



TO: Denver City Council
FROM: Francisca Penafiel, Senior City Planner
DATE: May 19, 2022
RE: Official Zoning Map Amendment Application #2021I-00243

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2021I-00243.

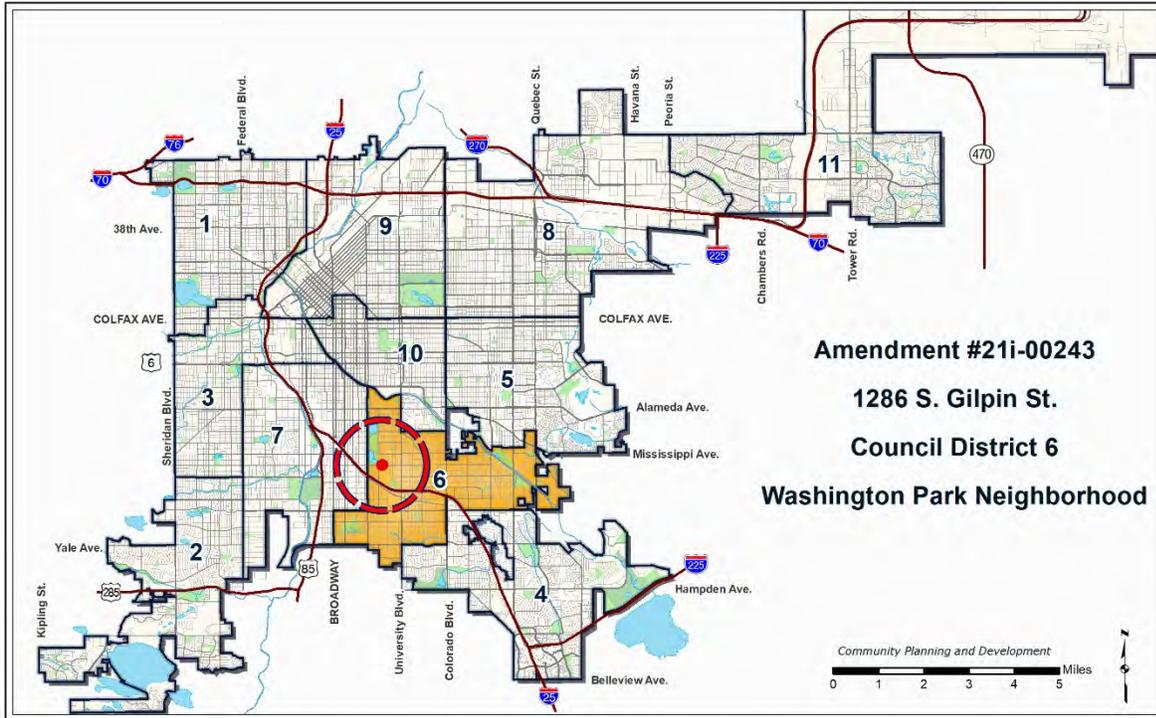
Request for Rezoning

Address: 1286 South Gilpin Street
Neighborhood/Council District: Washington Park / Council District 6 – Paul Kashmann
RNOs: Inter-Neighborhood Cooperation (INC), Friends and Neighbors of Washington Park, Washington Park East Neighborhood Association
Area of Property: 6,300 square feet or 0.14 acres
Current Zoning: U-SU-C
Proposed Zoning: U-SU-C1
Property Owner(s): Lisi Peng and Noah Schutte

