

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: March 11, 2026

Please mark one:  Bill Request or  Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes  No

## 1. Type of Request:

Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment

Dedication/Vacation  Appropriation/Supplemental  DRMC Change

Other:

2. **Title:** (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Amends The Denver Zoning Code to extend the period of validity for Site Development Plans.

3. **Requesting Agency:** Community Planning and Development

## 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Chris Gleissner and Sarah Showalter	Name Chris Gleissner
Email: <a href="mailto:chris.gleissner@denvergov.org">chris.gleissner@denvergov.org</a> <a href="mailto:sarah.showalter@denvergov.org">sarah.showalter@denvergov.org</a>	Email: <a href="mailto:chris.gleissner@denvergov.org">chris.gleissner@denvergov.org</a>

## 5. General description or background of proposed request. Attach executive summary if more space needed:

This proposed text amendment is sponsored by Council President Sandoval. It will amend the Denver Zoning Code to 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.

- Planning Board public hearing was noticed on March 3, 2026
- Planning Board will hold a public hearing on this zoning code amendment on March 18, 2026
- This zoning code amendment is scheduled for City Council's Community Planning and Housing Committee on March 24, 2026 and Mayor-Council on March 31, 2026.
- At this time, only three public comments have been received and they were questions – no positions of opposition or support.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Citywide

8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_