

Subject: RE: [EXTERNAL] Re: Notice of Planning Board Hearing - Text Amendment - Site Development Plan Validity Extension
Sent: 3/5/2026, 8:26:04 AM
From: Gleissner, Christopher R. - CPD CE3125 City Planning Director<Chris.Gleissner@denvergov.org>
To: 'Westwood Community Action Team'
Cc: Rezoning - CPD; Showalter, Sarah K. - CPD CA2951 Deputy Manager; Penafiel, Fran F. - CPD CE2159 City Planner Principal; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor

Moriah –
I've added addresses below, however it does not look like any affected projects are within the Westwood Neighborhood.
Chris



DENVER
THE MILE HIGH CITY

Chris Gleissner | Director, Site Design and Neighborhood Development
Community Planning and Development | City and County of Denver
[Pronouns](#) | He/Him
phone: (720) 865-2938 | chris.gleissner@denvergov.org
[311 | pocketgov.com](http://311.pocketgov.com) | denvergov.org/DS | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Westwood Community Action Team <westwoodcommunityactionteam@gmail.com>
Sent: Wednesday, March 4, 2026 5:35 PM
To: Gleissner, Christopher R. - CPD CE3125 City Planning Director <Chris.Gleissner@denvergov.org>
Cc: Rezoning - CPD <Rezoning@denvergov.org>; Showalter, Sarah K. - CPD CA2951 Deputy Manager <Sarah.Showalter@denvergov.org>; Penafiel, Fran F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>
Subject: Re: [EXTERNAL] Re: Notice of Planning Board Hearing - Text Amendment - Site Development Plan Validity Extension

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Hi Chris,
Thank you for the detailed information you shared — it was very helpful. As WCAT is still learning the RNO process, we want to make sure we understand which of the listed SDPs are located within Westwood so we can determine whether any of these projects have direct community impact.
Could you please provide the addresses or project names for each of the SDPs listed below, along with a note indicating which ones fall within Westwood boundaries?

- 2024-SDP-0000063 1815 N Federal
- 2023-SDP-0000274 621 W 8th
- 2023-SDP-0000177 1243 Utica
- 2022-SDP-0000389 1188 Santa Fe
- 2022-SDP-0000369 1381-1395 Knox Ct
- 2022-SDP-0000364 5035 W 10th
- 2022-SDP-0000325 4910 W 13th
- 2022-SDP-0000311 3434 W Conejos
- 2022-SDP-0000261 4843 W 10th
- 2022-SDP-0000235 1398 N King
- 2022-SDP-0000143 1393 N Meade
- 2022-SDP-0000070 815 N Inca
- 2021-SDP-0000159 4190 W Colfax
- 2020-SDP-0000354 1244 N Stewart
- 2020-SDP-0000078 1225 N Xavier
- 2023-SDP-0000190 817 W 8th

2023-SDP-0000212 1322 N Yates
2024-SDP-0000040 1700 N Julian
2024-SDP-0000166 4901 W 10th
2024-SDP-0000203 1600 N Zenobia
2024-SDP-0000252 4438 W 10th
2025-SDP-0000227 890 N Grove

This information will help us understand whether WCAT should prepare an RNO Position Statement and whether any community outreach is needed.

Thank you again for your support as we learn this process.

Sincerely,
Moriah Rodriguez
President, Westwood Community Action Team (WCAT)

On Wed, Mar 4, 2026 at 2:50 PM Gleissner, Christopher R. - CPD CE3125 City Planning Director
<Chris.Gleissner@denvergov.org> wrote:

Moriah –

Thanks for reaching out with questions about the proposed text amendment for Site Development Plan Validity Extension.

I've tried to summarize answers to your questions, so please let me know if you have any follow up questions. Our data is broken down by Council District rather than neighborhood, so I can tell you that this would affect 21 projects across all of Council District 3 including about 873 residential units. The proposed text amendment applies to all projects, however, all of the projects in District 3 are residential. The proposal to extend site development plan approval period of validity means that projects with an approved Site Development Plan would not have to comply with future zoning updates while that approval remains valid. Those plans would still be subject to other regulatory updates, such as building code updates, and would follow those rules in place at the time of building permit issuance. If those previously approved Site Development Plans seek to change their approvals, those proposed changes would be subject to the modification or amendment provisions included in DZC Sections 12.3.7.1 and 12.3.7.2., including any public noticing provisions. CPD has presented this proposal to the INC Zoning and Planning Committee meeting and will be presenting this at upcoming Public Hearings for the Denver Planning Board and City Council. We do not have a separate equity analysis that relates directly to this proposal, but overall we see this effort as consistent with advancing our adopted citywide goals for equity by promoting the construction of a variety of housing types throughout Denver.

