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BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB26-0741

SERIES OF 2025 COMMITTEE OF REFERENCE:

AMENDED 6-15-2026 Community Planning and Housing

A BILL

For an ordinance changing the zoning classification for multiple properties in Athmar Park, Mar Lee, Overland, Ruby Hill and Westwood Neighborhoods.

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, is in the public interest, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone 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 PUD #154; PUD #296; PUD #138; PUD #203; PUD #217; PUD #454; H2 with waivers and conditions; R-1; R-5; R-MU-30 with waivers; B-2; B-2 with waivers; B-4, UO-1, UO-2; B-4 with waivers, UO-1, UO-2; B-4 with waivers and conditions, UO-1, UO-2; B-A-1; B-A-1 with waivers; I-1, UO-2; S-CC-3x; S-MX-3; S-SU-D; E-CC-3x; E-CC-3, UO-1, UO-2; E-MX-3; E-MX-3, UO-1, UO-2; E-MX-3A; E-SU-B; E-SU-D; E-SU-Dx; E-TU-C; U-MX-3; U-MX-3, UO-1, UO-2; C-MX-12, UO-1; C-MX-5; C-MX-5, UO-1, UO-2; I-A; I-A, UO-2; I-A, UO-1, UO-2; I-B, UO-2; I-MX-3; and I-MX-3, UO-2.

b. It is proposed that the land area depicted in the maps filed with the City Clerk be changed to S-MU-3; E-MX-3; E-MX-3, UO-1; E-MX-3A, DO-8; E-MX-3, DO-8; E-MX-3, UO-1, DO-8; E-TU-B; E-TU-C; E-RH-2.5; E-MS-3; E-MS-5; E-MS-5, DO-8; U-MS-3; U-MS-3, UO1; G-MU-3; C-MX-3; C-MX-5; C-MX-8; C-MS-5, UO-1; C-MS-5; C-MS-12, UO-1; ~~I-A;~~ I-MX-5; I-MX-5, UO-1; and CMP-H2**.**

Section 2. That the zoning classification of the land areas in the City and County of Denver, in Athmar Park as depicted in the Southwest Area Plan: Athmar Park Neighborhood Maps, as filed in the words and figures contained and set forth therein, available in the office and on the webpage of City Council, and filed in the office of the City Clerk on the ~~4th day of June, 2026~~11th day of June, 2026 under City Clerk's Filing No. ~~20260087~~20260091, shall be and hereby are changed from B-4, UO-1, UO-2; E-MX-3, UO-1, UO-2; E-MX-3, B-A-1 with waivers; E-MX-3A; I-MX-3; I-MX-3, UO-2; E-

Docusign Envelope ID: 6DB57707-03D0-8FE9-8030-D323B322A862

SU-B; E-SU-DX; and PUD #154 to E-MX-3; E-MX-3, DO-8; E-MX-3, UO-1, DO-8; E-MX-3A, DO-8; E-RH-2.5; ~~I-A;~~ E-TU-C; and E-TU-B.

Section 3. That the zoning classification of the land areas in the City and County of Denver, in Mar Lee as depicted in the Southwest Area Plan Rezoning: Mar Lee Neighborhood Maps, as filed in the words and figures contained and set forth therein, available in the office and on the webpage of City Council, and filed in the office of the City Clerk on the ~~4th day of June, 2026~~11th day of June, 2026 under City Clerk's Filing No. ~~20260087A~~20260091A, shall be and hereby are changed from S-SU-D; R-MU-30 with waivers; E-SU-DX; E-SU-D; E-CC-3X; S-CC-3X; and S-MX-3 to S-MU-3; E-MU-5; E-TU-C; and E-MS-5, DO-8.

Section 4. That the zoning classification of the land areas in the City and County of Denver, in Overland as depicted in the Southwest Area Plan Rezoning: Overland Neighborhood Maps, as filed in the words and figures contained and set forth therein, available in the office and on the webpage of City Council, and filed in the office of the City Clerk on the ~~4th day of June, 2026~~11th day of June, 2026 under City Clerk's Filing No. ~~20260087B~~20260091B, shall be and hereby are changed from I-A, UO-2; I-MX-3; I-A, UO-2; I-B, UO-2; I-1, UO-2; I-A, UO-1, UO-2; B-4, UO-1, UO-2; E-CC-3, UO-1, UO-2; C-MX-12, UO-1; PUD #454; C-MX-5, UO-1, UO-2; C-MX-5; U-MX-3, UO-1, UO-2; I-MX-3, UO-2; and U-MX-3 to C-MX-5; C-MX-3; I-MX-5; I-MX-5, UO-1; C-MS-12, UO-1; U-MS-3; C-MS-5, UO-1; C-MS-5; U-MS-3, UO-1; C-MX-8; and E-MX-3.

Section 5. That the zoning classification of the land areas in the City and County of Denver, in Ruby Hill as depicted in the Southwest Rezoning: Ruby Hill Neighborhood Maps, as filed in the words and figures contained and set forth therein, available in the office and on the webpage of City Council, and filed in the office of the City Clerk on the ~~4th day of June, 2026~~ 11th day of June, 2026 under City Clerk's Filing No. ~~20260087C~~20260091C, shall be and hereby are changed from R-1; E-MX-3; B-2 with waivers; B-A-1; E-SU-Dx; I-MX-3; E-MX-3A; PUD #296; and E-CC-3Xto; G-MU-3; E-MS-5, DO-8; E-MS-3; ~~I-A;~~ and E-MX-3A, DO-8.

Section 6. That the zoning classification of the land areas in the City and County of Denver, in Westwood as depicted in the Southwest Rezoning: Westwood Neighborhood Maps, as filed in the words and figures contained and set forth therein, available in the office and on the webpage of City Council, and filed in the office of the City Clerk on the ~~4th day of June, 2026~~11th day of June, 2026 under City Clerk's Filing No. ~~20260087D~~20260091D, shall be and hereby are changed from E-MX-3, UO-1, UO-2; B-4 with waivers, UO-1, UO-2; B-4 with waivers and conditions, UO-1, UO-2; B-4, UO-1, UO-2; R-5; H-2 with waivers conditions; B-2; PUD #203; PUD #217; E-MX-3; PUD #138; E-

Docusign Envelope ID: 6DB57707-03D0-8FE9-8030-D323B322A862

SU-B; E-TU-C; and E-SU-Dx to E-MX-3, UO-1, DO-8; E-MX-3, UO-1; E-MX-3; G-MU-3; CMP-H2; E-MX-3, DO-8; E-TU-B; and E-TU-C.

Section 7. That this ordinance shall be recorded by the Manager of Community Planning and Development in the real property records of the Denver County Clerk and Recorder.

COMMITTEE APPROVAL DATE: June 2, 2026

MAYOR-COUNCIL DATE: June 9, 2026

PASSED BY THE COUNCIL: 07/13/2026

Signed by: Amanda P. Sandoval 86E1DC2C6B93472... - PRESIDENT

APPROVED: _____ - MAYOR _____

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

NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 11, 2026

Pursuant to Section 13-9, 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.

Miko Ando Brown, Denver City Attorney

BY: Signed by: Laurie K. Smith 0BE0C68C52D7490..., Assistant City Attorney DATE: 07/14/2026