

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2020

COUNCIL BILL NO. CB20-0930  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A B I L L**

**For an ordinance approving and accepting the East Central Area Plan, which plan shall become a part of the Comprehensive Plan 2040 for the City and County of Denver pursuant to the provisions of Section 12-61 of the Denver Revised Municipal Code.**

**WHEREAS**, pursuant to the provisions of Section 12-61 of the Denver Revised Municipal Code ("DRMC"), and by Ordinance No. 302, Series of 2019, there has been approved a Comprehensive Plan for the City and County of Denver ("Comprehensive Plan 2040"); and

**WHEREAS**, said Section 12-61 of the DRMC provides for the amendment of the City's comprehensive plan; and

**WHEREAS**, pursuant to the provisions of Section 12-61 DRMC, and by Ordinance No. 542, Series of 1986, the City accepted the Uptown Neighborhood Plan as an amendment to the City's comprehensive plan; and

**WHEREAS**, pursuant to the provisions of Section 12-61 DRMC, and by Ordinance No. 488, Series of 1993, the City accepted the Capital Hill/Cheesman Park Neighborhood Plan as an amendment to the City's comprehensive plan; and

**WHEREAS**, pursuant to the provisions of Section 12-61 DRMC, and by Ordinance No. 806, Series of 1995 the City accepted the Congress Park Neighborhood Plan as an amendment to the City's comprehensive plan; and

**WHEREAS**, pursuant to the provisions of Section 12-61 DRMC, and by Ordinance No. 389, Series of 2004 the City accepted the East Colfax Plan as an amendment to the City's comprehensive plan; and

**WHEREAS**, the City wishes to repeal and replace the Uptown Neighborhood Plan, the Capital Hill/Cheesman Park Neighborhood Plan, Congress Park Neighborhood Plan, and the East Colfax Plan with an updated comprehensive plan supplement entitled, East Central Area Plan for the orderly growth and harmonious development of the City and County of Denver; and

**WHEREAS**, members of the City Council, duly authorized by the president of council have monitored the process whereby the East Central Area Plan has been formulated; and

**WHEREAS**, the East Central Area Plan has been approved by the Denver Planning Board; and

1       **WHEREAS**, the Manager of Community Planning and Development has transmitted the East  
2 Central Area Plan to the Mayor and Council for acceptance as a supplement to Comprehensive Plan  
3 2040; and

4       **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
5 **DENVER;**

6       **Section 1.** That the proposed East Central Area Plan, consisting of a document of the same  
7 name filed with the City Clerk, Ex-Officio Clerk of the City and County of Denver, on September 16,  
8 2020, as City Clerk Filing No. 20200084, is hereby adopted and accepted as a supplement to  
9 Comprehensive Plan 2040, pursuant to Section 12-61(d) of the DRMC.

10       **Section 2.** That the East Central Area Plan replaces and supersedes the Uptown  
11 Neighborhood Plan in its entirety.

12       **Section 3.** That the East Central Area Plan replaces and supersedes the Capital  
13 Hill/Cheesman Park Neighborhood Plan in its entirety.

14       **Section 4.** That the East Central Area Plan replaces and supersedes the Congress Park  
15 Neighborhood Plan in its entirety.

16       **Section 5.** That the East Central Area Plan replaces and supersedes the East Colfax Plan  
17 in its entirety.

18       **Section 6.** That this adoption and acceptance of the East Central Area Plan, and of any  
19 amendment thereto, in conjunction with Comprehensive Plan 2040, is intended to establish the  
20 official guide for officials of the City and County of Denver and private citizens when making decisions  
21 affecting the future of land use and transportation in and for the City and County of Denver, as  
22 defined in said plan; provided however, that such approval shall not preempt the decision making  
23 powers vested by law or administrative directive in the Mayor, the Council or any other official of the  
24 City and County of Denver with respect to, but not limited to: a zoning map amendment, a zoning  
25 language amendment, a dedication or vacation of a street, alley or other public way, a designation  
26 of a park, the issuance of a revocable permit, a conveyance or acquisition of real property by the  
27 City and County of Denver, or an appropriation for or construction of a capital improvement; and  
28 provided, further that it is expressly understood that judgment must be exercised in the application  
29 of the East Central Area Plan in the decision making processes of the Mayor, Council and other  
30 officials of the City and County of Denver.

31       **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**  
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1 COMMITTEE APPROVAL DATE: September 15, 2020  
2 MAYOR-COUNCIL DATE: September 22, 2020  
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: September 24, 2020  
11 Pursuant to Section 13-12, 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 Kristin M. Bronson, Denver City Attorney  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_