

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.  ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?		<input type="checkbox"/> <b>Yes - State the contact name &amp; meeting date</b> _____ <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see page 3)</b>	
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?		<input type="checkbox"/> <b>Yes - State date below and describe method in outreach attachment, see page 3</b> _____	

## REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its own section.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <p>_____</p>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p><b>Only check this box if your application is not consistent with 12.4.10.7.A</b></p>	<p><input type="checkbox"/> <b>Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</b></p> <p>Please provide a narrative attachment describing <b>how</b> the requested zone district is <b>necessary</b> to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p>	<p><input type="checkbox"/> <b>Public Interest: The proposed official map amendment is in the Public Interest.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning is in the public interest of the city.</p> <p><input type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

# REZONING GUIDE

Rezoning Application Page 3 of 4

## REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☐ **Legal Description of subject property(s).** Submit as a **separate Microsoft Word document**. View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☐ **Proof of ownership document** for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☐ **Review Criteria Narratives.** See page 2 for details.
- ☐ **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, please include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

## ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☐ **Written narrative explaining reason for the request** (optional)
- ☐ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- ☐ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☐ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.) (if applicable)
- ☐ **Affordable Housing Review Team Acceptance Letter** (if applicable)
- ☐ **Other Attachments.** Please describe below.

# REZONING GUIDE

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## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES

February 24, 2025

Manish Kumar  
Executive Director  
Community Planning and Development

Dear Manish,

I am writing to request the initiation of an official map amendment on behalf of Parks and Recreation to rezone our recently acquired property at 1060 S Emporia St to Open Space zone district, OS-A.

Rezoning of this property to OS-A will bring it into an appropriate zone district to allow it to be preserved for park and recreational purposes and to be developed and improved for parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provides for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

Equitable access to parks and recreation is an important part of the health, wellbeing, and resilience of our communities. These health and environmental benefits provide a sense of public pride and cohesion. As such, this map amendment will ensure these properties remain parks and recreational uses that benefit and enhance Denver's communities. Denver Parks & Recreation is excited to bring this property into the open space context through this rezoning.

Please contact Scott Wisniewski at [Scott.Wisniewski@denvergov.org](mailto:Scott.Wisniewski@denvergov.org) if there are any questions or if additional clarification is required. If this person becomes unavailable, I will designate another individual as a point-of-contact for this application.

Sincerely,



Jolon Clark  
Executive Director, Department of Parks and Recreation  
City and County of Denver

# Rezoning Application - 1060 S Emporia – Application Attachments

## Narrative

The rezoning of this property to OS-A will bring it into an appropriate zone district to allow it to be preserved for park and recreational purposes and to be developed and improved as a park, open space and recreational uses. Specifically, the open space context allows for public and private parks and open spaces and provide for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the City for park purposes.

## Rezoning Review Criteria

For a rezoning to be approved by City Council, it must be found that the requested map amendment is consistent with 3 review criteria found in the Denver Zoning Code:

1. Consistency with adopted plans
2. Public Interest
3. Consistency with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district.

A breakdown of how the proposed rezoning meets that criteria is as follows:

- **Consistency with Adopted Plans**

- Denver Comprehensive Plan 2040
  - Equity Goals
    - Equitable, Affordable, and Inclusive Goal 1, Strategy A: “Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts” (p. 28).
  - Climate Goals
    - Environmentally Resilient Goal 8, Strategy A.: “Promote infill development where infrastructure and services are already in place” (p. 54).
- Blueprint Denver
  - The Neighborhood Context
    - Environmentally Resilient Goal 8, Strategy A.: “Promote infill development where infrastructure and services are already in place” (p. 54).
    - Suburban Neighborhood Context, which should have “Parks of various sizes” (p. 191)

- The Future Place
  - Future Places Designation Low Residential - “areas where the predominant use is residential. Although they are primarily residential, these areas are supported by a variety of embedded uses needed for a complete neighborhood” (p. 149). Because parks are considered an essential element of a complete neighborhood, they are an appropriate use in any residential area.
- The Growth Strategy
  - As described in Blueprint Denver, the growth strategy is intended to “strengthen our existing neighborhoods through carefully planned infill development” (p. 50). As the city experiences increase in population, it will also see an increase in the need for parks and open spaces. Preserving existing parks and facilitating the development of new parks is critical to supporting Denver’s growth strategy.
- Adjacent Future Street Types
  - Mississippi Ave - Residential Arterial
    - Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context.
  - S Dayton St - Residential Collector
- Plan Policies and Strategies
  - Blueprint Denver is structured around the concept of complete neighborhoods. One of the three elements of a complete neighborhood is Quality of Life Infrastructure, which “refers to the places, trees, plants, waterways, parks and outdoor spaces that stitch together our communities and contribute to the health, needs, comfort, environmental resilience and social connectedness of Denver” (p. 116). The first policy under Quality-of-Life Infrastructure is to “Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth” (p. 118). The proposed rezoning aims to rezone an area intended to become a public park to align with this future use.

