

1  
2 **BY AUTHORITY**

3 ORDINANCE NO. \_\_\_\_\_  
4 SERIES OF 2024

COUNCIL BILL NO. CB24-0156  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

6 **A BILL**

7 **For an ordinance changing the zoning classification for 700 North Mariposa**  
8 **Street in Lincoln Park.**

9  
10 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at  
11 the public hearing, that the map amendment set forth below conforms with applicable City laws, is  
12 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the  
13 City, will result in regulations and restrictions that are uniform within the I-A, with a waiver district, is  
14 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and  
15 is consistent with the neighborhood context and the stated purpose and intent of the proposed zone  
16 district;

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

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

- 21 a. The land area hereinafter described is presently classified as I-A UO-2.
- 22 b. It is proposed that the land area hereinafter described be changed to I-A, with a waiver.

23 **Section 2.**

24 a. The applicant has provided a written representation approving of certain waiver to the  
25 requested change in zoning classification related to the development, operation, and maintenance of  
26 the land area as follows:

27 Waive the “NP” (Not Permitted Use) zoning review procedure for Residential Care, Type 1 and  
28 Residential Care, Type 2 uses in the Residential Primary Use Classification Category in District  
29 Specific Standards in Denver Zoning Code Section 9.1.9.5, and instead shall be “L-ZP” (Permitted  
30 Use with Limitation). The applicable limitations for a Residential Care Type 1 of Type 2 use shall be  
31 those that would apply in an I-MX zone district. The intent of the waiver is to allow Residential Care  
32 Types 1 and 2 uses, subject to applicable use limitations.

