

BY AUTHORITY

ORDINANCE NO. _____

COUNCIL BILL NO. CB26-0476

SERIES OF 2026

COMMITTEE OF REFERENCE:

AMENDED 4-20-2026

South Platte River

A BILL

For an ordinance changing the zoning classification for 4458 North Pearl Street in Globeville, 5275 North Franklin Street in Globeville, and 4621 North Telluride Street in Globeville Green Valley Ranch.

WHEREAS, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is consistent with the City’s adopted plans, is in the public interest, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:

- a. The land area hereinafter described is presently classified as U-MX-3, I-B, and PUD 319.
- b. It is proposed that the land area hereinafter described be changed to OS-A.

Section 2. That the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from U-MX-3, I-B, and PUD 319 to OS-A:

Re-Zone of Portions of Parcels
Schedule No. 0214200030000 1401 E. 53rd Ave.
Schedule No. 0214300153000 955 E. 51st Ave.

A parcel of land lying within the West half of Section 14, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, described as follows:

Commencing at a point on the South line of the Northwest Quarter of said Section 14, S89°48’57”W, a distance of 225.96 feet from the Center corner of said Section 14, said point also being on the Northwesterly line of the official channel of the South Platte River, Ordinance No. 33, Series of 1926, City and County of Denver records; Thence S46°44’11”W, along said Northwesterly line, a distance of 338.94 feet to the most Southeasterly corner of the National Guard Lease Parcel; Thence S46°44’11”W, continuing along said Northwesterly line, a distance of 940.00 feet; Thence N43°15’49”W, leaving said Northwesterly line, a distance of 25.00 feet to a point of curve; Thence along the arc of a tangent curve to the left, having a central angle of 29°34’47”, a radius of 394.46 feet, an arc length of 203.65 feet to a point on

1 the right-of-way line of East 51st Avenue; Thence N00°00'00"E, along said right-of-
2 way and along the right-of-way line of Downing Street, a distance of 154.72 feet to a
3 point of curve; Thence continuing along said Downing Street right-of-way line, along
4 the arc of a tangent curve to the right, having a central angle of 8°01'35", a radius of
5 460.00 feet, an arc length of 64.44 feet to The Point of Beginning; Thence continuing
6 along said Downing Street right-of-way line the following four courses:

- 7 1) Along the arc of a reverse curve to the left, the center of which bears N81°58'25"W,
8 having a central angle of 260°05'11", a radius of 65.00 feet, an arc length of 295.06
9 feet to the intersection of a non-tangent curve;
- 10 2) Thence along the arc of a non-tangent curve to the left, the center of which bears
11 S88°47'01"E, a distance of 540.00 feet, having a central angle of 1°12'59", a radius
12 of 540.00 feet, an arc length of 11.47 feet to a point of tangent;
- 13 3) Thence S00°00'00"W, a distance of 95.91 feet to a point of curve;
- 14 4) Thence along the arc of a tangent curve to the right, having a central angle of
15 89°48'57", a radius of 30.00 feet, an arc length of 47.03 feet to the North right-of-way
16 line of said East 51st Avenue;

17 Thence S89°48'57"W, along said North right-of-way line, a distance of 532.97 feet to
18 the East right-of-way line of Emerson Street; Thence N00°06'23"W, along said East
19 right-of-way line, a distance of 719.00 feet to a point of intersection with the North line
20 of the SW1/4 of said section; Thence S89°48'57"W, along said North line, a distance
21 of 30.00 feet; Thence N00°06'23"W, a distance of 500.00 feet; Thence N89°48'57"E,
22 a distance of 810.93 feet to a point of tangent on the North right-of-way line of East
23 53rd Avenue; Thence along the right-of-way line of said East 53rd Avenue the
24 following three courses:

- 25 1) Thence S78°56'31"W, a distance of 130.84 feet;
 - 26 2) Thence S00°00'00"W, a distance of 81.57 feet;
 - 27 3) Thence N78°56'31"E, a distance of 106.52 feet to a point of non-tangent curve;
- 28 Thence Southwesterly, along the arc of a curve to the left, the center of which bears
29 S11°03'29"E, a distance of 30.00 feet, having a central angle of 78°56'31", a radius
30 of 30.00 feet, an arc length of 41.33 feet to a point; Thence S00°00'00"W, a distance
31 of 568.74 feet to a point of curve; Thence along the arc of a curve to the right, having
32 a central angle of 24°10'17", a radius of 540.00 feet, an arc length of 227.81 feet to a
33 point of reverse curve; Thence along the arc of a reverse curve to the left, having a
34 central angle of 16°08'42", a radius of 460.00 feet, an arc length of 129.62 feet to The
35 Point of Beginning.

36 Containing 847,356 square feet or 19.45 acres more or less.
37

38 **Unnamed 47th and Telluride Park/Facility**

39 Legal Description

40 Lot 2, Block 2, C.P. Bedrock Filing No. 8,
41 according to the plat thereof recorded March 18,
42 2024 under Reception No. 2024022177,
43 City and County of Denver,
44 State of Colorado.
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48 **Unnamed 44th & Pearl Street Park**

1 Legal Description

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3 Parcel A:

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5 Lots 10,11,12,13,14 and 15, Block 4, Garden Place, less except that portion
6 conveyed to the City and County of Denver in warranty deed recorded April 27, 2001
7 at Reception No. 2001022365 and re-recorded April 27, 2001 at Reception No.
8 2001064809 and less and except that portion conveyed to the City and County of
9 Denver in deed recorded August 28, 2009 under Reception No. 2009114585, City
10 and County of Denver, State of Colorado.

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12 Parcel B:

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14 A portion of that parcel of land described in deed recorded February 16, 2001 at
15 Reception No. 2001022365 and re-recorded April 27, 2001 at Reception No.
16 2001064809, being situated in the Southeast Quarter of the Northeast Quarter of
17 Section 22, Township 3 South, Range 68 West of the 6TH Principal Meridian, said
18 parcel also being a portion of Lots 11 thru 15, Block 4, of Garden Place as shown on
19 the official city survey on record at Book 24, Page 2, City Engineer's Office, City and
20 County of Denver, State of Colorado, more particularly described as follows:

21
22 Commencing at the Southeast corner of said parcel recorded February 16, 2001 at
23 Reception No. 2001022365 and re-recorded April 27, 2001 at Reception No.
24 2001064809; Thence N 89°54'28" W, along the South line of said parcel, a distance
25 of 53.42 feet; Thence N 5°44'05" W, a distance of 25.13 feet to the Point of
26 Beginning; Thence N 89°54'28" W, a distance of 42.22 feet to the West line of said
27 parcel recorded February 16, 2001 at Reception No. 2001022365 and re-recorded
28 April 27, 2001 at Reception No. 2001064809; Thence N 1°42'58" E, along said West
29 line, a distance of 125.14 feet to the North line of said parcel recorded February 16,
30 2001 at Reception No. 2001022365 and re-recorded April 27, 2001 at Reception No.
31 2001064809; Thence S 89°55'35" E, along the said North line, a distance of 25.91
32 feet; Thence S 5°44'04" E, a distance of 125.75 feet to the Point of Beginning, City
33 and County of Denver, State of Colorado.

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35
36 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
37 thereof, which are immediately adjacent to the aforesaid specifically described area.

38 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and
39 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: April 8, 2026
2 MAYOR-COUNCIL DATE: April 14, 2026
3 PASSED BY THE COUNCIL: _____
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: April 16, 2026
11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.
15
16 Miko Ando Brown, Denver City Attorney
17
18 BY: _____, Assistant City Attorney DATE: _____