

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Geoff & Beth Gallinger	Representative Name	
Address	3621 Lowell Blvd	Address	
City, State, Zip	Denver , CO 80211	City, State, Zip	
Telephone	720-376-4032	Telephone	
Email	ggallinger@elevationconstructors.com	Email	
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager 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.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):		3621 Lowell Blvd Denver, CO 80211	
Assessor's Parcel Numbers:		0230116026000	
Area in Acres or Square Feet:		4690Sq FT	
Current Zone District(s):		U-SU-B	
PROPOSAL			
Proposed Zone District:		U-SU-B1	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria</p> <p>DZC Sec. 12.4.10.7</p>	<input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> 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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> 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.
	<input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.
<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria</p> <p>DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input checked="" 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: a. Changed or changing conditions in a particular area, or in the city generally; or b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <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. Please provide an attachment describing the justifying circumstance.
	<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. Please provide an attachment describing how the above criterion is met.
	<p><b>REQUIRED ATTACHMENTS</b></p> <p>Please ensure the following required attachments are submitted with this application:</p> <input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input checked="" type="checkbox"/> Proof of Ownership Document(s) <input checked="" type="checkbox"/> Review Criteria, as identified above
<p><b>ADDITIONAL ATTACHMENTS</b></p> <p>Please identify any additional attachments provided with this application:</p> <input type="checkbox"/> Written Authorization to Represent Property Owner(s) <input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity	
<p>Please list any additional attachments:</p> <p>Letters to adjacent neighbors.</p>	



# REZONING GUIDE

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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Elizabeth Gallinger  Geoffrey Gallinger	3621 Lowell Blvd Denver, CO 80211 720-376-4032 ggallinger@elevationc onstructorscom	100%	<i>[Signature]</i> <i>[Signature]</i>	3/27/19	B C	No

Last updated: August 29, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
720 865 2974 • rezoning@denvergov.org

# 3621 N LOWELL BLVD

<b>Owner</b>	GALLINGER,GEOFFREY D GALLINGER,ELIZABETH A 3621 LOWELL BLVD DENVER , CO 80211-2763
<b>Schedule Number</b>	02301-16-026-000
<b>Legal Description</b>	L 45 & S 1/2 OF L 46 BLK 2 CUMBERLAND
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

**Print Summary**

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	672
<b>Bedrooms:</b>	1	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1928	<b>Basement/Finish:</b>	672/0
<b>Lot Size:</b>	4,690	<b>Zoned As:</b>	U-SU-B

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

Current Year			
	Actual	Assessed	Exempt
Land		\$269,000	\$19,370 \$0
Improvements		\$75,500	\$5,440
<b>Total</b>		<b>\$344,500</b>	<b>\$24,810</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$269,000	\$19,370 \$0
Improvements		\$75,500	\$5,440
<b>Total</b>		<b>\$344,500</b>	<b>\$24,810</b>

### Real Estates Property Taxes for current tax year

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)
<b>Date Paid</b>	2/27/2019		
<b>Original Tax Levy</b>	\$959.71	\$959.71	\$1,919.42
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$959.71	\$0.00	\$959.71
<b>Due</b>	\$0.00	\$959.71	\$959.71

### 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>	N	<b>Prior Year Delinquency ⓘ</b>	N
<b>Additional Owner(s) ⓘ</b>	Y	<b>Scheduled to be Paid by Mortgage Company ⓘ</b>	Y
<b>Adjustments ⓘ</b>	N	<b>Sewer/Storm Drainage Liens ⓘ</b>	N
<b>Local Improvement Assessment ⓘ</b>	N	<b>Tax Lien Sale ⓘ</b>	N
<b>Maintenance District ⓘ</b>	N	<b>Treasurer's Deed ⓘ</b>	N
<b>Pending Local Improvement ⓘ</b>	N		

Real estate property taxes paid for prior tax year: **\$1,913.69**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$19,370.00	<b>Assessed Improvements</b>	\$5,440.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$24,810.00

Geoffrey & Elizabeth Gallinger  
3621 Lowell Blvd  
Denver, CO 80211  
3/27/19

Planning Board  
City and County Building  
1437 Bannock St Room 391  
Denver, CO 80202

Dear Planning Board:

