BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB25-0703

SERIES OF 2025 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 8430 Northfield Boulevard in Central Park.

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, is in the public interest, 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 C-MU-20 with Waivers.

b. It is proposed that the land area hereinafter described be changed to C-MX-5 and C-MX-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-MU-20 with Waivers to C-MX-5:

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, STAPLETON FILING NO. 14, RECORDED AT RECEPTION NO. 2004244314, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERN MOST NORTH LINE OF LOT 2, BLOCK 1, STAPLETON FILING NO. 14 BEARS NORTH 90°00'00" WEST, AS MONUMENTED ON THE EAST BY A NAIL AND 1.5" ALUMINUM DISK STAMPED, "MATRIX PLS 38467" AND ON THE WEST BY A NO. 5 REBAR WITH A 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38467", WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 58.50 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1080.00 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE CENTERLINE OF FUTURE E. 47TH AVENUE AS SHOWN ON THE PLAT ON STAPLETON FILING NO. 37 AS RECORDED AT RECEPTION NO. 2012143497;

THENCE ALONG SAID CENTERLINE PROLONGATION NORTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET;

THENCE DEPARTING SAID CENTERLINE PROLONGATION NORTH 00°00'00" EAST, A DISTANCE OF 980.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 604.91 FEET;

THENCE NORTH 00°00'14" WEST, A DISTANCE OF 80.84 FEET TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED LOT 2, SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF E. NORTHFIELD BOULEVARD, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE ALONG SAID LINES THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°16'02", AN ARC LENGTH OF 12.68 FEET, THE CHORD OF WHICH BEARS NORTH 63°30'34" EAST, A DISTANCE OF 12.68 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET;

2. ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 07' 27", AN ARC LENGTH OF 52.58 FEET, THE CHORD OF WHICH BEARS NORTH 74° 56' 17" EAST, A DISTANCE OF 51.97 FEET;

3. NORTH 90° 00' 00" EAST, A DISTANCE OF 643.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 168,085 SQUARE FEET OR 3.8587 ACRES, MORE OR LESS.

UNIT OF MEASURE IS U.S. SURVEY FEET.

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 C-MU-20 with Waivers to C-MX-8:

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, STAPLETON FILING NO. 14, RECORDED AT RECEPTION NO. 2004244314, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERN MOST NORTH LINE OF LOT 2, BLOCK 1, STAPLETON FILING NO. 14 BEARS NORTH 90°00’00" WEST, AS MONUMENTED ON THE EAST BY A NAIL AND 1.5” ALUMINUM DISK STAMPED, “MATRIX PLS 38467” AND ON THE WEST BY A NO. 5 REBAR WITH A 1.25” YELLOW PLASTIC CAP STAMPED, “PLS 38467”, WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE NORTH 90°00’00” WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 58.50 FEET;

THENCE SOUTH 00°00’00” EAST, A DISTANCE OF 1080.00 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE CENTERLINE OF E 47TH AVENUE AS SHOWN ON THE PLAT ON STAPLETON FILING NO. 37 AS RECORDED AT RECEPTION NO. 2012143497;

THENCE ALONG SAID CENTERLINE PROLONGATION, NORTH 90°00’00” WEST, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID CENTERLINE PROLONGATION, SOUTH 90°00'00" WEST, A DISTANCE OF 599.63 FEET;

THENCE DEPARTING SAID CENTERLINE PROLONGATION, NORTH 00°00'00" EAST, A DISTANCE OF 664.27 FEET;

THENCE NORTH 89°59'32" WEST, A DISTANCE OF 5.26 FEET;

THENCE NORTH 00°00'14" WEST, A DISTANCE OF 315.73 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 604.91 FEET;

THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 980.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 589,302 SQUARE FEET OR 13.5285 ACRES, MORE OR LESS.

UNIT OF MEASURE IS U.S. SURVEY FEET.

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 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.

COMMITTEE APPROVAL DATE: May 13, 2025

MAYOR-COUNCIL DATE: N/A

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: Nathan J. Lucero, Assistant City Attorney DATE: May 15, 2025

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.

Katie J. McLoughlin, Interim City Attorney

BY: _____, Assistant City Attorney DATE: _____