

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2025

COUNCIL BILL NO. CB26-0741
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

**For an ordinance changing the zoning classification for multiple properties in
Athmar Park, Mar Lee, Overland, Ruby Hill and Westwood Neighborhoods.**

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 districts;

**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 PUD #154; PUD #296; PUD #138; PUD #203; PUD #217; PUD #454; H2 with waivers and conditions; R-1; R-5; R-MU-30 with waivers; B-2; B-2 with waivers; B-4, UO-1, UO-2; B-4 with waivers, UO-1, UO-2; B-4 with waivers and conditions, UO-1, UO-2; B-A-1; B-A-1 with waivers; I-1, UO-2; S-CC-3x; S-MX-3; S-SU-D; E-CC-3x; E-CC-3, UO-1, UO-2; E-MX-3; E-MX-3, UO-1, UO-2; E-MX-3A; E-SU-B; E-SU-D; E-SU-Dx; E-TU-C; U-MX-3; U-MX-3, UO-1, UO-2; C-MX-12, UO-1; C-MX-5; C-MX-5, UO-1, UO-2; I-A; I-A, UO-2; I-A, UO-1, UO-2; I-B, UO-2; I-MX-3; and I-MX-3, UO-2.

b. It is proposed that the land area depicted in the maps filed with the City Clerk be changed to S-MU-3; E-MX-3; E-MX-3, UO-1; E-MX-3A, DO-8; E-MX-3, DO-8; E-MX-3, UO-1, DO-8; E-TU-B; E-TU-C; E-RH-2.5; E-MS-3; E-MS-5; E-MS-5, DO-8; U-MS-3; U-MS-3, UO1; G-MU-3; C-MX-3; C-MX-5; C-MX-8; C-MS-5, UO-1; C-MS-5; C-MS-12, UO-1; I-A; I-MX-5; I-MX-5, UO-1; and CMP-H2.

Section 2. That the zoning classification of the land areas in the City and County of Denver, in Athmar Park as depicted in the Southwest Area Plan: Athmar Park Neighborhood 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 4th day of June, 2026 under City Clerk's Filing No. 20260087, shall be and hereby are changed from B-4, UO-1, UO-2; E-MX-3, UO-1, UO-2; E-MX-3, B-A-1 with waivers; E-MX-3A; I-MX-3; I-MX-3, UO-2; E-SU-B; E-SU-DX; and PUD #154

1 to E-MX-3; E-MX-3, DO-8; E-MX-3, UO-1, DO-8; E-MX-3A, DO-8; E-RH-2.5; I-A; E-TU-C; and E-
2 TU-B.

3 **Section 3.** That the zoning classification of the land areas in the City and County of Denver,
4 in Mar Lee as depicted in the Southwest Area Plan Rezoning: Mar Lee Neighborhood Maps, as filed
5 in the words and figures contained and set forth therein, available in the office and on the webpage
6 of City Council, and filed in the office of the City Clerk on the 4th day of June, 2026 under City Clerk's
7 Filing No. 20260087A, shall be and hereby are changed from S-SU-D; R-MU-30 with waivers; E-SU-
8 DX; E-SU-D; E-CC-3X; S-CC-3X; and S-MX-3 to S-MU-3; E-MU-5; E-TU-C; and E-MS-5, DO-8.

9 **Section 4.** That the zoning classification of the land areas in the City and County of Denver,
10 in Overland as depicted in the Southwest Area Plan Rezoning: Overland Neighborhood Maps, as
11 filed in the words and figures contained and set forth therein, available in the office and on the
12 webpage of City Council, and filed in the office of the City Clerk on the 4th day of June, 2026 under
13 City Clerk's Filing No. 20260087B, shall be and hereby are changed from I-A, UO-2; I-MX-3; I-A, UO-
14 2; I-B, UO-2; I-1, UO-2; I-A, UO-1, UO-2; B-4, UO-1, UO-2; E-CC-3, UO-1, UO-2; C-MX-12, UO-1;
15 PUD #454; C-MX-5, UO-1, UO-2; C-MX-5; U-MX-3, UO-1, UO-2; I-MX-3, UO-2; and U-MX-3 to C-
16 MX-5; C-MX-3; I-MX-5; I-MX-5, UO-1; C-MS-12, UO-1; U-MS-3; C-MS-5, UO-1; C-MS-5; U-MS-3,
17 UO-1; C-MX-8; and E-MX-3.

18 **Section 5.** That the zoning classification of the land areas in the City and County of Denver,
19 in Ruby Hill as depicted in the Southwest Rezoning: Ruby Hill Neighborhood Maps, as filed in the
20 words and figures contained and set forth therein, available in the office and on the webpage of City
21 Council, and filed in the office of the City Clerk on the 4th day of June, 2026 under City Clerk's Filing
22 No. 20260087C, shall be and hereby are changed from R-1; E-MX-3; B-2 with waivers; B-A-1; E-
23 SU-Dx; I-MX-3; E-MX-3A; PUD #296; and E-CC-3Xto; G-MU-3; E-MS-5, DO-8; E-MS-3; I-A; and E-
24 MX-3A, DO-8.

25 **Section 6.** That the zoning classification of the land areas in the City and County of Denver,
26 in Westwood as depicted in the Southwest Rezoning: Westwood Neighborhood Maps, as filed in the
27 words and figures contained and set forth therein, available in the office and on the webpage of City
28 Council, and filed in the office of the City Clerk on the 4th day of June, 2026 under City Clerk's Filing
29 No. 20260087D, shall be and hereby are changed from E-MX-3, UO-1, UO-2; B-4 with waivers, UO-
30 1, UO-2; B-4 with waivers and conditions, UO-1, UO-2; B-4, UO-1, UO-2; R-5; H-2 with waivers
31 conditions; B-2; PUD #203; PUD #217; E-MX-3; PUD #138; E-SU-B; E-TU-C; and E-SU-Dx to E-
32 MX-3, UO-1, DO-8; E-MX-3, UO-1; E-MX-3; G-MU-3; CMP-H2; E-MX-3, DO-8; E-TU-B; and E-TU-
33 C.

