

TO: Denver City Council
FROM: Theresa Lucero, Senior City Planner
DATE: March 16, 2017
RE: Official Zoning Map Amendment Application #2016I-00091
12150 East Andrews Drive
Rezoning from S-SU-F to S-MU-3

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for application #2016I-00091 for a rezoning from S-SU-F to S-MU-3.

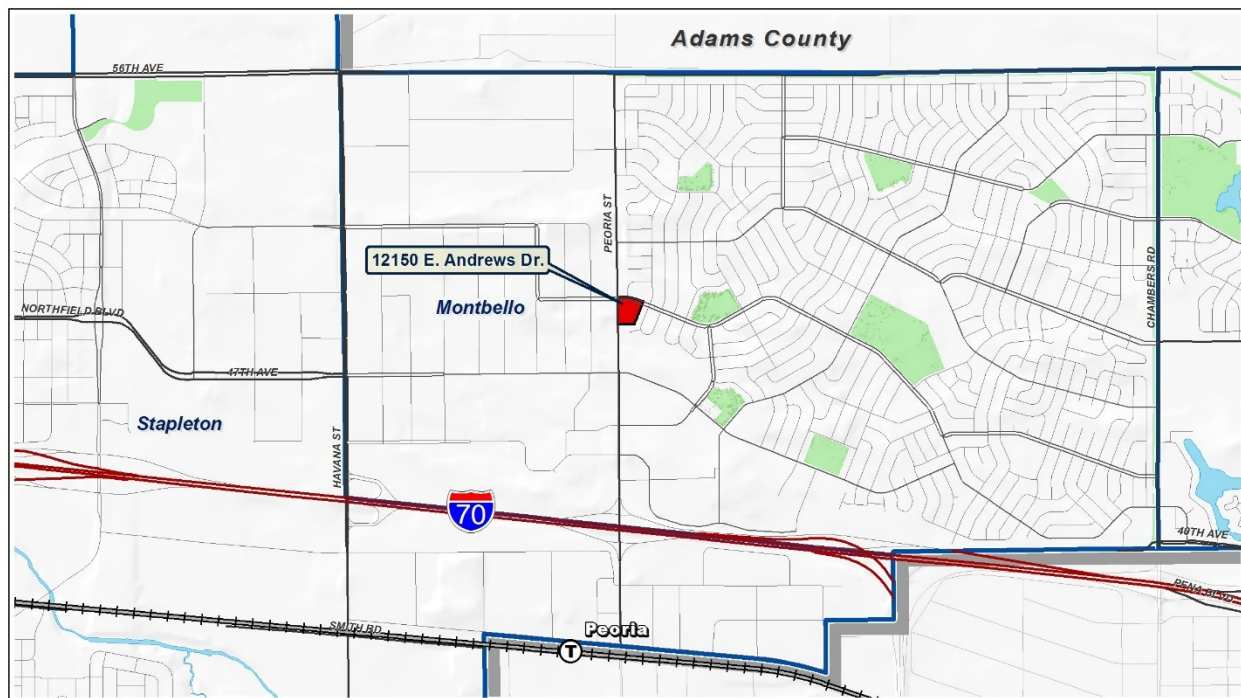
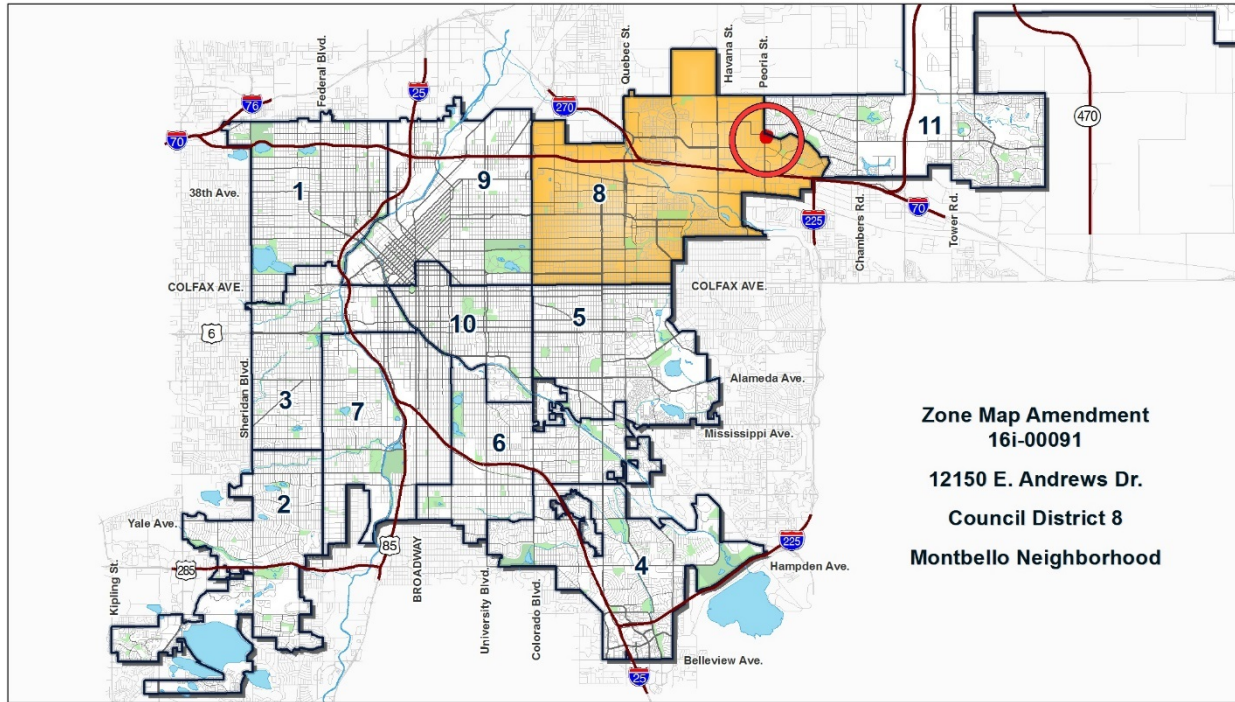
Request for Rezoning

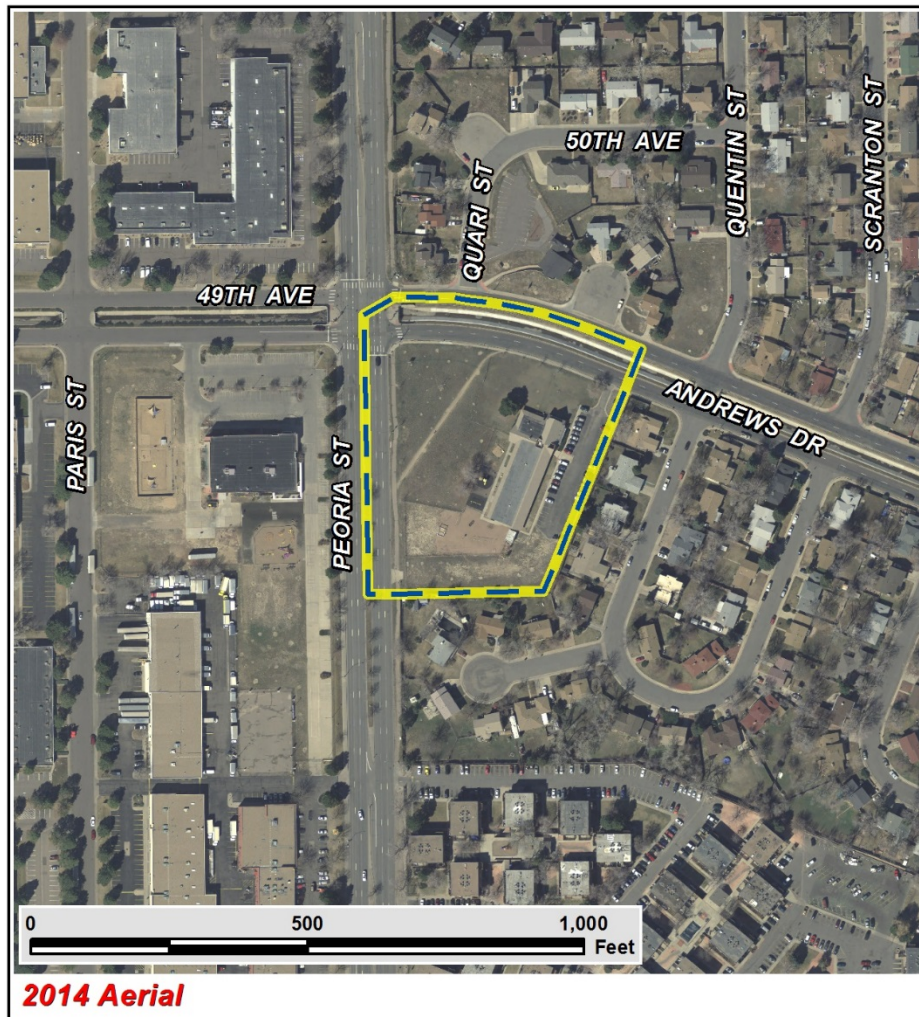
Application:	#2016I-00091
Address:	12150 East Andrews Drive
Neighborhood/Council District:	Montbello Neighborhood / City Council District 8
RNOs:	Far Northeast Neighbors Inc.; Montbello 20/20; Northern Corridor Coalition; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
Area of Property:	3.4 Acres / 149,000 SF
Current Zoning:	S-SU-F
Proposed Zoning:	S-MU-3
Applicant/Owner:	St. Andrew Lutheran Church
Contact Person:	Peter J. Hynes, AIA

Summary of Rezoning Request

- The subject property contains a church and a vacant elementary school, and is located at the southeast corner of East Andrews Drive and Peoria Street. The map amendment is being requested to enable the elementary school portion of the property to be used for a senior group living facility.
- The **S-MU-3**, **S**uburban, **M**ulti **U**nit, **3**-story (40 feet maximum building height), zone district is intended for use in the Suburban Context which is characterized by single unit and multi-unit residential uses, commercial strips and centers, and office parks. Single-unit residential consists of Suburban House forms with street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consists of clustered Garden Court, Town House and occasional mid- to high-rise Apartment forms. Commercial buildings are typically separated from residential and consist of Shopfront and General forms. Single-unit residential uses are primarily located away from residential or commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial or collector streets. The allowed building forms in the S-MU-3 zone district include Suburban House, Duplex, Town House, Garden Court and Apartment building forms. Further details of the zone district can be found in Article 3 of the Denver Zoning Code.

