

1
2 **BY AUTHORITY**

3 ORDINANCE NO. _____
4 SERIES OF 2022

COUNCIL BILL NO. CB22-1089
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

6 **A BILL**

7 **For an ordinance changing the zoning classification for 2147 and 2151 Tremont**
8 **Place in Five Points.**

9
10 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
11 the public hearing, that the map amendment set forth below conforms with applicable City laws, is
12 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the
13 City, will result in regulations and restrictions that are uniform within the G-MU-3 UO-3, with a waiver
14 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning
15 Code, and is consistent with the neighborhood context and the stated purpose and intent of the
16 proposed zone district;

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

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

- 21 a. The land area hereinafter described is presently classified as PUD 194 and PUD 369.
22 b. It is proposed that the land area hereinafter described be changed to G-MU-3 UO-3, with
23 a waiver.
24 c. The applicant has provided a written representation approving of certain waiver to the
25 requested change in zoning classification related to the development, operation, and maintenance of
26 the land area as follows:

27 Waive the provision in DZC 9.4.4.8.F.1 that “The applicant for establishment of the bed and
28 breakfast lodging use is the owner of record and uses the structure as his/her principal
29 residence,” and instead, a manager or operator of the bed and breakfast lodging use, who
30 may or may not be the property owner, shall use a structure located at either 2137, 2147, or
31 2151 Tremont Place as his/her principal residence. The intent of the waiver is to remove the
32 UO-3 requirement that the owner of the structure housing the bed and breakfast use that
33 same structure as their principal residence and instead require a business manager or
34 operator, who may or may not be the property owner, to live on site or adjacent to the
35 permitted bed and breakfast lodging use.

