

1 BY AUTHORITY

2 RESOLUTION NO. CR13-0336
3 SERIES OF 2013
4

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

5 A RESOLUTION

6 **Concerning a Zoning Map amendment to change the zoning classification of 832 Kalamath**
7 **Street from Planning Unit Development (PUD) #582 to G-MU-3**
8

9 **Whereas**, the existing PUD #582 at 832 Kalamath Street was adopted in 2006, and the
10 PUD contains specific regulations for a development project that was abandoned, creating
11 barriers for other development projects on the site to occur; and
12

13 **Whereas**, no plans have been submitted to the City for review since the adoption of PUD
14 #582, and no other actions have been taken to realize the planned development; and
15

16 **Whereas**, Denver Zoning Code Section 12.4.10.18.B.3. provides authority for the City
17 Council to consider rezoning to a more appropriate classification if a site development plan for a
18 PUD has not been submitted within 30 months of the PUD adoption, provided all owners of the
19 subject property have first been notified in writing of the Council's consideration of undertaking a
20 legislative map amendment; and
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22 **Whereas**, Blueprint Denver, An Integrated Land Use and Transportation Plan identifies
23 urban residential development as appropriate for 832 Kalamath Street; and
24

25 **Whereas**, General Urban – Mixed Use – 3 (G-MU-3) is the zone district that best
26 implements Blueprint Denver's vision for urban residential development; and
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28 **Whereas**, G-MU-3 has a two-acre minimum and the property at 832 Kalamath Street
29 measures less than two-acres, and Section 12.4.10.4.B.1. provides for exemption from the
30 minimum area requirement in the case of legislative map amendments; and
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32 **Whereas**, all owners of the property at 832 Kalamath have been notified of and have
33 agreed to the proposed application to change the zoning classification to G-MU-3.
34
35

36 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**
37 **DENVER:**
38

39 **Section 1.** The Council hereby directs the Department of Community Planning and
40 Development to complete the efforts set forth herein:
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- 42 A. Follow the Public Notice Requirements, applicable to all zone map amendments,
43 defined in the Denver Zoning Code Section 12.3.4.
44

1 B. Create a staff report, establishing a recommendation, including the review applicable
2 to all zone map amendments as defined in the Denver Zoning Code sections
3 12.4.10.7 and 12.4.10.13.

4 **Section 2.** The Council hereby expresses its intention that the proposed official map
5 amendment be considered for formal adoption by the City Council in accordance with the following
6 procedures:

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8 A. The Planning Board shall hold a public hearing and forward a recommendation to
9 City Council as defined in the Denver Zoning Code Section 12.4.10.8.

10
11 B. The City Council Land Use, Transportation and Infrastructure Committee shall
12 consider the map amendment as defined in the Denver Zoning Code Section
13 12.4.10.9.

14
15 C. City Council shall hold a public hearing and make a final decision as defined in the
16 Denver Zoning Code Section 12.4.10.10.

17
18 COMMITTEE APPROVAL DATE: on consent 5/28/2013

19 MAYOR-COUNCIL DATE: 6/4/2013

20 PASSED BY THE COUNCIL: _____, 2013

21 _____ - PRESIDENT

22 ATTEST: _____ - CLERK AND RECORDER,
23 EX-OFFICIO CLERK OF THE
24 CITY AND COUNTY OF DENVER

25
26 PREPARED BY: Kerry A. Buckey DATE:06/04/2013

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

31
32 Douglas J. Friednash, Denver City Attorney

33 BY: _____, Assistant City Attorney DATE: _____, 2013