General Location





1. Existing Context

The subject property is in far northeast Denver at the southeast corner of Andrews Drive and Peoria Street. In the general vicinity are:

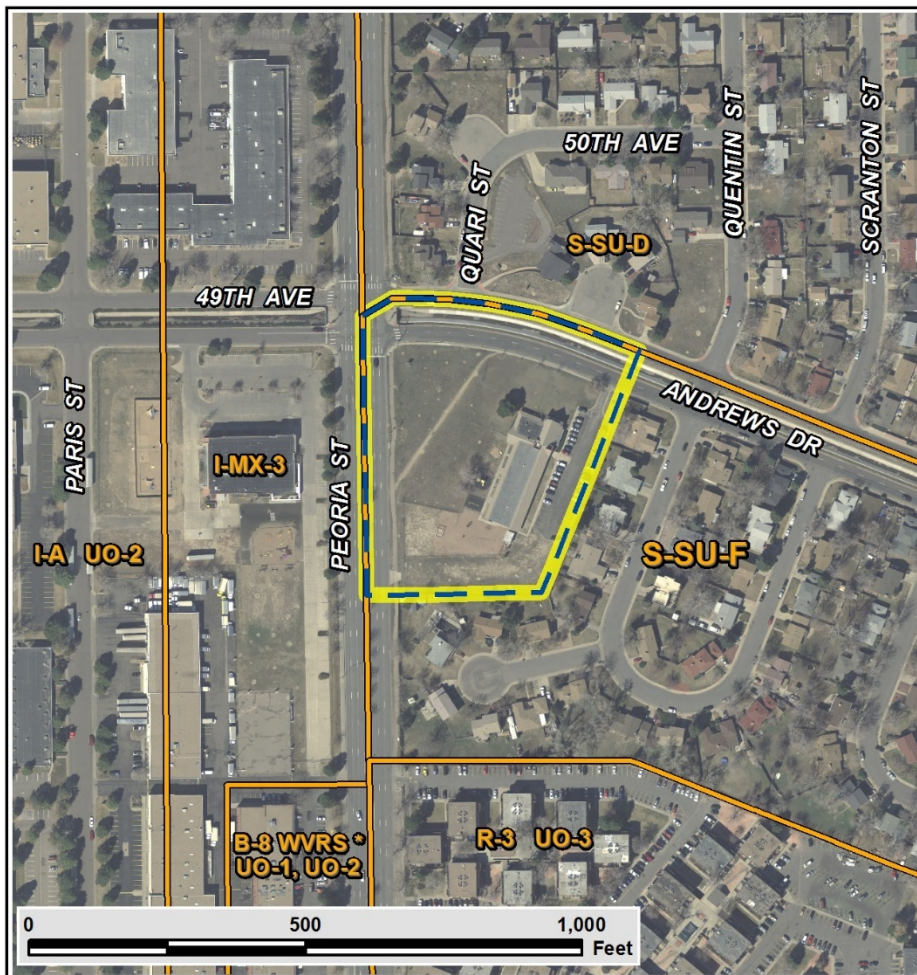
- U. S Army Reserve Training Center, nearly one mile north,
- Elmendorf Park, ½ mile to the north,
- John Amesse Elementary School ½ mile north,
- East Interstate 70, 6 blocks south,
- Silverman Park, 4 blocks east,
- Montbello Civic Center Park, 10 blocks to the southeast,
- Montbello Branch Library, 10 blocks to the southeast,
- McGlone Academy, 10 blocks to the southeast,
- Monarch Montessori School, across Peoria Street to the west,

The subject property is surrounded by a mixture of single family and low-rise mixed use industrial and commercial land uses. Area building heights range from 1 to 2 stories.

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

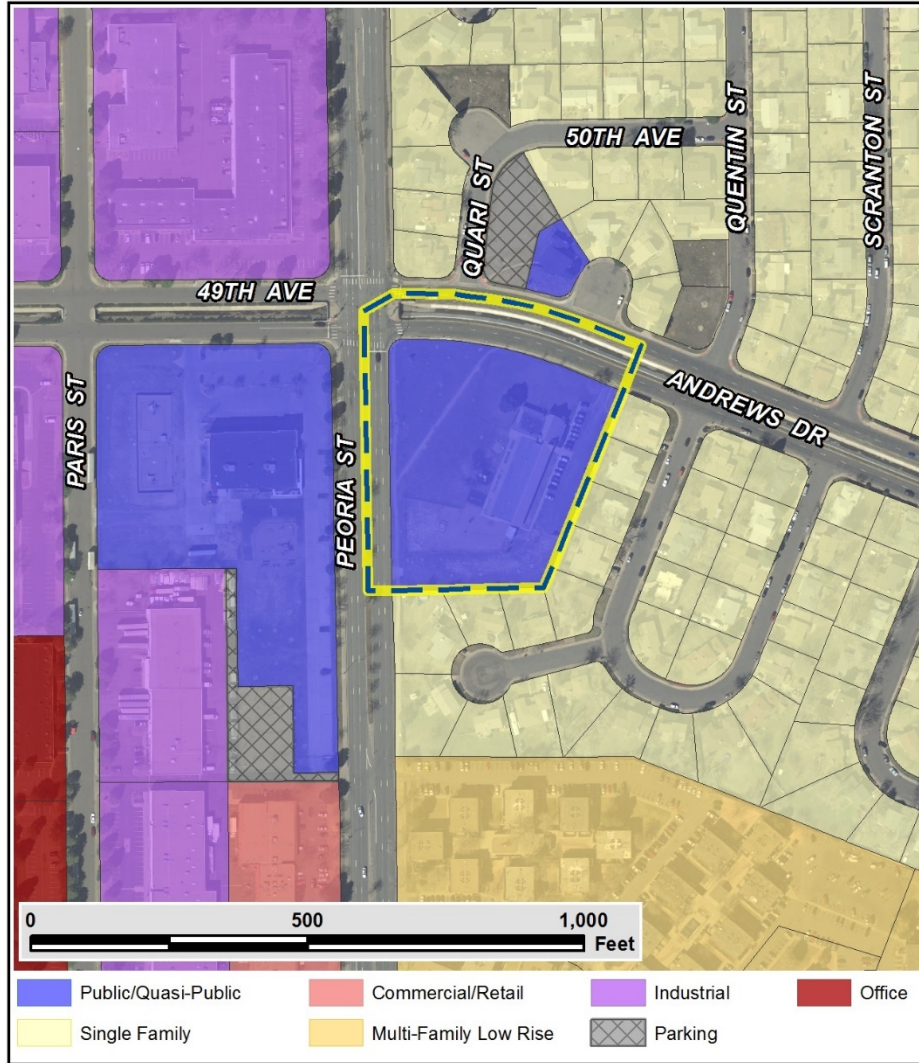
	Existing Zoning	Existing Land Use	Existing Building Form, Scale	Existing Block, Lot, Street Pattern
Site	S-SU-F	Church and Vacant School	Church and School Structure	Combination of grid and modified grid street patterns with no alleys and attached sidewalks. Varied pattern of block sizes.
North	S-SU-D	Low-rise Single-Family Residential & Church	1-2-story Church and Residential Structures	
South	S-SU-F	Low-rise Single-Family and Multi-Family Residential	1-3-story Residential Structures	
West	I-MX-3	Low-rise Civic, Commercial and Industrial	1-2-story Non-Residential Structures	
East	S-SU-D & S-SU-F	Low-rise Single-Family Residential	1-2-story Residential Structures	

2. Existing Zoning

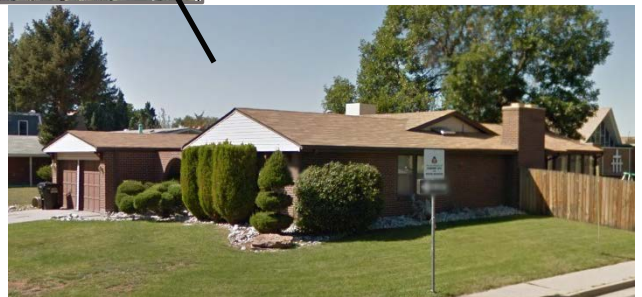
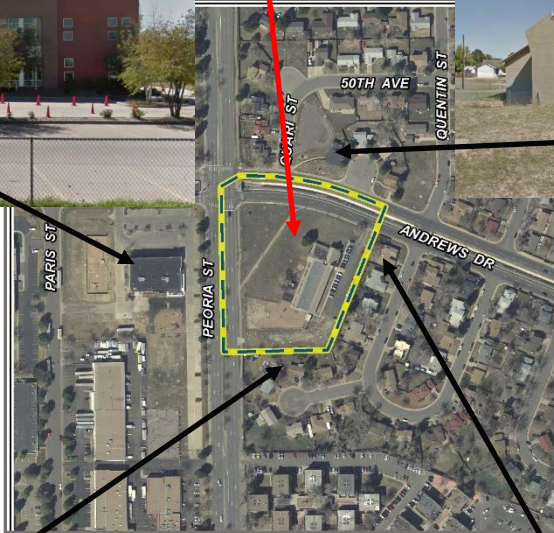


The zoning of the subject property is S-SU-F, a single-family district which allows Suburban House forms on lot size of 8,500 square feet.