District 3 Site Development Plans affected by this proposed text amendment:

- 2024-SDP-0000063
- 2023-SDP-0000274
- 2023-SDP-0000177
- 2022-SDP-0000389
- 2022-SDP-0000369
- 2022-SDP-0000364
- 2022-SDP-0000325

2022-SDP-0000311
2022-SDP-0000261
2022-SDP-0000235
2022-SDP-0000143
2022-SDP-0000070
2021-SDP-0000159
2020-SDP-0000354
2020-SDP-0000078
2023-SDP-0000190
2023-SDP-0000212
2024-SDP-0000040
2024-SDP-0000166
2024-SDP-0000203
2024-SDP-0000252
2025-SDP-0000227

Thanks,

Chris

 DENVER THE MILE HIGH CITY	Chris Gleissner Director, Site Design and Neighborhood Development Community Planning and Development City and County of Denver Pronouns He/Him phone: (720) 865-2938 chris.gleissner@denvergov.org 311 pocketgov.com denvergov.org/DS Take Our Survey Facebook Twitter Instagram
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From: Westwood Community Action Team <westwoodcommunityactionteam@gmail.com>

Sent: Tuesday, March 3, 2026 2:08 PM

To: Rezoning - CPD <Rezoning@denvergov.org>

Cc: Showalter, Sarah K. - CPD CA2951 Deputy Manager <Sarah.Showalter@denvergov.org>; Gleissner, Christopher R. - CPD CE3125 City Planning Director <Chris.Gleissner@denvergov.org>; Penafiel, Fran F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>

Subject: [EXTERNAL] Re: Notice of Planning Board Hearing - Text Amendment - Site Development Plan Validity Extension

Dear Chris Gleissner,

My name is Moriah Rodriguez, and I am writing on behalf of the Westwood Community Action Team (WCAT), a Registered Neighborhood Organization in Denver. We received the notice regarding the proposed zoning code text amendment for the Site Development Plan (SDP) Validity Extension and would like to request clarification so we can provide an informed RNO Position Statement.

Because we are still learning the full responsibilities of an RNO, we want to make sure we are asking the right

questions and understand how this amendment may impact our neighborhood. We respectfully request the following information:

1. Can you provide a list of all Site Development Plans (SDPs) in the Westwood neighborhood that would be affected by this extension?
2. Would any of these SDPs avoid updated zoning standards or Expanding Housing Affordability (EHA) requirements because of the extension?
3. Are there any SDPs in Westwood that were expected to expire soon and would now remain valid under this amendment?
4. Does this extension apply equally to all types of projects (residential, commercial, mixed-use), or are there distinctions we should be aware of?
5. How does this amendment interact with community engagement requirements? For example, if an older SDP moves forward under extended validity, is the developer required to re-engage with the neighborhood or update their plans?
6. Are there any citywide equity considerations or impact analyses available that explain how this extension may affect neighborhoods like Westwood that experience higher development pressure and displacement risk?
7. Is CPD planning any additional outreach or informational sessions for RNOs to better understand the implications of this amendment?

We want to ensure our residents are informed and that our RNO fulfills its responsibilities in a transparent and accurate way. Any guidance or additional context you can provide would be greatly appreciated.

Thank you for your time and support.

Sincerely,
 Moriah Rodriguez
 President, Westwood Community Action Team (WCAT)
 Registered Neighborhood Organization

On Tue, Mar 3, 2026 at 1:49 PM Rezoning - CPD <Rezoning@denvergov.org> wrote:

DENVER ZONING CODE TEXT AMENDMENT			
PLANNING BOARD PUBLIC HEARING NOTIFICATION			
NAME	Site Development Plan Validity Extension		
SPONSOR	City Council President Amanda Sandoval		
SUMMARY OF CONTENTS	This proposed zoning code text amendment would provide all site development plans (SDPs) approved on or before December 31, 2025 an additional three years to obtain building permits. Currently, once city staff approve an SDP, the project team has 30 months to obtain its building permits. Because of the various factors that can affect project timelines and financing, many recently approved SDPs have not been able to begin construction within that window. This change would ensure that approved SDPs do not expire due to current market conditions.		
CASE MANAGER	Chris Gleissner Site Design and Neighborhood Development Director	EMAIL	chris.gleissner@denvergov.org
PLANNING BOARD PUBLIC HEARING INFORMATION			
DATE	Wednesday, March 18, 2026		
TIME	3:00pm		
PLACE	Wellington E. Webb Municipal Building at 201 W. Colfax Avenue		
ROOM	4th floor conference room #4.F.6/4.G.2		
** NOTICE IS PROVIDED TO ALL REGISTERED NEIGHBORHOOD ORGANIZATIONS **			
** NOTICE IS PROVIDED TO ALL CITY COUNCIL MEMBERS **			

