



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text & Map Amendment

National Western Center

Zoning Text and Map

NWCAC – 3/5/15

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

Purpose of Text & Map Amendment

- To Implement the Denver Comprehensive Plan 2000 and Blueprint Denver (2002) goals and objectives.
- To implement the recently adopted Globeville (2014) and Elyria and Swansea (2015) Neighborhood Plans.
- To initiate the implementation of the National Western Center Master Plan (NWCMP) vision (anticipated City Council adoption 3/9/15).
- 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.

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



Proposed Text Amendment

- Introduce a new Zone District to begin the implementation of the National Western Center Campus
 - 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)

- 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.

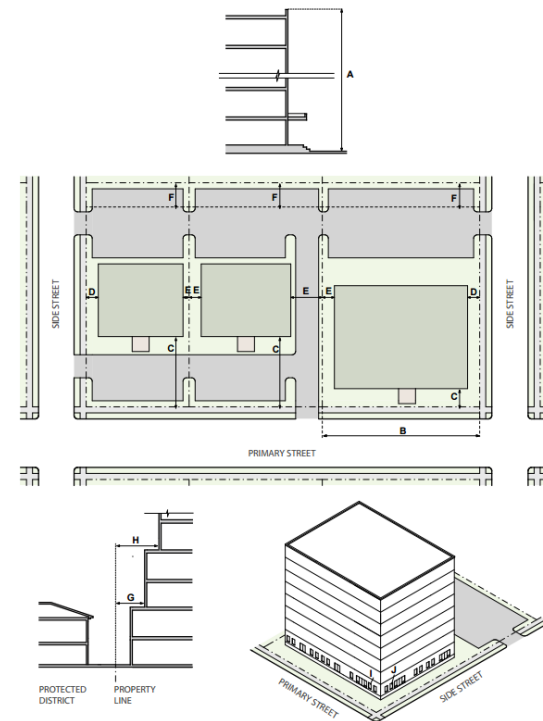
Proposed Text Amendment

- Building form standards will be similar to those found in other Campus zone districts.

Article 9. Special Contexts and Districts
Division 9.1 Industrial Context

9.1.3.3 Primary Building Form District Specific Standards

A. General



9.1-4 |

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Proposed Text Amendment

- Allowed uses will include agricultural activities, cultural, research and educational uses, entertainment, civic, public and institutional uses, residential and commercial uses

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 facilities; required spaces in fixed facility)	CMP-H CMP-H2	CMP-EI CMP-E12	CMP-ENT	APPLICABLE USE LIMITATIONS
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION					
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: 5/ 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/ 10,000 s.f. GFA (0/100) -Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	
	Postal Facility, Neighborhood	NP	NP	NP	
	Postal Processing Center	NP	NP	NP	
Community/ Public Services	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	
	Cemetery*	NP	NP	NP	
Cultural/Special Purpose/ Public Parks & Open Space	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*	NP	NP	NP	
	Open Space - Recreation* -No Parking Requirements	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation* -No Parking Requirements	P-ZP	P-ZP	P-ZP	
Education	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	
	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	
Public and Religious Assembly	All Types -No Parking Requirements	P-ZP	P-ZP	P-ZP	

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Proposed Text Amendment

- 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 zoning*

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.

Text & Map Amendment Process

- Informational notice to Registered Neighborhood Organizations (RNOs) and City Council: **late-March**
- Planning Board information item and Q & A: **March 18**
- Neighborhoods And Planning Committee informational presentation and Q&A: **April 1**
- Public Review Draft posted to CPD website: **late-March**
- Planning Board Public Hearing: **April 29th**
 - Notification to and City Council 15-days prior to public hearing
 - Planning Board Draft of text amendment and staff report
 - Public hearing and Planning Board recommendation

Text & Map Amendment Process

- City Council Neighborhoods and Planning Committee meeting – **May 13**
- City Council First Reading – **May 18**
- City Council Public Hearing – **June 15**
 - Notification to RNOs 21-days prior to public hearing
 - Public Hearing and decision by City Council

Questions?

Zoning Work Group meetings:

- 3/12
- 3/18