



TO: Denver City Council
FROM: Francisca Peñafiel, Senior City Planner
DATE: July 21, 2022
RE: Official Zoning Map Amendment Application #2021I-00127

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2021I-00127.

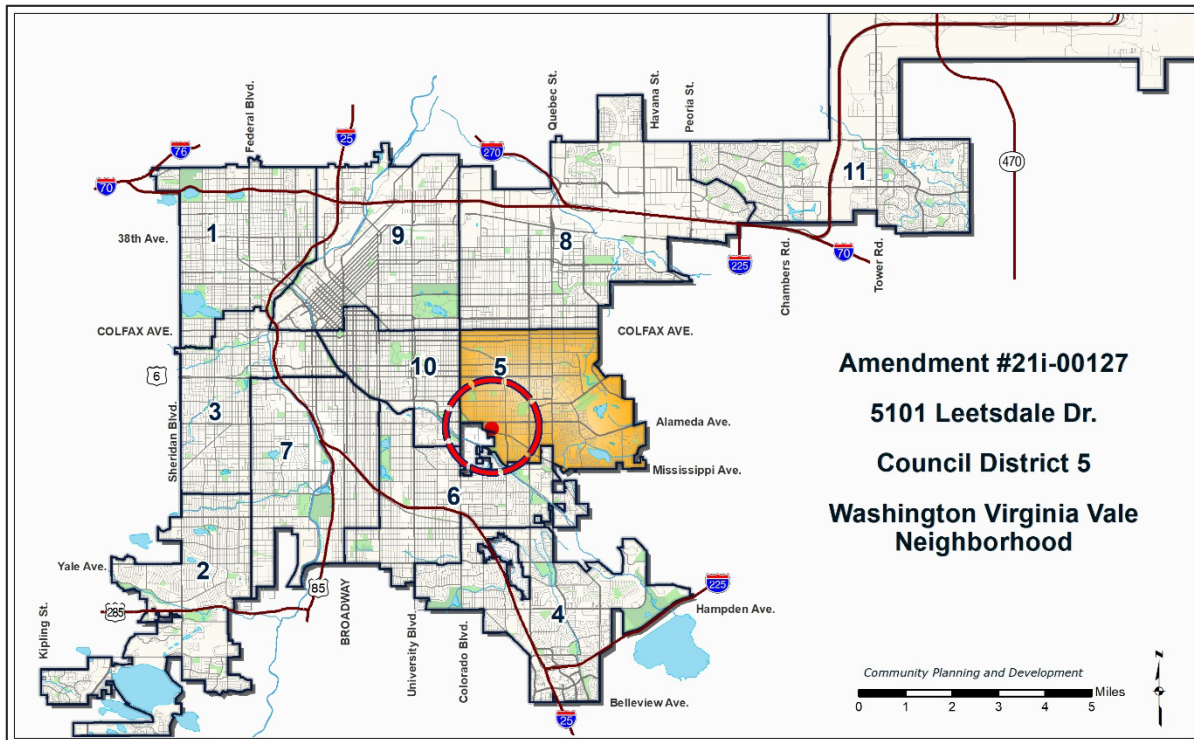
Request for Rezoning

Address:	5101 Leetsdale Drive
Neighborhood/Council District:	Washington Virginia Vale / Council District 5
RNOs:	Inter-Neighborhood Cooperation (INC); Preservation of Residential South Hilltop Neighborhood Association; East Evans Business Association.
Area of Property:	19,320 square feet / 0.44 Acres
Current Zoning:	PUD 436
Proposed Zoning:	E-TU-B
Property Owner(s):	Augustana Lutheran Church of Denver
Owner Representative:	Kory Whitaker

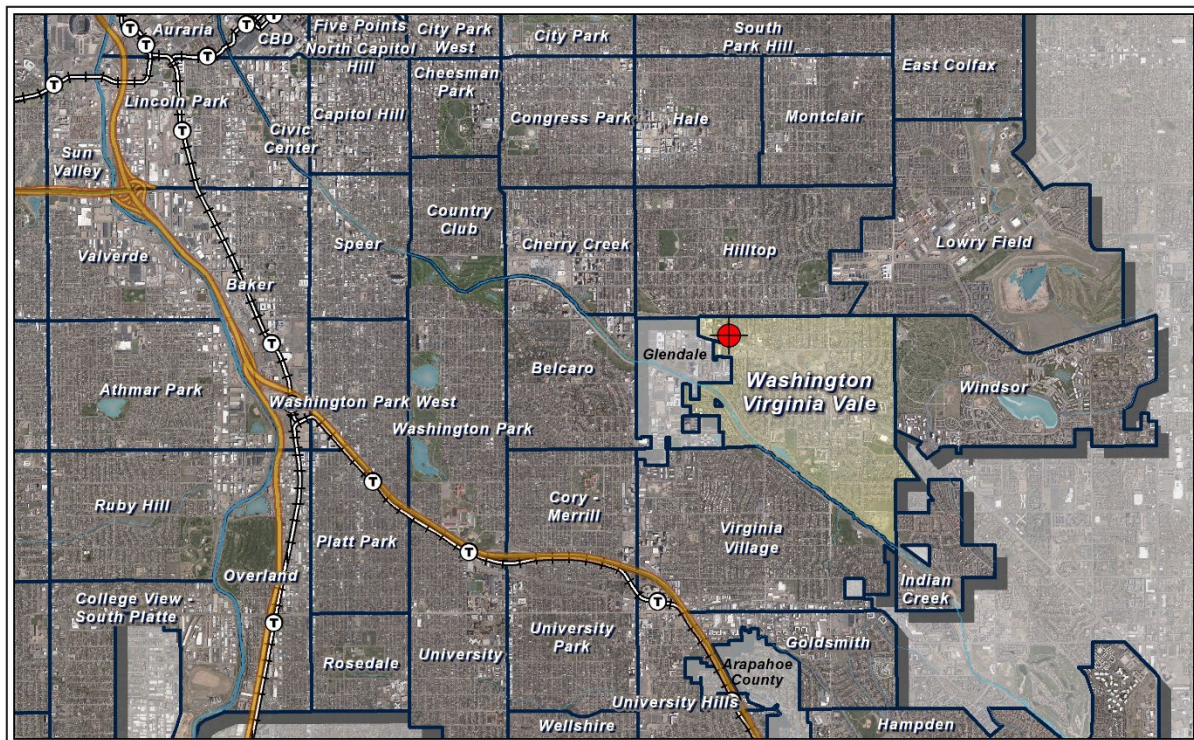
Summary of Rezoning Request

- The subject property is a vacant lot located in the Washington Virginia Vale statistical neighborhood at the southwest corner of South Fairfax Street and East Dakota Avenue.
- Augustana Lutheran Church of Denver, with Habitat for Humanity of Metro Denver, are proposing to rezone part of their property from PUD 436 to E-TU-B, which would allow for the development of 4 duplexes, that they intend to sell to households making at or below 80% of the area median income.
- At 19,320 square feet, the subject property is more than four times the 4,500 square feet minimum zone lot size of the requested E-TU-B. Therefore, a zone lot amendment would create four separate zone lots, where each zone lot would be allowed to permit a duplex.
- The proposed **E-TU-B**, Urban **E**dge, **T**wo-**U**nits, **B** (4,500 square feet minimum zone lot size) allows for the urban house, detached accessory dwelling unit, duplex and tandem house building forms. This district is intended for use in the Urban Edge Neighborhood Context which is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. The standards of the two unit districts promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an urban house building form. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 4 of the Denver Zoning Code (DZC).

