

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2021

COUNCIL BILL NO. CB21-0635
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance relating to the Denver Zoning Code to amend the Downtown-Golden Triangle zone district.

WHEREAS, the City Council desires to amend the Denver Zoning Code to establish new regulations in the Downtown-Golden Triangle zone district; and

WHEREAS, the City Council has determined on the basis of evidence and testimony presented at the public hearing that amending the Denver Zoning Code as set forth herein is consistent with the City’s adopted plans, furthers the public health, safety and general welfare, and will result in regulations and restrictions that are uniform within the zone district.

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

Section 1. The changes to the Denver Zoning Code as set forth in Clerk File No. 20210054 as filed with the Denver City Clerk on June 16, 2021, and available in the office and on the web page of City Council are hereby adopted and made an official part of the Denver Zoning Code. The changes amend certain provisions of the Denver Zoning Code for the Downtown-Golden Triangle (D-GT) zone district to apply more current and consistent zoning approaches and procedures, and in furtherance of implementation of Comprehensive Plan 2040 and Blueprint Denver 2019, and the Golden Triangle Neighborhood Plan.

Section 2. Effective Date.

a. Except as otherwise provided in subsection b of this Section 2 with respect to certain pending applications, the amendments to the Denver Zoning Code adopted by this ordinance and filed at City Clerk Filing No. 20210054 will take effect on July 26, 2021 (the “Effective Date”), and shall govern all applications that are pending as of the Effective Date and all applications filed on or after the Effective Date. For the avoidance of doubt, an application shall be considered “pending” if the application has not received approval as of the Effective Date from the applicable decision-making authority as identified in Section 12.2.9 of the Denver Zoning Code (Summary Table of Authority and Notice).

1 b. Notwithstanding subsection a of this Section 2 the following applications may be
2 processed under a version of the Denver Zoning Code different than the version adopted by this
3 ordinance:

4 1. If requested by an applicant, a formal site development plan application submitted
5 under Section 12.4.3 of the Denver Zoning Code, a zoning permit application submitted under
6 Sections 12.4.1, 12.4.2, or 12.4.9 of the Denver Zoning Code, or a zone lot amendment
7 application submitted under Section 12.4.4 may be processed under the provisions of the
8 Denver Zoning Code as filed with the Denver City Clerk at City Clerk Filing No. 20210048A
9 (the “July 1, 2021 Denver Zoning Code”) if a complete formal site development plan
10 application, zoning permit application, or zone lot amendment application has been filed with
11 Community Planning and Development (“CPD”) on or before 4:30 P.M., Mountain Daylight
12 Time, July 23, 2021. A formal site development plan application, zoning permit application, or
13 zone lot amendment processed under the provisions of the July 1, 2021 Denver Zoning Code
14 pursuant to this Section 2.2 shall be subject to the following requirements:

15 (i) If the formal site development plan application, zoning permit application, or
16 zone lot amendment application has not received approval by the development review
17 committee or zoning administrator, as applicable, on or before 4:30 P.M. Mountain Standard
18 Time, July 1, 2022, the application shall be void. Once a formal site development plan
19 application, zoning permit application, or zone lot amendment application becomes void, all
20 new site development plan applications, zoning permit applications, or zone lot amendment
21 applications for the same property will be processed under the Denver Zoning Code then in
22 effect. No extensions of time will be granted.

23 (ii) The site development plan application, zoning permit application, or zone lot
24 amendment application must meet all of the standards and requirements of the July 1, 2021
25 Denver Zoning Code and an applicant may not substitute standards and requirements of the
26 July 1, 2021 Denver Zoning Code with those set forth in any amendments to the Denver
27 Zoning Code.

28 (iii) A formal site development plan, zoning permit, or zone lot amendment approved
29 under the provisions of the July 1, 2021 Denver Zoning Code, if requested by an applicant,
30 may be modified or amended applying the July 1, 2021 Denver Zoning Code if the application
31 for modification or amendment is approved by 4:30 P.M., Mountain Standard Time, December
32 30, 2022. Any application for modification or amendment to such formal site development
33 plan, zoning permit, or zone lot amendment approved under the provisions of the July 1, 2021

1 Denver Zoning Code that does not receive approval by December 30, 2022, must comply
2 with the Denver Zoning Code then in effect according to Section 12.3.7 of the Denver Zoning
3 Code. No extensions of time will be granted.

4 2. Any application authorized to be processed under a prior version of the Denver Zoning
5 Code, when allowed by a prior ordinance.

6 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

1 COMMITTEE APPROVAL DATE: June 8, 2021

2 MAYOR-COUNCIL DATE: June 15, 2021

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: Adam C. Hernandez, Assistant City Attorney DATE: June 17, 2021

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: _____