

# STAFF MEMO

**DATE OF COUNCIL MEETINGS: MARCH 23, 2020 / AGENDA ITEM 16**  
**MARCH 22, 2021 / AGENDA ITEM 17**  
**APRIL 12, 2021 / AGENDA ITEM 12**

To: Mayor and City Council

From: Travis Parker, Director of Planning, 303-987-7908

Subject: **CONTINUED STUDENT LIVING DEFINITION IN ZONING ORDINANCE**

**This ordinance was approved on 1<sup>st</sup> Reading on March 23, 2020, by a vote of 9 ayes, 2 nays.**  
**This ordinance was tabled for City Council action on March 22, 2021, by a vote of 10 – 1.**

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**SUMMARY STATEMENT:** At a study session on December 2, 2019, City Council discussed student housing in residential neighborhoods and asked staff to provide language for reinstating a definition of “student living unit” from the previous zoning ordinance.

**BACKGROUND INFORMATION:** In 2003, changes were made to the previous zoning ordinance limiting the number of unrelated persons living in a single residence and specifically prohibiting college and university uses in residential zones. In 2012 a new zoning code was adopted that maintained the limit on unrelated persons and the prohibition on college and university uses in residential zones, however the term student living unit was not used in the use table or elsewhere in the new code. Neighboring residents of Colorado Christian University would like the term to be reinstated in the ordinance to explicitly prohibit any university from owning property in residential zones that is occupied by students.

**BUDGETARY IMPACTS:** No direct budgetary impacts.

**STAFF RECOMMENDATIONS:** The definition of “student living unit” that existed prior to 2012 was: A dwelling unit that is owned or controlled by a College and University and inhabited by students who are related or unrelated. City Council has requested a draft ordinance that would insert this definition in Article 14 of the zoning ordinance.

**ALTERNATIVES:** City Council may approve the draft ordinance, amend it, deny it, or postpone to request more information.

**PUBLIC OUTREACH:** Hearings for this issue at both City Council and Development Dialogue meetings has been advertised through the normal channels.

**ATTACHMENTS:** Ordinance O-2020-10

**REVIEWED BY:** Kathleen E. Hodgson, City Manager  
Benjamin B. Goldstein, Deputy City Manager  
Alison McKenney Brown, City Attorney