

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2023

COUNCIL BILL NO. CB22-1552
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 3145, 3151, 3155, and 3237 West Florida Avenue in Mar Lee.

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, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the S-MU-3 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, 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 S-SU-D and PUD 611.
- b. It is proposed that the land area hereinafter described be changed to S-MU-3.

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 S-SU-D to S-MU-3:

3237 West Florida Avenue, Denver, CO 80219
Southwest 1/4 of Tract 43,
Garfield Heights, New Filing,
City and County of Denver, State of Colorado

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

Section 3. 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 PUD 611 to S-MU-3:

3145 West Florida Avenue, Denver, CO 80219

That part of the south ½ of Plot 42, Garfield Heights, New Filing described as follows:

Beginning at the Southwest corner of said Plot; thence north along the west line of said Plot, a distance of 200 feet; thence east and parallel with the north line of said Plot a distance of 77.62 feet; thence south and parallel with the east line of said Plot a distance of 200 feet; thence

