

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0344
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

For an ordinance amending the Denver Zoning Code, concerning approval periods for site development plans.

8
9 **WHEREAS**, the City Council desires to amend the Denver Zoning Code to extend approval
10 periods for site development plans based on their approval date in order to ensure site development
11 plans do not expire due to project timelines and financing, and market conditions; and

12 **WHEREAS**, the City Council has determined on the basis of evidence and testimony
13 presented at the public hearing that amending the Denver Zoning Code as set forth herein is
14 consistent with the City’s adopted plans, furthers the public health, safety and general welfare, and
15 will result in regulations and restrictions that are uniform within all zone districts.

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

18 **Section 1.** The changes to the Denver Zoning Code as set forth in Clerk File No. 20260061
19 as filed with the Denver City Clerk on March 31, 2026, and available in the office and on the web
20 page of City Council are hereby adopted and made an official part of the Denver Zoning Code. The
21 changes amend certain provisions of the Denver Zoning Code to extend the approval period of site
22 development plans approved on or before December 31, 2025 for an additional sixty six months.

23 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

1 COMMITTEE APPROVAL DATE: March 24, 2026

2 MAYOR-COUNCIL DATE: March 31, 2026

3 PASSED BY THE COUNCIL: 5/4/2026

4 Signed by: *Amanda P. Sandoval* - PRESIDENT
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5 APPROVED: *Michael Johnston* - MAYOR 5/6/2026
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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 C. Hernandez, Assistant City Attorney DATE: April 2, 2026

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 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
16 Miko Ando Brown, Denver City Attorney

17 Signed by: *Jonathan Griffin*, Assistant City Attorney DATE: 4/1/2026 | 3:48 PM MDT
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