A draft of the above-referenced proposed Text Amendment to the Denver Zoning Code and other related information can be found here: <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments#section-1>

Any questions regarding this amendment may be directed to the Case Manager above.

RNOs are encouraged to submit the "RNO Position Statement.pdf" located at <http://www.denvergov.org/Rezoning/> by email to Community Planning and Development at PlanningServices@denvergov.org prior to the Planning Board Public Hearing.

WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:

Written comments received by 5 p.m. 9 days prior to the Planning Board Public Hearing will be attached to the staff report that is provided to the Board. Written comments received after that time and prior to 12 p.m. (noon) on the day before the Hearing will be emailed regularly to the Board; hard copies of these comments also will be distributed to the Board at the Hearing. Written comments received after 12 p.m. (noon) on the day before the Hearing will not be distributed to the Board; to ensure these comments are considered by the Board, please submit them to the Board during the Hearing.

ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR SUPPORT OR CONCERNS AT THE PLANNING BOARD HEARING AND AT THE PUBLIC HEARING BEFORE CITY COUNCIL.



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Subject: RE: [EXTERNAL] Re: Official Council Sponsored Denver Zoning Code Text Amendment for Site Development Plan Validity Extension
Sent: 3/4/2026, 2:45:26 PM
From: Gleissner, Christopher R. - CPD CE3125 City Planning Director<Chris.Gleissner@denvergov.org>
To: 'South City Park Neighborhood Association'; Planning Services - CPD
Cc: Showalter, Sarah K. - CPD CA2951 Deputy Manager; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor; Penafiel, Fran F. - CPD CE2159 City Planner Principal; Barge, Abe M. - CPD CE1566 City Planner Supervisor; Hinds, Chris - CC Member District 10 Denver City Council

Ellen -

Thanks for reaching out with questions about the proposed text amendment for Site Development Plan Validity Extension.

An extended site development plan approval period of validity means that projects with an approved Site Development Plan would not have to comply with future zoning updates while their approval remains valid. Those plans would still be subject to other regulatory updates, such as building code updates, and would follow those rules in place at the time of building permit issuance. If those previously approved Site Development Plans seek to change their approvals, those proposed changes would be subject to the modification or amendment provisions included in DZC Sections 12.3.7.1 and 12.3.7.2. For clarity, single family and duplex projects would not be subject to this extension as those projects are not approved through the Site Development Plan process.

Chris

 DENVER THE MILE HIGH CITY	Chris Gleissner Director, Site Design and Neighborhood Development Community Planning and Development City and County of Denver Pronouns He/Him phone: (720) 865-2938 chris.gleissner@denvergov.org 311 pocketgov.com denvergov.org/DS Take Our Survey Facebook Twitter Instagram
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From: South City Park Neighborhood Association <southcitypark@gmail.com>
Sent: Tuesday, March 3, 2026 10:57 AM
To: Planning Services - CPD <PlanningServices@denvergov.org>
Cc: Showalter, Sarah K. - CPD CA2951 Deputy Manager <Sarah.Showalter@denvergov.org>; Gleissner, Christopher R. - CPD CE3125 City Planning Director <Chris.Gleissner@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>; Penafiel, Fran F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>; Barge, Abe M. - CPD CE1566 City Planner Supervisor <Abe.Barge@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>
Subject: [EXTERNAL] Re: Official Council Sponsored Denver Zoning Code Text Amendment for Site Development Plan Validity Extension

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Hello CPD Team!

We had a question come up about this rezoning proposal. How would this extended period impact compliance with new legislation that is passed around affordable housing, environmental regulations, etc. for approved plans - would they still be required to conform or would they be grandfathered in under their approval? It seems that extending this approval another three years without this required compliance would take some teeth out of council or voter-approved requirements, but perhaps there is a provision that would require their compliance within this?

