

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0557
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

For an ordinance changing the zoning classification for 8401 East Bellevue Avenue in Hampden South.

8
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is
11 consistent with the City’s adopted plans, is in the public interest, and is consistent with the
12 neighborhood context and the stated purpose and intent of the proposed zone district;

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

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

17 a. The land area hereinafter described is presently classified as B-8 with Waivers, UO-1,
18 UO-2.

19 b. It is proposed that the land area hereinafter described be changed to S-MX-8.

20 **Section 2.** That the zoning classification of the land area in the City and County of Denver
21 described as follows shall be and hereby is changed from B-8 with Waivers, UO-1, UO-2 to S-MX-8:

22
23 **PARCEL A:**

24 A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9,
25 TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY
26 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF
27 SAID SOUTHEAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID
28 SOUTHEAST 1/4, A DISTANCE OF 974.62 FEET; THENCE ON ANGLE TO THE LEFT
29 OF 90° A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING;
30 THENCE CONTINUING ALONG THE LAST MENTIONED COURSE AND
31 ADDITIONAL DISTANCE OF 120.00 FEET TO A POINT OF CURVATURE;
32 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND
33 A CENTRAL ANGLE OF 40°42'59" AN ARC DISTANCE OF 213.19 FEET;
34 THENCE RADIALLY TO THE RIGHT A DISTANCE OF 104.50 FEET TO A POINT OF
35 CURVATURE;
36 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 234.51 FEET
37 AND A CENTRAL ANGLE OF 18°59'19" AN ARC DISTANCE OF 77.72 FEET TO A
38 POINT OF TANGENCY;
39 THENCE ALONG THE TANGENT TO THE AFORESAID CURVE 258.92 FEET
40 RADIALLY TO A POINT ON A CURVE WHICH IS ALSO THE WESTERLY RIGHT-
41 OF-WAY LINE OF SOUTH TAMARAC PARKWAY;

- 1 THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID RIGHT-OF-WAY
2 LINE OF SOUTH TAMARAC PARKWAY;
3 (1) ALONG A CURVE TO THE RIGHT WHOSE TANGENT MAKES AN ANGLE TO THE
4 RIGHT OF 90° FROM THE PRECEDING COURSE AND HAVING A RADIUS OF
5 1080.00 FEET AND A CENTRAL ANGLE OF 12°05'56" AN ARC DISTANCE OF 228.06
6 FEET;
7 (2) THENCE RADially TO THE RIGHT 10.00 FEET TO A POINT ON A CONCENTRIC
8 CURVE;
9 (3) THENCE ALONG A CURVE TO THE RIGHT WHOSE TANGENT MAKES AN ANGLE
10 TO THE LEFT OF 90° FROM THE PRECEDING CO-RADIAL COURSE AND HAVING
11 A RADIUS OF 1070.00 FEET AND A CENTRAL ANGLE OF 9°37'44" 179.82 FEET TO A
12 POINT OF TANGENCY;
13 (4) THENCE ALONG THE TANGENT TO THE AFORESAID CURVE 18.50 FEET TO A
14 POINT OF CURVATURE;

15 THENCE ALONG A CORNER CURVE HAVING A RADIUS OF 101.50 FEET AND A
16 CENTRAL ANGLE OF 90° AN ARC DISTANCE OF 159.44 FEET TO A POINT OF
17 TANGENCY WHICH IS ALSO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF
18 EAST BELLEVIEW AVENUE;
19 THENCE ALONG THE TANGENT TO THE AFORESAID CURVE AND ALONG SAID
20 RIGHT-OF-WAY LINE 278.50 FEET TO THE TRUE POINT OF BEGINNING EXCEPT
21 THAT PORTION THEREOF CONVEYED TO GOLDSMITH METROPOLITAN
22 DISTRICT BY DEED RECORDED APRIL 27, 1982 IN BOOK 2573, PAGE 692 AND
23 EXCEPT THAT PORTION THEREOF CONVEYED TO GERALNES B.V., ET AL, BY
24 DEED RECORDED MAY 24, 1983 IN BOOK 2818, PAGE 18, CITY AND COUNTY OF
25 DENVER, STATE OF COLORADO.

26 PARCEL B:

27 A 49.00 FOOT WIDE STRIP OF LAND SITUATED IN THE SOUTHEAST ONE-
28 QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH
29 PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
30 COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-
31 QUARTER OF SECTION 9;
32 THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-
33 QUARTER OF SECTION 9 A DISTANCE OF 1280.67 FEET TO THE SOUTHERLY
34 EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH TAMARAC
35 PARKWAY AS DESCRIBED IN ORDINANCE NO. 275, SERIES OF 1971;
36 THENCE ON AN ANGLE TO THE RIGHT OF 90°00'00" ALONG SAID EXTENSION
37 AND THE WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 180.00 FEET TO A
38 POINT OF CURVE;
39 THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH
40 TAMARAC PARKWAY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING
41 A RADIUS OF 1080.00 FEET AND A CENTRAL ANGLE OF 21°43'40", A DISTANCE
42 OF 409.56 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND
43 DESCRIBED IN BOOK 2081, PAGE 219 OF THE RECORDS OF THE CLERK AND
44 RECORDER OF THE CITY AND COUNTY OF DENVER;
45 THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ON AN ANGLE TO
46 THE LEFT OF 90°01'31", RADially TO THE CURVE OF SAID WESTERLY RIGHT-