Existing Context



Neighborhood Location – Washington Virginia Vale



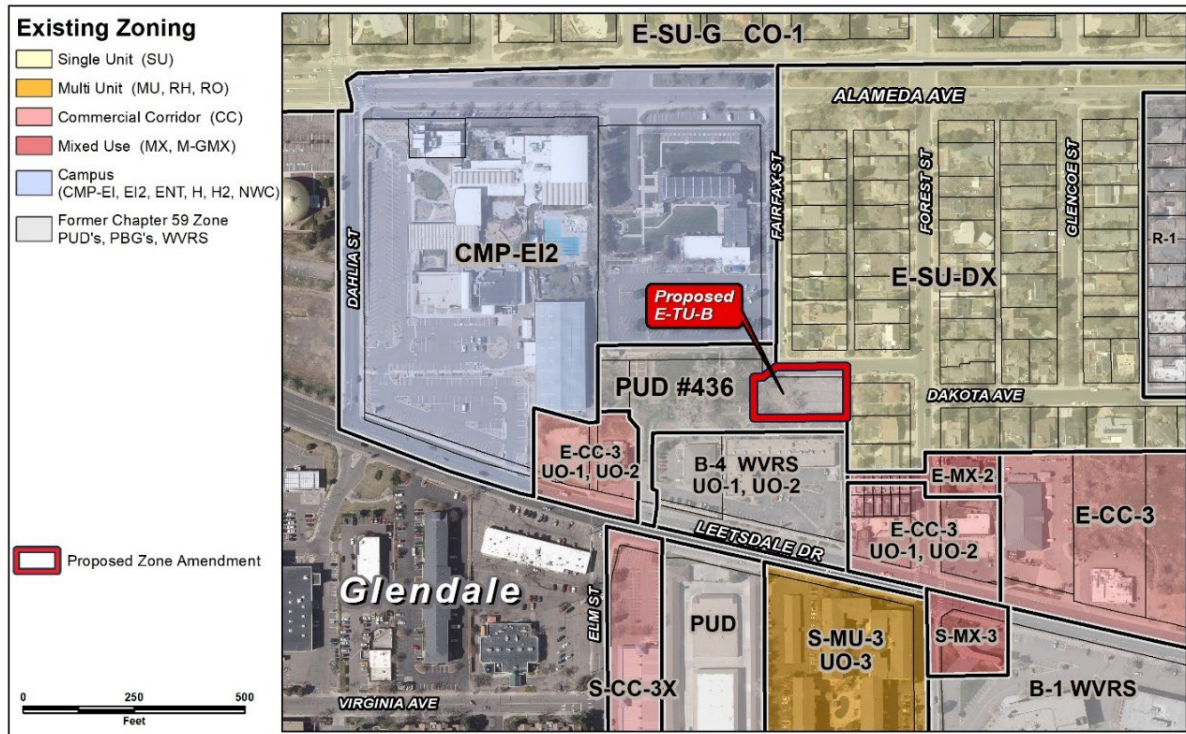


The subject property is located within the Washington Virginia Vale statistical neighborhood, at the southwest corner of South Fairfax Street and East Dakota Avenue. This neighborhood is primarily suburban and vehicle-oriented in character with areas of modified street grid, single-unit residential uses, commercial uses with larger setbacks, and irregular blocks along arterial streets. The area consists of primarily one- to two-story buildings with some buildings up to four stories along Leetsdale Drive. The proposed rezoning is half block north of the City of Glendale boundary and one block north of Mir Park (Glendale). Four Mile Historic Park is located less than ¼ mile south of the subject site and George Washington High School is located ¼ mile to the east along Leetsdale Drive. The site is served by high-frequency transit along Leetsdale Drive.

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

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD 436	Vacant	Vacant lot	Modified grid street patterns with attached sidewalks and a mix of alleys to the northeast and no alleys on site. Suburban pattern of irregular shaped blocks and parking between buildings and the street.
North	E-SU-Dx	Residential	1.5 story house with detached garage	
South	B-4 UO-1, UO-2 with waivers	Commercial /Retail	1-story commercial structures with surface parking between buildings and street	
West	PUD 436	Vacant	Private open space/Vacant lot	
East	E-SU-Dx	Single-Unit Residential	1 story house with detached garage	

Existing Zoning

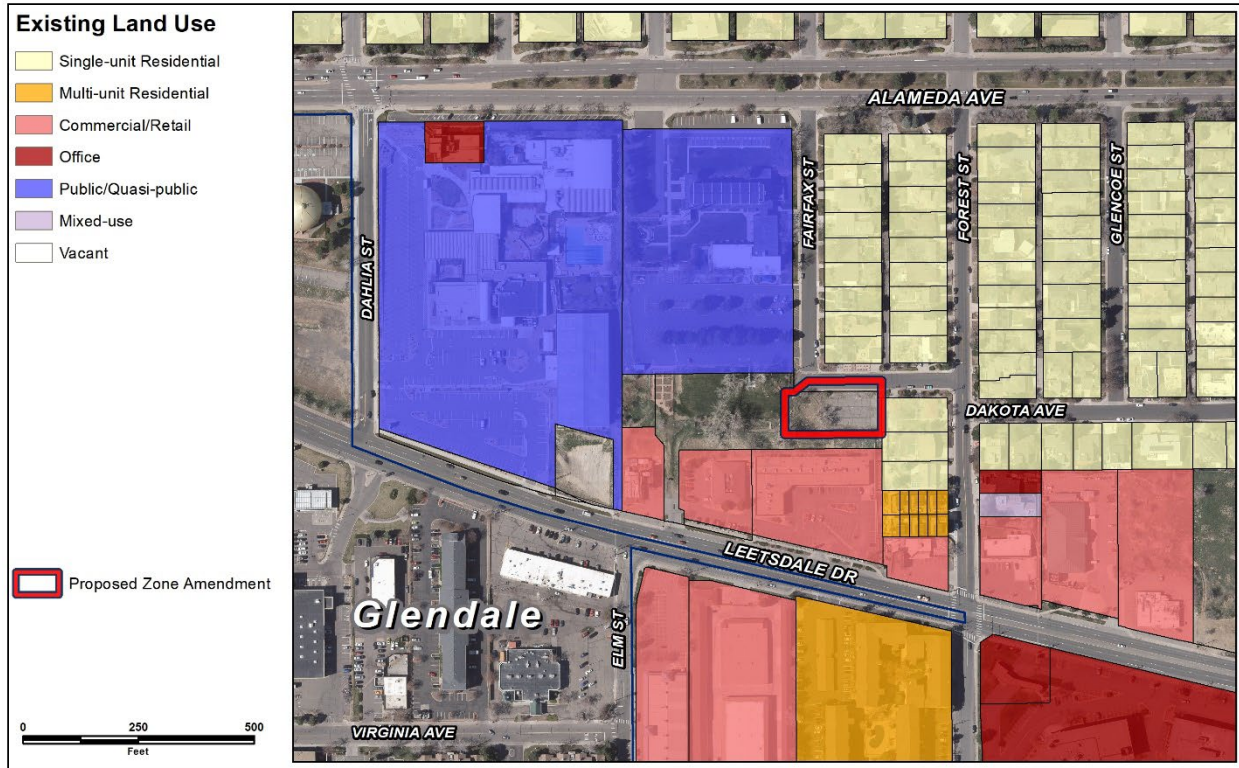


PUD 436 was adopted in 1997 and applies to the whole parcel, as shown on the map. The PUD was intended to allow for the construction of a single building with 66 units for a Special Care Home for senior citizens. It allows a maximum height for the building of up to 35 feet, common and support areas, kitchen, dining, laundry, and miscellaneous social areas. The PUD provides further details on building coverage, landscaping and other requirements. The facility was supposed to be an extension of the ministry of Augustana Lutheran Church but was not restricted to any single denomination. Financing was not secured, and the Special Care Home was never developed. The PUD also allows for the development of uses allowed in the R-1 district, which is a predominantly single unit district in Former Chapter 59. While the subject site is currently vacant, the portion of the zone lot that is not being rezoned is currently being used as an informal open space and vegetable garden.

The Denver Revised Municipal Code, Section 59-3 allows for applicants to rezone only a portion of land in a PUD zone district under the Former Chapter 59 to a zone district in the Denver Zoning Code. The applicant is proposing to rezone approximately 20% of the eastern portion of property within PUD 436. CPD staff conducted an analysis of the PUD and determined that rezoning only a portion of PUD 436 out of custom zoning and into the Denver Zoning Code would not adversely impact the remaining property and development under the current PUD would still be possible.

PUD 436 is attached to this staff report.

Existing Land Use Map



Existing Building Form and Scale

All images are from Google Street View.



View of the subject site, looking southwest.



View of the property to the north, across East Dakota Avenue, looking north.



View of the rest of the property (not proposed to be rezoned) to the west, looking southeast.



View of the property to the east of the subject property, looking south.



View of the commercial strip mall, south of the subject property, looking north along Leetsdale Drive.



View of the Augustana Lutheran Church, looking northwest from the subject property, west of South Fairfax Street.

Proposed Zoning

The E-TU-B zone district allows up to two units on a minimum zone lot area of 4,500 square feet. Allowed building forms include the Urban House, Detached Accessory Dwelling Unit, Duplex and Tandem House building forms. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the two-unit district promote existing and future patterns of lower scale multi-unit building forms that typically address the street in the same manner as an Urban House building form. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment. More details of the proposed zone district can be found in Article 4 of the Denver Zoning Code.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below:

Design Standards	PUD 436 (Existing)	E-TU-B (Proposed)
Primary Building Forms Allowed	N/A	Urban House, Duplex, Tandem House
Height in Stories / Feet, Front 65% of Zone Lot, Urban House, (max.)	2 stories / 35'	2.5 stories / 35' **
Height in Stories / Feet, Rear 35% of Zone Lot, Urban House, (max.)	2 stories / 35'	1 story / 19'***
Height in Stories / Feet, Detached Accessory Dwelling Unit, (max.)	N/A	1.5 stories / 24'
Zone Lot Size (min.)	N/A	4,500 sf
Zone Lot Width (min.)	varies	35'
Primary Street Block Sensitive Setback Required / If not	N/A	Yes / 20'
Side Street Setback (min.)	0' north	3'***
Side Interior Setback (min.)	15' (east and west)	3'***
Rear Setback, Alley / No Alley	varies (south)	12' / 20'***
Building Coverage per Zone Lot including all accessory structures (max.), not including exceptions	33.9%	37.5%
Detached Accessory Building Forms Allowed	N/A	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures
Total F.A.R	0.52:1	N/A

*Depending on lot width

**Depending on lot width and building form

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response.