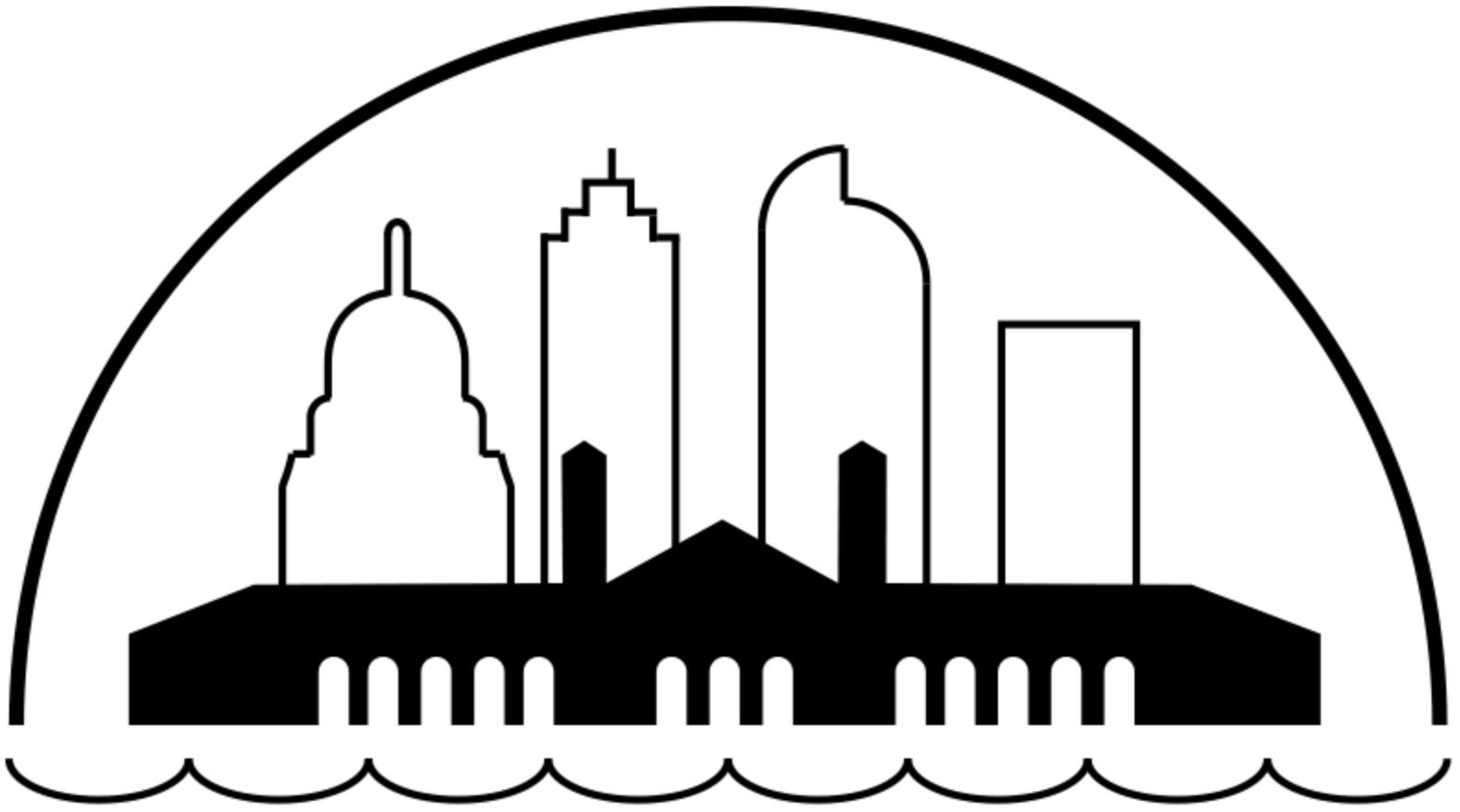
Thank you for any clarity you can provide!

Ellen

Ellen Roth (she/her)
President
South City Park Neighborhood Association

www.scpna.org

We honor and acknowledge that the land on which we reside is the traditional territory of the Ute, Cheyenne, and Arapaho Peoples. We also recognize the 48 contemporary tribal nations that are historically tied to the lands that make up the state of Colorado.



