

TO: Denver City Council
FROM: Theresa Lucero, Senior City Planner
DATE: November 10, 2016
RE: **Official Zoning Map Amendment Application #2014I-00037**
Approximately 1007-1095 Julian Street/3424 West 12th Avenue and 1030-1090 Knox Court
Rezoning from E-SU-D1x to E-TH-2.5

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for application #2014I-00037 for a rezoning from E-SU-D1x to E-TH-2.5.

Request for Rezoning

Application:	#2014I-00037
Address:	Approximately 1007-1095 Julian Street/3424 West 12th Avenue and 1030-1090 Knox Court
Neighborhood/Council District:	Villa Park Neighborhood / City Council District 3
RNOs:	Villa Park Neighborhood Association; West Colfax Association of Neighbors; Sloan's Lake Citizens Group; Denver Neighborhood Association; Inter-Neighborhood Cooperation
Area of Property:	3.1 Acres / 137,500 SF
Current Zoning:	E-SU-D1x
Proposed Zoning:	E-TH-2.5
Applicant/Owner:	Julian Partners, LLC, with petition by owners of at least 51% of the area of the land to be rezoned
Contact Person:	Phil Workman

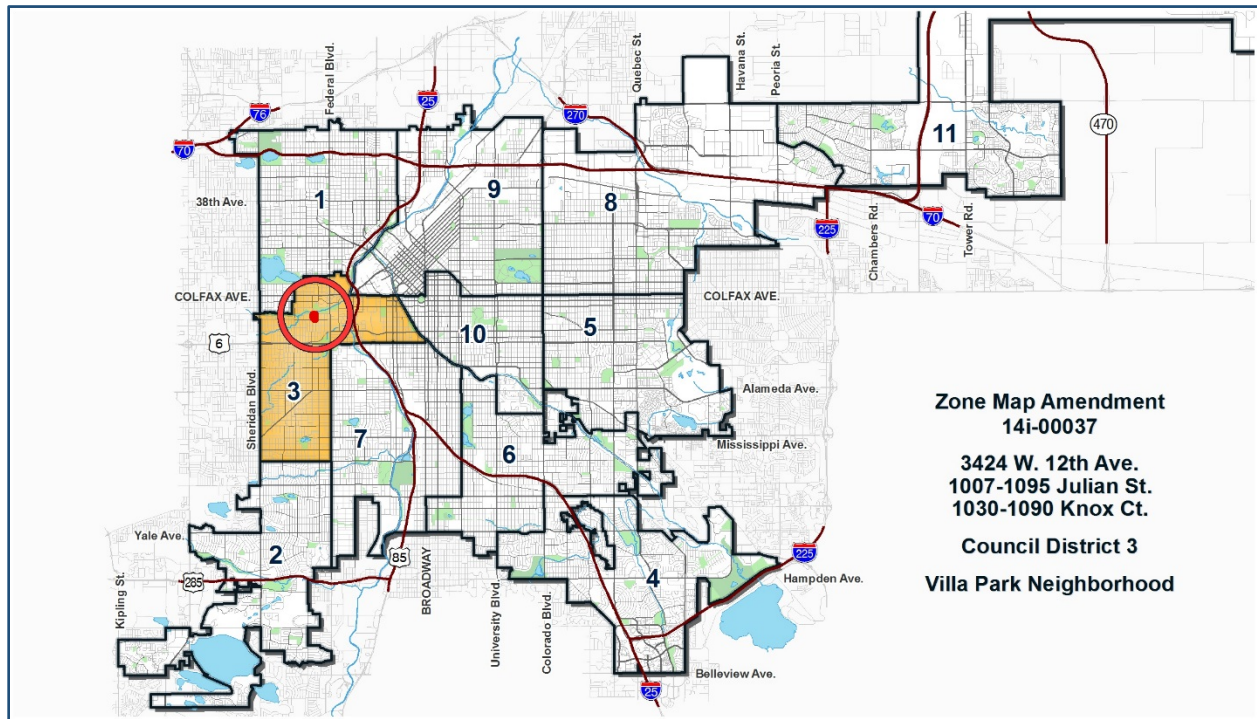
Summary of Rezoning Request

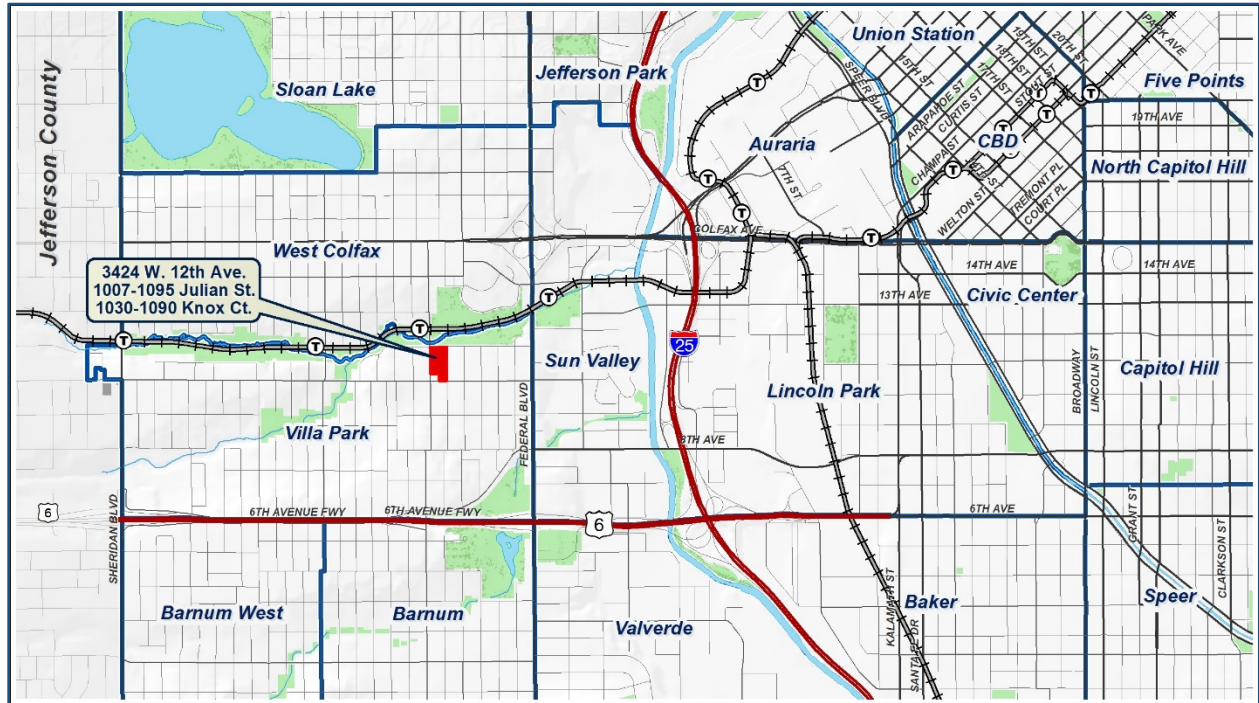
- The subject property is a nearly one full block bounded by West 12th Avenue on the north, West 10th Avenue on the south, Julian Street on the east, and Knox Court on the west. The subject property is comprised of twenty-two parcels and nineteen single family residences and one Accessory Dwelling Unit, generally in separate ownership. The applicant owns 3 parcels on Julian Street containing one single family structure. The block is a half block south across Lakewood Dry Gulch Park from the Knox Court Light Rail Station on the W Light Rail Line and is located on the northern edge of the Villa Park Neighborhood.
- The applicant's original rezoning proposal was to rezone only the property under his ownership for town house development. However, the Denver Zoning Code (DZC) requires that the area proposed for rezoning to a Town House zone district must contain at least 2 acres, or one face block. The DZC also allows property owners to initiate a rezoning application accompanied by a petition signed by owners requesting the map amendment. The DZC requires that the owner petition be signed by owners of 51%, or more, of the total area of the zone lots proposed for rezoning. The applicant has submitted signatures of fourteen property owners within the subject area proposed for

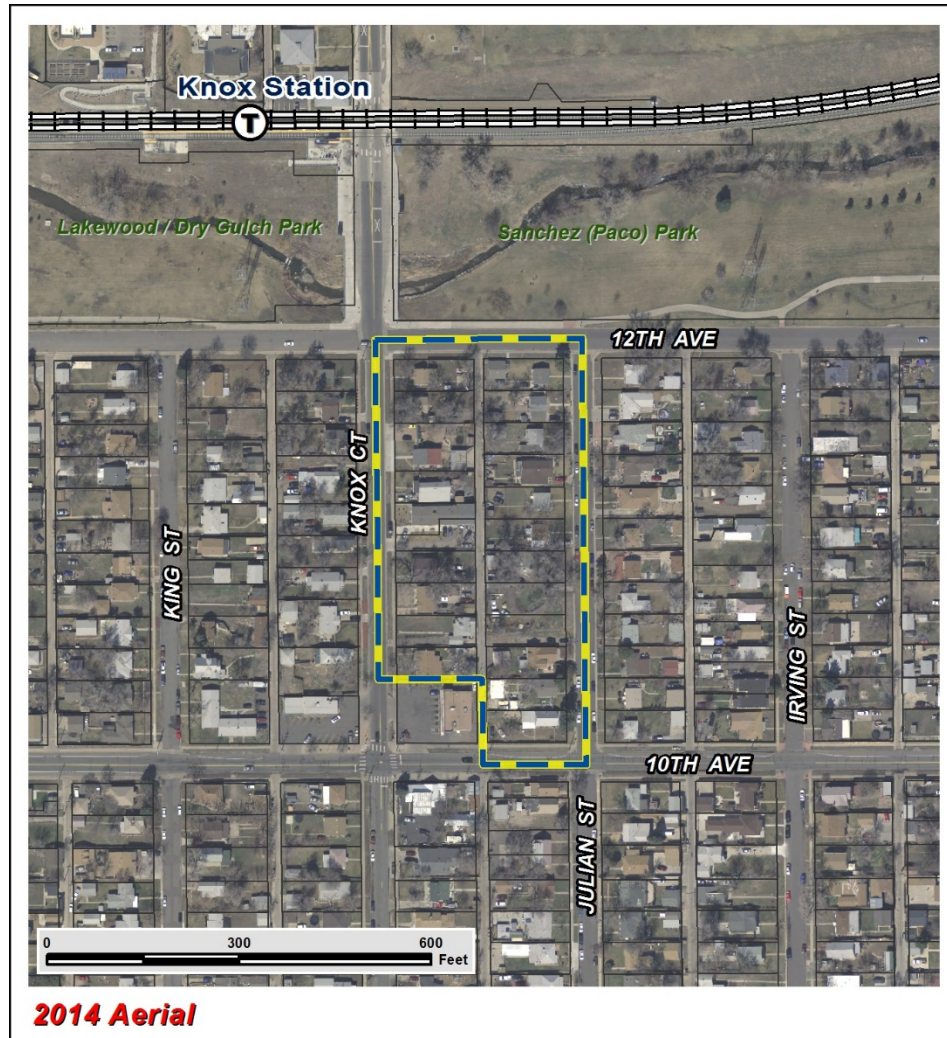
rezoning; these owners comprise 59% of the zone lot area proposed for rezoning (See attached Map).

- The **E-TH-2.5**, Urban Edge, Town House, 2.5-story (30-35 feet maximum building height), zone district is intended for use in the Urban Edge Context which is characterized by a mix of urban and suburban characteristics with primarily single and two-unit residential land uses, with small scale multi-unit residential and commercial areas embedded in residential areas. Single-unit structures in the zone district are either Suburban or Urban House forms with allowed Tandem House forms, and multi-unit building forms allowed include Duplex, Town House, and Garden Court building forms. Accessory dwelling units are also permitted. Allowed building heights are a maximum of 30 -35 feet. Further details of the zone district can be found in Article 4 of the Denver Zoning Code.

