

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2021

COUNCIL BILL NO. CB20-1435  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties along East Hampden Avenue in Hampden and South Hampden.**

**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 S-MX-3A; S-MX-5A; and S-MX-5A, UO-1, UO-2 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:

a. The land area hereinafter described is presently classified as S-MX-5, UO-1, UO-2; S-MX-5; S-MX-3; B-3; B-3 with waivers; R-MU-30; S-MX-2; B-1; P-1 with waivers; B-2; S-CC-3X; PUD 173; and PUD 198.

b. It is proposed that the land area hereinafter described be changed to S-MX-3A; S-MX-5A; and S-MX-5A, UO-1, UO-2.

**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 S-MX-5 UO-1, UO-2 to S-MX-5A, UO-1, UO-2:

**GAISER HOLLY RIDGE 2<sup>ND</sup> FILING**  
Approximately the southerly 340’ of Tract D

Including these parcels in their entirety:  
0632307053000     6305 E HAMPDEN AVE  
0632307052000     6325 E HAMPDEN AVE  
0632307035000     6395 E HAMPDEN AVE

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 the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from B-A-3 with waivers, B-3, R-MU-30, S-MX-

1 3, and S-MX-5 to S-MX-5A:

2 Approximately the southerly 473.1' of Section 32, Township 4 South, Range 67 West  
3 between the East line of South Locust Street and the West line of South Monaco Street  
4 Parkway

5  
6 The area bounded by:

7 **On the North:** The South line of East Hampden Avenue

8 **On the South:** The North line of Block 10, **SOUTHMOOR PARK FILING NO. TWO**

9 **On the East:** The West line of South Monaco Street Parkway

10 **On the West:** The East line of Interstate 25

11  
12 Including these parcels in their entirety:

- 13 0705200046000 6200 E HAMPDEN AVE MISC Owned by CDOT for I-25
- 14 0705200047000 6290 E HAMPDEN AVE -6410
- 15 0632300010000 6405 E HAMPDEN AVE
- 16 0632300016000 6435 E HAMPDEN AVE
- 17 0632300020000 6439 E HAMPDEN AVE -6445
- 18 0632300019000 6449 E HAMPDEN AVE -6491
- 19 0705200026000 6450 E HAMPDEN AVE
- 20 0632300008000 3460 S LOCUST ST
- 21 0632300021000 3495 S MONACO STREET PKWY
- 22 0705200053000 3551 S MONACO STREET PKWY
- 23 0705200050000 3601 S MONACO STREET PKWY MISC Owned by CDOT for I-25
- 24 0705200045000 3603 S MONACO STREET PKWY
- 25 0705200049000 3625 S MONACO STREET PKWY
- 26 0705200051000 3635 S MONACO STREET PKWY
- 27 0705200048000 3639 S MONACO STREET PKWY Owned by CDOT for I-25
- 28 0705200041000 3655 S MONACO STREET PKWY
- 29 0705200043000 3699 S MONACO STREET PKWY
- 30 0705200004000 3701 S MONACO STREET PKWY APPRX

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

34 **Section 4.** That the zoning classification of the land area in the City and County of Denver  
35 described as follows shall be and hereby is changed from B-1, B--3 with waivers, B-3, S-MX-2, S-MX-  
36 3, and P-1 with waivers to S-MX-3A:

37 **SOUTHMOOR PARK FILING NO. TWO**

38 Block 1, Lots 1 to 10

39 Block 2, Lots 1 to 12

40  
41 **SOUTHMOOR PARK FILING NO. THREE**

42 Block 1, Lot 11 except the southerly 91.09'

43  
44 The area bounded by:

45 **On the North:** The South line of East Hampden Avenue

1 **On the South:** The North line of the **PINE RIDGE ESTATES** , and said North line extended  
2 easterly to the west line of South Tamarac Drive.

3 **On the East:** The West line of South Tamarac Drive

4 **On the West:** The East line of **SOUTHMOOR PARK FILING NO. THREE**

5  
6 The area commencing at a point on the North line of East Hampden Avenue approximately  
7 599' east of the east line of South Monaco Street Parkway; thence north approximately 175'  
8 to a point; thence east approximately 375' to a point; thence north to the south line of East  
9 Girard Avenue; thence east along the south line of East Girard Avenue to the west line of  
10 South Oneida Way; thence south along the west line of South Oneida Way to the north line  
11 of East Hampden Avenue; thence west along the north line of East Hampden Avenue to the  
12 point of beginning.

