

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2023

COUNCIL BILL NO. CB23-0011
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 4320 Morrison Road, 753 South Raleigh Street and 4849 West Kentucky Avenue in Westwood.

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 OS-A district, is justified by one of the circumstances set forth in Section 12.4.10.8 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:

a. The land area hereinafter described is presently classified as E-MX-3; E-MX-3, UO-1, UO-2; E-TU-C; and E-SU-D.

b. It is proposed that the land area hereinafter described be changed to OS-A.

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 E-MX-3; E-MX-3, UO-1, UO-2; and E-TU-C to OS-A:

Westwood Recreation Center Site

Lots 1 and 2, Block 5, Wood Subdivision Second Filing, City and County of Denver, State of Colorado.

And

All that part of Lot 5, Block 5, Wood Subdivision Second Filing lying West of a line distant 160.67 feet Westerly and parallel with the West line of South Raleigh Street; also described as the West 100 feet of the South 31.6 feet of Lot 5, Block 5, Wood Subdivision Second Filing, City and County of Denver, State of Colorado.

And

That part of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows:

Beginning at a point on the West line of said quarter section, 201.3 feet South of the center of said Section 18, being the center line of the Morrison Road at that point; Thence South along the said boundary line 399.2 feet; Thence East 200 feet; Thence North 581.3 feet;

1 Thence South 48°40' West, 269.5 feet along the center line of the said Morrison Road to
2 the Point of Beginning.

3 Except that portion thereof lying within the boundaries of Morrison Road.

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

6 **Section 3.** That the zoning classification of the land area in the City and County of Denver
7 described as follows shall be and hereby is changed from E-SU-D to OS-A:

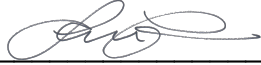
8 **Westwood Park Addition**

9 That part of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 4 South, Range
10 68 West of the 6TH P.M., City and County of Denver, State of Colorado, more particularly
11 described as follows:

12 Beginning at a point 869.00 feet East and 30 feet North of the Southwest corner of said
13 Northwest 1/4 of the Southwest 1/4, said Point of Beginning being on the North right-of-way
14 line of West Kentucky Avenue; Thence North on an angle to the left of 90°26'20" from the
15 North right-of-way line of West Kentucky Avenue and parallel with the West line of said
16 Northwest 1/4 of the Southwest 1/4 a distance of 183.00 feet; Thence East on an angle to the
17 right of 90°26'20" and parallel with the South line of said Northwest 1/4 of the Southwest 1/4 a
18 distance of 115.00 feet; Thence South on an angle to the right of 89°33'40" parallel to the West
19 line of said Northwest 1/4 of the Southwest 1/4 a distance of 183.00 feet to a point on the
20 North right-of-way line of West Kentucky Avenue; Thence West on an angle to the right of
21 90°26'20" parallel to the South line of said Northwest 1/4 of the Southwest 1/4 a distance of
22 115.00 feet to the Point of Beginning.

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

25 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and
26 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: January 10, 2023
2 MAYOR-COUNCIL DATE: January 17, 2023
3 PASSED BY THE COUNCIL: _____ February 21, 2023
4  _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 19, 2023
11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.
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16 Kerry Tipper, Denver City Attorney
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18 BY: Anshul Bagga, Assistant City Attorney DATE: Jan 19, 2023