



Legislation Text

File #: 23-0422, Version: 1

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

**Date Submitted: 4-23-2023**

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

**Subject Matter Expert Name: Jill Jennings Golich  
Email Address: Jill.Jenningsgolich@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 Ordinance 20220426, Series 2022, to extend the deadlines by which an applicant must obtain approval of a site development plan or site development plan amendment in order to comply with the requirements of Articles V or VI, Chapter 27 of the DRMC, as applicable, as it existed prior to July 1, 2022 and amend the reporting requirements of the Department of Community Planning and Development.**

Amends section 4 of Ordinance No. 0426, Series 2022 to extend the deadlines by which an applicant must obtain approval of a site development plan to be exempt from the requirements in CB22-0426, increase the required number of times that Community Planning and Development must provide the applicable report to City Council and extend the final deadline for the report. The Committee approved filing this item at its meeting on 4-18-2023.

**Affected Council District(s) or citywide? Citywide**

**Executive Summary with Rationale and Impact:**

*Detailed description of the item and why we are doing it. This can be a separate attachment.*

In April of 2022, CPD committed to monitor and report out on site development plan projects submitted

in advance of the Expanding Housing Affordability initiative effective July 1, 2022. We are continuing to do that work and have completed two report outs. Based on the review time frames for projects subject to a site development plan that have increased as a result of the number of submittals received by June 30, 2022, the approval deadlines contained within the two ordinances is no longer reasonable.

The proposed amendments do not change the date by which time projects must have been submitted, and only applies to projects that were already in the city's process before the new policy's effective date.

The proposed amendments to Ordinance 20220426, Series of 2022, also require similar proposed amendments to Ordinance 20220424, Series of 2022, which enacted the Denver Zoning Code changes for the Expanding Housing Affordability proposal, and which are being submitted under a companion bill request.

Because of this, CPD requests an ordinance to amend Ordinance 20220426 to change the following provisions which can be seen in the included ordinance.

1. Section (4)(b)(1) - Change the approval dates for projects subject to a site development plan to May 17, 2024, except that if the project has received consolidated review comments by that date and requires a 4<sup>th</sup> or more round of formal site development plan review, then the project shall have until August 31, 2024 to obtain approval.
2. Section (4)(b)(2) - Change the approval dates for projects subject to a site development plan amendment to May 17, 2024, except that if the project has received consolidated review comments by that date and requires a 4<sup>th</sup> or more round of formal site development plan review, then the project shall have until August 31, 2024 to obtain approval.
3. Section (4)(b)(3) and (4) - Change the approval dates for projects subject to a site development plan and either subdivision or large development review to September 13, 2024, except that if the project has received consolidated review comments by that date and requires a 4<sup>th</sup> or more round of formal site development plan review, then the project shall have until December 31, 2024 to obtain approval.
4. Section (4)(d) - Change the reporting requirements to City Council from four to seven times and the date the final report must be provided to no later than February 7, 2025

**Address/Location (if applicable):**

**Legal Description (if applicable):**

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

**Draft Bill Attached?**