

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2023

COUNCIL BILL NO. CB23-1567
COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties along East Colfax between Grant Street and Yosemite Street in North Capitol Hill, Capitol Hill, City Park West, Cheesman Park, City Park, Congress Park, South Park Hill, Hale, Montclair, and East Colfax.

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, DO-8; C-MS-8, DO-1, DO-8; C-MS-8, UO-1, UO-2, DO-8; C-MS-5, DO-8, G-MS-3, DO-8; G-MS-5, DO-8; U-MS-3, DO-8; U-MS-5, DO-8; E-MS-3, DO-8; E-MS-5, 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 C-MS-8; C-MS-8, DO-1; C-MS-8, UO-1, UO-2; C-MS-5; G-MS-3; G-MS-5; U-MS-3; U-MS-5; E-MS-3; E-MS-5.

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

COLFAX TERRACE

Block 105, Lots 37 to 46
Block 107, Lots 1 to 11, the North 1/2 of Lots 12 and 35, and Lots 36 to 46

FARNUM'S SUBDIVISION

Lot A

GLENCOE ADDITION TO THE CITY OF DENVER

Block 2, Lots 14 to 20

HARTMAN’S ADDITION TO DENVER

Block 1, Lots 2 and 3

1 **PARK AVENUE ADDITION TO DENVER**

2 Block 30, Lots 17 to 20
3 Block 31, Lots 7 to 33
4 Block 32, Lots 15 to 30
5 Block 34, Lots 12 to 15, and part of the East 1/2 of Lots 16 and 17
6 Block 38, Lots 1 to 10
7 Block 39, a portion of Lot 9, and Lots 10 to 19

8
9 **STATE ADDITION BLOCKS 16 TO 19 INCLUSIVE**

10 Block 18, Lots 1 to 8, the West 1/2 of Lots 9 to 11, and Lots 20 to 38

11
12 **MAP OF WYMAN'S ADDITION TO THE CITY OF DENVER**

13 Block 20, The South 1/2 of Lot 6, and Lots 7 to 14
14 Block 21, Lots 14 to 25
15 Block 25, Lots 13 to 24
16 Block 26, Lots 9 to 26, and the South 2/3 of Lot 27
17 Block 27, Lots 21 to 40

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

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

22 **BREWER'S ADDITION TO THE CITY OF DENVER**

23 Block 103, The North 20' of Lot 33 and Lots 34 and 35 and the strip of land adjacent, Lots
24 36 to 40
25 and Out Lot A
26 Block 104, Lots 1 to 8, and Lot B
27 Block 33, Lots 1 and 2, and the West 27' of Lots 3 and 4

28
29 **CLEMENTS' ADDITION TO THE CITY OF DENVER**

30 Block 318, Lots 13 to 19
31 Block 319, The South 7.5' of Lot 11, Lots 12 to 25, and the South 1/2 of Lot 26
32 Block 336, Lots 15 to 23

33
34 **COLFAX AVENUE PARK SUBDIVISION**

35 Block 24, Lots 17 to 23

36
37 **E.F. HALLACK'S ADDITION TO DENVER**

38 Block 104, Lot 9 and the North 1/2 of Lot 10

39
40 **GLENCOE ADDITION TO THE CITY OF DENVER**

41 Block 1, Lots 12 to 20
42 Block 4, Lots 1 to 3, the North 1/2 of Lot 18, and Lots 19 and 20

43
44 **H.C. BROWN'S ADDITION TO DENVER COLORADO**

45 Block 68, Lots 12 to 20

1 **H C BROWNS SECOND ADDITION TO DENVER COLORADO**

2 Block 67, Lots 1 to 13, the North 9.2' of Lot 14, and the strip of land adjacent
3 Block 68, Lots 20 and 21
4

5 **MAP OF J. W. SMITH'S ADDITION TO DENVER**

6 Block 67, The North 19' of Lot 28, and Lots 29 to 40
7 Block 68, Lots 19 and 20
8 Block 81, Lots 1 to 8, the North 10' of Lot 36, and Lots 37 to 40
9 Block 82, Lots 1 to 4, and 32 to 40
10 Block 91, Lots 1 to 12, the North 7' of Lot 28, and Lots 29 to 40
11 Block 320, Lots 19 to 22
12 Block 399, Lots 19 to 22
13

