



201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
p: 720.865.2915  
f: 720.865.3052  
[www.denvergov.org/CPD](http://www.denvergov.org/CPD)

**TO:** Land Use, Transportation and Infrastructure Committee  
**FROM:** Fran Peñafiel, Senior City Planner  
**DATE:** July 14, 2022  
**RE:** Official Zoning Map Amendment Application #2022I-00092

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2022I-00092.

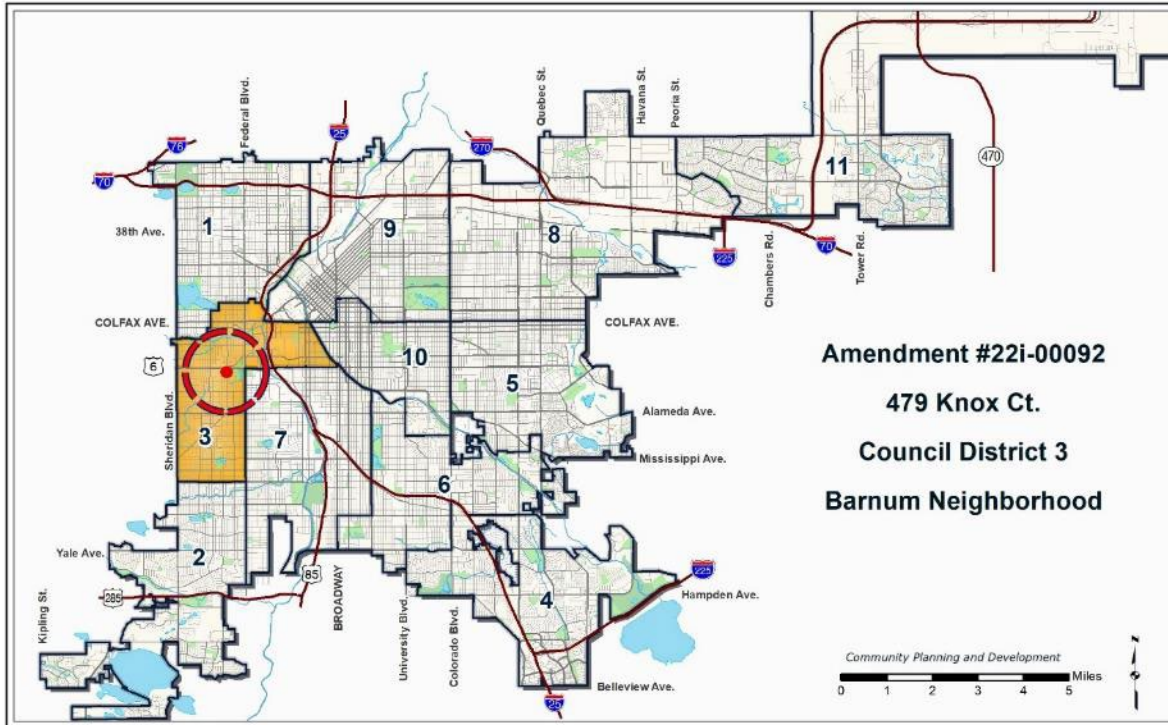
### Request for Rezoning

Address: 479 North Knox Court  
Neighborhood/Council District: Barnum / Council District 3  
RNOs: Inter-Neighborhood Cooperation (INC), Community Coalition for Barnum  
Area of Property: 9,393 square feet or 0.21 acres  
Current Zoning: E-SU-D1x  
Proposed Zoning: E-RH-2.5  
Property Owner(s): Tamarah and Rob Yancey

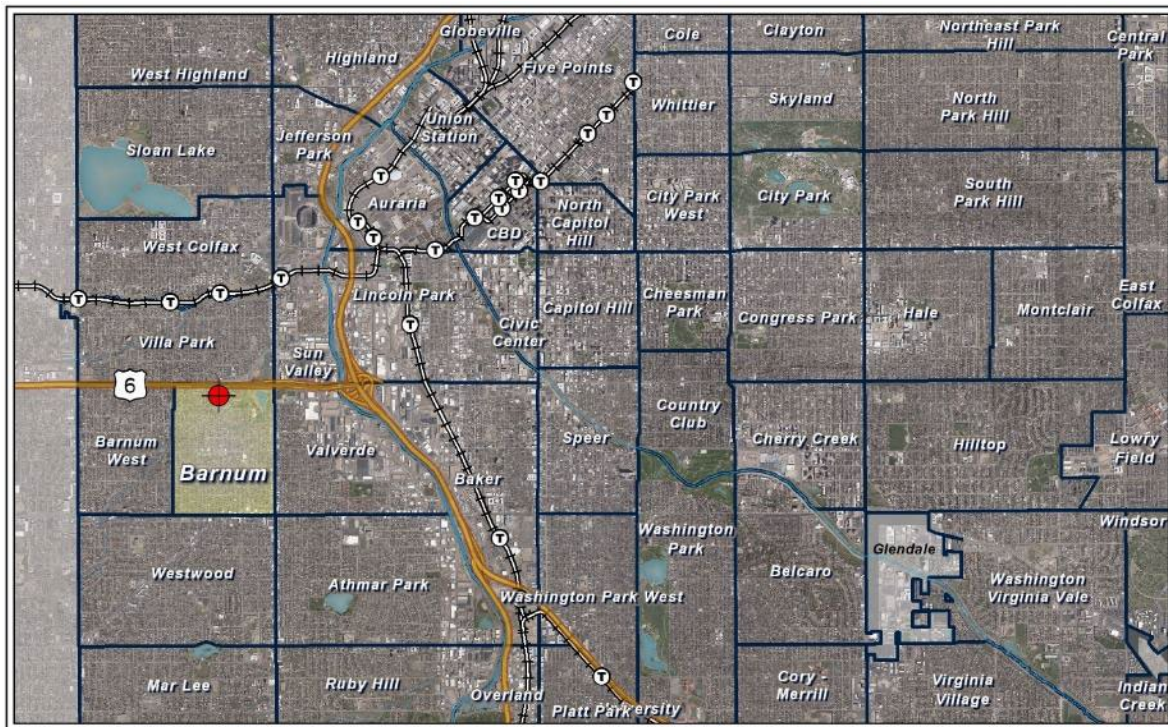
### Summary of Rezoning Request

- The subject property contains a single-story, single-unit dwelling built in 1923. It is located within the Barnum statistical neighborhood at the southwest corner of North Knox Court and West 5<sup>th</sup> Avenue.
- The property owner is proposing to rezone the property to allow for the potential development of a duplex on site.
- The proposed E-RH-2.5, Urban Edge, Row House, 2.5 stories, is a multi-unit zone district that allows the suburban house, urban house, duplex, tandem house and row house primary building forms as well as detached accessory dwelling units (only allowed as accessory to a primary single-unit residential use). The intent of the residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form. Further details of the requested zone district(s) can be found in the proposed zone district section of the staff report (below) and in Article 4 of the Denver Zoning Code (DZC).

