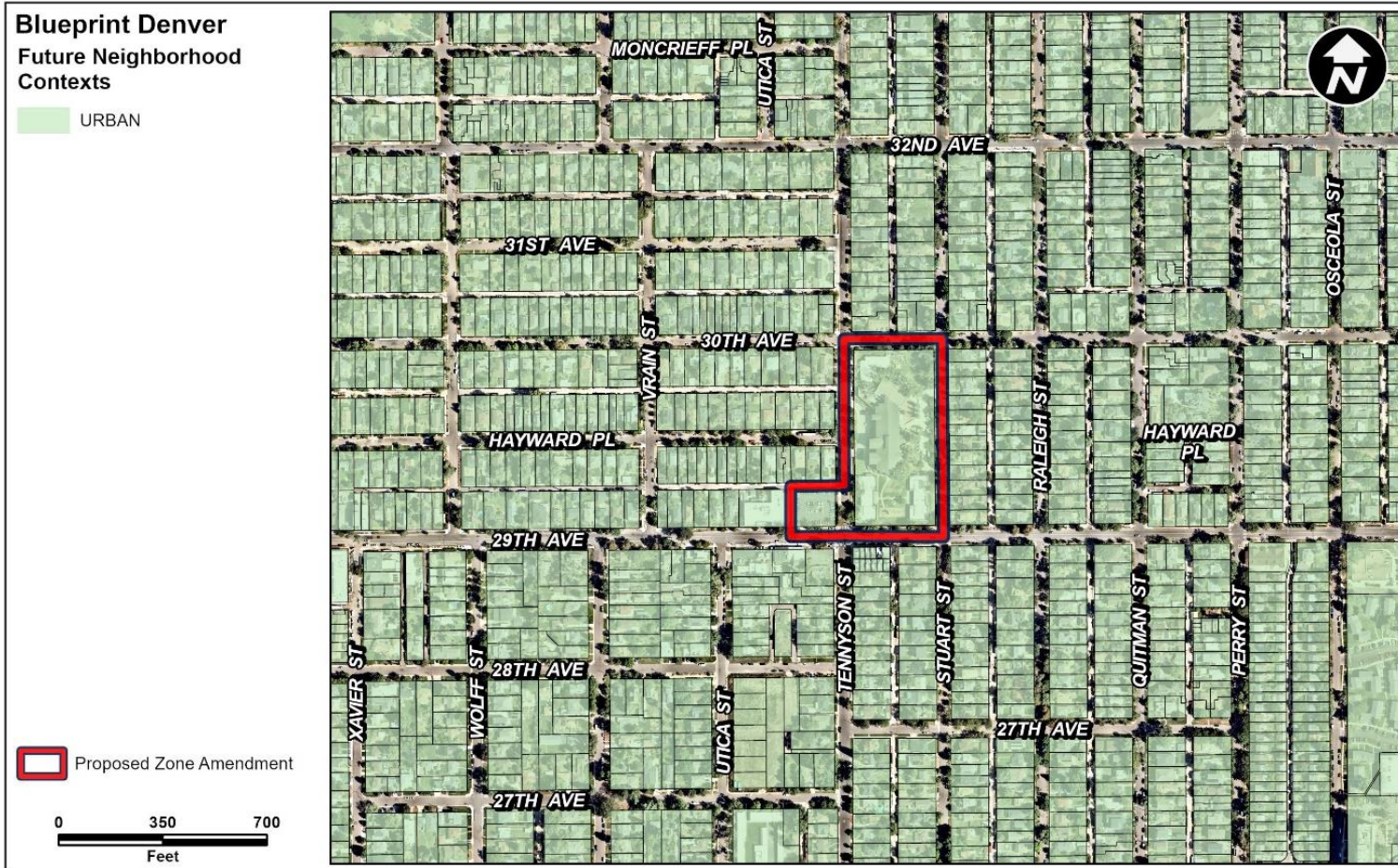
## 3. Further Public Health, Safety and Welfare