14 **LANDON AND CURRY'S ADDITION TO DENVER**

15 Block 1, Lots 12 to 20
16 Block 3, Lots 6 to 13
17

18 **MORGANS COLFAX AVENUE ADDITION TO DENVER**

19 Block 34, The East 1/2 of Lots 1 and 2, and Lots 3 and 4
20 Block 103, Lots 16 to 21
21

22 **PARK AVENUE ADDITION TO DENVER**

23 Block 29, Lots 21 to 24, and the South 6' of the vacated alley adjacent to Lot 24
24 Block 33, The West 27' of Lots 17 to 20, and Lots 21 to 27
25 Block 34, Part of the East 1/2 of Lots 16 and 17, the East 1/2 of Lots 18 to 20, and Lots 21
26 to 25
27 Block 37, Lots 1 to 10, the West 17' of Lot 13, and Lots 14 to 17 and a portion of City owned
28 parcel schedule #0502205054000 adjacent to said Lots 13 to 17
29 Block 39, Lots 1 to 7
30

31 **RESUBDIVISION OF A PORTION OF BLOCK 28 WYMAN'S ADDITION AND BLOCK 1**
32 **FARNUM'S ADDITION**

33 Lots 35 to 41, and the unnamed Lot adjacent to Lot 41
34

35 **Wyman's Addition to the City of Denver**

36 Block 20, Lots 15 to 36
37 Block 35, Lots 1 to 5, the North 1/3 of Lot 6, and Lots 33 to 40
38 Block 36, Lots 1 to 7, and the North 1/2 of Lot 8

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

41 **Section 4.** That the zoning classification of the land area in the City and County of Denver
42 described as follows shall be and hereby is changed from C-MS-8, D-O1 to C-MS-8, DO-1, DO-8:

43 **CLEMENTS ADDITION TO THE CITY OF DENVER**

44 Block 300, Lots 12 to 22
45

46 **MAP OF J. W. SMITH'S ADDITION TO DENVER**

47 Block 319, Lots 19 to 22

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

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

6 **MORGANS COLFAX AVENUE ADDITION TO DENVER**
7 West 1/2 of Block 34, Lots 1 and 2

8
9 **PARK AVENUE ADDITION TO THE CITY OF DENVER**
10 West 1/2 of Block 34, Lots 16 to 20

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

13 **Section 6.** That the zoning classification of the land area in the City and County of Denver
14 described as follows shall be and hereby is changed from E-MS-3 to E-MS-3, DO-8:

15 **CABLE LINE SUBDIVISION**
16 Block 1, Lots 15 to 27
17 Block 2, Lots 20 to 28

18
19 **CARSONS COLFAX SUBDIVISION**
20 Block 1, Lots 11 to 18
21 Block 2, Lots 7 and 8, and 33 to 36
22 Block 3, Lots 1 to 5, and 33 to 36

23
24 **COLLEGE PLACE**
25 Block 2, Lots 19 to 28

26
27 **EAST COLFAX SUBDIVISION**
28 Block 1, Lots 19 to 29
29 Block 2, Lots 19 to 34
30 Block 3, Lots 27 to 29

31
32 **FRIENDS COLFAX SUBDIVISION**
33 Lots 1 to 10

34
35 **HAGUS ADDITION TO DENVER**
36 Lots 17 to 30, and the South 18' of Lot 31

37
38 **HAYDEN AND DICKINSONS SUBDIVISION**
39 Block 19, Lots 17 to 22

40
41 **JOHNSONS SUBDIVISION**
42 Block 1, Lots 20 to 27

43
44 **KENSINGTON SUBDIVISION**
45 Block 2, Lots 1 to 4, and 33 to 36

1 Block 3, Lots 1 to 4, the North 1/2 of Lot 5, and Lots 33 to 36
2 Block 4, Lots 1 to 4, and 33 to 36
3 Block 5, Lots 1 to 4, and Lots 33 to 36, and a portion of Lots 31 and 32
4 Block 6, Lots 1 to 10, and 26 to 36
5 Block 8, Lots 19 to 23, and Lot 24 Beginning at the SE corner then West 131.2' then North
6 2.5' then East 132' then South 5' the point of beginning
7

8 **MONTCLAIR**

9 Block 30, Lots 1 to 3, the North 1/2 of Lot 14 and lots 15 to 18
10 Block 31, Lots 1 and 2, and 15 to 18
11 Block 32, Lots 17 and 18 and the West 30' of Vacated Magnolia St. Adjacent
12

13 **RE-SUBDIVISION OF BLOCKS 25 AND 26 AND SUBDIVISION OF BLOCK A**
14 **MONTCLAIR**

15 Block 25, Lots 7 to 18
16 Block 26, the East 105' of lots 19 to 22 and Lots 23 to 28
17

18 **WELCH'S COLFAX AVE. SUBDIVISION**

19 Block 2, Lots 24 to 27

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

22 **Section 7.** That the zoning classification of the land area in the City and County of Denver
23 described as follows shall be and hereby is changed from E-MS-5 to E-MS-5, DO-8:

