

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2018

COUNCIL BILL NO. CB18-0017  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for numerous properties**  
7 **located generally within the 38th and Blake Station Area.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
10 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of  
11 the City, and will result in regulations and restrictions that are uniform within the existing mixed use  
12 zone districts near the Regional Transit District 38<sup>th</sup> and Blake transit station, by applying the  
13 proposed design and height incentive overlays; and

14 **WHEREAS**, the City Council has determined on the basis of evidence and testimony  
15 presented at the public hearing that application of the height incentive overlay, IO-1 will provide  
16 community benefits that further one or more adopted city policies; that such community benefits are  
17 best achieved through incentives; will ensure clear and predictable outcomes consistent with the  
18 applicable neighborhood context, building forms, and the stated purpose and intent of the applicable  
19 zone district; and will apply equally to all similar properties in an area or district to provide equitable  
20 outcomes consistent with adopted city policies.

21 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
22 **DENVER:**

23 **Section 1.** That upon consideration of the application of the proposed overlay districts to the  
24 land area hereinafter described, Council finds:

25 a. The land area hereinafter described is presently classified with base zoning of Industrial-  
26 Mixed Use or Urban Center-Mixed Use.

27 b. It is proposed that the land area hereinafter described be amended to include the River  
28 North Design Overlay District (DO-7) or both the River North Design Overlay District (DO-7) and the  
29 38<sup>th</sup> and Blake Station Area Incentive Overlay District (IO-1).

30 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
31 as shown on attached **Exhibit A** and described as follows shall be and hereby is amended to include  
32 the DO-7 overlay district:

1 **Property Description**

2 **Case and Ebert's Addition to the City of Denver**

3 **Block 1**

4 Lots 5 through 10 and 21 through 29

5 **Block 2**

6 Lots 17 through 21 and 25 through 32

7 **Block 3**

8 Lots 1 through 6

9 **All of Block 4**

10 **Block 15**

11 Lots 12 through 16

12 **All of Blocks 17, 18, 19, and 20**

13 **Block 21**

14 Lots 2 through 5 and that part of the fractional Block 4, H. Witter's Addition, which lies between the  
15 alley in said Block 4 and in the rear of said Lots in Case and Ebert's Addition

16 **All of Block 22**

17 **Block 23**

18 Lots 1 through 4 and 11 through 32

19 **All of Block 24 and 25**

20 **Block 26**

21 Lots 1 through 16 and 21 through 32

22 **All of Block 27**

23 **Block 28**

24 Lots 1 through 8 and 13 through 32

25 **Block 29**

26 Lots 1 through 9

27 **Block 30**

28 Lot 5

29 **Block 31**

30 Lots 1 through 16

31 **Block 32**

32 Lots 1 through 16

33 **Block 33**

34 Lots 1 through 16

35 **Block 34**

36 Lots 1 through 16

37 **Block 35**

38 Lots 1 through 16

39 **Block 36**

40 Lots 1 through 7 and 11 through 16

41  
42 **Block 37**

43 Lots 1 through 16

44  
45 **CURTIS AND CLARKES ADDITION TO THE CITY OF DENVER**

46 **Block 55**

47 Lots 26 through 32

48 **Block 59**

49 Lots 1 through 16

1 **Block 60**  
2 Lots 1 through 10  
3

4 **Denargo Market Subdivision Filing No. 2**  
5 **Block 1**  
6 Lot 1  
7

8 **H. Witter's Addition to Denver Colorado**  
9 **Block 1**  
10 Lots 29 through 32

11 **Block 5**  
12 Lots 1 through 4

13 **Block 7**  
14 Lots 1 through 12  
15

16 **PLATTE ADDITION TO DENVER**  
17 **Block 55**  
18 **Lots 26 through 32**  
19

20 Together with the following properties known as:

| Parcel Schedule Number | Site address       | Deed recorded at Reception Number |
|------------------------|--------------------|-----------------------------------|
| 0227400093000          | 2901 BROADWAY      | 2014113780                        |
| 0227500032000          | 2950 ARKINS CT     | 2014004588                        |
| 0227500033000          | 1901 29TH ST       | 2001218957                        |
| 0227500087000          | 3060 BRIGHTON BLVD | 2012114611                        |
| 0227500119000          | 3001 BRIGHTON BLVD | 2016055578                        |
| 0227500120000          | 2900 BRIGHTON BLVD | 1967061804                        |
| 0227500118000          | 3001 BRIGHTON BLVD | 2014017734                        |
| 0227511001000          | 3025 BLAKE ST      | 2013039324                        |
| 0227511040000          | 2901 BLAKE ST      | 2006195075                        |
| 0227516012000          | 2801 BLAKE ST      | 2015096070                        |
| 0227516013000          | 2875 BLAKE ST      | 2006195075                        |
| 0227703008000          | 2763 BLAKE ST      | 2015096069                        |

