

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2022

COUNCIL BILL NO. CB22-0425
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties in the 38th & Blake station area to remove the 38th and Blake Station Area Incentive Overlay District (IO-1) and adjust underlying base zone districts.

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, and will result in regulations and restrictions that are uniform within the C-MX-3, C-MX-5, C-MX-8, C-MX-12, I-MX-3, I-MX-5, I-MX-8, and I-MX-12 district, including all applicable overlay districts.

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:

a. The land area hereinafter described is presently classified as C-MX-3, DO-7, IO-1; C-MX-3, UO-1, UO-2, DO-7, IO-1; C-MX-5, DO-7, IO-1; C-MX-5, UO-2, DO-7, IO-1; C-MX-5, UO-1, UO-2, DO-7, IO-1; C-MX-8, DO-7, IO-1; C-MX-8, UO-1, DO-7, IO-1; C-MX-8, UO-2, DO-7, IO-1; C-MX-8, UO-1, UO-2, DO-7, IO-1; C-MX-12, DO-7, IO-1; C-MX-12, UO-1, DO-7, IO-1; C-MX-12, UO-2, DO-7, IO-1; I-MX-3, DO-7, IO-1; I-MX-3, UO-2, DO-7, IO-1; I-MX-5, UO-2, DO-7, IO-1; I-MX-8, DO-7, IO-1; and I-MX-8, UO-2, DO-7, IO-1.

b. It is proposed that the land area hereinafter described be changed to C-MX-3, DO-7; C-MX-3, UO-1, UO-2, DO-7; C-MX-5, DO-7; C-MX-5, UO-2, DO-7; C-MX-5, UO-1, UO-2, DO-7; C-MX-8, DO-7; C-MX-8, UO-1, DO-7; C-MX-8, UO-2, DO-7; C-MX-8, UO-1, UO-2, DO-7; C-MX-12, DO-7; C-MX-12, UO-1, DO-7; C-MX-12, UO-2, DO-7; I-MX-3, DO-7; I-MX-3, UO-2, DO-7; I-MX-5, UO-2, DO-7; I-MX-8, DO-7; I-MX-8, UO-2, DO-7; and I-MX-12, UO-2, DO-7.

Section 2. That the 38th and Blake Station Area Incentive Overlay (IO-1) district is removed from the official zoning map of the city and county of Denver.

Section 3. 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 C-MX-3 to C-MX-5; however, all overlay district designations of the land area described below remain unchanged:

1 Hyde Park Addition
2 Block 1, Lots 16 to 30

3
4 **TOGETHER WITH**

5 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

8 **Section 4.** That the zoning classification of the land area in the City and County of Denver
9 described as follows shall be and hereby is changed from C-MX-5 to C-MX-8; however, all overlay
10 district designations of the land area described below remain unchanged:

11 First Addition to Ironton
12 Block 18, Lots 33 to 40
13 Block 19, Lots 25 to 32
14
15 All of Blake Resubdivision

16
17 **TOGETHER WITH**

18 Parcels
19 0223314065000
20 0223314067000
21 0223314075000

22 **H. WITER'S ADDITION TO DENVER COLORADO**
23 Block 2, Lots 25 to 32
24 Block 3, Lots 1 to 16
25 Block 9, Lots 9 to 16
26 Block 10, Lots 17 to 28

27
28 **TOGETHER WITH**

29 Parcels
30 0227120030000
31 0227120032000

32
33 **TOGETHER WITH**

34 That portion of parcels
35 0227120029000
36 0227120031000
37 0227126008000
38 0227127026000
39 0227120036000

40 Not within H. WITER'S ADDITION TO DENVER COLORADO Lots

41
42 That portion of Master Parcel 0227126114999, 3377 Blake St. containing 57 condo owner
43 parcels EXCLUDING those owner parcels with addresses 3309 and 3317 Blake St. also
44 designated as PUD #190 described in Ordinance #63 series of 1986

45
46 **TOGETHER WITH**

47 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

3 **Section 5.** That the zoning classification of the land area in the City and County of Denver
4 described as follows shall be and hereby is changed from C-MX-8 to C-MX-12; however, all overlay
5 district designations of the land area described below remain unchanged:

