



Legislation Text

File #: 23-0421, Version: 1

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

Date Submitted: 4-17-2023

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

**Subject Matter Expert Name: Jill Jennings Golich
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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 20220424, 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 the Denver Zoning Code, as it existed prior to July 1, 2022.

Amends section 2 of Ordinance No. 0424, series 2022 to extend the deadlines by which an applicant must obtain approval of a site development plan in order to be exempt from the requirements in CB22-0424. 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 20220424, Series of 2022, also require similar proposed amendments to Ordinance 20220426, Series of 2022, which enacted the DRMC changes for the Expanding Housing Affordability proposal and which are being submitted under a companion bill request.

As Ordinance 20220424 is an ordinance adopting changes to the Denver Zoning Code, amendments to this ordinance are required to follow the processes in the Denver Zoning Code. Councilmembers Kniech and Sandoval have agreed to sponsor the changes to this ordinance so it can follow the process per the Charter.

CPD requests an ordinance to amend Ordinance 20220424 to change the following provisions which can be seen in the included ordinance to have it align with the proposed amendments to Ordinance 20220426.

1. Section 2(a) - 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 4th or more round of formal site development plan review, then the project shall have until August 31, 2024 to obtain approval.
2. Section 2(b) - 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 4th or more round of formal site development plan review, then the project shall have until August 31, 2024 to obtain approval.
3. Section 2(c) and (d) - 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 4th or more round of formal site development plan review, then the project shall have until December 31, 2024 to obtain approval.
4. Section 2(e) - Change the approval date for projects subject only to a building permit to June 16, 2023 to keep it in line with a previous amendment to Ordinance 20220426, per ordinance 20221355, Series of 2022.

Address/Location (if applicable):

Legal Description (if applicable):

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

Draft Bill Attached?