

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB15-0536
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 2500 and 2600 Lawrence Street, with a waiver.

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 G-RX-5, with waivers, zone district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code (“DZC”), 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:

1. That the land area hereinafter described is presently classified as G-MU-3 UO-3.
2. That the Owner proposes that the land area hereinafter described be changed to G-RX-5 with a waiver.

Section 2. That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from G-MU-3 UO-3 to G-RX-5 with a certain waiver:

PARCEL 1:

THE SOUTHWESTERLY ONE-HALF OF LOT 12 AND LOTS 13 THROUGH 16, INCLUSIVE, BLOCK 85, CURTIS AND CLARKE’S ADDITION TO THE CITY OF DENVER, TOGETHER WITH THE VACATED ALLEY AND THE NORTHEASTERLY ONE-HALF OF VACATED 25TH STREET, CONTIGUOUS THERETO, ALL AS VACATED BY ORDINANCE NO. 8, SERIES OF 1942, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING AN AREA OF 0.496 ACRES, (21,599 SQUARE FEET), MORE OR LESS.

1 **PARCEL 2:**

2
3 LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 85, CURTIS AND CLARKE'S ADDITION TO THE
4 CITY OF DENVER, TOGETHER WITH THE VACATED ALLEY CONTIGUOUS THERETO, AS
5 VACATED BY ORDINANCE NO. 8, SERIES OF 1942, SITUATED IN THE SOUTHEAST
6 QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH
7 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

8
9 CONTAINING AN AREA OF 0.407 ACRES, (17,715 SQUARE FEET), MORE OR LESS.
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12 **PARCEL 3:**

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14 LOTS 12 THROUGH 16, INCLUSIVE, BLOCK 86, CURTIS AND CLARKE'S ADDITION TO THE
15 CITY OF DENVER, TOGETHER WITH THE VACATED ALLEY CONTIGUOUS THERETO, AS
16 VACATED BY ORDINANCE NO. 15-0310, SERIES OF 2015 SITUATED IN THE SOUTHEAST
17 QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH
18 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

19
20 CONTAINING AN AREA OF 0.405 ACRES, (17,662 SQUARE FEET), MORE OR LESS.
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22 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
23 thereof, which are immediately adjacent to the aforesaid specifically described area.
24

25 **Section 3.** Section 12.4.10.6(A), DZC allows City Council to adopt waivers as part of the
26 ordinance amending the official map if the application for an official map amendment is based
27 upon a written representation by the applicant that the applicant wishes to waive certain rights or
28 obligations under the proposed district classification, and such waivers are approved in writing by
29 the applicant. In accordance with Section 12.4.10.6(A), the applicant has requested that the
30 zoning classification of the land described in Section 2, include the following waiver:

31 Waive the right to use or erect any structure with a maximum permitted
32 height of Five (5) stories up to Seventy (70) feet in height, pursuant to
33 Section 6.3.3.4.I, DZC and instead comply with the following:

34
35 No structure erected on the subject property shall exceed Three (3) stories
36 up to Forty Five (45) feet in height.
37

38 **Section 4.** 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.
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1 COMMITTEE APPROVAL DATE: August 5, 2015.
2 MAYOR-COUNCIL DATE: August 11, 2015.
3 PASSED BY THE COUNCIL _____ 2015
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____ 2015
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL _____ 2015; _____ 2015
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 13, 2015
11 Pursuant to section 13-12, 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 D. Scott Martinez, City Attorney
17 BY: _____, Assistant City Attorney DATE: _____, 2015