



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 FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Bolton Lamper Business Property LLC Lampert Business Properties,LLC	Representative Name	Phil Workman / Nathan Adams
Address	6250 W 55th Ave	Address	7523 E 8th Pl
City, State, Zip	Arvada, CO 80002	City, State, Zip	Denver, CO 80230
Telephone	303-433-8746	Telephone	303-910-1393
Email	jth.lampert@gmail.com	Email	phil@thepachnercompany.com nathan@redthomes.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	3923 W 38th Ave, 3929 W 38th Ave 3838 N Perry St		
Assessor's Parcel Numbers:	0219424009000;0219424026000;0219424005000		
Area in Acres or Square Feet:	34,870 SF		
Current Zone District(s):	PUD456		
PROPOSAL			
Proposed Zone District:	UMS3		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>3/29/21, Email/Zoom/9/20/21 phone</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</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 a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</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>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</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 of 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"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</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>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</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>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.)
- Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
BOLTON LAMPERT BUSINESS PROPERTY LLC	3923 W 38TH AVE DENVER, CO 80212-1942	28%	Bolton Lampert Business Property LLC By: Jason T Hart, Owner <i>Jason T Hart</i>	4/8/21	(C)	YES NO
LAMPERT BUSINESS PROPERTIES	3929 W 38TH AVE DENVER, CO 80212-1942	45%	Bolton Lampert Business Property LLC By: Jason T Hart, Owner <i>Jason T Hart</i>	4/8/21	(C)	YES NO
LAMPERT BUSINESS PROPERTIES	3838 N PERRY ST DENVER, CO 80212-1942	27%	Bolton Lampert Business Property LLC By: Jason T Hart, Owner <i>Jason T Hart</i>	4/8/21	(C)	YES NO
						YES

May 22, 2022

Denver Community Development and Planning


201 W Colfax Ave Department 205

Denver, CO 80202

RE: as 3923 W 38 th Ave, 3929 W 38 th Ave., 3838 Perry Street.

Written Authorization for applicant representation for Jason Hart, for several addresses and parcels, generally located t 38th and Perry Street by Bolton- Lampert.

Also attached documentation of good standing and the latest periodic report from the Colorado Secretary of State.



Jason Hart President
3/22/2022


THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
Lampert Business Properties
2. The type of entity is a:

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
<input type="checkbox"/>	
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 3927 W 38th Ave
5. The name position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Jason T Hart or Mary Lou Vecchiarelli as Manager/Members
6. The authority of the foregoing person(s) to bind the entity: is²not limited is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 26th day of April, 2022



Lampert Business Properties, LLC, A Colorado Limited Liability Company

¹ This form should not be used unless the entity is capable of holding title to real property.
² The absence of any limitation shall be prima facie evidence that no such limitation exists.
³ The statement of authority must be recorded to obtain the benefits of the statute.

State of Colorado)
County of Jefferson) ss

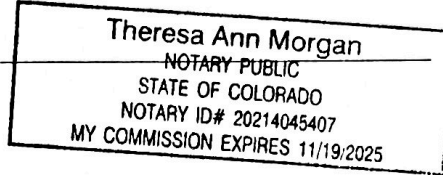
The foregoing Statement of Authority was acknowledged before me this April 24 day of 2022
by Theresa Morgan

Witness my hand and official seal.

My commission expires:

11/19/2025

Notary Public



WHEN RECORDED RETURN TO:



STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
BOLTON LAMPERT BUSINESS PROPERTY, LLC, A COLORADO LIMITED LIABILITY COMPANY

2. The type of entity is a:

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	Registered Limited Liability Partnership
<input type="checkbox"/>	Nonprofit Corporation	<input type="checkbox"/>	Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/>	Limited Liability Company	<input type="checkbox"/>	Limited Partnership Association
<input type="checkbox"/>	General Partnership	<input type="checkbox"/>	Government or Governmental Subdivision or Agency
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Trust

