

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION		PROPERTY OWNER(S) REPRESENTATIVE**	
CHECK IF POINT OF CONTACT FOR APPLICATION		CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	FLYWHEEL SFR FUND I BORROWER LLC	Representative Name	BRUCE O'DONNELL
Address	1195 BANGTAIL WAY	Address	825 SPEER BLVD, STE 312
City, State, Zip	STEAMBOAT SPRINGS, CO 80487	City, State, Zip	DENVER, CO 80218
Telephone	970-367-8775	Telephone	720-441-3310
Email	FLYWHEELSFR@DEERPARKRD.COM	Email	BODONNELL@STARBOARDREALTYGROUP.COM
*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):	1920 SOUTH KING STREET		
Assessor's Parcel Numbers:	0529203003000		
Area in Acres or Square Feet:	6,650 sf ≈ 0.14 acres		
Current Zone District(s):	S-SU-D		
PROPOSAL			
Proposed Zone District:	SSUD1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	☒ Yes - if yes, state the meeting date <u>3/27/2024</u> ☐ No - if no, describe why not _____		
Did you contact the City Council District Office regarding this application?	☒ Yes - if yes, state date and method <u>VIA Zoom 2/23/24</u> ☐ 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

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	☒ 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. Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including: • 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. Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including: • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. Neighborhood/ Small Area Plan (list all, if applicable): <u>N/A</u>
General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7	☒ 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. ☒ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City. The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including Blueprint Denver which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).

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Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8	☒ 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: 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. 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. ☒ 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. The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>S-SU-D1</u> Zone District.
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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:

SEE EXHIBITS A - F

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
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
FLYWHEEL SFR FUND I BORROWER LLC	1920 S. King St. Denver, CO 80219 (970) 367-8775 flywheelSFR@deerparkrd.com	100%	 By: Brad Craig Authorized Representative	8/27/24	A & B	yes



2022061345

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05/05/2022 03:28 PM
City & County of Denver
Electronically Recorded

R \$18.00

WD

D \$74.85

Recording Requested By/Return to:

SPRUCE

6100 TENNYSON PARKWAY STE 225

PLANO, TX 75024

Send Tax Notices to:

FLYWHEEL SFR FUND I BORROWER LLC

1195 BANGTAIL WAY

STEAMBOAT SPRINGS, CO 80487

FOR RECORDER'S USE ONLY**WARRANTY DEED**

For good consideration, I (we) **OSCAR J. MONTOYA VENZOR, MARRIED**, hereby bargain, deed and convey to **FLYWHEEL SFR FUND I BORROWER LLC**, the following described land in JEFFERSON County, State of Colorado, free and clear with WARRANTY COVENANTS; to wit:

LOTS 5 AND 6, BLOCK 2, BURNS BRENTWOOD SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN: 05292-03-003-000

PROPERTY ADDRESS: 1920 S. KING ST., DENVER, CO 80219

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and the Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 5th day of May, 2022.

OSCAR J. MONTOYA VENZOR

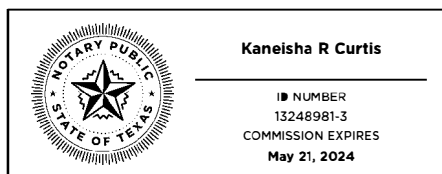
OSCAR J. MONTOYA VENZOR

STATE OF Texas
COUNTY OF Dallas } SS.

The foregoing instrument was acknowledged before me this 5th day of May, 2022, by
OSCAR J. MONTOYA VENZOR.

WITNESS my hand and official seal

(seal)



Kaneisha R Curtis

Notary Public
My Commission Expires: 05/21/2024

Notarized online using audio-video communication

Deed Prepared By:
STEVE HOLLAND, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
1635 FOXTRAIL DRIVE
LOVELAND, CO 80538

CORPORATE RESOLUTION

I, the undersigned, hereby certify that Flywheel SFR Fund I Pledgor LLC (the "Member") is the sole governing Member of Flywheel SFR Fund I Borrower LLC (the "Company"), located at 1195 Bangtail Way, Steamboat Springs, CO 80487. I further certify that the following resolutions have been duly adopted by the Member, or other governing body, of the Company and such resolutions are in full force and effect as of the date hereof and have not been revoked or rescinded as of March 13, 2023:

RESOLVED that:

1. The persons designated below ("Authorized Signers") are authorized to sign and execute on behalf of the Company any real estate purchase or sale contracts, including offers to purchase or sell, counteroffers, amend extend to purchase or sale agreements, resolutions, terminations, and all applicable disclosures related to the purchase or sale of real property.