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

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

39 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
40 as shown on attached **Exhibit B** and described as follows shall be and hereby is amended to include  
41 the DO-7 and IO-1 overlay districts:

42 **Property Description**

43 **Baldwin's Addition**  
44 **All of Block 1**

45  
46 **Case and Ebert's Addition**  
47 **Unnumbered Block** adjacent to Block 3 H. Witter's Addition Lots 13 through 16  
48

49 **FIRST ADDITION TO IRONTON**

1 **Block 5**  
2 Lots 1 through 12 and Lots 21 through 32  
3 **Block 6**  
4 Lots 7 through 9 and Lots 13 through 16  
5 **Block 9**  
6 Lots 11 through 13 and The Northeast 23 1/2 FT of Lot 14  
7 **Block 12**  
8 Lots 8 through 26  
9 **Block 18**  
10 Lots 5 through 21 and Lots 33 through 56  
11 **Block 19**  
12 Lots 25 through 32  
13 **H. Witter's Addition**  
14 **Block 3**  
15 Lots 1 through 16  
16 **Block 8**  
17 Lots 20 through 32  
18 **Block 9**  
19 Lots 9 through 16  
20 **All of Blocks 14, 15, 16, and 17**  
21  
22 **HYDE PARK ADDITION**  
23 **All of Block 1**  
24 The Out Lots adjacent to **Block 17** H. Witter's Addition  
25  
26 **IRONTON ADDITION**  
27 **Block 6**  
28 Lots 7 through 9 and Lots 13 through 15 and 17 through 20  
29 **Block 7**  
30 Lots 1 through 14 and Lots 57 through 64  
31 **Block 9**  
32 Lots 8 through 13 and The Northeast 22 1/2 FT Lot 52 and Lots 53 through 63  
33  
34 **Provident Park**  
35 **Block 4**  
36 Lots 30 through 40  
37 **Block 5**  
38 Lots 10, 11, and the North 3/4 Lot 12  
39  
40 **Riverside Addition to Denver**  
41 **All of Block 25**  
42 **Block 26**  
43 Lots 3 through 18  
44  
45 **ST VINCENT ADDITION**  
46 **Block 27**  
47 Lots 9 through 24  
48  
49 **ST VINCENT ADDITION 2ND FILING**  
50 **Block 40**  
51 Lots 1 through 12 and Lots 58 through 64  
52 **Block 41**  
53 The Northeast 200 FT