3. The entity is formed under the laws of **COLORADO**

4. The mailing address for the entity is **6229 HOLMAN COURT, ARVADA, CO 80004**

5. The **X** name **X** position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **JASON T. HART OR MARY LOU VECCHIARELLI AS MANAGERS/MEMBERS**

6. The authority of the foregoing person(s) to bind the entity: **X** is² not limited ___ is limited as follows:

7. Other matters concerning the manner in which the entity deals with interests in real property:

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³

9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 23rd day of May, 2013

BOLTON LAMPERT BUSINESS PROPERTY, LLC, A COLORADO LIMITED LIABILITY COMPANY



JASON T. HART, MEMBER

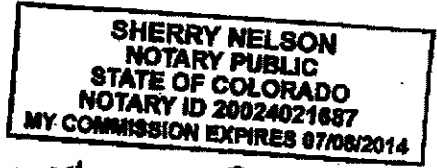
¹ This form should not be used unless the entity is capable of holding title to real property.

² The absence of any limitation shall be prima facie evidence that no such limitation exists.

³ The statement of authority must be recorded to obtain the benefits of the statute.



State of Colorado)
County of Jefferson)



The foregoing instrument was acknowledged before me this 28th day of May, 2013
by **JASON T. HART AS MEMBER/MANAGER OF BOLTON LAMPERT BUSINESS PROPERTY, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal. 7.8.14
My commission expires: _____

Sherry Nelson
Notary Public

WHEN RECORDED RETURN TO:

Bolton Lampert Business Property, LLC
Lampert Business Properties, LLC
6250 W 55th Ave
Arvada, CO 80002

City and County of Denver
Community Planning & Development
201 W Colfax Ave, Department 205
Denver, Colorado 80202

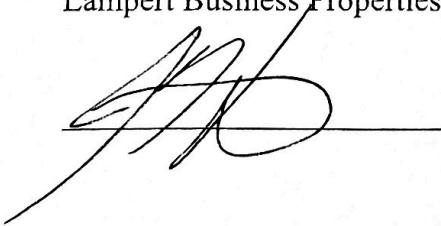
Attn: Jason Hart

Reauthorization with respect to the proposed land use application for real property referred to as "3838 Perry Street, 3923 W 38th Ave, 3929 W 38th Ave," as more particularly described in the application materials submitted herewith ("**Property**"), located in the City and County of Denver, Colorado ("**City**")

Dear Jason:

The undersigned ("**Owner**"), as owner of the Property, hereby designates Phil Workman and Marcus Pachner, (each a "**Representative**"), each as an authorized representative of Owner to submit on behalf of Owner all applications and supporting materials required or requested by the City in connection with rezoning and related land use applications with respect to the Property and any development approvals in connection therewith. In furtherance of the foregoing, Owner requests that any verbal or written communication regarding these applications be given to each Representative, and/or any individuals designated by such Representative, pursuant to such contact information provided by Representative to the City. Jason Hart is not responsible for any costs associated with designating Phil Workman and Marcus Pachner as authorized representatives.

Bolton Lampert Business Property LLC
Lampert Business Properties, LLC

A handwritten signature in black ink, appearing to be 'PW' or 'MP', is written over a horizontal line. The signature is stylized and cursive.

DENVER ASSESSOR RECORD

Denver Property Taxation and Assessment System

 New Search

3923 W 38TH AVE -3927

Owner	Schedule Number	Legal Description	Property Type	Tax District
BOLTON LAMPERT BUSINESS PROPERTY LLC 3927 W 38TH AVE DENVER, CO 80212-1942	02194-24-009-000	FIRST ADD TO ARGYLE PARK 02194 B8 E 77FT L20 TO 24 INC	INDUSTRIAL-AUTO SERVICE GARAGE	DENVER

Denver Property Taxation and Assessment System

 New Search

3929 W 38TH AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
LAMPERT BUISNESS PROPERTIES 3927 W 38TH AVE DENVER, CO 80212-1942	02194-24-026-000	FIRST ADD TO ARGYLE PARK B8 L17 TO 19 INC & W 50FT OF L20 TO24 INC	COMMERCIAL-RETAIL	DENVER