General Location







Existing Context

The subject property is in west Denver between 10th and 12th Avenues and between Julian Street and Knox Court, ½ block south of the Knox Court Light Rail Station. The subject property is within ½ mile of 3 light rail stations (Decatur/Federal, Knox Court and Perry Street). In the general vicinity are:

- West Colfax Avenue 3 blocks north,
- West 6th Avenue 5 blocks south
- Federal Boulevard, 5 blocks east,
- Lakewood Dry Gulch and Sanchez Parks directly north across 12th Avenue,
- Westridge Homes, DHA public housing 2 blocks north,
- Rodolfo “Corky” Gonzalez Branch Library 3 blocks north,
- Rude Park and Recreation Center 6 blocks to the northeast

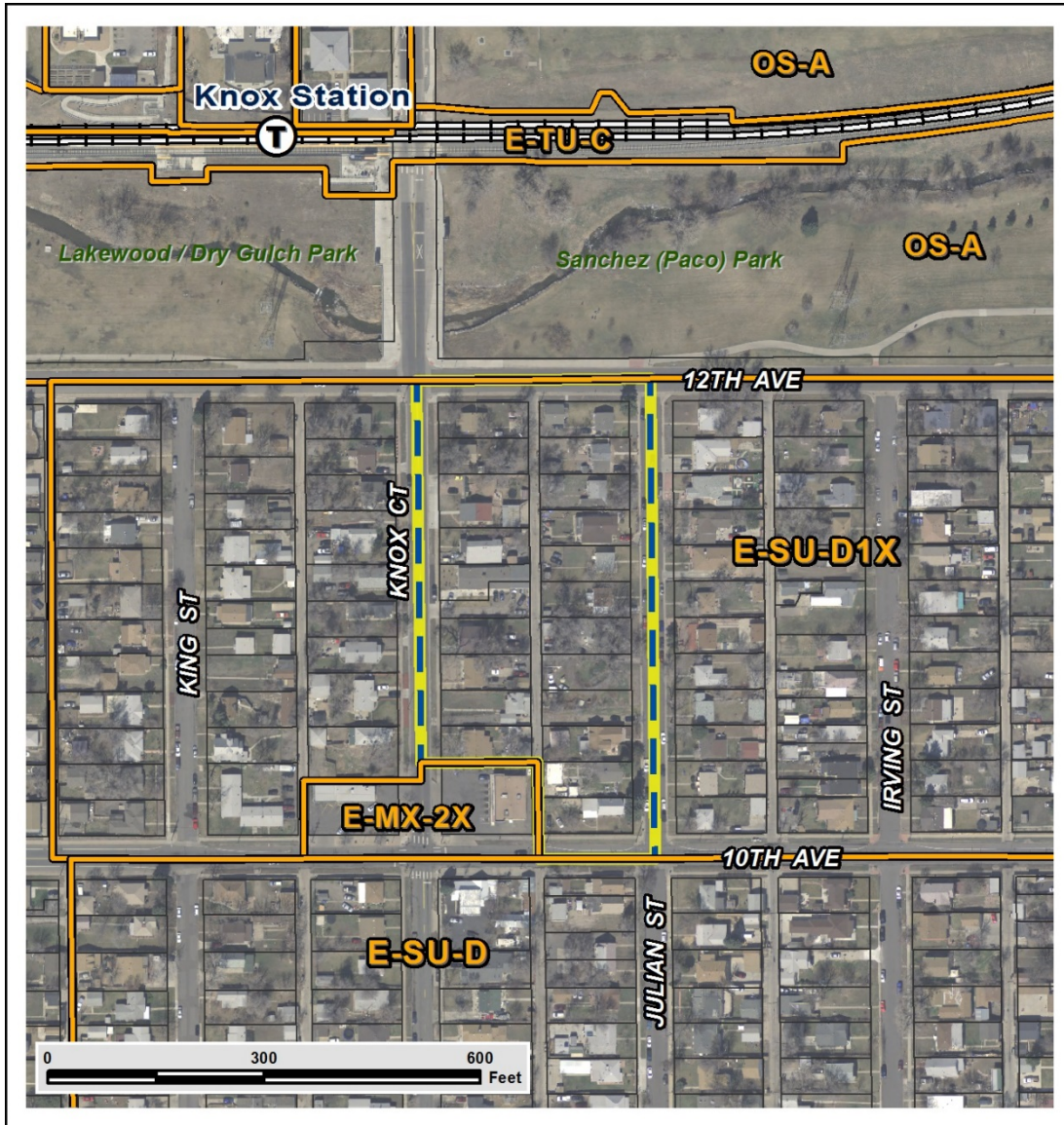
- Cheltenham Elementary School 3 blocks north across West Colfax Avenue,
- Eagleton Elementary School 3 blocks to the southeast, and
- Presentation of Our Lady Catholic School 4 blocks south.

The subject property is surrounded by a mixture of single family and some low density multi-unit residential uses, with some embedded commercial uses located on either side of Knox Court at 10th Avenue. Area building heights range from 1 to 2 stories.

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

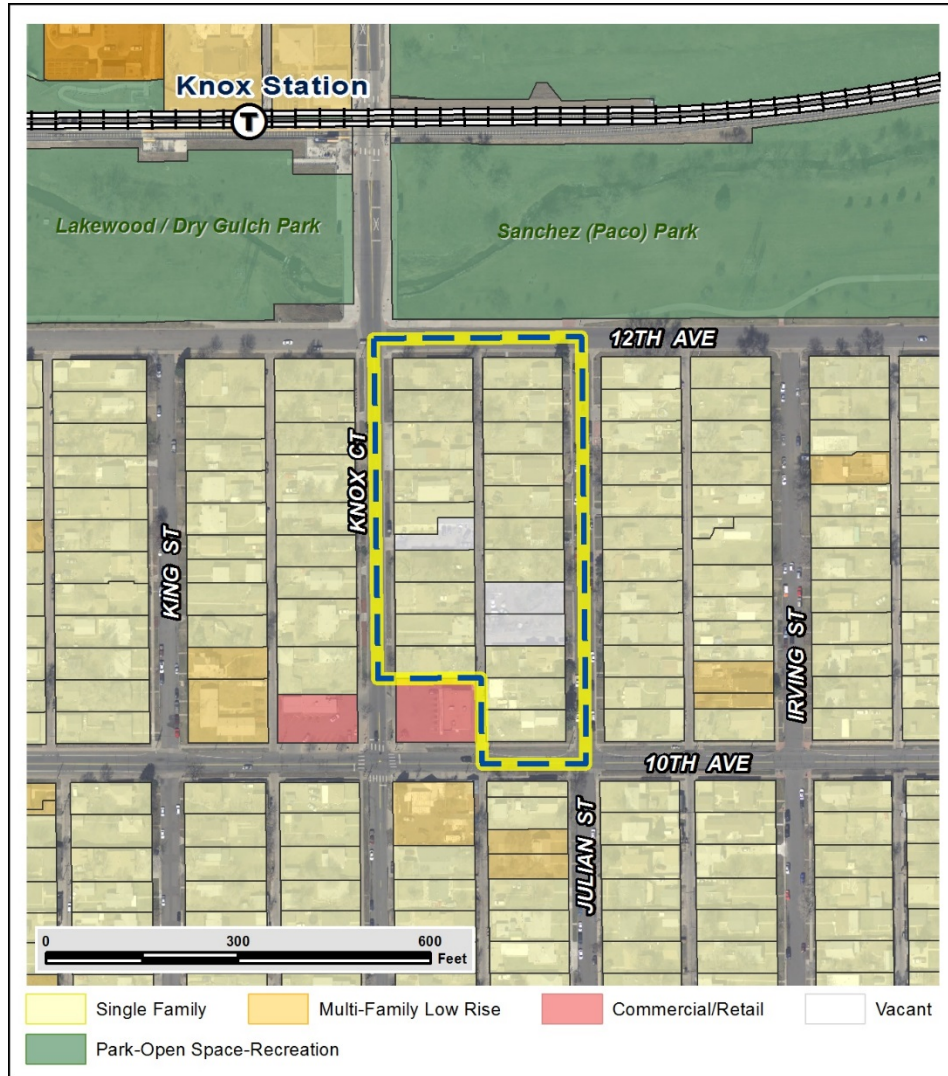
	Existing Zoning	Existing Land Use	Existing Building Form, Scale	Existing Block, Lot, Street Pattern
Site	E-SU-D1x	Low-rise Residential	1-2-story Structures	Grid street patterns with alleys, mixed attached, detached and no sidewalks. Regular pattern of rectilinear blocks.
North	OS-A	City Park / "W" Light Rail Line and station	1-story Station Structure	
South	E-MX-2x / E-SU-D	Low-rise Residential / Low Intensity Commercial	1-2-story Structures	
West	E-SU-D1x	Low-rise Residential	1-2-story Structures	
East	E-SU-D1x	Low-rise Residential	1-2-story Structure	

1. Existing Zoning

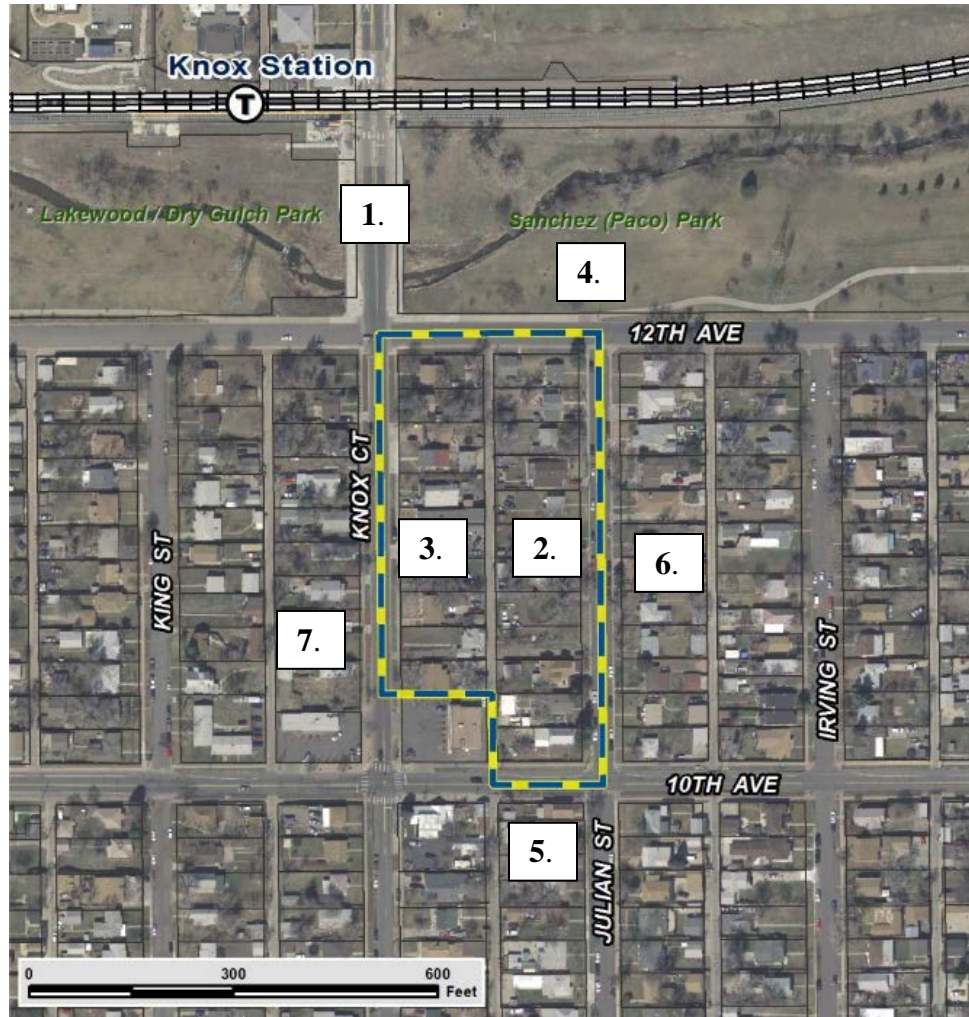


The E-SU-D1x zone district is a single unit zone district that allows either a Suburban House or and Urban House building form and an accessory dwelling units, with a minimum zone lot size of 6,000 square feet. Maximum building heights are 30-35 feet.

2. Existing Land Use



3. Building Form and Scale



See page 9 for photos matching the map numbers.

1. Knox Court Light Rail Station and Subject Block



2. Julian Street side of subject block.



3. Knox Court side of subject block.



4. Park and Knox Court Station north of subject block.



5. Residential south of subject block.



6. Residential on east side of Julian Street.



7. Residential on west side of Knox Court.



Summary of City Agency Referral Comments

This rezoning has been reviewed concurrently within the context of the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

Asset Management: Approved, no comments.

Public Works – City Surveyor: Approved.

Environmental Health: Approved with the following comments. General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Public Review Process

- CPD staff provided informational notice of receipt of the application to affected members of City Council and Registered Neighborhood Organizations on November 19, 2015.
- On December 17, 2015, prior to scheduling the application for the Planning Board public hearing, CPD staff referred the application to mediation with Steve Charbonneau. Two meetings were held between the applicant and representatives of the Villa Park Neighborhood Association. The mediated meetings did not result in agreement between the neighborhood representatives and the applicant. See the attached mediation summary.
- The property was legally posted for a period of 15 days announcing the September 7, 2016, Planning Board public hearing, and written notification of the hearing was sent to all affected Registered Neighborhood Organizations and City Council members. During the Planning Board public hearing the Board voted 7-1, with one abstention to recommend approval of the proposed rezoning.
- Following Planning Board review, the rezoning application is referred to the Land Use, Transportation and Infrastructure Committee (LUTI) of the City Council. CPD staff sent electronic notification of the meeting to affected Registered Neighborhood Organizations and to At-large and local City Council members. The LUTI Committee was scheduled for October 4, 2016.
- Following the LUTI Committee review the rezoning application was referred to the full City Council for final action at a public hearing. The City Council public hearing is scheduled for November 14, 2016. A notification sign was posted on the property for a period of 21 days announcing the City Council public hearing, and written notification of the hearing was sent electronically to all affected Registered Neighborhood Organizations and City Council members.