13  
14 The area bounded by:

15 **On the North:** The south line of East Girard Avenue and the south line of The Morningside  
16 Subdivision.

17 **On the South:** The North line of East Hampden Avenue

18 **On the East:** The West line of South Poplar Street

19 **On the West:** The east line of South Oneida Way.

20  
21 Including these parcels in their entirety:

22	0632400075000	6910 E GIRARD AVE
23	0705102035000	6500 E HAMPDEN AVE
24	0705102028000	6600 E HAMPDEN AVE
25	0705102029000	6630 E HAMPDEN AVE
26	0705102005000	6660 E HAMPDEN AVE
27	0705102030000	6740 E HAMPDEN AVE
28	0632400080000	6777 E HAMPDEN AVE
29	0705102023000	6780 E HAMPDEN AVE
30	0705102024000	6800 E HAMPDEN AVE
31	0632400081000	6825 E HAMPDEN AVE
32	0705102010000	6850 E HAMPDEN AVE
33	0632400082000	6895 E HAMPDEN AVE
34	0705101019000	6900 E HAMPDEN AVE
35	0705101021000	6900 E HAMPDEN AVE
36	0632400018000	6901 E HAMPDEN AVE
37	0632400019000	6909 E HAMPDEN AVE
38	0632400013000	7007 E HAMPDEN AVE
39	0632400085000	7045 E HAMPDEN AVE
40	0705101005000	7060 E HAMPDEN AVE
41	0632400090000	7075 E HAMPDEN AVE
42	0705101023000	7100 E HAMPDEN AVE
43	0632400060000	7101 E HAMPDEN AVE
44	0632400061000	7105 E HAMPDEN AVE
45	0632400043000	7115 E HAMPDEN AVE
46	0705101025999	7120 E HAMPDEN AVE MASTER
47	0705101022000	7150 E HAMPDEN AVE
48	0632400098000	7155 E HAMPDEN AVE
49	0705101015000	7180 E HAMPDEN AVE

1	0705101013000	7190 E HAMPDEN AVE
2	0632400031000	7195 E HAMPDEN AVE
3	0705110024000	7200 E HAMPDEN AVE
4	0704200035000	7300 E HAMPDEN AVE
5	0632400040000	2900 S OLEANDER CT
6	0632400093000	3425 S OLEANDER CT
7	0632400076000	3400 S ONEIDA WAY
8	0632400096000	3400 S ONEIDA WAY
9	0632400017000	3401 S ONEIDA WAY
10	0705101020000	3500 S ONEIDA WAY
11	0705110025000	3540 S POPLAR ST
12	0704200038000	3515 S TAMARAC DR
13	0704200018000	3525 S TAMARAC DR -3535
14	0704200039000	3545 S TAMARAC DR
15	0704200032000	3605 S TAMARAC DR
16	0704200033000	3615 S TAMARAC DR

17  
18 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
19 thereof, which are immediately adjacent to the aforesaid specifically described area.

20 **Section 5.** 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 S-MX-3, and S-MX-5 to S-MX-5A:

22 The area commencing at a point at the intersection of the East line of South Poplar Street  
23 and the South line of **THE MORNINGSIDE SUBDIVISION**; thence easterly along the south  
24 line of **THE MORNINGSIDE SUBDIVISION** to the east line of Section 32, Township 4  
25 South, Range 67 West; thence southerly along the east line of Section 32 approximately  
26 62.51' to a point; thence east approximately 239.95' to a point; thence south to the north line  
27 of East Hampden Avenue; thence west along the North line of East Hampden Avenue to the  
28 east line of South Poplar Street; thence north along the east line of South Poplar Street to  
29 the point of beginning.

30  
31 The areas in Reception #2014133889 recorded 11/3/2014 described as Parcel 3, Parcel 4,  
32 and Parcel 5.

33  
34 Including these parcels in their entirety:

35	0632400050000	7225 E HAMPDEN AVE
36	0632400010000	7285 E HAMPDEN AVE
37	0632400083000	7289 E HAMPDEN AVE
38	0633300052000	7293 E HAMPDEN AVE
39	0633300084000	7305 E HAMPDEN AVE
40	0633300085000	7405 E HAMPDEN AVE
41	0633300101000	7555 E HAMPDEN AVE
42	0632400097000	3480 S POPLAR ST

43  
44 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
45 thereof, which are immediately adjacent to the aforesaid specifically described area.