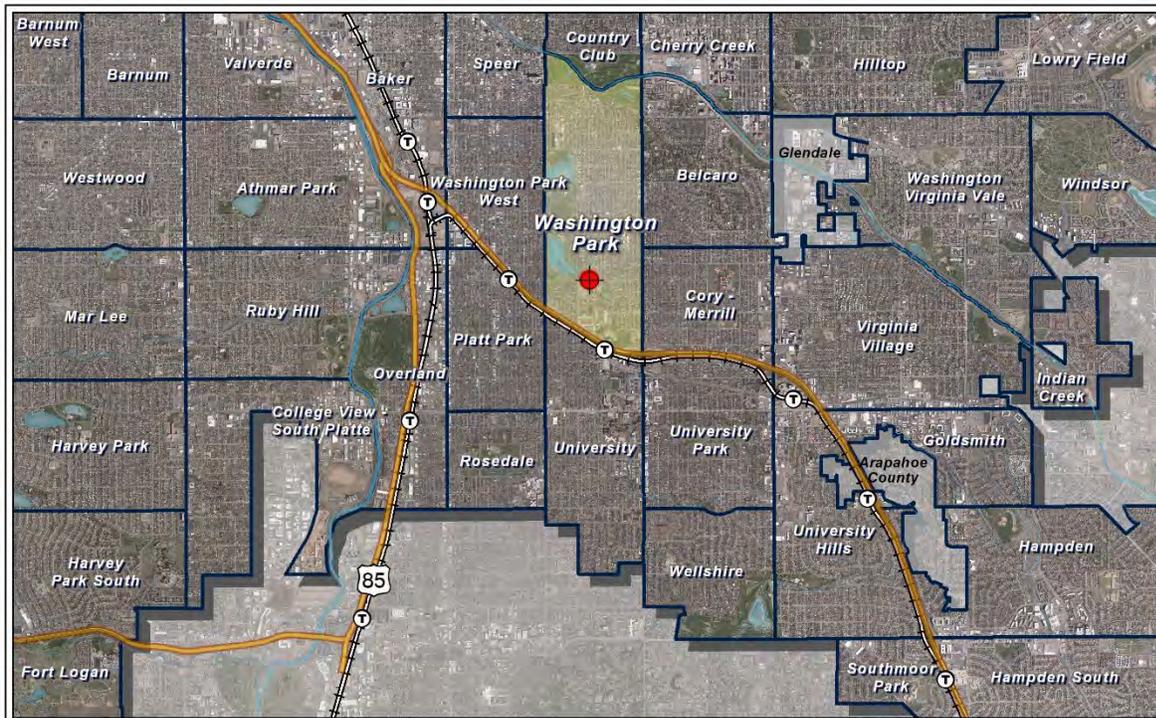
Summary of Rezoning Request

- The subject property contains a single-unit home built in 1921 located at the northeast corner of South Gilpin Street and East Louisiana Avenue.
- The property owner is proposing to rezone the property to allow an accessory dwelling unit (ADU).
- The proposed U-SU-C1, **Urban, Single-Unit, C1** (5,500 square feet minimum zone lot size allowing ADUs), zone district is intended for use in the Urban Neighborhood Context which is characterized by single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures are usually the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

