

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2018

COUNCIL BILL NO. CB18-0668
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 2900 South University Boulevard in Wellshire.

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-SU-F, UO-3 with waiver 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 S-SU-F.
- b. It is proposed that the land area hereinafter described be changed to S-SU-F, UO-3 with waiver.
- c. The owner approves and agrees to the following described waiver to the requested change in zoning classification related to the development, operation, and maintenance of the land area:

“Waive the Historic Structure Use Overlay District (UO-3) use limitation that permits the Office or Art Studio uses only in a Historic Structure that contains a minimum of 5,000 square feet of gross floor area in Denver Zoning Code, Section Sec. 9.4.4.8.D.3, and instead permit the Office or Art Studio uses in a Historic Structure of any size. All other provisions of Denver Zoning Code, Section 9.4.4.8.D shall apply.”

Section 2. That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed to S-SU-F, UO-3 with waiver:

