

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-0069
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 5050 S. Syracuse Street.

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-MX-12 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:

1. That the land area hereinafter described is presently classified as B-8 with waivers, UO-1, UO-2.
2. That the Owner proposes that the land area hereinafter described be changed to S-MX-12.

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 B-8 with waivers, UO-1, UO-2 to S-MX-12:

A tract of land in the southwest 1/4 of a subdivision of section 9, township 5 south, range 67 west of the 6th principal meridian, more particularly described as follows:
 Commencing at the point of intersection of the centerline of South Syracuse Street and the south line of said Southwest 1/4;
 Thence north along said centerline of South Syracuse Street 205.72 feet to a point of curvature;
 Thence along a curve to the left having a radius of 1273.24 feet and a central angle of 16 degrees 41 minutes 42 seconds a distance of 371.00 feet;
 Thence radially to the right 60.00 feet to the true point of beginning;
 Thence continuing along the last mentioned course an additional distance of 226.51 feet;
 Thence on an angle to the left of 73 degrees 50 minutes 35 seconds a distance of 78.26 feet;
 Thence on an angle to the left of 19 degrees 26 minutes 31 seconds a distance of 155.58 feet;

1 Thence on an angle to the left of 90 degrees a distance of 230.00 feet;
2 Thence on an angle to the left of 90 degrees a distance of 140.00 feet to a point of curvature;
3 Thence along a curve to the right having a radius of 1333.24 feet and a central angle of 03
4 degrees 17 minutes 06 seconds an arc distance of 76.44 feet to the true point of beginning.
5 Said parcel contains 55,000 sf or 1.262 acres more or less

6
7 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
8 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

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12 COMMITTEE APPROVAL DATE: February 17, 2016.

13 MAYOR-COUNCIL DATE: February 23, 2016.

14 PASSED BY THE COUNCIL: _____, 2016

15 _____ - PRESIDENT

16 APPROVED: _____ - MAYOR _____, 2016

17 ATTEST: _____ - CLERK AND RECORDER,
18 EX-OFFICIO CLERK OF THE
19 CITY AND COUNTY OF DENVER

20 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____, 2016

21 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 25, 2016

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23 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
24 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
25 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
26 § 3.2.6 of the Charter.

27 D. Scott Martinez, Denver City Attorney

28 BY: _____, Assistant City Attorney DATE: _____, 2016