### City Location



### Neighborhood Location - Barnum



## Existing Context

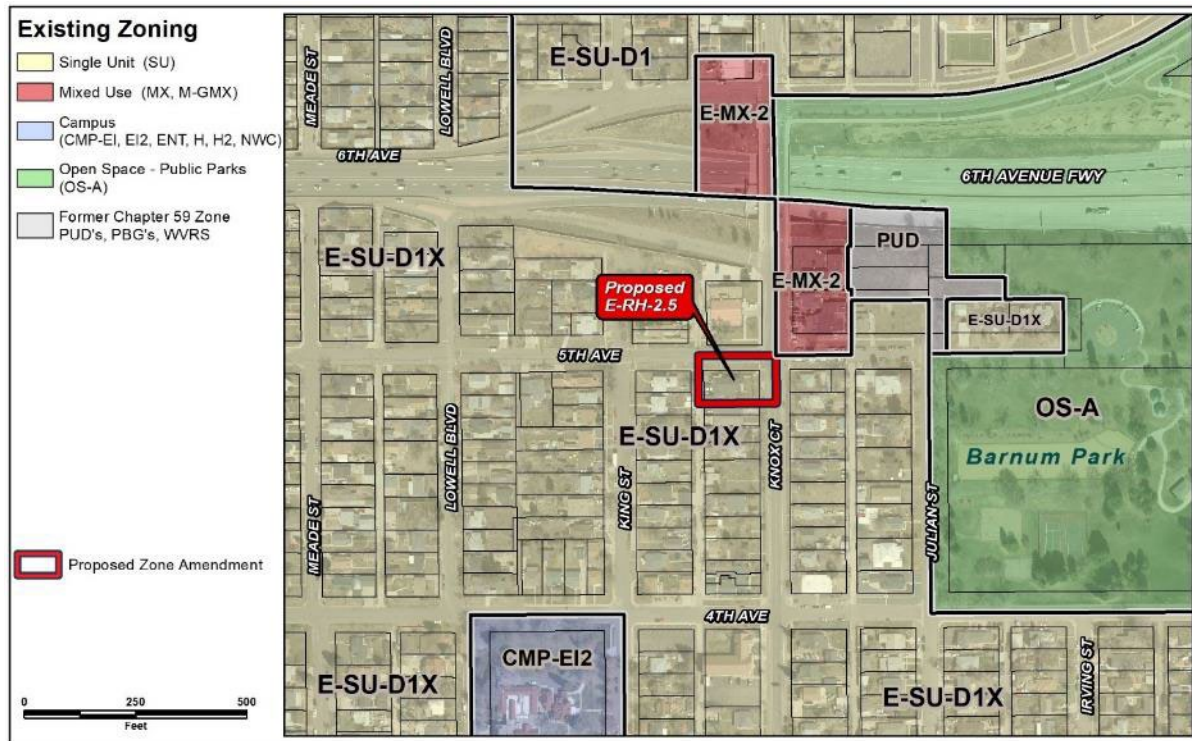


The subject property is in the Barnum statistical neighborhood, which is characterized primarily by single-unit residential uses with two-unit and multi-unit uses scattered throughout. There is a mix of auto/commercial uses to the northeast along North Knox Court as well as some commercial/retail, office and industrial uses concentrated along 1<sup>st</sup> Avenue and Federal Boulevard. Generally, there is a pattern of rectangular blocks in a street grid with alley access. The 6<sup>th</sup> Avenue Freeway is one-half block to the north and Barnum Park is one block to the east. Weir Gulch flows through the neighborhood southwest of Barnum Park. The property is less than 1 mile from the nearest West Corridor light rail station. Bus Route 1 runs along Knox Court and routes 30 and 31 serve Federal Boulevard further to the east. Bike lanes exist on Knox Court, 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue and a trail runs through Barnum Park and along Weir Gulch.

The following table summarizes the existing context proximate to the subject site:

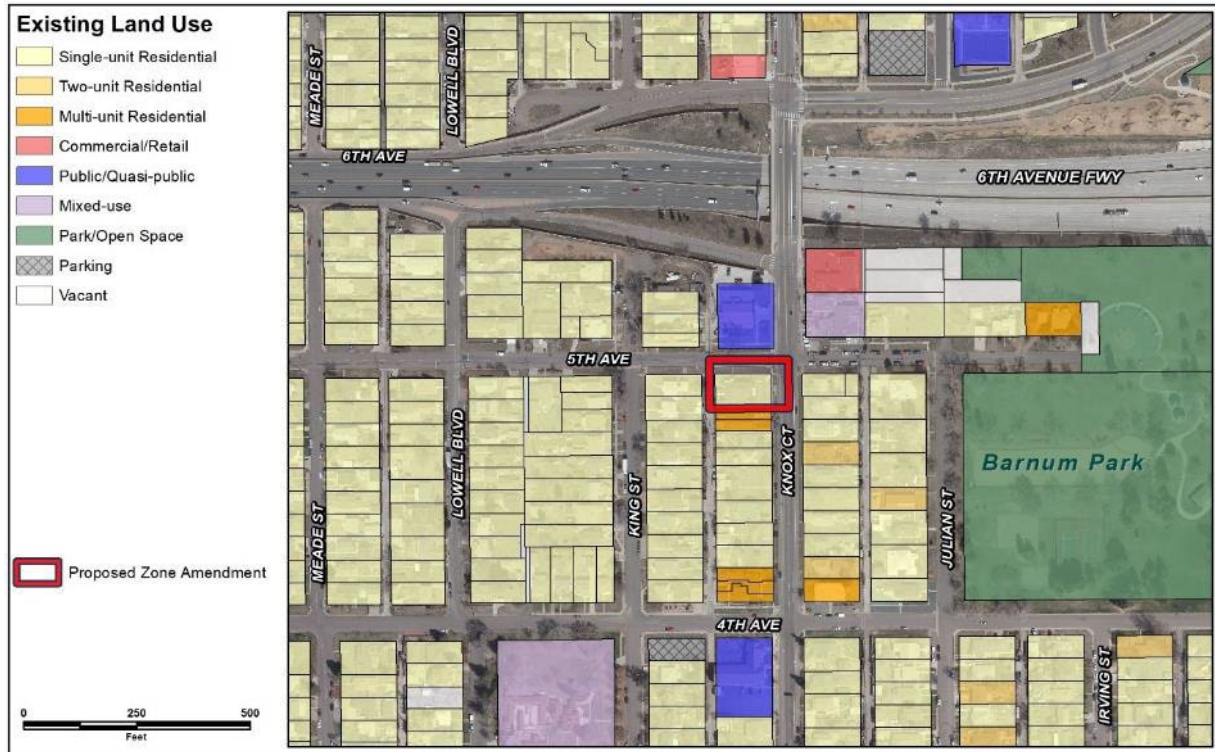
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-D1x	Single-unit Residential	1-story house with pedestrian access at the corner of 5 <sup>th</sup> Avenue and Knox Court	Generally regular grid of streets though interrupted by Barnum Park and Weir Gulch. Block sizes and shapes are consistent and rectangular with alleys. Sidewalks are generally attached or missing.
North	E-SU-D1x	Public/Quasi public	1-story fire station	
East	E-SU-D1x	Two-unit Residential	1-story house with garage access on 5 <sup>th</sup> Avenue	
South	E-SU-D1x	Multi-unit Residential	2-story rowhouse with deep front setback	
West	E-SU-D1x	Single-unit Residential	1-story house with deep front setback and garage access on 5 <sup>th</sup> Avenue	

### 1. Existing Zoning



The existing zoning on the subject property is E-SU-D1x. This is a single unit district allowing Suburban houses, Urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet and a minimum width of 50 feet. The maximum allowed height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot and 17 to 19 feet in the rear 35% of the zone lot while the maximum height of the Suburban House building form is 30 to 35 feet. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. For both building forms, the maximum building coverage per zone lot, including all accessory structures, is 37.5% with exemptions/exceptions allowed. No vehicular parking is required for single-unit dwellings.

## 2. Existing Land Use Map



## 3. Existing Building Form and Scale (Source: Google Maps)



Site – Subject property, looking south from 5<sup>th</sup> Avenue



**Site** – Subject property, looking west from North Knox Court



**North** – Property to the north, looking northwest from the corner of 5<sup>th</sup> Avenue and North Knox Court



**East** – Property to the east, looking east from North Knox Court



**South** – Property to the south, looking west from North Knox Court



**West** – Property to the west, looking east on North King Street

### Proposed Zoning

The requested E-RH-2.5 zone district is found in the Urban Edge neighborhood context. It is a multi-unit zone district that allows for residential uses in a variety of building forms including: Suburban house, urban house, duplex, tandem house, and row house primary building forms. All primary building forms allow up to 35 feet or 2.5 stories. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. The E-RH-2.5 district also permits the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form, to be located in the rear 35 percent of the lot, only allowed as accessory to a primary single-unit residential use. The DADU building form has a maximum height of 1.5 stories or 24 feet. This form allows an exemption from the 37.5 percent building coverage standard, allowing the lesser of 50 percent or 500 square feet. The district does not require any off-street vehicular parking for single-unit dwellings, but if provided, parking for the DADU must be accessed from the alley; street access is allowed when no alley is present. The minimum parking requirement for a dwelling, multi-unit residential use is one space per unit.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	E-SU-D1x (Existing)	E-RH-2.5 (Proposed)
Primary Building Forms Allowed	Suburban House; Urban House	Suburban House; Urban House, Duplex, Tandem House, Row House
Height in Stories / Feet, Front 65% of Zone Lot (max.)	2.5 stories / 35 feet*	2.5 stories / 35 feet*
Height in Stories / Feet, Rear 35% of Zone Lot (max.)	Urban house: 1 story / 19 feet Suburban House: 2.5 stories/ 35 feet	Urban house: 1 story/ 19 feet* Suburban house: 2.5 stories / 35 feet* Duplex: 1 story/ 19 feet* Tandem house: 2.5 stories/ 24 feet Row house: 1 story/ 19 feet
Height in Stories / Feet, Detached Accessory Dwelling Unit, (max.)	1.5 stories / 24 feet	1.5 stories / 24 feet
Zone Lot Size (min.)	6,000 sf	4,500 - 6,000 sf**
Zone Lot Width (min.)	50 feet	35 - 50 feet**
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	Yes / 20 feet
Side Street Setback (min.) *	5 feet	5 feet
Side Interior Setback (min.) *	7.5 feet*	7.5 – 10 feet**
Rear Setback, Alley / No Alley	12 - 20 feet	12 - 20 feet**(varies for Tandem house)
Building Coverage per Zone Lot including all accessory structures (max.), not including exceptions	37.5%	37.5%
Detached Accessory Building Forms Allowed	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

\*Based on subject property width of 75 feet

\*\*Varies depending on building form



## Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No response.