- To date, staff has received seven public comment letters, two letters support the proposed rezoning, four letters, including the Villa Park Neighborhood Association (2 letters), oppose, and one supports if the proposed town homes face the street. The letters are attached at the end of this report.

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 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 criteria for review of this rezoning application include conformance with adopted regulations, and with the Comprehensive Plan and applicable supplements. Applicable documents are:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver (2002)*
- *West Colfax Plan (2006)*
- *Villa Park Neighborhood Plan (1991)*

Denver Comprehensive Plan 2000

The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:

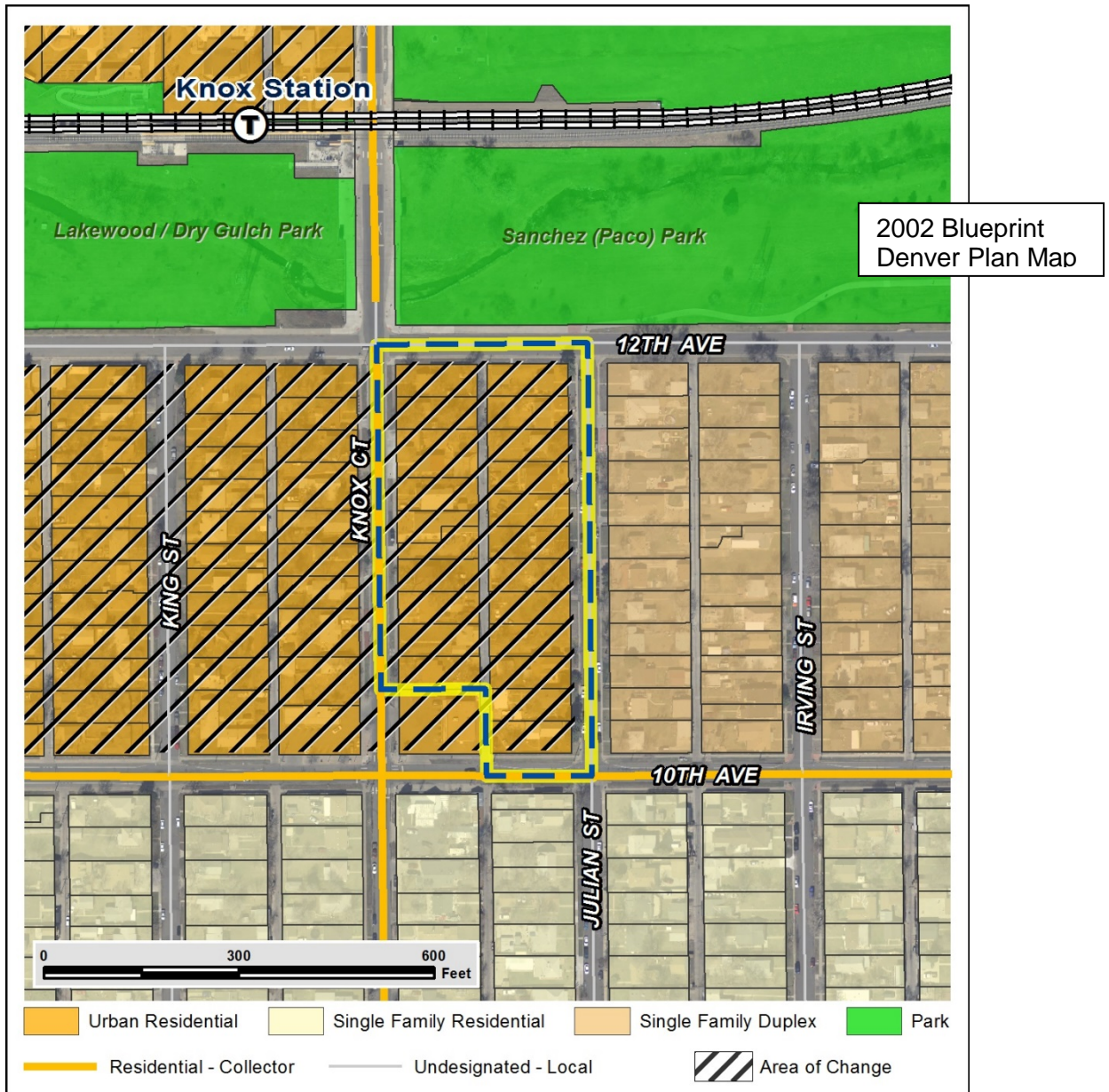
- Environmental Sustainability Strategy 2-B “**Protect and improve air quality by: Reducing vehicular pollution by expanding the use of transit and other travel alternatives, supporting telecommuting and home-based employment, increasing the mix of uses within neighborhoods, and expanding the use of alternative fuels**” (p. 38).
- Environmental Sustainability Strategy 2-F “**Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place**” (p. 39).
- Land Use Strategy 1-H to “**Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents in the Citywide Land Use and Transportation Plan**” (p. 58).
- Land Use Strategy 3-B to “**Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses**” (p. 60).
- Land Use Strategy 4-A to “**Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods**” (p. 60).

- Mobility Strategy 3-B “**Promote transit-oriented development (TOD)** as an urban design framework for urban centers and development areas. Development at transit stations should provide both higher ridership to the transit system and viability and walkability in the area” (p. 77).
- Mobility Strategy 4-E to “**Continue to promote mixed-use development**, which enables people to live near work, retail and services” (p. 78).
- Mobility Strategy 5-D “**Determine the potential for transit-oriented development at public transit stations**, and encourage such opportunities whenever possible” (p. 79).

The proposed map amendment will enable the addition of transit oriented development in the form of new low-scale multi-unit residential development directly bordering the W Light Rail Line. Increasing the diversity of housing types near transit stations increases transit ridership and helps protect the City’s air quality. The E-TH-2.5 zone district will introduce more diverse residential development that matches the maximum building height as the existing single unit zone district. The allowed building height is the same 30 to 35 feet building height allowed in the surrounding single unit zone districts. The location of the subject property on the northern edge of the Villa Park neighborhood also offers the opportunity for an increase in density that can provide a transition from the transit station to the predominately single family neighborhood. The allowed primary building forms in the E-TH-2.5 zone district are Suburban and Urban House, Tandem House, Duplex, Town House and Garden Court. However, until August 25, 2017, a moratorium is in effect on the use of the Garden Court building form, with some exceptions. The rezoning is consistent with the Comprehensive Plan policies that encourage development of housing that meets the diverse housing needs of the City’s residents, of development that offer a discreet increase in density near transit stations and that supports infill development where services and infrastructure are already in place, where the infill development is in character with the existing neighborhood, and that helps protect the air quality of the City.

Blueprint Denver

Blueprint Denver, the City’s Land Use and Transportation Plan, identifies the subject property as being within an *Area of Change* with a land use recommendation of *Urban Residential*.



Future Land Use

Urban Residential neighborhoods are “higher in density and primarily residential but may include a noteworthy number of complementary commercial uses. New housing tends to be mid-high-rise structures, and there is a greater housing base than employment base. A mixture of housing types is present, including historic single-family houses, townhouses, small multi-family apartments and sometimes high-rise residential structures” (p. 41-42). The proposed E-TH-2.5 zone district will bring the density of the proposed property closer to the Urban Residential land use category description by introducing multi-unit land uses. Under the E-TH-2.5 district the variety of housing types allowed on the subject property would increase to include the Duplex, Tandem House, Town House and Garden Court building forms. This is

consistent with the description of housing types included in the description of the Urban Residential land use category. Based on the location of the subject property adjacent to light rail, and the envisioned Urban Residential land uses, the E-TH-2.5 zone district is consistent with the Blueprint Denver land use recommendation.

Areas of Change/Areas of Stability

A central premise of the Blueprint Denver plan is that growth should be directed to Areas of Change *“where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips”* (p. 127). The Plan also describes three types of Areas of Change including *“[1] Downtown; [2] Lowry, Stapleton and Gateway and [3] Areas where land use and transportation are closely linked”* (p. 20). The Plan describes features that characterize Area of Change as *“areas adjacent to and around transit stations”* and *“areas with special opportunities such as where major public or private investments are planned”* (p. 19). The subject property is adjacent to the Knox Court Light Rail Station on the W Rail Line, a part of the FasTracks project, a major public infrastructure investment to expand transit in the Denver metro region. The property is also within 1/2 mile of the Decatur-Federal and the Perry Street Light Rail Stations. In this location the property is in an area where transportation and land use are linked. It is therefore appropriate that the subject property is in an Area of Change and that the Plan vision is increased density. The Plan also includes strategies envisioned for these types of Areas of Change including:

- Compatibility between existing and new development
- Pedestrian and transit supportive design
- Mixed land uses
- Infill and redevelop vacant and underused properties
- Multi-modal streets
- Transit service and transit access
- Diversity of housing type, size, cost
- Retain low and moderate income residents

The proposed E-TH-2.5 zone district is an appropriate step up in density that is still in character with the adjacent neighborhood. The maximum building height in the existing zone district is the same in the E-TH-2.5 zone district, and thus is compatible with the existing development in the area. The E-TH-2.5 district will serve to introduce low-intensity multi-unit housing onto the property at a transit-oriented location. The proposed development of Town Houses on vacant property will be an appropriate infill on underutilized property, it will add to the diversity of housing types, and it will potentially increase access to jobs housing and services with fewer auto trips.

Street Classifications

Blueprint Denver classifies 10th Avenue and Knox Court as Residential Collector streets and 12th Avenue and Julian Street as an Undesignated Local streets. *“As Collector and local streets residential streets are designed to emphasize walking bicycling and land access over mobility”* (p. 55), and local street are *“tailored more to providing local access”* (p. 51). The proposed map amendment will enable an increase in residential density appropriate to residential collector streets.

West Colfax Plan (2006)

The West Colfax Plan includes a “Framework Plan” the purpose of which “*provides the overarching goals and recommendations for these places within the study area; it provides the technical guidance for zoning regulatory changes, infrastructure planning and policy direction*” (p. 78). Key components of the Framework Plan include Urban Design, Land Use, Mobility and Economic Development. The West Colfax Plan also contains District Plans to “*provide guidance regarding the appropriate character and scale of an area... The district plans augment the prevailing goals and recommendations contained in the framework plan*” (p. 120). Within the West Colfax Plan Framework Plan, the subject property, is identified in the following ways:

Framework Plan/Future Land Use/Urban Design

On the Future Land Use Concept map in the Plan the property is identified as “*Urban Neighborhood*” on the Julian Street (east) side of the block and as “*Urban Neighborhood Station*” on the Knox Court (west) side of the block. See the red rectangular on the Future Land Use Concept map below.

Urban Neighborhood

The land use and urban design concept for the “*Urban Neighborhood*” future land use designation is “*a healthy mix of residential housing options – single family, duplex, apartments, rowhouses townhomes and condominiums*” with a typical scale of 1-4 stories. “*A range of development intensities defines Urban Neighborhood areas. Housing options are appropriate for a central city location including single-family houses, carriage houses, duplexes, apartments, townhomes, row houses and condominiums. Buildings of one to four stories characterize the prevailing degree of development, with buildings over two stories typically forming neighborhood edges or “end cap” structures on blocks fronting busy streets. High intensity parts of an Urban Neighborhood form a transition between the prevailing neighborhood pattern and an activity center or take advantage of a significant infill opportunity on a larger than average development site. Urban neighborhoods are dense and private, offering a place for urban dwellers to find refuge close to downtown, main streets, town centers and transit station* (p. 84).

Within the “Urban Neighborhood” land use and urban design concept “*There are two general types of urban neighborhood areas:*

1. *Residential Stabilization Areas - where existing buildings should be preserved, rehabilitated and reused.*
2. *Residential Growth Opportunity Areas - where the existing housing stock is dated and declining, and may be appropriate for redevelopment to encourage revitalization and reinvestment*” (p. 84).

On the Urban Design Concept Map the subject property is identified both as part of a “Residential Growth Opportunity Area” and a “Residential Stabilization Area.” On the Julian Street (east) side of the block the urban design concept is Residential Stabilization Area and on the Knox Court (west) side of the block the urban design concept is Residential Growth Opportunity Area. See the red rectangle on the Urban Design Concept Map below.

Urban Neighborhood Station

The land use and urban design concept for the “*Urban Neighborhood Station*” future land use designation is “*Single family and multi-family residential*” with a typical scale of 1-5 stories. “*This land use development pattern occurs within a 1/4 to 1/2-mile radius of light rail stations in*

the central city of a metropolitan region. Generally, development happens here as infill on vacant parcels or redevelopment of underutilized parcels or dated and declining properties. Since the stations evolve in established residential areas, initial changes may add density and intensity in compact building forms that blend in with the prevailing residential context. Development may progress initially from residential additions and rehabilitations to the addition of carriage houses and conversion of single-family structures to duplexes, triplexes and quads. Over the long-term, some more significant and welcome redevelopment may occur, adding small and medium scale apartments or condominium buildings in close proximity to the station areas” (p. 85).

