

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-1644  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties in Indian Creek, University Hills, Goldsmith, Virginia Village and Washington Virginia Vale.**

**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; S-MU-3, UO-3; S-MU-5; S-MU-5, UO-3; S-MU-8; S-MU-12; S-MU-12, UO-3; S-MX-2A; S-MX-2x; S-MX-3A; S-MX-3A, UO-1; S-MX-5A; S-MX-5A, UO-1; S-MX-8A; S-MX-12A; S-MX-12A, UO-1; S-RH-2.5; S-SU-A; S-SU-D; S-SU-Dx; S-SU-F; C-MX-5; E-MU-2.5; E-SU-Dx; E-TU-B; G-RO-3; and OS-A districts;

**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 areas depicted in the maps filed with the City Clerk in the clerk file numbers referenced below, Council finds:

a. The land areas depicted in the maps filed with the City Clerk are presently classified as B-1; B-1 with waivers; B-2; B-2 with waivers; B-3; B-3 with waivers; B-4; B-4, UO-1, UO-2; B-4 with waivers, UO-1, UO-2; B-A-1; B-A-1 with waivers; CMP-EI2; E-CC-3; E-CC-3x; E-MX-2; E-SU-Dx; I-0 with waivers; I-MX-3; I-MX-3, UO-1; PUD; R-1; R-1 with waivers; R-2; R-2-A; R-2-A with waivers; R-3; R-3 with waivers; R-4; R-4 with waivers; R-5; R-X; S-CC-3; S-CC-3, UO-1; S-CC-3x; S-CC-5; S-CC-5, UO-1, UO-2; S-CC-5x; S-MX-12; S-MX-2; S-MX-3; S-MX-5; S-MX-5, UO-1, UO-2; S-MX-8; S-MX-8, UO-2; S-MX-12; S-MX-12, UO-1, UO-2; and S-SU-D.

b. It is proposed that the land area depicted in the maps filed with the City Clerk be changed to S-MU-3; S-MU-3, UO-3; S-MU-5; S-MU-5, UO-3; S-MU-8; S-MU-12; S-MU-12, UO-3; S-MX-2A; S-MX-2x; S-MX-3A; S-MX-3A, UO-1; S-MX-5A; S-MX-5A, UO-1; S-MX-8A; S-MX-12A; S-MX-12A, UO-1; S-RH-2.5; S-SU-A; S-SU-D; S-SU-Dx; S-SU-F; C-MX-5; E-MU-2.5; E-SU-Dx; E-TU-B; G-RO-3; and OS-A.

**Section 2.** That the zoning classification of the land areas in the City and County of Denver, in Indian Creek as depicted in the Near Southeast Legislative Rezoning: Indian Creek Maps, as filed in the words and figures contained and set forth therein, available in the office and on the webpage

1 of City Council, and filed in the office of the City Clerk on the 3rd day of December, 2024 under City  
2 Clerk’s Filing No. 20240152A, shall be and hereby are changed from R-2-A; R-2; R-4; R-4 with  
3 waivers; B-3; PUD 100; and PUD 318 to S-SU-A; S-MU-3; S-RH-2.5; S-MU-3; S-MU-5; S-RH-2.5;  
4 and S-SU-D.

5 **Section 3.** That the zoning classification of the land areas in the City and County of Denver,  
6 in University Hills as depicted in the Near Southeast Legislative Rezoning: University Hills Maps, as  
7 filed in the words and figures contained and set forth therein, available in the office and on the  
8 webpage of City Council, and filed in the office of the City Clerk on the 3rd day of December, 2024  
9 under City Clerk’s Filing No. 20240152B, shall be and hereby are changed from B-1 with waivers;  
10 B-2 with waivers; S-CC-5, UO-1, UO-2; S-CC-5X; S-MX-3; S-MX-5; and PUD 266 to S-MX-3A; C-  
11 MX-5; S-MX-5A, UO-1; S-MX-5A; and G-RO-3.

12 **Section 4.** That the zoning classification of the land areas in the City and County of Denver,  
13 in Goldsmith as depicted in the Near Southeast Legislative Rezoning: Goldsmith Maps, as filed in  
14 the words and figures contained and set forth therein, available in the office and on the webpage of  
15 City Council, and filed in the office of the City Clerk on the 3rd day of December, 2024 under City  
16 Clerk’s Filing No. 20240152C, shall be and hereby are changed from R-2-A; R-2-A with waivers; R-  
17 X; R-5; B-1; B-2 with waivers; B-3; B-A-1 with waivers; I-MX-3; I-MX-3, UO-1; S-CC-3; S-CC-3X; S-  
18 MX-5; and PUD 219 to S-MU-3; OS-A; S-RH-2.5; S-MX-3A; S-MX-5A; and S-MX-3A, UO-1.