**Asset Management:** Approved – No response.

**Denver Public Schools:** Approved – No response.

**Department of Public Health and Environment:** Approved – Will require additional information at Site Plan Review.

An area of buried historical urban fill is potentially located in the vicinity of the Site.

A map of potential areas of buried historical urban fill in Denver is available at <https://www.denvergov.org/opendata/dataset/city-and-county-of-denver-historical-fill-areas>. Historical urban fill can be associated with buried wastes, contaminated environmental media, and subsurface soil vapors, including methane gas. If present in concentrated amounts, methane gas can be a safety concern. The locations of buried fill areas are approximations and should not be used for detailed planning or engineering purposes.

Based on potential subsurface impacts from historical uses at the property and in the area, along with the proposed residential or commercial use, the applicant should have assurance that surface and subsurface conditions are protective of worker health and safety during construction activities and for the future proposed site use. If not already completed, the applicant should complete environmental site assessments prior to redevelopment to help determine the presence, nature and extent of potential contamination at the site and to identify specific cleanup needs. If encountered during construction, contaminated soil, groundwater, and underground storage tanks should be properly managed in accordance with applicable regulations.

**Denver Parks and Recreation:** Approved – No comments

**Public Works – R.O.W. - City Surveyor:** Approved – No comments.

**Development Services - Transportation:** Approved – No response.

**Development Services – Wastewater:** Approved – No response.

**Development Services – Project Coordination:** Approve Rezoning Only – See Comments Below  
It looks like the current building might encroach into lot 37, verify ownership & rezoning boundaries.

**Development Services – Fire Prevention:** Approved – No response.

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>05/10/22</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>06/21/22</b>
Planning Board Public Hearing: (Recommended approval on consent agenda)	<b>07/06/22</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>07/05/22</b>
Land Use, Transportation and Infrastructure Committee of the City Council meeting:	<b>07/19/22</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>08/08/22</b>
City Council Public Hearing:	<b>08/29/22</b> (tentative)

**Public Outreach and Input**

- **Registered Neighborhood Organizations (RNOs)**  
 As of the date of this report, staff has not received written comment from an RNO pertaining to this application.
- **Other Public Comment**  
 As of the date of this report, staff has not received written public comments pertaining to this application.

## **Criteria for Review / Staff Evaluation**

The criteria for review of this rezoning application are found in DZC Section 12.4.10.7 and 12.4.10.8:

### **DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

### **DZC Section 12.4.10.8**

4. Justifying Circumstances
5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

## **1. Consistency with Adopted Plans**

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Barnum/Barnum West Neighborhood Plan (1986)*

### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for additional housing within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 2, Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- Equitable, Affordable and Inclusive Goal 3, Strategy B – *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).*

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available, consistent with the following strategy in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).*

The proposed rezoning is also consistent with the following strategies in the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - *Promote infill development where infrastructure and services are already in place (p. 54).*

The requested map amendment will allow an additional housing at an infill location where infrastructure is already in place. The requested zone district enables a building form and use which can provide residents with a mixture of housing types. Therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

### ***Blueprint Denver (2019)***

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Residential Low place within the Urban Edge Neighborhood Context and provides guidance from the future growth strategy for the city.

### ***Blueprint Denver Future Neighborhood Context***



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject property is shown on the context map as an Urban Edge Neighborhood Context, the description of which is used to guide appropriate zone districts (p. 66). *Blueprint Denver* describes the Urban Edge neighborhood context as follows: “Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout. Commercial nodes are generally found along key corridors or at intersections. Block patterns are generally a mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present. Multi-unit buildings and commercial nodes are generally low-scale” (p. 206). “Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222).

E-RH-2.5 is a zone district within the Urban Edge Neighborhood Context and is intended “to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC Section 4.2.2.1). E-RH-2.5 is consistent with *Blueprint Denver’s* future neighborhood context of Urban Edge because it will promote the residential character of the neighborhood by allowing a mix of building types that will be compatible with the existing residential area.

### **Blueprint Denver Future Place**



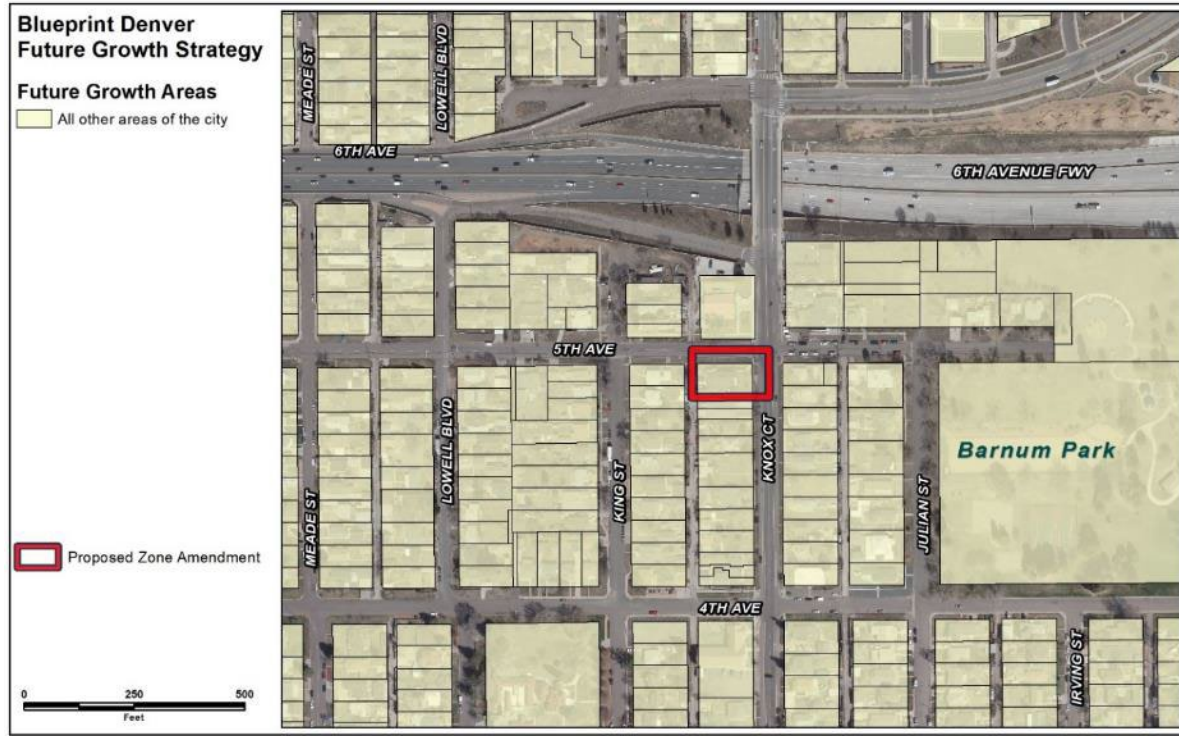
Within the Urban Edge Neighborhood Context, the subject property is categorized as a Low-Medium Residential Future Place with a land use and built form defined by *Blueprint Denver* as “Mix of low- to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential. Limited mixed-use along arterial and collector streets and at some intersections. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Buildings are generally 3 stories or less in height. When occurring, single- and two-unit residential uses are typically in the urban house form” (p. 216). Additionally, *Blueprint Denver* states “some higher-intensity residential uses may be mixed throughout” (p. 148). The proposed E-RH-2.5 zone district allows multiple building forms up to 2.5 stories in height that are compatible with this Future Place type.

### **Street Types**

In *Blueprint Denver*, Future Street Types work in concert with the Future Places to evaluate the appropriate intensity of adjacent development (p. 67). *Blueprint Denver* classifies North Knox Court and 5<sup>th</sup> Avenue as Local or Undesignated Future Street Types, which “can vary in their land uses and are

*found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161).* The proposed E-RH-2.5 district is consistent with this street type because it allows for residential uses only.

### **Growth Strategy**



*Blueprint Denver’s* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “*All other areas of the city*” growth area. These areas are anticipated to experience around 20 percent of new housing growth and 10 percent of new employment growth by 2040 (p. 51). This growth area contains “*mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods*” (p. 49). The proposed E-RH-2.5 zone district is appropriate in this growth area as it will minimally contribute to development intensity in the neighborhood while maintaining the area’s single-unit residential character. Therefore, the proposed rezoning is consistent with the *Blueprint Denver* growth strategy.

### **Additional Applicable Strategies**

The proposed rezoning is also consistent with the following strategies from *Blueprint Denver*:

- Land Use & Built Form – Housing Goal 2: *Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).*

This rezoning to a row house zone district will have minimal impacts on the character of the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations. Additionally, the rezoning of the subject property will provide missing middle housing options for residents in the neighborhood. The proposed map amendment is therefore consistent with the above strategies.