Additional Framework Plan Land Use Recommendations include:

“Recommendation 1: Urban Neighborhood Regulatory Tools

Work with the Zoning Code Task Force to establish and apply form based zoning tools appropriate for the mix of building types and uses (primarily housing and complementary uses) that define an urban neighborhood and their associated station areas. Ensure that these zoning tools consider, define and respect the traditional and desired forms of urban neighborhood patterns of development. Consider:

- *Urban design (lot and block structure, site design, building orientation, setbacks, relationship of buildings to streets)*
- *Range of building types (single family structures, duplexes, triplexes, quads, courtyard apartments, carriage houses, row houses, town homes) and associated design elements (entries, balconies, stoops, materiality, glazing)*
- *Architectural character (building envelope, scale, proportions, materiality, rhythm, massing and height)*
- *Location criteria for certain building types and uses to ensure the evolution of the appropriate urban neighborhood texture that complements the transportation network:*
 - ***Ensure rational evolution of urban neighborhoods and their station areas**, so that changes in development intensities occur in harmony with prevailing neighborhood character.*
 - ***Correlate higher intensity structures within proximity of station area platforms** or as end cap buildings on block faces fronting busy neighborhood streets” (p. 94).*

“Recommendation 6: Housing Diversification

*...**Diversify housing options** and encourage a healthy urban mix of incomes. **Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)**” (p. 95).*

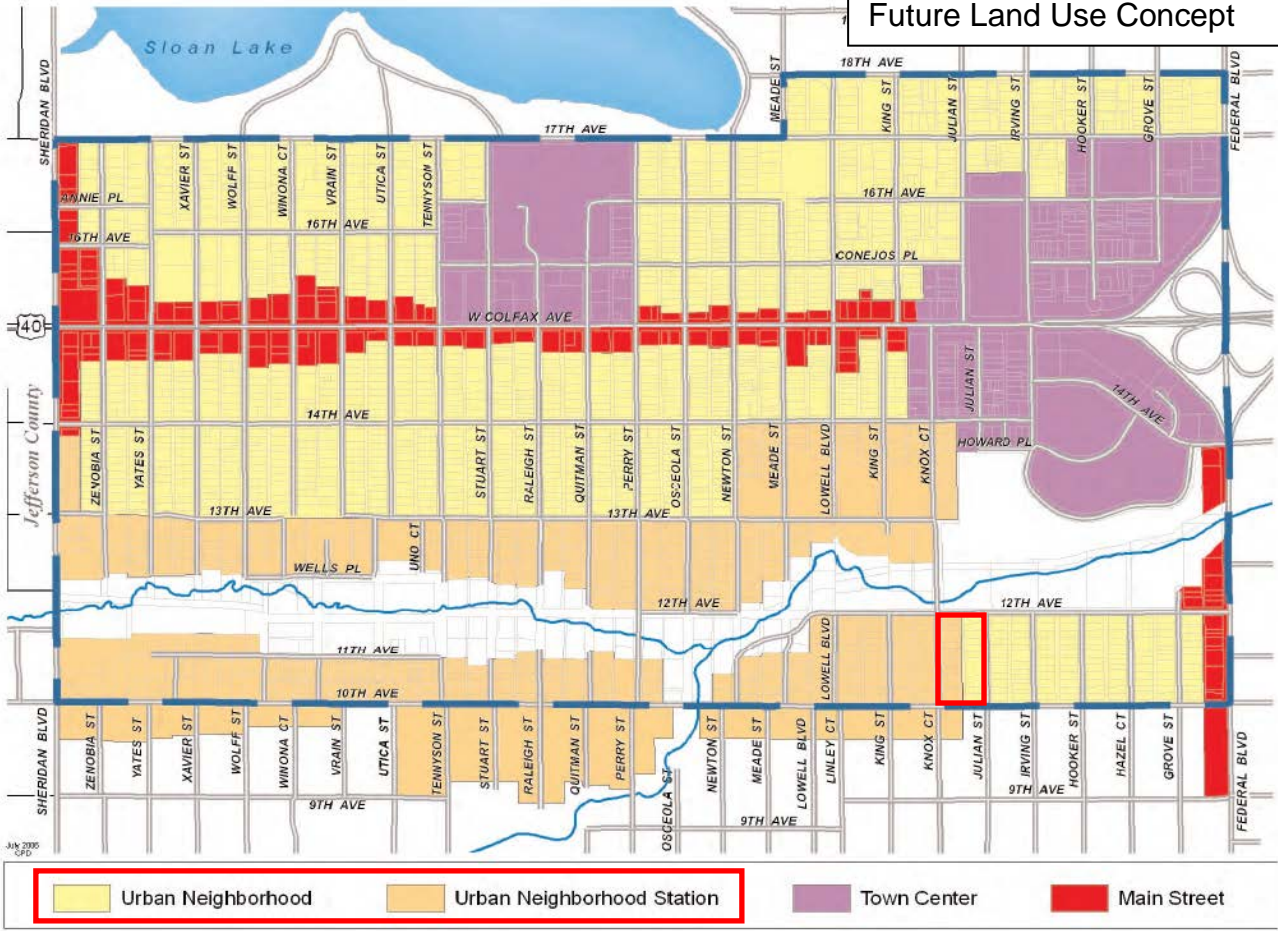
“Recommendation 8: Transitions

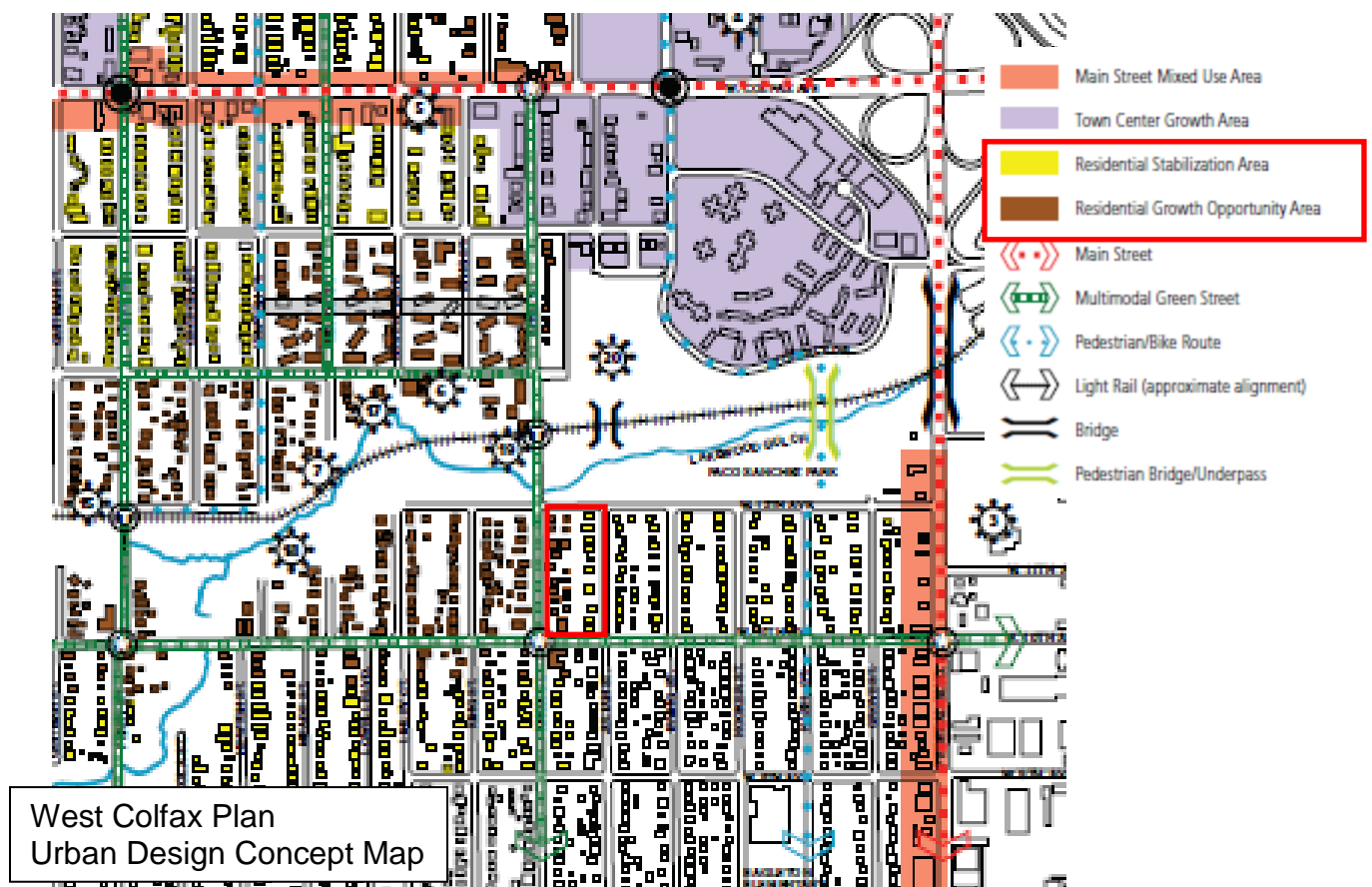
*To the greatest extent possible, **focus both structural and use intensity to main streets, transit station areas and town centers.** Incorporate design and development standards to address solar access and privacy protection, such as bulk plane, building orientation and roof form standards” (p. 96).*

WEST COLFAX PLAN

Future Land Use Concept

West Colfax Plan
 Future Land Use Concept





District Plans

In addition to the Framework Plan, the West Colfax Plan includes District Plans. The district plans “do not imply zoning changes” but are included in the Plan to “provide guidance regarding the appropriate character and scale of an area” (p. 120).

Maple Grove Transit Station District Plan: The West Colfax Plan includes the subject site within the “Maple Grove Transit Station.” See the red rectangular on the District Plans map below. Specific to the neighborhood stations, the Plan offers the following District Plan recommendations:

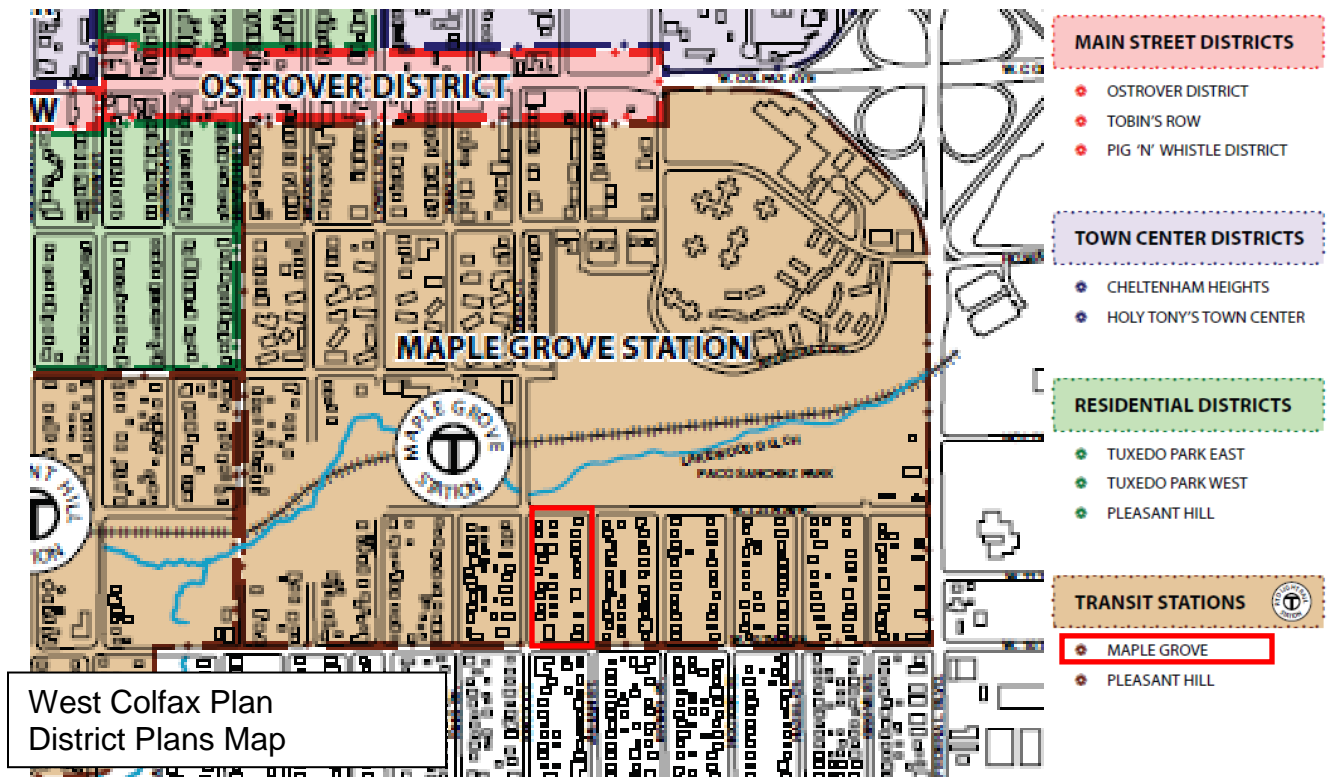
Recommendation 1: Urban Neighborhood Station Elements

“Establish the appropriate regulatory conditions and incentives to facilitate the redevelopment of the edges of Villa Park and West Colfax neighborhoods near the rail facilities, as well as the catalyst development sites at Avondale and Westridge. Incorporate special features to reinforce stations as a key transit transfer point or stop.”

