

Proposed Denver Zoning Code Text & Map Amendment

National Western Center
Zoning Text and Map
NWCAC Zoning Work Group
3/12/15

Globeville Neighborhood Plan Northside/Heron Pond/Heller Open Space



■ **B10D. Create a Regional Open Space Amenity.** Create a large, regional, and consolidated park amenity by integrating Heller Open Space, Heron Pond, portions of Northside Park, and a portion of new acreage known as 52nd Avenue and Emerson Street and re-designing the area primarily as a natural area with educational and passive recreational activities.

- Respect and enhance the natural area designation with natural and native plantings and soft trails, etc.
- Integrate stormwater management facilities with the park design.
- Increase "eyes on the park" by surrounding it with a mixture of uses, including mixed-use development along the southern edge of the 52nd Avenue and Emerson Street site fronting 51st Avenue. Ensure that future development on this portion of the site benefits the neighborhood by restricting its sale to a community-serving user such as a senior housing provider, education or recreation center, or other uses to be defined with neighborhood input at a later date.
- Connect this new regional open space amenity to the proposed Mixed Use Concept Land Use redevelopment area to the south.
- Look for opportunities to create synergy and capitalize on proximity to the proposed National Western Center.
- Enhance the routes to the park from Washington Street and the South Platte River.
- Engage with the community in creating the specific integrated park design moving forward.



Text & Map Amendment Process

- NWCAC zoning work group meeting: **March 12**
- NWCAC zoning work group meeting: **March 19**
- NWCAC monthly meeting: **March 25**
- Informational notice to Registered Neighborhood Organizations (RNOs) and City Council: **March 30**
- Public Review Draft posted to CPD website: **March 30**
- Planning Board information item and Q & A: **April 1**
- Neighborhoods And Planning Committee informational presentation and Q&A: **April 1**
- NWCAC zoning work group meeting – **April 9**
- NWCAC zoning work group meeting – **April 16**

FOR CITY SERVICES VISIT | CALL
DenverGov.org | 311

This schedule is subject to change



Text & Map Amendment Process

- **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
- **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

FOR CITY SERVICES VISIT | CALL
DenverGov.org | 311

This schedule is subject to change

- **March 12** – Schedule, proposed map, components of a zone district
- **March 19** – Uses continued – use table; parking req. by use; use limitations
- **March 25** – Full CAC meeting – summary of zoning discussion to date, present redlines
- **March 30** – public release of draft redlines
- **April 9** – Building form; signage; landscaping
- **April 16** – Building form; signage; landscaping

Purpose of Text & Map Amendment

- No existing zone district in the Denver Zoning Code will implement the vision of the National Western Center Master Plan. Therefore a text and map amendment is necessary.

- Map Phase one:
 - Rezone areas in Blue (owned by NWSS or CCD)
- Map later phases:
 - Properties, once acquired, within the NWC primary study area



Area proposed for Re-Zone to CMP-NWC

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
 - Existing Campus districts in the Denver Zoning Code
 - CMP-H (Campus - Healthcare)
 - CMP-EI (Campus - Education and Institution)
 - CMP-ENT (Campus - Entertainment)

Use Category	Use	Permitted / Not permitted
Residential	Dwelling, Single Unit	Permitted
	Dwelling, Two Unit	Permitted
	Dwelling, Multi-unit	Permitted
	Dwelling, Live / Work	Permitted
Group Living	Assisted Living Facility	Permitted
	Community Correction Facility	Not Permitted
	Nursing Home, Hospice	Permitted
	Residence for older Adults	Permitted
	Residential Care, Small or Large	Permitted
	Rooming and Boarding	Permitted
	Shelter for the Homeless	Not Permitted
Student Housing	Permitted	

Use Category	Use	Permitted / Not permitted
Basic Utilities	Utility, major	Permitted
	Utility, minor	Permitted
Community/Public Services	Community Center	Permitted
	Day Care Center	Permitted
	Postal facility	Permitted
	Postal Processing Center	Not Permitted
	Public Safety Facility	Permitted
	Hospital	Not Permitted
Correctional Institution	Not Permitted	

Use Category	Use	Permitted / Not permitted
Cultural/Special Purpose/Parks	Cemetery	Not Permitted
	Library	Permitted
	Museum	Permitted
	City Park	Not Permitted
	Open Space – Recreation	Permitted
	Open Space – Conservation	Permitted
Education	Elementary or Secondary School	Permitted
	University or College	Permitted
	Vocational or Professional School	Permitted

Use Category	Use	Permitted / Not permitted
Public and Religious Assembly	All types	Permitted
Adult Business	All Types	Not Permitted
Arts, Recreation and Entertainment	Arts, Recreation and Entertainment Services Indoor	Permitted
	Arts, Recreation and Entertainment Services Outdoor	Permitted
	Sports and/or Entertainment Arena or Stadium	Permitted
Eating and Drinking Establishments	All Types	Permitted
Lodging and Accommodations	Bed and Breakfast	Permitted
	Lodging all others	Permitted



Use Category	Use	Permitted / Not permitted
Office	Dental / Medical Office or Clinic	Permitted
	Office all others	Permitted
Retail	Animals Sales and Service	Permitted
	Food Sales or Market	Permitted
	All others	Permitted
Industrial Uses	Manufacturing Custom and General	Permitted
	All others	Not Permitted

FOR CITY SERVICES VISIT | CALL
DenverGov.org | 311



Use Category	Use	Permitted / Not permitted
Agricultural	Keeping of Animals	Permitted
	Animal Husbandry	Permitted
	Urban garden	Permitted
	Plant Nursery	Permitted
	Plant Husbandry	Not Permitted

FOR CITY SERVICES VISIT | CALL
DenverGov.org | 311