24 **ABBOTSFORD 2ND FILING**

25 Block 1, Lots 1 to 15, and 34 and 35
26 Block 2, Lots 1 to 11, and 24 to 35
27

28 **CARSONS COLFAX SUBDIVISION**

29 Block 1, Lots 1 to 10, and 29 to 36
30 Block 2, Lots 1 to 6
31

32 **COLLEGE PLACE**

33 Block 1, The South 7' of Lot 18, and Lots 19 to 29
34

35 **EAST COLFAX SUBDIVISION**

36 Block 3, Lots 15 to 26
37 Block 7, Lots 19 to 29
38 Block 8, Lots 19 to 29
39

40 **HAYDEN AND DICKINSON'S SUBDIVISION**

41 Block 23, Lots 9 to 24
42 Block 24, Lots 9 to 22
43

44 **KENSINGTON SUBDIVISION**

45 Block 1, Lots 1 to 12, and 26 to 36
46 Block 8, Lots 1 to 6, and Lots 25 to 36
47

1 **RESUBDIVISION OF BLOCKS 25 AND 26 AND SUBDIVISION OF BLOCK A**
2 **MONTCLAIR**

3 Block 25, Lots 1 to 6, and 33 to 36
4 Block 26, Lots 1 to 8, and 29 to 36

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

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

9 **COLFAX AVENUE PARK SUBDIVISION**

10 Block 13, Lots 15 to 19, and 24 to 27
11 Block 14, Lots 18 to 20
12 Block 15, Lots 28 and 29
13 Block 16, Lots 20 to 23

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

16 **Section 9.** That the zoning classification of the land area in the City and County of Denver
17 described as follows shall be and hereby is changed from G-MS-5 to G-MS-5, DO-8:

18 **COLFAX AVENUE PARK SUBDIVISION**

19 Block 13, Lots 20 to 23
20 Block 14, Lots 21 to 31
21 Block 15, Lots 19 to 27

22
23 **FARNUM'S SUBDIVISION**

24 Block 1, the West 15' of Lot 11, and Lot 32

25
26 **RESUBDIVISION OF A PORTION OF BLOCK 28 WYMAN'S ADDITION, AND BLOCK 1,**
27 **FARNUM'S ADDITION**

28 Lots 33 and 34

29
30 **MAP OF WYMAN'S ADDITION TO THE CITY OF DENVER**

31 Block 28, Lot 31
32 Block 29, Lots 1 to 14, the North 1/2 of Lot 36, and Lots 37 to 40
33 Block 30, Lots 1 to 6, and 36 to 40
34 Block 34, Lots 35 to 40

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

37 **Section 10.** That the zoning classification of the land area in the City and County of Denver
38 described as follows shall be and hereby is changed from U-MS-3 to U-MS-3, DO-8:

39 **BELLEVUE**

40 Block 3, The North 100' of Lot 17
41 Block 4, Lot 25
42 Block 11, Lot 81 the North 11' of Lot 82, and Lot 88
43 Block 12, Lot 89, the North 37.5' of Lot 95, and Lot 96

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BELLEVUE WEST

Block 2, Lots 1 to 4, the North 10' of Lot 43, and Lots 44 to 48
Block 3, Lots 1 to 4, the North 20' of Lot 5, and Lots 45 to 48
Block 4, Lots 1 to 4, and 45 to 48

C H OLMSTEDS RESUBDIVISION OF BLOCK 5 BELLEVUE

Block 5, Lots 1 to 5, and the North 3/4 of Lot 6

CAPITOL AVENUE SUBDIVISION

Block 203, Lots 6 and 7, the North 10' of Lot 42, and Lots 43 to 46
Block 206, Lots 1 to 5, and 42 to 46

CHAMBERLIN'S SUBDIVISION

Block 1, Lots 47 to 50
Block 2, Lots 1 to 7
Block 3, Lots 1 to 4

COLFAX AVENUE PARK SUBDIVISION

Block 18, The South 1/2 of Lot 19, and Lots 20 to 23
Block 19, Lots 24 to 29
Block 20, Lots 18 to 23

COLFAX HEIGHTS SOUTH

Block 1, Lots 18 to 23
Block 3, Lots 24 to 27
Block 4, The South 3/4 of Lot 17, and Lots 18 to 29
Block 5, Lots 18 to 23

