



Proposed Denver Zoning Code Text & Map Amendment

National Western Center
Zoning Text and Map Amendment
NWCAC – 3/25/15

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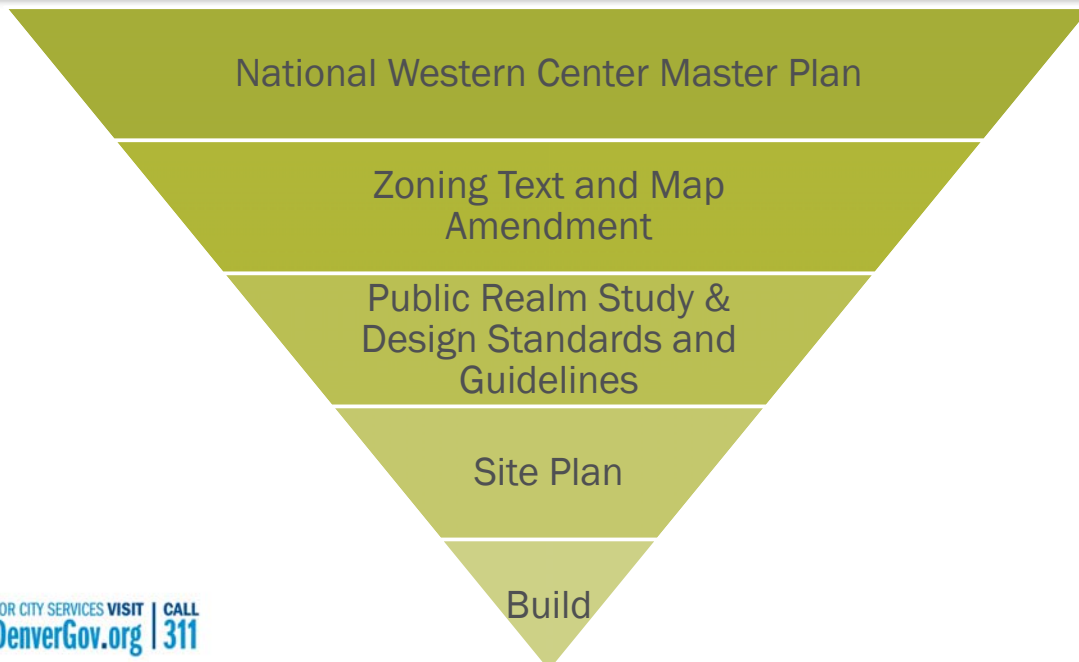
NWCAC Meetings

- **March 5** – Initial zoning discussion
- **March 12** – Schedule, proposed map, components of a zone district, Uses
- **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 1** – Planning Board informational update
- **April 9** – Redline review
- **April 16** – Redline review
- **April 29** – Planning Board Public Hearing

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- Three critical next steps:
 - Rail Consolidation
 - Property Acquisition
 - Entitlements
 - Desire for this City Council to adopt the map and text amendment for the following reasons:
 - Uncertainty with a new City Council
 - Momentum
 - Market certainty for the surrounding neighborhood
 - Timeline of subsequent implementation steps
 - Risk for National Western and CSU

NWC Entitlement Process from Planning to Building



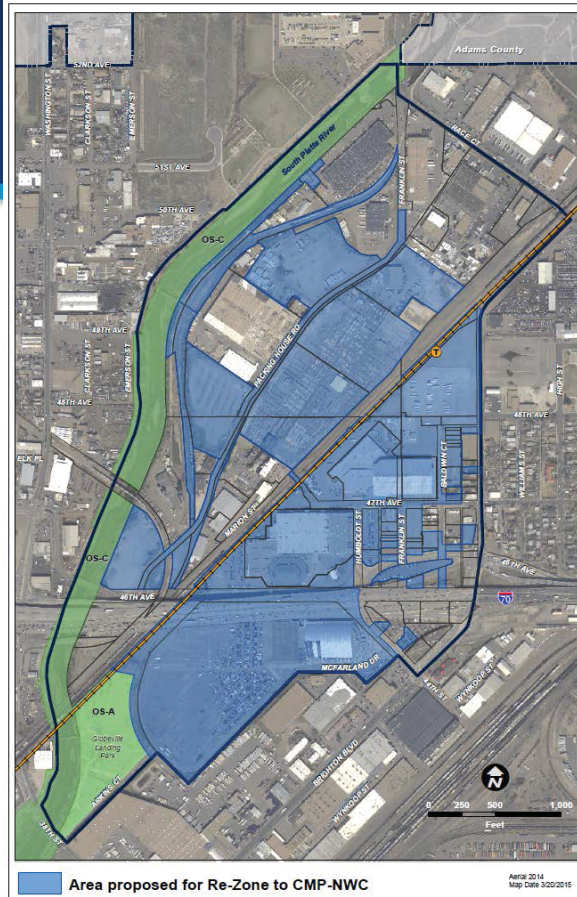
Purpose of Text & Map Amendment

- 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.

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

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- Components of a Zone District
 - Context
 - Zone District Standards
 - Building Form Standards
 - Exceptions
 - Uses and required Minimum Parking

- 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)

- 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.

- Redlines
 - Draft is available online at:
 - www.DenverGov.org/CPD
 - → Zoning drop-down → Text Amendments