Asset Management: Approved – No Comments.

Denver Public Schools: Approved – No Response.

Department of Public Health and Environment: Approved – No Comments.

Denver Parks and Recreation: Approved – No Comments.

Public Works – R.O.W.- City Surveyor: Approved –No Comments.

DOTI – Development Engineering Services: Approved – No Response.

Development Services – Project Coordination: Approve Rezoning Only - Will require additional information at Site Plan Review.

Development Services - Fire Protection: Approved – No Response.

Development Services- Wastewater: Approved – See Comments Below.

DS Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	02/14/2022
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	05/03/2022
Planning Board public hearing: (Recommended for approval unanimously)	05/18/2022
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	05/31/2022
Land Use, Transportation and Infrastructure Committee of the City Council:	06/21/2022
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	07/04/2022
City Council Public Hearing:	07/25/2022

- Registered Neighborhood Organizations (RNOs):** To date, staff has received one letter of support of this rezoning from The Preservation of Residential South Hilltop Neighborhood Association. The letter states their support to the project given that it will provide affordable housing and celebrates the community engagement done by Augustana Lutheran Church and Habitat for Humanity of Metro Denver.
- Other Public Comment:** To date, staff has received one letter in support and one letter in opposition from the public. The letter in support speaks of the need for more affordable units in the area and celebrates this project. The letter in support expresses concerns with traffic and density. The applicant provided a summary of their community outreach in the application.

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 General 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 following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies. The following strategies apply from the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood* (p. 28).

The requested E-TU-B zone district will allow a mix of housing options, including Urban House, Detached Accessory Dwelling Unit, Duplex and Tandem House building forms. The subject site is located a block away from high-capacity transit along Leetsdale Drive. The request is therefore consistent with the above strategies in the Equitable, Affordable and Inclusive vision element.

The following strategies apply from the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).

In addition to offering a mix of housing types for a diverse population, the zone district will also apply current, form-based zoning code standards, ensuring quality development appropriate for the neighborhood. The proposed zone district provides a valuable transition between existing low-density

single-unit residential to the north and east, and commercial/retail land use to the south. Furthermore, all allowed primary building forms must comply with block sensitive setbacks which adhere to the existing neighborhood pattern. The request is therefore consistent with the strategies in the Strong and Authentic Neighborhoods vision element.

Similarly, the application is also consistent with the following strategies in the Environmentally Resilient vision element:

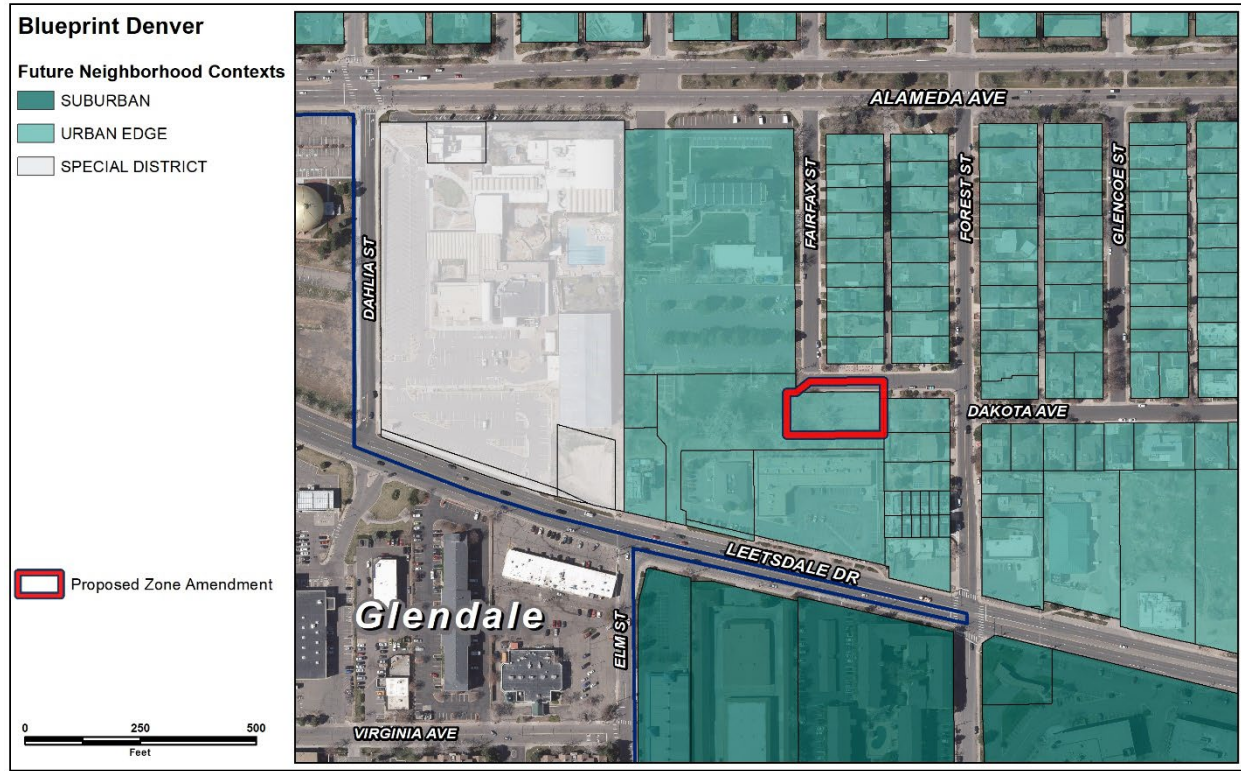
- *Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place* (p. 54).
- *Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors* (p. 54).

This site is an infill location where infrastructure is already in place allowing residents to live, work and play in the area. Similarly, the proposal focuses any future growth that results from this rezoning close to high-capacity transit (Leetsdale Drive). Compact infill development near transportation options and existing infrastructure assists in improving public health indicators while reducing water usage. Rezoning to facilitate redevelopment of this site advances the Environmentally Resilient strategies of *Comprehensive Plan 2040*.

Blueprint Denver

Blueprint Denver identifies the subject property as being located within the Urban Edge future neighborhood context, in a Community Corridor future place and on the Growth Strategy map within “All other areas of the city.”

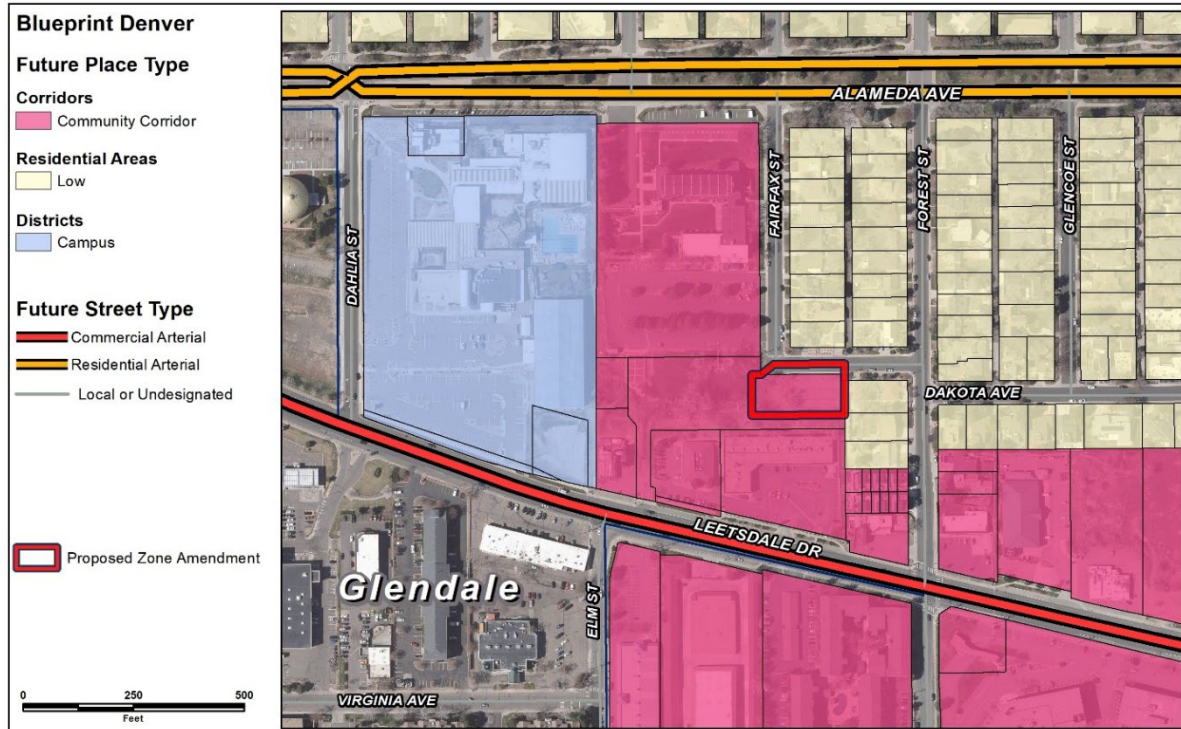
Blueprint Denver Future Neighborhood Context



The subject site is shown on the context map as an Urban Edge neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). *Blueprint Denver* describes the Urban Edge neighborhood context as follows: “Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout. Commercial nodes are generally found along key corridors or at intersections. Block patterns are generally a mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present” (p. 206).