We would like to introduce ourselves and describe our proposed project. We currently reside in the single-family home at 3621 Lowell Blvd, we completed a large addition and remodel to the existing home in 2017-2018. That project included a new 2 car garage at the back of the property with a loft for storage, we have decided that we are not in need of that amount of storage area and would like to convert the loft area to an ADU for rental. This would require us to convert the zoning of the property from the existing U-SU-B to U-SU-B1. When we designed the garage the intention of the loft was to use it for a home office, at that time the current zoning on the property did not allow for a 2-story garage. We went forward with construction of the garage with the plans only removing the permanent stair case. The project would not require us to modify the existing garage structurally, or cosmetically from the exterior we would only be installing a separate entrance door. The loft once converted to an ADU would be a total of 550sqft and would include a separate bedroom with closet and egress window, ¾ bath, full kitchen/living room, and laundry closet. Our intention is to use the space for family when they visit as we recently adopted a little boy and rental when we are not using the space.

Sincerely,

Geoffrey & Elizabeth Gallinger

Geoff & Beth Gallinger  
3621 Lowell Blvd  
Denver, CO 80211

Letter to support consistency with adopted plans:

1. This proposal is consistent with the Comprehensive Plan 2040 in the following areas:

a. The Land Use Strategy lists a specific strategy in Objective 2: Denver Zoning Ordinance that “the Denver Zoning Ordinance will be: ... flexible and accommodating of current and future land use needs, such as home-based business and accessory flats”

b. The Land Use Strategy lists a specific strategy in Objective 5: Land Use and Transportation that they “Ensure that land-use policies and decisions support a variety of mobility choices, including light rail, buses, ...”. 3621 Lowell Blvd is 2.5 away from the Knox street station of the W line, and 3.4 miles to the future Clear Creek and Federal G line station and is one and a half blocks to a bus stop.

c. In the Housing section of the Comprehensive Plan 2040, one of the listed challenges is “Affordable Housing”. It states, “Rising sales prices and rental rates and very low vacancy rates make affordable housing very hard to find...”. This planned construction will add a unit to the housing inventory. If this statement was true when the Comprehensive Plan 2040 was adopted it is even more true now over 15 years later.

d. The Housing Strategy lists a specific strategy in Objective 2: Preserve and Expand Existing Housing that states “Upgrade and maintain streets, alleys, and other infrastructure in aging residential areas to encourage maintenance of the housing, retain housing values, and preserve stable and viable middle-income and affordable housing.” This proposal is to renovate an existing structure with no structural or appearance changes.

e. The Housing Strategy lists a specific strategy in Objective 2: Preserve and Expand Existing Housing that states “Review current codes and policies for residential infill development and additions to current homes.” This proposal is infill development on a very small scale.

f. The Housing Strategy lists a specific strategy in Objective 2: Preserve and Expand Existing Housing that states “Adjust codes and policies regarding accessory residential units, such as granny flats, mother-in-law apartments, and carriage units.”

2. This proposal is consistent with the Blueprint Denver 2019 in the following:

a. In the Blueprint Denver: The Plan Map there is a “Development Standards” table which lists development standards for each type of district, residential area and neighborhood, and center. One of the development standards is “Accessory units encouraged”. Single Family Residential areas is one of the residential area and

neighborhood types which is marked as consistent with the accessory units.

b. The street designation for this area is “Urban Collector”. This type of street is characterized by sidewalks, tree lawns, on-street parking, and alleys and rear-facing garages. On-street parking will not be affected by this proposal as there are rarely times that on the surrounding streets that parking is at a minimum.

c. This residence is in an area designated as an “Area of Stability”. As mentioned in 2.a above the Single Family Residential designation is a residential type that “Development Standards” list where accessory units are encouraged.

d. One of the goals listed for an “Area of Stability” is to “identify and maintain the character of an area while accommodating some new development and redevelopment”. The character of the existing house is similar to existing homes with brick facades and peaked roof lines. The existing garage fits this same appearance and will only need the loft converted to a second floor with the addition of a staircase.

e. ADU’s are preferred in residential areas adjacent to transit (3621 Lowell is located one and a half blocks from major arteries that include bus routes.)

f. West highlands is an urban zoning area, 3621 Lowell has a high amount of walkability to urban centers one and done half blocks north to 38<sup>th</sup> there are multiple mixed use developments including rentals apartments and shopping districts, Highlands Square (32<sup>nd</sup> & Lowell) 4 blocks away also has rental units and shopping/dining, and 38<sup>th</sup> & Tennyson 9 blocks away has many existing and new developments of the same type.

g. In the Land Use and Zoning section of the plan one of the top three action recommendations from the plan is “Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.” This ADU is a furthering of this action recommendation in one small incremental step.

