



Legislation Details (With Text)

File #: 22-0424 **Version:** 1

Type: Bill **Status:** Passed

File created: 4/12/2022 **In control:** Land Use, Transportation & Infrastructure Committee

On agenda: 6/6/2022 **Final action:** 6/6/2022

Title: A bill for an ordinance amending the Denver Zoning Code. Approves a Denver Zoning Code text amendment to implement the recommendations of the Expanding Housing Affordability project to encourage provision of additional affordable housing beyond mandatory requirements, transition multiple existing incentive systems in various overlays, encourage on-site compliance with affordable housing requirements through other incentives, and correct minor errors and omissions from other recently adopted zoning code text amendments. The Committee approved filing this item at its meeting on 4-26-22.

Sponsors:

Indexes: Zach Rothmier

Code sections:

Attachments: 1. BR22 -0424 DZC Text Amendment - EHA_, 2. BR22 0424 DZC_EHA_Amendment_04192022_LUTI_Draft_RED, 3. 1-CB22-xxxx_EHA_Ordinance_DRAFT_20220408 4.13.2022, 4. 2-DZC_EHA_Amendment_04192022_LUTI_Draft_CLEAN, 5. 3-22i-00029 38th & Blake EHA Rezoning Proposal, 6. 4-DZC_EHA_Amendment_04192022_LUTI_Draft_RED, 7. 5-EHA Written Comments through March 30 2022, 8. 6-38th & Blake Comments through March 30 2022, 9. 7-Public Engagement Summary, 10. 8-EHA_Full_Policy_Approach_March_2022, 11. 9-Denver EHA Feasibility Analysis 9-28-21, 12. EHA_TextAmd_2022i-00029_38thBlake_LUTI_SR_04_14_2022, 13. LUTI_EHA_PPT_April_18_2022_V1, 14. LUTI_PPT_April_18_2022_ForPDF-With Appendix, 15. Amendment 22-0424 - Sandoval - Transit parking reduction, 16. 22-0424 Filed Bill_EHA_TextAmendment_DRAFT_20220502, 17. DZC_EHA_Amendment_04282022_CC_Draft_CLEAN, 18. DZC_EHA_Amendment_04282022_CC_Draft_RED, 19. 22-0424 Filed Bill_EHA_TextAmendment, 20. 20220052A, 21. Amendment 22-0424 - Sawyer V2, 22. CC_PPT_June_7_2022_Rev_withAppendix, 23. CC_PPT_June_6_2022_No_Appendix, 24. EHA_TextAmd_2022i-00029_38thBlake_CCI_SR_06_06_2022, 25. 2-DZC_EHA_Amendment_04282022_CC_Draft_RED, 26. 3-DZC_EHA_Amendment_04282022_CC_Draft_CLEAN, 27. 4-22i-00029 38th & Blake EHA Rezoning Proposal, 28. 5-EHA Written Comments through June 2 2022, 29. 7-Public Engagement Summary, 30. 8-EHA_Full_Policy_Approach_March_2022, 31. 9-Denver EHA Feasibility Analysis 9-28-21, 32. 6-38th & Blake Comments through June 2 2022, 33. 22-0424 - signed, 34. 22-0424

Date	Ver.	Action By	Action	Result
6/9/2022	1	Mayor	signed	
6/6/2022	1	Council President	signed	
6/6/2022	1	City Council	placed upon final consideration and do pass	Pass
5/9/2022	1	City Council	ordered published with a future required public hearing	Pass
5/9/2022	1	City Council	amended	Fail
4/26/2022	1	Land Use, Transportation & Infrastructure Committee	amended	Pass

4/26/2022	1	Land Use, Transportation & Infrastructure Committee	approved for filing	Pass
4/19/2022	1	Land Use, Transportation & Infrastructure Committee	postponed to a date certain	Pass

Other/Miscellaneous Request Template (Appointments; ROW; Code Changes; Zoning Action, etc.)

Date Submitted: 4-11-2022

**Requesting Agency: Community Planning & Development
Division:**

**Subject Matter Expert Name: Analiese Hock
Email Address: analiese.hock@denvergov.org
Phone Number:**

Item Title & Description:

(Do not delete the following instructions)

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

A bill for an ordinance amending the Denver Zoning Code.

Approves a Denver Zoning Code text amendment to implement the recommendations of the Expanding Housing Affordability project to encourage provision of additional affordable housing beyond mandatory requirements, transition multiple existing incentive systems in various overlays, encourage on-site compliance with affordable housing requirements through other incentives, and correct minor errors and omissions from other recently adopted zoning code text amendments. The Committee approved filing this item at its meeting on 4-26-22.

Affected Council District(s) or citywide? Citywide

Executive Summary with Rationale and Impact:

This proposed text amendment to the Denver Zoning Code will implement the recommendations of the Expanding Housing Affordability project. These regulatory changes are paired with a Denver Revised Municipal Code amendment and official map amendment for the 38th and Blake station area (under separate ordinance requests). The text amendment proposes revisions to Denver Zoning Code Articles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, and 13 that are intended to:

- Encourage provision of additional affordable housing beyond mandatory requirements by allowing flexibility in height in specific Mixed Use Commercial and Multi Unit zone districts that allow 3 stories or more.
- Transition multiple existing incentive systems that apply in various overlays and Downtown zone districts, including establishing a new Industrial Mixed Use 12-story (I-MX-12) zone district.
- Encourage on-site compliance with affordable housing requirements through other incentives such as parking reductions or exemptions.

- Correct minor errors and omissions from other recently adopted zoning code text amendments including clarifying the rules of measurement for private open space in the Downtown Golden Triangle (D-GT) district, correcting Accessory Dwelling Unit use allowances in the Urban Edge Single Unit B1 (E-SU-B1) zone district, and making other minor substantive and clerical revisions as part of regular code maintenance and upkeep.

Address/Location (if applicable):

Legal Description (if applicable):

Denver Revised Municipal Code (D.R.M.C.) Citation (if applicable):

Draft Bill Attached?