Authorized Signers:

Scott Burg
Printed Name

CIO
Title

Scott Burg
Scott Burg (May 3, 2023 14:50 MDT)
Signature

Brad Craig
Printed Name

COO
Title

BC
Signature

Harry Murray
Printed Name

Portfolio Manager
Title

Harry Murray
Harry Murray (May 3, 2023 14:06 MDT)
Signature

Mary Hickok
Printed Name

Portfolio Manager
Title

Mary Hickok
Mary Hickok (May 3, 2023 14:13 MDT)
Signature

Joseph Bushek
Printed Name

Operations Director
Title

Joseph Bushek
Signature

The resolutions shall continue to be in full force and effect until express written notice of their rescission, modification or termination has been submitted by the Company.

MEMBER:

FLYWHEEL SFR FUND I PLEDGOR LLC

By: BC Member Signature
Name: Brad Craig
Title: COO

**FLYWHEEL SFR FUND I BORROWER LLC
1195 BANGTAIL WAY
STEAMBOAT SPRINGS, CO 80487**

March 27, 2024

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
825 Speer Blvd, Suite 312
Denver, CO 80218
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent FLYWHEEL SFR FUND I BORROWER LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 1920 S. King Street in Denver, CO.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad', is written over a horizontal line.

Brad Craig, Authorized Representative
FLYWHEEL SFR FUND I BORROWER LLC

Exhibit B

Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)

This application proposes to rezone the approximately 0.14-acre properties located at 1920 S King Street from S-SU-D to S-SU-D1 (the “Property”) to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is located in the Harvey Park neighborhood on the east side of South King Street between West Jewel Avenue and West Evans Avenue. Today the Property is zoned S-SU-D1 a residential zone district allowing suburban houses with a minimum zone lot area of 6,000 square feet. Existing context surrounding the Property is S-SU-D with proximity to S-CC-3x and S-MU-3. Located within 1/3rd mile of RTD route 21 that runs along West Evans Avenue – a Blueprint Denver designated Medium Capacity Transit Corridor - connecting riders to multiple light rail trains and buses. Withing a ½ mile there is RTD route 31 along Federal Blvd – a Blueprint Denver designated High Capacity Transit Corridor – connecting riders to multiple light rail trains and buses. There is designated bicycle priority within a ½ mile on West Jewel Avenue, South Irving Street, and on the Sanderson Gulch Trail. The Property is located within a ½ mile of Harvey Park and the Sanderson Gulch Trail. Denver as a city has been experiencing exponential growth, these changes have resulted in the need to rezone the Property to meet community wants and needs.

The map amendment requests to rezone the Property to the S-SU-D1 zone district. This zone district is a single unit district that would allow an accessory dwelling unit (ADU) on a minimum zone lot of 6,000sf. The proposed zone district is otherwise very similar to the zone district that exists today and in the surrounding area. The successful rezoning will blend in with, support, and sustain the existing residential character of the neighborhood. The proposed map amendment would enable modest growth at an appropriate scale and form while diversifying the housing stock that the City needs.

REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), Housing an Inclusive Denver (2018).

The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2040 including:

VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS

GOAL 1: Create a city of complete neighborhoods.

STRATEGIES:

- *Ensure neighborhoods offer a mix of housing types and services for a diverse population.*
- *Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.*

VISION ELEMENTS: EQUITABLE, AFFORDABLE, AND INCLUSIVE

GOAL 1: Ensure all of Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities.

STRATEGIES:

- Increase development of housing units close to transit and mixed-use developments.

GOAL 2: Build housing as a continuum to serve residents across a range of incomes, ages, and needs.

STRATEGIES:

- Create a greater mix of housing options in every neighborhood for all individuals and families.

VISION ELEMENTS: ENVIRONMENTALLY RESILIENT

GOAL 8: Clean our soils, conserve land and grow responsibly.

