

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2025

COUNCIL BILL NO. CB24-1866
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance amending the Denver Zoning Code, concerning gas stations.

WHEREAS, the City Council desires to amend the Denver Zoning Code to limit the location of new gas stations in order to implement city plans regarding walkable, mixed-use, and sustainable development near transit corridors; 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. 20250004 as filed with the Denver City Clerk on the 14th day of January 2025, 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 limit the location of new gas stations.

Section 2. Effective Date.

1. The amendments to the Denver Zoning Code adopted by this ordinance and filed at City Clerk Filing No. 20250004 (the “Gas Station Amendments”) take effect on February 25, 2025 (the “Code Effective Date”), and govern any site development plan application of which an applicant has submitted a concept review application with the department of community planning and development (“CPD”) after May 14, 2024, but has not been approved by the Development Review Committee by the Code Effective Date (a “Pending Application”).

2. The provisions of the Denver Zoning Code amendment enacted in Ordinance No. 1589, Series 2024, do not apply to a Pending Application of which an applicant has submitted a

1 concept review application with CPD between May 14, 2024, and August 9, 2024; however, the Gas
2 Station Amendments apply to such Pending Application.

3 3. The Gas Station Amendments do not apply to a site development plan application of
4 which an applicant has submitted a concept review application with CPD on or before May 13, 2024
5 (an “Exempt Application”).

6 4. If an Exempt Application is withdrawn, or an Exempt Application’s approved site
7 development plan expires, then any new site development application submitted for the same
8 property must comply with the Denver Zoning Code then in effect.

9 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

1 COMMITTEE APPROVAL DATE: January 7, 2025

2 MAYOR-COUNCIL DATE: January 14, 2025

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 DAILY JOURNAL: _____ ; _____,

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: January 16, 2025

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.

15
16 Kerry Tipper, Denver City Attorney

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18 BY: _____, Assistant City Attorney DATE: _____,