

Date: September 19, 2024
Re: Case # 2024i-00053
Letter of Support for Commercial Rezone

To whom it may concern,

The West Highlands Neighborhood Association (WHNA) Land Use and Planning (LUP) committee has spent much time discussing the rezoning applications at 3300 N Irving St dating back in 2021. The owner at the time attempted to rezone the parcel to U-MX-2. The committee apposed this request then due to an allowable use for a drive thru coffee shops based on neighbor feedback. Their efforts were subsequently not successful.

The WHNA LUP committee supports the current application for rezoning to U-MS-2x as it does not allow for drive thru services. Further, the building is vacant, has been broken into and near blight. We support the repositioning of this asset and believe it could be valuable amenity for the neighborhood.

Overall, the LUP supports increased yet sustainable density so long it is equitable and does not adversely affect the community.

Again, the WHNA LUP Committee supports the rezone request to U-MS-2x.

Kind Regards,



Eric Rymarz
Chair of the WHNA LUP Committee

From: [Arianthe Stettner](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Cc: [Billy Lawrence](#); [Paul Stettner](#); [Leah Stettner](#)
Subject: [EXTERNAL] 3300 North Irving Street Rezoning Request #20241-00053
Date: Monday, May 6, 2024 8:00:51 AM

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Good morning Anthony,

We (aka the Stettner Living Trust) received notice of the rezoning request for a parcel very close to the condominium building at 3249 West Fairview Place, aka Fairview Place Residences Condominiums. Thank you for this information.

As I read the application, I saw that the applicant did not include the property management company, Market Street Management (copied above) in his application. Please do so in the future so the HOA Board will officially be aware of this proposal.

As a reminder, our building is a component of the Tilden School for Teaching Health Denver Landmark Historic District in which it is described at "Main Building #2."

We are pleased to read that the applicant is NOT planning a drive-through development, and that such use is not allowed in the proposed zoning change. We look forward to seeing a modest neighborhood oriented use other than a dental office (of which there are far too many in this area) for this property.

Please keep us advised as this request moves forward.

Kind regards,

Arianthé C. Stettner

Arianthé C. Stettner, TTEE
Paul Stettner, TTEE

"In the end, our society will be defined not only what we create, but what we refuse to destroy"
John Sanhill

From: [Horn, Melissa A. - CC YA2245 City Council Aide](#)
To: roxannlloyd@gmail.com; [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Cc: [Sandoval, Amanda P. - CC President Denver City Council](#)
Subject: RE: [EXTERNAL] 3300 N Irving Zoning Change Application #: 20241-00053
Date: Tuesday, September 17, 2024 12:27:15 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Roxann,

Thank you for sharing your thoughts and concerns regarding the rezoning request for 3300 Irving Street with our office. I am adding Tony Lechuga, a Planner from Denver's Community Planning & Development, to this email to ensure your comments are added to the public record and available to City Council prior to the public hearing. He can also answer any specific questions you have about the rezoning and parking concerns.

As a reminder, this rezoning will be at City Council for a public hearing and vote next **Monday, September 23 at 5:30 pm**. If you are interested in participating, you can [sign up to speak before City Council](#) in-person or on Zoom. Registration will open on Thursday, September 19 at 5:00 pm and close at 3:00 pm on September 23. I hope this is helpful. Have a wonderful rest of your week!

Best,
Melissa



Melissa Horn | Council Aide
Office of Councilwoman Amanda P. Sandoval
Council District 1, NW Denver
(720) 337-7701 | 1810 Platte St. Denver



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From: Roxann Lloyd <roxannlloyd@gmail.com>
Sent: Tuesday, September 17, 2024 11:03 AM
To: District 1 Comments <District1@denvergov.org>; chris@props.com
Subject: [EXTERNAL] 3300 N Irving Zoning Change Application #: 20241-00053

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September 17th, 2024

Councilwoman Amanda Sandoval
Denver City Council, District 1
Chris Student
P Street III, LLC

Dear Councilwoman Sandoval and Mr. Student,

I hope this letter finds you well. I am writing to express my thoughts and concerns regarding the proposed zoning change to U-MS-2x for the property at 3300 N Irving Street. As the president of the West Fairview Place HOA, I represent the residents who live at 3270 - 3290 W Fairview Pl and we have concerns about this development.

Chris, we appreciate the letter you sent to inform us of your application for the change in zoning to the property your own located at 3300 N Irving St. We would welcome business activity to the building again as vandals have realized it is vacant and graffiti of the type that occurred to it last week are never wanted, especially in a residential neighborhood.

Our building has five residential units, and none of these have access to off-street parking. Historically, previous businesses in the area have been considerate of our parking needs and have not impacted the limited parking available to residents. However, with the potential increase in commercial or residential activity due to the proposed zoning change, we are concerned about the possibility of more vehicles parking on our street, which could exacerbate our already limited parking situation. I kindly request that, as plans for this new zoning and development move forward, special attention be given to the parking needs of the current residents. It would be greatly appreciated if the new business ensures that its patrons do not adversely affect the parking availability for local residents, as has been the practice with previous businesses.

Thank you for your time and attention to this matter. I am hopeful that we can work together to address these concerns and ensure that the impact on our neighborhood is minimal. I would welcome the opportunity to discuss this further if needed, and I look forward to attending the zoning meeting online on September 23rd.

Sincerely,

Roxann Lloyd
President, West Fairview Place HOA
3276 W Fairview Pl Denver, CO 80211
720.320.4029