



DENVER DISTRICT 1

WE ARE ONE

District 1 Land Use Updates

January 2026



OFFICE OF COUNCILWOMAN
AMANDA P. SANDOVAL

West 32nd Avenue Rezoning

General Information

- On behalf of community, Councilwoman Sandoval is sponsoring a [proposal to rezone West 32nd Avenue from Julian Street to Perry Street.](#)
- The proposal seeks to proactively preserve the commercial character of West 32nd Avenue through the application of the Active Centers & Corridors Design Overlay (DO-8).
- The rezoning would make the following changes:
 - U-MS-3 ► U-MS-3, DO-8
 - U-MX-2 ► U-MX-3, DO-8
 - PUD 162 ► U-MX-3, DO-8
- The proposed rezoning will not apply to properties in Landmark (historic) Districts.

More Info & Public Hearing

- The DO-8 requirement for ground floor nonresidential active use is only applicable in districts that allow 3 or more stories.
- DO-8 benefits:
 - Maintains commercial character by requiring redevelopment include ground floor active use.
 - Encourages pedestrian friendly street fronts
 - Eliminates Drive Thru Services, Drive Thru Restaurant, and General building forms
 - Prohibits parking, storage/warehousing, or primary or accessory residential uses
 - Encourages preservation of existing structures
- City Council public hearing is scheduled for **March 2nd at 5:30 p.m.**



Unlocking Housing Choices

General Information

- The [Unlocking Housing Choices project](#) seeks to allow more middle housing forms, such as duplexes, fourplexes, row houses, or town homes, in residential neighborhoods.
- Update design requirements for middle housing building forms so that new construction is compatible with existing neighborhoods and recommendations in adopted plans.
- Encourage the preservation of existing homes.
- Create incentives or requirements for affordable housing in newly constructed middle housing.
- This project could reshape housing options.

More Information

- **Stay Informed!**
 - [Sign up for email updates](#)
 - [Watch a recording of past committee meetings](#)
 - [Submit a comment or question](#)
- Background Documents & Research
 - [Issue Identification Report \(PDF\)](#)
 - [Peer City Report \(PDF\)](#)
 - [Plan Guidance Summary \(PDF\)](#)
- [Frequently Asked Questions](#)

Unlocking Housing Choices Webpage



Mini Bundle Text Amendment

General Information

[Mini Bundle](#) contains changes to the Denver Zoning Code & the Denver Revised Municipal Code on:

- Proposition 123 - Expedited Reviews for Affordable Housing Projects
 - Coordinate approval dates for different types of applications to avoid delays
 - Updates Urban Design Standards & Guidelines to exempt fast tracked affordable housing projects from formal review by the Cherry Creek and Downtown Advisory Boards
- Site Development Plans
 - Extend the approval period to 30 months for all Site Development Plans (SDPs), without needing an extension
 - Removed expiration language for Detailed PUD District Plans

More Information

- Accessory Dwelling Units
 - Remove Owner Occupancy requirements for Denver Housing Authority owned properties
 - Clarify DZC language to ensure Planned Unit Developments (PUDs) allow ADUs if single unit dwellings are allowed
 - Clearly state that any existing ADU prohibitions in PUDs will not be enforced
- Wireless Telecommunications
 - Add “not physically substantial” modifications to existing telecommunications facilities to the list of development types that do not need a zoning permit (provided the City is notified in writing)
 - Exempt non-substantial changes to existing wireless service or telecommunication facilities from Urban Standards and Guidelines and Design Advisory Board review
- City Council public hearing is **February 17th at 5:30 p.m.**



Discover Denver Building Survey

General Information

- Discover Denver is a citywide building survey with the mission of identifying buildings and areas throughout the city with historical, cultural, or architectural significance.
- Will begin work in Northwest Denver in 2026 in the Highland, Chaffee Park, Berkeley, West Highland, and Sloan's Lake neighborhoods.
 - Work started in Highland in January
- The project is gathering information about all Denver buildings using public records, academic research, and tips from the public. Findings from the survey will soon be accessible online so that everyone can learn about Denver's past — building by building.
- Led by Historic Denver and the City & County of Denver. Funded by Colorado State Historical Fund.