***Barnum/Barnum West Neighborhood Plan***

The *Barnum/Barnum West Neighborhood Plan* was adopted by City Council in 1986 and applies to the subject property. The proposed rezoning to allow for an extra unit on this site would help implement some of the plan’s goals to stabilize, or upgrade where necessary, the present housing stock; to maintain the neighborhood’s low density residential character and to maintain or upgrade the quality of low-density residential property while encouraging the construction of new low density housing.

**2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to E-RH-2.5 will result in the uniform application of zone district building form, use and design regulations.

**3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city’s adopted land use plans. The proposed rezoning would also facilitate increased housing density near services and amenities and promote a walkable, urban neighborhood within walking distance to public transit.

**4. Justifying Circumstances**

Changed or changing conditions in the area and city adopted plans serve as the Justifying Circumstances under DZC Section 12.4.10.8.A.4, “Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan....”

Since the approval of the existing E-RH-2.5 zone district, the City has adopted the *Comprehensive Plan 2040* and *Blueprint Denver*. As stated throughout this report, the proposed rezoning meets the intent of these plans and is in the public interest; therefore, this is an appropriate justifying circumstance for the proposed rezoning.

**5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The proposed E-RH-2.5 zone district is within the Urban Edge Neighborhood Context, which “is primarily single-unit and two-unit residential uses” and “single-unit residential structures are typically the Urban House and Suburban House building forms. Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses” (DZC, Division 4.1). This context “consists of a regular pattern of block shapes” and “a mixed presence of

*alleys*” (DZC, Division 4.1). The Barnum neighborhood consists mostly of single and two-unit residential uses in rectangular blocks with alley access. The proposed rezoning to E-RH-2.5 will enable development that is consistent with the neighborhood context description.

According to DZC 4.2.2.1, the general purpose of the Residential zone districts is to *“promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context”*. *“The building form standards, design standards, and uses work together to promote desirable residential areas”*. *“While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form”*. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment. The rezoning to E-RH-2.5 is consistent with the zone district general purpose and recognizes the existing residential context.

Specifically, E-RH-2.5 is a multi-unit district that allows up to a two and a half story rowhouse building form. It also allows the suburban house, urban house, detached accessory dwelling unit, duplex, and tandem house building forms. The proposed zone district recognizes both the subject site’s existing condition and surrounding context, fulfilling this Specific Intent statement.

## **Attachments**

1. Application





## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b> <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b> <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.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
<b>PROPOSAL</b>			
Proposed Zone District:			
<b>PRE-APPLICATION INFORMATION</b>			
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 bottom of p. 3)</b>		
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> <b>Yes - if yes, state date and method</b> _____ <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 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, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</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 subsection.</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 type, 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> <hr/>
<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 Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</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>

**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.

**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)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- 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.)
- Other Attachments.** Please describe below.

## 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 ofcial 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
Robert E. Yancey Jr.	479 N Knox Ct. Denver, CO. 80204	50%	<i>Robert E. Yancey Jr.</i>	9/27/21	A	YES
Tamarah L. Yancey	479 N Knox Ct. Denver, CO. 80204	50%	<i>Tamarah L. Yancey</i>	9/27/21	A	YES

**REZONING OF 479 N. KNOX COURT**

ROBERT E. YANCEY JR. & TAMARAH L.  
YANCEY DENVER, CO. 80204-4737

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- B. A City adopted plan
- C. City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

### **VII) Conclusion**

## **I. INTRODUCTION**

The property at 479 Knox Ct. is currently zoned as E-SU-D1x. The lot is 9,393 square feet in area, on the corner of W. 5<sup>th</sup> Avenue & Knox Court. The front of the property faces Knox Court, and the property sits on (Lots 38, 39 and 40) of Block 98 of the P T Barnum's Subdivision.

The site is situated in the Barnum neighborhood which consists primarily of single-family housing, with Row Homes and multiple-unit structures scattered throughout. The neighborhood is under a lot of renovation to meet modern standards and appeal. Multi-unit residential housing is under construction northeast of this site on Knox Court.

The owner, Robert E. Jr. & Tamarah L. Yancey, wishes to rezone said address as E-RH-2.5, which allows for the following building forms: urban house, detached accessory dwelling unit, duplex, and tandem house on a lot size greater than 5,500 square feet.

### **A. Legal Description**

P T Barnum's Sub B98 L38 to 40 Inc.

City and County of Denver, State of Colorado

### **B. Location of Property:** 479 Knox Ct.

Denver, Colorado 80204-4737

Council District 3 / Barnum Neighborhood

### **C. Assessor's Records Parcel Number:** 0508310027000

### **D. Current Site Data:**

*Existing Single-family residence with an Attached garage on corner of 5<sup>th</sup> Ave & Knox Ct.  
Current Zoning: E-SU-D1x – Single unit district allowing urban, suburban houses and detached assessor dwelling units.*

Adjacent to:

- E-SU-D- Single Unit -Urban & Suburban
- E-SU-D1X - Single Unit Dwelling w/ ADU
- E-SU-D1 - Single Unit-Urban House only
- E-MX-2X Multi-Unit Retail & Residential
- E-RH-2.5 – Residential Rowhomes





**Existing Context:** Residential District Under Section 4.2.2 of the Denver Zoning Code. *Intent of the residential districts to promote and protect residential neighborhoods within the character of the urban edge neighborhood context. The building form and design standards and uses work together to promote desirable residential areas. The standards of the single unit district accommodate both suburban and urban house forms. The standards of the two unit and row districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form.*

Land Use: Single-unit Residential  
 Building Form:



**4.3.3.2 District Specific Standards Summary**

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

Allowed Building Forms

Urban Edge II Neighborhood Context Zone Districts		Building Forms												
		Suburban House	Urban House	Duplex	Townhouse	Row House	Garden Court	Three House	Apartment	Five (Five) Story	Five (Five) Story	General	Shopfront	
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2									
RESIDENTIAL ZONE DISTRICTS														
Single Unit (SU)	E-SU-A, -B, -D	■	■	■										
	E-SU-B1, -D1	■	■	■										
	E-SU-Cv, -G	■	■	■	■									
Two Unit (TU)	E-TU-B, -C	■	■	■	■									
	E-TU-Cv, -G	■	■	■	■	■								
Row House (RH)	E-RH-C2S	■	■	■	■	■								
Multi Unit (MU)	E-MU-2S	■	■	■	■	■								
	E-MU-2S	■	■	■	■	■								
COMMERCIAL MIXED USE ZONE DISTRICTS														



## II.) PROPOSED REZONING:

### Section 4.2.2 Residential Districts

479 Knox Ct. (Lots 38, 39 and 40 of Block 98) of Barnum sit in a residential district committed to preserving the character of the Urban Edge Neighborhood context. Building form and design standards promote specific consistency within neighborhoods and reinforce building scale, setbacks, and yard space. These districts are meant to regulate the integrity of the residential neighborhood.

4.2.2.2 *Specific Intent, Item L. Row House 2.5 (E-RH-2.5)* is a multi unit district and allows suburban house, urban house, detached accessory dwelling unit, duplex, tandem house, and row house building forms up to two and half stories in height, 479 Knox Ct. is a site of 9,393 square feet.

The table below reflects the similarities in the existing zoning standards of E-SU-DX1 and the proposed rezone to E-RH-2.5 zoning and the standards and building forms allowed and specific design requirements.

COMPARABLE DESIGN STANDARDS	E-SU-DX1 (EXISTING)	E-RH-2.5 (PROPOSED)
Primary Building Forms Allowed	Urban House, Suburban House, Tandem House and allows ADU	Urban House, Suburban House, Tandem House, Duplex Row House and Detached Accessory Dwelling Unit
Height in Stories / Feet, Front 65% of Zone Lot, Urban House, (max.)	2.5 stories / 35**	2.5 stories / 35' **
Height in Stories / Feet, Rear 35% of Zone Lot, Urban House, (max.)	1 story / 19**	1 story / 19**
Height in Stories / Feet, Detached Accessory Dwelling Unit, (max.)	N/A	1.5 stories / 24'
Zone Lot Size (min.)	6,000 sf	4500 sf
Zone Lot Width (min.)	50'	35'
Primary Street Block Sensitive Setback Required / If not	Yes / 20'	Yes / 20'
Side Street Setback (min.)	5'	5'
Side Interior Setback (min.)	5'	5'
Rear Setback, Alley / No Alley	12' / 20'	12' / 20**
Building Coverage per Zone Lot including all accessory structures (max.), not including exceptions	37.50%	37.50%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

### **III. Consistency with Adopted Plans**

Comprehensive Plan 2040 is the vision for Denver and its people. The plan presents a vision and strategic goals for each vision element through specific strategic initiatives. We have identified how the proposed rezoning aligns with some of those goals and strategies included in the Comprehensive Plan 2040.

