

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB19-0724  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 1969, 1975 and 1995 South Decatur Street and the west portion of 1957 South Decatur Street in College View South Platte.**

**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 S-MU-3 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, 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 R-2-A.
- b. It is proposed that the land area hereinafter described be changed to S-MU-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 R-2-A to S-MU-3:

PARCEL A:  
LOTS 11, 13 AND 14, AND THE WEST 175 FEET OF LOT 12, BLOCK 1, EVANS PARK ESTATES, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B:  
THE WEST 1/2 OF LOT 15, BLOCK 1, EVANS PARK ESTATES, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: 1969, 1975, 1995 S DECATUR ST, DENVER, CO 80219

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.

