

1 **BY AUTHORITY**

2 RESOLUTION NO. CR13-0642  
3 SERIES OF 2013  
4

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

5 **A RESOLUTION**

6 **Concerning a Zoning Map amendment to change the zoning classification of portions of**  
7 **the 2800, 2900, and 3000 Blocks of Welton Street from C-MX-3 to C-MX-5.**  
8  
9

10 **Whereas**, the Northeast Downtown Neighborhoods Plan, in consideration of multiple light  
11 rail stations located along Welton Street, identifies transit-oriented development at a maximum  
12 height of five stories as appropriate for the entirety of the 2800-3000 blocks of Welton Street; and  
13

14 **Whereas**, the existing Urban Center-Mixed Use-3 (C-MX-3) zoning on portions of these  
15 blocks three allows for a maximum building height of only three stories; and  
16

17 **Whereas**, Urban Center-Mixed Use-5 (C-MX-5) is the zone district that best implements  
18 the Northeast Downtown Neighborhoods Plan's vision for transit-oriented development on these  
19 blocks; and  
20

21 **Whereas**, City Council, in consultation with the Department of Community Planning and  
22 Development, desires to ensure all affected property owners and registered neighborhood  
23 organizations have sufficient notification and time to consider the proposed map amendment; and  
24

25 **Whereas**, all properties meeting this description and proposed for rezoning from C-MX-3 to  
26 C-MX-5 are identified on the attached map.  
27

28  
29 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
30 **DENVER:**  
31

32 **Section 1.** The Council hereby directs the Department of Community Planning and  
33 Development to complete the efforts set forth herein:  
34

- 35 A. Follow the Public Notice Requirements, applicable to all zone map amendments,  
36 defined in the Denver Zoning Code Section 12.3.4.  
37  
38 B. Create a staff report, establishing a recommendation, including the review applicable  
39 to all zone map amendments as defined in the Denver Zoning Code sections  
40 12.4.10.7 and 12.4.10.13.

41 **Section 2.** The Council hereby expresses its intention that the proposed official map  
42 amendment be considered for formal adoption by the City Council in accordance with the following  
43 procedures:  
44

- 1 A. The Planning Board shall hold a public hearing and forward a recommendation to  
2 City Council as defined in the Denver Zoning Code Section 12.4.10.8.  
3  
4 B. The City Council Land Use, Transportation and Infrastructure Committee shall  
5 consider the map amendment as defined in the Denver Zoning Code Section  
6 12.4.10.9.  
7  
8 C. City Council shall hold a public hearing and make a final decision as defined in the  
9 Denver Zoning Code Section 12.4.10.10.

10  
11 COMMITTEE APPROVAL DATE: on consent 5/28/2013

12 MAYOR-COUNCIL DATE: 6/4/2013

13 PASSED BY THE COUNCIL: \_\_\_\_\_, 2013

14 \_\_\_\_\_ - PRESIDENT

15 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
16 EX-OFFICIO CLERK OF THE  
17 CITY AND COUNTY OF DENVER  
18

19 PREPARED BY: Kerry A. Buckey

DATE:09/09/2013

20  
21 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of  
22 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
23 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
24 3.2.6 of the Charter.

25  
26 Douglas J. Friednash, Denver City Attorney

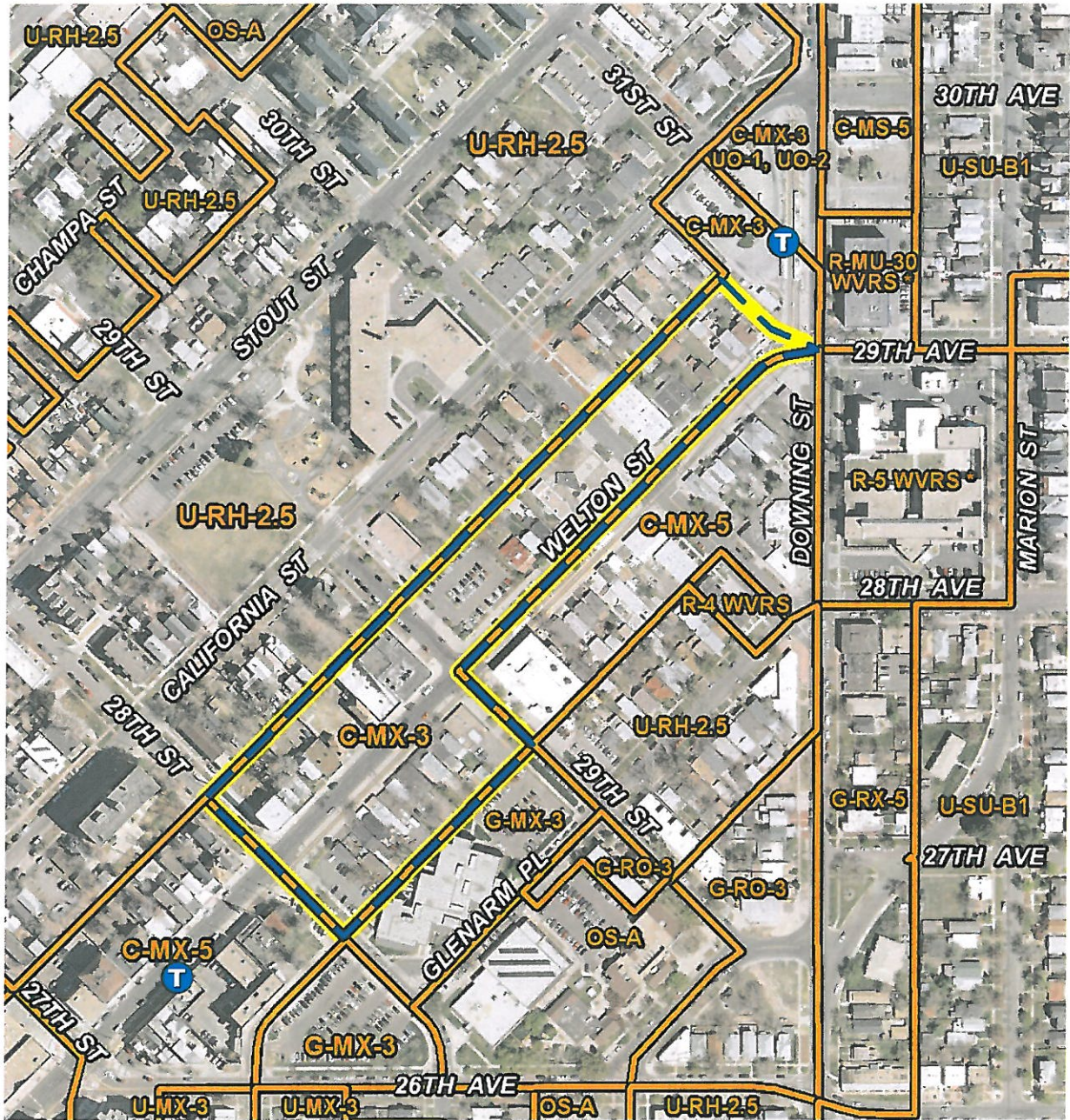
27 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2013  
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32 [Map on following page]



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# Map of Proposed Extent of Legislative Rezoning 2800-3000 Blocks of Welton Street



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