Denver Property Taxation and Assessment System

 New Search

3838 N PERRY ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
LAMPERT BUISNESS PROPERTIES HART,JASON LAMPERT,JOHN G & 3927 W 38TH AVE DENVER, CO 80212-1942	02194-24-005-000	FIRST ADD TO ARGYLE PARK 02194 B8 L14 TO 16 INC	INDUSTRIAL-WAREHOUSE	DENVER

05/22/2013 14:40 FAX 3033123477

CBB COMMERCIAL LOANS

002



State Documentary Fee
Date: May 16, 2013
\$0.00
No Doc Fee Required

Quit Claim Deed
(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on May 16, 2013 by JOSEPH E. LAMPERT TRUST, DATED JUNE 21, 2002 AND THE JACQUELYN L. LAMPERT TRUST, DATED JUNE 21, 2002 AND JACQUELYN LEE LAMPERT Grantor(s), of the County of _____ and State of Arizona for the consideration of *** Ten Dollars and Other Good and Valuable Consideration *** dollars in hand paid, hereby sells and quitclaims to BOLTON LAMPERT BUSINESS PROPERTY, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is 6229 Holmen Ct. Arvada, Co County of _____, State of Colorado, the following real property in the CITY AND County of DENVER, 80004 and State of Colorado, to wit:

EAST 27 FEET OF WEST 77 FEET AND WEST 5 FEET OF EAST 50 FEET OF LOTS 20 TO 24, INCLUSIVE, BLOCK 8, FIRST ADDITION TO ARGYLE PARK; AND THE EAST 45 FEET OF LOTS 20 TO 24, INCLUSIVE, BLOCK 8, FIRST ADDITION TO ARGYLE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as 3923-3927 W 38TH

with all its appurtenances.

THE JOSEPH E. LAMPERT TRUST, DATED JUNE 21, 2002

X Jacquelyn L. Lampert
JACQUELYN L. LAMPERT, SURVIVING TRUSTEE

X Jacquelyn L. Lampert
JACQUELYN LEE LAMPERT

THE JACQUELYN L. LAMPERT TRUST, DATED JUNE 21, 2002

X Jacquelyn L. Lampert
JACQUELYN LAMPERT, TRUSTEE

State of Arizona)
County of Maricopa) ss

The foregoing instrument was acknowledged before me this day of 23rd / May 2013 by JOSEPH E. LAMPERT AS TRUSTEE OF JACQUELYN L. LAMPERT AS SURVIVING TRUSTEE OF THE THE JOSEPH E. LAMPERT TRUST, DATED JUNE 21, 2002 AND JACQUELYN L. LAMPERT AS TRUSTEE OF THE THE JACQUELYN L. LAMPERT TRUST, DATED JUNE 21, 2002 AND JACQUELYN LEE LAMPERT

Charlene Curtis

Notary Public
My commission expires 7-30-14

When recorded return to:



QUITCLAIM DEED

THIS DEED, made this 16th day of January, 2008 xx
between John G. Lampert, Mary Lou Vecchiarelli,
and Jason Hart

of the City and County of Denver and State of
Colorado, grantor(s), and Lampert Business Properties, a
limited liability company

whose legal address is 6229 Holman Ct.

of the County of Jefferson and State of Colorado, grantee(s).

