

BY AUTHORITY

ORDINANCE NO. _____
 SERIES OF 2025

COUNCIL BILL NO. CB26-0741
 COMMITTEE OF REFERENCE:
 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 under City Clerk's
 Filing No. 20260087, 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-SU-B; E-SU-DX; and PUD #154

1 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-
2 TU-B.

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

9 **Section 4.** That the zoning classification of the land areas in the City and County of Denver,
10 in Overland as depicted in the Southwest Area Plan Rezoning: Overland Neighborhood Maps, as
11 filed in the words and figures contained and set forth therein, available in the office and on the
12 webpage of City Council, and filed in the office of the City Clerk on the 4th day of June, 2026 under
13 City Clerk's Filing No. 20260087B, shall be and hereby are changed from I-A, UO-2; I-MX-3; I-A, UO-
14 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;
15 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-
16 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,
17 UO-1; C-MX-8; and E-MX-3.

18 **Section 5.** That the zoning classification of the land areas in the City and County of Denver,
19 in Ruby Hill as depicted in the Southwest Rezoning: Ruby Hill Neighborhood Maps, as filed in the
20 words and figures contained and set forth therein, available in the office and on the webpage of City
21 Council, and filed in the office of the City Clerk on the 4th day of June, 2026 under City Clerk's Filing
22 No. 20260087C, shall be and hereby are changed from R-1; E-MX-3; B-2 with waivers; B-A-1; E-
23 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-
24 MX-3A, DO-8.

25 **Section 6.** That the zoning classification of the land areas in the City and County of Denver,
26 in Westwood as depicted in the Southwest Rezoning: Westwood Neighborhood Maps, as filed in the
27 words and figures contained and set forth therein, available in the office and on the webpage of City
28 Council, and filed in the office of the City Clerk on the 4th day of June, 2026 under City Clerk's Filing
29 No. 20260087D, shall be and hereby are changed from E-MX-3, UO-1, UO-2; B-4 with waivers, UO-
30 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
31 conditions; B-2; PUD #203; PUD #217; E-MX-3; PUD #138; E-SU-B; E-TU-C; and E-SU-Dx to E-
32 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-
33 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: _____

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____

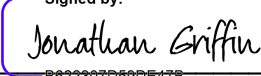
ATTEST: _____ - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

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

Signed by:  BY: _____, Assistant City Attorney DATE: 6/11/2026 | 9:12 AM MDT