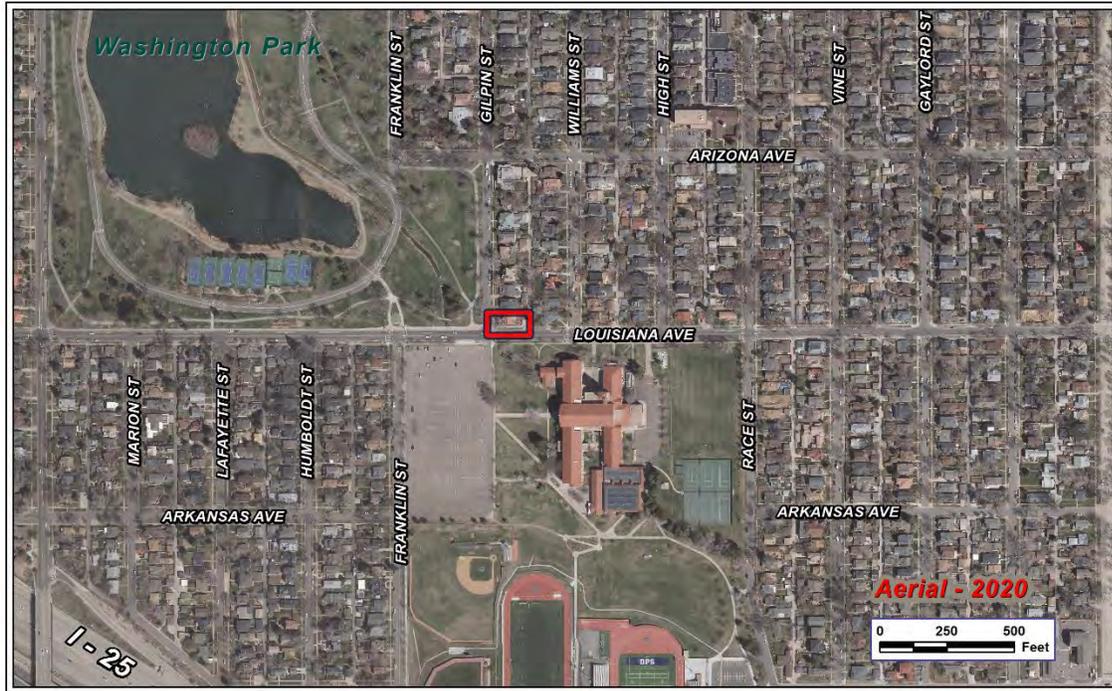
City Location



Neighborhood Location - Washington Park



1. Existing Context



The subject property is in the Washington Park statistical neighborhood, which is characterized mostly by single-unit and two-unit residential uses with some multi-unit residential and some neighborhood serving commercial/retail uses along South Gaylord Street. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. The subject property is located across the street from the Denver South High School campus and from Washington Park. RTD bus route 11 runs east-west on East Louisiana Avenue with a 30-minute headway and 0.3 miles west on South Downing Street, RTD bus route 12 runs north-south with a 15-minute headway. The RTD light rail University of Denver station is 0.5 miles southeast from the subject property.

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	U-SU-C	Single-unit Residential	1-story house with pedestrian access and detached garage on East Louisiana Avenue.	Generally regular grid of streets; Block sizes and shapes are consistent and rectangular. Detached sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking.
North	U-SU-C	Single-unit Residential	1.5-story house with alley access	
South	OS-B	Public/Quasi public	4-story landmark structure/ school	
East	U-SU-C	Single-unit Residential	1- story house with pedestrian access on the corner of East Louisiana Avenue and South Williams Street	
West	OS-A	Park/Open Space	Public park with pedestrian trails and Grasmere Lake	

2. Existing Zoning



The U-SU-C zone district is a single-unit district allowing only the Urban House primary building form on a minimum zone lot of 5,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65% of the zone lot, 1 story and 17 to 19 feet in the rear 35% of the zone lot. It allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

3. Existing Land Use Map



4. Existing Building Form and Scale (all images from Google Maps)



Subject Site - View of the subject property, looking east.



Subject Site – View of the subject property, looking north.



North - View of the properties to the north, looking east.



South - View of the property to the south, looking east.



West - View of Washington Park to the west, looking west.



East - View of the properties to the east (across the alley, on South Williams Street), looking northwest.

Proposed Zoning

The U-SU-C1 is a single unit zone district with a minimum zone lot of 5,500 square feet that allows only an Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-C1 district. Compared to the U-SU-C district, U-SU-C1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that raises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees also applies to the DADU building form. This form also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. For zone lots between 6,000 and 7,000 square feet the ADU building footprint may be a maximum of 864 square feet.

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

Design Standards	U-SU-C (Existing)	U-SU-C1 (Proposed)
Primary Building Forms Allowed	Urban House	Urban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 35 feet	2.5 stories / 35 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot	1 story / 17-19 feet	1 story / 17-19 feet
DADU Maximum Height in Stories/Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot (Min.)	5,500 square feet	5,500 square feet
Zone Lot Width (Min.)	50 feet	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.)*	5 feet	5 feet
Rear Alley / No Alley	12 feet / 20 feet	12 feet / 20 feet
DADU Rear Setback	DADUs not permitted	5 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5 %	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

*Based on subject property width of 45 feet

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 Comments.

Development Services - Fire: Approved – No Response.

Denver Public Schools: Approved – No Response.

Development Services - Project Coordination: Approved – No Response.

Development Services - Transportation: Approved – No Response.

Development Services - Wastewater: Approved – See Comments Below.

DS Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

Parks and Recreation: Approved – No Comments.

Public Health and Environment: Approved – No Response.