WITNESS, that the grantor(s), for and in consideration of the sum of
TEN and other good and valuable consideration (\$10.00)----- DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has
presented do es remise, release, sell and QUITCLAIM unto the grantee(s) its heirs, successors and assigns forever, all
the right, title, interest, claim and demand which the grantor(s) ha s in and to the real property, together with improvements, if any,
situate, lying and being in the City and County of Denver and State of Colorado,
described as follows:

ALL OF LOTS 17, 18 AND 19 AND THE WEST 50 FEET OF LOTS 20
THROUGH 24, BLOCK 8, FIRST ADDITION TO ARGYLE PARK, CITY AND
COUNTY OF DENVER, STATE OF COLORADO
and
LOTS 14, 15 AND 16, BLOCK 8, FIRST ADDITION TO ARGYLE PARK,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

also known by street and number as: 3929 W. 38th Ave. and 3838 Perry, Denver, CO
assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in any wise
thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only
proper use, benefit and behoof of the grantee(s) their heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

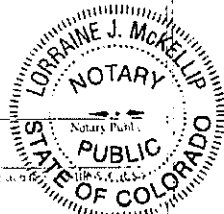
[Signature]
John G. Lampert
[Signature]
Mary Lou Vecchiarelli
[Signature]
Jason Hart

STATE OF COLORADO

City and County of Denver
The foregoing instrument was acknowledged before me this 16th day of January 2008
by John G. Lampert, Mary Lou Vecchiarelli, and Jason Hart.

Witness my hand and official seal.
My commission expires: 1-9-09

[Signature]



*If in Denver insert "City and".

Name and Address of Person Creating Newly Created Legal Document

38th and Perry Street Narrative

Justifying Circumstances -- Adherence to Review Criteria

1. Consistency with Adopted Plans

Main Street Zone. The properties are all located on the north side of 38th Avenue. (The southern border of the Berkeley Regis United neighborhood.)

This map amendment request is for the rezoning of the current PUD456 to U-MS-3, which would allow for creation of mixed use and residential development and is an opportunity to provide equity in development in this neighborhood and pursue a voluntary affordable housing agreement with the City of Denver.

The effect of the proposed amendment is to permit redevelopment of several parcels of land (34,870 sq. ft.) addressed as 3923 W 38th Ave, 3929 W 38th Ave., 3838 Perry Street. The intent is to promote safe, active, and pedestrian-scaled commercial streets using Shop Front and Row house building forms that clearly define and activate the public street edge.

The Main Street Zone Districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping, and public gathering along the city's commercial streets. The Main Street District standards also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development an adjacent residential neighborhood Main Street Zone Districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed -use and residential arterial streets (as designated in Blueprint Denver) or, less frequently on a single zone lot at the interaction of local/collector streets within a residential neighborhood.

In all cases, the Main Street zone districts should be applied where a higher degree of walk ability and pedestrian activity is desired than required in a corridor, mixed use or residential mixed use zone district.

Select Legal Basis for Rezoning Request

Key Development Documents

Comprehensive Plan 2040

Blueprint Denver

Denver Zoning Code

Comprehensive Plan 2040

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.

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.

Ensure that land use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities. Continue to promote mixed-use development, which enables people to live near work, retail, and services.

Ensure that the Zoning Code reinforces quality urban design.

Identify areas in which increased density and new uses are desirable and can be accommodated.

Support a variety of housing opportunities for Denver's current and future workforce. Housing opportunities throughout Denver should be expanded.

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.

Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation, and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.

Encourage the integration of age-friendly community features into public and private development.

Prioritize infrastructure improvements that allow for residents of all abilities to access and live in any neighborhood.

Design and program public spaces and recreation centers to accommodate people of all ages and abilities.

Strengthen multimodal connections in mixed-use centers and focus growth near transit. Strategies Improve multimodal connections within and between mixed-use centers including downtown, Denver International Airport and major urban centers.

Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support riders

Blueprint Denver

This proposal is supported by a number of goals articulated in Blueprint Denver. Including context, growth, quality of life and mobility. This rezoning also will bring this property out of a

specific PUD zone district but in conformity with identified zone districts in the current Denver Zoning Code.

Context

Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context are well served by transit and enjoy access to abundant amenities and entertainment options. The urban context is navigable and accessible due to a predictable street grid in residential areas and the availability of dedicated transit options and bike lanes. These areas offer great walkability and access to neighboring areas and commercial nodes. Parking is a mix of off-street with managed on-street options.

Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment.

Incentivize or require efficient development of land, especially in transit-rich areas.