Recommendation 2: Redevelopment of Station Areas

Maple Grove Station. Maple Grove Station presents the greatest opportunity for redevelopment. Advance planning should explore the opportunity to use Decatur Station as an initial staging area for the redevelopment of Avondale, the Overlook Apartments, Westridge Homes and other nearby obsolete/dated public housing facilities as higher density, healthier mixed-income communities. ... East of Lowell, encourage redevelopment at higher intensity to

improve the housing stock and residential densities as the district approaches the Avondale shopping center” (p. 142).



The common theme in the West Colfax Plan recommendations for the subject property is that the property is recommended to transition to more intense station/urban residential land uses centered near the stations along the West Light Rail Line. Both the Urban Neighborhood and the Urban Neighborhood Station recommended land use concepts describe a range of housing types that include single family and multi-family land uses and higher building heights. To conform with the Urban Neighborhood Station concept (within ¼ to ½ mile of the station) the Plan recommends adding “*density and intensity in compact building forms that blend in with the prevailing residential context*” and building heights of 1-5 stories. To conform with the Urban Neighborhood land use concept there should be a “*healthy mix of residential housing options, single family, duplex, apartments, rowhouses, townhomes, and condominiums*” with building heights between 1 to 4 stories.

The proposed zoning for the subject site, E-TH-2.5, will increase the range of residential housing types and will control the scale of future development to the same scale as the surrounding residential development. With the allowed low-intensity multi-unit building forms, residential uses, and 30-35 feet height restrictions featured the E-TH-2.5 zone district, the zone district is consistent with the Urban Neighborhood and Urban Neighborhood Station land use recommendations in the West Colfax Plan.

Villa Park Neighborhood Plan (1991)

The Villa Park Neighborhood Plan was adopted in 1991. The land use and zoning vision expressed in the Plan is:

- *Compatibility of zoning to land use*
- *Protection of residential character of the neighborhood*
- *Compatibility between residential and business land uses (p. 18)*

Land Use and Zoning Plan Recommendations include:

Strategy LZ-1: “**Discourage higher density development**”.

Implementation Program LZ-1a: “*Consider rezoning portions of the neighborhood. Zoning is intended to reflect both the current and the desired character of an area. However, while most of the housing in Villa Park is single-unit, the zoning throughout much of the neighborhood, R-2, allows and encourages the development of low density apartments. The property owners in those areas, therefore, should consider rezoning to a lower density residential zone, which would more accurately reflect the existing and desired character of the neighborhood*” (p.18).

Strategy LZ-2: “**Discourage development that is incompatible with the scale and quality of the neighborhood**” (p. 19).

Implementation Program LZ-2a: “*Monitor requests for rezoning and for zoning variances*”

The Villa Park Neighborhoods Plan is an adopted plan that continues to guide policy and development decisions within the neighborhood. The northern portion of the plan area (including the subject site) has more recent guidance from the Blueprint Denver Plan (2003) and the West Colfax Plan adopted in 2006, partially in response to new opportunities presented by the light rail line and stations. For this portion of the neighborhood, the more recent Plans provide different land use recommendations than the older Villa Park Neighborhood Plan, which pre-dates the conception of FasTracks by more than a decade.

The proposed E-TH-2.5 zone district complies with the land use and zoning vision of the Villa Park Neighborhood Plan in terms of protecting the residential character of the neighborhood because the proposed zone district is a residential district, and in terms of compatibility because the E-TH-2.5 height limit is the same as the height limit in the current zone district. The Villa Park plan recommendation discouraging higher density development predated the substantial public investment in the development of the adjacent light rail line, and the development of more current land use recommendations in Blueprint Denver and the West Colfax Plan. The E-TH-2.5 zone district is a district that both respects the character of the existing neighborhood in terms of building height and residential land use type, and allows for a logical increase in density given the location of the property in close proximity to three light rail stations, Decatur-Federal, Knox Court and Perry Street.

- 2. Uniformity of District Regulations and Restrictions:** Rezoning the subject site to E-TH-2.5 will further the uniform application of district regulations in the City. The same regulations will apply to the subject site as to other areas zoned E-TH-2.5 in the city.
- 3. Public Health, Safety and General Welfare:** The proposed map amendment furthers the public health, safety and general welfare of the City by implementing the vision set forth in the City’s adopted plans.

4. Justifying Circumstances

The applicable justifying circumstance is that the land or its surrounding environs has changed to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area. The proposed map amendment is in response to the changed circumstances of a major public infrastructure investment in light rail transit serving the area. These improvements have created a shift in opportunity for transportation that supports higher-intensity, mixed use development. The proposed E-TH-2.5 zone district balances the proposed new residential development with the existing neighborhood development bringing the property into a compatible zone district with adjacent properties in terms of building height and land use type.

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

The fifth review criterion in the Denver Zoning Code is that the proposed official map amendment must be consistent with the descriptions of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district. Overall, the proposed map amendment is consistent with the Urban Edge Neighborhood Context. The Denver Zoning Code describes the Urban Edge context as characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically Urban House forms with some Suburban House forms. Multi-unit forms are typically Town House, Garden Court, or Apartment forms embedded with other residential forms. Commercial buildings are typically Shopfront and General forms that typically contain a single type of use. Street and block patterns are a regular pattern of block shapes surrounded by an orthogonal street grid. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

The Urban Edge residential zone districts are intended to “promote and protect residential neighborhoods within the character of the Urban Edge 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...The standards of the two unit and town 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.” Specifically the E-TH-2.5 zone district is “a multi-unit district and allows suburban house, urban house, detached accessory dwelling unit, duplex, tandem house and town house building forms up to two stories in height.”

The proposed map amendment is consistent with both the general and specific purpose and intent of the Urban Edge context and the E-TH-2.5 zone district because the proposed zoning will promote new a low density transit oriented residential development that is in character with the existing neighborhood in scale.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning property located at approximately 1007-1095 Julian Street/3424 West 12th Avenue and 1030-1090 Knox Court to an E-TH-2.5 zone district meets the requisite review criteria. Accordingly, staff recommends **approval**.

Attachments:

1. Application
2. Legal Description
3. Map of Owner Signatures
4. Mediation Summary
5. Comment Letters (7)

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	Julian Partners LLC	Representative Name	Phil Workman
Address	1315 Cherryville Road	Address	7523 E 8th Pl
City, State, Zip	GV, CO 80124	City, State, Zip	Denver, CO 80230
Telephone	303-359-8337	Telephone	303-910-1393
Email	lancenading@aol.com	Email	pworkman@live.com
*If More Than One Property Owner: 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.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
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 deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	See Attached		
Assessor's Parcel Numbers:	See Attached		
Area in Acres or Square Feet:	See Attached		
Current Zone District(s):	E-SU-D1X		
PROPOSAL			
Proposed Zone District:	E-TH-2.5		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria 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>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.</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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</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>Please provide an attachment describing how the above criterion is met.</p>
---	--

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)

Please list any additional attachments:

REZONING GUIDE

Rezoning Application Page 3 of 3



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 (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (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 Josie Q. Smith</i>	01/01/12	(A)	NO
Caravedo, Efrain & MARTHA	1054 KNOX		<i>Efrain Caravedo Martha Caravedo</i>	10/12	A	
STOFER, Clay	1048 KNOX		<i>Clay Stofer</i>	10/11	A	
Vargas, INES	1040 KNOX		<i>Ines Vargas</i>	10/11	A	
CROSS, A Jennifer	1036 KNOX					
Valenzuela, Jose E	1030 KNOX		<i>Jose E. Valenzuela</i>	10/31		

Last updated: February 4, 2015

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311 | FOR INFORMATION & CITY SERVICES

2014I-00037

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

November 18th, 2015 5:23:07 pm check # 11659117

REZONING GUIDE



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

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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 Josie Q. Smith</i>	01/01/12	(A)	NO
SOTELO, Carlos	1007 Julian	100%	<i>Carlos Sotelo</i>	10/11/15	A	
SOTELO, OSCAR T and Guadalupe G (DECEASED)	1015 Julian		<i>OSCAR SOTELOT</i>	10/11/15	A	
Valente, STEVEN A	1021 Julian		<i>Steven A. Valente</i>	10-31		
Julian PARTNER	1027 Julian		<i>Z. H. Miller</i>	10/12/15	A	
Julian PARTNERS	1031 Julian		<i>Z. H. Miller</i>	10/12/15	A	

Last updated: February 4, 2015

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

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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 Josie Q. Smith</i>	01/01/12	(A)	NO
Julian Partners	1035 Julian		<i>[Signature]</i>	10/12/15	A	
STYS, DAVID STYS, Michelle	1045 Julian		<i>[Signature]</i>	10/11	A	
Valdez, Marcelino J	1055 Julian		<i>[Signature]</i>		A	
AIFARO, SALUD	1065 Julian					
Grise, MATTHEW	1075 Julian		<i>[Signature]</i>	10/11/15	A	

Last updated: February 4, 2015

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

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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)	NO
Thomas Chelsea R	1085 Julian					
HORVATH, LARS Adam Jax	1095 Julian					

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

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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 Josie Q. Smith</i>	01/01/12	(A)	NO
Calderon, MARTA	1090 KNOX					
SZCZAWINSKI Bonita Marie	1080 KNOX					
SERE, STEFANIE Jacob Jacob	1070 KNOX		Stefanie Serre <i>Stefanie Serre</i>	10/11	A	
Vila Senior, Elisa C	1064 KNOX					
Caravedo, MARTHA	1056 KNOX		<i>Martha Caravedo</i>	10/12		

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Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
1054 KNOX CT UNIT VCNT

Owner	Schedule Number	Legal Description	Property Type	Tax District
CARAVEO,EFRAIN & MARTHA 1056 KNOX CT DENVER , CO 80204-3170	0505311006000 PIN 161143047	L 12 & E1/2 OF L 11 BLK 14 VILLA PARK	VACANT LAND	DENV

[Summary](#)
[Assessment](#)
[Assessment Protest](#)
[Taxes](#)
[Comparables](#)
[Neighborhood Sales](#)
[Chain of Title](#)
Property Summary
Property Map
Assessment

Actual Value Year: 2015
 Actual Value: \$34,300
 More

Property

Year Built: 0
 Square Footage: 0
 More

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
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No comparables available for this property.

More

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
1048 KNOX CT

Owner	Schedule Number	Legal Description	Property Type	Tax District
STORER, CLAY 1048 KNOX CT DENVER, CO 80204-3170	0505311007000 PIN 161143055	L 13 & 14 BLK 14 VILLA PARK	RESIDENTIAL	DENV

Summary
Assessment
Assessment Protest
Taxes
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Chain of Title

Property Summary
Property Map

Assessment

Actual Value Year: 2015

Actual Value: \$157,100

[More](#)

Property

Year Built: 1900

Square Footage: 856

[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0505311007000	1048 KNOX CT Denver CO	12/2013	\$146,250	161143055
0505320024000	993 HOOKER ST Denver CO	10/2013	\$158,500	161145317
0506515017000	746 OSCEOLA ST Denver CO	04/2013	\$105,000	161164150
0506520007000	645 LOWELL BV Denver CO	10/2013	\$175,000	161165270
0506520003000	657 LOWELL BV Denver CO	11/2012	\$117,950	161165253

[More](#)

Denver Property Assessment and Taxation System (3.2.3)
[New Search](#)
1040 KNOX CT

Owner	Schedule Number	Legal Description	Property Type	Tax District
VARGAS, INES 1040 KNOX CT DENVER, CO 80204-3170	0505311008000 PIN 161143063	L 15 & 16 BLK 14 VILLA PARK	RESIDENTIAL	DENV

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Assessment

Actual Value Year: 2015
 Actual Value: \$180,200
[More](#)

Property

Year Built: 1963
 Square Footage: 991
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0506528054000	3500 W 7TH AV Denver CO	07/2013	\$184,000	163093887
0506527003000	651 STUART ST Denver CO	06/2013	\$187,000	161167876
0508208014000	620 KING ST Denver CO	03/2013	\$160,647	161200741
0505319003000	974 HOOKER ST Denver CO	03/2014	\$197,000	161144892
0505323029000	3473 W 9TH AV Denver CO	10/2013	\$148,925	161146062

[More](#)

Denver Property Assessment and Taxation System (3.2.3)
[New Search](#)
1030 KNOX CT

Owner	Schedule Number	Legal Description	Property Type	Tax District
VALENZUELA,JOSE E 1030 KNOX CT DENVER , CO 80204-3170	0505311026000 PIN 161143217	L 19 & 20 BLK 14 VILLA PARK	RESIDENTIAL	DENV

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Actual Value Year: 2015
 Actual Value: \$154,000
[More](#)

