BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB22-0425

SERIES OF 2022 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties in the 38th & Blake station area to remove the 38th and Blake Station Area Incentive Overlay District (IO-1) and adjust underlying base zone districts.

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, and will result in regulations and restrictions that are uniform within the C-MX-3, C-MX-5, C-MX-8, C-MX-12, I-MX-3, I-MX-5, I-MX-8, and I-MX-12 district, including all applicable overlay districts.

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 C-MX-3, DO-7, IO-1; C-MX-3, UO-1, UO-2, DO-7, IO-1; C-MX-5, DO-7, IO-1; C-MX-5, UO-2, DO-7, IO-1; C-MX-5, UO-1, UO-2, DO-7, IO-1; C-MX-8, DO-7, IO-1; C-MX-8, UO-1, DO-7, IO-1; C-MX-8, UO-2, DO-7, IO-1; C-MX-8, UO-1, UO-2, DO-7, IO-1; C-MX-12, DO-7, IO-1; C-MX-12, UO-1, DO-7, IO-1; C-MX-12, UO-2, DO-7, IO-1; I-MX-3, DO-7, IO-1; I-MX-3, UO-2, DO-7, IO-1; I-MX-5, UO-2, DO-7, IO-1; I-MX-8, DO-7, IO-1; and I-MX-8, UO-2, DO-7, IO-1.

b. It is proposed that the land area hereinafter described be changed to C-MX-3, DO-7; C-MX-3, UO-1, UO-2, DO-7; C-MX-5, DO-7; C-MX-5, UO-2, DO-7; C-MX-5, UO-1, UO-2, DO-7; C-MX-8, DO-7; C-MX-8, UO-1, DO-7; C-MX-8, UO-2, DO-7; C-MX-8, UO-1, UO-2, DO-7; C-MX-12, DO-7; C-MX-12, UO-1, DO-7; C-MX-12, UO-2, DO-7; I-MX-3, DO-7; I-MX-3, UO-2, DO-7; I-MX-5, UO-2, DO-7; I-MX-8, DO-7; I-MX-8, UO-2, DO-7; and I-MX-12, UO-2, DO-7.

Section 2. That the 38th and Blake Station Area Incentive Overlay (IO-1) district is removed from the official zoning map of the city and county of Denver.

Section 3. 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 C-MX-3 to C-MX-5; however, all overlay district designations of the land area described below remain unchanged:

Hyde Park Addition
Block 1, Lots 16 to 30

TOGETHER WITH
All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

Section 4. 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 C-MX-5 to C-MX-8; however, all overlay district designations of the land area described below remain unchanged:

First Addition to Ironton
Block 18, Lots 33 to 40
Block 19, Lots 25 to 32

All of Blake Resubdivision

TOGETHER WITH
Parcels
0223314065000
0223314067000
0223314075000
H. WITER'S ADDITION TO DENVER COLORADO
Block 2, Lots 25 to 32
Block 3, Lots 1 to 16
Block 9, Lots 9 to 16
Block 10, Lots 17 to 28

TOGETHER WITH
Parcels
0227120030000
0227120032000

TOGETHER WITH
That portion of parcels
0227120029000
0227120031000
0227126008000
0227127026000
0227120036000
Not within H. WITER'S ADDITION TO DENVER COLORADO Lots

That portion of Master Parcel 0227126114999, 3377 Blake St. containing 57 condo owner parcels EXCLUDING those owner parcels with addresses 3309 and 3317 Blake St. also designated as PUD #190 described in Ordinance #63 series of 1986

TOGETHER WITH
All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

Section 5. 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 C-MX-8 to C-MX-12; however, all overlay district designations of the land area described below remain unchanged:

Ironton
Block 6, Lots 10 to 12 and 21 to 32

First Addition to Ironton
Block 6, Lots 10 to 12

Baldwin's Addition

Riverside Addition to Denver
Block 19, Lots 1 to 4
Block 20
Block 25

H. WITER'S ADDITION TO DENVER COLORADO
Block 13, Lots 17 to 32
Block 14
Block 15

That portion of parcels
0227115014000
0227115017000
0227120035000
Not within H. Witter's Addition Lots

TOGETHER WITH
All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

Section 6. 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 I-MX-3 to I-MX-5; however, all overlay district designations of the land area described below remain unchanged:

Provident Park
Block 4
Block 5

Hodgson's Addition to Swansea
Block 1
Block 2

Parcel 0223400002000

TOGETHER WITH
All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

Section 7. 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 I-MX-5 to I-MX-8; however, all overlay district designations of the land area described below remain unchanged:

Ironton
Block 9, Lots 8 to 14

First Addition to Ironton
Block 18, Lots 5 to 20 and 41 to 56
Block 9, Lots 11 to 14

ST VINCENTS ADDITION SECOND FILING
Block 40, Lots 1 to 13
Block 41, Lots 9 to 14 and 51 to 56
Block 42, Lots 1 to 9 and 51 tom 64

Parcel 0227108040000

H. WITER'S ADDITION TO DENVER COLORADO
Block 3, Lots 17 to 32
Block 9, Lots 17 to 32

Riverside Addition to Denver
Block 28, Lots 5 to 22

Provident Park
Block 1, Lots 1 to 17

TOGETHER WITH
All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

Section 8. 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 I-MX-5 and I-MX-8 to I-MX-12; however, all overlay district designations of the land area described below remain unchanged:

Riverside Addition to Denver
Block 21
Block 22
Block 23

Block 24

That portion of parcels
0223310001000
0223310024000
0223310030000
0223310031000
0223310018000
Not within Riverside Addition to Denver Blocks

Parcels
0223309013000
0223309014000

ST VINCENT ADDITION
Block 29, Lots 1 to 25
Block 30

ST VINCENTS ADDITION SECOND FILING
Block 39
Block 40, Lots 58 to 64

Ironton
Block 2
Block 3
Block 6, Lots 4 to 9 and 13 to 15 and 17 to 20
Block 7, Lots 1 to 27 and Lots 33 to 64
Block 8, Lots 13 to 26
Block 9, Lots 46 to 63

First Addition to Ironton
Block 6, Lots 1 to 9
Block 7, Lots 23 to 37
Block 9, Lots 33 to 51
Block 12, Lots 27 to 32

TOGETHER WITH
All Vacated Street or Alley Rights of Way lying adjacent to described areas.

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

Section 9. That this ordinance shall be recorded by the Manager of Community Planning and Development in the real property records of the Denver County Clerk and Recorder.

Section 10. Effective Date. This ordinance is effective on July 1, 2022.

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COMMITTEE APPROVAL DATE: April 26, 2022

MAYOR-COUNCIL DATE: May 3, 2022

PASSED BY THE COUNCIL: _____

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____

ATTEST: _____ - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: May 5, 2022

Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

Kristin M. Bronson, Denver City Attorney

BY: _____, Assistant City Attorney DATE: _____