4. This proposal is consistent with the Denver Office of Economic Development’s recently adopted policy, strategy, and investment document entitled “Housing an Inclusive Denver” in the following:

a. Under Legislative and Regulatory Priorities one of the priorities listed includes “**Expand and strengthen land use regulations for affordable and mixed-income housing.** Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land use regulations that incentivize affordable and mixed-use housing, including the development of accessory dwelling units.” (page



8) This proposal allows the City to take such a concrete step.

i. In expanding further upon this priority on page 26 the report goes on to state: “Currently, about 25% of Denver, excluding Denver International Airport, is zoned to support development of an “accessory dwelling unit,” a secondary unit that can be attached or detached from the primary residence. However, some of the lots in these areas are not large enough to qualify for an accessory dwelling unit—or ADU. This building form can provide more attainably priced housing options throughout predominantly single-family neighborhoods and can act as a wealth building tool to help low and moderate-income residents remain in vulnerable neighborhoods. Expanding the number and type of neighborhoods that allow ADUs should be explored as part of the *Blueprint Denver* update.”

b. Further in support of affordable homeownership opportunities it encourages the City to “**Promote programs that help families maintain their existing homes.** The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners.” This is what we are attempting to do by adding a space for family when they visit and rental income when available.

i. In elaborating on this priority in the report goes on to state, “While a limited proportion of parcels citywide are zoned appropriately and have the minimum lot size necessary to build an accessory dwelling unit or “ADU,” some low- and moderate-income homeowners in vulnerable neighborhoods in West Denver and North Denver have the appropriate zoning and lot sizes to build such additional units. Across the country and in a limited number of circumstances in Denver, development of ADUs have been used as a tool to introduce new affordable rental stock into predominantly single-family neighborhoods. But ADUs can also provide a wealth-building tool (due to the rental income received over time) and support intergenerational households. Recognizing the potential for ADUs to stabilize low and moderate-income families at risk of becoming displaced from their existing homes due to rising prices, the City and partners are developing programs aimed at providing financial tools, streamlined permitting, and property management support to promote development of ADUs.”

ii. Additionally, one of the key actions identified in supporting this priority, again in the report, is to: “Promote development of accessory dwelling units as a wealth building tool for low and moderate-income homeowners in vulnerable neighborhoods and to support intergenerational households.”  
Public Health, Safety, and General Welfare:

1. The anticipated project will promote the general health and welfare of the community by:

a. Providing affordable housing in the community where there is a desperate need.  
(This is expanded on significantly above with mention of numerous plans and

strategies encouraging the expansion of the use of ADUs.)

b. Being located in an area close to:

i. Public Transit – the property is two miles to a light rail station providing access to downtown and the airport. And 1.5 blocks from major bus routes.

ii. 3621 Lowell’s is located on the new 35<sup>th</sup> Ave Neighborhood Bikeway. Connecting an ADU to 2.6 miles of connecting schools, parks, retail areas and downtown for work commuting.

iii. Public Parks – the property is within one mile of two local public parks (Highland, and Rocky Mountain Lake Park).

iv. New Commercial Developments – the property is within two blocks to 2 new large mixed use developments

v. In this day and age of Uber and Lyft proximity of a couple of miles is equivalent to a \$5-6 cab ride.

#### Justifying Circumstances

1. 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.

a. One of the largest issues facing the City of Denver is the lack of affordable housing.

i. A significant contributor to this situation is the rapid rise of housing costs in the city in the last ten years. According to the Case-Schiller Home Price Index for the City of Denver, home prices have risen 73% in the last ten years. Wages have not come anywhere close to matching this rise so housing has rapidly become unaffordable even for young professional constituents. This ADU will provide an affordable housing unit in the City.

ii. The introduction to the Housing Advisory Committee’s “Housing an Inclusive Denver” report spells out the significant growth in population in the city in the past seven years and the impact it has had on the housing market. Not only have home prices risen significantly, but rents have also outpaced gains in household incomes.

West highlands home values have reached a level that has pushed rental costs per month to be out of reach of most single income individuals.

a. A quick search of homes for rent in the area with the amenities we would provide, 1 bedroom, 1+ bath shows a price in the range of \$2,200 per

month. At this price point, these homes can only be termed barely affordable, for most single income households.

