



**DENVER**  
THE MILE HIGH CITY

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**TO:** Denver Planning Board  
**FROM:** Libbie Glick, Senior City Planner  
**DATE:** December 10, 2025  
**SUBJECT:** Far Southwest Area Plan Legislative Rezoning

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On December 8, 2025, the Denver City Council voted to adopt the Far Southwest Area Plan after one and a half years of work by residents, business owners and community leaders, along with city staff. The plan lays out a vision for growth and city decision-making over the next two decades, while helping residents and local businesses stay in their neighborhoods. Concurrent with the planning process, Community Planning & Development and Council Member Flynn have worked together to identify key rezoning priorities where current zoning does not align with plan goals. Council Member Flynn is proposing to implement the plan's land use recommendations through a legislative rezoning of properties within the following areas:

- Rezoning certain centers and corridors, including Federal, Sheridan Shopping Center, Bear Valley Shopping Center, and Evans, from a variety of Former Chapter 59, Commercial Corridor (S-CC-3 and S-CC-3x) and mixed use (S-MX-3 and S-MX-12) districts to the S-MX-A series districts to encourage a more pedestrian-friendly design.
- Rezoning properties along Wadsworth that are governed by Former Chapter 59 (the City's old zoning code) and properties zoned S-CC to S-MX-3 to better align with the plan's vision for this mixed-use corridor.
- Rezoning properties in the College View – South Platte industrial area with current I-MX zoning to I-A to ensure these areas remain industrial in accordance with the Value Manufacturing plan guidance.
- Rezoning the Union & Dudley city park in Marston from single unit residential to public parks and open space (OS-A).

The intent of this project is to ensure future development in these areas is consistent with the community's vision of improving design, encouraging walkability, and facilitating infill of residential and commercial uses in centers and corridors, retaining high quality jobs in industrial areas, and creating social community spaces.

The proposed Far Southwest Area Plan rezoning is part of City's efforts to proactively implement plans through legislatively rezoning key areas after the adoption of Neighborhood Planning Initiative (NPI) plans. Council members Flynn, Alvidrez, and Torres are also currently proposing a rezoning to implement

the Southwest Area Plan, and a rezoning to implement the Near Northwest Area Plan, Near Southwest Area Plan, and West Area Plan have previously been approved.

This informational item will further describe the proposed rezoning package, engagement, and the plan guidance. After the presentation, there will be time to discuss the proposal.