1 Lots 9 through 14 and 51 through 56  
2 **Block 42**  
3 Lots 1 through 9 and Lots 51 through 64

4  
5 **Together with the following properties known as:**  
6

| Parcel Schedule Number | Site address               | Deed recorded at Reception Number |
|------------------------|----------------------------|-----------------------------------|
| 0222400061000          | 3455 RINGSBY CT            | 2004137925                        |
| 0222400062000          | 3455 RINGSBY CT            | 2004137925                        |
| 0222400066000          | 3495 RINGSBY CT            | 2000040015                        |
| 0222400067000          | 3457 RINGSBY CT UNIT #SETP | 2006113314                        |
| 0222400091091          | 3509 RINGSBY CT            | 2012006986                        |
| 0222400092092          | 3511 RINGSBY CT STE 101    | 2014089235                        |
| 0222400093093          | 3511 RINGSBY CT STE 103    | 2016015239                        |
| 0222400094094          | 3511 RINGSBY CT STE 105    | 2012006986                        |
| 0222400095000          | 3505 RINGSBY CT            | 2011034424                        |
| 0222400102000          | 3347 RINGSBY CT            |                                   |
| 0222400103000          | 3349 RINGSBY CT            | 2015061881                        |
| 0222400104000          | 3459 RINGSBY CT            |                                   |
| 0222400105000          | 3365 RINGSBY CT            | 2015061881                        |
| 0222400106000          | 3475 RINGSBY CT            |                                   |
| 0222400107000          | 3485 RINGSBY CT            | 2015061881                        |
| 0222400110000          | 3347 RINGSBY CT            | 2015102630                        |
| 0222400111000          | 2101 31ST ST               | 2015102630                        |
| 0222400112000          | 3507 RINGSBY CT            | 2016133795                        |
| 0222400118000          | 3515 RINGSBY CT            | 2016133796                        |
| 0222400119000          | 3575 RINGSBY CT            | 2016133797                        |
| 0222407001001          | 3457 RINGSBY CT UNIT 100   |                                   |
| 0222407002002          | 3457 RINGSBY CT UNIT 101   | 2008151051                        |
| 0222407003003          | 3457 RINGSBY CT UNIT 103   | 2012046056                        |
| 0222407006006          | 3457 RINGSBY CT UNIT 110   | 2014150133                        |
| 0222407007007          | 3457 RINGSBY CT UNIT 111   |                                   |
| 0222407008008          | 3457 RINGSBY CT UNIT 200   | 2007066851                        |
| 0222407009009          | 3457 RINGSBY CT UNIT 202   | 2007151565                        |
| 0222407010010          | 3457 RINGSBY CT UNIT 203   | 2007074807                        |
| 0222407011011          | 3457 RINGSBY CT UNIT 205   | 2008068360                        |
| 0222407012012          | 3457 RINGSBY CT UNIT 208   | 2007081666                        |
| 0222407013013          | 3457 RINGSBY CT UNIT 209   | 2007081661                        |
| 0222407014014          | 3457 RINGSBY CT UNIT 212   | 2007090410                        |
| 0222407015015          | 3457 RINGSBY CT UNIT 213   | 2013086674                        |
| 0222407016016          | 3457 RINGSBY CT UNIT 214   | 2015079948                        |
| 0222407017017          | 3457 RINGSBY CT UNIT 215   | 2007147481                        |
| 0222407018018          | 3457 RINGSBY CT UNIT 217   | 2007081667                        |
| 0222407020020          | 3457 RINGSBY CT UNIT 223   | 2007077037                        |
| 0222407021021          | 3457 RINGSBY CT UNIT 300   | 2014078151                        |
| 0222407022022          | 3457 RINGSBY CT UNIT 301   | 2007167907                        |
| 0222407023023          | 3457 RINGSBY CT UNIT 302   | 2016005704                        |
| 0222407024024          | 3457 RINGSBY CT UNIT 303   | 2007095552                        |
| 0222407025025          | 3457 RINGSBY CT UNIT 304   | 2016049478                        |

