

1 **BY AUTHORITY**

2 ORDINANCE NO. _____

COUNCIL BILL NO. CB18-1006

3 SERIES OF 2018

COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification of 1901 Wazee Street in**
7 **Union Station.**

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, will result in regulations and restrictions that are uniform with the PUD-G 19 district, is
12 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, is
13 consistent with the neighborhood context and the stated purpose and intent of the proposed zone
14 district, and meets the criteria set forth in 12.4.10.9 of the Denver Zoning Code;

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

17 **Section 1.** That upon consideration of a change in the zoning classification of the land area
18 hereinafter described, Council finds:

- 19 a. That the land area hereinafter described is presently classified as I-MX-8, UO-2.
- 20 b. It is proposed that the land area hereinafter described be changed to PUD-G 19.

21 **Section 2.** That the zoning classification for the land area in the City and County of Denver
22 described as follows shall be and hereby is changed from I-MX-8, UO-2 to Planned Unit Development
23 District (PUD-G 19):

24 **LEGAL DESCRIPTION**

25 PARCEL DESCRIPTION BASEBALL PARCEL A: (PARKING LOT + WALKWAY)

26
27 A PARCEL OF LAND SITUATED IN A PORTION OF BLOCK C, EAST DENVER, AND
28 BLOCK 1, HOYT & ROBINSONS ADDITION TO DENVER, BEING A PORTION OF THE
29 SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68
30 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE
31 OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

32
33 BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK C, EAST DENVER,
34 SAID POINT ALSO BEING AT THE NORTHEASTERLY RIGHT OF WAY
35 INTERSECTION OF 19TH STREET AND WAZEE STREET, SAID POINT BEING THE
36 TRUE POINT OF BEGINNING; THENCE NORTH 45 DEGREES 26 MINUTES 17
37 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK C, EAST
38 DENVER AND EXTENSION THEREOF AND THE NORTHEASTERLY RIGHT OF WAY

1 LINE OF SAID 19TH STREET A DISTANCE OF 326.09 FEET TO A POINT ON THE
2 NORTHEASTERLY EXTENSION OF THE WYNKOOP STREET 20.00 FOOT RANGE
3 LINE; THENCE NORTH 45 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE
4 SOUTHWESTERLY LINE OF SAID BLOCK 1, HOYT & ROBINSONS ADDITION TO
5 DENVER AND EXTENSION THEREOF AND THE NORTHEASTERLY RIGHT OF WAY
6 LINE OF SAID 19TH STREET A DISTANCE OF 19.40 FEET TO THE
7 SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THERMO
8 HEAD HOUSE, L.L.C. BY SPECIAL WARRANTY DEED RECORDED OCTOBER 13,
9 1994 AT RECEPTION NO. 9400156352; THENCE NORTH 44 DEGREES 21 MINUTES
10 17 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF RECEPTION NO.
11 9400156352, A DISTANCE OF 375.95 FEET TO A POINT ON THE SOUTHWESTERLY
12 LINE OF ACQUISITION PARCEL TK 2279-00-005 REV. 1, CONVEYED TO THE CITY
13 AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED APRIL 07,
14 1993 AT RECEPTION NO. R-93-0043076 IN THE CITY AND COUNTY OF DENVER
15 CLERK AND RECORDER'S OFFICE; THENCE SOUTH 46 DEGREES 55 MINUTES 34
16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF RECEPTION NO. R-93-
17 0043076, A DISTANCE OF 281.08 FEET; THENCE CONTINUING ALONG SAID
18 SOUTHWESTERLY LINE OF RECEPTION NO. R-93-0043076, SOUTH 45 DEGREES
19 29 MINUTES 38 SECONDS EAST A DISTANCE OF 66.09 FEET TO A POINT ON THE
20 EXTENSION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID WAZEE
21 STREET; THENCE SOUTH 44 DEGREES 35 MINUTES 38 SECONDS WEST ALONG
22 THE EXTENSION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID WAZEE
23 STREET AND THE SOUTHEASTERLY LINE OF SAID BLOCK C, EAST DENVER AND
24 THE EXTENSION THEREOF A DISTANCE OF 383.31 FEET TO THE TRUE POINT OF
25 BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

26
27 CONTAINING 131,694 SQUARE FEET OR 3.023 ACRES MORE OR LESS.

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

30 **Section 3.** The complete application with such supporting material as designated by the
31 Land Use, Transportation & Infrastructure Committee of the City Council filed in the words and figures
32 contained and set forth in the Application for Zone Map Amendment (District Plan), available in the
33 office and on the web page of City Council, and filed in the office of the City Clerk on the 8th day of
34 October, 2018, under City Clerk's Filing No. 2018-0456, is hereby approved.

35 **Section 4.** Said District Plan together with a Site Development Plan, as provided in Section
36 12.4.3 of the Denver Zoning Code, shall regulate the use and development of the land area
37 hereinabove described.

38 **Section 5.** None of the land area hereinabove described shall be used or occupied and no
39 structure or structures shall be designed, erected, altered, used or occupied thereon except in
40 conformity with all provisions of said District Plan and a Site Development Plan, as provided in Section
41 12.4.3 of the Denver Zoning Code, and except upon performance of all conditions therein set forth.