Public Works – City Surveyor: Approved – No Comments.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	01/04/2022
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:	03/01/2022
Planning Board Public Hearing: (recommended for approval unanimously on consent agenda)	03/16/2022
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:	03/15/2022
Land Use, Transportation and Infrastructure Committee of the City Council:	03/29/2022
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:	05/02/2022
City Council Public Hearing:	05/23/2022

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has received one letter of support that encourages more dwelling units in the neighborhood to help with gentle density in the housing crisis. Staff also received two letters of opposition from the same community member with concerns over street parking and fear of setting a precedent in the neighborhood.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

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

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- 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).

U-SU-C1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit homes that characterize most of the Washington Park neighborhood.

- 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 would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

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

The proposed map amendment will allow an additional housing unit on the site of an existing single-unit home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.

Blueprint Denver

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 Low Residential future place within the Urban future neighborhood context and provides guidance on 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 site is shown on the context map as Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing “small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas” with grid block patterns and alley access (p. 222).

U-SU-C1 is a zone district within the Urban neighborhood context in the Denver Zoning Code. The Urban residential zone districts are “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-C1 is consistent with the Blueprint future neighborhood context of Urban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

Blueprint Denver Future Place



The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Place map. This place type is “predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 230). U-SU-C1 is a single-unit residential zone district that allows for an additional dwelling unit accessory to a primary single-unit residential use, which is consistent with the Low Residential future place type description. It allows the Urban House building form, which has a maximum height of 2.5 stories, also consistent with the Future Place designation.

Blueprint Denver Future Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies South Gilpin Street as Local or Undesignated Future Street Type, which “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (p. 161). East Louisiana Avenue is classified as a Residential Collector Future Street Type, which are “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar use” (p.160). The proposed U-SU-C1 district is consistent with this description because it allows for primarily residential uses.

Blueprint Denver 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 anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is “mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to U-SU-C1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

Blueprint Denver Strategies

Blueprint Denver provides additional recommendations related to rezoning to allow for ADUs.

- Policy 4 Strategy E - A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area (p. 84).

In this case, the requested rezoning is a single lot in a residential area within a bus routes. This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-C1 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 of the city through implementation of the city's adopted land use plan which recommends "the expansion of accessory dwelling units throughout all residential areas" (*Blueprint Denver* p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood.

4. Justifying Circumstance

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance 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 as 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; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

As discussed above, *Blueprint Denver* specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone district. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

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

The requested U-SU-C1 zone district is within the Urban Neighborhood Context. The neighborhood context is "primarily characterized by single-unit and two-unit residential uses" and "single-unit residential structures are typically the Urban House building form" (DZC, Section 5.1.1). These areas consist of "regular pattern of block shapes" and "a consistent presence of alleys" (DZC, Section 5.1.2). The Washington Park neighborhood consists of mostly single and two-unit residential uses in rectangular blocks with alley access. The proposed rezoning to U-SU-C1 is consistent with the neighborhood context description.

The general purpose of residential zone districts in this context is "to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. The building form standards, design standards, and uses work together to promote desirable residential areas. Common residential characteristics are recognized but variation is accommodated" (DZC, Section 5.2.2). The proposed U-SU-C1 district is consistent with the context description and the zone district general purpose because it will

help preserve the existing single-unit use, form, and streetscape of the immediate area while allowing a small-scale ADU in the rear yard.

The specific intent of the U-SU-C1 zone district is “a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard” (DZC, 5.2.2.2.H.) The subject site is in an area where Urban houses 50-foot wide lots are common. The site at 1286 South Gilpin Street is 6,300 square feet with a width of 45 feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

Attachments

1. Application
2. Comment Letters



Accessory Dwelling Unit 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 APPLICATION	
Property Owner Name	Lisi Peng & Noah Schutte	Representative Name	Leah Baker, Architect
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.	
SUBJECT PROPERTY INFORMATION			
Location (address):	1286 S Gilpin St		
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date _____ <input type="checkbox"/> No - if no, describe why not _____		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method _____ <input type="checkbox"/> No - if no, describe why not (in outreach attachment) _____		

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> 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.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): _____</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> 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.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria.</p> <p>(Check boxes to affirm.)</p> <p>DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: 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> <ul style="list-style-type: none"> a. Changed or changing conditions in a particular area, or in the city generally; or, <input checked="" type="checkbox"/> b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> 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.</p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed _____ Zone District.</p>
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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 (e.g. Assessor’s record, property deed, etc). Proof of ownership 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.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- 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 an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