The future neighborhood context is Urban which is reflected in the rezoning application.

The U-MS-3 designation recognizes the existing and adjacent land use designations while also reinforcing the main street nature of 38th Avenue and the potential for low scale retail and commercial development.

The urban context contains mixed-use, commercial, main street and residential street types. The ability to embrace the main street arterial nature of 38th, while also respecting the residential and local street of Perry, is reflected in the U-MS-3 designation.

Growth

Denver's growth strategy is to guide new housing units and jobs to areas with the infrastructure to support higher density, mixed-use development. This requires coordinated implementation of land use changes and transit investments. Many areas of the city, often near transit, allow for greater density than what is being built. While the city plans and entitles certain areas to take on more growth, private development often does not take full advantage of those entitlements. Fulfilling the community vision for vibrant and walkable neighborhoods—as well as ensuring Denver can accommodate growth in areas where it is most appropriate—depends on maximizing development opportunities.

- A. Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas
- B. Implement regulatory land use changes in coordination with transit investments. For example, rezonings to support transit-oriented development should be closely timed with the implementation of transit priority streets.
- C. Support the implementation of Denver Moves:

D. Develop a citywide strategic plan to address implementation needs, including infrastructure investments, in regional and/or community centers.

Transit

A. In regional centers, urban center community centers and urban center community corridors, study and implement requirements or incentives for density.

B. Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas.

Mobility

Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities.

Quality of life

- Uniformity of District Regulations

The proposed rezoning is in conformity with the adjacent zoning classifications along 38th avenue. The proposed rezoning will provide a recognized uniform classification as found in the current Denver Zoning Code.

- Further Public Health, Safety and Welfare

The proposed rezoning to U-MS-3, will encourage the reactivation of this site from a one specific user to a mixed range of uses and will encourage pedestrian activity and mobility from future residents and commercial users.

- Blueprint Future Place Designation

The future place is local corridor. This rezoning U-MS3 is consistent with local corridor designation. The proposed rezoning will allow for a mixture of residential and or retail/commercial which will activate the local corridor street (38th Avenue). 38th is a multi modal transit corridor with increased options for pedestrians and alternate modes of transportation.

- Justifying Circumstances

The City adopted the Denver Zoning Code and the property retained Former Chapter 59 Zoning.

Denver Zoning Code

This property is bordered by U-MS-3 zoning and is requesting the same.

Main Street 3 (U-MS-3) U-MS-3 applies primarily to local or collector street corridors or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

The proposed rezoning to U-MS-3 is consistent with the purpose and intent of the Denver Zoning Code.

Promotes safe, active and pedestrian scaled commercial street, as currently exists with 38th Avenue

Reactivates the 38th Avenue corridor at this location and enhances the convenience, ease and enjoyment of walking, shopping transit and public gathering.

The potential for a positive contribution through necessary and local commercial activity will be realized upon rezoning.

The proposed rezoning will promote physical activity by the creation of density and the mix of commercial and residential uses.

