

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-0710  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2501 North Gaylord Street in Whittier.**

**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 PUD-G 31 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, and meets the criteria set forth in Section 12.4.10.9 of the Denver Zoning Code;

**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 U-SU-B1.
- b. It is proposed that the land area hereinafter described be changed to PUD-G 31.

**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 U-SU-B1 to PUD-G 31:

LOTS 17 AND 18;  
BLOCK 8;  
MCCULLOUGH’S ADDITION TO THE CITY OF DENVER SUBDIVISION  
CITY OF DENVER;  
COUNTY OF DENVER;  
CONTAINING 6263.06 ± SQ. FT. (0.143 ± AC)

Together with

LOT 16;  
BLOCK 8;  
MCCULLOUGH’S ADDITION TO THE CITY OF DENVER SUBDIVISION  
CITY OF DENVER;  
COUNTY OF DENVER;  
CONTAINING 3129.84 ± SQ. FT. (0.072 ± AC)

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.