3. Existing Land Use (2014)



4. Existing Building Form and Scale



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 – No Comments.

Development Services – Project Coordination: Approved – No Comments.

Public Review Process

Several notices are sent to registered neighborhood organizations throughout the rezoning process. The following summarizes the specific dates public notice have been sent:

- On November 3, 2016, CPD staff provided informational notice of the completed rezoning application to affected members of City Council and registered neighborhood organizations within 200 feet of the subject property per Section 12.3.4.5.A.1 of the Denver Zoning Code.
- For the Planning Board public hearing the property was legally posted with a sign for a period of 15 days announcing the January 18, 2017 Denver Planning Board public hearing, and written notification of the hearing was sent to all affected registered neighborhood organizations within 200 feet of the subject property and City Council members. At the hearing the Planning Board unanimously voted (8-0) to recommend approval of the proposed map amendment.
- Following Planning Board review, the rezoning application is referred to the Land Use, Transportation and Infrastructure (LUTI) Committee of the City Council for review. The LUTI Committee is a public meeting with electronic notification sent to affected members of City Council and affected registered neighborhood organizations. The LUTI Committee meeting was scheduled on February 7, 2017.
- Notice for City Council Public Hearing: Following LUTI committee review, the rezoning application is referred to the full City Council for final action after a public hearing on second reading. For the public hearing notification of the hearing is sent to affected members of City Council and affected registered neighborhood organizations and notification signs are posted on the property 21 days prior to the hearing. The City Council Public hearing is scheduled on March 20, 2017.

Public Comments

As of the date of this staff report, four letters of support have been received from Registered Neighborhood Associations. See the attached letters.

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)*

Denver Comprehensive Plan 2000

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

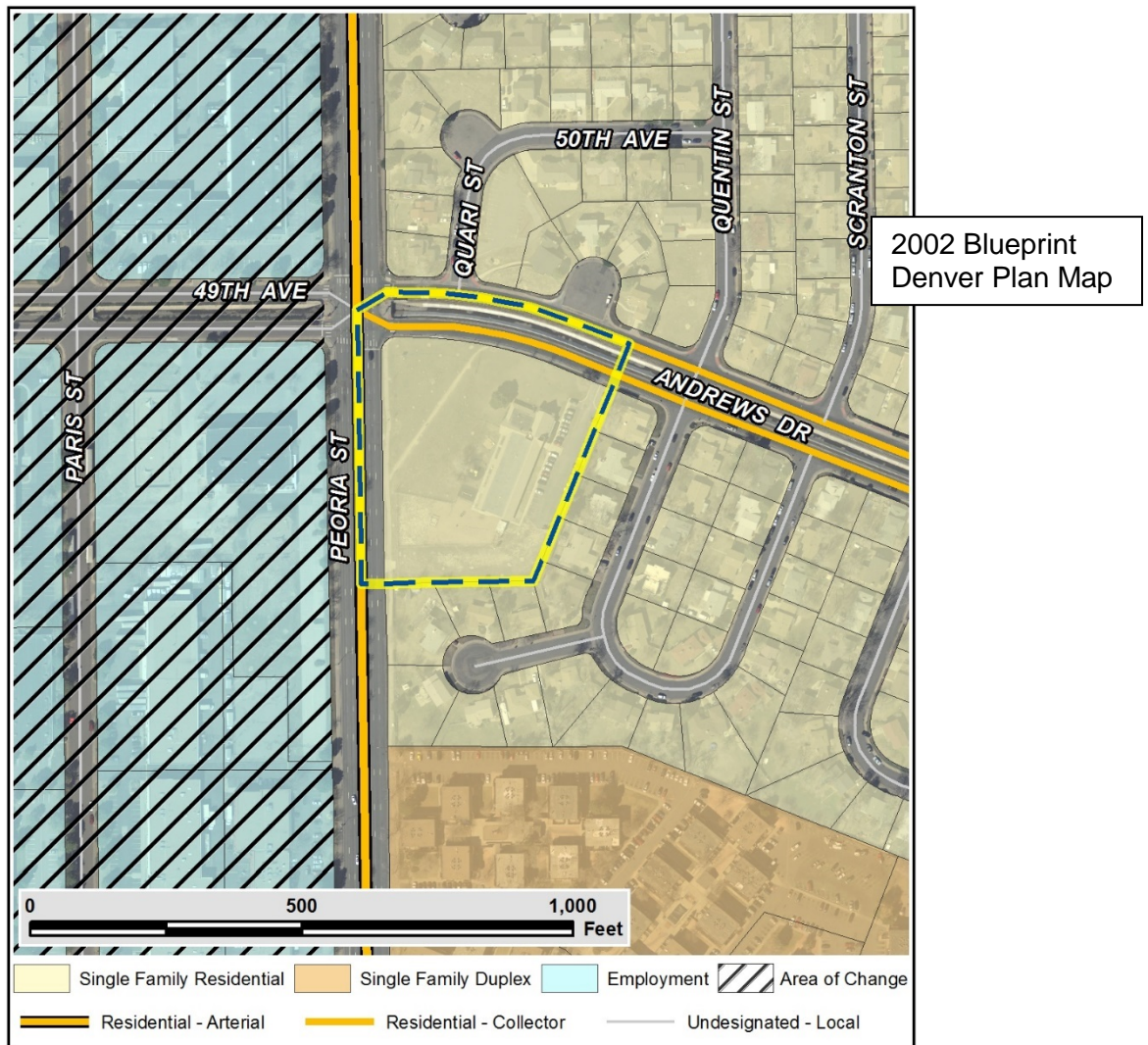
- Environmental Sustainability Strategy 2-E to “**Conserve raw materials by promoting efforts to adapt existing buildings for new uses**, rather than destroying them” (p. 39).
- Environmental Sustainability Strategy 2-F to “**Conserve land by promoting development within Denver at sites where services 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**” (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).
- Legacies Strategy 3-A “**Identify areas in which increased density and new uses are desirable and can be accommodated.**” (p. 99).
- Housing Strategy 4-E to “**Continue to promote mixed-use development, which enables people to live near work, retail and services**” (p. 78).
- Housing Strategy 3-D “**In coordination with religious and other private organizations, develop permanent and transitional housing that is affordable for very low-income households and special needs populations**” (p. 115).

The proposed map amendment will enable the conversion of a vacant school building into a senior group living facility. The proposal may help Montbello residents to age in place rather than leaving the neighborhood. No new structure is proposed. The allowed primary building forms in the S-MU-3 zone district are the Suburban House, Duplex, Town House and Apartment building forms with a maximum allowed height of 40 feet. The location of the subject property adjacent to the intersection of Peoria Street and Andrews Drive provides the opportunity for the new land use to act as a transition into the single-family neighborhood to the north, east and south. The rezoning is consistent with the Comprehensive Plan policies that encourage sustainable use of resources like reuse of existing structures and development in locations where infrastructure and services are already in place, and Land Use, Legacy and Housing

strategies that encourage the development of housing that is consistent with the character of existing neighborhoods and meets the diverse housing needs of residents.

Blueprint Denver

Blueprint Denver, the City's Land Use and Transportation Plan, identifies the subject property as being within an Area of Stability with a land use recommendation of Single Family Residential.



Future Land Use

Single Family Residential neighborhoods are “*neighborhoods where single-family homes are the predominate residential type and where the employment base is significantly smaller than the housing base.*” *Densities are fewer than 10 units per acre*” (p. 42). Denver single-family neighborhoods typically have churches embedded within them. The proposed S-MU-3 zone district will allow the church to continue to operate and will allow the reuse of the vacant church school for senior group housing. Based on the location of the subject property at the edge of the residential neighborhood, adjacent to Peoria Street (an arterial street) and across Peoria from an Area of Change containing a significant mix of non-residential land uses, the S-MU-3 zone district may help an existing non-residential use both transition to a more residential use and transition between the non-residential Area of Change and the residential Area of Stability.

Areas of Change/Areas of Stability

On the Blueprint Denver Map the subject property is within an Area of Stability. “*The ideal for Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment in appropriate locations. Areas of Stability face two types of concerns: character preservation and reinvestment.*” (p. 23-24). “*Reinvestment areas are neighborhoods with character that is desirable to maintain but that would benefit from reinvestment through modest infill and redevelopment*” (p. 122).

