

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0208
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

For an ordinance changing the zoning classification for multiple properties in Bear Valley, College View – South Platte, Harvey Park, Harvey Park South and Marston.

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9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
10 the public hearing, that the map amendments set forth below conform with applicable City laws, are
11 consistent with the City’s adopted plans, are in the public interest, and are consistent with the
12 neighborhood context and the stated purpose and intent of the proposed zone districts;

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

15 **Section 1.** That upon consideration of a change in the zoning classification of the land areas
16 depicted in the maps filed with the City Clerk in the clerk file numbers referenced below, Council finds:

17 a. The land areas depicted in the maps filed with the City Clerk are presently classified as
18 B-2; B-2 w/waivers; B-3; B-3 w/waivers and conditions; B-4 with waivers, UO-1, UO-2; B-4 with waivers
19 and condition, UO-1, UO-2; S-CC-3; S-CC-3, UO-1, UO-2; S-MX-3; S-CC-3x; S-MX-3, UO-1, UO-2; S-
20 MX-12; S-SU-D; I-MX-3; PUD-234; PUD-94; PUD-632; PUD-364; PUD-580; PUD-418; PUD-252; and
21 PUD-311.

22 b. It is proposed that the land area depicted in the maps filed with the City Clerk be changed
23 to S-MX-3A; S-MX-3A, UO-1, UO-2; S-MX-3A, UO-1; S-MX-12A; S-MX-3; S-MX-3, UO-1, UO-2; OS-
24 A; and I-A.

25 **Section 2.** That the zoning classification of the land areas in the City and County of Denver,
26 in Bear Valley as depicted in the Zone Map Amendment 2025i-00106: Bear Valley Maps, as filed in
27 the words and figures contained and set forth therein, available in the office and on the webpage of
28 City Council, and filed in the office of the City Clerk on the 5th day of March, 2026 under City Clerk’s
29 Filing No. 20260037, shall be and hereby are changed from B-2 w/waivers; B-3; S-CC-3x; and PUD-
30 580 to S-MX-3A; and S-MX-3.

31 **Section 3.** That the zoning classification of the land areas in the City and County of Denver,
32 in College View – South Platte as depicted in the Zone Map Amendment 2025i-00106: College View
33 – South Platte Maps, as filed in the words and figures contained and set forth therein, available in
34 the office and on the webpage of City Council, and filed in the office of the City Clerk on the 5th day

1 of March, 2026 under City Clerk’s Filing No. 20260037A, shall be and hereby are changed from B-
2 2; B-3; B-4 with waivers and conditions, UO-1, UO-2; S-CC-3, UO-1, UO-2; S-MX-3; PUD-234; PUD-
3 94; PUD-364; S-MX-3, UO-1, UO-2; I-MX-3; and PUD-234 to S-MX-3A; S-MX-3A, UO-1, UO-2; S-MX-
4 3A, UO-1; and I-A.

5 **Section 4.** That the zoning classification of the land areas in the City and County of Denver,
6 in Havey Park as depicted in the Zone Map Amendment 2025i-00106: Harvey Park Maps, as filed
7 in the words and figures contained and set forth therein, available in the office and on the webpage
8 of City Council, and filed in the office of the City Clerk on the 5th day of March, 2026 under City
9 Clerk’s Filing No. 20260037B, shall be and hereby are changed from B-3; B-3 w/waivers and
10 conditions; PUD-418; PUD-632; and S-CC-3x to S-MX-3A.

11 **Section 5.** That the zoning classification of the land area in the City and County of Denver,
12 in Harvey Park South as depicted in the Zone Map Amendment 2025i-00106: Harvey Park South
13 Maps, as filed in the words and figures contained and set forth therein, available in the office and on
14 the webpage of City Council, and filed in the office of the City Clerk on the 5th day of March, 2026
15 under City Clerk’s Filing No. 20260037C, shall be and hereby are changed from B-2; B-3; S-CC-3;
16 PUD-632; S-CC-3x; and S-MX-12 to S-MX-3A; and; S-MX-12A.

17 **Section 6.** That the zoning classification of the land areas in the City and County of Denver,
18 in Marston as depicted in the Zone Map Amendment 2025i-00106: Marston Maps, as filed in the
19 words and figures contained and set forth therein, available in the office and on the webpage of City
20 Council, and filed in the office of the City Clerk on the 5th day of March, 2026 under City Clerk’s
21 Filing No. 20260037D, shall be and hereby are changed from B-2; B-4 with waivers, UO-1, UO-2; B-
22 4 with waivers and conditions, UO-1, UO-2; S-CC-3; S-CC-3x; PUD-311; PUD-252; and S-SU-D to S-
23 MX-3A; S-MX-3; S-MX-3, UO-1; and OS-A.

24 **Section 7.** Grace period for approved site development plans. The regulations of the zone
25 districts approved herein and applicable to the land areas depicted in Zone Map Amendment 2025i-
26 00106 maps available in the office and on the webpage of City Council, and filed in the office of the
27 City Clerk on the 5th day of March, 2026 under City Clerk’s Filing Nos. 20260037, 20260037A,
28 20260037B, 20260037C, and 20260037D (collectively, “Far Southwest Legislative Maps”) will not
29 apply to an application for a site development plan that (i) had a site development plan submitted to
30 the Department of Community Planning and Development (“CPD”) prior to close of business on
31 December 29, 2025, (ii) had a site development plan number assigned by CPD for the site
32 development plan prior to close of business on December 29, 2025, and (iii) obtains site
33 development plan approval by October 13, 2026. If any of the conditions of this Section 7 are not


1 satisfied, then the regulations of the zone districts approved herein and applicable to the land areas
2 depicted in the Far Southwest Legislative Maps will apply to the application for a site development
3 plan.

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

6 COMMITTEE APPROVAL DATE: March 3, 2026

7 MAYOR-COUNCIL DATE: March 10, 2026

8 PASSED BY THE COUNCIL: 4/13/2026

9 Signed by:
 _____ - PRESIDENT
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10 APPROVED: _____ - MAYOR _____

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

14 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

15 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 12, 2026

16 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
17 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
18 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
19 § 3.2.6 of the Charter.

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21 Miko Ando Brown, Denver City Attorney

22 Signed by:
23 BY:  _____, Assistant City Attorney DATE: 3/11/2026 | 1:58 PM MDT
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