- b. The other option are large apartment complexes without the privacy of a garage space for storage, or a yard. These comparably sized units can run from \$1200- \$2400 per month.
- c. Our unfinished existing structural will only require 20k-30k of investment to finish and make available for rent, in keeping our investment low we can reduce our monthly rental to \$1000 per month. Making our unit a low cost choice to someone wanting to live in the west highlands neighborhood.

c. The Denver's Office of Economic Development housing plan titled, "Housing an Inclusive Denver", which was just adopted in February of 2018 makes the strongest arguments yet for the case for ADUs and making accommodations through zoning and expansion of land use regulations to promote them as an option. All of the published plans, blueprints, and documents make the case for this type of housing as documented in the section on "Consistency with Adopted Plans".

i. More specifically in the report, it states one of the key actions required is to, "Promote development of accessory dwelling units as a wealth building tool for low and moderate-income homeowners in vulnerable neighborhoods and to support intergenerational households."

ii. In the same section of this document it states: "While a limited proportion of parcels citywide are zoned appropriately and have the minimum lot size necessary to build an accessory dwelling unit or "ADU," some low- and moderate-income homeowners in vulnerable neighborhoods in West Denver and North Denver have the appropriate zoning and lot sizes to build such additional units. Across the country and in a limited number of circumstances in Denver, development of ADUs have been used as a tool to introduce new affordable rental stock into predominantly single-family neighborhoods." Using an ADU as a tool for more affordable housing is what we are proposing. Our lot is large enough to accommodate an ADU under the proposed zoning change. The area around our residence is already accustomed to second and multi-unit housing as its previous zoning allowed for it.

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. 1. The description of the Urban Neighborhood Context is outlined in Division 4.1 and analyzed in this Section. A. Section General Character, "The Urban Neighborhood Context is characterized by a mix of elements of 1- and 2-unit properties. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House. Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses. Commercial buildings are typically the Shopfront and General building forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets." The proposed Official Map Amendment is consistent with the General Character of the Urban Neighborhood Context because the existing neighborhood is a mix of elements from both the Urban and Suburban Neighborhood Contexts.

This part of the West Highlands statistical neighborhood contains mostly City blocks with dedicated public alleys. The neighborhood is characterized by mostly consistent Primary Street setbacks. Small-scale to medium scale residential and commercial zone districts exist in the surrounding neighborhood including existing multi-family housing throughout the neighborhood. A neighborhood mixed use centers all along 38<sup>th</sup> ave from Sheridan to Federal. Most single-unit residential structures contain elements of the Urban House and Suburban Housing building forms even though the majority of the neighborhood's housing stock was constructed prior to the adoption of building forms in the Denver Zoning Code as adopted in 2010. Single and two-unit residential uses are primarily located along local and residential arterial streets as evidenced by the subject property's City block. The neighborhood's mix of housing stock is interspersed among a variety of street types. The neighborhood context for the proposed Official Map Amendment is consistent with description of the Urban Neighborhood Context's General Character per the above referenced section and was a significant contributing factor to this Official Map Amendment's proposed zone district, U-SU-B1. B. Section 4.1.2, Street, Block, Access Patterns, "The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by grid or modified grid streets. Block sizes and shapes are consistent and include attached, detached and nonexistent sidewalks, tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback."

The proposed Official Map Amendment is consistent with the Urban Neighborhood Context's Street, Block, and Access Pattern. The subject property's City block and surrounding neighborhood show a mostly consistent regular pattern of block shapes within a grid or modified grid. The surrounding neighborhood is more consistent with infill development that responded to the existing subdivision plat and opportunities to develop new single-family and multifamily homes on regular shaped zone lots. There is a presence of alleys, which is consistent with Urban Neighborhood Context. Block sizes and shapes are typically consistent with the Urban Neighborhood Context and show the original subdivision as the driving force in the development of the neighborhood and its street and alley pattern. The surrounding neighborhood shows a mix of attached and non-existent sidewalks. The surrounding

neighborhood has no tree lawns, however, most of the neighborhood's single family homes provide landscaping on the front setback.

