

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2018

COUNCIL BILL NO. CB18-1222
COMMITTEE OF REFERENCE:
Land Use, Transportation and Infrastructure

A BILL

For an ordinance relating to the Denver Zoning Code, to create new zone districts in the Downtown context.

WHEREAS, the City Council desires to amend the Denver Zoning Code to implement the land use recommendations relating to the creation of the Downtown-Central Platte Valley-Auraria Transition, River, and Center (D-CPV-T, D-CPV-R, and D-CPV-C) zone districts; and

WHEREAS, on the same night as the public hearing on this Ordinance, City Council will consider an amendment to Article VI, Chapter 27, D.R.M.C., to implement an incentive height system that would allow structures in the proposed D-CPV-T, D-CPV-R, and D-CPV-C zone districts to exceed base heights when certain affordable housing requirements are provided; and

WHEREAS, the City Council has determined on the basis of evidence and testimony presented at the public hearing that amending the Denver Zoning Code as set forth herein is consistent with the City’s adopted plans, furthers the public health, safety and general welfare, and will result in regulations and restrictions that are uniform within zone districts where residential uses are permitted.

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

Section 1. The changes to the Denver Zoning Code set forth in Clerk File No. 2018-0532 as filed with the Denver City Clerk on November 14, 2018, and available in the office and on the web page of City Council are hereby adopted and made an official part of the Denver Zoning Code. The changes create the Downtown-Central Platte Valley-Auraria Transition (D-CPV-T), Downtown-Central Platte Valley-Auraria-River (D-CPV-R), and Downtown-Central Platte Valley-Auraria Center (D-CPV-C) zone districts and make such zone districts available to be applied through future map amendments.

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1 COMMITTEE APPROVAL DATE: November 6, 2018.

2 MAYOR-COUNCIL DATE: November 13, 2018.

3 PASSED BY THE COUNCIL _____ December 17, 2018

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9

10 NOTICE PUBLISHED IN THE DAILY JOURNAL _____;

11 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: November 15, 2018

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.

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17 Kristin M. Bronson, Denver City Attorney

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19 BY: Kristin M. Bronson, Assistant City Attorney Date: Nov 14, 2018