More Information

- In the coming months, residents and business owners in Northwest Denver will experience minimal – if any – impact from volunteer surveyors working in the neighborhood.
- Survey volunteers observe properties from the public street or sidewalk, taking notes on a building's architectural features.
- Volunteers will have project-specific identification and should identify themselves to you if asked.
- No one associated with Discover Denver will enter or access your property without your permission.
- Community input is key to the success of the project! Tell them your stories and learn more about the project at www.DiscoverDenver.CO.



Resilient Landscapes Project

General Information

- Denver's codes, rules, regs and policies are currently not creating landscapes that are resilient to ongoing periods of drought and extreme heat.
- This project seeks to update the city's landscaping regulations to promote sustainability and climate resilience across new developments and redevelopments, including residential, commercial, and industrial sites.
- Visit the [Denver Resilient Landscapes webpage](#)
- [Watch a recording of the Budget & Policy presentation](#)

More Info & Feedback

- Community Planning & Development staff are in the process of drafting regulations to be reviewed by the Committee at the next meeting in **March 2026**.
 - [Review the Public Engagement Summary](#)
 - [Review a summary of the first survey](#)
 - [Review previous Committee meeting notes and presentations](#)
 - Share the climate-friendly landscapes you love with the project team!
 - [Share your favorite local landscapes](#)
 - [Sign up for project updates](#)



Single Stair Buildings

General Information

- Denver will allow taller apartment buildings to be served by a single exit stair, similar to state [HB 25-1273](#).
- New multi-family residential buildings up to 5-stories, or 4-stories with an occupied roof deck, will be allowed a single access/exit stair with these rules:
 - Max 6,000 sf per story
 - Up to 4-units per story
 - Fully sprinkler protected
 - Wide stairs for simultaneous use
 - Limitations on locations of electrical outlets
- New multi-family residential buildings up to 4-stories will be allowed with fewer criteria.

More Information

- This change updated Building and Fire Codes, not the Denver Zoning Code.
 - Review the [25-1634](#) building and fire code amendments
- Eligible parcels include all parcels that allow more than 3 stories of building height (including with incentives) and allow multi-unit residential uses.
- There are almost 39,000 parcels (built out and vacant) that could potentially support the single stair building configuration.
 - 11% are currently vacant.
- The changes took effect on **December 31, 2025**



Public Hearings



Public Hearings in District 1 at Council

Date	Public Hearing
Monday, Jan 12	City of Cuernavaca Park Building Plan
Tuesday, Jan 20	Nothing in District 1
Monday, Jan 26	Nothing in District 1
Monday, Feb 2	Nothing in District 1

Find information about a bill <https://denver.legistar.com/Legislation.aspx>



Public Hearings in District 1 at Planning Board

Date	Public Hearing
Wednesday, Jan 7	Nothing in District 1
Wednesday, Jan 21	Not yet announced

Bills are noticed 15 days prior to the public hearing and full agendas are published the week prior to a meeting. Please check the [Planning Board website](#) for the latest agendas and updates.

Find information about rezonings at www.DenverGov.org/ProposedRezonings



How to Participate

At City Council

- Learn how to submit comments, sign up to speak, or view the City Council calendar at
<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input>
- Find information about a bill
<https://denver.legistar.com/Legislation.aspx>

At Planning Board

- Find information about rezonings at
www.DenverGov.org/ProposedRezonings
- Watch Planning Board on channel 8 or
<http://www.denver8.tv/>
- Watch or sign up to speak virtually via Zoom. Link to join will be posted on the Planning Board website
www.denvergov.org/planningboard Monday the week of the hearing.



Resources

Tips and tricks for navigating land use in Denver



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District 1 Resources

- [YouTube Channel](#)
 - Ask-a-Planner recordings
 - Near Northwest Area Plan Steering Committee recordings
 - Town hall recordings
 - Neighborhood ADU rezonings
 - Overlays
- [Sign up for Councilwoman Sandoval's Office Hours](#)
- [Sign up for the District 1 Newsletter](#)



Denver Land Use Resources

- Maps!
 - Zoning Map
 - Site Development Plan Map
 - ADU zoning Map
 - Rezoning Requests Map
 - Property Info Map
 - Existing Plans & Studies Map
- Denver Zoning Code
- ePermits Portal for permit records
- Average Plan Review Times
- CPD phone number: **720-865-2700**



Questions or suggestions?
Email district1@denvergov.org

