

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Joshua Day	Representative Name	N/A
Address	4846 Knox Ct	Address	
City, State, Zip	Denver, CO 80221	City, State, Zip	
Telephone	(720) 300-7998	Telephone	
Email	jgday95@aol.com	Email	
<p>*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.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	4846 Knox Ct, Denver, CO 80221 ; Berkeley B83 L13 &14 exc rear 8 ft to city		
Assessor's Parcel Numbers:	02173-11-007-000		
Area in Acres or Square Feet:	6,250 SqFt or approximately .14 acres		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		

# REZONING GUIDE



## REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a. Changed or changing conditions in a particular area, or in the city generally; or b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.
	<input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.

## 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, as identified above

## ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

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	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	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Joshua G. Day	4846 Knox Ct Denver, CO 80221 (720) 300-7998 jgday95@aol.com	100%	<i>Joshua G. Day</i>	01/22/20	A	NO

## **Introduction**

To Whom it May Concern,

My name is Joshua Day and I am the owner of the property in question at 4846 Knox Ct. I am seeking to rezone my lot from the U-SU-C context to U-SU-C1 so the lot may be eligible for the construction of an Additional Dwelling Unit (ADU).

As a Colorado native, I have supported the state of Colorado, the city of Denver, and my local communities as a student, a volunteer, a consumer, and a soldier with the Colorado Army National Guard (COARNG). Now, I am asking that my community support me in this endeavor. I have studied Denver’s adopted plans and believe this to be a great opportunity for Denver leaders to act on these plans and in the best interest of Denverites.

The rezoning in question will result in a conforming lot that fits within the existing and future context of the neighborhood.

Thank you for your time and consideration.

### Table of Contents

Exhibit A: Legal Description	1
Exhibit B: Proof of Ownership	2-3
Exhibit C: Review Criteria	4-6
Exhibit D: Additional Review Criteria	7-8

## **Exhibit A**

### Legal Description

Lot address: 4846 Knox Ct, Denver, CO 80221

Lot schedule number: 02173-11-007-000

Lot legal description: Lots 13 and 14, Block 83, Berkeley, Except the Rear 8 Feet of said Lots,  
City and County of Denver, State of Colorado.

# Exhibit B

## Proof of Ownership (Assesor's record)

### 4846 N KNOX CT

<b>Owner</b>	DAY,JOSHUA G 4846 KNOX CT DENVER , CO 80221-1128
<b>Schedule Number</b>	02173-11-007-000
<b>Legal Description</b>	BERKELEY B83 L13 & 14 EXC REAR8FT TO CITY
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

#### Print Summary

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	580
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1922	<b>Basement/Finish:</b>	457/254
<b>Lot Size:</b>	6,250	<b>Zoned As:</b>	U-SU-C

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

Current Year			
Actual	Assessed	Exempt	
Land	\$281,100	\$20,100	\$0
Improvements	\$111,900	\$8,000	
Total	\$393,000	\$28,100	

Prior Year			
Actual	Assessed	Exempt	
Land	\$218,600	\$15,740	\$0
Improvements	\$86,800	\$6,250	
Total	\$305,400	\$21,990	

**Real Estates Property Taxes for current tax year**

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

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>			
<b>Original Tax Levy</b>	\$1,013.24	\$1,013.22	\$2,026.46
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00	\$0.00	\$0.00
<b>Due</b>	\$1,013.24	\$1,013.22	\$2,026.46

### Additional Information

**Note:** If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

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

Real estate property taxes paid for prior tax year: **\$1,701.25**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$20,100.00	<b>Assessed Improvements</b>	\$8,000.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$28,100.00

## **Exhibit C**

### Review Criteria

#### Consistency with Adopted Plans

##### A. Blueprint Denver

*Blueprint Denver*, originally composed in 2002 and updated in 2019, expresses the infrastructural needs required to scale Denver and its communities over the next two decades. The foundation of *Blueprint Denver* includes *Comprehensive Plan 2040* (discussed below) and additional input from Denver communities.