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)
EXAMPLE 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>	01/01/12	(A)	YES
			<i>Leah B. Baker</i>	12.3.21	(A)	Yes

1286 S GILPIN ST

Owner	PENG, LISI SCHUTTE, NOAH MICHAEL 1286 S GILPIN ST DENVER, CO 80210-1806
Schedule Number	05231-08-019-000
Legal Description	L 23 & 24 BLK 7 WASHINGTON PARK PLACE
Property Type	SFR Grade B
Tax District	DENVER

Print Summary

Property Description			
Style:	13: 1 STORY	Building Sqr. Foot:	1274
Bedrooms:	3	Baths Full/Half:	1/0
Effective Year Built:	1921	Basement/Finish:	1194/861
Lot Size:	6,300	Zoned As:	U-SU-C

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

Current Year			
	Actual	Assessed	Exempt
Land		\$882,000	\$63,060 \$0
Improvements		\$1,000	\$70
Total		\$883,000	\$63,130

Prior Year			
	Actual	Assessed	Exempt
Land		\$819,000	\$58,560 \$0
Improvements		\$5,200	\$370
Total		\$824,200	\$58,930

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 * **65..329** *

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

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/28/2021	2/22/2021	
Original Tax Levy	\$1,920.90	\$1,920.92	\$3,841.82
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,920.90	\$1,920.92	\$3,841.82
Due	\$0.00	\$0.00	\$0.00

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.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$3,734.16**

Assessed Value for the current tax year

Assessed Land	\$58,560.00	Assessed Improvements	\$370.00
Exemption	\$0.00	Total Assessed Value	\$58,930.00

ADU Rezoning
1286 S Gilpin St
Denver, CO 80210

Written Narrative Description of Project:

The owners of 1286 S. Gilpin St would like to rezone their property from U-SU-C to U-SU-C1 in order for them to be able to create an ADU for their parents to live in.

Included with this application is a copy of the notification letter the property owners provided to several surrounding neighbors, and further documentation regarding outreach to other parties.

ADU Rezoning
 1286 S Gilpin St
 Denver, CO 80210

Description of Outreach:

GROUP	CONTACT	DATE OF OUTREACH	METHOD OF COMMUNICATION	FEEDBACK
Council District 6 – Councilman Paul Kashmann	Paul Kashmann	11.15.21	Email and met on-site at the property	Asked to meet in person to see the property. Generally supportive.
INC (Inter-neighborhood Cooperation)	Loretta Koehler	11.15.21	Email	They do not take any positions on neighborhood specific issues
FANS of Washington Park & Washington Park East Neighborhood Association	Biddie Labrot (WPENA Zoning Chair)	11.15.21	Email	Does not take a stand on rezoning issues until city issues formal request for rezoning.
Direct & Surrounding Neighbors		12.2.21	In-person, delivered attached letter and spoke with neighbors	Many neighbors were vocally in favor when the owners spoke with them. One of which was even willing to attend the council meeting to show their support. Some letters went unanswered.

Copies of email correspondence attached for reference.



Leah Baker <leah@pineandpeakstudio.com>

Public Outreach Re: Rezoning 1286 S Gilpin St

Kashmann, Paul J. - CC Member District 6 Denver City Council

Tue, Nov 16, 2021 at 12:32

<Paul.Kashmann@denvergov.org>

PM

To: Leah Baker <leah@pineandpeakstudio.com>

Cc: "Bupp, Elise - CC YA2245 City Council Aide" <Elise.Bupp@denvergov.org>

Leah – I would like to see the property before you submit, as once you submit, I must take a quasi-judicial position, and shouldn't interact with the applicant.

I am including my aide, Elise, in this email to set up a time to meet on site.