SOUTH CITY PARK

NEIGHBORHOOD ASSOCIATION

On Tue, Mar 3, 2026 at 10:28 AM Rezoning - CPD <Rezoning@denvergov.org> wrote:

DENVER ZONING CODE TEXT AMENDMENT PLANNING BOARD PUBLIC HEARING NOTIFICATION			
NAME	Site Development Plan Validity Extension		
SPONSOR	City Council President Amanda Sandoval		
SUMMARY OF CONTENTS	This proposed zoning code text amendment would provide all site development plans (SDPs) , approved on or before December 31, 2025 an additional three years to obtain building permits. Currently, once city staff approve an SDP, the project team has 30 months to obtain its building permits. Because of the various factors that can affect project timelines and financing, many recently approved SDPs have not been able to begin construction within that window. This change would ensure that approved SDPs do not expire due to current market conditions.		
CASE MANAGER	Chris Gleissner Site Design and Neighborhood Development Director	EMAIL	chris.gleissner@denvergov.org
PLANNING BOARD PUBLIC HEARING INFORMATION			

DATE	Wednesday, March 18, 2026
TIME	3:00pm
PLACE	Wellington E. Webb Municipal Building at 201 W. Colfax Avenue
ROOM	4 th floor conference room #4.F.6/4.G.2
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Any questions regarding this amendment may be directed to the Case Manager above.

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Subject: RE: [EXTERNAL] Re: Text amendment proposal: SDP approval extension
Sent: 2/24/2026, 6:22:59 PM
From: Gleissner, Christopher R. - CPD CE3125 City Planning Director<Chris.Gleissner@denvergov.org>
To: 'Thomas Topero'
Cc: dencc - City Council

Thomas -

Thank you for your comments below. To your questions, this is proposed as a text amendment to the Denver Zoning Code as that is where application expiration dates are currently codified. As a text amendment, this will proceed through the public process, including a City Council public hearing. This amendment is being proposed by CPD based on feedback from customers concerned about the current market trends and is sponsored by Councilwoman Sandoval.

Chris

 DENVER THE MILE HIGH CITY	Chris Gleissner Director, Site Design and Neighborhood Development Community Planning and Development City and County of Denver Pronouns He/Him phone: (720) 865-2938 chris.gleissner@denvergov.org 311 pocketgov.com denvergov.org/DS Take Our Survey Facebook Twitter Instagram
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From: Thomas Topero <thomas.topero@gmail.com>
Sent: Monday, February 23, 2026 11:57 AM
To: Gleissner, Christopher R. - CPD CE3125 City Planning Director <Chris.Gleissner@denvergov.org>
Cc: dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Re: Text amendment proposal: SDP approval extension

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Chris,

This looks like a permanent addition for a temporary solution. Why are we muddling a permanent document with temporary & time limited statements, without any provision to erase this after the date which it reverts to the original condition? I do see potential for allowing of annual extensions when minimum maintenance & enhancing conditions of vacant or unused property are ensured, creating a public benefit for a private benefit. Right now we are giving everything for a private benefit with no direct public benefit in the interim. I'm concerned about this corporatism/Big Developer mindset ant the expense of our residents & neighborhoods.

This seems like a policy adjustment that should be executed by the mayor with the approval of the council, with the transparency of the projects & developers who would benefit from this gift. BTW, who initiated this & where was the impetus coming from?

Civically,
Thomas Topero
c/txt: 720.468.0022
Thomas.Topero@gmail.com
LinkedIn/Bluesky: topero

On Feb 23, 2026, at 11:05, Foster, Alexandra O. - CPD CM3053 Marketing and Communications Director <Alexandra.Foster@denvergov.org> wrote:

RNO Contacts,

This email is to let you know that a new zoning code text amendment proposal related to site development plans is available for public review.

Community Planning and Development is proposing a text amendment to the Denver Zoning Code that would provide all site development plans (SDPs) approved on or before December 31, 2025 an additional three years to obtain building permits. Currently, once city staff approve an SDP, the project team has 30 months to obtain its building permits. Because of the various factors that can affect project timelines and financing, many recently approved SDPs have not been able to begin construction within that window. This change would ensure that approved SDPs do not expire due to current market conditions.

Learn more and get involved:

1. [A draft of the proposed amendment](#) is available for public review until Tuesday, March 17, 2026.
2. [Read overview of proposal](#)
3. A Planning Board public hearing is scheduled for Wednesday, March 18.
4. Submit comments or questions to Site Design and Neighborhood Development Director Chris Gleissner (chris.gleissner@denvergov.org).



Alexandra Foster | Communications Director
Community Planning and Development | City and County of Denver
[Pronouns](#) | She/Her/Hers
cell: (720) 948-6009

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