Property

Year Built: 1963
 Square Footage: 993
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0506527003000	651 STUART ST Denver CO	06/2013	\$187,000	161167876
0506528054000	3500 W 7TH AV Denver CO	07/2013	\$184,000	163093887
0508208014000	620 KING ST Denver CO	03/2013	\$160,647	161200741
0505319003000	974 HOOKER ST Denver CO	03/2014	\$197,000	161144892
0505323029000	3473 W 9TH AV Denver CO	10/2013	\$148,925	161146062

[More](#)

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
1007 JULIAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
SOTELO,CARLOS 4601 ROBB ST WHEAT RIDGE , CO 80033-2536	0505311013000 PIN 161143080	L 25 & 26 BLK 14 VILLA PARK	RESIDENTIAL	DENV

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Actual Value Year: 2015
 Actual Value: \$133,400
[More](#)

Property

Year Built: 1905
 Square Footage: 1008
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0506527031000	655 STUART ST Denver CO	09/2012	\$82,799	161168147
0508204006000	725 JULIAN ST Denver CO	09/2013	\$100,000	161200211
0506517032000	850 MEADE ST Denver CO	08/2013	\$158,900	161164834
0506528027000	3522 W 7TH AV Denver CO	04/2013	\$127,850	161168317
0508205004000	753 KNOX CT Denver CO	06/2014	\$205,000	161200431

[More](#)

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
1015 JULIAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
SOTELO, OSCAR T & GUADALUPE G 1015 JULIAN ST DENVER, CO 80204-3155	0505311014000 PIN 161143098	LOTS 27 & 28 BLOCK 14 VILLA PARK	RESIDENTIAL	DENV

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Actual Value Year: 2015
 Actual Value: \$160,500
[More](#)

Property

Year Built: 1906
 Square Footage: 885
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0505331002000	876 HAZEL CT Denver CO	02/2014	\$153,500	161147476
0505310012000	1023 KNOX CT Denver CO	08/2012	\$176,000	161142911
0506521029000	650 NEWTON ST Denver CO	10/2012	\$99,900	161165890
0505332007000	842 GROVE ST Denver CO	03/2013	\$145,790	161147751
0505320024000	993 HOOKER ST Denver CO	10/2013	\$158,500	161145317

[More](#)

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
1021 JULIAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
VALENTE,STEVEN A VALENTE,PAMELA J 8927 NY HIGHWAY 66 AVERILL PARK , NY 12018-5822	0505311029000 PIN 163841719	VILLA PARK BLK 14 L 29 & 30	RESIDENTIAL	DENV

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Taxes
Comparables
Neighborhood Sales
Chain of Title

Property Summary
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Assessment

Actual Value Year: 2015

Actual Value: \$316,200

[More](#)

Property

Year Built: 1890

Square Footage: 1583

[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0505311029000	1021 JULIAN ST Denver CO	06/2013	\$298,500	163841719
0506511012000	710 STUART ST Denver CO	11/2012	\$161,000	161162882
0506416018000	1085 LOWELL BV Denver CO	05/2013	\$197,900	161160499
0506507032000	939 QUITMAN ST Denver CO	03/2014	\$200,000	161162157
0506516019000	740 NEWTON ST Denver CO	03/2014	\$165,000	161164435

[More](#)

Denver Property Assessment and Taxation System (3.2.3)
[New Search](#)
1027 JULIAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
JULIAN PARTNERS LLC 1315 CHERRYVILLE RD GREENWOOD VILLA, CO 80121-1221	0505311030000 PIN 163841727	VILLA PARK BLK 14 L 31 & 32	RESIDENTIAL	DENV

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Actual Value Year: 2015
 Actual Value: \$54,100
 More

Property

Year Built: 0
 Square Footage: 0
 More

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
No comparables available for this property.				

[More](#)

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
1031 JULIAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
JULIAN PARTNERS LLC STORER, CLAY 1315 CHERRYVILLE RD GREENWOOD VILLA, CO 80121-1221	0505311031000 PIN 163841735	VILLA PARK BLK 14 L 33 & 34	RESIDENTIAL	DENV

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[Neighborhood Sales](#)
[Chain of Title](#)
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Assessment

Actual Value Year: 2015
 Actual Value: \$50,300
 More

Property

Year Built: 0
 Square Footage: 0
 More

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
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No comparables available for this property.

More

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
1035 JULIAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
JULIAN PARTNERS LLC STORER, CLAY 1315 CHERRYVILLE RD GREENWOOD VILLA, CO 80121-1221	0505311032000 PIN 163841743	VILLA PARK BLK 14 L 35 & 36	RESIDENTIAL	DENV

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Assessment

Actual Value Year: 2015
 Actual Value: \$123,600
 More

Property

Year Built: 1895
 Square Footage: 1095
 More

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0505310015000	1049 KNOX CT Denver CO	03/2014	\$112,000	161142946
0508205004000	753 KNOX CT Denver CO	06/2014	\$205,000	161200431
0506525010000	613 QUITMAN ST Denver CO	12/2013	\$147,500	161167159
0508204006000	725 JULIAN ST Denver CO	09/2013	\$100,000	161200211
0506517032000	850 MEADE ST Denver CO	08/2013	\$158,900	161164834

More

Denver Property Assessment and Taxation System (3.2.3)
[New Search](#)
1045 JULIAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
STYS,DAVID STYS,MICHELLE 1045 JULIAN ST DENVER , CO 80204-3155	0505311017000 PIN 161143128	L 37 & 38 BLK 14 VILLA PARK	RESIDENTIAL	DENV

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Actual Value Year: 2015
 Actual Value: \$130,600
[More](#)

Property

Year Built: 1949
 Square Footage: 605
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0505311019000	1085 JULIAN ST Denver CO	08/2012	\$97,000	161143144
0505316001000	1090 GROVE ST Denver CO	09/2013	\$119,000	161144191
0506513038000	855 PERRY ST Denver CO	02/2014	\$131,000	161163544
0505331006000	840 HAZEL CT Denver CO	10/2013	\$123,500	161147492
0505309007000	1034 LOWELL BV Denver CO	06/2013	\$132,750	161142601

[More](#)

Denver Property Assessment and Taxation System (3.2.3)
[New Search](#)
1055 JULIAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
VALDEZ,MARCELINO J 1055 JULIAN ST DENVER , CO 80204-3155	0505311021000 PIN 161143161	L 39 & 40 BLK 14 VILLA PARK	RESIDENTIAL	DENV

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Actual Value Year: 2015
 Actual Value: \$126,600
[More](#)

Property

Year Built: 1949
 Square Footage: 605
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0505311019000	1085 JULIAN ST Denver CO	08/2012	\$97,000	161143144
0505316001000	1090 GROVE ST Denver CO	09/2013	\$119,000	161144191
0506513038000	855 PERRY ST Denver CO	02/2014	\$131,000	161163544
0505331006000	840 HAZEL CT Denver CO	10/2013	\$123,500	161147492
0505309007000	1034 LOWELL BV Denver CO	06/2013	\$132,750	161142601

[More](#)

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)

1075 JULIAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
GRISE, MATTHEW 1075 JULIAN ST DENVER, CO 80204-3155	0505311018000 PIN 161143136	L 43 & 44 BLK 14 VILLA PARK	RESIDENTIAL	DENV

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[Comparables](#)
[Neighborhood Sales](#)
[Chain of Title](#)
[Property Summary](#)
[Property Map](#)
Assessment

Actual Value Year: 2015
Actual Value: \$129,200
[More](#)

Property

Year Built: 1949
Square Footage: 713
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0505331006000	840 HAZEL CT Denver CO	10/2013	\$123,500	161147492
0505323026000	995 KNOX CT Denver CO	05/2013	\$89,900	161146046
0506502013000	919 LOWELL BV Denver CO	08/2012	\$120,000	161160782
0505327019000	845 JULIAN ST Denver CO	12/2013	\$140,000	161146861
0508215021000	715 HOOKER ST Denver CO	08/2013	\$105,000	161201446

[More](#)

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
1070 KNOX CT

Owner	Schedule Number	Legal Description	Property Type	Tax District
SERE,STEFANIE JACOBY,JACOB 1070 KNOX CT DENVER , CO 80204-3170	0505311024000 PIN 161143195	L 5 TO 7 INC BLK 14 VILLA PARK	RESIDENTIAL	DENV

[Summary](#)
[Assessment](#)
[Assessment Protest](#)
[Taxes](#)
[Comparables](#)
[Neighborhood Sales](#)
[Chain of Title](#)
Property Summary
Property Map
Assessment

Actual Value Year: 2015
 Actual Value: \$149,200
[More](#)

Property

Year Built: 1949
 Square Footage: 885
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0505323010000	940 KING ST Denver CO	10/2012	\$141,000	161145911
0505321010000	920 JULIAN ST Denver CO	08/2012	\$106,928	161145457
0505326021000	865 KNOX CT Denver CO	12/2013	\$142,000	161146674
0505325010000	810 LINLEY CT Denver CO	09/2012	\$117,000	161146372
0505326009000	830 KING ST Denver CO	06/2014	\$151,500	161146585

[More](#)

Denver Property Assessment and Taxation System (3.2.3)

[New Search](#)
1056 KNOX CT

Owner	Schedule Number	Legal Description	Property Type	Tax District
CARAVEO, MARTHA 1056 KNOX CT DENVER, CO 80204-3170	0505311005000 PIN 161143039	L 10 & W1/2 OF L 11 BLK 14 VILLA PARK	RESIDENTIAL	DENV

[Summary](#)
[Assessment](#)
[Assessment Protest](#)
[Taxes](#)
[Comparables](#)
[Neighborhood Sales](#)
[Chain of Title](#)
Property Summary
Property Map
Assessment

Actual Value Year: 2015
 Actual Value: \$209,300
[More](#)

Property

Year Built: 1998
 Square Footage: 1742
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0508204025000	735 JULIAN ST Denver CO	03/2014	\$295,000	161200385
0506611007000	885 XAVIER ST Denver CO	03/2013	\$136,000	161171334
0506510007000	705 STUART ST Denver CO	10/2012	\$203,500	161162602
0506413016000	1036 PERRY ST Denver CO	12/2013	\$121,500	161160146
0506516019000	740 NEWTON ST Denver CO	03/2014	\$165,000	161164435

[More](#)

September 14, 2015

Denver Community Development and Planning
201 W Colfax Ave Department 205
Denver, CO 80202

Written Authorization for Rezoning of property located at 1027,1031,1035 Julian St.

Phil Workman has the authority to represent the property owner in the rezoning application process for the above referenced property.

A handwritten signature in black ink, appearing to read "Lance Nading". The signature is fluid and cursive, with the first name being more prominent.

Lance Nading
Julian Partners LLC



For this Record...

- Filing history and documents
- Get a certificate of good standing
- File a form
- Subscribe to email notification
- Unsubscribe from email notification

- Business Home
- Business Information
- Business Search

- FAQs, Glossary and Information

Summary

Details			
Name	JULIAN PARTNERS LLC		
Status	Good Standing	Formation date	03/11/2014
ID number	20141162128	Form	Limited Liability Company
Periodic report month	March	Jurisdiction	Colorado
		Term of duration	Perpetual
Principal office street address	1315 Cherryville Rd, Greenwood Village, CO 80121, United States		
Principal office mailing address	n/a		

Registered Agent	
Name	Lance Nading
Street address	1315 Cherryville Rd, Greenwood Village, CO 80121, United States
Mailing address	n/a

- [Filing history and documents](#)
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APPLICATION FOR ZONE MAP AMENDMENT

Block 14 Villa Park

Lots 1-20 and 25-48

Assessor's Parcel Numbers

0505311026000, 0505311010000, 0505311007000, 0505311005000, 0505311024000, 0505311003000,
0505311014000, 0505311029000, 0505311030000, 0505311031000, 0505311032000, 0505311017000,
0505311021000, 0505311013000, 0505311018000, 0505311022000, 0505311019000, 0505311020000,
0505311008000, 0505311006000, 0505311025000, 0505311023000.

Julian Flats rezone – Combined Legal Description

Block 14 Villa Park 1- 20 and 25-48

137,500 Sq. Feet

Adherence to Review Criteria

The nature of the proposed map amendment is to permit rezoning of a city block consisting of 137,500 sq. located in the Villa Park neighborhood and just south of the Knox Street Station. The property is bordered by Knox Court and Julian Street/W 10th Avenue and W 12th Avenue. There has been significant change in the immediate area brought about by the transit station and other transit opportunities of this ideal close in location. These changes have resulted in the need to rezone in order to meet market and community needs and wants.

This map amendment request is in order to provide a zone district E-TH-2.5 which is in concert with the creation of a residential project with flexibility for future development throughout the neighborhood.

The effect of the proposed amendment will allow the redevelopment of underutilized property which will stimulate the revitalization of the entire surrounding neighborhood. The successful rezoning will allow for a dynamic high quality project which will blend in with the already existing housing stock, while offering an expanded array of options for the community.

Select Legal Basis for the Zone Map Amendment

The Denver Comprehensive Plan 2000

Comprehensive Plan 2000 recognizes continued residential development pressures and opportunities.

