

1 BY AUTHORITY

2 ORDINANCE NO.
3 SERIES OF 2009

COUNCIL BILL NO. 632
COMMITTEE OF REFERENCE:
4 BLUEPRINT DENVER

5 **A BILL**

6 **For an ordinance changing the zoning classification for a portion of St. Paul**
7 **Street and Steele Street, and above ground level along St. Paul Street, to a**
8 **Planned Unit Development District (PUD).**
9

10 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
11 at the public hearing, that the map amendment set forth below conforms with applicable City
12 laws, is in accordance with the Comprehensive Plan, is justified either by changed or changing
13 conditions or to correct manifest error in the prior zoning and is necessary to promote the public
14 health, safety and general welfare;

15 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
16 **DENVER:**

17 **Section 1.** That the zoning classification for the land areas in the City and County of
18 Denver described as follows or included within the following boundaries shall be and hereby is
19 changed from CCN to PUD:

A PARCEL OF LAND BEING PLOT A1/2, PLOT 1, THE SOUTH 66 2/3 FEET OF PLOT 2, THE SOUTH
1/2 OF PLOT 5, PLOT 6 AND PLOT B1/2, BLOCK 72, HARMANS SUBDIVISION, A PORTION OF
BLOCK C, COLODEN MOORE, TOGETHER WITH A PORTION OF THE 15 FOOT ALLEY CREATED
BY SAID HARMANS SUBDIVISION AND THE ALLEY CREATED BY ORDINANCE 178, SERIES OF
1959, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

20 COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 72; THENCE SOUTH 00°01'33"
WEST ALONG THE EAST LINE OF SAID BLOCK 72 AND THE WEST RIGHT-OF-WAY LINE OF
STEELE STREET A DISTANCE OF 149.85 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT
BEING THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID PLOT 5; THENCE CONTINUING
SOUTH 00°01'33" WEST ALONG THE EAST LINE OF SAID BLOCK 72 AND THE WEST RIGHT-OF-
WAY LINE OF SAID STEELE STREET A DISTANCE OF 245.68 FEET; THENCE NORTH 89°58'27"
WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°01'33" WEST A DISTANCE OF 99.83 FEET
TO A POINT OF CURVE ON THE SOUTH LINE OF BLOCK C OF SAID COLODEN MOOR
SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST FIRST AVENUE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG THE SOUTH LINE OF SAID BLOCK C AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST FIRST AVENUE, HAVING A CENTRAL ANGLE OF 18°27'16", A RADIUS OF 600.00 FEET AND AN ARC LENGTH OF 193.25 FEET, WHOSE CHORD BEARS NORTH 70°10'58" WEST A DISTANCE OF 192.42 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ST. PAUL STREET; THENCE NORTH 29°01'53" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ST. PAUL STREET A DISTANCE OF 53.90 FEET; THENCE NORTH 00°01'53" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ST. PAUL STREET AND ALONG THE WEST LINE OF SAID BLOCK 72 AND SAID WEST LINE EXTENDED SOUTHERLY, A DISTANCE OF 249.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 66 2/3 FEET OF SAID PLOT 2; THENCE SOUTH 89°57'44" EAST ALONG THE NORTH LINE OF THE SOUTH 66 2/3 FEET OF SAID PLOT 2 A DISTANCE OF 132.34 FEET TO THE CENTERLINE OF THE 15 FOOT ALLEY AS DEDICATED BY SAID HARMANS SUBDIVISION; THENCE SOUTH 00°01'53" WEST ALONG THE CENTERLINE OF SAID 15 FOOT ALLEY A DISTANCE OF 16.64 FEET; THENCE SOUTH 89°57'48" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID PLOT 5 AND THE WESTERLY EXTENSION THEREOF A DISTANCE OF 132.56 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 80,176 SQUARE FEET OR 1.8406 ACRES.