#### **A. Vision Elements:**

##### **1. Equitable, Affordable, and Inclusive:**

✚ *Goal 1 Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities. (p. 15)*

- *Strategy A – Increase development of residential units close to transit and mixed-use developments (p. 15)*

✚ *Goal 2 Build housing as a continuum to serve residents across a range of incomes, ages, and needs. (p. 15)*

- *Strategy A- Create a greater mix of housing options in every neighborhood for all individuals and families. (p. 15)*
- *Strategy B - Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options. (p. 15)*

##### **2. Strong and Authentic Neighborhoods:**

✚ *Goal 1 Create a city of complete neighborhoods. (p. 18)*

- *Strategy A - Build a network of well-connected, vibrant, mixed-use centers and corridors.*
- *Strategy B- Ensure neighborhoods offer a mix of housing types and services for a diverse population.*

##### **3. Connected, Safe and Accessible Places:**

✚ *Goal 3 Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees (p. 21)*

- *Strategy A- Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees. (p. 21)*
- *Strategy B - Develop tools, such as street design standards, to prioritize how valuable right-of-way is allocated among various demands including mobility, utilities, green infrastructure, trees and design amenities.*

✚ *Goal 10- Embrace innovations in transportation policy and technologies to improve movement throughout the city. (p. 21)*

- *Strategy B - Proactively plan for the impacts of recent technology, including driverless vehicles. (p. 21)*

#### 4. Environmentally Resilient:

- ✚ Goal 2- Prepare for and adapt to climate change. (p. 27)
  - Strategy A. Prepare for the impacts of climate change including increased temperatures, loss of tree canopy, infrastructure damage, increased frequency of extreme weather events and reduced snowpack and earlier snow melt. (p. 27)
- ✚ Goal 4 - Integrate stormwater into the built environment by using green infrastructure to improve water quality and reduce runoff. (p. 27)
  - Strategy D- Encourage low-impact development that reduces impervious surfaces and positively impacts community health by using trees, low water landscaping and green infrastructure. (p. 27)
- ✚ Goal 8 - Clean our soils, conserve land, and grow responsibly.
  - Identify, remediate, and restore contaminated soils.

#### B. Blueprint Denver

Blueprint Denver was adopted as a supplement to the Comprehensive Plan 2040. This Plan recognizes the importance of the need for a mix of housing choices Citywide in response to increased population growth. Blueprint Denver also states, "the growth strategy for certain future places is anticipated to take on more jobs and housing than others, but all areas of Denver are expected to evolve." A rezoning in an area planned for less growth may still be appropriate, as smaller- scale growth and reinvestment should be occurring in these areas as well." (pg. 67)

- ✚ Goal 1- Housing Recommendation #2- A: Diversify housing options by exploring opportunities to integrate missing middle housing into low and low medium residential areas. GOALS: 1, 6 (p.82)  
Goal 2- Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities. (p. 22)
- ✚ Goal 3- Focus higher intensity growth in walkable mixed-use centers and along transit priority streets. (p. 22)
- ✚ Goal 4- Enhance the overall character and sense of place of neighborhoods through all stages of development and reinvestment. (p. 22)

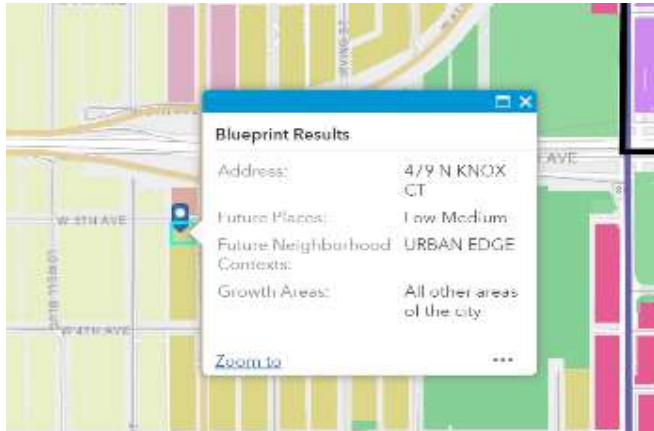
Quality of Life Infrastructure GOALS: 9,10: Recommendation #3-Minimize flooding and effectively manage storm water as part of a larger integrated ecological system  
-Recommendation: Encourage development to coordinate and consolidate storm water outfalls along waterways. (p. 119)

\*There is currently no intention of demolishing existing residential structure at this time; therefore, I cannot explain how we would coordinate and consolidate storm water outfalls along the waterways as we do not have a project implemented yet.

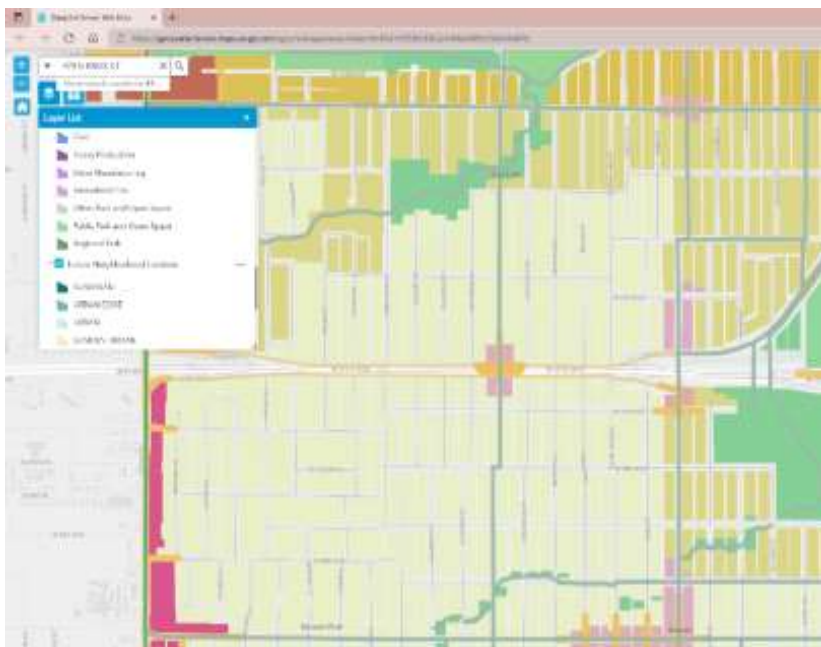
A rezone to E-RH-2.5 would help the City of Denver in its growth transition. The proposed development would align with both the existing and future area map being that there is not proposed future plan that will affect this particular property.

Its existing context – Urban Edge Residential areas are single-unit, and two unit uses, with some low-scale multi-unit embedded throughout. Commercial nodes are found along key corridors or at intersections. Block patterns are a mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present. Multi- unit buildings and commercial nodes are low scale.

Neighborhood Context:

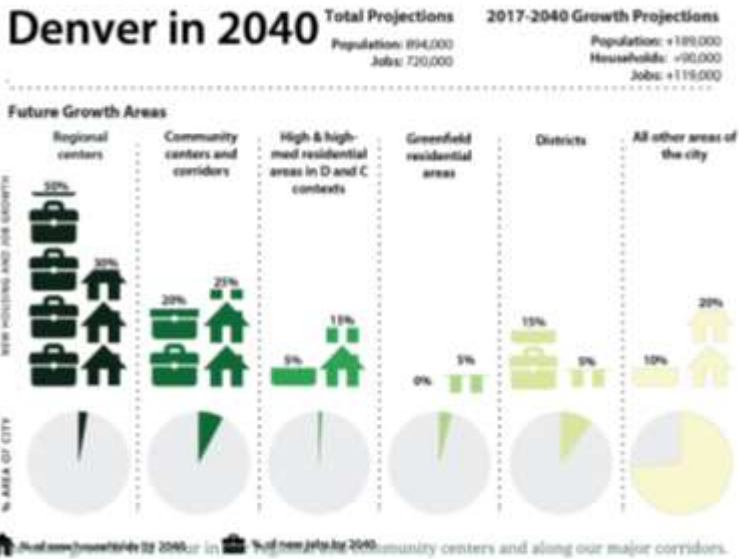


*Section 4.1.1 Urban Edge General Character*  
“Urban Edge contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are regular with a mix of alley access. Buildings are lower scale and set back farther from the street.”



- Future Street Type –N Knox Ct. (Local or undesignated)
- Pedestrian Enhanced Modal priority- Property located directly on Pedestrian Enhanced Modal priority street.
- Bicycle Enhanced Modal priority- Property located directly on Bicycle Modal Priority Street.
- Residential Collector
- Future Place: Residential low-medium / Local place
- One mile from Transit network

Mix of low-to mid-scale multi-unit residential options. Small-scale multi-unit buildings are scattered between single-and two-unit residential. Limited mixed-use along arterial and collector streets and at some intersections. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Buildings are generally 3 stories or less in height. When occurring, single-and two-unit residential uses are typically in the urban house form.



## Growth Areas Strategy

- – “All other areas of the city.” 10% of new jobs and 20% of new households (p. 51).