Denver has experienced tremendous growth since 2002. While this growth has had many positive impacts on the city it has also created some growing pains for our communities. *Blueprint Denver* states that, “Denver’s neighborhoods, have growing disparities. Housing opportunities and quality design are a citywide challenge. There is a need for all residents to have greater access to all of Denver’s opportunities.” As supported by *Comprehensive Plan 2040*, *Blueprint Denver* strives to create a Denver that provides equitable and affordable housing and access to opportunity.

4846 Knox Ct is located in the *Urban Neighborhood* context. Knox Court is a local street. Rezoning 4846 Knox Ct and allowing for the development of a tastefully furnished ADU maintains the existing neighborhood context and increases the volume of housing in a neighborhood in close proximity to ample opportunity epicenters. These epicenters include Denver and Boulder which are merely minutes due to the lot’s easy access to the I70 & I25 junction. In addition, the lot in questions is within walking distance of Regis University and all of its higher/continuing education programs. *Blueprint Denver* classifies the subject property as Urban-Low Residential and projects the housing market will grow by 20%. This projected growth supports the utilization of ADU’s.

##### B. Comprehensive Plan 2040

*Comprehensive Plan 2040* is the culmination of the collaboration of citizens across the city to define the ideal progression of the city over the next 20 years. Throughout the narrative that is *Comprehensive Plan 2040* the rezoning of 4846 Knox Ct is both directly and indirectly supported.

Vision 1 of *Comprehensive Plan 2040* strives to create a Denver that is “an equitable, inclusive community with a high quality of life for all residents, regardless of income

## **Exhibit C Continued**

### Review criteria

level, race, ethnicity, gender, ability or age.” I have addressed the individual goals of this vision and how they support the rezoning of 4846 Knox Ct, below.

**Goal 1.1** strives to “Ensure all Denver residents have safe, convenient, and affordable, access to basic services and a variety of amenities.” Rezoning 4846 Knox Ct and allowing for the development of a tastefully furnished ADU will provide a safe, convenient, and affordable housing option for a Denver resident. While the ADU will be located near to a variety of amenities (gym, dining, activity, etc) it will be uniquely located near Regis University. This positioning of the ADU allows direct and convenient access to all amenities and academic resources associated with Regis University.

**Goal 1.2** strives to “Build housing as a continuum to serve residents across a range of incomes, ages, and needs.” Rezoning 4846 Knox Ct and allowing for the development of a tastefully furnished ADU will increase the supply of a rather niche housing product designed for one or two person(s) with the feel, location, and dynamic of a house yet obtainable at a price point similar to an apartment. The location of the ADU and its proximity to highway junctions, bus stops, and academic center(s) will be ideal for a variety of professional or academic tenant(s).

**Goal 1.3** strives to “Develop housing that is affordable to residents of all income levels.” Rezoning 4846 Knox Ct and allowing for the development of a tastefully furnished ADU will increase the supply of a rather niche housing product. At a basic level, increasing the supply of housing options creates a more diverse housing landscape and broadens the spectrum of rental rates available to citizens. Specifically, the unique characteristics of an ADU, such as its smaller structural footprint or its shared lot, can appeal to individuals seeking lower rental rates.

**Goal 1.5** strives to “Reduce the involuntary displacement of residents and businesses.” Rezoning 4846 Knox Ct and allowing for the development of a tastefully furnished ADU will help combat the rising rental rates and the associated cost of living increases in the area. This supply vs demand effect will help reduce the number of residents who are at risk of involuntary displacement toward lower cost of living areas. Derivatively, once an ADU is developed at 4846 Knox Ct, the primary residence could, theoretically, also be offered for rent at a significantly lower price than if the ADU were not present on the lot.

## Exhibit C Continued

### Review criteria

**Goal 1.9** strives to “Improve equitable access to quality education and lifelong learning opportunities.” Rezoning 4846 Knox Ct and allowing for the development of a tastefully furnished ADU will provide a housing product that is uniquely located within walking distance to an institution of higher learning (Regis University). In many cases, the availability of affordable quality housing near universities is very limited. This gives 4846 Knox Ct a unique opportunity to address the needs of Denver citizens.