- **Public Interest**

- The proposed official map amendment furthers the public health, safety, and general welfare of the city through allowing for a recreational open space use. This rezoning will create a new park and open space, and according to the Centers for Disease Control and Prevention “having access to places for physical activity, such as parks and trails, encourages community residents to participate in physical activity and do so more often”.

- **Neighborhood Context**

- Neighborhood Context Description, Zone District Purpose and Intent Statements

- Section 9.3.2.1 Specific Intent - OS-A “is intended to protect and preserve public parks owned, operated or leased by the City and managed by the City’s Department of Parks and Recreation (“DPR”) for park purposes” (DZC 9.3.2.1.A). The property is owned by the City and is consistent with the OS-A purpose and intent statement.



## Required Outreach

- **Initial Notification to Council**
  - Email sent to Councilwoman Sawyer on 2/25/2025. PDF, and response, attached.
- **Initial Notification to RNO**
  - Email sent to Inter Neighborhood Cooperation (INC) on 2/25/2025. PDF attached.
- **Initial Notification to RNO**
  - Email sent to Range View Neighborhood Association on 2/25/2025. PDF attached.
- **Initial Notification to adjacent properties**
  - Letter sent to 1040 S Dayton St on 2/25/2025
  - Letter sent to 987 S Emporia St on 2/25/2025
  - Letter sent to 980 S Emporia St on 2/25/2025
  - Letter sent to 9801 E Mississippi Ave on 2/25/2025

## **Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior**

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**From:** Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior  
**Sent:** Tuesday, February 25, 2025 12:53 PM  
**To:** president@denverinc.org; execcomm@denverinc.org  
**Cc:** Wells, Owen - DPR CE3124 City Planning Manager; Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal; Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior  
**Subject:** Notification of upcoming rezoning application - 1060 S Emporia \_ Denver Parks property

RNO representative(s),

I am writing to notify you of an official map amendment request by Parks and Recreation to rezone our recently acquired property at 1060 S Emporia St to Open Space zone district, OS-A. Rezoning of this property to OS-A will bring it into an appropriate zone district to allow it to be preserved for park and recreational purposes and to be developed and improved for parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provides for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

We are in the process of sending initial notifications as required by rezoning requirements and intend to submit the official application later this week (upon which CPD will officially notify you of their receipt/acceptance).

Please contact me if there are any questions or if you need additional information. Denver Parks & Recreation is excited to bring this property into the open space context through this rezoning!



**Scott Wisniewski** | Development Review Planner  
Denver Parks & Recreation | City and County of Denver  
Pronouns: He/Him/His | phone: (720) 913-0675

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## **Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior**

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**From:** Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior  
**Sent:** Tuesday, February 25, 2025 12:53 PM  
**To:** Palmquist.RangeviewRNO@outlook.com  
**Cc:** Wells, Owen - DPR CE3124 City Planning Manager; Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal; Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior  
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Denver Parks & Recreation | City and County of Denver  
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## **Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior**

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**From:** Sawyer, Amanda - CC Member District 5 Denver City Council  
**Sent:** Tuesday, February 25, 2025 1:50 PM  
**To:** Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior  
**Subject:** FW: Notification of upcoming rezoning application - 1060 S Emporia \_ Denver Parks property

Hi Scott,

That's great news! Thank you for keeping me in the loop. Please let me know if there is anything I can do to assist.

Best Wishes,



**Councilwoman Amanda Sawyer**  
District 5  
Phone: 720-337-5555  
Cell: 303-549-6231  
1437 Bannock Street, Rm. 451 Denver, CO 80220

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**From:** City Council District 5 <DenverCouncil5@denvergov.org>

**Date:** Tuesday, February 25, 2025 at 12:55 PM

**To:** Brigner, Owen - CC YA2246 City Council Aide Senior <Owen.Brigner@denvergov.org>, Walter, Matthew - CC YA2246 City Council Aide Senior <Matthew.Walter@denvergov.org>, Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>

**Subject:** FW: Notification of upcoming rezoning application - 1060 S Emporia \_ Denver Parks property



**Connor O'Keefe**  
Council Aide District 5  
Phone: 720-337-5555  
1437 Bannock Street, Rm. 451  
Denver, CO 80202

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**From:** Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior <Scott.Wisniewski@denvergov.org>

**Sent:** Tuesday, February 25, 2025 12:53 PM

**To:** City Council District 5 <DenverCouncil5@denvergov.org>

**Cc:** Wells, Owen - DPR CE3124 City Planning Manager <Owen.Wells@denvergov.org>; Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>; Wisniewski, Scott - DPR CE2161 Development Project Administrator Senior <Scott.Wisniewski@denvergov.org>

**Subject:** Notification of upcoming rezoning application - 1060 S Emporia \_ Denver Parks property

Councilwoman Sawyer,

I am writing to notify you of an official map amendment request by Parks and Recreation to rezone our recently acquired property at 1060 S Emporia St to Open Space zone district, OS-A. Rezoning of this property to OS-A will bring it into an appropriate zone district to allow it to be preserved for park and recreational purposes and to be developed and improved for parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provides for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

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