Regards,

Paul

Hon. Paul Kashmann

Denver City Council, District 6

He, Him, His

720-337-6666

Paul.kashmann@denvergov.org

From: Leah Baker <leah@pineandpeakstudio.com>**Date:** Monday, November 15, 2021 at 5:47 PM**To:** Kashmann, Paul J. - CC Member District 6 Denver City Council

<Paul.Kashmann@denvergov.org>

Cc: Lisi Peng <lisi.peng@gmail.com>, Noah Schutte <noahschutte@gmail.com>**Subject:** [EXTERNAL] Public Outreach Re: Rezoning 1286 S Gilpin St

Dear Councilman Kashmann,

12/6/21, 11:49 AM

Leah Baker Mail - Public Outreach Re: Rezoning 1286 S Gilpin St

My name is Leah Baker and I am the Architect working with the owners of [1286 S Gilpin St](#). We intend to file for a rezoning of the property (from U-SU-C to U-SU-C1) to build an ADU on the property. Any support or feedback for the project would be greatly appreciated.

We are currently in the beginning stages of the process and do not have any design plans for the future project yet, but we plan to file the rezoning application in the next week or so. Please feel free to reach out to me with any questions or concerns. Thank you in advance!

Best regards,

Leah Baker

--

LEAH BAKER

ARCHITECT
PINE & PEAK STUDIO

724.992.9857



Leah Baker <leah@pineandpeakstudio.com>

Public Outreach Re: Rezoning 1286 S Gilpin St

president@denverinc.org <president@denverinc.org>
To: Leah Baker <leah@pineandpeakstudio.com>
Cc: Lisi Peng <lisi.peng@gmail.com>, Noah Schutte <noahschutte@gmail.com>

Mon, Nov 15, 2021 at 5:56 PM

Hello

INC (Inter-neighborhood Cooperation) is an umbrella organization comprised of RNOs across the city. We do not take any positions on neighborhood specific issues, but ask that you direct your comments or questions to the specific RNOs.

loretta koehler

INC President

On 2021-11-15 17:51, Leah Baker wrote:

Dear Loretta,

My name is Leah Baker and I am the Architect working with the owners of [1286 S Gilpin St](#). We intend to file for a rezoning of the property (from U-SU-C to U-SU-C1) to build an ADU on the property. Any support or feedback for the project would be greatly appreciated.

We are currently in the beginning stages of the process and do not have any design plans for the future project yet, but we plan to file the rezoning application in the next week or so. Please feel free to reach out to me with any questions or concerns. Thank you in advance!

Best regards,
Leah Baker

--

LEAH BAKER

ARCHITECT
PINE & PEAK STUDIO

724.992.9857



Leah Baker <leah@pineandpeakstudio.com>

Public Outreach Re: Rezoning 1286 S Gilpin St

6 messages

Leah Baker <leah@pineandpeakstudio.com>

Mon, Nov 15, 2021 at 5:53 PM

To: tam2860@gmail.com

Cc: Lisi Peng <lisi.peng@gmail.com>, Noah Schutte <noahschutte@gmail.com>

Dear Tim,

My name is Leah Baker and I am the Architect working with the owners of 1286 S Gilpin St. We intend to file for a rezoning of the property (from U-SU-C to U-SU-C1) to build an ADU on the property. Any support or feedback for the project would be greatly appreciated.

We are currently in the beginning stages of the process and do not have any design plans for the future project yet, but we plan to file the rezoning application in the next week or so. Please feel free to reach out to me with any questions or concerns. Thank you in advance!

Best regards,
Leah Baker

--

LEAH BAKER

ARCHITECT
PINE & PEAK STUDIO

724.992.9857

biddie729@aol.com <biddie729@aol.com>

Tue, Nov 16, 2021 at 7:09 AM

Reply-To: biddie729@aol.com

To: "leah@pineandpeakstudio.com" <leah@pineandpeakstudio.com>

Cc: "tam2860@gmail.com" <tam2860@gmail.com>

Leah

Thank for reaching out to WPENA. The Zoning Committee does not take a stand in re-zoning issues until the city issues the formal request for rezoning.

Please be aware that ADU's in the rear of the property will still need to comply with current bulk plane standards.

Thank you

Biddie Labrot
WPENA Zoning Chair

[Quoted text hidden]

Leah Baker <leah@pineandpeakstudio.com>

Wed, Nov 17, 2021 at 9:00 AM

To: biddie729@aol.com

Cc: "tam2860@gmail.com" <tam2860@gmail.com>

Thank you for your reply.