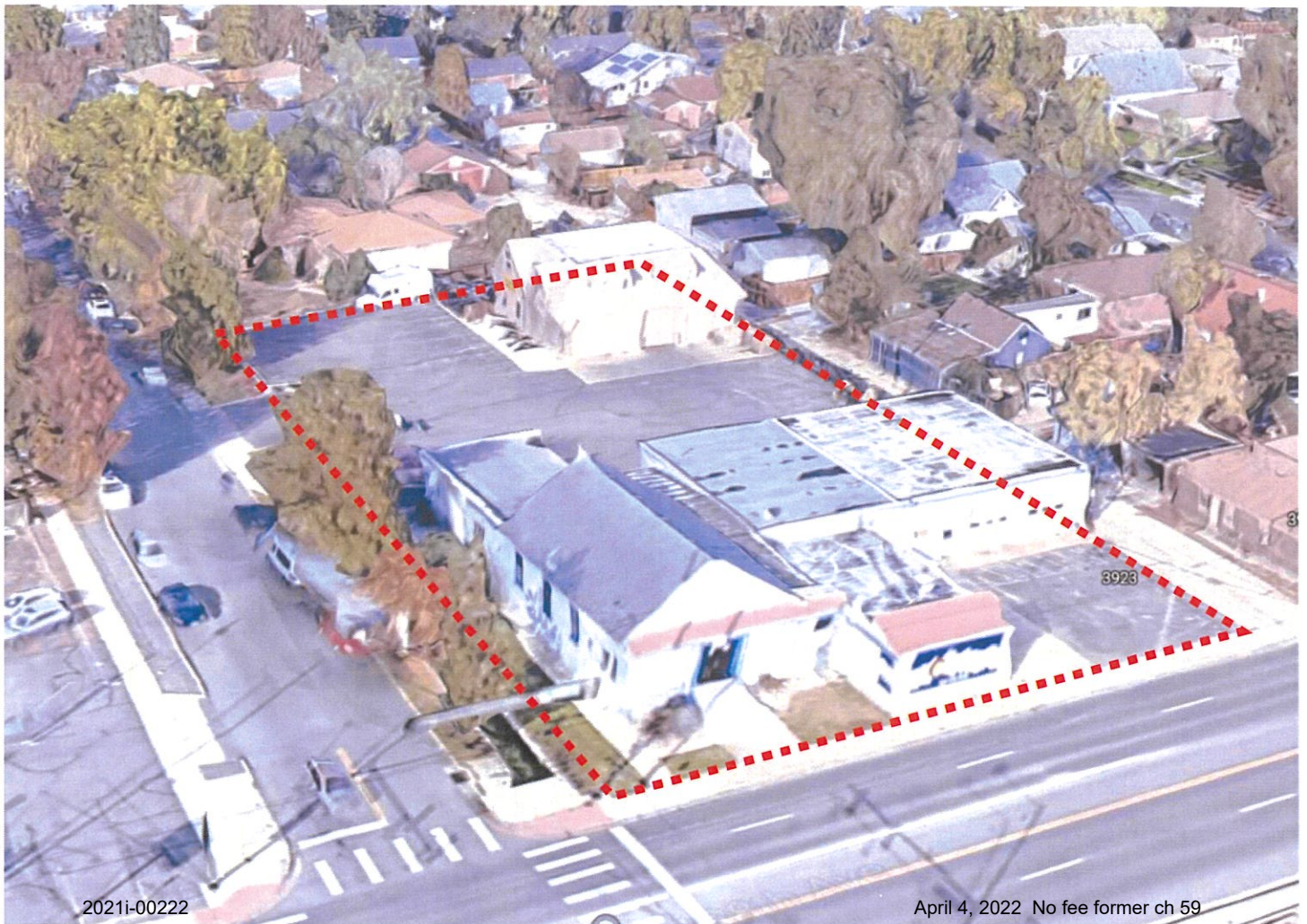
- Please discuss how your rezoning to U-MS-3 is consistent with the purpose and intent statements found in the [Denver Zoning Code](#) for that specific zone district. These have been included in the attached presentation as well.

