

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-0321
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for multiple properties in the Arapahoe Square Neighborhood.

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 D-AS-12+, D-AS-20+, C-MX-3, C-MX-5 and C-MX-8 zone districts, and the D-AS-12+ and D-AS-20+ will establish a context- and form-based approach for the Arapahoe Square neighborhood and fulfill the land use and building form recommendations in the adopted plan for the area;

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:

- 1. That the land area hereinafter described is presently classified as D-AS and C-MX-12, UO-1, UO-2.
- 2. That the land area hereinafter described be changed to D-AS-12+, D-AS-20+, C-MX-3, C-MX-5 and C-MX-8.

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 D-AS and C-MX-12, UO-1, UO-2 to D-AS-20+:

A part of the Northeast and Northwest One-quarter of Section 34, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from **D-AS and C-MX-12 UO-1, UO-2 to D-AS-20+**

That part of East Denver not resubdivided by Clements’ Addition to the City of Denver or Stiles’ Addition to the City of Denver
Block 63, Lots 17 through 26
Block 64, Lots 17 through 32 Except the rear or Northwestly 58 feet of Lots 17 through 19 and Except the rear of Northwestly 50 feet of Lot 20
All of Block 80

1 Block 81, Lots 7 through 26
2 Block 92, Lots 7 through 26
3 Block 93, Lots 1 through 16 and Lots 21 through 32
4 All of Block 112 and the Alley vacated by Ordinance 475, Series of 1990
5 All of Block 113
6 All of Block 124
7 All of Block 125
8 All of Block 144 and All of the Alley vacated by Ordinance 18, Series of 1939
9

10 **Clements' Addition to the City of Denver**

11 All of Block 124
12 All of Block 125
13 All of Block 144 and All of the Alley vacated by Ordinance 18, Series of 1939
14 Block 145, Lots 7 through 26
15 Block 156, Lots 7 through 26
16 All of Block 157
17 Block 178, Lots 1 through 16 and that part of Lot A lying North and East of 20th Street and the alley
18 dedicated by Ordinance 127, Series of 1912
19 Block 179, Lots 7 through 16
20

21 **Stiles' Addition to the City of Denver**

22 Block 113, Lots 7 through 26
23 Block 124, Lots 7 through 26
24

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

27 **Section 3.** That the zoning classification of the land area in the City and County of
28 Denver described as follows shall be and hereby is changed from D-AS and C-MX-12, UO-1, UO-2
29 to D-AS-12+:

30 A part of the Northeast and Northwest One-quarter of Section 34, Township 3 South, Range 68 West,
31 and a part of the Southwest One-quarter of Section 27, Township 3 South, Range 68 West of the Sixth
32 Principal Meridian, City and County of Denver, State of Colorado.

33
34 That the zoning classification of the area in the City and County of Denver described as follows or
35 included within the following boundaries shall be and hereby is changed from **D-AS and C-MX-12 UO-1,**
36 **UO-2 to D-AS-12+**
37

38 **That part of East Denver not resubdivided by Steck's Addition to Denver, Clements' Addition to**
39 **the City of Denver or Stiles' Addition to the City of Denver**

40 Block 62, Lots 17 through 32
41 Block 63, Lots 27 through 32
42 Block 81, Lots 1 through 6 and Lots 27 through 32
43 Block 82, Lots 1 through 16 and Lots 23 through 32
44 All of Block 91
45 Block 92, Lots 1 through 6 and Lots 27 through 32
46 Block 113, Lots 2 through 6
47

48 **Clements' Addition to the City of Denver**

49 Block 145, Lots 1 through 6 and Lots 27 through 32
50 All of Block 146
51 All of Block 155
52 Block 156, Lots 1 through 6 and Lots 27 through 32
53 Block 179, Lots 1 through 6
54 Block 180, Lots 1 through 16
55

1 **Stiles' Addition to the City of Denver**

- 2 All of Block 82
- 3 All of Block 91
- 4 Block 113, Lots 1 through 6 and Lots 28 through 32
- 5 All of Block 114
- 6 All of Block 123
- 7 Block 124, Lots 1 through 6 and Lots 27 through 32
- 8 Block 145, Lots 1 through 6
- 9 All of Block 146
- 10 All of Block 155

