

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-0059  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for Multiple properties in the Lincoln Park and Baker neighborhoods.**

**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 C-MS-8, UO-1, UO-2, DO-8; C-MS-5, DO-8; C-MS-5, UO-1, UO-2, DO-8; and U-MS-3, UO-1, UO-2, DO-8 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 U-MS-3, UO-1, UO-2; C-MS-5; C-MS-5, UO-1, UO-2; and C-MS-8, UO-1, UO-2.

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

**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 U-MS-3, UO-1, UO-2 to U-MS-3, UO-1, UO-2, DO-8:

**SUMNER’S 2ND ADDITION TO DENVER**

Block 10, Lots 1 to 15  
Block 11, Lots 1 to 15, and the land lying West of said Lots 1 to 15 extended West to the East line of the alley

**SUMNER’S ADDITION TO DENVER**

Block 2, Lots 1 to 10  
Block 3, Lots 11 to 20  
Block 6, Lots 11 to 20  
Block 7, Lots 1 to 10  
Block 10, Lots 1 to 3  
Block 11, Lots 18 to 20

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.

1           **Section 3.** That the zoning classification of the land area in the City and County of Denver  
2 described as follows shall be and hereby is changed from C-MS-5 to C-MS-5, DO-8:

3           **HUNT’S ADDITION TO DENVER**  
4           Block 31, Lot 15  
5           Block 32, Lots 24, 25, and Lots 33, 34

6           **ELMWOOD ADDITION TO THE CITY OF DENVER**  
7           Block 8, Lots 39 and 40

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

10           **Section 4.** That the zoning classification of the land area in the City and County of Denver  
11 described as follows shall be and hereby is changed from C-MS-5, UO-1, UO-2 to C-MS-5, UO-1,  
12 UO-2, DO-8:

13           **ELMWOOD ADDITION TO THE CITY OF DENVER**  
14           Block 5, Lots 1 to 8  
15           Block 6, Lots 1 to 7  
16           Block 7, Lots 1 to 20, and Lots 35 to 40  
17           Block 8, Lots 1 and 2  
18           Block 18, Lots 1 to 10

19           **HALLACKS SUBDIVISION OF BLOCKS 27-28-38-39 OF WITTERS FIRST ADDITION**  
20           Block 39, Lots 1 to 10

21           **HUNT’S ADDITION TO DENVER**  
22           Block 21, Lots 21 to 40  
23           Block 30, Lots 21 to 40  
24           Block 31, Lots 16 to 40  
25           Block 32, Lots 26 to 32  
26           Block 37, Lots 1, 2, and Lots 17 to 20  
27           Block 38, Lots 1, 2, and Lots 11 to 20  
28           Block 39, Lots 11 to 20

29           **SMITH’S ADDITION TO THE CITY OF DENVER**  
30           Block 6, Lots 10 to 20  
31           Block 7, Lots 1 to 6, Lots 11 to 20  
32           Block 17, Lot 16, 25, and the South 4 Feet of Lot 26  
33           Block 18, Lots 1 to 16

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

36           **Section 5.** That the zoning classification of the land area in the City and County of Denver  
37 described as follows shall be and hereby is changed from C-MS-8, UO-1, UO-2 to C-MS-8, UO-1,  
38 UO-2, DO-8:

39           **HUNT’S ADDITION TO DENVER**  
40           Block 13, Lots 21 to 40  
41           Block 20, Lots 21 to 40

1 **HALLACKS SUBDIVISION OF BLOCKS 27-28-38-39 OF WITTERS FIRST ADDITION**

2 Block 27, Lots 1 to 20

3 Block 28, Lots 1 to 20

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

6 **Section 6.** Effective Date. This ordinance shall be effective March 13, 2023.

7 **Section 7.** That this ordinance shall be recorded by the Manager of Community Planning and  
8 Development in the real property records of the Denver County Clerk and Recorder.COMMITTEE

9 APPROVAL DATE: January 24, 2023

10 MAYOR-COUNCIL DATE: January 31, 2023

11 PASSED BY THE COUNCIL: \_\_\_\_\_

12 \_\_\_\_\_ - PRESIDENT

13 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

17 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

18 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 2, 2023

19 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
20 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
21 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
22 § 3.2.6 of the Charter.

23  
24 Kerry Tipper, Denver City Attorney

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26 BY: Anshul Bagga, Assistant City Attorney DATE: Feb 2, 2023