|    |               |                          |            |
|----|---------------|--------------------------|------------|
| 1  | 0222407026026 | 3457 RINGSBY CT UNIT 305 | 2016025696 |
| 2  | 0222407027027 | 3457 RINGSBY CT UNIT 306 | 2010020850 |
| 3  | 0222407028028 | 3457 RINGSBY CT UNIT 307 | 2007167904 |
| 4  | 0222407029029 | 3457 RINGSBY CT UNIT 308 | 2016060876 |
| 5  | 0222407030030 | 3457 RINGSBY CT UNIT 309 | 2007103413 |
| 6  | 0222407031031 | 3457 RINGSBY CT UNIT 310 | 2016060535 |
| 7  | 0222407032032 | 3457 RINGSBY CT UNIT 311 | 2007137759 |
| 8  | 0222407033033 | 3457 RINGSBY CT UNIT 312 | 2016044851 |
| 9  | 0222407034034 | 3457 RINGSBY CT UNIT 313 | 2007099031 |
| 10 | 0222407035035 | 3457 RINGSBY CT UNIT 314 | 2012048887 |
| 11 | 0222407036036 | 3457 RINGSBY CT UNIT 315 | 2016044800 |
| 12 | 0222407037037 | 3457 RINGSBY CT UNIT 316 | 2010007556 |
| 13 | 0222407038038 | 3457 RINGSBY CT UNIT 317 | 2014088159 |
| 14 | 0222407039039 | 3457 RINGSBY CT UNIT 318 | 2007101615 |
| 15 | 0222407040040 | 3457 RINGSBY CT UNIT 319 | 2013131848 |
| 16 | 0222407041041 | 3457 RINGSBY CT UNIT 320 | 2008128963 |
| 17 | 0222407042042 | 3457 RINGSBY CT UNIT 321 | 2016022856 |
| 18 | 0222407043043 | 3457 RINGSBY CT UNIT 322 | 2007135998 |
| 19 | 0222407044044 | 3457 RINGSBY CT UNIT 323 | 2007110379 |
| 20 | 0222407045045 | 3457 RINGSBY CT UNIT 324 | 2008045538 |
| 21 | 0222407046046 | 3457 RINGSBY CT UNIT 325 | 2016063868 |
| 22 | 0222407047047 | 3457 RINGSBY CT UNIT 326 | 2008045538 |
| 23 | 0222407048048 | 3457 RINGSBY CT UNIT 327 | 2015103372 |
| 24 | 0222407049049 | 3457 RINGSBY CT UNIT 328 | 2008158615 |
| 25 | 0222407050050 | 3457 RINGSBY CT UNIT 329 | 2015078340 |
| 26 | 0222407051051 | 3457 RINGSBY CT UNIT 330 | 2016040389 |
| 27 | 0222407052052 | 3457 RINGSBY CT UNIT 331 | 2015100381 |
| 28 | 0222407053053 | 3457 RINGSBY CT UNIT 332 | 2008024022 |
| 29 | 0222407054054 | 3457 RINGSBY CT UNIT 333 | 2015026972 |
| 30 | 0222407055055 | 3457 RINGSBY CT UNIT 334 |            |
| 31 | 0222407056056 | 3457 RINGSBY CT UNIT 335 | 2016016251 |
| 32 | 0222407057057 | 3457 RINGSBY CT UNIT 337 | 2016074484 |
| 33 | 0222407058058 | 3457 RINGSBY CT UNIT 339 | 2015152532 |
| 34 | 0222407059059 | 3457 RINGSBY CT UNIT 341 | 2011113486 |
| 35 | 0222407060060 | 3457 RINGSBY CT UNIT 343 | 2015103459 |
| 36 | 0222407061061 | 3457 RINGSBY CT UNIT 345 | 2015051155 |
| 37 | 0222407062062 | 3457 RINGSBY CT UNIT 347 | 2007194815 |
| 38 | 0222407063063 | 3457 RINGSBY CT UNIT 349 | 2015120602 |
| 39 | 0222407064064 | 3457 RINGSBY CT UNIT 351 |            |
| 40 | 0222407065065 | 3457 RINGSBY CT UNIT 105 | 2013122991 |
| 41 | 0222407066066 | 3457 RINGSBY CT UNIT 107 | 2015180180 |
| 42 | 0222407067067 | 3457 RINGSBY CT UNIT 106 |            |
| 43 | 0222407068068 | 3457 RINGSBY CT UNIT 108 | 2010129921 |
| 44 | 0223200049000 | 4201 BRIGHTON BLVD       | 2007197358 |
| 45 | 0223200182000 | 4201 BRIGHTON BLVD       | 2007197358 |
| 46 | 0223300055000 | 4050 BRIGHTON BLVD       | 2014068507 |
| 47 | 0223300061000 | 4000 WYNKOOP ST          | 2016045974 |
| 48 | 0223314065000 | 3800 WALNUT ST           | 2007193337 |
| 49 | 0223314067000 | 3800 WALNUT ST           | 2006019766 |