6 Ironton
7 Block 6, Lots 10 to 12 and 21 to 32

8
9 First Addition to Ironton
10 Block 6, Lots 10 to 12

11
12 Baldwin's Addition

13
14 Riverside Addition to Denver
15 Block 19, Lots 1 to 4
16 Block 20
17 Block 25

18
19 H. WITER'S ADDITION TO DENVER COLORADO
20 Block 13, Lots 17 to 32
21 Block 14
22 Block 15

23
24 That portion of parcels
25 0227115014000
26 0227115017000
27 0227120035000
28 Not within H. Witter's Addition Lots

29
30 TOGETHER WITH
31 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

34 **Section 6.** That the zoning classification of the land area in the City and County of Denver
35 described as follows shall be and hereby is changed from I-MX-3 to I-MX-5; however, all overlay district
36 designations of the land area described below remain unchanged:

37 Provident Park
38 Block 4
39 Block 5

40
41 Hodgson's Addition to Swansea
42 Block 1
43 Block 2
44

1 Parcel 0223400002000

2

3 TOGETHER WITH

4 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

7 **Section 7.** That the zoning classification of the land area in the City and County of Denver
8 described as follows shall be and hereby is changed from I-MX-5 to I-MX-8; however, all overlay district
9 designations of the land area described below remain unchanged:

10 Ironton
11 Block 9, Lots 8 to 14

12

13 First Addition to Ironton
14 Block 18, Lots 5 to 20 and 41 to 56
15 Block 9, Lots 11 to 14

16

17 ST VINCENTS ADDITION SECOND FILING

18 Block 40, Lots 1 to 13
19 Block 41, Lots 9 to 14 and 51 to 56
20 Block 42, Lots 1 to 9 and 51 tom 64

21

22 Parcel 0227108040000

23

24 H. WITER’S ADDITION TO DENVER COLORADO

25 Block 3, Lots 17 to 32
26 Block 9, Lots 17 to 32

27

28 Riverside Addition to Denver
29 Block 28, Lots 5 to 22

30

31 Provident Park
32 Block 1, Lots 1 to 17

33

34 TOGETHER WITH

35 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

38 **Section 8.** That the zoning classification of the land area in the City and County of Denver
39 described as follows shall be and hereby is changed from I-MX-5 and I-MX-8 to I-MX-12; however, all
40 overlay district designations of the land area described below remain unchanged:

41 Riverside Addition to Denver
42 Block 21
43 Block 22
44 Block 23

1 Block 24
2
3 That portion of parcels
4 0223310001000
5 0223310024000
6 0223310030000
7 0223310031000
8 0223310018000
9 Not within Riverside Addition to Denver Blocks

10
11 Parcels
12 0223309013000
13 0223309014000

14
15 ST VINCENT ADDITION
16 Block 29, Lots 1 to 25
17 Block 30

18
19 ST VINCENTS ADDITION SECOND FILING
20 Block 39
21 Block 40, Lots 58 to 64

22
23 Ironton
24 Block 2
25 Block 3
26 Block 6, Lots 4 to 9 and 13 to 15 and 17 to 20
27 Block 7, Lots 1 to 27 and Lots 33 to 64
28 Block 8, Lots 13 to 26
29 Block 9, Lots 46 to 63

30
31 First Addition to Ironton
32 Block 6, Lots 1 to 9
33 Block 7, Lots 23 to 37
34 Block 9, Lots 33 to 51
35 Block 12, Lots 27 to 32

36
37 TOGETHER WITH
38 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

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

43 **Section 10. Effective Date.** This ordinance is effective on July 1, 2022.

44 **[The remainder of this page is intentionally left blank]**

1 COMMITTEE APPROVAL DATE: April 26, 2022

2 MAYOR-COUNCIL DATE: May 3, 2022

3 PASSED BY THE COUNCIL: June 6, 2022 _____

4 *Steve Filmore* - PRESIDENT

5 APPROVED: _____ - MAYOR _____

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: May 5, 2022

11 Pursuant to Section 13-9, 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 Kristin M. Bronson, Denver City Attorney

17 BY: *Anshul Bagga*, Assistant City Attorney DATE: May 5, 2022
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