### C. Barnum/ Barnum West Neighborhood Plan

The Barnum Neighborhood plan dates to April 1991. The plan reflects that less than 56% of properties within the Barnum neighborhood are zoned single family and approximately 32% were zoned multi-family housing. At this time, the neighborhood was zoned under the previous zoning code Chapter 59 which classified the residential zone districts as R-1 and R-2 zone districts. This neighborhood is characterized by Low Density residential, Uniform zoning patterns.

Identified Concerns and Recommendations within this plan were categorized in four areas:

- ✚ Land use & Zoning
- ✚ Community Facilities
- ✚ Transportation/ Circulation
- ✚ Infrastructure/ Services

Goals specific to this proposed rezoning include but are not limited to:

- ✚ 7. *It is the goal of the neighborhood to maintain its present residential character.*
- ✚ 8. *It is a goal to maintain or upgrade the quality of residential property within the neighborhood.*
- ✚ 9. *It is a goal of the neighborhood to encourage the construction of new housing within the neighborhood.*

#### Additional recommendations included:

- Maintaining residential zoning areas which currently exist.
- Develop owner-occupied infill
- Develop setback and landscaping policies for new developments within neighborhood business zones.
- Rejuvenate the existing neighborhood the planting trees and improved maintenance of, establishing neighborhood identity, enhancing the appearance and quality of neighborhood housing, and improving neighborhood environmental conditions.

The 1991 plan also includes a “vision” to protect residential character and have a mix of affordable housing within rentals of single-family housing. This neighborhood plan encourages housing rehabilitation and renovations. The proposed rezoning and development of 479 Knox Ct. would address the concerns in the Barnum plan and benefit from the new development of (2) new two-unit dwellings through City of Denver’s construction development standards that are strictly enforced through the City of Denver Building, planning and zoning department as well the Department of transportation and Infrastructure which would require right-of-way improvement and improve pedestrian access to immediate cross walks and provide paved alley access.

#### **IV. Uniformity of District Regulations & Restrictions**

*“The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.”*

*The proposed rezoning to E-RH-2.5 will result in the uniform application of zone district building form, use, and design regulations on this site as they are applied to any other sites zones E-RH-2.5.*

#### **V. Public Health, Safety & General Welfare**

*“The proposed official map amendment furthers the public health, safety and general welfare of the city, primarily through the implementation of adopted plans.”*

Primarily through the implementation of adopted plans, the proposed rezoning of 479 Knox Ct. (Lots 38, 39 and 40) would fulfill the City of Denver’s plan to provide equitable, and inclusiveness in housing which “*furthers the public health, safety and general welfare*” for all Denverites.

Actions related to Denver’s Comprehensive Plan 2040 are to create safe and connected neighborhoods. This proposed residential project of increased density is proximal to the Light Rail, enabling more individuals the great access the RTD system provides. This proposed project further supports the Plan’s scope providing mobility choices. There are miles of bicycle trails connecting the nearby neighborhoods and a duplex structure would prove more people access.

Similar focal points are of topic in Blueprint Denver. General welfare prioritizes multi-modal forms of transit to include bicycle and public transit. The city has done a wonderful job in constructing bicycle lanes and train stations – getting more people to enjoy these opportunities through increased residential density is likewise aligned with Blueprint Denver.

Additional zoning of the type provides a slight increase to housing options in what has traditionally been the single-family neighborhood of Barnum. A zoning amendment to E-RH-2.5 will provide more people the benefits the city has for Denverites.

## **VI. Justifying Circumstances**

*“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:*

*a. A City adopted plan*

City plans like Blueprint Denver and the Comprehensive Plan both point to a desire to increase density for the affordability of Denverites. We believe it is in the city's best interest to grant a rezone to E-RH-2.5.

## **VII. Conclusion**

As the City of Denver strives to improve access to opportunity for all Denverites, 479 Knox Ct. of the Barnum Neighborhood, is at present at odds with City Plans due to its minimal density.

The Denver Comprehensive Plan 2040 and Blueprint Plan 2019 outline the city's desires to create equitable and inclusive housing and promote the city's vision to rebuild residential communities.

Mr. & Mrs. Yancey believes the proposed rezoning of 479 Knox Ct. (Lots 38, 39 and 40) will support the city's plans.

Finally, the information in this document describes how the proposed rezoning would support a safe, healthy, and environmental revitalization to the existing 479 Knox Ct. (Lot 38, 39, and 40) of P.T. Barnum's Subdivision, Denver, Colorado.

INFORMAL & FORMAL OUTREACH	DATE	NOTES
Email sent requesting meeting with Council Member Jamie Torres	9/28/2022	Copy of email attached.
Email sent RNO Groups regarding proposed rezoning beautifulbarnum@gmail.com; KniechAtLarge@denvergov.org; info@denver4all.org; District3NCDen@gmail.com; president@denverinc.org	10/19/2022	
Meeting w/ Council Woman Jamie Torres via zoom	10/26/2022	
Meeting with Tiffany Huisenga Community Coalition for Barnum	11/9/2022	<p>Members on zoom call:  Chala Mohr  Tiffany Huisenga  Tony Kayton  Daisy Rocha Vasques  Toni Prante  Shirley Friend</p> <p>Wanted to see proposed plans for proposed development.  Wants to see more affordable housing.</p>



September 28, 2021

Denver Council Member Jamie Torres,

The owners are proposing to apply for the rezoning of the existing property located at 479 Knox Ct. (Lots 38-40 of Block 38) from its existing Zoning: E-SU-D1x to E-RH-2.5. We have completed our pre-application meeting with Mr. Sayre Brennan, a city planning associate. We are following his recommendations along with the City of Denver's Comprehensive Plan 2040, Blueprint Denver, West Area plan and Barnum/Barnum West Neighborhood Plan.

The existing property consist of a Single-family structure that sits on the corner of the W. 5<sup>th</sup> Avenue and Knox Ct. of the Barnum West Neighborhood. The surrounding zoning uses include Public/Quasi-public, Mixed Use, Multi Use residential, Two-unit residential and Commercial retail within -in close proximity to the existing single family residential structure.

On behalf of the owners of 479 N Knox Ct. we would like to request any input, feedback and or guidance that you may be willing to offer to aide in the rezoning process. If provide an opportunity to meet with you or a member of your staff to discuss details of this process and proceedings would be greatly appreciated.

Thank you for your time.

Nadine Garcia  
Authorized Agent Representing Owners  
Adept Project Consulting, LLC  
[garcian@apcpro.org](mailto:garcian@apcpro.org) / 720-505-0256 (Direct Line)

**From:** [Nadine Garcia](#)  
**To:** [beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com); [KniechAtLarge@denvergov.org](mailto:KniechAtLarge@denvergov.org); [info@denver4all.org](mailto:info@denver4all.org); [District3NCDen@gmail.com](mailto:District3NCDen@gmail.com); [president@denverinc.org](mailto:president@denverinc.org)  
**Cc:** [Tammy Yancey](#)  
**Subject:** Informal Outreach to RNO's of Proposed Rezoning of 479 N Knox Ct.  
**Date:** Friday, October 1, 2021 12:48:00 PM  
**Attachments:** [image001.png](#)

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Good afternoon,

The owners are proposing to apply for the rezoning of the existing property located at 479 Knox Ct. (Lots 38-40 of Block 38) from its existing Zoning: E-SU-D1x to E-RH-2.5 which would allow for new residential development of single-family houses, duplex and or rowhomes. However, we have been hearing feedback from other community members that a mixed-use zoning such as E-MX-2 would be favorable to the community. Zoning that would allow not only residential living but also allow for commercial use to allow shopfront for office or retail spaces that community members would have access to. Although, before plans for development are initiated your feedback is appreciated.

We have completed our pre-application meeting with Mr. Sayre Brennan, a city planning associate. We are following his recommendations along with the City of Denver's Comprehensive Plan 2040, Blueprint Denver, West Area plan and Barnum/Barnum West Neighborhood Plan. The existing property consist of a Single-family structure that sits on the corner of the W. 5th Avenue and Knox Ct. of the Barnum West Neighborhood. The surrounding zoning uses include Public/Quasi-public, Mixed Use, Multi Use residential, Two-unit residential and Commercial retail within -in close proximity to the existing single family residential structure.

On behalf of the owners of 479 N Knox Ct. we would like to meet or come to one of your neighborhood meetings to discuss details of the proposed rezoning and answer any questions. Your thoughts and feedback are important, and we are anxious to hear from you. Please advise us as to when you might be available to discuss further or feel free to share feedback, questions, or concerns to Nadine Garcia (Owner's Representative) @ [garcian@apcpro.org](mailto:garcian@apcpro.org).

If you would like to schedule a time to discuss via phone or zoom meeting, please email myself (Nadine Garcia) to coordinate a date and time.  
Thank you,

Nadine Garcia  
Principal/Owner-Construction Project Consultant  
[garcian@apcpro.org](mailto:garcian@apcpro.org) / [adept@apcpro.org](mailto:adept@apcpro.org)  
720-505-0256 or 720-339-3979



Nadine Garcia

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**From:** Nadine Garcia  
**Sent:** Tuesday, November 9, 2021 1:09 PM  
**To:** Beautiful Barnum  
**Subject:** RE: Informal Outreach to RNO's of Proposed Rezoning of 479 N Knox Ct.