## 4. Justifying Circumstances

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



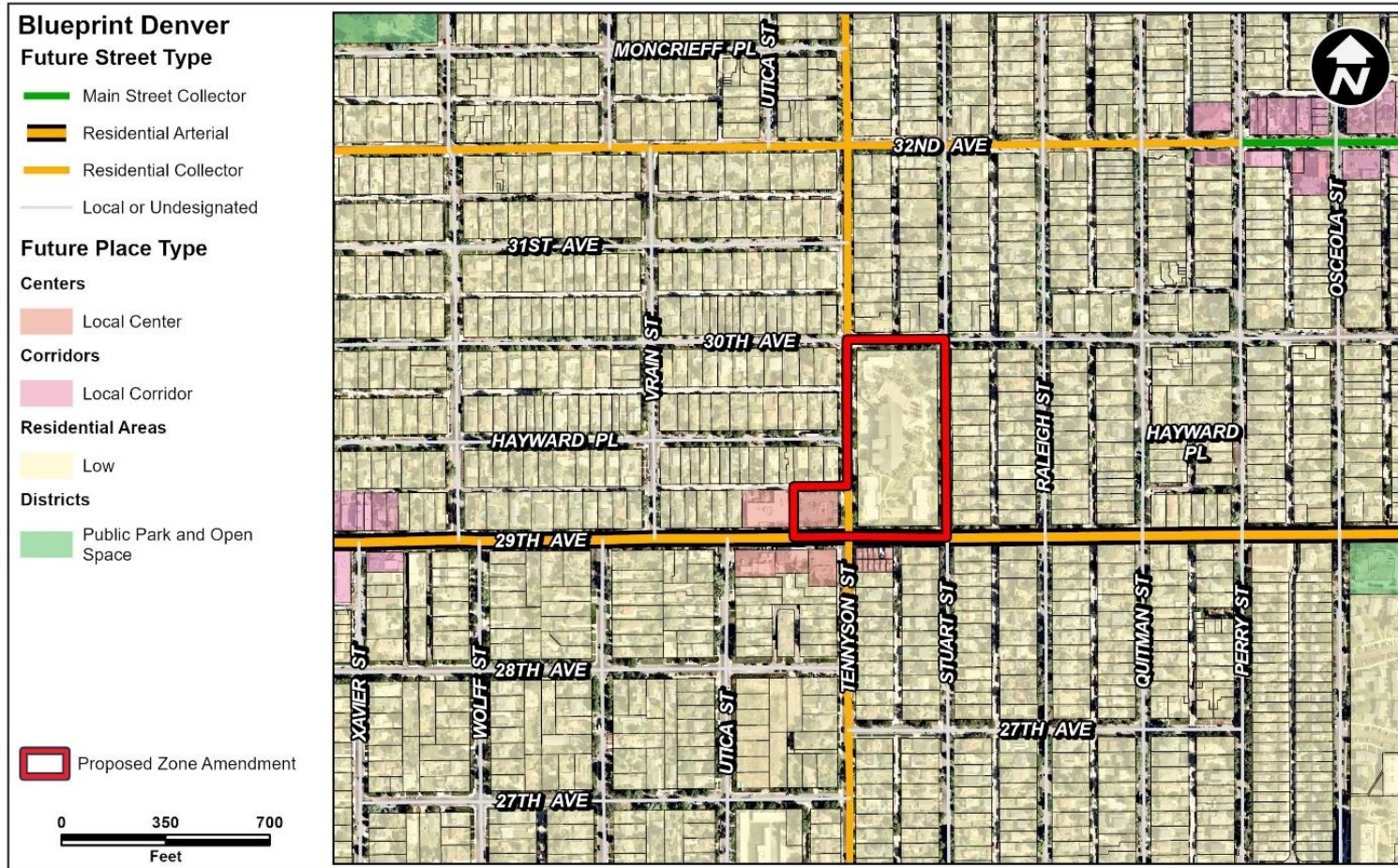
# Blueprint Denver



- Urban
  - Mix of uses, good street activation and connectivity
  - Neighborhood context may be interpreted with limited flexibility if the request further the goals of *Blueprint*



