

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2024

COUNCIL BILL NO. CB24-0630
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties in West Colfax, Villa Park, and Barnum neighborhoods.

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 E-MS-3, DO-8; C-MX-8; and U-TU-C 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 E-MX-2; E-SU-D1x; G-MU-5, UO-3; and G-MU-5.

b. It is proposed that the land area hereinafter described be changed to E-MS-3, DO-8; C-MX-8; and U-TU-C.

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 E-MX-2 to E-MS-3, DO-8:

P.T Barnum's Subdivision to the City of Denver
Block 51, the North 1/2 of Lot 38, and Lots 39 and 40
Block 52, Lots 1 and 2, and Lots 37 to 40
Block 53, Lots 1 and 2, and Lots 39 and 40
Block 54, Lots 1 to 4, and Lots 36 to 40
Block 55, Lots 1 to 4, and the North 12.5' of Lot 5
Block 66, Lots 18 to 20
Block 67, Lots 17 to 28
Block 68, Lots 17 to 20
Block 69, Lots 17 to 24
Block 70, Lots 21 and 22

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

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 E-SU-D1x to E-MS-3, DO-8:

1 **P.T Barnum’s Subdivision to the City of Denver**

- 2 Block 52, Lots 3 and 4
- 3 Block 53, Lots 3 and 4
- 4 Block 67, Lots 29 and 30

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

7 **Section 4.** 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 G-MU-5, UO-3 to C-MX-8:

9 **Villa Park**

- 10 Block 1, Lots 1 to 4, and Lots 40 to 48, and Vacated Alley Adjacent
- 11 Also known as 3550 W. 13th Ave.
- 12 Defined in Reception #2007190948

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

15 **Section 5.** That the zoning classification of the land area in the City and County of Denver
16 described as follows shall be and hereby is changed from G-MU-5 to C-MX-8:

17 **Villa Park**

- 18 Block 1, Lots 5 to 9, and Vacated Alley Adjacent.
- 19 Also known as 3580 W. 13th Ave.
- 20 Defined in Reception #2007190948

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

23 **Section 6.** That the zoning classification of the land area in the City and County of Denver
24 described as follows shall be and hereby is changed from E-SU-D1x to U-TU-C:

25 **West Villa Park**

- 26 Block 15, Portions of Lots 39 to 42
- 27 Also known as 1077 N. Meade St.
- 28 Defined in Reception #2022068733

29

- 30 Block 16, Portions of Lots 8 to 10
- 31 Also known as 1076 N. Meade St.
- 32 Defined in Reception #2022068733

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

35 **Section 7.** That this ordinance shall be recorded by the Manager of Community Planning and
36 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: May 14, 2024
2 MAYOR-COUNCIL DATE: May 21, 2024
3 PASSED BY THE COUNCIL: July 8, 2024
4  - PRESIDENT
5 APPROVED: Michael C. Johnston - MAYOR Jul 10, 2024
6 Michael C. Johnston (Jul 10, 2024 09:01 MDT)
7 ATTEST: _____ - CLERK AND RECORDER,
8 EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 6, 2024
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 Kerry Tipper, Denver City Attorney
17
18 BY: Anshul Bagga, Assistant City Attorney DATE: Jun 6, 2024