The proposed rezoning will help the property owner reinvest in an existing vacant structure in a stable neighborhood. A central premise of the Blueprint Denver plan is the preservation of Areas of Stability. The Plan describes that limiting overall development in Area of Stability helps achieve many growth management goals including limiting density in areas with single uses that are far from transit and that have a low-density street pattern. The subject property is at the edge of the Area of Stability, adjacent to an arterial street and across the street from an Area of Change with a broad mix of non-residential land uses. In this location the property is in an area where it is appropriate that the subject property should serve as a transition between the Area of Stability and the Area of Change. The Plan also includes strategies envisioned for Areas of Stability including:

- Compatibility between existing and new development
- Address edges between Areas of Stability and Areas of Change
- Diversity of housing type, size cost
- Revitalize neighborhood centers and provide basic services
- Reinvest in substandard and deteriorating infrastructure

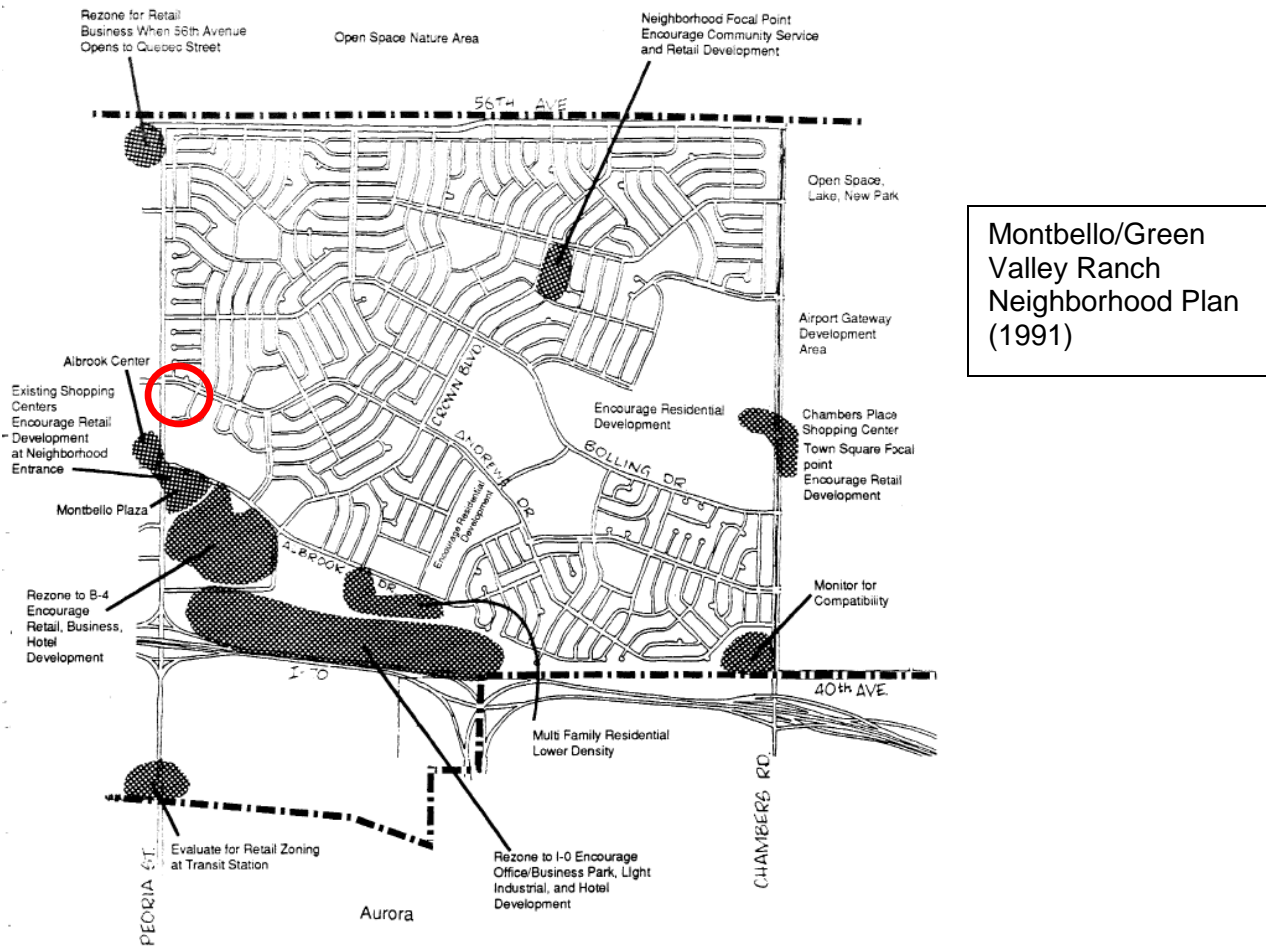
In this location the proposed S-MU-3 zone district is an appropriate transitional residential density. The S-MU-3 district will serve to buffer the higher-intensity mixture of land uses across Peoria Street to the subject property and the existing single-family neighborhood. In addition, the proposed redevelopment of the existing school will add a new senior living option for area residents, and will enable reinvestment in a vacant neighborhood structure.

Street Classifications

Blueprint Denver classifies Andrews Drive as a Residential Collector and Peoria Street a Residential Arterial. “*Collector streets provide balance between mobility and land use access...As Collector and local streets residential streets are designed to emphasize walking bicycling and land access over mobility*” (p. 51-55). “*Arterial Streets provide a high degree of mobility and serve a citywide function, while balancing transportation choices and land access*” (p. 55-56). The proposed map amendment will enable a modest increase in development intensity appropriate for arterial and collector streets.

Montbello/Green Valley Ranch Neighborhood Plan (1991)

The Montbello/Green Valley Ranch Neighborhood Plan has scant guidance for the subject property. A land use goal of the plan is to “*Protect the Existing residential character of the Montbello neighborhood*” (p.5). The plan does make land use recommendations for specific sites within the neighborhoods, as depicted in dark color on the Montbello map below, but there is no specific recommendation for the subject property. For the portion of the neighborhood east of Peoria Street, the plan does recommend “*Encourage single family residential infill development on vacant R-1 zoned sites to the east of Peoria Street and at scattered sites along Crown Boulevard and Andrews Drive...Expansion of commercial zoning should not be allowed along these streets*” (p. 10). The proposed S-MU-3 zone district conforms with Plan goal of maintaining the residential character of the Montbello neighborhood.



2. Uniformity of District Regulations and Restrictions

Rezoning the site to S-MU-3 will further the uniform application of district regulations in the City. The same regulations will apply to the subject site as to all other areas zoned S-MU-3 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 and by allowing a community asset to reinvest in a new service to the community.

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 the closure of the church's elementary school, the development of a wide variety of non-residential land uses across Peoria Street and overall demographic shift that make increased senior housing choices necessary. These are appropriate changed circumstances.

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 Suburban Neighborhood Context. The Denver Zoning Code describes the Suburban Context as characterized by single unit and multi-unit residential uses, commercial strips and centers, and office parks. Single-unit residential consists of Suburban House forms with street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consists of clustered Garden Court, Town House and occasional mid- to high-rise Apartment forms. Commercial buildings are typically separated from residential and consist of Shopfront and General forms. Single-unit residential uses are primarily located away from residential or commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial or collector streets. Block shapes are in an irregular pattern shaped by curvilinear streets in a modified grid pattern. Building heights are generally low scale except for some mid- and high-rise multi-unit residential and commercial structures, particularly along arterial streets.

The Suburban residential zone districts are intended to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context. The 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 standards of the townhouse and multi-unit districts promote existing and future patterns of multiple building forms on a single lot. The allowed building forms in the S-MU-3 zone district include Suburban House, Duplex, Town House, Garden Court and Apartment building forms with a building scale of 3 stories.

The proposed map amendment is consistent with the Suburban Neighborhood Context because the context does include multi-unit structures that are located along arterial streets such as Peoria Street. The location of the property at the edge of the neighborhood also conforms with the context concept of a separation between multi-unit and single-unit development. The proposal also conforms with the specific purpose and intent of the S-MU-3 zone district intent because the proposed zoning will promote the residential character of the neighborhood at a scale of no more than 3 stories.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning property located at 12150 East Andrews Drive to the S-MU-3 zone district meets the requisite review criteria. Accordingly, staff recommends **approval**.

Attachments:

1. Application
2. Legal Description
3. Letters of Support (4)


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		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		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>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input 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 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 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 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 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 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>
	<p>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
<p>Please ensure the following required attachments are submitted with this application:</p>	
<p><input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input type="checkbox"/> Proof of Ownership Document(s)</p> <p><input type="checkbox"/> Review Criteria</p>	
ADDITIONAL ATTACHMENTS	
<p>Please identify any additional attachments provided with this application:</p>	
<p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p>	
<p>Please list any additional attachments:</p>	

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</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
John L. Murzyn	12150 E. Andrews Drive, Denver, CO 80239	100%		10/11/16	C	Y

Last updated: September 29, 2015

Return completed form to rezoning@denvergov.org



November 19, 2016

Property Owner: St. Andrew Lutheran Church

Legal Description: Lot 1, Block 12, Montbello No. 3, City and County of Denver, State of Colorado

APN: 0113312001000

ADDENDUM TO PROPOSED OFFICIAL ZONE MAP AMENDMENT FOR:

12150 E. Andrews Drive, Denver, CO 80239

Parcel Numbers: 0113312001000

Current Zoning: S-SU-F

Proposed Zoning: S-MU-3

Legal Description: Parcel ...1000

- Address: 12150 E. Andrews Drive
- Legal Description: L 1, Block 12, Montbello No.3



SCHEDULE A

First American Title Insurance Company

Name and Address of the issuing Title Insurance Company:
First American Title Insurance Company
1125 17th Street, Suite 750
Denver, CO 80202

File No.: **NCS-681375-CO**

Policy No.: **681375-LP**

Loan No.: 9990050727

Address Reference: 12150 Andrews Drive, Denver, CO 80239-4441

Amount of Insurance: \$115,432.41

Premium: \$538.00

Date of Policy: August 29, 2014 at 11:02 A.M.

