

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2026

COUNCIL BILL NO. CB26-0103  
COMMITTEE OF REFERENCE:  
South Platte River

**A BILL**

**For an ordinance approving and accepting the Southwest Area Plan, which Plan shall become a part of Comprehensive Plan 2040 for the City and County of Denver pursuant to the provisions of Section 12-61 of the Denver Revised Municipal Code.**

**WHEREAS**, pursuant to the provisions of Section 12-61 of the Denver Revised Municipal Code (“DRMC”), and by Ordinance No. 302, Series of 2019, there has been approved a Comprehensive Plan for the City and County of Denver (“Comprehensive Plan 2040”); and

**WHEREAS**, Section 12-61 of the DRMC provides for the supplementation of Comprehensive Plan 2040; and

**WHEREAS**, by Ordinance No. 238, Series of 1993, the city accepted the Overland Neighborhood Plan as a supplement to the city’s comprehensive plan; and

**WHEREAS**, by Ordinance No. 807, Series of 2000, the city accepted the Athmar Park Perimeter Plan as a supplement to the city’s comprehensive plan; and

**WHEREAS**, by Ordinance No. 109, Series of 2003, the city accepted the Shattuck District Plan as a supplement to the city’s comprehensive plan; and

**WHEREAS**, by Ordinance No. 20160443, Series of 2016, the city accepted the Westwood Neighborhood Plan as a supplement to the city’s comprehensive plan; and

**WHEREAS**, the city wishes to repeal and replace the Overland Neighborhood Plan, Athmar Park Perimeter Plan Shattuck District Plan, and Westwood Neighborhood Plan with an updated comprehensive plan supplement, entitled Southwest Area Plan, for the orderly growth and harmonious development of the city; and

**WHEREAS**, pursuant to the provisions of Section 12-61 DRMC, the City wishes to supplement Comprehensive Plan 2040 by approving and accepting the Southwest Area Plan; and

**WHEREAS**, members of the City Council, duly authorized by the president of Council have monitored the process whereby said Southwest Area Plan has been formulated; and

**WHEREAS**, the Southwest Area Plan has been approved by the Denver Planning Board; and

**WHEREAS**, the Manager of Community Planning and Development has transmitted the Southwest Area Plan to the Mayor and Council for acceptance as a supplement to Comprehensive Plan 2040; and

1           **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
2 **DENVER;**

3           **Section 1.** That the proposed Southwest Area Plan, consisting of a document of the same  
4 name filed with the City Clerk, Ex-Officio Clerk of the City and County of Denver, on the 18th day of  
5 February as City Clerk Filing No. 20260029, is hereby adopted and accepted as a supplement to  
6 Comprehensive Plan 2040, pursuant to Section 12-61(d) of the DRMC.

7           **Section 2.** That the Southwest Area Plan replaces and supersedes the Overland  
8 Neighborhood Plan, Athmar Park Perimeter Plan, Shattuck District Plan and Westwood  
9 Neighborhood Plan.

10          **Section 3.** That this adoption and acceptance of the Southwest Area Plan, and of any  
11 amendment thereto, in conjunction with Comprehensive Plan 2040, is intended to establish the  
12 official guide for officials of the City and County of Denver and private citizens when making decisions  
13 affecting the future of land use and transportation in and for the City and County of Denver, as  
14 defined in said plan; provided however, that such approval shall not preempt the decision making  
15 powers vested by law or administrative directive in the Mayor, the Council or any other official of the  
16 City and County of Denver with respect to, but not limited to: a zoning map amendment, a zoning  
17 language amendment, a dedication or vacation of a street, alley or other public way, a designation  
18 of a park, the issuance of a revocable permit, a conveyance or acquisition of real property by the  
19 City and County of Denver, or an appropriation for or construction of a capital improvement; and  
20 provided, further that it is expressly understood that judgment must be exercised in the application  
21 of Southwest Area Plan in the decision making processes of the Mayor, Council and other officials  
22 of the City and County of Denver.

23   **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: February 11, 2026

2 MAYOR-COUNCIL DATE: February 17, 2026

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DENVER POST: \_\_\_\_\_; \_\_\_\_\_

10 PREPARED BY: Adam Hernandez, Assistant City Attorney DATE: February 19, 2026

11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15 Miko Ando Brown, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_