46 **Section 6.** That the zoning classification of the land area in the City and County of Denver

1 described as follows shall be and hereby is changed from B-3, and S-MX-5 to S-MX-5A:

2 The area bounded by:

3 **On the North:** The south line of East Eastman Avenue

4 **On the South:** The north line of East Hampden Avenue

5 **On the East:** The west line of South Tamarac Drive

6 **On the West:** The east line of Goldsmith Gulch

7  
8 Including these parcels in their entirety:

9 0633300091000 7600 E EASTMAN AVE

10 0633300106000 7777 E HAMPDEN AVE

11 0633300107000 7777 E HAMPDEN AVE

12 0633300104000 7785 E HAMPDEN AVE

13 0633300105000 7995 E HAMPDEN AVE

14 0633300083000 3201 S TAMARAC DR

15 0633300071000 3333 S TAMARAC DR

16  
17 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
18 thereof, which are immediately adjacent to the aforesaid specifically described area.

19 **Section 7.** That the zoning classification of the land area in the City and County of Denver  
20 described as follows shall be and hereby is changed from B-2, B-3, PUD 173, and S-CC-3X to S-MX-  
21 5A:

22 The area bounded by:

23 **On the North:** A line approximately 213.27' north of the north line of East Hampden Avenue  
24 from the east line of South Willow Street extended easterly to the west line of the

25 **BEAUMONT AT BRIDGE CREEK SUBDIVISION FILING NO. 1**

26 **On the South:** The north line of East Hampden Avenue

27 **On the East:** The west line of **BEAUMONT AT BRIDGE CREEK SUBDIVISION FILING**  
28 **NO. 1**

29 On the West: The east line of South Willow Drive

30  
31 The area commencing at the intersection of the west line of South Yosemite Street and the  
32 north line of East Hampden Avenue; thence northerly along the west line of South Yosemite  
33 Street approximately 150' to a point; thence west at right angles approximately 150' to a  
34 point; thence southerly at right angles to a point on the north line of East Hampden Avenue;  
35 thence east along the north line of East Hampden Avenue to the point of beginning.

36  
37 The area commencing at the intersection of the east line of South Yosemite Street and the  
38 north line of East Hampden Avenue; thence northerly along the east line of South Yosemite  
39 Street approximately 221.97' to a point; thence east at right angles approximately 422.42' to  
40 a point; thence northeasterly to a point approximately 368.96' north of the north line of East  
41 Hampden Avenue and approximately 590' east of the east line of South Yosemite Street;  
42 thence southerly to the North Line of East Hampden Avenue; thence west along the north  
43 line of East Hampden Avenue to the point of beginning.

44

1 The area commencing at the intersection of the west line of South Yosemite Street and the  
2 south line of East Hampden Avenue; thence west along the south line of East Hampden  
3 Avenue approximately 412' to a point; thence south approximately 510.07' to a point; thence  
4 east approximately 262' to a point; thence north approximately 15' to a point; thence east  
5 approximately 150' to a point on the West line of South Yosemite Street; thence north along  
6 the West line of South Yosemite Street approximately 495.07' to the point of beginning.  
7

8 The area bounded by:

9 **On the North:** The south line of East Hampden Avenue

10 **On the South:** The south line of the **KENWOOD PARK**

11 **On the East:** The City and County of Denver boundary

12 **On the West:** The east line of South Yosemite Street  
13

14 Including these parcels in their entirety:

15	0704100029000	8800 E HAMPDEN AVE
16	0704100035000	8810 E HAMPDEN AVE
17	0704100028000	8850 E HAMPDEN AVE
18	0704100081000	8888 E HAMPDEN AVE
19	0633400010000	8899 E HAMPDEN AVE
20	0703200031000	8900 E HAMPDEN AVE
21	0634300201000	8901 E HAMPDEN AVE
22	0634300203000	8921 E HAMPDEN AVE
23	0703200036000	8930 E HAMPDEN AVE
24	0703200037000	8940 E HAMPDEN AVE
25	0634300204000	8941 E HAMPDEN AVE
26	0703200023000	8960 E HAMPDEN AVE -8998
27	0634300205000	8961 E HAMPDEN AVE
28	0703200022000	8980 E HAMPDEN AVE
29	0703200033000	9000 E HAMPDEN AVE APPRX
30	0703200015000	9000 E HAMPDEN AVE APPRX
31	0703200011000	9050 E HAMPDEN AVE
32	0703200032000	9200 E HAMPDEN AVE
33	0703200018000	9250 E HAMPDEN AVE
34	0633400053000	3488 S WILLOW ST
35	0704100033000	3535 S YOSEMITE ST
36	0703200038000	3540 S YOSEMITE ST
37	0704100040000	3545 S YOSEMITE ST
38	0704100039000	3555 S YOSEMITE ST