Environmental Sustainability Strategies

- 2-F: Promoting infill development within Denver at sites where services and infrastructure are already in place Designing mixed use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.

Land Use Strategies

- 1-C: Incorporate relevant recommendations from neighborhood corridor and area plans
- 1-H: Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents
- 3-A: Complete neighborhood and area plans for parts of Denver where development or redevelopment is likely or desirable.
- 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood that offers opportunities for increased density and more amenities.
- 4-B: Ensure that land use policies and decisions support a variety of mobility choices.

Mobility Strategies

- 3-C: Provide safe and convenient pedestrian and bicycle facilities within urban centers and new development areas.

Legacies Strategies

- 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated.

This application also supports the guiding principles of the land use and transportation vision of Blueprint Denver

This proposed rezoning is in an area of change as identified in Blueprint Denver. Additionally, this application advances the guiding principles found below:

The Colfax Area Plan (2006)

- Land Use Goal 3: Diverse Housing Options: provide a diverse mix of housing types (townhouse, rowhouse, duplex, multi-family, live work and artis studio), occupancy status (rental and ownership units), densities and costs (low income, affordable and market rate).
- Land Use Goal 6: Maximize Land Development Potential: Maximize development of urban land through infill on vacant parcels, redevelopment of underutilized parcels or dilapidated properties and adaptive reuse of historic resources.
- Economic Development Goal 2: Redevelopment: Redevelop vacant and underutilized property.
- Economic Development Goal 5: Capitalize on Investment in Light Rail: Leverage additional private investment to capitalize on the public investments in light rail expansion in study area.

Based on the justification found in the aforementioned plans, the proposed rezoning to E-TH-2.5 will result in the uniform application of zone district, building form, use and design regulations to all buildings within the subject area adherent to the new zoning. This map amendment is hereby submitted.

The following property owners of the property in the proposed rezoning district.

The owners that did not or have not signed in support are italicized.

The owners in bold are in support of the application

Jose Valenzuela 1030 Knox Ct.

Jennifer Cross 1036 Knox Ct.

Ines Vargas 1040 Knox Ct.

Clay Storer 1048 Knox Ct.

Martha Caraveo Efrain Caraveo 1054 Knox Ct.

Matha Caraveo 1056 Knox Ct

Elisa VillaSenor 1064 Knox Ct

Stefanie Serie Jacob Jacoby 1070 Knox Ct.

Bonita Szczawinski 1080 Knox Ct.

Marta Caleron 1090 Knox Ct.

Carlot Sotelo 1007 Julian St.

Oscar Sotelo 1015 Julian St.

Pam Valente Steve Valente 1021 Julian St.

Julian Partners LLC 1027, 1031, 1035 Julian St.

David Stys 1045 Julian St.

Marcelina Valdez 1055 Julian St.

Salud Alfaro 1065 Julian St.

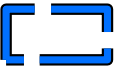
Matthew Grise 1075 Julian St.

Chelsea Thomas 1085 Julian St

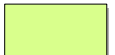
Lars Horvath 1095 Julian St. / 3425 W 12th Avenkue

Julian Flats
Legal Description

Lots 1-20 and 25-48, Block 14, Villa Park, City and County of Denver, State of
Colorado



Proposed Zone Map Amendment 14i-00037



Signature Accepted (Full Area Credit)



Signature Accepted (Half Area Credit)

137,500 Sq. Ft. Total Area

81,250 Sq. Ft. Signature Credit Area **59%**

Julian Street

July, 2016

At the request of Theresa Lucero, City Planner for the area, I worked with Lance Nading and the Villa Park Registered Neighborhood Association with respect to re-zoning 1000 block of Julian Street.

Early this year, I corresponded with JoAnn Phillips, the RNO president, and we agreed it would be best to meet with a small working group to address issues and concerns prior to bringing the rezoning to either the full RNO or the board.

At our initial meeting in late January, I met with the property owners (Nadig & Connor), and about eight involved neighbors. The discussion -

- We reviewed how we got to this point and how it seemed that Villa Park was in agreement with the rezoning request when they met in October, 2015. However, concerns have been raised more recently.
- We talked about how the project has evolved from the initial proposal of three lots (about 20,000 sqft) to now the entire block; both at the City's request because it is designated an area of change, and because more square footage (approximately two acres) is required for a rezoning.
- Connor has spoken with all the property owners, in the effected block and those adjacent, and approximately 95% have agreed to the proposed rezoning (51% is required).
- Neighbors expressed two concerns; 1) the impact upon the neighborhood, changing the character of the single family home residence feel, and 2) what could happen in the future to the entire block if it was rezoned. There seemed to be a comfort level with what Nadig & Connor are proposing, but the unknown of future property owners is a concern.
- We agreed that it would be helpful to see exactly what was proposed for these three rezoned lots. Lance and Connor will bring back examples of what they propose to build to our next meeting.

We met a month later. At this meeting we had approximately the same people present, we reviewed general concepts for what the property owners proposed for the site, but did not have enough information to discuss specific design points.

The significant issue or concern from the neighbors present seemed to be questions around what else might be built, once the entire block was rezoned. It was suggested that we work together to identify what design and construction components were important to the neighbors and memorialize them in an MOU. Lance would be a part of that discussion and would adhere to the points we agreed upon, thus setting the tone for the block.

The next month a RNO meeting was held where the Julian team presented their concepts and desires for rezoning. I was not present.

I subsequently tried to schedule a small working group to develop an agreement on guidelines for Nadig & Connor's project; which would serve as a template for future development on the block, but did not find much interest in doing so amongst the neighbors.

July 17, 2016

From: [Greg Grossman](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: Rezoning in Villa Park
Date: Tuesday, September 06, 2016 8:49:02 PM

Hi Theresa -

I own a property located at 1030 Irving Street in Villa Park. I am not able to attend the meeting tomorrow, however I would like to let you know that I support the rezoning for higher density housing. I believe this is a great area for higher density housing with a light rail station near by that does not have parking.

If you have any questions please feel free to contact me.

Thanks,

Greg Grossman

From: [Orrantia, Jesus - City Council](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: RE: Case assigned to you - 01288763 - rezoning request in Villa Park - Action required
Date: Monday, August 29, 2016 5:32:28 PM

Theresa,

I don't know if you have access to salesforce, but wanted to make sure that you have this for the staff report. I will respond to the constituent to let her know that we have forwarded the email to the correct person.

Thank you,

Jesús Orrantia
Council Aide
Office of Councilman Paul D. López, District 3
1437 Bannock Street, RM 494, Denver, CO 80202
(720) 337-3333

This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it unless it clearly requests confidentiality. Please indicate whether or not you want your communication to be confidential.

From: noreply@salesforce.com [mailto:noreply@salesforce.com] **On Behalf Of** Denver 311
Sent: Monday, August 29, 2016 5:18 PM
To: Lucero, Theresa L. - Community Planning and Development
Subject: Case assigned to you - 01288763 - rezoning request in Villa Park - Action required



Hello Theresa,

Forwarding this to you per the request of Jesus.

Constituent Information:

Name: Ariana Harner
Phone: 7202994705
Email: akharner@gmail.com
Preferred Contact Method: Email

Incident Address:

Street Address:
Intersection: &

Request Details:

Case #: 01288763
Subject: rezoning request in Villa Park

Issue:

Description:

Hi, My husband, Pete Dupree, and I are very much opposed to the rezoning request that would allow pricey, soulless, multi-story townhomes into the space between 10th and 12th and Knox and Julian. We may not be able to make it to the Sept. 7 meeting, so we wanted you to be aware of your preferences to keep the neighborhood full of older, smaller homes. Thanks!

If you feel this email should go to a different agency or division, please re-route the case back to 311 or to the agency, division or representative that would benefit from this feedback.

Thanks,

3-1-1 Response Center Team

Click on the link to access the case: <https://denvergov.my.salesforce.com/500i000000mDONK>



ref:_00Di0HluC._500i0mDONK:ref

From: [Orrantia, Jesus - City Council](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: FW: Rezoning change at Knox Ct
Date: Monday, August 29, 2016 4:54:16 PM

Theresa,

The Councilman received the email below. I'm forwarding it to you to be part of the staff report.

Thank you,

Jesús Orrantia
Council Aide
Office of Councilman Paul D. López, District 3
1437 Bannock Street, RM 494, Denver, CO 80202
(720) 337-3333

This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it unless it clearly requests confidentiality. Please indicate whether or not you want your communication to be confidential.

From: Willy Salas [mailto:greenarchwill@yahoo.com]
Sent: Monday, August 29, 2016 1:44 PM
To: Lopez, Paul D. - City Council Dist #3
Subject: Rezoning change at Knox Ct

Mr. Lopez,

I am a citizen of Villa Park, and wanted to write to you to express my disappointment at the proposed re-zoning east of Knox Court in our neighborhood. This is a blatant misuse of the re-zoning process by a greedy developer. Myself, as well as many other citizens who are organizing in order to prevent this re-zoning from occurring, hope to have your support at the upcoming meeting September 7th.

Thank you for your time,

Will Salas

From: [Chelsea Thomas](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: Support for Re-zoning 1007-1095 Julian St/3424 W 12th Ave & 1030-1090 Knox Ct
Date: Tuesday, September 06, 2016 12:44:13 PM
Attachments: [Chelsea Thomas.pdf](#)
Importance: High

Theresa, I own the property at 1085 Julian, which is being considered for re-zoning. I was reviewing the agenda materials today, and I noticed that my signature was not on the documentation for supporting the re-zoning. I may not be able to attend the meeting tomorrow, but I do want to make it clear that I DO SUPPORT the re-zoning of this block.

If it makes a difference, I have attached a scan of my signature on that page, as well as a print-out for the assessor's online record that shows that I am the owner of the property.

Thank you very much for your time, and good luck tomorrow with your recommendation.

Chelsea Thomas
Marketing Specialist
P: 303-427-5005 x 5643
D: 303-345-6253

cthomas@soopercu.org

www.soopercu.org

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**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to **RNOresponses@denvergov.org**. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2983.

Application Number	<input type="text"/>
Location	<input type="text"/>
Registered Neighborhood Organization Name	<input type="text"/>
Registered Contact Name	<input type="text"/>
Contact Address	<input type="text"/>
Contact E-Mail Address	<input type="text"/>
Date Submitted	<input type="text"/>

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

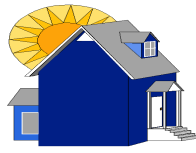
voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments:	<input type="text"/>
-----------	----------------------



Villa Park Neighborhood Association

September 6, 2016
Attn: Theresa Lucero, Case Manager
Planning Services
Community Planning and Development
201 W. Colfax Avenue Dept. 205
Denver, CO. 80202

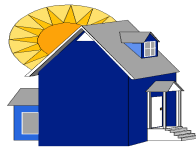
Re: 1007-1095 Julian St/3424 W 12th Ave & 1030-1090 Knox Ct: 2014I-00037

Dear Planning Board,

Villa Park Neighborhood Association (VPNA) members at its general monthly neighborhood association meeting at 6:30 p.m. on December 2, 2015 reviewed the proposed rezoning of 1007-1095 Julian/3424 W 12th Ave & 1030-1090 Knox Ct: 2014I-00037. Villa Park Neighborhood Association boundaries are from Federal Blvd to Sheridan Blvd and from 6th Ave to the 12th Ave gulch border and is a registered neighborhood organization with the City of Denver. The property owners and/or residents of our neighborhood can become members of the association by attending the association meetings three times a year. At this meeting we had a vote of twelve against and zero for the rezoning. Neighbors are informed of upcoming zoning issues by either coming to our monthly meetings, the Villa Park Neighborhood Association web site or our newsletter. We did not hear from any other members or residents regarding this zoning issue. With the recent posting of the rezoning signs for this hearing, we did hear from several neighbors on the Next Door web site and most were in opposition to this rezoning.

Based on the rezoning criteria this application does not meet the criteria in several areas. The rezoning is not consistent with adopted plans. For example, the Villa Park Neighborhood Plan strategy LZ-1: discourages higher density development that is inconsistent with the neighborhood character, quality and scale of the surrounding neighborhood. Villa Park N.A has included the zoning of the area and this proposed development is surrounded by E-SU-D1X zoning which is single family dwelling units. Prior to the form based zoning ordinance in 2010 the area of Julian and Knox was zoned R-1 and continued with this type of zoning under the E-SU-D1X category. The 2010 form based zoning also included several areas in the Villa Park Neighborhood that included the E-TH 2.5 and by and large these zoned areas have not seen much redevelopment. This proposal would be more in sync with the E-TH-2.5 zoning that is already zoned in the neighborhood with more compatible neighborhood character, scale and quality.