STRATEGIES

- Promote infill development where infrastructure and services are already in place.
- Focus growth by transit stations and along high- and medium-capacity transit corridors.

The proposed S-SU-D1 zone district allows for an additional dwelling unit that is accessory to the primary single-family use and introduces a new housing type to a largely single-family neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs than the single-family homes that are found in much of the Harvey Park neighborhood. The proposed S-SU-D1 zoning would allow development at an intensity consistent with the surrounding neighborhood that would increase the diversity and supply of housing in the area. In addition, the proposed map amendment would allow additional building forms compatible with the existing neighborhood. The proposed map amendment will allow for modest density 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. The proposed map amendment is in an area where services and amenities are already in place along Federal Blvd and focuses growth close to a Medium and High-Capacity Transit Corridor. Therefore, the proposal is consistent with multiple strategies of the vision elements in *Comprehensive Plan 2040*.

The proposed map amendment is consistent with the objectives of Blueprint Denver 2019 including:

The **Blueprint Denver** Place designation for the subject property is *Low Residential* in a *Suburban* neighborhood context.

Suburban neighborhoods are described as:

"Many suburban context areas are single-unit residential, but multiunit also occurs. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity." (BPD pg. 190)

Suburban Low Residential Land use and Built Form:

*"Generally characterized by single-unit uses on larger lots. **Accessory dwelling units and compatible two-unit uses are appropriate and can be thoughtfully integrated.** Limited mixed-use along some arterial and collector streets and at intersections, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional suburban residential intensity. There is a mix of attached and detached garage forms. Buildings are typically up to 2.5 stories in height." (BPD pg. 198)*

Growth Strategy for this area is designated as:

All other areas of the city: 10% of new jobs and 20% of new households.

Street Type for the Property is designated as:

Local: *“Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (BPD pg. 160)*

The proposed S-SU-D1 zone district is an appropriate district that compliments the characteristics of Suburban neighborhoods and complies with the vision of a Low Residential area. It will appeal to the desired single-unit uses while introducing modest density through the allowance of an ADU. This zoning is otherwise identical to the zoning today. This zone district appeals to the City’s growth strategy, allowing the development of an ADU is a low-intensity approach that will add to the housing stock. This zone district complies with the local street type and character through its residential uses. In addition, the multiple RTD bus routes nearby along with bike friendly routes, makes the Property an excellent multi modal accessible location ensuring that residents have access to transit and amenities.

Blueprint Denver Recommendations – Land Use and Built Form: Housing:

4. Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. (BPD pg. 82)

➤ *“Study and implement allowances for ADUs – including those attached and detached from the primary home – in all neighborhood contexts and residential zone districts”*

The proposed S-SU-D1 zone district directly addresses the recommendations in Blueprint Denver. It adds to and diversifies the housing stock. The zoning standards within the S-SU-D1 zone district allow a low-scale accessory dwelling unit structure that will be compatible with the existing residential area, and consistent with the Blueprint Denver Suburban context.

An Equitable City:

“While all of the vision elements are essential to Blueprint Denver, equity is especially important to the community. In recent years, Denver’s economic strength and population growth have benefited many, but not all. Today Blueprint Denver is integrating equity into planning in ways that Blueprint Denver 2002 did not. Without accounting and adjusting for important equity considerations, the forces of change acting on our city will prevent it from achieving its vision for inclusive, complete neighborhoods.” (BPD pg. 30)

Equity Concept: Expanding Housing and Jobs Diversity - *providing a better and more inclusive range of housing and employment options in all neighborhoods.*

The Importance of Housing and Jobs Diversity

“The vision of an inclusive Denver relies on a diverse range of residents, businesses and employees. Areas that become too homogeneous and exclusive threaten that vision by reducing or eliminating choice for anyone but the most affluent and privileged. A lack of housing options at various sizes and prices often means certain populations—including families, the elderly and people with disabilities—are not able to live in neighborhoods of their choice. Increasing the range of housing and job options will also advance the important goal to maintain and increase racial, ethnic and socioeconomic diversity in Denver’s neighborhoods. Certain housing types, such as attainable homeownership, can help build wealth and improve economic mobility for Denver residents.

