

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_

COUNCIL BILL NO. CB25-0086

SERIES OF 2025

COMMITTEE OF REFERENCE:

**AMENDED 2-18-2025**

Land Use, Transportation &

Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties in Chaffee Park, Sunnyside, Highland, and Jefferson Park.**

**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 district;

**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 E-CC-3x; E-MX-3A; U-MS-3; U-MS-2; U-MX-3, UO-1, UO-2; U-MS-3 UO-1, UO-2; C-MX-5; C-MX-5, UO-1, UO-2; C-MX-3; C-MX-3, UO-1, UO-2; U-TU-B, DO-4; G-MX-3; G-MX-3, UO-1, UO-2; G-MS-3; G-MS-3 with waivers; C-MX-12; B-2 with waivers; B-2; PUD 279; PUD 242; B-1 with waivers; B-A-1 with waivers; B-4 UO-1 UO-2; B-4 with waivers, UO-1, UO-2; PUD 430; R-MU-20 with waivers; PUD 536; PUD 306; R-MU-30 with waivers; PUD 45; B-4, UO-1, UO-2; R-3, UO-3; PUD 486, B2; and R-3 with waivers, UO-3.

b. It is proposed that the land area depicted in the maps filed with the City Clerk be changed to E-MX-3, DO-8; E-MX-3A, DO-8; U-MS-3, DO-8; U-MX-3, UO-1, UO-2, DO-8; U-MS-3, UO-1 DO-8; U-MS-3, UO-1, UO-2, DO-8; C-MX-5, DO8; C-MX-5, UO-1, UO-2, DO-8; C-MX-3, DO-8, C-MX-3, UO-1, UO-2, DO-8; G-MX-3, DO-8; G-MX-3, UO-1, UO-2, DO-8; G-MS-3, DO-8; C-MX-12, DO-8; C-MX-8; G-MU-3; U-MX-3; U-RH-3A; U-TU-B, DO-4; G-MX-3; U-RH-2.5; U-TU-B, CO-4, UO-3; U-MX-2x; U-RX-5; U-MS-5; G-MS-5; and U-MS-2x.

**Section 2.** That the zoning classification of the land areas in the City and County of Denver, in Chaffee Park as depicted in the Near Northwest Legislative Rezoning: Chaffee Park 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 27th day of January, 2025

1 under City Clerk's Filing No. 20250012, shall be and hereby are changed from E-CC-3x and E-MX-  
2 3A to E-MX-3, DO-8 and E-MX-3A, DO-8.

3 **Section 3.** That the zoning classification of the land areas in the City and County of Denver,  
4 in Sunnyside as depicted in the Near Northwest Legislative Rezoning: Sunnyside Maps, as filed in  
5 the words and figures contained and set forth therein, available in the office and on the webpage of  
6 City Council, and filed in the office of the City Clerk on the 27th day of January, 2025 under City  
7 Clerk's Filing No. 20250013, shall be and hereby are changed from U-MS-2, U-MS-3; U-MS-3, UO-  
8 1, UO-2; U-MX-3; U-MX-3, UO- 1, UO-2; PUD 242; PUD 279; B-A-1 with waivers; B-1 with waivers;  
9 B-2 with waivers; B-2; and R-MU-30 with waivers to U-MS-3, DO-8; U-MS-3, UO-1, UO-2, DO-8; U-  
10 MX-3, DO-8; U-MX-3, UO-1, UO-2, DO-8; U-MX-2x; U-MS-2x; U-RX-5; U-RH-3A; G-MU-3; and U-  
11 RH-2.5.

