

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2011

COUNCIL BILL NO. CB11-0376
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification of 65 acres of land located at approximately 53rd Ave. and Memphis Street.

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 in accordance with the Comprehensive Plan, is necessary to promote the public health, safety and general welfare of the City, is justified by one of the circumstances set forth in Section 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

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 PUD #515;
2. That the Owner proposes that the land area hereinafter described be changed to M-RX-5A.

Section 2. That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from PUD #515 to M-RX-5A:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A POINT ON A CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF MEMPHIS STREET AS DEDICATED BY PARKFIELD FILING NO. 11, AS RECORDED UNDER RECEPTION NUMBER 2001191208 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, PARKFIELD FILING NO. 13, AS RECORDED UNDER RECEPTION NUMBER 2004085361 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 TO BEAR SOUTH 89°50'26" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MEMPHIS STREET THE FOLLOWING FIVE (5) COURSES;

1) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°04'07", A RADIUS OF 1575.00 FEET AND AN ARC LENGTH OF 139.33 FEET, THE CHORD OF WHICH BEARS NORTH 13°17'27" WEST, A DISTANCE OF 139.28 FEET;

2) NORTH 15°49'30" WEST, A DISTANCE OF 356.95 FEET TO A POINT OF CURVATURE;

3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°58'57", A RADIUS OF 1171.00 FEET AND AN ARC LENGTH OF 326.65 FEET, THE CHORD OF WHICH BEARS NORTH 07°50'02" WEST, A DISTANCE OF 325.59 FEET TO A POINT OF COMPOUND CURVATURE;

4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°18'47", A RADIUS OF 1062.00 FEET AND AN ARC LENGTH OF 432.12 FEET, THE CHORD OF WHICH BEARS NORTH 11°48'50" EAST, A DISTANCE OF 429.14 FEET;

5) NORTH 23°28'14" EAST, A DISTANCE OF 157.96 FEET TO A POINT ON A CURVE, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2000173363 RECORDED NOVEMBER 29, 2000 IN SAID RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°53'21", A RADIUS OF 3819.72 FEET AND AN ARC LENGTH OF 259.28 FEET, THE CHORD OF WHICH BEARS SOUTH 64°00'58" EAST, A DISTANCE OF 259.24 FEET TO A POINT OF REVERSE CURVATURE;

2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°39'08", A RADIUS OF 3819.72 FEET AND AN ARC LENGTH OF 1176.81 FEET, THE CHORD OF WHICH BEARS SOUTH 70°53'52" EAST A DISTANCE OF 1172.17 FEET, TO A POINT ON A CURVE BEING PART OF THE WESTERLY RIGHT-OF-WAY OF AIRPORT BOULEVARD AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 94-00019086 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°28'23", A RADIUS OF 6640.00 FEET AND AN ARC LENGTH OF 981.93 FEET, THE CHORD OF WHICH BEARS SOUTH 16°59'11" WEST, A DISTANCE OF 981.04 FEET TO A POINT OF REVERSE CURVATURE;

2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°52'58", A RADIUS OF 8640.00 FEET AND AN ARC LENGTH OF 1942.68 FEET, THE CHORD OF WHICH BEARS SOUTH 14°46'53" WEST, A DISTANCE OF 1938.59 FEET TO A POINT ON THE SOUTHERLY LINE OF THE HIGHLINE CANAL AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NUMBER 92-0137022 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES;

1) NORTH 37°50'38" WEST, A DISTANCE OF 304.27 FEET TO A POINT OF CURVATURE;

2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 50°45'27", A RADIUS OF 310.00 FEET AND AN ARC LENGTH OF 274.62 FEET, THE CHORD OF WHICH BEARS NORTH 63°13'22" WEST, A DISTANCE OF 265.73 FEET;

3) THENCE NORTH 88°36'05" WEST, A DISTANCE OF 365.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MEMPHIS STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES;

1) NORTH 15°42'55" EAST, A DISTANCE OF 82.56 FEET;

- 2) NORTH 88°36'05" WEST, A DISTANCE OF 18.58 FEET;
- 3) NORTH 15°42'55" EAST, A DISTANCE OF 804.03 FEET TO A POINT ON A CURVE;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°27'16", A RADIUS OF 1575.00 FEET AND AN ARC LENGTH OF 397.34 FEET, THE CHORD OF WHICH BEARS NORTH 08°29'18" EAST, A DISTANCE OF 396.29 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PARKFIELD FILING NO. 13, BEING A POINT OF REVERSE CURVATURE;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID PARKFIELD FILING NO 13, THE FOLLOWING SEVEN (7) COURSES;

- 1) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°45'52", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 38.29 FEET, THE CHORD OF WHICH BEARS NORTH 45°08'36" EAST A DISTANCE OF 34.66 FEET;
- 2) NORTH 89°01'32" EAST, A DISTANCE OF 217.71 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°07'15", A RADIUS OF 963.50 FEET AND AN ARC LENGTH OF 52.48 FEET, THE CHORD OF WHICH BEARS SOUTH 89°24'50" EAST A DISTANCE OF 52.47 FEET;
- 4) NORTH 02°08'46" EAST, A DISTANCE OF 73.00 FEET TO A POINT ON A CURVE;
- 5) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°12'56", A RADIUS OF 1036.50 FEET AND AN ARC LENGTH OF 21.99 FEET, THE CHORD OF WHICH BEARS NORTH 88°27'41" WEST, A DISTANCE OF 21.99 FEET;
- 6) NORTH 00°58'28" WEST, A DISTANCE OF 232.57 FEET;
- 7) SOUTH 89°01'32" WEST, A DISTANCE OF 298.85 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 2,822,887 SQUARE FEET OR 64.805 ACRES, MORE OR LESS. in addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

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

COMMITTEE APPROVAL DATE: May 31, 2011

MAYOR-COUNCIL DATE: June 7, 2011

PASSED BY THE COUNCIL: _____, 2011

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____, 2011

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

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2011; _____, 2011

1 PREPARED BY: KAREN A. AVILES, Assistant City Attorney DATE: June 9, 2011
2 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
3 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
4 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
5 § 3.2.6 of the Charter.

6 David W. Broadwell, City Attorney

7 BY: _____, City Attorney DATE: _____, 2011