

BY AUTHORITY

ORDINANCE NO. _____
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.

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

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

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

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

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1 COMMITTEE APPROVAL DATE: March 24, 2026

2 MAYOR-COUNCIL DATE: March 31, 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 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.

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16 Miko Ando Brown, Denver City Attorney

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18 BY: _____, Assistant City Attorney DATE: _____

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