*Comprehensive Plan 2040* projects the housing growth in the subject area to be 20% by 2040. This projection, however, is not specific to the Regis/Berkeley area and may be understated due to the impact of Regis’ growth on the housing requirements in the general vicinity. For additional context, the number of full-time students admitted to Regis in 2017 represented a 9.35% percent growth rate vs the prior year. During this same one-year period, the room and board costs associated with attending Regis increased by 2.43% (according to DataUSA’s analysis of Regis provided data). In either case, the rezoning of 4846 Knox Ct to allow for the development of an ADU will help absorb the growing need for housing in the Denver area per *Comprehensive Plan 2040* projections.

#### C. Housing an Inclusive Denver (2018)

Recommendation 2, Section 4 of *Housing an Inclusive Denver* supports the, “streamlining and facilitating of accessory dwelling units as a tool for affordability and to stabilize residents at risk for displacement.”

Approving the map amendment for 4846 Knox Ct will eliminate the barriers to building a new residential unit in an increasingly expensive and highly sought-after part of Denver whilst maintaining the integrity and character of the neighborhood. This act will lead to a higher supply of a niche housing product to counteract the currently increasing rental rates/cost of living in the area. Tactical decisions like these are the physical manifestation of this section from *Housing an Inclusive Denver* and are necessary to achieve affordability and to stabilize residents who are at risk for displacement due to housing or cost of living needs.

## **Exhibit D**

### Additional Review Criteria

#### A. Uniformity of District Regulations and Restrictions

The proposed Map Amendment will result in a neighborhood lot that is consistent with the U-SU-C1 district regulations and restrictions. The lot's current characteristics are conforming to the U-SU-C1 district and any/all future modifications or construction will be meet the district regulations and restrictions.

#### B. Further Public Health, Safety, and Welfare

The lot in questions resides near major health and welfare epicenters. Among these include Regis University, Tennyson St shopping, Willis Case Golf course, Rocky Mountain park, multiple Libraries, and a variety of dental/clinical/medical centers. Rezoning 4846 Knox Ct and allowing for the development of a tastefully furnished ADU increasing the availability of housing options in this popular neighborhood. Derivatively, increasing housing options in a safe and vibrant communicate decreases the need for families to relocate to potentially less-safe communities.

#### C. Justifying Circumstances – A City Adopted Plan

Since the approval of the existing lot district designation (U-SU-C) the city has experienced an immense amount of growth. As made apparent by the city's current adopted plans (*Blueprint Denver, Comprehensive Plan 2040, Housing an Inclusive Denver 2018*) the housing needs of Denverites are not being met. Existing communities are full and growing more expensive each year. The city has adopted many plans to counter the high costs and availability of housing in our Denver communities and this rezoning application is an opportunity for Denver representatives to act in the best interest of Denverites.

#### D. Consistent with the applicable neighborhood context

The sole purpose of the U- zoning regulations is to “promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.” (Sec 5.2.2.1(A) Urban Residential Districts). Given that both the current and requested zoning characterizations adhere to the Urban Neighborhood Context and that the only difference between them is the permittance of ADU's, the lot will automatically be consistent with the proposed zone district/neighborhood context. The true discussion lies within whether or not an ADU would, “detract from the overall image and character of the residential neighborhood.” (Sec 5.2.2.1(A) Urban Residential Districts). (Section continued on next page).

## **Exhibit D Continued**

### Additional Review Criteria

Currently, multiple ADU's exist within a one block radius of the subject lot. In fact, the entirety of King St between 49<sup>th</sup> Ave and 50<sup>th</sup> Ave, merely one block northwest of the subject property, already maintain the requested U-SU-C1 characterization. To help visualize the existing neighborhood characteristics, I have attached photos of ADU's located within the vicinity of the subject property.



This property at 4890 Knox Ct, located on the same street & block as the subject property, maintains a sizeable ADU marked as 4890R.



This property at 4950 King St, located one block Northeast of the subject property, maintains a large 2-story ADU.



This separately metered ADU is located on the alley at the rear of 4904 Julian St. Just one block northeast of the subject property.



While this property is not an ADU, it does help frame perspective for the current neighborhood character. This 2.5 story Buddhist Temple shares an alley (visible) with the subject property and is located at 4801 Julian St.