

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto: MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: **8/26/2025**

Please mark one: ☒ Bill Request or ☐ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☒ Yes ☐ No

1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☒ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Approves a map amendment to rezone property from E-TU-B to I-MX-3 with waivers located at 1252 West Byers Place, in Council District 3.

3. **Requesting Agency:** Community Planning & Development

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Justin Montgomery	Name: Justin Montgomery
Email: justin.montgomery@denvergov.org	Email: justin.montgomery@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

The applicant is requesting to rezone from E-TU-B to I-MX-3 with waivers. Here is the proposed waiver language to be included in the ordinance:

Waive the right to all primary Permitted Uses in Denver Zoning Code Section 9.1.9.5, for the Street Level, except for Permitted Uses in the Industrial, Manufacturing, & Wholesale Primary Use Classification. The only accessory uses allowed at Street Level shall be those accessory to a primary nonresidential use.

Informational notice of application was sent on 2/6/2025.

Planning Board public hearing was noticed on 8/19/2025.

Planning Board public hearing is scheduled for next week, 9/3/2025.

Staff has revived one email in opposition and one email with questions/concerns.

Per applicant, "Pre-application community outreach has been completed by sending letters to eighteen (18) nearby property owners including contacting City Council District 3 (Jamie Torres), Valverde Neighborhood Association and property owners. Several conversations have been had with those listed on the Community Outreach contact form (attached) including – Joe Ekstrom, 1285 W. Byers Place – supporting rezoning, Cameron Mehls, 1248 W. Byers Place - supporting rezoning and Jamie Torres, City Council District 3".

6. City Attorney assigned to this request (if applicable):

7. **City Council District:** Council District 3

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____