1. Name of Insured:

Lutheran Church Extension Fund - Missouri Synod, its successors and assigns, as their interests may appear, as defined in the paragraph entitled "Definitions of Terms" contained in this policy.

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:

Fee Simple

3. Title is vested in:

St. Andrew Lutheran Church, a Colorado nonprofit corporation

4. The Insured Mortgage, and its assignments, if any, are described as follows:

Commercial Real Estate Deed of Trust:

Grantor/Trustor: St. Andrew Lutheran Church, a Colorado Corporation

Trustee: Public Trustee of Denver County, Colorado

Grantee/Beneficiary: Lutheran Church Extension Fund - Missouri Synod

Original Amount: \$115,432.41

Dated: August 28, 2014

Recorded: August 29, 2014

Recording No.: 2014105761

5. The Land referred to in this policy is described as follows:

Lot 1, Block 12,
Montbello No. 3,
according to the recorded plat thereof,
City and County of Denver,
State of Colorado.

APN: 0113312001000

First American Title Insurance Company

Mr. John Murzyn
St. Andrew Lutheran Church
12150 E. Andrews Drive
Denver, CO 80239

August 31, 2016

Brandon A. Shaver
City of Denver
Community Planning and Development
Rezoning / Map Amendments
201 West Colfax Ave.
Denver, CO 80302

Dear Brandon,

Please accept this letter as our authorization for our architect/agent/owner representative, Peter Hynes and Urbitecture, to submit and discuss the zone map amendment for and on behalf of St. Andrew Lutheran Church (non-profit owner) for the City of Denver property schedule #0113312001000 further addressed as 12150 E. Andrews Drive, Denver, CO, 80239.

Sincerely,



John Murzyn
Action Committee Chairman
St. Andrews Lutheran Church

**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	ST. ANDREW LUTHERAN CHURCH		
Status	Good Standing	Formation date	02/25/1985
ID number	19871607890	Form	Nonprofit Corporation
Periodic report month	February	Jurisdiction	Colorado
Principal office street address	12150 E ANDREWS DR, DENVER, CO 80239 , United States		
Principal office mailing address	n/a		

Registered Agent	
Name	JOHN LAWRENCE MURZYN
Street address	12150 E ANDREWS DR, DENVER, CO 80239, United States
Mailing address	n/a

[Filing history and documents](#)

[Get a certificate of good standing](#)

[Get certified copies of documents](#)

[File a form](#)

[Set up secure business filing](#)

[Subscribe to email notification](#)

[Unsubscribe from email notification](#)

[Back](#)

[Terms & conditions](#) | [Browser compatibility](#)

Property Owner:

St. Andrew Lutheran Church
12150 E. Andrews Drive
Denver, CO 80239

Authorized Representative:

Peter Hynes, AIA, NCARB
Urbitecture
110 16th Street #404
Denver, CO 80202
303-892-8957
phynes@urbitecture.com

PROJECT SUMMARY:

For and on behalf of St. Andrew Lutheran Church, Urbitecture is pleased to submit this zone map amendment for the purpose of changing the zoning of the property located at 12150 East Andrews Drive, from S-SU-F to S-MU-3, in order to include Group Living per DZC Section 3.4.4. We are proposing to retain and continue use of the existing church portion of the building while converting the existing vacant and attached elementary school portion of the building into a group living facility resulting in a combined church and group living facility (used interchangeably with the term “Project”). Resulting from the 2010 Zoning Code Update, this property is zoned S-SU-F. This property is approximately 3.4 acres large and has very little chance of being converted to a single family home. Justifying circumstances, pertinent to this map amendment request, are reflected in this property and its surroundings having changed and are changing to such a degree that it is in the public interest to encourage a redevelopment of the property. Gentrification pressures, an aging population, increased density and diversity, market realities, and the demand for stable community based housing are collectively occurring to such a degree that rezoning the property is in the best interest of the community and public. A successful zone map amendment will encourage the continuance of church activities, adaptively reuse the school, beautify the site, and help stabilize the community all the while providing needed housing for our senior population.

We are requesting a zone change to S-MU-3, a multi-unit zone district that allows St. Andrews to continue operating the church and allow for group living and senior housing.

EXHIBIT A – DESCRIPTION OF CONSISTENCY WITH ADOPTED PLANS

The proposed zone map amendment is consistent with the following adopted City plans:

- A.1: Montbello/Green Valley Ranch Neighborhood Plan
- A.2: Blueprint Denver
- A.3: Denver Comprehensive Plan 2000
- A.4: Neighborhood Context Description, Zone District Purpose and Intent Statements
- A.5: Public Health, Safety, and General Welfare

A.1: MONTBELLO/GREEN VALLEY RANCH NEIGHBORHOOD PLAN

The Montbello / Green Valley Ranch Neighborhood Plan was completed in 1991 and is supportive of our map amendment request addressing the changing needs of the community.

- I. Introduction (pg. 1, 2, 3)

“Enhance diversity of people.” “...small town environment with a sense of safety.” ; “Suburban character.” ; “...plan is intended to promote patters of land use...and services that contribute to the...physical health, safety, and welfare of the people who live and work in these neighborhoods.” ; “Originally planned “...to develop into a mixed-use community.”

The purpose of this project, St. Andrew Senior Living is to enhance people’s lives. This project proposes a simple and adaptive reuse of the vacant St. Andrew Lutheran School into a group living facility focused on older adults. The changing nature of the Montbello community is reflected vis a vis the aging population, demand for housing, and increased supply of early childhood education competitors. To meet the new demands of this Montbello property, we propose to partially change the use of an existing building while retaining a legacy use within the neighborhood. The resulting project will be scaled with Montbello’s lower density and small town feel. By allowing residents to age in their community, their current homes may be available for purchase by new buyers resulting in enhanced community diversity and expanded home ownership.

St. Andrew Senior Living, a relatively low density project will conform to the desired suburban character of the Montbello community. Our proposal to convert a vacant school into a group living facility and retain the existing church will provide a land use promoting the physical health, safety, and welfare of Montbello’s older adults. This proposal intends to include telehealth technology, abundant outdoor activity, and ample amenity space. We believe a person’s physical health is directly tied to their emotional and mental health and our project hopes to address all three health characteristics – physical, emotional, and mental.

St. Andrew Lutheran Church and School is an original mixed-use property in the community. Built in the 1970's, this property combined a church and school on a single property. Our proposal continues that mixed-use nature and correlates the change in building use to the changing nature of the community.

- II. Land Use (pg. 6, 7, 10)

*"Historically adjacent to industrial, high density residential, and commercial zone districts...";
"...intent was to encourage the development of a mix of uses"; "explore development of
community gardens."*

St. Andrew Senior Living has an abundance of land for outdoor physical activity and incorporates community specific gardens. In addition, this property is located on the Peoria Street arterial, currently maintains a mix of uses, and is adjacent to myriad commercial and industrial uses. Our proposal conforms to the Montbello neighborhood plan and its land use intentions during. Further, our proposal addresses the changing nature of the community and takes a pro-active, grass roots approach to meeting those changing needs.

- III. Housing Plan (pg. 27, 29)

"Continue the attractive showcase appearance of the neighborhoods."

*"An attractive appearance in any neighborhood is important for the enjoyment of its
residents."*

St. Andrew Lutheran Church and School is in need of aesthetic and landscape upgrades. Through the adaptive reuse of the school, we intend to give the entire building a "face-lift" and upgrade the landscaping on the entire property so as to provide wonderful curb appeal and high-quality urban design. Upgrading the aesthetic quality of this property responds to the changing nature of the community and gives Peoria additional "curb-appeal".

- IV. Recreation (pg. 36, 37)

"Emerging need is for activities that serve senior residents."

*"Neighborhood churches are an additional resource for families and varied education,
recreation, and social programs."*

The second quote from the Montbello plan says it all. This property is a neighborhood legacy and it should remain a legacy. Our project proposes converting the vacant school into a group living facility focused on housing older adults. Essentially, the same community staple, St. Andrews Lutheran Church, is adapting to the changing demands of the community by reusing the school building and adapting it to a group living use.

- V. Urban Design Plan (pg. 47)

“Create high quality commercial developments which emphasize pedestrian activity and have continuity of character.”

“Knit together the design character of the existing neighborhoods with the surrounding areas as they develop.”

“Commercial area general guidelines: Orient buildings to face a street, locate parking to the rear of buildings, tree plantings and solid screening fences should separate business zoned areas from adjoining residential properties.” (pg. 50)

Originally constructed in the 1970’s, the site was designed to meet the commercial area general guidelines quoted above. Forty plus years later, we have an opportunity to once again meet the desires of the community on the same property. Resulting from this project, a vacant portion of an existing building will be activated, the overall image of the building upgraded, a prominent community corner will be upgraded, and the community desired “small town” feel maintained. Ample outdoor activity space will provide a great amount of on-site pedestrian activity to accompany the standard foot traffic associated with church services.