Best

Leah

[Quoted text hidden]

Leah Baker <leah@pineandpeakstudio.com>

Fri, Nov 19, 2021 at 12:50 PM

To: biddie729@aol.com

Cc: "tam2860@gmail.com" <tam2860@gmail.com>, Lisi Peng <lisi.peng@gmail.com>, Noah Schutte <noahschutte@gmail.com>

Hi Biddie,

I also just wanted to offer that we are available to give you or one of your representatives a tour of the property and discuss the future project if that is helpful for gathering more information leading up to the public hearing etc. If that is something of interest, let me know some times that would work for you and I'd be happy to set something up.

Cheers,

Leah

[Quoted text hidden]

biddie729@aol.com <biddie729@aol.com>

Fri, Nov 19, 2021 at 1:36 PM

Reply-To: biddie729@aol.com

To: "leah@pineandpeakstudio.com" <leah@pineandpeakstudio.com>

Cc: "tam2860@gmail.com" <tam2860@gmail.com>, "lisi.peng@gmail.com" <lisi.peng@gmail.com>, "noahschutte@gmail.com" <noahschutte@gmail.com>

Leah

After you have applied for the zoning change and we have been notified by the city we would be contacting you for a meeting.

Have great Thanksgiving

Biddie

[Quoted text hidden]

Leah Baker <leah@pineandpeakstudio.com>

Fri, Nov 19, 2021 at 2:32 PM

To: biddie729@aol.com

Cc: "tam2860@gmail.com" <tam2860@gmail.com>, "lisi.peng@gmail.com" <lisi.peng@gmail.com>, "noahschutte@gmail.com" <noahschutte@gmail.com>

Ok that sounds great! Thanks!

[Quoted text hidden]



Lisi Peng and Noah Schutte
1286 S Gilpin St
Denver, CO 80210

11/30/2021

Hey Neighbor!

We are your neighbors at 1286 S Gilpin St, the only house on the corner of Louisiana and Gilpin. You may see us strolling around the area with Tyler who is now 1-year-old and walking like a champ. This last week we had Lisi's parents in town for Thanksgiving. They currently live in Baltimore but our plan is to have them come live with us when they retire.

We are reaching out to let you know we intend to file for a rezoning of our property (from U-SU-C to U-SU-C1) to build an ADU for Lisi's parents to live in. Any support or feedback for the project would be greatly appreciated.

We are currently in the beginning stages of the process and do not have any design plans for the future project yet, but we plan to file the rezoning application soon. You will see a notice from the city in the mail to follow. We'd love for you to contact us with any questions!

Cheers!
Lisi and Noah

Noah Schutte
602.301.6624
noahschutte@gmail.com

AUTHORIZATION OF AGENT TO ACT ON BUILDING OWNER'S BEHALF

12.03.21

To Whom It May Concern,

I hereby authorize the following person(s) to act as my agent to submit forms, documents, and/or permit applications and generally act on my behalf as it relates to projects at the property listed below.

Building Address: 1286 S Gilpin St

Name of Authorized Agent: Leah Baker

Address of Authorized Agents: 2210 Blake St. Unit 304 Denver, CO 80205

Agent's telephone: 724-992-9857 **Agent's email:** leah@pineandpeakstudio.com

Owner's name(s): Noah Schutte & Lisi Peng

Owner's mailing address: 1286 S Gilpin St Denver, CO 80210

Owner's telephone: 602-301-6624 **Owner's email:** noahschutte@gmail.com

Owner's Signature:  **Date:** 12/06/2021

Owner's Printed Name: Lisi Peng

Owner's Signature:  **Date:** 12/06/2021

Owner's Printed Name: Noah Schutte

Planning Board Comments



Submission date: **13 March 2022, 9:14AM**
Receipt number: **155**
Related form version: **2**

Your information

Name	Frank Miltenberger
Address or neighborhood	1178 South Race Street
ZIP code	80210
Email	f.g.miltenberger@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	South Gilpin stree and Louisiana Avenue
Case number	21i-00243

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong support

Your comment:

We need more density in our neighborhood. With the current housing crisis we need to take every opportunity to add more dwelling units in our city. Ours is an affluent neighborhood with many large homes occupied by only a few people. The irony of prosperity; too much for some too little for others. If we can add more homes in neighborhoods like ours we can make a small step to provide sorely needed housing.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submission date: 16 March 2022, 3:27PM
Receipt number: 161
Related form version: 2

Your information

Name: jan Kidneigh
Address or neighborhood: Washington Park 1286 South Gilpin
ZIP code: 80210
Email: kidneighjan@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning: 1286 South Gilpin Street Denver, Coloradp 80210
Case number:

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

This has not been allowed in this neighborhood. This house is on the busiest corner of the park. Right across from South High school and on Louisiana which is a very busy street. This is on a 5500 which is small. There is no parking for any of us most of the time. This house doesn't really have a place for their trash bins since it's on the corner and their bins are usually way too full for the truck pickups. I wish you would come and look at this site...or maybe you have. Too me it is absurd. Not a place for two families to live. If this is approved it will open the barn door for others. The neighborhood is already overflowing with cars. You can barely get through the streets. Thank you for your consideration.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

[m19.jpg](#)

[IMG_6206.jpg](#)

May 16, 2022

Re: 1286 S Gilpin Street

Rezoning of 1286 South Gilpin Street Denver, Colorado 80210

Denver Planning Committee

To whom it may concern:

I have lived at 1284 South Gilpin since 1972. And, by my self since 1981. I had been a real estate broker for 25 years working with Remax of Cherry Creek. To the best of my knowledge, our neighborhood has been zoned for single family homes, only. There are a few duplexes in this area which are grandfathered in. However, it is my understanding that whoever may purchase these duplexes may not build another duplex. Washington Park East is jammed with cars and one must be very careful driving down these streets and one must pull over to let one through. Do not know where these cars are coming from. I used to be one of the youngest people here and now one of the oldest and poorest.

1286 SOUTH GILPIN have lived through 3 families in this property. First, a family of 7/5 kids. Second, a family of 5/3 kids and, third a family of 4/2 kids. All barely middle class people. The house is small. It has a walk out basement with doors right on Louisiana. Not much has been done to the property in all those years. This would be the LAST place to change zoning and build another property. The new owners have 2 cars and possibly/probably 3. Also, their nanny has a car. They are currently parking 2 of them in front of their/my house. A new no parking sign has gone up limiting their space. Because of fire hydrant. Gilpin on this block has parking only on one side

This intersection has always been a nightmare and Louisiana has become a highly trafficked street. We now have multiple signs on this intersection. Stop sign and no left turn on the nw Corner. Do not enter and no left turn on the exit entrance to South High parking lot and two signs next to 1286 South Gilpin, one says no left turn and the other says no parking and do not pick your children up here. (So they pick them up in front of my house). We now have 4 way traffic lights at S\Downing, Franklin, Williams and Race. Also, the contractors use Louisiana and turn on our corner with their big trucks. It is the only way to get around the park. 1286 S Gilpin always leave their trash barrels out rather than putting them in their garage. They have a two car garage. They also seem to put their big items out before the big item trash day. I haven't complained about this but know other neighbors have. 1286 S Gilpin has always been a bit of an eyesore and now it is worse. Noah and Lisi are not watering or mowing or watering the little lawn they have left.

I have met Noah and Lisi and they seem perfectly nice. They are aware that I am against it.

MY POINT IS THAT THERE IS NO PARKING AROUND HERE. I don't even see how they could do it. I think their parents are fairly young and probably have cars and can't imagine the extra trash. I ALSO THINK IT WOULD PRESENT MORE DANGER TO THAT ALREADY CONGESTED INTERSECTION. I AM VERY OPPOSED TO THIS.

Ps. Fran...your letter to me said the meeting was on the 22 and I JUST NOTED ON THE SIGN THAT IT IS ON THE 23RD. Have you notified the neighbors of the change?

A handwritten signature in black ink, appearing to be the letters 'EIN' in a cursive, stylized font.

Thank you for your consideration.

Jan Kidneigh

1284 S Gilpin Street Denver, Colorado 80210

Attachments: one

Attachments under separate Cover: A, B, C



LOUISIANA & CALIFORNIA



LOUISIANA + GIPIN





1084 So Gilpin Back yard