The proposed E-TU-B zone district is a two units zone district and part of the Urban Edge neighborhood context and is intended, “to promote and protect residential neighborhoods within the character of the Urban Edge neighborhood context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 4.2.2.1). The proposed rezoning to E-TU-B is appropriate and consistent with the Urban Edge neighborhood context plan direction and will ensure quality development appropriate for the Washington Virginia Vale neighborhood.

Blueprint Denver Future Place



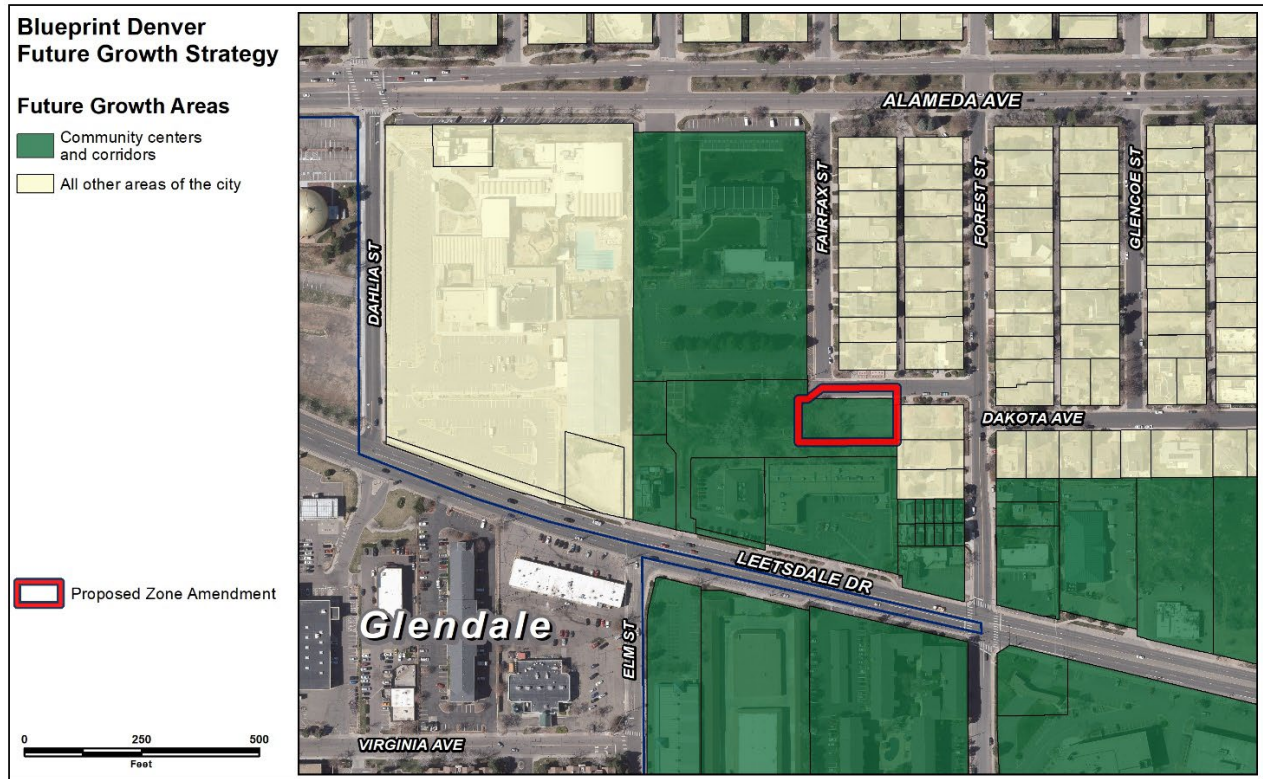
The subject property is mapped as Community Corridor in the Future Places Map. In the Urban Edge context, areas designated as Community Corridors “typically provide some mix of office, commercial and residential...Buildings have a distinctly linear orientation, [and]... heights are generally up to 5 stories” (p. 212). The proposed zone district is a two-unit district that allows for residential uses up to two stories and will contribute towards a greater mix of uses than exists today and serve as an appropriate transition to the single unit residential to the north and east. Therefore, the proposed E-TU-B zone district is consistent with the Community Corridor *Blueprint Denver* Future Places plan direction.

Street Types

“*Blueprint Denver’s* street typology is intended to serve as a framework to develop context-sensitive street design guidelines and to update regulations and standards for how streets are designed” (p. 155). Street types tend to be consistent over larger stretches of roads rather than varying at the parcel level. For the purposes of rezonings, the street types are intended to “work in concert with the future place” to inform “the appropriateness of the intensity of the adjacent development” (p. 67).

East Dakota Avenue and South Fairfax Street are classified as Local Streets. These streets are “designed for the highest degree of property access and the lowest amount of through movement” (p. 154). Land uses along local streets vary, but they are most often characterized by residential uses (p. 161). Leetsdale Drive is classified as a Commercial Arterial street which “typically contain[s] commercial uses including shopping centers, auto services and offices” (p. 159). These types of arterial streets tend to support a higher level of adjacent development intensity than collector or local streets. As the proposed zone district, E-TU-B, allows for residential use along an undesignated local street, the district is consistent with the future street types at this location.

Growth Strategy



The Future Growth Areas map, which is a version of the future places map, designates the subject property as “Community Centers and Corridors”, which are anticipated to account for 20 percent of jobs and 25 percent of new households in the city by the year 2040. “Focusing growth in centers and corridors helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver” (p. 49). The proposed map amendment to E-TU-B will allow for residential growth in a Community Corridor where it has been determined to be most appropriate and, therefore, is consistent with the *Blueprint Denver* Future Growth Areas plan direction.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to E-TU-B will result in the uniform application of zone district building form, use, and design regulations on this site as they are applied to any other sites zoned E-TU-B.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City's adopted land use plan, which recommends "rezon[ing] properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC" (p. 73). The proposed rezoning would also facilitate housing density near a mix of uses and transit amenities, which have been linked to increased physical activity,¹ decreased obesity,² and decreased driving.³

Additionally, rezoning a portion of the property out of PUD 436 will not have a negative effect on the remaining PUD and development under the current PUD would still be possible.

4. Justifying Circumstance

The application identifies changed or changing conditions as the justifying circumstance under DZC Section 12.4.10.8.A.4., "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: c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning." The zoning on the subject site is a Former Chapter 59 PUD. Rezoning from Former Chapter 59 zoning into the Denver Zoning Code is an appropriate justifying circumstance. Additionally, rezoning out of the existing PUD 436 will provide more flexibility to modify the site to accommodate changing conditions in the neighborhood.

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

The requested E-TU-B zone district is within the Urban Edge Neighborhood Context, defined by the Denver Zoning Code as, "primarily single-unit and two-unit residential uses...Single and two-unit residential uses are primarily located along local and residential arterial streets." (DZC Section 4.1.1). The rezoning is consistent with this description as it will allow a two-unit zone district adjacent to a local street where it is compatible with the general character of the neighborhood context.

It is also consistent with the general purpose of residential districts in this context as it will, "promote and protect residential neighborhoods" where "the standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form." (DZC Section 4.2.2.1).

¹ Ewing, R., and R. Cervero. 2010. "Travel and the Built Environment: A Meta-Analysis." *Journal of the American Planning Association* 76 (3): 265-94

² Ewing, R., T. Schmid, R. Killingsworth, A. Zlot, and S. Raudenbush. 2003. "Relationship between Urban Sprawl and Physical Activity, Obesity, and Morbidity." *American Journal of Health Promotion* 18: 47-57.