1 OF-WAY, AND COINCIDENTALLY ALONG SAID NORTHERLY BOUNDARY LINE
2 OF SAID PARCEL DESCRIBED IN BOOK 2081, PAGE 219 A DISTANCE OF 12.44
3 FEET, TO THE TRUE POINT OF BEGINNING;
4 THENCE CONTINUING ALONG THE SAID NORTHERLY BOUNDARY LINE, THE
5 FOLLOWING THREE (3) COURSES:
6 (1) CONTINUING ON THE LAST MENTIONED COURSE, A DISTANCE OF 245.86 FEET
7 TO A POINT OF CURVE;
8 (2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF
9 234.51 FEET AND CENTRAL ANGLE OF 18°59'19", A DISTANCE OF 77.72 FEET, TO
10 A POINT OF TANGENT;
11 (3) ALONG SAID TANGENT A DISTANCE OF 104.85 FEET, TO A POINT ON THE
12 NORTHWESTERLY CORNER OF SAID PARCEL DESCRIBED IN BOOK 2081, PAGE
13 219, SAID CORNER BEING ON A CURVE;
14 THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE ON AN ANGLE TO
15 THE RIGHT OF 90°00'00" COINCIDENTALLY WITH THE CURVE TO THE LEFT,
16 HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 04°17'01", A
17 DISTANCE OF 22.43 FEET, TO A POINT OF TANGENT;
18 THENCE CONTINUING ALONG THE TANGENT, A DISTANCE OF 26.67 FEET;
19 THENCE ON AN ANGLE TO THE RIGHT OF 94°17'01", A DISTANCE OF 107.68 FEET
20 TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT, HAVING A
21 RADIUS OF 283.51 FEET AND A CENTRAL ANGLE OF 18°59'19", A DISTANCE OF
22 93.96 FEET, TO A POINT OF TANGENT; THENCE CONTINUING ALONG THE
23 TANGENT, A DISTANCE OF 253.04 FEET; THENCE ON AN ANGLE TO THE RIGHT
24 OF 97°18'36", ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1367.32
25 FEET AND A CENTRAL ANGLE OF 02°04'31", A DISTANCE OF 49.53 FEET, TO THE
26 TRUE POINT OF BEGINNING EXCEPT THAT PORTION THEREOF CONVEYED BY
27 DEED RECORDED MAY 24, 1983 IN BOOK 2818, PAGE 18, CITY AND COUNTY OF
28 DENVER, STATE OF COLORADO.
29 PARCEL C:
30 A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION
31 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE
32 PARTICULARLY DESCRIBED AS FOLLOWS:
33 COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-
34 QUARTER;
35 THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER
36 ON A BEARING OF SOUTH 89°52'59" WEST A DISTANCE OF 1670.36 FEET;
37 THENCE DEPARTING SAID SOUTH LINE ON A BEARING OF NORTH 00°07'01"
38 WEST, A DISTANCE OF 180.00 FEET TO THE POINT OF CURVATURE;
39 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 322.86 FEET AND
40 A CENTRAL ANGLE OF 21°43'40" AN ARC DISTANCE OF 122.44 FEET (THE CHORD
41 OF WHICH BEARS NORTH 10°58'51" WEST A DISTANCE OF 121.70 FEET) TO A
42 POINT OF TANGENCY;
43 THENCE ALONG THE TANGENT TO THE AFORESAID CURVE ON A BEARING OF
44 NORTH 21°50'41" WEST A DISTANCE OF 147.15 FEET TO THE TRUE POINT OF
45 BEGINNING;

1 THENCE ON CONTINUING ALONG THE LAST MENTIONED COURSE AN
2 ADDITIONAL DISTANCE OF 37.88 FEET, THENCE A BEARING OF NORTH 68°09'19"
3 EAST A DISTANCE OF 157.50 FEET TO A POINT ON A CURVE;
4 THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS
5 OF 283.51 FEET AND A CENTRAL ANGLE OF 18°59'19" AN ARC DISTANCE OF 93.96
6 FEET (THE CHORD OF WHICH BEARS SOUTH 58°39'40" A DISTANCE OF 93.53
7 FEET) TO A POINT OF TANGENCY;
8 THENCE ALONG THE TANGENT TO THE AFORESAID CURVE ON A BEARING OF
9 SOUTH 49°10'00" WEST A DISTANCE OF 69.01 FEET TO THE TRUE POINT OF
10 BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

11
12 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
13 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

16 COMMITTEE APPROVAL DATE: April 28, 2026

17 MAYOR-COUNCIL DATE: May 5, 2026

18 PASSED BY THE COUNCIL: _____

19 _____ - PRESIDENT

20 APPROVED: _____ - MAYOR _____

21 ATTEST: _____ - CLERK AND RECORDER,
22 EX-OFFICIO CLERK OF THE
23 CITY AND COUNTY OF DENVER

24 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

25 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 7, 2026

26 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
27 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
28 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
29 § 3.2.6 of the Charter.

30
31 Miko Ando Brown, Denver City Attorney

32 BY:  signed by: _____, Assistant City Attorney DATE: 5/7/2026 | 9:58 AM MDT
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