-

EXISTING SITE CONDITIONS



EXISTING SITE CONDITIONS

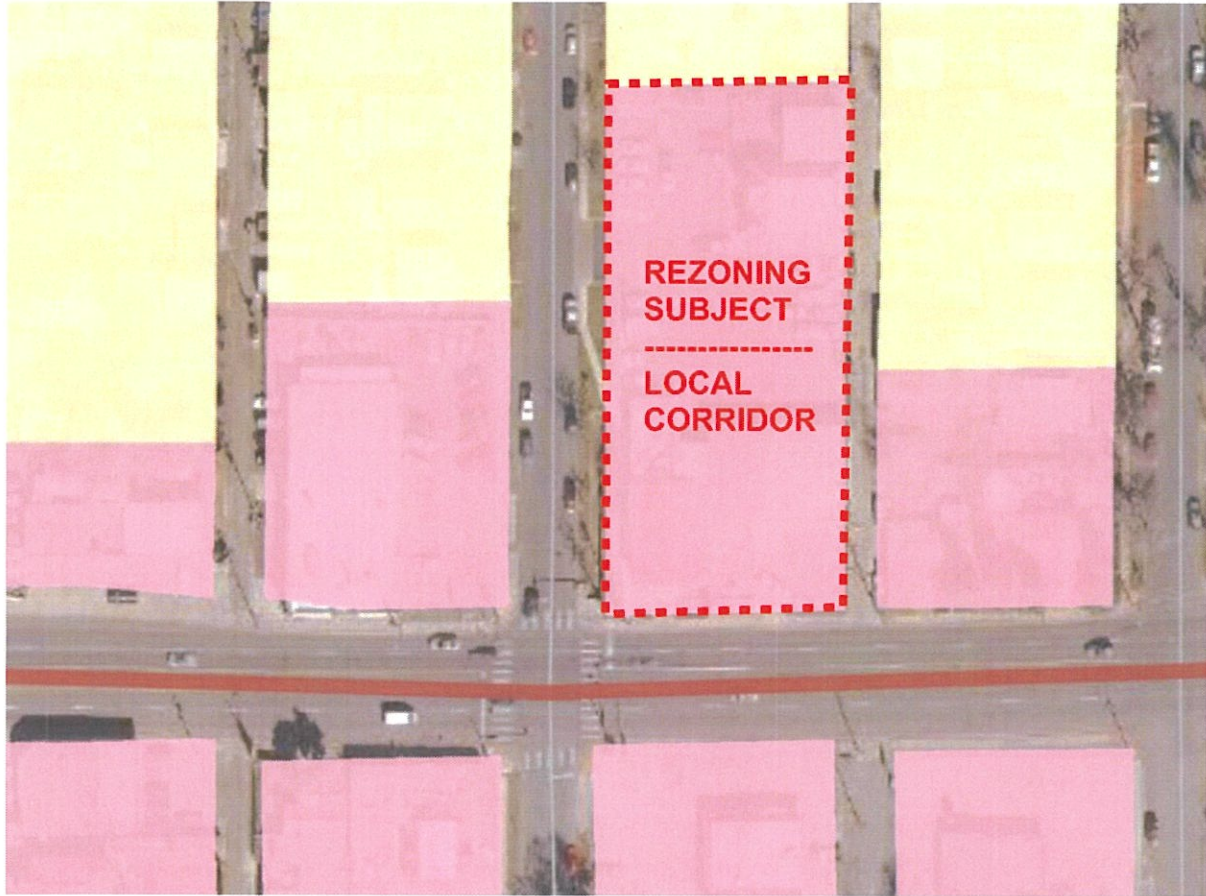


PROPERTY MAP



BLUEPRINT DENVER

Blueprint Denver (2019) identifies the property as Urban-Local Corridor



Corridors

Corridors should be consistent with the character of the surrounding area in scale and design. They should have an active street level presence and provide a mix of uses.

Local



Primarily provides options for dining, entertainment and shopping. May also include some residential and employment uses. Typically frequented by residents of the neighborhood. Highest activity levels during evenings and weekends. Buildings have a distinctly linear orientation along the street with very shallow setbacks. The scale is intimate with a focus on the pedestrian. The public realm is typically defined by lower-scale buildings with active frontages. Heights are generally up to 3 stories. Although generally well integrated into the surrounding neighborhood, a limited transition may be needed.



Circulation focuses on movement through or along the corridor. Nearby residents have easy access by walking or biking. A pedestrian priority area is typical and cyclists have access with high or medium ease of use bicycle facilities or local streets. Typically served by local transit that may be part of the transit priority street network.



Social spaces, such as patios and plazas, often occur along the street or within deeper building setbacks. Green infrastructure may serve the site or immediate area and is often integrated into the streetscape. Regularly spaced street trees within planted areas. Public spaces are utilized for neighborhood events.