³ Frumkin, Frank, and Jackson 2004; Fran et al. 2006; Ewing et al. 2008; Stone 2008.

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Furthermore, the rezoning is consistent with the specific intent of the E-TU-B zone district, which “allows up to two units on a minimum zone lot area of 4,500 square feet. Allowed building forms are the Urban House, Detached Accessory Dwelling Unit, Duplex and Tandem House building forms” (DZC Section 4.2.2.2.J) which would address the street similar to existing single- and multi-unit homes existing in the area.

Attachments

1. Application
2. PUD 436
3. Comment Letters



REZONING GUIDE

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Augustana Lutheran Church of Denver	Representative Name	Kory Whitaker
Address	5000 E. Alameda Ave	Address	3245 Eliot St
City, State, Zip	Denver, CO 80246	City, State, Zip	Denver, CO 80211 +
Telephone	303-388-4678	Telephone	720-496-2729
Email	hultquist@augustanadenver.org	Email	kwhitaker@habitatmetrodenver.org
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	5101 Leetsdale Dr., Denver CO 80246		
Assessor's Parcel Numbers:	06181-23-023-000		
Area in Acres or Square Feet:	19,320 sq-ft		
Current Zone District(s):	PUD 436		
PROPOSAL			
Proposed Zone District:	E-TU-B		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>James Larsen / 7.28.2021</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>3.21.2021 / Zoom</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <p>N/A</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

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

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

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

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

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

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Kory Whitaker	3245 Eliot St Denver, CO 80211 720-496-2729 kwhitaker@habitatmetrodenver.org	100%	Kory Whitaker <small>Digitally signed by Kory Whitaker DN: cn=Kory Whitaker c=US, email=kwhitaker@habitatmetrodenver.org, O=Habitat for Humanity of Metro Denver, ou=Denver, Date: 2020.04.08 12:55:58-08'00'</small>		D	YES NO
						YES
						YES
						YES

Habitat at Augustana

List of Exhibits

Exhibit A: Intent of Rezoning

Exhibit B: Review Criteria Narrative

Exhibit C: Property Legal Description

Exhibit D: Proof of Ownership

Exhibit E: Property Owner Authorization

Exhibit F: Outreach Documentation

Habitat at Augustana

Intent of Rezoning

The City of Denver is in the midst of an affordable housing crisis. Housing costs are outpacing wages by 2 to 1, the majority of low income families are housing cost burdened and homeownership rates among BIPOC households are 14% lower than white households. This means Denver's hardworking, essential employees – like nurses, teachers and first responders cannot afford to live in the communities where they work. Augustana Lutheran Church recognized this need for affordable housing and in 2018 sought to do something about it. They began working with the Congregational Land Campaign to determine how they could use their property to create affordable homeownership opportunities.

Habitat for Humanity of Metro Denver and Augustana Lutheran Church are proposing to rezone a portion of property located at the corner of South Fairfax Street and East Dakota Ave, from PUD to E-TU-B. This rezoning will allow for the development of 8 homes, 4 duplexes, that will be sold to households making at or below 80% of the area median income and remain affordable for the long term.

Habitat at Augustana

Review Criteria Narrative

12.4.10.7 – General Review Criteria Applicable to All Zone Map Amendments

A. 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 the adoption of the City's plan.

- Comprehensive Plan 2040
- Blueprint Denver 2019

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

- Equitable, Affordable, Inclusive Goals
 - 1.2 – Support housing as a continuum to serve residents across a range of incomes, ages and needs
 - 1.3 – Develop housing that is affordable to residents of all income levels

All homes in the development will be sold to households making at or below 80% of the area median income

- Other Applicable Goals
 - Strong and Authentic Neighborhoods, Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population

Map amendment is for a two-unit zoning which will bring a diversity of housing type into this predominantly single unit neighborhood.

- Environmentally Resilient, Goal 1, Strategy B – Reduce energy use by buildings and advance green building design

Habitat homes are built to energy star 3.0 standards, utilizing energy efficient appliances and water conserving fixtures

The proposed map amendment is consistent with many objectives and definitions from Blueprint Denver 2019 including:

- **Neighborhood Context**
 - **Urban Edge Context Area:** “Residential areas generally are single-unit and two unit uses, with some low-scale multi-unit embedded throughout ... Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Low to medium buildings coverage. Building are generally up to 2.5 stories in height.”

- **Place**

- **Places Map**
 - Property identified as Community Corridor Future Place

Habitat at Augustana

- **Places Description**
 - **Community Corridor Future Place:** “Buildings have a distinctly linear orientation along the street. A mix of larger and smaller scale buildings, some being setback from the street to accommodate parking. Heights are generally up to 5 stories. Due to shorter lot depths, special attention is needed for transitions to nearby residential areas”
- **Growth Strategy**
 - **Growth Strategy (p. 51):** “Future Growth Areas, Community centers and corridors, 25% of residential focused in this area by 2040”
- **Street Type**
 - **S Fairfax St & E Dakota St (Directly adjacent to property):** Local Streets “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.”
 - **Leetsdale Drive (South of property):** “Commercial streets typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with onsite parking.”
 - **Alameda Ave (North of property):** “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context.”
- **Plan Policies and Strategies**
 - **Community Goals (p. 23):** “01 - Serve all Denver residents with a diverse range of affordable housing options”
 - **Land Use & Built Form – Housing:**
 - “02 -Diversify housing options by exploring opportunities to integrate missing middle housing into low and low medium residential areas.”
 - “06 - Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.”
 - “07 - Expand family-friendly housing throughout the city.”
 - “08 - Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts.”
- **Equity Concepts**
 - **Expanding Housing and Jobs Diversity (p. 41-42):** “A diverse range of housing options—including different prices, sizes, types and a mix of rental and for-sale—is key to encouraging complete neighborhoods where families and households of all types and incomes can choose to live. Housing diversity includes the single-unit homes that are already found in many Denver neighborhoods, as well as units of different types and sizes that can complement the existing single-unit pattern of an area. The vision is for every neighborhood in Denver to offer affordable housing options.”

Habitat at Augustana

B. Uniformity of District Regulations and Restrictions

The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

The application is requesting a rezoning to E-TU-B. Urban Edge is the identified context area for the surrounding neighborhood as per Blueprint Denver. The rezoning to the Urban Edge district will result in regulations and restrictions that are uniform.

C. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the City.

The proposed map amendment will further the public health, safety, and general welfare of the city by improving a vacant parcel and associated right of way and providing a safe and decent place for residents to call home.

12.4.10.8 – Additional Review Criteria for Non-Legislative Rezonings

A. Justifying Circumstances

One of the following circumstances exists:

1. The existing zoning of the land was the result of an error;
2. The existing zoning of the land was based on a mistake of fact;
3. 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;
- 4. 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,

The existing zoning of PUD 436 was established in the late 90's to develop a higher density senior apartment complex. That project never came to fruition and there is no intention from the property owner to ever construct the originally intended project. Recognizing the urgent need for affordable homeownership, Augustana Lutheran Church and Habitat for Humanity are requesting to rezone a portion of the property away from the PUD to E-TU-B. The Urban Edge context is consistent with the surrounding area and the Two Unit designation will allow for the development of affordable missing middle housing as identified in Blueprint Denver.

Habitat at Augustana

b. A City adopted plan; or

c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

5. 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.

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

Neighborhood Context Description: “The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses ... Single and two-unit residential uses are primarily located along local and residential arterial streets.”

Zone District Purpose & Intent: “The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context ... The standards of the two unit and row house districts promote existing and future patterns of lower scale multi unit building forms that typically address the street in the same manner as an urban house building form.”

The proposed map amendment is consistent with the description of the Urban Edge context by establishing a two-unit residential use located along a local street. It also aligns with the intent of the district by promoting a lower scale multi unit building form addressing the adjacent street.

Habitat at Augustana

Community Outreach Documentation

Community outreach has been an important part of this process for Augustana Lutheran Church and Habitat for Humanity of Metro Denver. Below is a summary of the outreach and agreements established to date.