Demographic Note from the Montbello Neighborhood Plan justifying the changing need of the Montbello community:

- In 1990 – Largest percentage of residents were between 25-44 years old.
- In 2016 – The demographic has aged. Those residents noted above are now aged 51-70 years old.

A.2: BLUEPRINT DENVER

Blueprint Denver was completed in 2002 and identifies this location as an “Area of Stability”. However, due to the changing nature of the neighborhood and impact of market forces, the feasibility of this property being developed in compliance with the current S-SU-F zoning is not realistic for St. Andrew. In this location, demolishing the church/school and constructing a single family home is likely to be a major challenge. In order to meet the demands of community, housing, health care, and beautification, this long time community staple needs to change its zoning to S-MU-3 and adapt to the changing times.

Further, a number of residents in the community have stated, on record, that this parcel should have been included in Blueprint Denver’s “Area of Change”.

A.3: DENVER COMPREHENSIVE PLAN 2000

The Denver Comprehensive Plan 2000, in many passages, cites the needs of infill development, environmental stewardship, growth and change in population, impacting the long term physical

environment, and creating mixed-use buildings. Following are strategies that highlight the correlation between Plan 2000 and this zone map amendment request vis a vis the changing nature of the community and its surroundings.

- Introduction: Significant New Conditions and Influences:

- (pg. 12): *Denver's population is also aging. The proportion of Denver's population over the age of 60 is expected to increase from 18 percent in 1990 to 23 percent in 2020."*

Although our desired zoning, S-MU-3, would allow for higher density, we believe biggest is not always best. Our proposal to convert an existing school into a group living facility focused on older adults will help fulfill the demand for reasonably priced housing. In order to conform to Montbello's "small town" feel, we are proposing a minor horizontal addition, not vertical expansion. This would keep density low, have minimal impact on infrastructure resources, and maintain Montbello's "small town" feel. Montbello residents recognize the changing times and feel this project responds accordingly.

- Our Long Term Physical Environment:

- Environment Chapter

- Objective 2: Strategy 2-A (pg. 37): *"Promote environmental sustainability within neighborhoods by educating and encouraging residents to adopt environmentally friendly ways of living, such as recycling, water conservation, use of renewable resources, and low-impact methods of transportation."*

St. Andrew Senior Living is a model for sustainable development. This project proposes 1) to adaptively reuse an existing structure, 2) to use sustainable building materials, 3) provide a density commensurate to existing utility services, and 4) conserves water through sustainable landscaping.

- Strategies 2-E, 2-F (pg. 39): *"Conserve raw materials by: Promoting efforts to adapt existing buildings for new uses, rather than destroying them.";* *"Conserve land by: Promoting infill development within Denver at sites where services and infrastructure are already in place" and, "Designing mixed-use communities and reducing sprawl so that residents can live, work and play within their own communities."*

Our proposal is the answer to these Denver Comprehensive Plan strategies specific to properties in transition. We will be meeting these goals 100%. By adapting a vacant school building into a group living facility meets this Comprehensive Plan criteria literally and figuratively vis a vis 1) we adapt the existing structure to meet the community demands, 2) we promote infill development through continued use of a portion of the building (church) and repositioning the vacant portion of the

building (school), 3) infrastructure is existing and parking is ample for the change in use, and 4) repurposing the vacant school allows for the local aging population to stay in their community and receive high quality care.

- Land Use Chapter
 - Goal: Manage growth and change through effective land-use policies to sustain Denver’s high quality of life.
- Objective 1: Strategy 1-H (pg. 57): *“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.”*

As Denver grows, changes, and ages, planners and property owners need to adapt accordingly. Meeting current and future diverse demands will require “out-of-the-box” thinking. Adapting the existing school to accommodate the residential needs of older adults is not necessarily a new concept, but it is “out-of-the-box” thinking for smaller church congregations. In our research, we have identified numerous successful precedents and are simply building upon those precedents here at St. Andrews. However, the current zoning prevents this progressive and innovative project from progressing and therefore we desire a zone change to allow this project to move forward.

- Objective 3: Strategy 3-B (pg. 60): *“Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and amenities; and that broadens the variety of compatible uses.”*

Our project contemplates a small amount of additionally constructed square footage as high quality infill development and the beautification of an Montbello community legacy. Our proposal will be compatible with the character of the surrounding community by keeping the density low and residential in use, aesthetic, and purpose. Furthermore, the adaptive reuse of the existing school most certainly broadens the variety of compatible uses and potential for abundant indoor and outdoor amenities. A successful rezoning allows for greater and continued usage throughout the lifespan of this property.

- Strategy 3-D (pg. 60): *“Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist.”*

St. Andrew Lutheran Church and School is located on a prominent corner in the Montbello neighborhood. This is a 3.4 acre tract of land on the Southwest corner of Peoria Street and East Andrews Drive. As a neighborhood focal point since the 1970’s, this parcel of land is in dire need of a breath of fresh air. Our proposal to

activate an abandoned structure and upgrade the landscaping will provide Montbello with an upgraded and fully utilized mixed-use focal point all seven days of the week, 365 days per year.

- Mobility Chapter:

- Objective 4: Strategy 3-B (pg. 78): *“Continue to promote mixed-use development, which enables people to live near work, retail, and services.”*

By adapting and reusing the school to accommodate a residential use, we can allow people the opportunity to age within their community and therefore remain in close proximity to retail and services they are accustomed to frequenting.

- Legacies Chapter:

- Objective 2: Strategy 2-B (pg. 98): *“Focus design standards and review efforts on new and evolving districts that are undergoing the most dramatic change. Periodically evaluate their need and effectiveness, recognizing that locations of review focus may change over time.”*

We believe the expansion of the Denver International Airport, the proposed Aerotropolis, and the Gaylord Hotel are having, and will continue to have, significant impacts on the Montbello community. As such, we feel the Montbello community is about to, or in the process of, undergoing dramatic change. The repurposing of a vacant school into a group living facility focused on seniors is a tremendous opportunity allowing community elders to continue living in their community and therefore responding to Montbello’s changes.

- Strategy 2-C (pg. 98): *“Identify community design and development issues, and target specific concerns with appropriate controls and incentives.”*

One specific community design and development issue is providing caring and reasonably priced housing for Montbello’s aging population. Having been mentioned several times throughout the Comprehensive Plan 2000, our aging population is in need of attention and solutions. This project identifies the development issue of older adult housing and the design issue of repurposing an existing building. Urbitecture’s business model of design/development is an ideal fit for this strategy. Through a partnership with the St. Andrews Lutheran Church, we are able to target the community and congregation concerns and provide an appropriate solution. Urbitecture’s solution will generate income for the congregation, house community residents in a dignified manner, and stabilize a community legacy. This is truly a win-win-win project proposal.

- Objective 3: Strategy 3-A (pg. 99): *“Identify areas which increased density and new uses are desirable and can be accommodated.”*

The leadership and congregation of St. Andrews Lutheran Church is highly desirable of a solution to keep their church economically stable, utilize the assets they have to generate revenue, and maintain a presence in the community and continue evangelizing. Our proposal suggests a very minor increase in density while proposing a highly demanded use in an existing facility.

- Objective 7: Strategy 7-C (pg. 101): *“Explore the preservation and rehabilitation issues of post WWII neighborhoods.”*

Annexed in 1965, the Montbello neighborhood is a good example of post WWII suburban development with a plethora of single family homes, an extensive park network, and an auto oriented urban fabric. This project proposes to preserve the community Lutheran Church and rehabilitate the school through adaptive reuse.

- Housing Chapter:
 - Goal: “Ensure that City policies and procedures promote housing development and do not add unnecessary costs.”
- Objective 2: Strategy 2-C (pg. 114): *“Review current codes and policies for residential infill development and additions to existing homes. Whenever possible, streamline the process while maintaining design and construction quality.”*

Current zoning is wholly uncooperative with the current building uses and proposed adaptive reuse. To the end of making this project a reality for the community and citizens who need it, the St. Andrew Lutheran Church, a Colorado non-profit corporation, is willing to spend several thousands of dollars in hopes of serving the community. We are very excited to work with the City to figure out innovative strategies to house our aging population and very much need the process streamlined to ensure reasonable priced senior housing units.

- Strategy 2-F (pg. 114): *“Explore opportunities for housing in all proposed development and redevelopment projects, including commercial and retail projects.”*

This project addresses this strategy perfectly. We are proposing to adapt an existing vacant commercial building (school) into a residential use. We do not propose retail uses, however, by providing housing for aging residents in Montbello, we can allow younger families the opportunity to potentially purchase some of the existing housing stock. This would, in turn, assist in supporting the local retailers through increased population. Another win-win from this proposal.

- Objective 3: Strategy 3-D (pg. 115): *“In coordination with religious and other private organizations, develop permanent and transitional housing that is affordable to very low-income households and special needs populations.”*

As we work through this project development process, we will determine the affordability index specific to the Montbello market area. Based on the specific location of this property, we fully anticipate future resident income levels to be relatively low and/or fixed. Working in partnership with the religious organization, St. Andrew Lutheran Church, we will determine the lowest rent possible after accounting for management costs, operational costs, development costs and regulatory fees. We firmly believe, once this project is operational, the viability and feasibility for reasonable and affordable rents will prove to be a model for all other similar properties.