# Blueprint Denver

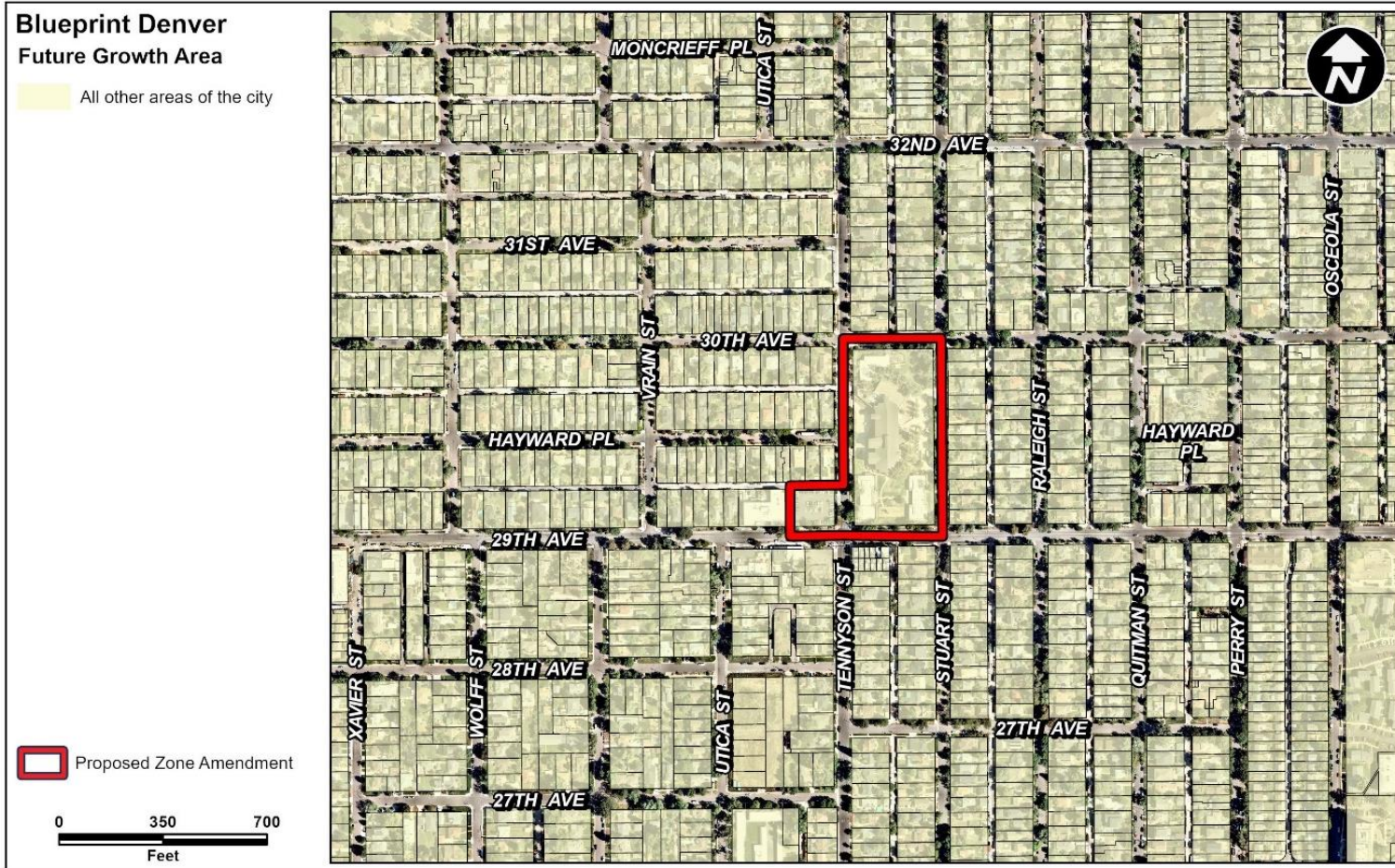


- **Local Center**
  - Dining, entertainment, and shopping
  - Some residential and employment
- **Low Residential**
  - Predominantly single- and two-unit res.
  - Civic and institutional uses are compatibly integrated

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



20% of new housing  
10% of new employment

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
  - Implementation of plans
  - Compatible growth of existing education/institution site
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
  - Retained FC 59 zoning
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

# CPD Recommendation

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