- | | |
|-------------------|---|
| March 12, 2021 | Project team met with Council Member Sawyer to discuss project and proposed rezoning |
| March 18, 2021 | Augustana and Habitat hosted a virtual meeting with Preservation of Residential South Hilltop Neighborhood Association (PRSHNA) board members to introduce project and listen to feedback |
| May 5, 2021 | Augustana and Habitat hosted virtual meeting with members of PRSHNA to discuss project. Some concerns regarding parking and building design raised during the meeting. |
| November 16, 2021 | Letter signed by Augustana and Habitat delivered to PRSHNA outlining agreements to mitigate concerns. (see attached) |
| December 16, 2021 | Informed by Brad Yoshimitsu, PRSHNA Board Member, that the board voted to support the rezoning and will be submitting a letter of support |

EXHIBIT "A"

LAND DESCRIPTION


A PARCEL OF LAND BEING A PORTION OF LOTS 37 THRU 40, BLOCK 206, LOTS 1 THRU 4, BLOCK 205, A PORTION OF VACATED FAIRFAX STREET BETWEEN BLOCKS 205 & 206, AND THE WEST 1/2 OF THE VACATED ALLEY IN BLOCK 206, EAST CAPITOL HILL SUBDIVISION OF BLOCK E, JERSEY SUBDIVISION, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

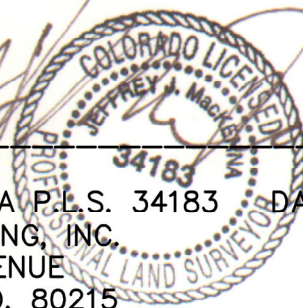
COMMENCING AT A RANGE POINT IN THE INTERSECTION OF EAST ALAMEDA AVENUE AND SOUTH ELM STREET, BEING A FOUND AXLE IN RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF EAST ALAMEDA AVENUE AND SOUTH FAIRFAX STREET, BEING A FOUND MAG NAIL IN ASPHALT, BEARS NORTH 89°27'47" EAST, A DISTANCE OF 330.15 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 25°32'55" EAST, A DISTANCE OF 678.76 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°28'56" EAST, A DISTANCE OF 210.00 FEET;
 THENCE SOUTH 00°39'17" EAST, A DISTANCE OF 92.00 FEET;
 THENCE SOUTH 89°28'56" WEST, A DISTANCE OF 210.00 FEET;
 THENCE NORTH 00°39'17" WEST, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 19,320 SQUARE FEET, 0.444 ACRES OF LAND, MORE OR LESS.


 PREPARED BY: JEFFREY J. MACKENNA P.L.S. 34183 DATE: 11/02/2021
 FOR FALCON SURVEYING, INC.
 9940 WEST 25TH AVENUE
 LAKEWOOD COLORADO, 80215
 (303)202-1560
 JOB NO. 200815



5101 LEETSDALE DR

Owner	AUGUSTANA LUTHERAN CHURCH OF DENVER 5000 E ALAMEDA AVE DENVER, CO 80246-8104
Schedule Number	06181-23-023-000
Legal Description	EAST CAPITOL HILL SUB B205 PT L1 TO 6 & PT L30 TO 40 & PT VAC ALY & B206 L35 TO 40 & PT VAC S ELM ST & PT S FAIRFAX ST & PT VAC E DAKOTA AVE & W/2 OF VAC ALY ADJ ORD 2004-0652 *
Property Type	COMMERCIAL-MISC IMPS
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	75,616	Zoned As:	PUD

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

Property Owner Authorization

January 24th, 2022

Augustana Lutheran Church

5000 E Alameda Ave, Denver CO 80246

Community Planning and Development

City and County of Denver

201 W Colfax Ave, Denver CO 80202

I, Lisa M. Mikolajczak authorized agent of property owner, hereby authorize Habitat for Humanity of Metro Denver to prepare and sign application materials and otherwise represent the owner regarding the Habitat at Augustana project located on a portion of 5000 E Alameda Ave And 4995 & 5101 Leetsdale Dr. This authorization is limited to the submission of application materials to the City of Aurora for the above referenced land development project.

By: Lisa M. Mikolajczak

Property Owner or Authorized Agent Printed Name

Lisa M. Mikolajczak
Property Owner or Authorized Agent Signature

Date: 1/25/2022

Augustana

LUTHERAN CHURCH

PHONE: 303-388-4678

FAX: 303-388-1338

WEB: www.augustanadenver.org

E-MAIL: info@augustanadenver.org

August 24, 2015

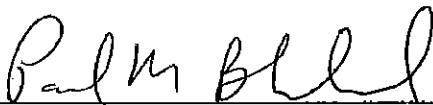
To Whom It May Concern,

At its regularly scheduled meeting held on January 20, 2015 at 7PM, on the premises of Augustana Lutheran Church, Mr. Gregory L. Bickle was elected to the office of Treasurer, which includes performing all duties incident to the office, including those listed below.

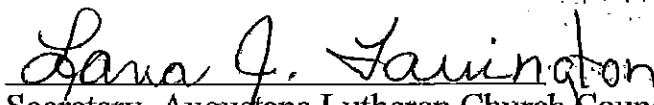
The former Ms. Lisa M. Smith, financial administrator of Augustana Lutheran Church, has officially changed her name to Ms. Lisa M. Mikolajczak. Her duties as financial administrator continue to include those listed below.

These individuals shall henceforth be authorized to transact business with the investment firms of Augustana Lutheran Church. This authorization includes the power to trade or exchange investments of any and all nature held by Augustana Lutheran Church or to be held by Augustana Lutheran Church. It further includes the power to sign checks, make deposits, and endorse negotiable instruments of any kind or denomination in the name of or on behalf of Augustana Lutheran Church, and all activities related thereto: Lisa M. Mikolajczak and Gregory L. Bickle.

Respectfully,



President, Augustana Lutheran Church Council



Secretary, Augustana Lutheran Church Council

5000 East Alameda Avenue
Denver, Colorado 80246

Augustana Foundation

PHONE: 303-388-4678

FAX: 303-388-1338

WEB: www.augustanadenver.org/augustana-foundation

E-MAIL: info@augustanadenver.org

February 12, 2019

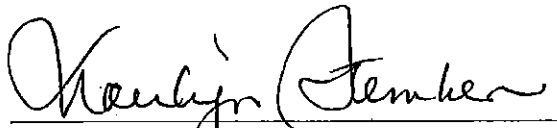
To Whom It May Concern:

At its regularly scheduled meeting held on February 12, 2019 at 7 p.m., on the premises of Augustana Lutheran Church, a motion was made, seconded, and passed that the following individuals shall henceforth be authorized to transact business with the investment firms of the Augustana Foundation: Kari Blanchard, Howard Jacobsen, and Lisa Mikolajczak.

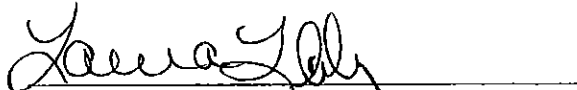
This authorization of the above-named individuals includes the power to trade or exchange investments of any and all nature held by the Foundation or to be held by the Foundation. It further includes the power to sign checks, make deposits, and endorse negotiable instruments of any kind or denomination in the name of or on behalf of the Augustana Foundation, and all activities related thereto.

Effective immediately, this authorization replaces all prior authorizations for transacting business with the investment firms of the Augustana Foundation.

Respectfully,



Marilyn Stember
President, Augustana Foundation



Laura Libby
Secretary, Augustana Foundation

Area Map indicating property to be rezoned will be prepared by the Department of Zoning Administration

City and County of Denver
DEPARTMENT OF ZONING ADMINISTRATION
APPLICATION FOR ZONE MAP AMENDMENT

Application Number
4301 (2nd Revised)
Date Submitted
6/23/97
Fee
\$800.00

1. Applicant
Donald R. Slack
SEM Architecture, Inc.

2. Address
7935 E. Prentice Ave. #102
Englewood, Co. 80111

3. Phone No.
(303)220-8900
(303)779-5388

4. Interest
 Owner(s)
 Agent
 Other

5. Owners of Property or Properties (if not the Applicant)
Augustana Lutheran Church and
Donald G. Reid
P. O. Box 522
Evergreen, Co. 80437

6. Address
5000 E. Alameda Ave.
Denver, Co.

7. Phone No.
(303)388-4678

8. Location of Proposed Change
5001 Leetsdale Drive

9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.)
Lots: Block: Addition:
Provided on separate sheet

10. Area of Subject Property, Sq. Ft. or Acres
95,938 s.f., or 2.2024 acres

11. Present Zone
R-1 and B-4

12. Proposed Zone
PUD #430

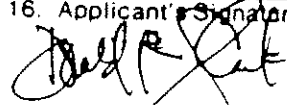
13. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.

The church currently occupies most of the existing R-1 site. A small portion of the vacant B-4 site is required to be zoned to straighten the boundary between the two zone districts for planning purposes. The basis for this proposal is the demographic change occurring in the community in general, namely, an aging population requiring assisted living facilities. In response to this change, the church desires to provide an additional service to the community under its umbrella, that being a Special Care Home for elderly citizens. This type of housing is a natural extension of the church's ability to reach out to the community. Making the change from an R-1 district to a PUD district will allow the church to provide an additional needed service to the community in response to changing conditions. Furthermore, this proposal is supported and encouraged by Housing and Neighborhood policies of the Denver Comprehensive Plan.