39

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

42 **Section 8.** That the zoning classification of the land area in the City and County of Denver  
43 described as follows shall be and hereby is changed from B-2, and PUD 198 to S-MX-3A:

44 The area commencing at a point on the west line of South Yosemite Street approximately  
45 495' south of the south line of East Hampden Avenue; thence south along the west line of  
46 South Yosemite Street to a point on the north line of East Jefferson Avenue; thence west  
47 along the north line of East Jefferson Avenue approximately 412' to a point; thence north

1 approximately 150' to a point; thence east approximately 262' to a point; thence north  
2 approximately 15' to a point; thence east approximately 150' to the point of beginning.  
3

4 Including these parcels in their entirety:

5 0704100031000 3565 S YOSEMITE ST  
6 0704100024000 3575 S YOSEMITE ST  
7 0704100056000 3595 S YOSEMITE ST  
8

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

11 **Section 9.** That the zoning classification of the land area in the City and County of Denver  
12 described as follows shall be and hereby is changed from B-3, B--3 with waivers, and S-CC-3X to S-  
13 MX-5A:

14 The area commencing at the intersection of the east line of South Dayton Street and the  
15 south line of East Girard Avenue; thence east along the south line of East Girard Avenue to  
16 the west line of South Florence Street; thence southerly along the west line of South  
17 Florence Street to the north line of East Hampden Avenue; thence west along the north line  
18 of East Hampden Avenue to the east line of South Dayton Street; thence north along the  
19 east line of South Dayton Street to the point of beginning.  
20

21 The area commencing at the intersection of the east line of South Florence Street and the  
22 south line of East Girard Avenue; thence east along the south line of East Girard Avenue  
23 approximately 136'; thence S22°34'28"E approximately 299.10'; thence S89°51'00"E  
24 approximately 173.74'; thence N16°00'54"W approximately 82.7'; thence N66°55'20"E  
25 approximately 256.37' to the west line of South Galena Street; thence southerly along the  
26 west line of South Galena Street to the northerly line of East Hampden Avenue; thence  
27 westerly along the north line of East Hampden Avenue to the east line of South Florence  
28 Street; thence north along the east line of South Florence Street to the point of beginning.  
29

30 The area commencing at the intersection of the south line of East Hamilton Place and the  
31 east line of South Galena Street; thence easterly along the south line of East Hamilton  
32 Place approximately 248' to a point; thence southeasterly to a point on the north line of  
33 South Havana Street approximately 255' east of the east line of South Galena Street;  
34 thence westerly along the North line of South Havana Street to the east line of South  
35 Galena Street; thence northerly along the east line of South Galena Street to the point of  
36 beginning.  
37

38 Including these parcels in their entirety:

39 0634500066000 3480 S GALENA ST APPRX  
40 0634500065000 3480 S GALENA ST  
41 0634500033000 9780 E GIRARD AVE  
42 0634500041000 9850 E GIRARD AVE  
43 0634500040000 9900 E GIRARD AVE  
44 0634300198000 9725 E HAMPDEN AVE  
45 0634300199000 9745 E HAMPDEN AVE  
46 0634300200000 9755 E HAMPDEN AVE

1 0634500057000 9779 E HAMPDEN AVE  
2 0634500027000 9865 E HAMPDEN AVE  
3 0634500010000 9925 E HAMPDEN AVE  
4 0634500029000 9955 E HAMPDEN AVE  
5 0634500064000 10005 E HAMPDEN AVE  
6 0634500062000 10101 E HAMPDEN AVE  
7 0634500061000 10175 E HAMPDEN AVE  
8

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

11 **Section 10.** That this ordinance shall be recorded by the Manager of Community Planning and  
12 Development in the real property records of the Denver County Clerk and Recorder.

13 COMMITTEE APPROVAL DATE: December 8, 2020

14 MAYOR-COUNCIL DATE: December 15, 2020 by Consent

15 PASSED BY THE COUNCIL: \_\_\_\_\_

16 \_\_\_\_\_ - PRESIDENT

17 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

18 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
19 EX-OFFICIO CLERK OF THE  
20 CITY AND COUNTY OF DENVER

21 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

22 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: December 17, 2020

23 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
24 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
25 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
26 § 3.2.6 of the Charter.

27 Kristin M. Bronson, Denver City Attorney

28 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_