- Strategy 3-L (pg. 116): *“Expand the supply of housing that is accessible for people with disabilities.”*

This project responds to this strategy perfectly. Our proposal of repurposing a vacant school into a group living facility focused on the senior population will be a fully accessible building for people with or without disabilities. In addition, we will work with telehealth technologists and home care services providers to create a project program that furthers our commitment to housing our elderly and disabled population with respect, dignity, and integrity.

- Objective 6: Strategy 6-C (pg. 118): *“Encourage mixed-income rental housing with financing that allows equal quality in the same development.”*

As we work through this project development process, we will determine the affordability index specific to the Montbello population. Based on the specific location of this property, we fully anticipate the income levels of future residents to be relatively low and/or fixed. Our goal is to provide housing to seniors who need reasonable rents and wish to stay in the Montbello community.

- Our Long Term Human Environment:

- Economic Activities Chapter
- Objective 5: Strategy 5-A (pg. 136): *“Support the development of sustainable economies in Denver’s poorer neighborhoods.”*

St. Andrew Senior Living is a model for sustainable development. This project proposes: 1) to adaptively reuse an existing structure, 2) to use sustainable building materials, 3) provide a density that utilizes only the infrastructure existing and on-site, and 4) conserves water through sustainable landscaping. As a result, we will

help sustain the current population with reasonable rents and high-quality care services while simultaneously recirculating some of the existing housing stock and stabilizing community.

- Neighborhoods Chapter:

- Opportunity – Enhanced Neighborhood Involvement (pg. 147): *“By adhering to principles of fairness and open communications, the City and its neighborhoods can reduce tensions and reach better decisions faster on potentially controversial issues.”*

This project was initiated by the community. A long time community member, St. Andrew, is experiencing the same changes and transitions as many of their Montbello neighbors. The combination of Urbitecture’s expertise and St. Andrew’s generations of community service places forth an innovative proposal that responds to the changing needs of the community. To that end, we have gained overwhelming support from several of the immediate Registered Neighborhood Organizations. Although an expensive process, St. Andrew Lutheran Church and the Montbello community, with the help of Urbitecture, have raised the funds necessary for this rezoning application. Again, this is truly an inclusive and innovative community development project with open communication and fairness. Finally, this project clearly has the potential to activate and validate the Residential Care Use Ordinance Revisions of 1997 (pg. 145).

- Vision of Success – Community Building (pg. 148): *“...places of worship are likely activity centers, bringing residents together for sociability, education, and recreation...Residents take active responsibility for the social and physical well-being of the community.”*

Our group living project at St. Andrews is the epitome of the Comprehensive Plan 2000’s Vision of Success. Our proposal utilizes a place of worship and education as the place to bring together our aging population in an active, social, recreational, spiritual, and caring environment. Montbello residents and Urbitecture have taken the responsibility to provide for our aging populations social, physical, and mental well-being. This project could be a model for other churches and schools facing similar challenges.

- Objective 1: Strategy 1-E (pg. 150): *“Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks.”*

Flexibility is the key word during these times of transition. As the very large aging population requires new services and housing types and the very large millennial

population begins to have an impact on consumer markets, we, as a collective population need to provide a comfortable and caring transition. This project transitions a vacant structure into a safe and secure residential environment whilst maintaining a place of worship for community members. As a total population, we must, as a group, be flexible and adaptable during these times of transition and this project can certainly help ease the pains of transition.

- Strategy 1-F (pg. 150): *“Invest in neighborhoods to help meet Citywide goals and objectives for a range of housing types and process, community facilities, human services and mobility. Continue to foster integrity and livability of neighborhoods.”*

Montbello is a neighborhood in need of investment. St. Andrew, Urbitecture, and others are making that investment. Our investment will help meet all the goals of this strategy. Not only will we provide a delightful place for group and assisted living, we will also provide a place for caring, recreation, socialization, and respect. As a rule, we embrace this project with the utmost of integrity providing a place of comfortable livability. Again, as a community led project, Montbello’s changing needs are addressed through this project.

- Objective 3: Strategy 3-C (pg. 152): *“Promote planning, urban design, and activities within neighborhoods that foster supportive relations among family members, neighbors, different generations, cultural groups, and institutions.”*

Our project with St. Andrews is innovative in nature. Not often does a for-profit design/development company have the opportunity to partner with a long-standing non-profit neighborhood staple. Our design concepts, activities program, and caring environment coupled with the ongoing services from St. Andrew Lutheran Church will bring together intergenerational and interdenominational people in a relaxed and comfortable setting.

- Strategy 3-F (pg. 153): *“Prevent crime and promote personal safety by using principles of Crime Prevention Through Environmental Design (CPTED) in project design.”*

Included in our project plan is upgrading much of the 3.4 acre site. Several components of the site design will focus on the principle that proper design and effective use of buildings can lead to a reduction in the fear and incidence of crime, and improve quality of life. We will include design strategies that will address certain conditions regarding access, lighting, territorial reinforcement, and maintenance. In its current condition, the property is the recipient of illegal garbage dumping, regular pedestrian trespassing, and exploiting of the parking lot by neighbors. Left unchecked, this trend will continue and grow. Our proposal to rezone and adaptively reuse the vacant school will have a tremendous impact of the safety of this property and the community.

- Objective 6: Strategy 6-A (pg. 155): *“...Use broad community outreach to achieve the greatest participation possible.”; “Include all affected parties, including advocates, supporters, and opponents in the process.”*

This project is community driven and responds to the changing nature of the Montbello community. Initiated by the St. Andrew congregation, supported by several Registered Neighborhood Organizations, and embraced by many, our proposal meets the intent of this strategy. Advocates, supporters, and opponents alike have been involved in the discussion, visioning, and positioning of the project. Impacted parties have been empowered and encouraged to provide suggestions, feedback, involvement, and dialogue as to how we respond to their changing needs.

- Human Services Chapter:

- Vision of Success – Older Adults (pg. 183): *“Older adults are able to live out their lives in dignity and safety, and as independent as possible. The community values the wisdom and experience of older adults to help solve current problems and enrich the cultural life of the City.”*; - Nurturing Neighborhoods (pg. 184): *“Neighborhoods are safe places that provide residents with a supportive web of helping relationships and professional services; places and events that bring people together across age, income and cultural categories; and give them access to the opportunities and amenities that build quality of life.”*

Our group living project at St. Andrews will allow Montbello seniors to stay in their community and in immediate proximity to a spiritual facility and “outdoor oasis”. In addition, by activating a vacant school, we are utilizing the property 7 days a week, 365 days a year. Our building program includes space where families and seniors can congregate, socialize, share food and drink, and recreate in a safe and secure environment.

- Objective 1: Strategy 1-B (pg. 185): *“Increase the availability of safe, affordable housing for low-income households, the elderly and persons needing specialized housing due to disabilities. Link these shelter needs to appropriate support services and self-sufficiency programs.”*

Our project proposal will link reasonably priced shelter for the elderly with home care and program services that will stimulate the mind, body, and spirit of each one of our residents.

- Objective 3: Strategy 3-A (pg. 188): *“Promote opportunities that bring people together to build connections to each other, family members, their peers, their neighbors, and the greater community. Such endeavors could range from coffee houses to community centers to cultural celebrations.”*

Our operational programming will include many social opportunities, both inside and outside of the building. Our intent and most precious goal is to have a significant amount of community interaction – whether it be gardening, dog walking, community social hours, or family bar-b-q’s, St. Andrew Senior Living will be a place for many in Montbello to continue to call home.

- Objective 5: Strategy 5-C (pg. 190): *“Work with other jurisdictions, institutions, and community organizations to develop a strong continuum of community based long-term care services.”*

Urbitecture and St. Andrews have formed a bond with several Registered Neighborhood Organizations and developed a strong working relationship. This adaptive reuse project will combine social services, home care services, community gardening, and spiritual leadership within the Montbello community. Montbello population has increased in average age and this project responds to this changing demographic by providing housing necessary.

- Strategy 5-F (pg. 190): *“Initiate planning and policy review to meet the needs of Denver’s increasingly older population.”*

The need to rezone is an example of meeting this Denver Comprehensive Plan 2000 strategy. The current zoning is limited to a single family home which is not compatible with market conditions, existing facility usage, and repurposing of the existing vacant portion of the building. Once again, this is a community led project that will meet the needs of our increasingly older population.

A.4: UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS

This zone map amendment will place this parcel in conformance with City of Denver Zoning intentions, the Denver Comprehensive Plan 2000, and the Montbello / Green Valley Ranch Neighborhood Plan. This proposal, when reviewed from the community’s perspective, is in conformance with Blueprint Denver in that our proposal keeps a property stable which may otherwise become unstable and abandoned.

A.5: PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE

The proposed zone map amendment furthers the public health, safety, and general welfare of the city through:

- Redevelopment of underutilized urban land and the adaptive reuse of vacant and abandoned structures.

- Delivers a reasonably priced housing product to an economically challenged and ignored neighborhood.
- Provides more activity in a neighborhood that is prone to crime. More lights and more eyes on the street provide safety for neighborhood residents and business owners.
- Provide Peoria Street with much needed beautification.
- Serves as a catalyst for neighborhood involvement when updating Citywide and Neighborhood Plans.

A.6: CONSISTENCE WITH NEIGHBORHOOD CONTEXT DESCRIPTION, ZONE DISTRICT PURPOSE AND INTENT STATEMENTS

The proposed zone map amendment is consistent with the neighborhood context description, zone district purpose and intent statements vis a vis:

- Denver Zoning Code Character Description:

Suburban Neighborhood Context: *“The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.”*

St. Andrews Senior Living is a mixed-use, multi-unit proposal consistent with the following excerpts from the Denver Zoning Code:

1.1.2 Intent:

D. Guiding reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics.

I. Providing standards for adequate provision of urban services, public amenities, and public spaces that have lasting civic purpose and, through design excellence, create long term value for the community.