Thank You Chala, I appreciate the opportunity.

Looking forward meeting with you all this evening.

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**From:** Beautiful Barnum <beautifulbarnum@gmail.com>  
**Sent:** Tuesday, November 9, 2021 11:50 AM  
**To:** Nadine Garcia <garcian@apcpro.org>  
**Subject:** Re: Informal Outreach to RNO's of Proposed Rezoning of 479 N Knox Ct.

Hello Nadine,

We can hold a 10 min slot to hear from you at this evening's meeting. The zoom link is below.

Kindly,  
Chala

Join Zoom Meeting <https://zoom.us/j/95679717494?pwd=VXZzWkl0ZHEXNjBjMVZ4YlBCeDZodz09> Meeting ID: 956 7971 7494 Passcode: 0LFt1f One tap mobile +13462487799,,95679717494#,,,,\*516531# US (Houston) +16699009128,,95679717494#,,,,\*516531# US (San Jose) Dial by your location +1 346 248 7799 US (Houston) +1 669 900 9128 US (San Jose) +1 253 215 8782 US (Tacoma) +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 301 715 8592 US (Washington DC) Meeting ID: 956 7971 7494 Passcode: 516531 Find your local number: <https://zoom.us/u/aWlhFuy7m>

On Tue, Nov 9, 2021 at 11:28 AM Nadine Garcia <[garcian@apcpro.org](mailto:garcian@apcpro.org)> wrote:

Hi Tiffany, I hope all is well. I know you have your schedule RNO meeting tonight and I was hoping to still speak briefly about the upcoming rezoning.

We have met with the Council Woman Jamie Torres and received some thoughts and feed back from her but would also like feedback from your organization as well.

I do not have a link to your meeting and was hoping for its not too late to jump on board and have an opportunity received your feedback as well.

Thanks,

Nadine Garcia

Principal/Owner-Construction Project Consultant

[garcian@apcpro.org](mailto:garcian@apcpro.org) / [adept@apcpro.org](mailto:adept@apcpro.org)

720-505-0256 or 720-339-3979



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**From:** Beautiful Barnum <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>  
**Sent:** Tuesday, October 19, 2021 5:22 PM  
**To:** Nadine Garcia <[garcian@apcpro.org](mailto:garcian@apcpro.org)>  
**Subject:** Re: Informal Outreach to RNO's of Proposed Rezoning of 479 N Knox Ct.

Hi Nadine,

Yes, we'd be happy for you to come speak at our November meeting. It will be Tuesday, November 9th, at 6:00 pm. Here is the Zoom link, and I will email you if the link changes. And yes, please include us on your upcoming Zoom meeting. If you send the info to this email, we can send out a group email to our RNO members. I know there are several of our members who were curious about the proposed rezoning plan. Thanks!

Tiffany Huisenga

On Thu, Oct 14, 2021 at 4:26 PM Nadine Garcia <[garcian@apcpro.org](mailto:garcian@apcpro.org)> wrote:

Hi Tiffany,

I sincerely apologize for the delayed response. I just seen this in my junk mail. It appears we missed your October meeting but would appreciate an invite to your November meeting if we could? If not, then maybe another time?

I was hoping to house one meeting to invite all registered neighborhood organizations at Barnum Recreation, but they are not taking any applications for reservation for spaces currently.

Therefore, I will be planning a Zoom Meeting to present our proposed rezoning plan. Can I include you to our invite list? And do you know any other Registered Neighborhood members that would be interested in attending via Zoom?

Let me know your thoughts, looking forward to chatting with you soon.

Have a great evening!

Nadine Garcia

Principal/Owner-Construction Project Consultant

[garcian@apcpro.org](mailto:garcian@apcpro.org) / [adept@apcpro.org](mailto:adept@apcpro.org)

720-505-0256 or 720-339-3979



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**From:** Beautiful Barnum <[beautifulbarnum@gmail.com](mailto:beautifulbarnum@gmail.com)>  
**Sent:** Tuesday, October 5, 2021 12:23 PM  
**To:** Nadine Garcia <[garcian@apcpro.org](mailto:garcian@apcpro.org)>  
**Subject:** Re: Informal Outreach to RNO's of Proposed Rezoning of 479 N Knox Ct.

Hi Nadine,

My name is Tiffany. I am one of the board members for the Barnum RNO, Community Coalition for Barnum. Thanks for reaching out with the information. Our monthly neighborhood meetings are held on the 2nd Tuesday of every month via Zoom at 6:00 pm. Our next meeting is on October 12th. Would you like to come discuss the project then? Otherwise, our next meeting is on November 9th. Please let me know by the end of this week and we'll get you scheduled and send the Zoom link. Thanks!

Tiffany Huisenga

Community Coalition for Barnum

On Fri, Oct 1, 2021 at 12:48 PM Nadine Garcia <[garcian@apcpro.org](mailto:garcian@apcpro.org)> wrote:

Good afternoon,

The owners are proposing to apply for the rezoning of the existing property located at 479 Knox Ct. (Lots 38-40 of Block 38) from its existing Zoning: E-SU-D1x to E-RH-2.5 which would allow for new residential development of single-family houses, duplex and or rowhomes. However, we have been hearing feedback from other community members that a mixed-use zoning such as E-MX-2 would be favorable to the community. Zoning that would allow not only residential living but also allow for commercial use to allow shopfront for office or retail spaces that community members would have access to. Although, before plans for development are initiated your feedback is appreciated.

We have completed our pre-application meeting with Mr. Sayre Brennan, a city planning associate. We are following his recommendations along with the City of Denver's Comprehensive Plan 2040, Blueprint Denver, West Area plan and Barnum/Barnum West Neighborhood Plan. The existing property consist of a Single-family structure that sits on the corner of the W. 5th Avenue and Knox Ct. of the Barnum West Neighborhood. The surrounding zoning uses include Public/Quasi-public, Mixed Use, Multi Use residential, Two-unit residential and Commercial retail within -in close proximity to the existing single family residential structure.

On behalf of the owners of 479 N Knox Ct. we would like to meet or come to one of your neighborhood meetings to discuss details of the proposed rezoning and answer any questions. Your thoughts and feedback are important, and we are anxious to hear from you. Please advise us as to when you might be available to discuss further or feel free to share feedback, questions, or concerns to Nadine Garcia (Owner's Representative) @ [garcian@apcpro.org](mailto:garcian@apcpro.org).

If you would like to schedule a time to discuss via phone or zoom meeting, please email myself (Nadine Garcia) to coordinate a date and time.

Thank you,

Nadine Garcia

Principal/Owner-Construction Project Consultant

[garcian@apcpro.org](mailto:garcian@apcpro.org) / [adept@apcpro.org](mailto:adept@apcpro.org)

720-505-0256 or 720-339-3979



Nadine Garcia

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**Subject:** RE: Proposed Rezoning of 479 N. Knox Ct.  
**Location:** Zoom

**Start:** Tue 10/26/2021 3:30 PM  
**End:** Tue 10/26/2021 4:00 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Torres, Jamie C. - CC Member District 3 Denver City Council

**Notes:**

Denver Council Member Jamie Torres,

On behalf of the Owners (Robert & Tamarah Yancey) of the property located at 479 N. Knox Ct. (Lots 38-40 of Block 38), we are proposing to apply for a rezoning from its existing Zoning: E-SU-D1x to E-RH-2.5 which would allow for new residential development of single-family houses, duplex and or rowhomes. However, we have been hearing feedback from other community members that a mixed-use zoning such as E-MX-2 would be favorable to the community. Zoning that would allow not only residential living but also allow for commercial use to allow shopfront for office or retail spaces that community members would have access to and benefit from. Although, before plans for development are initiated your feedback is appreciated.

We have completed our pre-application (2021I-00113) meeting with Mr. Sayre Brennan, a city planning associate. As instructed, we are following his recommendations along with the City of Denver's Comprehensive Plan 2040, Blueprint Denver, West Area plan and Barnum/Barnum West Neighborhood Plan. The existing property consist of a Single-family structure that sits on the corner of the W. 5th Avenue and Knox Ct. of the Barnum West Neighborhood. The surrounding zoning uses include Public/Quasi-public, Mixed Use, Multi Use residential, Two-unit residential and Commercial retail within -in close proximity to the existing single family residential structure.

On behalf of the owners of 479 N Knox Ct. we would like to request any input, feedback and or guidance that you may be willing to offer to aide in the rezoning process. If provided an opportunity to meet with you or a member of your staff to discuss details of this process and proceedings it would be greatly appreciated.

Thank you for your time.