|    |               |                          |            |
|----|---------------|--------------------------|------------|
| 1  | 0223314071000 | 1300 40TH ST             | 2010125588 |
| 2  | 0223314075000 | 3814 WALNUT ST           | 2006022426 |
| 3  | 0223314076000 | 3858 WALNUT ST           |            |
| 4  | 0223314077000 | 3825 LAFAYETTE ST APPRX  | 2016097660 |
| 5  | 0227100006000 | 3400 WYNKOOP ST          | 2014031330 |
| 6  | 0227100007000 | 3430 BRIGHTON BLVD       | 2004233280 |
| 7  | 0227100010000 | 3410 BRIGHTON BLVD       | 2007136036 |
| 8  | 0227100019000 | 3325 BRIGHTON BLVD       | 2004233285 |
| 9  | 0227100037000 | 3350 BRIGHTON BLVD       | 2012119292 |
| 10 | 0227100041000 | 3400 ARKINS CT           | 2014120266 |
| 11 | 0227100042000 | 3326 BRIGHTON BLVD       | 2015083364 |
| 12 | 0227100043000 | 3330 BRIGHTON BLVD       |            |
| 13 | 0227103029000 | 3601 BLAKE ST UNIT -3615 | 2011056710 |
| 14 | 0227103040000 | 3601 BLAKE ST            | 2011056717 |
| 15 | 0227103041000 | 3601 BLAKE ST APPRX      | 2011056718 |
| 16 | 0227103042000 | 3639 BLAKE ST            | 2013025752 |
| 17 | 0227103044000 | 3765 BLAKE ST            | 2013100723 |
| 18 | 0227103045000 | 3735 BLAKE ST            | 2011082630 |
| 19 | 0227103046000 | 3615 BLAKE ST            | 2011056708 |
| 20 | 0227103047000 | 3615 BLAKE ST            | 2011056708 |
| 21 | 0227103048000 | 3601 BLAKE ST            | 2014090052 |
| 22 | 0227103049000 | 3601 BLAKE ST            | 2014090052 |
| 23 | 0227115011000 | 3505 BLAKE ST            | 2011147287 |
| 24 | 0227115013000 | 3501 BLAKE ST            | 2017108971 |
| 25 | 0227115014000 | 3463 BLAKE ST APPRX      | 2011147287 |
| 26 | 0227115015000 | 3463 BLAKE ST            | 2017108971 |
| 27 | 0227115016000 | 3463 BLAKE ST APPRX      | 2011147287 |
| 28 | 0227115017000 | 3585 BLAKE ST            |            |
| 29 | 0227115018000 | 3589 BLAKE ST            | 2013083096 |
| 30 | 0227115019000 | 3589 BLAKE ST            |            |
| 31 | 0227115020000 | 3579 BLAKE ST            | 2014139008 |
| 32 | 0227120005000 | 3433 BLAKE ST            | 2004223531 |
| 33 | 0227120029000 | 3423 BLAKE ST            | 2016059193 |
| 34 | 0227120030000 | 3423 BLAKE ST MISC       | 2011028526 |
| 35 | 0227120031000 | 3443 BLAKE ST            |            |
| 36 | 0227120032000 | 3443 BLAKE ST            | 2011147582 |
| 37 | 0227120034000 | 3459 BLAKE ST            |            |
| 38 | 0227120035000 | 3461 BLAKE ST            | 2012118613 |
| 39 | 0227120036000 | 3401 BLAKE ST            |            |
| 40 | 0227122019000 | 3398 BRIGHTON BLVD       | 2016104687 |
| 41 | 0227122020000 | 3400 BRIGHTON BLVD       |            |
| 42 | 0227125014000 | 3400 ARKINS CT           | 2011044032 |
| 43 | 0227125015000 | 3460 ARKINS CT           | 2003021094 |
| 44 | 0227125016000 | 1930 35TH ST             | 2003021094 |
| 45 | 0227126008000 | 3349 BLAKE ST            | 2007177882 |
| 46 | 0227103043000 | 3363 BLAKE ST            | 2011082630 |
| 47 | 0227500023000 | 3150 BRIGHTON BLVD       | 1989098515 |
| 48 | 0227500024000 | 3120 BRIGHTON BLVD       | 2004078073 |
| 49 | 0227500044000 | 3108 BRIGHTON BLVD       | 2001167567 |

|   |               |                    |            |
|---|---------------|--------------------|------------|
| 1 | 0227500046000 | 3100 BRIGHTON BLVD | 2004078073 |
| 2 | 0227500065000 | 1701 31ST ST       | 2012137935 |
| 3 | 0227500066000 | 1741 31ST ST       | 2004078073 |
| 4 | 0227500098000 | 3200 BRIGHTON BLVD | 2012145489 |
| 5 | 0227500099000 | 3200 BRIGHTON BLVD | 2014012949 |
| 6 | 0227500101000 | 3310 BRIGHTON BLVD | 2013172491 |
| 7 | 0227500102000 | 3310 BRIGHTON BLVD | 2013172491 |
| 8 | 0227500112000 | 3301 BRIGHTON BLVD | 2014120266 |

10 That portion of the Parcel currently designated 0227500117000 3201 Brighton Blvd. as  
11 described on Exhibit A of the special warranty deed recorded in the real property records of  
12 the Denver County Clerk and Recorder at Reception Number 2007134204  
13 That portion of Master Parcel 0227126114999 3377 Blake St. containing 57 condo owner  
14 parcels EXCLUDING those owner parcels with addresses 3309 and 3317 Blake St. also  
15 designated as PUD #190 described in Ordinance #63 series of 1986.

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

18 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and  
19 Development in the real property records of the Denver County Clerk and Recorder.

20 COMMITTEE APPROVAL DATE: January 2, 2018

21 MAYOR-COUNCIL DATE: January 9, 2018

22 PASSED BY THE COUNCIL: \_\_\_\_\_ February 12, 2018

23 \_\_\_\_\_ - PRESIDENT  
24 APPROVED: \_\_\_\_\_ - MAYOR Feb 13, 2018

25 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
26 EX-OFFICIO CLERK OF THE  
27 CITY AND COUNTY OF DENVER

28 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

29 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 11, 2018

30 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
31 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
32 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
33 § 3.2.6 of the Charter.

34 Kristin M. Bronson, Denver City Attorney

35 BY: Kristin J. Crawford, Assistant City Attorney DATE: Jan 10, 2018