The proposed Official Map Amendment's zone district, U-SU-B1, is consistent with the neighborhood's existing street, block, and access pattern. C. Section 4.1.3, Building Placement and Location, "Single-, two-unit and multi-unit residential buildings typically have consistent moderate to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking." The residential buildings of the subject property's block and surrounding neighborhood have consistent moderate to deep front setbacks. Building orientations along the subject property's block and face block are consistent as are the building placements on the City blocks to the immediate north and south. The face block to the immediate east of the subject property has inconsistent setbacks that represent an inconsistent build out over that block's build out. The proposed Official Map Amendment is consistent with the Urban Edge Neighborhood Context's building placement and location. D. Section 4.1.4, Building Height, "The Urban Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets." The subject property's City block and surrounding neighborhood is characterized by predominantly one and one-half story single family residential structures. At nodes and along arterial streets, this building height is maintained. The subject property's building height, its City block, and surrounding neighborhood are consistent with the Urban Neighborhood's building height. E. Section 4.1.5, Mobility, "There is less reliance on the automobile with a high degree of pedestrian and bicycle activity and good access to transportation system."

The subject property's City block and surrounding neighborhood do rely on the automobile to access essential services such as groceries, neighborhood and regional serving retail, and other services. However, the revitalization of the West Highlands and the neighborhood's existing commercial nodes, as well as the redevelopment of the 38<sup>th</sup> & Lowell neighborhoods provide the neighborhood with important access to services and amenities. In addition, the presence of major regional transit routes allows for the neighborhood to attain the level of transit service seen in the City's Urban Neighborhood context neighborhoods. The proposed Official Map Amendment is consistent with the Urban Neighborhood Context's mobility. The proposed Official Map Amendment is consistent with the stated purpose and intent of the proposed zone district as described in the following analysis. A. Section 4.2.2.1 contains the general purpose of the Urban Edge Neighborhood Context's Residential Districts: 1. Section 4.2.2.1.A: "The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood."

The proposed Official Map Amendment promotes and protects the subject property's residential neighborhood because, while the proposed zone district allows an accessory dwelling unit in the rear yard, this zone district maintains the existing scale and density of the surrounding neighborhood. The

proposed zone district allows for an accessory dwelling unit that will not detract from the overall image and character of the residential neighborhood, which shows the proposed Official Map Amendment's consistency with this general purpose statement. 2. Section 4.2.2.1.B: "The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. 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 proposed Official Map Amendment's zone district promotes desirable residential areas through its employment of building form standards, design standards, and uses to provide a harmonious outcome for the City's Urban neighborhoods. The standards of the proposed zone district accommodate the existing neighborhood's varied pattern of housing stock that closely align with the suburban and urban house building forms. Lot coverage in the existing neighborhood is relatively low in keeping with this general purpose statement. The subject property's City block and surrounding neighborhood's single-family homes address their adjoining Primary Streets. The proposed Official Map Amendment is therefore consistent with this general purpose statement because the proposed zone district matches this existing neighborhood pattern and context.

3. Section 4.2.2.1.C: "These standards recognize common residential characteristics within the Urban Neighborhood Context but accommodate variation by providing eight Residential Zone Districts." The proposed Official Map Amendment recognizes this general purpose statement's common residential characteristics through its harmonious building form and design standards and allowed uses and their limitations. The proposed U-SU-B1 zone district accommodates the neighborhood's current and existing variation of multiple housing types and building configurations and therefore the proposed Official Map Amendment is consistent with this general purpose statement. 4. Section 4.2.2.1.D: "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 proposed Official Map Amendment provides certainty to the current and future property owners of the subject property about the limits of what is allowed in a residentially-zoned area. The proposed zone district, U-SU-B1, is consistent with the neighborhood's current housing types and the subject property's current zone district except the new zone district will allow for the construction of an accessory dwelling unit in the rear yard. The regulations of the U-SU-B1 zone district support the surrounding neighborhood's mix of low to medium intensity residential and commercial zone districts and land uses. Therefore, the proposed Official Map Amendment is consistent with this general purpose statement. B. Specific Intent, Single Unit B, (U-SU-B1), "U-SU-B is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B1 and allow a detached accessory dwelling unit in the rear yard." The proposed Official Map Amendment is consistent

The proposed Official Map Amendment is consistent with the specific intent of the Single Unit B (U-SU-B1) because this zone district allows for the requested accessory dwelling unit, which is not allowed in

the subject property's current zone district, U-SU-B. The subject property's zone lot is 4,960 square feet which exceeds the proposed zone district's minimum zone lot area. The subject property setback and lot coverage standards match the subject property's existing front and side yards. In addition, the subject property will still retain a rear yard as the existing building footprint will need no modifications for the proposed accessory dwelling unit. Therefore, the proposed Official Map Amendment is consistent with the U-SU-B1 zone district's specific intent.