12 **Section 4.** That the zoning classification of the land areas in the City and County of Denver,  
13 in Highland as depicted in the Near Northwest Legislative Rezoning: Highland Maps, as filed in the  
14 words and figures contained and set forth therein, available in the office and on the webpage of City  
15 Council, and filed in the office of the City Clerk on the 27th day of January, 2025 under City Clerk's  
16 Filing No. 20250014, shall be and hereby are changed from U-MX-3; U-MX-3, UO-1, UO-2; U-MS-2,  
17 U-MS-3; U-MS-3, UO-1, UO-2; G-MX-3, UO-1, UO-2; C-MX-3; C-MX-3, UO-1, UO-2; C-MX-5; C-MX-  
18 5, UO-1, UO-2; U-TU-B, DO-4; PUD 327; PUD 430; PUD 478; PUD 504; R-MU-20 with waivers; R-  
19 MU-30 with waivers; R-2; B-4, UO-1, UO-2; and B-4 with waivers to U-MX-3, DO-8; U-MX-3, UO-1,  
20 UO-2; U-MX-3, UO-1, UO-2, DO-8; U-MS-3, UO-1, UO-2, DO-8; U-MS-3, DO-8; C-MX-3, DO-8; C-  
21 MX-3, UO-1, UO-2, DO-8; U-MS-5, DO-8; C-MX-5, DO-8; C-MX-5, UO-1, UO-2, DO-8; G-MX-3, UO-  
22 1, UO-2, DO-8; U-TU-B, DO-4; U-TU-B, CO-4; U-TU-B, CO-4, UO-3; U-RH-2.5; U-RH-2.5, UO-1,  
23 UO-2; and G-MU-3.

24 **Section 5.** That the zoning classification of the land areas in the City and County of Denver,  
25 in Jefferson Park as depicted in the Near Northwest Legislative Rezoning: Jefferson Park Maps, as  
26 filed in the words and figures contained and set forth therein, available in the office and on the  
27 webpage of City Council, and filed in the office of the City Clerk on the 14th day of February, 2025  
28 under City Clerk's Filing No. 20250030, shall be and hereby are changed from G-MX-3; G-MS-3 with  
29 waivers; C-MX-5; C-MX-12; PUD 45; PUD 306; PUD 486; PUD 536; R-MU-20 with waivers; R-MU-  
30 30 with waivers; R-3 with waivers, UO-3; R-3, UO-3; B-2; and B-4, UO-1, UO-2 to U-MX-3, DO-8; U-  
31 MX-3; G-MX-3, DO-8; G-MS-3, DO-8; G-MS-5, UO-1, UO-2; C-MX-5, DO-8; C-MX-8; C-MX-12, DO-  
32 8; U-RH-2.5; G-MU-3; and G-MU-3, UO-3.

**Section 6. Grace period for approved site development plans.** The regulations of the zone districts approved herein and applicable to the land areas depicted in –Near Northwest Legislative Rezoning maps available in the office and on the webpage of City Council, and filed in the office of the City Clerk on the 27th day of January, 2025 and the 14th day of February, 2025 under City Clerk’s Filing Nos. 20250030, 20250012, 20250013, and 20250014 (“Near Northwest Legislative Rezoning Maps”) will not apply to an application for a site development plan that (i) had a concept site development plan submitted to the Department of Community Planning and Development (“CPD”) prior to close of business on November 22, 2024, (ii) had a concept number assigned by CPD for the site development concept plan prior to close of business on November 22, 2024, and (iii) obtains site development plan approval by August 3, 2025. If any of the conditions of this Section 6 are not satisfied, then the regulations of the zone districts approved herein and applicable to the land areas depicted in –Near Northwest Legislative Rezoning Maps will apply to the application for a site development plan.

**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: January 28, 2025

MAYOR-COUNCIL DATE: February 4, 2025

PASSED BY THE COUNCIL: **03/17/2025**

*Amursh P. Sandora*

- PRESIDENT

APPROVED: *Michael C. Johnston*  
Michael C. Johnston (Mar 19, 2025 10:37 MDT)

- MAYOR 03/19/2025

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

NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

PREPARED BY: Nathan J. Lucero, Assistant City Attorney                      DATE: February 6, 2025

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.

Kerry Tipper, Denver City Attorney

BY: *Anakul Bagga* \_\_\_\_\_, Assistant City Attorney                      DATE: February 21, 2025