The rezoning application of 2014I-00037 is not consistent with the Comprehensive Plan. The Comprehensive Plan for Denver under the Land Use Strategies 1-C of incorporating relevant recommendations from neighborhood, corridor and area plans, this application is counter to the Villa Park Neighborhood Plan in regards to preserving the neighborhood character, quality and scale of the neighborhood. Under the City of Denver's Comprehensive Plan in the Housing Section, strategies 2-B & 3-B lists the need to preserve existing housing, support stabilization programs that help people stay in their homes, and under objective 5; it states to support home ownership for low and middle-income households to become home owners. The Denver Livability Partnership/Housing Development Fund, along with the Villa Park Plan, West Colfax Plan explicitly notes the need to maintain stabilized areas of the neighborhood. If this rezoning is approved it will reduce the preservation of existing houses and will not stabilize the neighborhood with a price point of \$400,000 per unit.



Villa Park Neighborhood Association

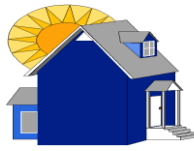
In regards to the criteria of public need, this proposal clearly is not meeting a public need since it would be eliminating current affordable housing. The neighborhood character of this area is stable but will quickly become unstable with the change in housing prices of \$400,000 per unit as a start point. Villa Park is one of the few affordable housing areas in the city. The application clearly notes the comparable sales in this area and overwhelmingly the housing sale price varies from \$120,000 to \$250,000 which is well below the median in the city. This further illustrates the affordability of Villa Park. If this rezoning is approved, the city will be eliminating affordable housing for Denver residents. Villa Park Neighborhood states that this rezoning application does not meet the public need criteria for affordable housing.

Regarding the criteria of Justifying Circumstances, Villa Park has met with this developer several times and it has always been the position of the developer and initially their original zoning application to redevelopment only three lots which they owned. They were unable to proceed with the application since it didn't meet the rezoning criteria of two acres and it was at that time that they explored expanding the rezoning area to the east face block of Julian St and the west face block of Knox Ct. from 10th to 11th ave. The character of the neighborhood around Julian and Knox Ct reflects the single-family dwelling unit. The applicant does not have justifying circumstances to rezone this area as stated in the application since the surrounding areas in Villa Park are not changing and this rezoning application proposal is for the ease of construction. Villa Park Neighborhood states that this rezoning application does not meet this criteria.

Under the rezoning criteria of neighborhood context, this proposal as stated earlier falls short in this area. The context of the neighborhood is single-family dwelling units that were developed when Villa Park was platted. The pattern of residential development has remained consistent in this area. Under the form-based zoning update, Villa Park noted that the higher density housing development would occur along the Sheridan Light Rail Station where the zoning allowed for this transition. In addition the Federal Blvd Corridor was noted for more mixed use zoning with the predominant commercial area of the neighborhood. Both of these areas would be more in neighborhood context to what the developer is proposing. The change that has occurred in west Denver has predominately occurred in the West Colfax neighborhood where the zoning is at a higher density level. Based on the justification found in the aforementioned plans, the proposed rezoning from E-DU-1X to E-TH-2.5 will not result in the uniform application of the zone district, building form, use and design regulations to all buildings within the subject area but reflect spot zoning.

Therefore, the Planning Board should deny this rezoning application based on the rezoning criteria. This rezoning application: 20141-00037 does not have consistency with adopted plans, falls short in demonstrating uniformity of district regulations and restrictions, lacks in the demonstration of a public need for the rezoning, and does not have justifying circumstances in illustrating the land surrounding the proposed rezoning area is changing in Villa Park. This concludes Villa Park Neighborhood Association position statement.

Respectfully Submitted by
Kathy Sandoval on behalf of the Villa Park Neighborhood Association



Villa Park Neighborhood Association

September 27, 2016

Attn: Theresa Lucero, Case Manager
Planning Services
Community Planning and Development
201 W. Colfax Avenue Dept. 205
Denver, CO. 80202

Re: 1007-1095 Julian St/3424 W 12th Ave & 1030-1090 Knox Ct: 20141-00037

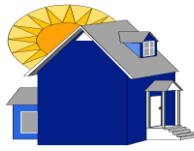
Dear Land Use, Transportation and Infrastructure Committee,

Villa Park Neighborhood Association (VPNA) members at its general monthly neighborhood association meeting at 6:30 p.m. on December 2, 2015 reviewed the proposed rezoning of 1007-1095 Julian/3424 W 12th Ave & 1030-1090 Knox Ct: 20141-00037. Villa Park Neighborhood Association boundaries are from Federal Blvd to Sheridan Blvd and from 6th Ave to the 12th Ave gulch border and is a registered neighborhood organization with the City of Denver. The property owners and/or residents of our neighborhood can become members of the association by attending the association meetings three times a year. At this meeting we had a vote of twelve against and zero for the rezoning. Neighbors are informed of upcoming zoning issues by either coming to our monthly meetings, the Villa Park Neighborhood Association web site or our newsletter. We did not hear from any other members or residents regarding this zoning issue. With the recent posting of the rezoning signs for this hearing, we did hear from several neighbors on the Next Door web site and most were in opposition to this rezoning.

Based on the rezoning criteria this application does not meet the criteria in several areas. The rezoning is not consistent with adopted plans. For example, the Villa Park Neighborhood Plan strategy LZ-1: discourages higher density development that is inconsistent with the neighborhood character, quality and scale of the surrounding neighborhood. Villa Park N.A has included the zoning of the area and this proposed development is surrounded by E-SU-D1X zoning which is single family dwelling units. Prior to the form based zoning ordinance in 2010 the area of Julian and Knox was zoned R-1 and continued with this type of zoning under the E-SU-D1X category. The 2010 form based zoning also included several areas in the Villa Park Neighborhood that included the E-TH 2.5 and by and large these zoned areas have not seen much redevelopment. This proposal would be more in sync with the E-TH-2.5 zoning that is already zoned in the neighborhood with more compatible neighborhood character, scale and quality.

The rezoning application of 20141-00037 is not consistent with the Comprehensive Plan. The Comprehensive Plan for Denver under the Land Use Strategies 1-C of incorporating relevant recommendations from neighborhood, corridor and area plans, this application is counter to the Villa Park Neighborhood Plan in regards to preserving the neighborhood character, quality and scale of the neighborhood. Under the City of Denver's Comprehensive Plan in the Housing Section, strategies 2-B & 3-B lists the need to preserve existing housing, support stabilization programs that help people stay in their homes, and under objective 5; it states to support home ownership for low and middle-income households to become home owners. The Denver Livability Partnership/Housing Development Fund, along with the Villa Park Plan, West Colfax Plan explicitly notes the need to maintain stabilized areas of the neighborhood. If this rezoning is approved it will reduce the preservation of existing houses and will not stabilize the neighborhood with a price point of \$400,000 per unit.

*Villa Park Neighborhood Association, P.O Box 140239
Edgewater, CO. 80214-0239*



Villa Park Neighborhood Association

In regards to the criteria of public need, this proposal clearly is not meeting a public need since it would be eliminating current affordable housing. The neighborhood character of this area is stable but will quickly become unstable with the change in housing prices of \$400,000 per unit as a start point. Villa Park is one of the few affordable housing areas in the city. The application clearly notes the comparable sales in this area and overwhelmingly the housing sale price varies from \$120,000 to \$250,000 which is well below the median in the city. This further illustrates the affordability of Villa Park. If this rezoning is approved, the city will be eliminating affordable housing for Denver residents. Villa Park Neighborhood states that this rezoning application does not meet the public need criteria for affordable housing.

Regarding the criteria of Justifying Circumstances, Villa Park has met with this developer several times and it has always been the position of the developer and initially their original zoning application to redevelopment only three lots which they owned. They were unable to proceed with the application since it didn't meet the rezoning criteria of two acres and it was at that time that they explored expanding the rezoning area to the east face block of Julian St and the west face block of Knox Ct. from 10th to 11th ave. The character of the neighborhood around Julian and Knox Ct reflects the single-family dwelling unit. The applicant does not have justifying circumstances to rezone this area as stated in the application since the surrounding areas in Villa Park are not changing and this rezoning application proposal is for the ease of construction. Villa Park Neighborhood states that this rezoning application does not meet this criteria.

Under the rezoning criteria of neighborhood context, this proposal as stated earlier, falls short in this area. The context of the neighborhood is single-family dwelling units that were developed when Villa Park was platted. The pattern of residential development has remained consistent in this area. Under the form-based zoning update, Villa Park noted that the higher density housing development would occur along the Sheridan Light Rail Station where the zoning allowed for this transition. In addition the Federal Blvd Corridor was noted for more mix use zoning with the predominant commercial area of the neighborhood. Both of these areas would be more in neighborhood context to what the developer is proposing. The change that has occurred in west Denver has predominately occurred in the West Colfax neighborhood where the zoning is at a higher density level. Based on the justification found in the aforementioned plans, the proposed rezoning from E-DU-1X to E-TH-2.5 will not result in the uniform application of the zone district, building form, use and design regulations to all buildings within the subject area but reflect spot zoning.

Therefore, the Land Use, Transportation and Infrastructure Committee of City Council should deny this rezoning application based on the the rezoning criteria. This rezoning application: 20141-00037 does not have consistency with adopted plans, falls short in demonstrating uniformity of district regulations and restrictions, lacks in the demonstration of a public need for the rezoning, and does not have justifying circumstances in illustrating the land surrounding the proposed rezoning area is changing in Villa Park. This concludes Villa Park Neighborhood Association position statement.

Respectfully Submitted by
Kathy Sandoval on behalf of the Villa Park Neighborhood Association

From: [Soukanya Phommachaly](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: Re: Rezoning 1007-1095 Julian St/3424 W 12th Ave & 1030-1090 Knox Ct: 20141-00037
Date: Sunday, November 06, 2016 4:12:50 PM

Hello Ms. Lucero,

I was approached by a member of the Villa Park neighborhood association who presented me with imagery of the townhouses that may be built here on our block and I signed their petition to block the rezoning based on the pictures I saw.

The style of townhouse shown to me looks similar to the modified garden court style of building that the city has a building moratorium on through 2017, which I do not believe have a place on our street.

With that said, I am not opposed to new construction that actually faces the street. Thank you for your attention to this.

Soukanya Phommachaly

On Tue, Oct 25, 2016, 13:50 Soukanya Phommachaly <sphommachaly@gmail.com> wrote:

Ms. Lucero,

Thank you for this information. I support the rezoning, and do not desire to speak at the upcoming hearing. I was concerned with too much density, too soon, but the construction of 8 townhouses on three parcels does not seem to be of that sort. I look forward to seeing the upcoming changes to the neighborhood. Thanks again!

Best regards,
Soukanya Phommachaly

On Tue, Oct 25, 2016 at 9:37 AM, Lucero, Theresa L. - Community Planning and Development <Theresa.Lucero@denvergov.org> wrote:

Mr. Phommachaly,

The proposed rezoning would change the zoning on your property from Single Unit zoning which allows a Single Family home and an Accessory Dwelling Unit, to Town House zoning which allows Duplex, Town House and Garden Court apartments. The allowed building height would be the same 30-35 feet. The specific building that would be built around your property depends on the desires of those property owners and the amount of land they own. If they choose to build, owners of smaller lots may only fit single family homes or duplexes, while owners of larger properties may fit small apartment buildings on their property. The owner of 1027, 1031 and 1035 Julian are the ones making application to rezone the area. They have proposed building 8 townhomes on their three lots.

The previous owner of your property signed a petition that is part of the application indicating their support of the rezoning. Can you tell me whether you support the rezoning?

As to the upcoming public hearing, you should know that the application has had a public hearing in front of our Planning Board on September 7, and that Board recommended approval by a vote of 7 to 1. The final public hearing is in front of City Council at 5:30 PM on November 14, 2016. The hearing will be held in room 450 at 1437 Bannock Street. You may sign up to speak at the hearing and you may write a letter to City Council expressing your opinion of the application. If you choose to write a letter and you get it to me by noon on Thursday October 27, I will include your letter with my staff report to City Council. If you want to write a letter after then you can send your letter directly to City Council at this website: dencc@denvergov.org.

If you have further questions, you may call me at [720-865-2933](tel:720-865-2933).

Theresa Lucero | Senior City Planner

Planning Services | Community Planning and Development | City and County of Denver
Theresa.Lucero@denvergov.org

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From: Soukanya Phommachaly [mailto:sphommachaly@gmail.com]

Sent: Monday, October 24, 2016 5:22 PM

To: Lucero, Theresa L. - Community Planning and Development
<Theresa.Lucero@denvergov.org>

Cc: Mark Armstrong <armstrong.m@icloud.com>

Subject: Rezoning 1007-1095 Julian St/3424 W 12th Ave & 1030-1090 Knox Ct: 2014I-00037

Hello Ms. Lucero,

I recently purchased a home in the above proposed rezoning area and would like to learn

how this change may effect my family and my property at 1045 Julian St. Specifically, what types of buildings I could expect to see coming up around us, and what disruptions in noise and traffic we should expect given the proximity of the vacant lots to our home; the vacant lot on Knox Ct. sits directly behind us, and the two vacant lots on Julian St are just one house over.

Is there an email distribution list that I could be added to, so I can be notified of any upcoming hearings or updates regarding this zoning change, or of any future construction plans? I understood the neighborhood was changing when I bought into it, and I want to be proactive in its transformation. I appreciate any information you could provide. Thank you!

Best regards,

Soukanya Phommachaly