

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2023

COUNCIL BILL NO. CB23-0579
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties in University Hills.

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-MX-16, UO-1; C-MX-16; S-MX-5A; S-MU-3; G-MU-5; G-RO-3; S-MX-3 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 B-4, UO-1, UO-2; PUD 109; R-MU-30 with waivers; CMP-H; G-MU-8; CMP-EI2; C-MU-20 with waivers.

b. It is proposed that the land area hereinafter described be changed to C-MX-16, UO-1; C-MX-16; S-MX-5A; S-MU-3; G-MU-5; G-RO-3; S-MX-3.

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 B-4, UO-1, UO-2 to C-MX-16, UO-1:

4101 E. Evans Ave.

Chamberlin's University Terrace, New Filing

Block 111, Lots 7 to 40

Except part of Lot 15 and 16, and Lots 23 to 25 as described in deeds recorded 12/30/1987 under reception numbers #1987221435 and #1987221436

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 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 PUD 109 to C-MX-16:

A portion of 4301 E. Evans Ave.

Beginning at a point 1,294.1 feet South and 1,097.19 feet East of the NW corner of Section 30, Township 4 South, Range 67 West of the 6th P.M.; thence North 225.1 feet more or less, thence West 131 feet, more or less, to a point; thence Southerly 225.1 feet, more or less, to

1 the Northerly line of East Evans Avenue; thence East along said Northerly line of East Evans
2 Avenue 131 feet, more or less, to the point of Beginning, City and County of Denver, Colorado.
3 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
4 thereof, which are immediately adjacent to the aforesaid specifically described area.

5 **Section 4.** That the zoning classification of the land area in the City and County of Denver
6 described as follows shall be and hereby is changed from C-MU-20 with waivers to S-MX-3:

7 **4175 E. Iliff Ave.**
8 **Warren's University Heights Second Filing**
9 Block 102, Lots 25 to 34, and the West ½ of Vacated Ash St. Adjacent to said Lots
10 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
11 thereof, which are immediately adjacent to the aforesaid specifically described area.

12 **Section 5.** That the zoning classification of the land area in the City and County of Denver
13 described as follows shall be and hereby is changed from G-MU-8 to G-MU-5:

14 **2283 S. Dahlia St., 2210-2260 S. Dexter St., 4701-4765 E. Iliff Ave.**
15 **Warren's University Heights Second Filing**
16 Block 108 and Block 109, and Vacated S. Dahlia St. adjacent to said Blocks.
17 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
18 thereof, which are immediately adjacent to the aforesaid specifically described area.

19 **Section 6.** That the zoning classification of the land area in the City and County of Denver
20 described as follows shall be and hereby is changed from CMP-H to S-MU-3:

21 **4640, 4700 and 4770 E. Iliff Ave.**
22 The Unplatted parcels by address and Reception Number:
23 4640 and 4700 E. Iliff Ave., Reception Number 2022141886
24 4770 E. Iliff Ave., Reception Number 2009149430
25 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
26 thereof, which are immediately adjacent to the aforesaid specifically described area.

27 **Section 7.** That the zoning classification of the land area in the City and County of Denver described
28 as follows shall be and hereby is changed from CMP-EI2 to G-RO-3:

29 **2479 and 2480 S. Clermont St.**
30 The Unplatted parcel by address
31 2479 and 2480 S. Clermont St., Schedule Number 060301042000
32 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
33 thereof, which are immediately adjacent to the aforesaid specifically described area.

34 **Section 8.** That the zoning classification of the land area in the City and County of Denver
35 described as follows shall be and hereby is changed from R-MU-30 with waivers to S-MX-5A:

36 **5307 E. Yale Ave.**
37 All of Yale Station Condominiums, according to the Declaration for Yale Station
38 Condominiums recorded December 27, 2011, at Reception No. 2011146554 and the

1 Condominium Map for Yale Station Condominiums recorded December 28, 2011, at
2 Reception No. 2011147609.

3
4 **5299 E. Yale Ave.**

5 CDOT Parcel No. 207, Project No. NH 0252-299 as described in Rule and Order recorded
6 March 7, 2005, at Reception No. 2005038947.

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

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

11
12 COMMITTEE APPROVAL DATE: May 16, 2023

13 MAYOR-COUNCIL DATE: N/A

14 PASSED BY THE COUNCIL: _____

15 _____ - PRESIDENT

16 APPROVED: _____ - MAYOR _____

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

20 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

21 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 18, 2023

22 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
23 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
24 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
25 § 3.2.6 of the Charter.

26
27 Kerry Tipper, Denver City Attorney

28
29 BY: _____, Assistant City Attorney DATE: _____