

1 **BY AUTHORITY**

2 RESOLUTION NO. CR13-0642  
3 SERIES OF 2013

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4  
5 **A RESOLUTION**

6 **Concerning a Zoning Map amendment to change the zoning classification of portions of**  
7 **the 2800, 2900, and 3000 Blocks of Welton Street from C-MX-3 to C-MX-5.**

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9  
10 **Whereas**, the Northeast Downtown Neighborhoods Plan, in consideration of multiple light  
11 rail stations located along Welton Street, identifies transit-oriented development at a maximum  
12 height of five stories as appropriate for the entirety of the 2800-3000 blocks of Welton Street; and

13  
14 **Whereas**, the existing Urban Center-Mixed Use-3 (C-MX-3) zoning on portions of these  
15 blocks three allows for a maximum building height of only three stories; and

16  
17 **Whereas**, Urban Center-Mixed Use-5 (C-MX-5) is the zone district that best implements  
18 the Northeast Downtown Neighborhoods Plan’s vision for transit-oriented development on these  
19 blocks; and

20  
21 **Whereas**, City Council, in consultation with the Department of Community Planning and  
22 Development, desires to ensure all affected property owners and registered neighborhood  
23 organizations have sufficient notification and time to consider the proposed map amendment; and

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25  
26 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
27 **DENVER:**

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29 **Section 1.** The Council hereby directs the Department of Community Planning and  
30 Development to complete the efforts set forth herein:

- 31  
32 A. Follow the Public Notice Requirements, applicable to all zone map amendments,  
33 defined in the Denver Zoning Code Section 12.3.4.  
34  
35 B. Create a staff report, establishing a recommendation, including the review applicable  
36 to all zone map amendments as defined in the Denver Zoning Code sections  
37 12.4.10.7 and 12.4.10.13.

38 **Section 2.** The Council hereby expresses its intention that the proposed official map  
39 amendment be considered for formal adoption by the City Council in accordance with the following  
40 procedures:

- 41  
42 A. The Planning Board shall hold a public hearing and forward a recommendation to  
43 City Council as defined in the Denver Zoning Code Section 12.4.10.8.  
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1 B. The City Council Land Use, Transportation and Infrastructure Committee shall  
2 consider the map amendment as defined in the Denver Zoning Code Section  
3 12.4.10.9.

4  
5 C. City Council shall hold a public hearing and make a final decision as defined in the  
6 Denver Zoning Code Section 12.4.10.10.

7  
8 COMMITTEE APPROVAL DATE: on consent 9/19/2013

9 MAYOR-COUNCIL DATE: on consent 9/24/2013

10 PASSED BY THE COUNCIL: \_\_\_\_\_, 2013  
11 \_\_\_\_\_ - PRESIDENT

12 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
13 EX-OFFICIO CLERK OF THE  
14 CITY AND COUNTY OF DENVER  
15

16 PREPARED BY: Kerry A. Buckey

DATE:09/09/2013

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18 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of  
19 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
20 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
21 3.2.6 of the Charter.

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23 Douglas J. Friednash, Denver City Attorney

24 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2013  
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