and

A PARCEL OF LAND BEING PLOT A1/2, PLOT 1, THE SOUTH 66 2/3 FEET OF PLOT 2, THE SOUTH 1/2 OF PLOT 5, PLOT 6 AND PLOT B1/2, BLOCK 72, HARMANS SUBDIVISION, A PORTION OF BLOCK C, COLODEN MOORE, TOGETHER WITH A PORTION OF THE 15 FOOT ALLEY CREATED BY SAID HARMANS SUBDIVISION AND THE ALLEY CREATED BY ORDINANCE 178, SERIES OF 1959, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 72; THENCE SOUTH 00°01'33" WEST ALONG THE EAST LINE OF SAID BLOCK 72 AND THE WEST RIGHT-OF-WAY LINE OF STEELE STREET A DISTANCE OF 149.85 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID PLOT 5; THENCE CONTINUING SOUTH 00°01'33" WEST ALONG THE EAST LINE OF SAID BLOCK 72 AND THE WEST RIGHT-OF-WAY LINE OF SAID STEELE STREET A DISTANCE OF 245.68 FEET; THENCE NORTH 89°58'27" WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°01'33" WEST A DISTANCE OF 99.83 FEET TO A POINT OF CURVE ON THE SOUTH LINE OF BLOCK C OF SAID COLODEN MOOR SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST FIRST AVENUE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG THE SOUTH LINE OF SAID BLOCK C AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST FIRST AVENUE, HAVING A CENTRAL ANGLE OF 18°27'16", A RADIUS OF 600.00 FEET AND AN ARC LENGTH OF 193.25 FEET, WHOSE CHORD BEARS NORTH 70°10'58" WEST A DISTANCE OF 192.42 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ST. PAUL STREET; THENCE NORTH 29°01'53" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ST. PAUL STREET A DISTANCE OF 53.90 FEET; THENCE NORTH 00°01'53" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ST. PAUL STREET AND ALONG THE WEST LINE OF SAID BLOCK 72 AND SAID WEST LINE EXTENDED SOUTHERLY, A DISTANCE OF 249.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 66 2/3 FEET OF SAID PLOT 2; THENCE SOUTH 89°57'44" EAST ALONG THE NORTH LINE OF THE SOUTH 66 2/3 FEET OF SAID PLOT 2 A DISTANCE OF 132.34 FEET TO THE CENTERLINE OF THE 15 FOOT ALLEY AS DEDICATED BY SAID HARMANS SUBDIVISION; THENCE SOUTH 00°01'53" WEST ALONG THE CENTERLINE OF SAID 15 FOOT ALLEY A DISTANCE OF 16.64 FEET; THENCE SOUTH 89°57'48" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID PLOT 5 AND

THE WESTERLY EXTENSION THEREOF A DISTANCE OF 132.56 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 80,176 SQUARE FEET OR 1.8406 ACRES.

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 2. The complete application with such supporting material as designated by the Zoning Committee of the City Council filed in the Office of the City Clerk of the City and County of Denver, on November 5, 2009, in the City Clerk Filing No. 09-1102 be and hereby is adopted and approved as the District Plan for the development of the land area hereinabove described.

Section 3. Said District Plan together with a Site Plan, as provided in Chapter 59 of the Denver Revised Municipal Code, shall regulate the use and development of the land area hereinabove described.

Section 4. None of the land area hereinabove described shall be used or occupied and no structure or structures shall be designed, erected, altered, used or occupied thereon except in conformity with all provisions of said District Plan and Site Plan, and except upon performance of all conditions therein set forth.

Section 5. This Ordinance shall be recorded by the Department of Zoning Administration among the records of the Clerk and Recorder of the City and County of Denver.

COMMITTEE APPROVAL DATE: October 28, 2009

MAYOR-COUNCIL DATE: November 3, 2009

PASSED BY THE COUNCIL _____ 2009

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____ 2009

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

NOTICE PUBLISHED IN THE DAILY JOURNAL _____ 2009; _____ 2009

PREPARED BY: KERRY A. BUCKEY, ASSISTANT CITY ATTORNEY, November 5, 2009

Pursuant to section 13-12, 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.

David R. Fine, City Attorney

BY: _____, Assistant City Attorney DATE: _____, 2009