COLFAX TERRACE

Block 101, Lots 41 to 46

COLFAX TERRACE

Block 105, Lots 1 to 5
Block 108, Lots 1 to 17, and 40 to 46
Block 109, Lots 1 to 6

DOWNINGTON

Block 38, Lots 18 to 27
Block 39, Lots 18 to 27
Block 40 Lots 18 to 27
Block 41, Lots 18 to 27
Block 44, Lots 18 to 27
Block 45, Lots 18 to 32, and the South 1/2 of Lot 33
Block 46, Lots 18 to 27
Block 47, Lots 18 to 27, and the South 1/2 of Lot 28
Block 48, Lots 15 to 22 Except the East 8' of Lots 15 to 17, Except the East 8' of Lot 22, and
Except the North 6' of Lot 15

1 **HARTMANS ADDITION TO DENVER, COLORADO**

2 Block 4, Lot 2

3
4 **PIGG'S RESUBDIVISION OF PART OF HARTMAN'S ADDITION TO DENVER,**
5 **COLORADO**

6 Block 4, Lots 2 to 6

7 Block 5, Lots 7 to 16

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9 **RESUBDIVISION OF BLOCK 6 BELLEVUE**

10 Block 6, Lots 1 to 6, and the North 6.25' of Lot 7

11
12 **RESUBDIVISION OF BLOCK 8 BELLEVUE**

13 Block 8, Lots 1 to 6, and 43 to 48

14
15 **ROHLFING'S SUBDIVISION**

16 Block 2, Lots 31 to 35

17 Block 4, Lots 1 to 3

18 The unplatted land adjacent to Lot 1

19 Beginning at the Northwest corner of Lot 1, North 70', East 125', South 70', West 70' to
20 Point of Beginning

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

23 **Section 11.** That the zoning classification of the land area in the City and County of Denver
24 described as follows shall be and hereby is changed from U-MS-5 to U-MS-5, DO-8:

25 **CAPITOL AVENUE SUBDIVISION**

26 Block 203, Lots 1 to 5

27 Block 205, Lots 1 to 7, and 41 to 46

28
29 **COLFAX AVENUE PARK SUBDIVISION**

30 Block 21, Lots 16 to 31, and the South 1/2 of Lot 32

31 Block 22, the South 1/2 of Lot 15, Lots 16 to 31, and the South 1/2 of Lot 32

32
33 **COLFAX HEIGHTS SOUTH**

34 Block 2, Lots 12 to 33

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36 **FARNUM'S SUBDIVISION**

37 Block 2, Lots 1 to 7, and Lot C

38
39 **HARTMANS ADDITION TO DENVER**

40 Block 2, Lots 1 and 2

41 Block 3, Lot 1

42
43 **RESUBDIVISION OF LOT 2 BLOCK 3 HARTMAN'S ADDITION TO THE CITY OF**
44 **DENVER**

45 Block 3, Lots 1 to 10, and Lot A

1 **RE-SUBDIVISION OF THE NORTH HALF OF BLOCK 3 HARTMAN'S ADDITION TO THE**
2 **CITY OF DENVER**

3 Block 3, Lots 1 to 14, and 24 to 28

4
5 **ROHLFING'S SUBDIVISION**

6 Block 2, Lots 1 to 5, and 36 to 40, and Strip of land adjacent on North line of Lots 1 and 40

7
8 **S.A. JOSEPHI'S RESUBDIVISION OF LOT 4 BLOCK 2 HARTMAN'S ADDITION**

9 The South 1/2 of Lot 7, and Lot 8

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 12.** Grace period for approved site development plans.

13 The regulations of the DO-8 zone district applicable to the property legally described
14 in Sections 2-11 above will not apply to an application for a site development plan that, (i) had a
15 concept site development plan submitted to the Department of Community Planning and
16 Development ("CPD") prior to close of business on July 19, 2023, (ii) had a concept number
17 assigned by CPD for the site development concept plan prior to close of business on July 19,
18 2023, and (iii) obtains site development plan approval by December 19, 2025. If any of the
19 conditions of this Section 12 are not satisfied, then the regulations of the DO-8 zone district will
20 apply to the application for a site development plan.

21 **Section 13.** That this ordinance shall be recorded by the Manager of Community Planning and
22 Development in the real property records of the Denver County Clerk and Recorder.

23
24 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: October 31, 2023
2 MAYOR-COUNCIL DATE: November 7, 2023 by Consent
3 PASSED BY THE COUNCIL: _____
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: November 9, 2023
11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.
15
16 Kerry Tipper, Denver City Attorney
17
18 BY: _____, Assistant City Attorney DATE: _____