L. Promoting sustainable building and site design practices.

M. Promoting diverse and affordable housing options.

P. Promoting conservation of land, energy, and natural resources.

3.3.1.1 Implement the Denver Comprehensive Plan.

St. Andrews Senior Living implements the Denver Comprehensive Plan 2000 in the manner identified in the previous Section A.3.

3.3.1.8 Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.

St. Andrews Senior Living adaptively reuses a vacant school. Building design will include all the features of a multi-unit residence. We are only proposing to renovate the existing building which will remain a single-story and therefore remain in character with the surrounding residential nature of the community.

End of Application Text



November 19, 2016

Property Owner: St. Andrew Lutheran Church

Legal Description: Lot 1, Block 12, Montbello No. 3, City and County of Denver, State of Colorado

APN: 0113312001000

Far Northeast Neighbors, Inc.

Far Northeast Neighbors, Inc.
13295 Andrews Drive
Denver, CO 80239

Mr. Brandon Shaver
Associate City Planner
City and County of Denver
201 West Colfax Avenue
Department 206
Denver, CO 80202

RE: 12150 E. Andrews Drive Application for Zoning Change

On behalf of the registered neighborhood organization, the Far Northeast Neighbors, Inc (FNNI), and based upon a vote of members present at our October Monthly General Meeting, I am writing this letter in support of the 12150 E. Andrews Drive Application for Zoning Change.

FNNI is dedicated to the entire Montbello community and recognizes the need for high quality and affordable senior living opportunities. As a congregational led effort, we recognize that St. Andrew Church and School has asked Peter Hynes and Urbitecture to convert their property into a senior living facility while retaining the worship space and St. Andrew legacy. As we understand the constant changing nature of the health care industry, we fully support Mr. Hynes and his operational team to provide high quality care in a secure and stable environment for our senior population. We, as citizens of Montbello, understand that unique and creative solutions are required during these transitional times. To that end, the FNNI offers our full support to change the current zoning to the S-MU-3 zoning necessary for the project.

Comments in favor of the proposed zoning cited the application's consistency with the intent of zoning and the need to activate a vacant space while responding to our community's desperate need for quality care and housing. To that end, we have full faith and confidence in Mr. Hynes' history and experience as an Architect, Manager, and Project Developer.

A number of questions were raised during our meeting and Mr. Hynes fully answered all to the best of his knowledge. We also understand that this zoning is permanent and that 3 story zoning could happen in the future, although this proposal does not contemplate 3 stories. His proposal is very, very desired here in Montbello and we hope all challenged churches and schools in this City will approach him to do the same.

Far Northeast Neighbors, Inc.

As you may be aware, members of the FNNI have been actively involved in the development of Montbello. We feel Blueprint Denver has ignored a portion of our community and this particular parcel of land needs to be included in the "Area of Change". After all, it fronts a high traffic street (Peoria) and sits directly across the street from commercial businesses and institutions. We are thrilled of the plans Mr. Hynes has presented and look forward to opening day.

Please accept this letter as our sincere support of this rezoning of 12150 E. Andrews Drive to the S-MU-3 zone. If you should have questions, please call me at 303-371-4352.

Sincerely,


Ms. Isabella E. Allen, President

Far Northeast Neighbors, Inc.

IsabellaAllen55@gmail.com

Northern Corridor Coalition

Mission Statement—The Northern Corridor Coalition is a coalition of stake holders in the Northern Corridor which will unify, inform, promote, and empower the community on educational and other community issues

Mr. Brandon Shaver, Associate City Planner
City and County of Denver
201 West Colfax Avenue
Department 206
Denver, CO 80202



Re: 12150 E Andrews Drive Application for Zoning Change

As a Denver RNO, the Northern Corridor Coalition (NCC) has been asked to review and support a rezoning plan proposed for the property owned by St. Andrews Church located at 12150 E Andrews Drive in Montbello.

The mission of the Northern Corridor Coalition is to advocate for and empower our community in both educational and zoning issues. In this role, we wish to express our complete support for the rezoning of St. Andrews church property. The Montbello and surrounding communities need and can benefit from projects such as this.

We understand that St. Andrews church and school has tasked Peter Hynes and Urbitecture to repurpose the church and school building into a group living facility, while keeping the church active. We think this is an excellent idea. As a neighborhood organization, we understand the changing nature of healthcare, and are in complete support of changing the current zoning to S-MU-3.

In his presentation to NCC leadership, Mr. Hynes was clear in explaining that the new zoning is permanent, and three story zoning will be in place once the change is complete.

As longstanding residents of the Montbello and Far Northeast areas, members of NCC believe that this iconic Montbello property should be rezoned to meet the changing needs of our community.

Please accept this letter as firm support of the plans Mr. Hynes has presented to rezone the property at 12150 E Andrews Drive.

Sincerely,

Earleen Brown, Chairperson
The Northern Corridor Coalition

Northern Corridor Coalition
15132 Kelly PL
Denver, Colorado 80239
Earleen Brown, Chair • Antwan Jefferson, Vice Chair

DENVER NEIGHBORHOOD ASSOCIATION, INC.

Denver Neighborhood Association, Inc.
1285 Dexter St.
Denver, CO 80220

September 30, 2016

Mr. Brandon Shaver
Associate City Planner
City and County of Denver
201 West Colfax Avenue
Department 206
Denver, CO 80202

RE: 12150 E. Andrews Drive Application for Zoning Change

On behalf of the registered neighborhood organization, Denver Neighborhood Association, Inc. (DNA), I am writing this letter in support of the 12150 E. Andrews Drive Application for Zoning Change.

DNA members are quite familiar with the rezoning process and wish to express our complete support for this particular effort. Not only is the Montbello community in great need for active places and reasonable housing, but we are thrilled that this project could create a legacy for the St. Andrews Lutheran Church as well. We recognize that St. Andrew Church and School has asked Peter Hynes and Urbitecture to convert this property into a group living facility and we are thankful this is a community led effort. We, as a registered neighborhood organization, understand the changing nature of healthcare and are ready and willing to support the desired zone change **from S-SU-F to S-MU-3** zoning which is necessary for this project.

Mr. Hynes was forthright in explaining that the zoning change will be permanent and that 3 story zoning will be in place once the zoning change is complete. The DNA understands and is supportive of this.

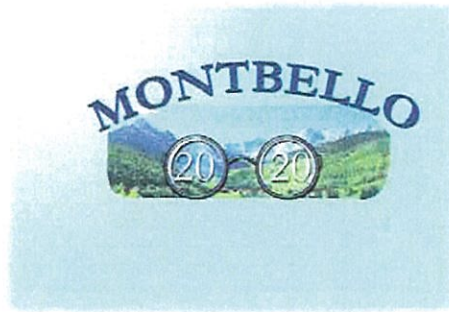
Throughout the City, members of the DNA have been actively involved in similar efforts and we feel this particular parcel of land needs to be included in Blueprint Denver's "Area of Change". We are thrilled of the plans Mr. Hynes has presented and are very excited to see this project materialize.

Please accept this letter as our support of this rezoning for 12150 E. Andrews Drive. If you should have any questions please feel free to contact me directly.

Sincerely,


Bradley Zeig

1285 Dexter Street, Denver, CO 80220 | 303-994-1395 | bradleyzieg@msn.com



**Ms. Ann White, Chair
Montbello 20/20
Registered Neighborhood Organization
5223 Ursula Way
Denver, CO 80239**

RE: 12150 E. Andrews Drive Application for Zoning Change

I am writing this letter on behalf of Montbello 20/20 Registered Neighborhood Organization. At our meeting on November 7, 2016 we voted in support of the 12150 E. Andrews Drive Application for Zoning Change.

As a Registered Neighborhood Organization we are familiar with the rezoning process and express our complete support for this effort. The Montbello community is in need of active places and reasonable housing for seniors therefore, we are supportive of this project and the legacy it will provide for St. Andrews Lutheran Church. We are aware that St. Andrews Lutheran Church and School has asked Peter Hynes and Urbitecture to convert a portion of the property into a group living facility and we are grateful this has been a community led effort. We as a Registered Neighborhood Organization understand the changing nature of the Montbello community and fully support the desired zone change from S-SU-F to S-MU-3 zoning which is necessary for this project.

Mr. Hynes was forthright in explaining that the zoning change will be permanent and that 3 story zoning will be in place once the zoning change is complete. However, it is our understanding that the project has no current plans to change the existing structure to 3 stories. Montbello 20/20 fully supports the project and appreciates that St. Andrews Lutheran Church has informed the community about the zone change.

Throughout the City, members of Montbello 20/20 have been actively involved in similar efforts feel this parcel of land needs to be included in Blueprint Denver's "Area of Change". We are thrilled about the plans Mr. Hynes has presented and are very excited to see this project materialize.

Please accept this letter as our support of the rezoning at 12150 E. Andrews Drive. If you have questions regarding this matter please feel free to contact me directly.

Sincerely,

A handwritten signature in cursive script that reads "Ms. Ann White". The signature is written in black ink and is positioned above the printed name.

Ms. Ann White, Chair

Montbello 20/20 Registered Neighborhood Organization