Nadine Garcia  
Principal/Owner-Construction Project Consultant  
[garcian@apcpro.org](mailto:garcian@apcpro.org) / [adept@apcpro.org](mailto:adept@apcpro.org)  
720-505-0256 or 720-339-3979



**Join Zoom Meeting**

<https://us06web.zoom.us/j/81038175991?pwd=czNKVjdlbCtpNDgyMy9HeFFsaktPdz09>

Meeting ID: 810 3817 5991



Passcode: 189008

One tap mobile

+17207072699,,81038175991#,,,,\*189008# US (Denver)

+12532158782,,81038175991#,,,,\*189008# US (Tacoma)

Dial by your location

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

Meeting ID: 810 3817 5991

Passcode: 189008

Find your local number: <https://us06web.zoom.us/j/81038175991>



7830 W. Alameda Ave. #103-214  
Lakewood, CO. 80226  
Adept@apcpro.org 720-339-3979

October 19, 2021

Dear Neighbor,

The owners are proposing to apply for the rezoning of the existing property located at 479 Knox Ct. (Lots 38-40 of Block 38) from its existing Zoning: E-SU-D1x to E-RH-2.5 which would allow for new residential development of single-family houses, duplex and or rowhomes. However, we have been hearing feedback from other community members that a mixed-use zoning such as E-MX-2 would be favorable to the community.

The proposed rezoning would allow not only residential living but also allow for commercial use to allow shopfront for office or retail spaces that community members would have access to. Although, before plans for development are initiated your feedback is appreciated.

A pre-application meeting with Mr. Sayre Brennan, a city planning associate. We are following his recommendations along with the City of Denver's Comprehensive Plan 2040, Blueprint Denver, West Area plan and Barnum/Barnum West Neighborhood Plan. The existing property consist of a Single-family structure that sits on the corner of the W. 5th Avenue and Knox Ct. of the Barnum West Neighborhood. The surrounding zoning uses include Public/Quasi-public, Mixed Use, Multi Use residential, Two-unit residential and Commercial retail within -in close proximity to the existing single family residential structure.

On behalf of the owners of 479 N Knox Ct. we would like your support in the process of this rezoning to work together to promote desirable residential areas. The standards of the two-unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an Urban House building form. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

Please feel free to share feedback, questions, or concerns to Nadine Garcia (Owner's Representative) @ [garcian@apcpro.org](mailto:garcian@apcpro.org).

**Thank you!**

NAME	PROPERTY ADDRESS	SIGNATURE
MANUEL	422A KNOX CT	
	422B KNOX CT	
	426 KNOX CT	Posted Letter FD
	430 KNOX CA	Posted Letter FA
	440 KNOX CT	Posted Letter FD
	448 Knox ct <sup>Bevans up</sup> <sub>Day sign</sub>	grant got: Posted
	452 KNOX ct A	Posted Letter FD
	452 Knox ct B	Posted Letter FD
	460 KNOX ct	<sup>Letter</sup> left on mail Box
	468 Knox ct	Posted Letter FD
	478 Knox ct	Posted Letter FA
	504 KNOX ct	Handed Letter to Business <sup>No sign</sup>
	510 KNOX ct	Posted Letter FD
	MANORY LAWARA	530 KNOX ct #110
530 KNOX ct #140		Posted letter FD
530 KNOX ct #150		Posted letter FD

NAME	PROPERTY ADDRESS	SIGNATURE
SARA	3315 W. 5 <sup>th</sup> ave	x Left letter w/ sign No sign
Lonnie LUGAN	502 Julian St	Handled June Super Agent
	477 Julian St	Posted letter on front Gate
	463 Julian St	Posted letter FD
	445 Julian St	Posted Letter on Mail Box
	435 Julian St	Posted front Gate - dog in yard
SOLIDAD HERNANDEZ	425 Julian St	Posted Letter front Door
	403 Julian St	Posted Letter front Door
	3435 W. 4 <sup>th</sup> APTS 8 units	Posted Each Mail Box
TAMARAH YANCOY	479 KNOX ct	Posted front Door / Tamarah Yancoy
DAVE	465 KNOX ct	NO SIGN - gave letter to Dave
	463 KNOX ct	Posted letter on Mail Box
	459 KNOX ct	Posted on Mail Box
	455 KNOX ct	Posted front Door
	451 KNOX ct	Posted front mail Box
	447 KNOX ct	Posted front mail Box

NAME	PROPERTY ADDRESS	SIGNATURE
	441 Knox ct	Posted front Mail Box
	423 Knox ct	Posted front Door
	413 Knox ct	Posted front Door
	407 Knox ct	Posted front Door
	401 Knox ct	Posted front Door
Steve -	400 King st	gave letter to Steve <sup>no</sup> sign
	417 King st	Posted front Door
	420 King st	Posted front Door
	428 King st	Posted front Door
	438 King st	Posted front Mail Box
Ted	452 King st	led owner didn't want to sign <sup>for</sup> <sub>against</sub>
	456 King st	Posted front Door
	470 King st	Person said He wants Nothing <sup>Posted</sup> <sub>front Door</sub>
	480 King st	Posted front Mail Box

# 479 N KNOX CT

<b>Owner</b>	YANCEY,ROB E JR & TAMARAH L 479 KNOX CT DENVER, CO 80204-4737
<b>Schedule Number</b>	05083-10-027-000
<b>Legal Description</b>	PT BARNUMS SUB B98 L38 TO 40 INC
<b>Property Type</b>	SFR Grade C
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	13: 1 STORY	<b>Building Sqr. Foot:</b>	1742
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	2/0
<b>Effective Year Built:</b>	1923	<b>Basement/Finish:</b>	894/335
<b>Lot Size:</b>	9,393	<b>Zoned As:</b>	E-SU-D1X

Note: Valuation zoning may be different from City's new zoning code.

Current Year				
	Actual	Assessed	Exempt	
Land		\$135,400	\$9,680	\$0
Improvements		\$256,900	\$18,370	
<b>Total</b>		<b>\$392,300</b>	<b>\$28,050</b>	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$110,100	\$7,870	\$0
Improvements		\$265,300	\$18,970	
<b>Total</b>		<b>\$375,400</b>	<b>\$26,840</b>	

## Real Estates Property Taxes for current tax year



### System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy\* **74..195** \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>	2/28/2021	6/15/2021	
<b>Original Tax Levy</b>	\$995.70	\$995.71	\$1,991.41
<b>Liens/Fees</b>	\$316.31	\$0.00	\$316.31
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$995.70	\$995.71	\$1,991.41
<b>Due</b>	\$316.31	\$0.00	\$316.31

## Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

<b>Additional Assessment</b> <input type="radio"/>	N	<b>Prior Year Delinquency</b> <input type="radio"/>	N
<b>Additional Owner(s)</b> <input type="radio"/>	N		
<b>Adjustments</b> <input type="radio"/>	N	<b>Sewer/Storm Drainage Liens</b> <input type="radio"/>	Y
<b>Local Improvement Assessment</b> <input type="radio"/>	N	<b>Tax Lien Sale</b> <input type="radio"/>	N
<b>Maintenance District</b> <input type="radio"/>	N	<b>Treasurer's Deed</b> <input type="radio"/>	N
<b>Pending Local Improvement</b> <input type="radio"/>	N		

Real estate property taxes paid for prior tax year: \$1,935.60

## Assessed Value for the current tax year

<b>Assessed Land</b>	\$7,870.00	<b>Assessed Improvements</b>	\$18,970.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$26,840.00

DV  
216

1

QUIT CLAIM DEED

THIS DEED, Made this 25th day of April 2005, between Rob E. Yancey

of the City and County of Denver and State of Colorado, grantor(s), and Robert E. Yancey, Jr. and Tamarah L. Yancey. a" Joint Tenants

whose legal address is 479 Knox Court, Denver, CO 80204 of the City and County of Denver and State of Colorado, grantee(s),

WITNESSETH, That the grantor(s), for and in consideration of the sum of \$10.00 DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has/had remised, released, sold and QUIT CLAIMED, and by these presents do/does remise, release, sell and QUIT CLAIM unto the grantee(s), his/her/their/ its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has/have In and to the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

Lots 38, 39, and 40, Block 98, P.T. Barnum's Subdivision, City and County of Denver, State of Colorado

City & County Of Denver QCD R6.00 D0.00 ::f! :<sup>0</sup>

U1 05-207-5145

also known by street and number as: 479 Knox Court, Denver, CO 80204

TO HAVE AND TO HOLD the sc:me, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behalf of the grantee(s), his/her/their/its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has/have executed this deed on the date set forth above.

Rob E. Yancey  
Rob E. Yancey

STATE OF COLORADO, }  
COUNTY OF Arapahoe } ss

The foregoing instrument was acknowledged before me this 25th day of April, 2005, by Rob E. Yancey

My commission expires 10-31-06, I attest my hand and official seal.

KATHI K. DUGAN  
NOTARY PUBLIC  
STATE OF COLORADO

Kathi K Dugan  
Notary Public

My Commission Expires 06/03/2006