It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can

enable more inclusive and diverse communities.” (BPD pg. 40)

The S-SU-D1 zone district will open the property to allow an ADU, which is not offered in the current zone district. While zoning predominantly addresses land uses and building form, it is important to understand the relationship between a property’s zoning and how its uses effects the community in both character and accessibility to basic needs such as housing and employment. This includes accessibility to amenities such as transit, parks/open space, healthcare, walkability/ bike-ability to a local center, local corridor, community corridor and regional center from the future places map. It will modestly introduce a new housing option in an area that is predominantly single-unit homes. It is valuable to the neighborhood and the City that a S-SU-D1 zoning introduces more housing opportunities to the area than what is offered in the zoning today.

The proposed map amendment is consistent with the objectives of Housing an Inclusive Denver (2018) including:

Legislative and Regulatory Priorities:

Recommendation 2: *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 expanding the development of accessory dwelling units.” (HAID pg. 9)*
- *Key Actions: Encourage development of a mix of residential development types throughout Denver neighborhoods that provide residents with a diversity of housing choices (including price, size, and tenure of housing options) through specific zoning and land use recommendations in Blueprint Denver. (HAID pg. 50)*

The proposed rezoning to S-SU-D1 is consistent with the recommendations of the Housing an Inclusive Denver Plan. The allowance for an accessory dwelling unit will add to the mix of residential housing types in the area that is in character with the neighborhood. It will conform with the neighborhood context, building height and zone lot size recommendations in the existing zoning.

REVIEW CRITERION DZC § 12.4.10.7.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.

Future development of the Property will result in uniformity of S-SU-D1 district regulations and restrictions.

REVIEW CRITERION DZC § 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City’s adopted plan.

Exhibit C

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezoning (DZC § 12.10.8)

CRITERION DZC § 12.4.10.8.A - 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: 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.”

Justifying circumstances for rezoning 1920 S King Street include:

1. *Changed or changing conditions in a particular area, or in the city generally*
2. *A city adopted plan*

The .14 acre Property is in a residentially dense neighborhood consisting of predominantly single unit homes. In Denver, hundreds of new housing units have been delivered in recent years and more are on the way. This growing population has called for not only an increase of housing units but for a variety of housing options as well. As a Suburban Residential neighborhood immediately outside of downtown, this area will continue to be a desirable neighborhood to live in and will need to be able to provide options for the diverse population.

The adoption of Blueprint Denver in 2019 has introduced new land use recommendations and strategies to address Denver’s growing population. Blueprint specifically recommends diversifying the housing stock through the allowance of accessory dwelling units throughout all residential areas. Blueprint Denver also recommends adding additional housing in areas near transit, services, and amenities.

CRITERION DZC § 12.4.10.8.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.

S-SU-D1 is a single unit district in the Suburban neighborhood context and which is characterized by the Denver Zoning Code as “single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of the Suburban House building form with street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consist of Row House and occasional mid- and high-rise Apartment building forms. Commercial buildings are typically separated from residential and consist of Shopfront and General forms. Single-unit residential uses are primarily located away from residential and commercial arterial streets.” (DZC 3.1.1). The proposed map amendment is consistent with surrounding building forms and is appropriate for the street type the Property is located on, therefore in character to the Suburban neighborhood context.

The general purpose of this residential district is to “promote and protect residential neighborhoods within the character of the Suburban 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 building form standards, design standards, and uses work together to promote desirable residential areas. These standards recognize common residential characteristics within the Suburban Neighborhood Context but accommodate variation by providing a range of Residential Zone Districts. These regulations are also intended to reinforce desired development

patterns in existing neighborhoods while accommodating reinvestment.” (DZC 3.2.2.1). The specific intent of the S-SU-D1 zone district is “a single unit district allowing suburban houses with a minimum zone lot area of 6,000 square feet and accessory dwelling units. (DZC 3.2.2.2 D). This ensures new development that contributes positively to established character of the neighborhood.

Today, the immediate neighborhood context around the Property is residential zoning. The proposed S-SU-D1 zone district of the Property will further embrace the residential character of the Harvey Park neighborhood through modest density. It will uphold the purpose of a residential district in an Suburban neighborhood context by reinforcing the desired development patterns while accommodating reinvestment.

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.