11
12 **Steck's Addition to Denver**

- 13 Block 62, Lots 17 through 32
- 14 Block 82, Lots 1 through 4

15
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 the zoning classification of the land area in the City and County of
19 Denver described as follows shall be and hereby is changed from D-AS to C-MX-8:

20 A part of the Northwest One-quarter of Section 34, Township 3 South, Range 68 West of the Sixth
21 Principal Meridian, and a part of the Southwest One-quarter of Section 27, Township 3 South, Range 68
22 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

23
24 That the zoning classification of the area in the City and County of Denver described as follows or
25 included within the following boundaries shall be and hereby is changed from **D-AS to C-MX-8**

26
27 **That part of East Denver not resubdivided by Steck's Addition to Denver**

- 28 Block 51, Lots 17 through 32
- 29 Block 52, Lots 17 through 32
- 30 Block 62, Lots 12 through 16
- 31 Block 63, Lots 1 through 4 and Lots 15 and 16
- 32 Block 64, Lots 1 through 16, the rear or Northwesterly 58 feet of Lots 17 through 19, and the rear or
33 Northwesterly 50 feet of Lot 20

34
35 **Steck's Addition to Denver**

- 36 Block 52, Lots 27 through 32
- 37 Block 53, Lots 17 through 32
- 38 Block 61, Lots 1 through 29
- 39 Together with the Alley in Block 61 vacated by Ordinance 513, Series of 1985
- 40 Block 62, Lots 1 through 16

41
42 **Map of Davis Addition to Denver**

- 43 Block 61, Lots 1 through 4 and Lots 24 through 30,
- 44 Together with the portion of the Alley in Block 61 vacated by Ordinance 513, Series of 1985 adjacent to
45 said Lots 1 through 4 and said Lots 24 through 30

46
47 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
48 thereof, which are immediately adjacent to the aforesaid specifically described area.

49 **Section 5.** That the zoning classification of the land area in the City and County of
50 Denver described as follows shall be and hereby is changed from D-AS to C-MX-5:

51 A part of the Northeast One-quarter of Section 34, Township 3 South, Range 68 West, of the Sixth
52 Principal Meridian, City and County of Denver, State of Colorado.

1 That the zoning classification of the area in the City and County of Denver described as follows or
2 included within the following boundaries shall be and hereby is changed from **D-AS to C-MX-5**
3

4 **Stiles' Addition to the City of Denver**

5 Block 90, Lots 10 through 23

6 Block 115, Lots 10 through 23

7 Block 147, Lots 10 through 23

8 Together with the portion of the Alley in Block 147 vacated by Ordinance 56, Series of 1936, adjacent

9 to said Lots 10 through 23,
10

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

13 **Section 6.** That the zoning classification of the land area in the City and County of
14 Denver described as follows shall be and hereby is changed from D-AS to C-MX-3:

15 A part of the Northeast One-quarter of Section 34, Township 3 South, Range 68 West of the Sixth
16 Principal Meridian, City and County of Denver, State of Colorado.

17
18 That the zoning classification of the area in the City and County of Denver described as follows or
19 included within the following boundaries shall be and hereby is changed from **D-AS to C-MX-3**
20

21 **Stiles' Addition to the City of Denver**

22 Block 122, Lots 1 through 10

23 Block 147, Lots 1 through 9 and Lots 24 through 32

24 Together with the portion of the Alley in Block 147 vacated by Ordinance 56, Series of 1936, adjacent to
25 said Lots 1 through 9 and said Lots 24 through 32
26

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

29 **Section 7.** That this ordinance shall be recorded by the Manager of Community Planning
30 and Development in the real property records of the Denver County Clerk and Recorder.

31 **Section 8.** This bill shall become effective on August 23, 2016.
32

33 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**
34

1 COMMITTEE APPROVAL DATE: May 11, 2016.

2 MAYOR-COUNCIL DATE: May 17, 2016.

3 PASSED BY THE COUNCIL: _____, 2016

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2016

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

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____, 2016

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 26, 2016

11

12 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
14 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
15 § 3.2.6 of the Charter.

16 Denver City Attorney

17 BY: _____, Assistant City Attorney DATE: _____, 2016