19 **Section 5.** That the zoning classification of the land area in the City and County of Denver,  
20 in Village Virginia as depicted in the Near Southeast Legislative Rezoning: Virginia Village Maps, as  
21 filed in the words and figures contained and set forth therein, available in the office and on the  
22 webpage of City Council, and filed in the office of the City Clerk on the 3rd day of December, 2024  
23 under City Clerk’s Filing No. 20240152D, shall be and hereby are changed from R-1; R-2-A; R-2-A  
24 with waivers; R-3, UO-3; R-4; B-3; B-3 with waivers; B-4, UO-1, UO-2; B-4 with waivers UO-1, UO-  
25 2; I-0 with waivers; S-CC-3; S-CC-3X; S-MX-2; S-MX-3; S-MX-5; S-MX-5, UO-1, UO-2; S-MX-8; S-  
26 MX-8, UO-2; S-MX-12; S-MX-12, UO-1, UO-2; CMP-EI2; S-SU-D; I-MX-3; PUD 220; PUD 360; PUD  
27 166; PUD 281; PUD 120; and PUD 410 to S-SU-A; S-RH-2.5; S-MU-3; S-MU-12; S-MU-5, UO-3; S-  
28 MU-12, UO-3; S-MX-5A; S-MX-5A, UO-1; S-MX-3A; S-MX-2A; S-MX-8A; S-MX-12A; S-MX-12A,  
29 UO-1; and E-MU-2.5.

30 **Section 6.** That the zoning classification of the land areas in the City and County of Denver,  
31 in Washington Virginia Vale as depicted in the Near Southeast Legislative Rezoning: Washington  
32 Virginia Vale Maps, as filed in the words and figures contained and set forth therein, available in the  
33 office and on the webpage of City Council, and filed in the office of the City Clerk on the 3rd day of

1 December, 2024 under City Clerk’s Filing No. 20240152E, shall be and hereby are changed from R-  
2 1; R-1 with waivers; R-2-A; R-2-A with waivers; R-3, UO-3; R-3 with waivers, UO-3; R-4; B-A-1; B-  
3 1; B-1 with waivers; B-2; B-3; B-3 with waivers; B-4 with waivers, UO-1, UO-2; B-4, UO-1, UO-2; S-  
4 SU-D; S-MX-3; S-MX-8; S-CC-3; S-CC-3, UO-1, UO-2; S-CC-3X; E-SU-DX; E-MX-2; PUD 460; PUD  
5 99; PUD 185; PUD 584; PUD 533; PUD 627; PUD 24; PUD 108; PUD 216; and PUD 88 to S-SU-A;  
6 S-SU-F; S-SU-DX; E-SU-DX; S-MU-3; S-MX-3A; S-MU-3, UO-3; S-MU-5, UO-3; S-MX-5A; S-MX-  
7 3A, UO-1; S-MX-2X; S-MU-8; S-MX-8A; E-MU-2.5; E-TU-B; S-MX-2A; and S-RH-2.5.

8 **Section 7.** Grace period for approved site development plans. The regulations of the zone  
9 districts approved herein and applicable to the land areas depicted in Exhibits A - E will not apply to  
10 an application for a site development plan that (i) had a concept site development plan submitted to  
11 the Department of Community Planning and Development (“CPD”) prior to close of business on  
12 September 12, 2024, (ii) had a concept number assigned by CPD for the site development concept  
13 plan prior to close of business on September 12, 2024, and (iii) obtains site development plan  
14 approval by March 12, 2026. If any of the conditions of this Section 7 are not satisfied, then the  
15 regulations of the zone districts approved herein and applicable to the land areas depicted in Exhibits  
16 A - E will apply to the application for a site development plan.

17 **Section 8.** That this ordinance shall be recorded by the Manager of Community Planning and  
18 Development in the real property records of the Denver County Clerk and Recorder.

19 COMMITTEE APPROVAL DATE: November 19, 2024

20 MAYOR-COUNCIL DATE: November 26, 2024 by Consent

21 PASSED BY THE COUNCIL: \_\_\_\_\_

22 \_\_\_\_\_ - PRESIDENT

23 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

24 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
25 EX-OFFICIO CLERK OF THE  
26 CITY AND COUNTY OF DENVER

27 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

28 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: December 5, 2024

29 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
30 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
31 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
32 § 3.2.6 of the Charter.

33  
34 Kerry Tipper, Denver City Attorney

35  
36 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_