

ORDINANCE/RESOLUTION REQUEST

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

Date of Request: **12-19-2024**

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: Amends the Denver Zoning Code to create new use limitations for gas stations

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: Andrew Webb & Alisa Childress	Name: Andrew Webb & Alisa Childress
Email: Andrew.webb@denvergov.org ; Alisa.childress@denvergov.org	Email: Andrew.webb@denvergov.org ; Alisa.childress@denvergov.org

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

The proposed Gas Station Limitations text amendment was initiated by City Council sponsors Diana Romero Campbell (District 4), Amanda Sawyer (District 5), Paul Kashmann (District 6). This text amendment proposes new zoning regulations that would prioritize the implementation of Denver's adopted plans and policies for walkable, mixed-use, sustainable development with affordable housing on and near transit corridors by significantly limiting where new gas stations can be established. If adopted, this text amendment would prohibit new gas stations within ¼ mile of an existing gas station, within ¼ mile of a rail transit station, and within 300-feet of low-intensity residential zone districts defined in the Zoning Code as Protected Districts. The sponsors requested a grace period for submittal of new site development plans requiring that any plan submitted for concept review prior to May 13, 2024 may proceed under existing rules, and any submitted after that date be reviewed under the new rules if adopted.

- Planning Board public hearing was noticed on 12/2/24
- Planning Board voted unanimously (5-0) to recommend approval of the Gas Station Limitations text amendment.
- Staff received approximately 90 written comments on the public review draft of the text amendment in advance of the Planning Board Hearing. Approximately 37% of written comments received before Planning Board indicated support, highlighting the sponsors' goals of preserving land for more transit-compatible uses on key street corridors and urban centers, while approximately 48% indicated opposition, citing concerns about property rights and fuel price competition. Other written comments did not clearly indicate support or opposition.
- Several industry representatives, most representing a newcomer brand in the Denver market, spoke in opposition to the proposed text amendment. A representative from the Colorado Wyoming Petroleum Marketers association cited that organization's general support for the amendments, citing robust outreach from the City Council sponsors.

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

- The sponsors publicized the proposed amendments via social media, newsletters and presentations at Registered Neighborhood Organization meetings. Sponsors also sent a courtesy mailed notice to 18,000 property owners whose allowed uses may be impacted by the proposed text amendments.

We request an effective date of February 25, 2025 for this text amendment.

The sponsors request that a grace period for site development plan submittal stipulating that plans submitted for concept review prior to May 13, 2024 may proceed under previous rules, and those submitted after that date be reviewed under the new rules, if adopted.

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

7. City Council District: All

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

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

To be completed by Mayor's Legislative Team:

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Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

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