

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2026

COUNCIL BILL NO. CB25-1069
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

6 **For an ordinance changing the zoning classification for 1675 East 35th Avenue,**
7 **3532 North Franklin Street, 3558 North Gilpin Street in Cole.**

8
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is
11 consistent with the City’s adopted plans, is in the public interest, and is consistent with the
12 neighborhood context and the stated purpose and intent of the proposed zone district;

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

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

17 a. The land area hereinafter described is presently classified as R-MU-20 with waivers and
18 PUD 534.

19 b. It is proposed that the land area hereinafter described be changed to PUD-G 38.

20 **Section 2.** That the zoning classification of the land area in the City and County of Denver
21 described as follows shall be and hereby is changed from R-MU-20 with waivers and PUD 534 to
22 PUD-G 38:

- 23 • **3532 N. Franklin St**
24 HYDE PARK ADDITION, BLOCK 21, PT LOTS 1 TO LOT 30 INCLUDING ALL VACATED ALLEYS
25 WITHIN, BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 21, THEN NORTH 370.16 FEET,
26 THEN EAST 223.04 FEET, THENCE SOUTH 100.02 FEET, THENCE WEST 77.21 FEET, THEN
27 SOUTH 270.10 FEET, THEN WEST 145.9 FEET TO THE POINT OF BEGINNING; CITY AND
28 COUNTY OF DENVER, STATE OF COLORADO.
- 29 • **1675 E. 35TH Ave**
30 HYDE PARK ADDITION, BLOCK 21, PT LOTS 16 TO 30 AND ALL VACATED ALLEYS WITHIN,
31 BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, THEN WEST 120.25 FEET, THEN NORTH
32 270.10 FEET, THEN EAST 77.21 FEET, THEN NORTH 100.02 FEET THEN EAST 43.04 FEET, THEN
33 SOUTH 370.08 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF
34 COLORADO.
- 35 • **3558 N. Gilpin St**
36 LOTS 1 TO 3 INCLUSIVE, BLOCK 22, HYDE PARK ADDITION, CITY AND COUNTY OF DENVER,
37 STATE OF COLORADO.
38

LAND DESCRIPTION SUBAREA "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 15, AND LOTS 27 THROUGH 30 INCLUSIVE, AND THE VACATED ALLEY WITHIN BLOCK 21, HYDE PARK ADDITION AS VACATED BY ORDINANCE NO. 74, SERIES 1946, RECEPTION NO. 449093, AND ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932, BLOCK 21, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 BLOCK 21, HYDE PARK ADDITION, THENCE N89°49'01"W, ALONG THE SOUTH LINE OF SAID VACATED ALLEY ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932 AND THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 141.08 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 21;

THENCE N00°09'27"E, ALONG THE WEST LINE OF SAID BLOCK 21, A DISTANCE OF 370.21 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 21;

THENCE S89°49'16"E, ALONG THE NORTH LINE OF SAID BLOCK 21, A DISTANCE OF 266.24 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 21;

THENCE S00°09'59"W, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF 97.57 FEET;

THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING SEVEN (7) COURSES;

1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;

EXHIBIT A
SHEET 2 OF 5

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 263.25 FEET;

1 THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A
2 DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

3
4 THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A
5 DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

6
7
8 CONTAINING 64,794 SQUARE FEET OR 1.487 ACRES, MORE OR LESS.

9
10
11 LAND DESCRIPTION SUBAREA "B"

12
13 A PARCEL OF LAND BEING A PORTION OF LOTS 16 THROUGH 26, BLOCK 21, HYDE
14 PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26,
15 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
16 COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
17 FOLLOWS:

18
19 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE S89°49'01"E,
20 ALONG THE SOUTH LINE OF SAID OF LOT 16, A DISTANCE OF 125.10 FEET TO THE
21 SOUTHEAST CORNER OF SAID BLOCK 21;

22
23 THENCE N00°09'59"E, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF
24 272.66 FEET;

25
26 THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING
27 SEVEN (7) COURSES;

- 28
- 29 1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
- 30
- 31 2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
- 32
- 33 3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
- 34
- 35 4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
- 36
- 37 5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
- 38
- 39 6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
- 40
- 41 7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;
- 42
- 43
- 44

45 EXHIBIT A
46 SHEET 3 OF 5

47
48
49 THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A
50 DISTANCE OF 263.25 FEET;

51
52 THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A
53 DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

1 THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A
2 DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

3
4 CONTAINING 33,762 SQUARE FEET OR 0.775 ACRES, MORE OR LESS.

5
6 LAND DESCRIPTION SUBAREA "C"
7

8 A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 3, BLOCK 22, HYDE PARK
9 ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26,
10 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
11 COUNTY OF DENVER, STATE OF COLORADO.

12
13 CONTAINING 9,373 SQUARE FEET OR 0.215 ACRES, MORE OR LESS.

14
15
16 BASIS OF BEARING: BEARINGS USED HEREIN ARE BASED ON A EAST LINE ON
17 BLOCK 21, HYDE PARK ADDITION ALONG GILPIN STREET., BEING N00°09'59"E USING
18 THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED
19 AT THE NORTH ON EAST 36TH STREET BY A FOUND YELLOW PLASTIC CAP PLS
20 16109 AT THE NORTHEAST CORNER OF LOT 30. AND MONUMENTED AT THE SOUTH
21 AT EAST 35TH STREET BY A NAIL AND WASHER PLS 16109 AT THE SOUTHEAST
22 CORNER OF LOT 16
23

24 LEGAL DESCRIPTION STATEMENT:

25 I, MICHAEL LINDQUIST, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO,
26 DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME
27 OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE,
28 INFORMATION AND BELIEF, IS CORRECT.
29

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

32 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and
33 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: January 13, 2026

2 MAYOR-COUNCIL DATE: January 20, 2026

3 PASSED BY THE COUNCIL: 2/23/2026

4 Signed by: *Annika P. Sandoval* - PRESIDENT
86E1DC2C6B93472...

5 APPROVED: *Michael Johnston* - MAYOR 2/24/2026
Signed by:
5DC361FDC863466...

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 22, 2026

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 Miko Ando Brown, Denver City Attorney

17 Signed by: *Jonathan Griffin*, Assistant City Attorney DATE: 1/21/2026 | 4:39 PM MST
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