14. Use and development proposed for the property to be rezoned.

The proposed Special Care Home will be a single building with not more than 66 units predominately for senior citizens. The building will contain common and support areas, including kitchen, dining, laundry, and miscellaneous social areas.

15. Exhibits Submitted, Number and Kind
PUD application form, existing conditions map, district plan, elevations, landscape plan

16. Applicant's Signature


**PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE**

TOTAL F.A.R. 0.52: 1
(Floor Area Ratio = gross floor
area divided by site area) LAND
TO BE DEDICATED FOR PUBLIC STREETS
SHOULD NOT BE INCLUDED IN THE SITE AREA.

For residential uses:

Maximum number of suites	<u>66</u>
Density (ratio of suites per acre)	<u>30 suites /Acre</u>

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES:

Maximum building coverage:

32,500 sq.ft. 33.9 % of site area

Maximum area of drives and parking:

24,753 sq.ft. 25.8 % of site area

Approximate area of other impervious surfaces:

7,809 sq.ft. 8.1 % of site area

Total impervious surface:

65,062 sq.ft. 67.8 % of site area

c. LANDSCAPED AREAS AND/OR PERMEABLE AREAS:

Live or Organic landscaped lot coverage:

minimum 20,876 sq.ft. 21.8 % of site area

Non-live lot coverage (gravelled and other permeable surfaces)

approximate: 10,000 sq.ft. 10.4 % of site area

Total minimum area: 30,876 sq.ft. 32.2 % of site area

PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE

d. PROJECT AREA TOTALS: (totals of "b" and "c")

Landscaped areas (permeable surfaces): 30,876 sq.ft.
Building and impervious surfaces: 65,062 sq.ft.
Total site area: 95,938 sq.ft.
(this area must equal site area listed on page 1)

e. SETBACKS: (The minimum setbacks must be shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.)

North: 0 ft. Front: _____ ft.
South: varies* ft. OR Rear: _____ ft.
East: 15 ft. Side: _____ ft.
West: 15 ft.

* see District Plan

Minimum spacing between structures _____

Encroachments into setback space will conform to Section 59-119(2)d of the (R-1) zone district.

Official Parkway setback requirements for this P.U.D. are: n/a ft. for buildings and n/a ft. for signs.

f. MAXIMUM HEIGHT OF STRUCTURES:

Maximum height: 2 (two) stories 35 ft.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents, and air conditioning equipment.) may exceed these heights by: 5 (five) ft.

The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or to the highest parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

If bulk plane restrictions are to be utilized, these restrictions will conform to those of the n/a zone district.

PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE

g. OFF-STREET PARKING:

This project shall contain 50 off-street parking spaces at the ratios shown below.

Use (a): <u>Special Care Home</u>	Ratio: <u>0.75: 1 suite</u>
Use (b): <u>Vehicular access</u>	Ratio: <u>0</u>
Use (c): <u>R-1 uses</u>	Ratio: <u>per R-1 regulations</u>
Spaces per dwelling unit: _____	
Number of parking spaces for persons with disabilities: _____	<u>4</u>

Will this PUD conform to the requirements of Article V, Off-Street Parking? Yes () , Yes, except as noted below () or No () .

If not, or if there are any exceptions, please provide the following information:

- (1) Parking space dimensions:
 - Universal spaces: _____
 - Small car spaces: _____
- (2) Driving aisle widths: _____
Angle of stalls: _____
- (3) Ratio of small car spaces to large car spaces: _____

h. OFF-STREET LOADING SPACES:

This PUD will contain 1 (one) off-street loading spaces. These spaces will conform with all of the requirements of Article VI, Off-Street Loading. If not, please provide the following information:

Off-street loading space dimensions: 18'0" X 36'0"

- i. SURFACE DRAINAGE: The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? Yes () No ()
Does the site contain wetland areas? Yes () No ()
(For assistance, contact WMD at 964-0500.)

**PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE**

- j. Interior streets, drives, parking areas and pedestrian walkways within the PUD district, if any, are shown on the District Plan.
- k. EASEMENTS: Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: The existing sanitary sewer easement crossing the site will be relocated. It's location will be determined during the site plan review. The storm drainage which crosses the site will be resolved during the site plan review.
- l. LANDSCAPING AND BUFFERING: Areas to be landscaped are shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office. (A detailed landscape plan is required as a part of the site plan review phase after the rezone is approved.)

- (1) Minimum number of trees to be planted: 63
- (2) Minimum size of trees at time of planting: 2" caliper
- (3) Minimum % of evergreen or coniferous trees: 24 %
- (4) Minimum number of shrubs to be planted: 100
- (5) Minimum size of container for planted shrubs: 5 gallon, 18" to 24" min., height/spread

Will the proposed PUD comply with the parking lot landscaping requirements of Sec. 59-585(10) ? Yes (x) No ().

All foliage shall be maintained in a healthy, growing and safe condition. Where street trees are proposed or required on the public-right-of-way, such trees shall be installed in accordance with the requirements of the City Forester. (964-2580)

Number of street trees proposed: 6

If street tree plantings are required within the right-of-way of a state highway contact the Colorado Department of Transportation for approval (757-9930).

PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE

Fences and/or Walls:

The maximum height of fences and/or walls that may be built in the PUD district, except for front setback spaces:

* The retaining wall/fence combination varies in height 13'-6" from 0'-0" to 13'-6"

The maximum height of fences and/or walls that may be built within the PUD district front setback spaces: 6 ft.

*The retaining wall/fence combination varies in height from 0'-0" to 13'-6".

Such fences and/or walls shall be either solid and view-obscuring, or open and view-permitting as required by the District Plan and shall be shown (include the size and types of materials permitted) on the District Plan.

Fences and/or walls shall be subject to Sec. 59-38(11) "Overheight Fences And Walls".

Earthen berms or mounds used for screening shall be landscaped and, if utilized, shall be shown on the District Plan.

Maximum height: n/a ft.
Minimum height: n/a ft.

m. BOAT, CAMPER, TRAILER AND RECREATION VEHICLE STORAGE:

Permitted () Not Permitted (X)

If permitted, screening fences will () will not () be provided. Such fences shall be not less than _____ft. nor exceed _____ft. in height.

Maximum length of trailer and/or recreational vehicles permitted: _____ft.

All such storage facilities shall be shown on the District Plan.

n. DEDICATIONS AND IMPROVEMENTS:

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional right-of-way and the construction of certain public improvements. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, such vacation must be approved prior to or at the public hearing on this proposal.

o. EXTERNAL EFFECTS: (vibration, heat, glare, radiation, and fumes)

These effects will be regulated by Sec. 59-81 (R-1 zone district). Reflective glass will () will not (X) be used.

**PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE**

p. The existing grade of the site will () , will not () be altered.

q. Utilities (public and private) serving the property are located (where ?) Wastewater, telephone, gas/electric, water:
Leetsdale or Dakota Ave.

For information contact the following:

Denver Water Department	628-6100
U.S. West	896-5325
Public Service Company	571-3527
Wastewater Management	964-0500

r. SIGN CONTROLS: The project will be regulated by the following:
Sec. 59-537, Signs permitted in all districts
Sec. 59-538, Sign area measurement
Sec. 59-548 , regulations for the R-2-A district

If no specific regulations are referenced here, complete the following:

Maximum number of signs: _____
 Permitted sizes of signs: _____
 Maximum sign area allowed: _____
 Number of ground signs allowed: _____
 Number of joint ID signs allowed: _____
 Maximum size of joint ID sign(s): _____
 Temporary signs allowed: _____

Number of canopies and awnings: ___ Backlit ? Yes () No ()
All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS, OR SOLID WASTE:
Permitted () Not Permitted () *trash only in a dumpster
Screened () Not Screened ()
Height of solid fence or screening wall: 6 ft.

t. CURRENT TRAFFIC VOLUMES:
The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be noted.

Site generated traffic should be estimated and noted by the applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in Institute of Transportation Engineers reference books at the library.

**PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE**

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division at 640-3958 for further guidance.

Public Transportation: The nearest bus stop is located: (Where ?) West bound: Northwest corner of Leetsdale and Forest - approximately 500 feet from proposed entrance. East bound: Southeast corner of Leetsdale and Forest.

u. FUTURE SCHOOL SITES: (Applicable to large residential PUD'S; contact Denver Public Schools for more information.)
Will be dedicated. () Will not be dedicated. (X)

v. HOME OCCUPATIONS: (Residential PUD'S only)
Permitted () Not Permitted (X)
Shall conform to Sec. 59-_____ of the _____ district.

w. TEMPORARY USES: Uses by temporary permit will be regulated by Sec. 59-80 (5) (R - 1 zone).

x. ACCESSORY USES: Will be permitted and regulated by Sec. 59- 80 (6) (R-1 zone)

y. INTERIM USES: Prior to the development of this project, the property may be used on an interim basis for the following uses within existing buildings:
Construction office: for a period of 1 1/2 years after zoning approval

z. PHASING: Developed in phases ? Yes () No (X)
If yes, specify the phasing and the improvements to be constructed in each phase: _____

Anticipated starting date Aug. 1997 Completion date Aug. 1998

A SEPARATE SITE PLAN REVIEW IS REQUIRED FOR ALL PUD'S PRIOR TO OBTAINING ZONING OR BUILDING PERMITS FOR CONSTRUCTION. CONTACT THE ZONING ADMINISTRATION FOR MORE DETAILS. THIS PROCESS, IF REQUIRED, MAY BE STARTED AFTER THE PLANNING BOARD HEARINGS ARE COMPLETED.

**PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE**

3. On an attached page a written statement is given generally describing:
- a. The proposed PUD and the market it is intended to serve.
 - b. Its relationship to the Comprehensive Plan: where the applicant's objectives are not in substantial conformance with the changing conditions that justify approval of the proposed PUD District. (*For help with this contact the Denver Planning Office.*)
 - c. How the proposed PUD District is to relate to the character of the surrounding neighborhood.
4. The "Existing Conditions Map" is attached following the written statement described above.
5. The "District Plan" is attached following the "Existing Conditions Map". The district plan is labeled A-1. This plan includes the following listed and attached drawings or renderings:
- | | |
|---|--|
| <input type="checkbox"/> Architectural concepts | <input checked="" type="checkbox"/> Building elevations/arch. concepts |
| <input type="checkbox"/> Facade treatments | <input type="checkbox"/> Exterior building materials |
| <input checked="" type="checkbox"/> Other important features (<i>Please list</i>) | <input type="checkbox"/> Landscape Plan |
-

6. ACKNOWLEDGEMENT:

- a. The applicant for this PUD is the owner or owners of all of the property contained within the proposed PUD District or is the agent for the owner or owners of all the property contained within the proposed PUD District. (*Agents must supply proof of agency from the owner or owners of the property at time of application.*)
- b. The applicant understands that vested property rights shall be created ninety (90) days after the approval of this district plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Sec. 59-29.

Donald R. Slack -- SEM Architects Inc.
Print or type applicant's name


Applicant's signature

**PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE**

Application # 4301 (2nd Revised)
 Address/Location 5001 Leetsdale Avenue
 Total Land Area 95,938 SF

Permitted Uses

- USE A Special Care Home *
- USE B Service Access- Vehicular access to any adjacent B-4 use
- USE C _____

* As defined in Section 2a on Page 2

	Proposed Uses			TOTAL
	Use A	Use B	Use C	
Maximum Gross Floor Area (sq.ft.)	<u>50,000</u>	<u>n/a</u>	<u>n/a</u>	<u>50,000</u>
F.A.R. (non-residential uses):	<u>0.52:1</u>	<u>n/a</u>	<u>n/a</u>	<u>0.52:1</u>
Maximum number of suites	<u>66</u>	<u>n/a</u>	<u>n/a</u>	<u>66</u>
Density (suites /acre):	<u>30</u> suites/Acre	<u>n/a</u>	<u>n/a</u>	<u>30</u> suites/ Area
Land Coverage (sq.ft.)				
Buildings:	<u>32,500</u>	<u>n/a</u>	<u>n/a</u>	<u>32,500</u>
Drives and Parking:	<u>24,753</u>	<u>n/a</u>	<u>n/a</u>	<u>24,753</u>
Other	<u>7,809</u>	<u>n/a</u>	<u>n/a</u>	<u>7,809</u>

Parking

Number of spaces: 50 min. n/a n/a 50 min.
 Ratios (spaces:floor area): ** 0.75/suite n/a n/a ** 0.75/suite

** 50 spaces includes guest parking 1 per 3 units plus guest parking

Landscaping or 1 per 1,000 sq. ft.
 Area of live landscaping (sq.ft.) 20,876
 Area of non-live landscaping (sq.ft.) 10,000

Building Setbacks:

Front _____ ft. North 0 ft.
 Side _____ ft. South varies ft***
 Rear _____ ft. East 15 ft.
 West 15 ft.

***see District Plan

Parkway Setbacks

Buildings n/a ft. Signs n/a ft.

Required Separation Between Buildings n/a ft.

Maximum Building Height

Stories 2 35 feet

Maximum Fence Height:

6 ft

NOTE: FOR COMPLETE PUD REQUIREMENTS REFER TO APPLICATION # 4301 (2nd revised)

**PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE**

3a) THE MARKET SERVED BY THE AUGUSTANA ASSISTED LIVING FACILITY

The proposed facility will be a market rate facility, open to the general public, which typically is occupied by elderly residents who are 55 years of age and older. The residents may need some assistance, but specifically do not require a nursing home facility. The facility is an extension of the ministry of Augustana Lutheran Church, however, it is not restricted to any single denomination.

3b) RELATIONSHIP TO THE COMPREHENSIVE PLAN

The City of Denver Comprehensive Plan policies support and encourage this type of residential facility in locations such as the one proposed.

Supportive housing policies include the following:

The City should seek the development of a wide range of housing types and price ranges within the city (HO-P-8).

New high density residential developments should be well served by public transportation and should be in close proximity to employment centers, amenities and shopping facilities (HO-P-9).

"The special needs of elderly and disabled households should be met, with particular attention given to providing housing that is accessible and in locations that are close to services, mass transit and public facilities" (HO-P-17).

The proposed PUD contributes to the diversity of housing in the city, is well served by public transit, is in close proximity to amenities and shopping facilities, and thus meets the special needs of the elderly.

Neighborhood policies further support and encourage compatible residential facilities, particularly on scattered vacant sites:

Compatible residential development on vacant sites within developed residential portions of Denver should be encouraged (NE-P-26).

Developers should be encouraged to use PUD on both scattered site and large vacant sites where appropriate (NE-P-30).

The proposal is also consistent with plan policies which require development to provide housing on a non-discriminatory basis (NE-P-43).

Considerable effort will be made to mitigate any negative impacts on the neighborhood which may occur due to the expansion of this institution, in accordance with plan policy NE-P-19.

**PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE**

**3c) RELATIONSHIP OF THE PROPOSED PUD TO THE CHARACTER OF THE
NEIGHBORHOOD**

The proposed Special Care Home is an appropriate and logical extension of an established neighborhood institution.

Development of the site will also serve to provide a transitional buffer between commercial development along Leetsdale Ave. (existing and future) and the existing single family homes on Fairfax Court and Forest Street.

Any potential negative impacts on the neighborhood will be mitigated through site design:

Traffic

No additional traffic, except for an occasional service vehicle will occur on Fairfax Court, Dakota, and Forest St. as the only regular access point will be on Leetsdale Ave.

Building Bulk

The proposed buildings architecture is domestic in scale and design features. Its presence will be further reduced by its placement at a lower elevation than the neighboring single family homes. The proposed maximum height of 35 feet equals that permitted in the R-1 district for single family homes.

Existing R-1 zoning permits a maximum height of 35' for non-residential structures, such as an additional educational wing or a school for the church. An expansion of the church could produce an impact on the neighborhood far greater than that presented by the Augustana Assisted Living Facility.

Visual Impact

Landscaping, including the planting of street trees where feasible, will significantly mitigate the visual impact of the facility from its adjoining neighbors.

As a relatively benign land use, noise and odor impacts will be insignificant.

The site, surrounded on three sides by commercial and institutional uses or zoning, is not well suited to the development of typical R-1 uses such as single family homes. The proposed Special Care Home provides a reasonable and nonintrusive alternative.

**PUD @ AUGUSTANA LUTHERAN CHURCH - AUGUSTANA ASSISTED LIVING FACILITY
LOCATED AT 5001 LEETSDALE DRIVE**

TRAFFIC ANALYSIS

Existing Conditions

The most current average daily traffic (ADT) counts for Leetsdale are as follows:

West of Cherry (December 1994)	
Eastbound	18,088 ADT
Westbound	19,488 ADT
West of Holly (April 1994)	
Eastbound	18,986 ADT
Westbound	20,820 ADT

Additional Site Generated Traffic

An assisted living facility, designed for elderly citizens, is a relatively low generator of traffic. Taking into account staff and volunteers (17-27), visitors, and occasional trips by the residents who may have vehicles, no more than 2.3 trips per day are expected per dwelling unit. With 66 units, the maximum number of trips generated would be 151 per day.

Traffic Improvements

An accel/decel (A/D) lane will be constructed the full length of the Church's existing property (PUD and B-4). Timing of the construction will coincide with either the development of the special care facility (all of the lane) or with the development of the B-4 properties. If the B-4 uses are phased, the construction of the A/D lane may also be phased to coincide with developed frontage as long as the B-4 site adjacent to the access is first.

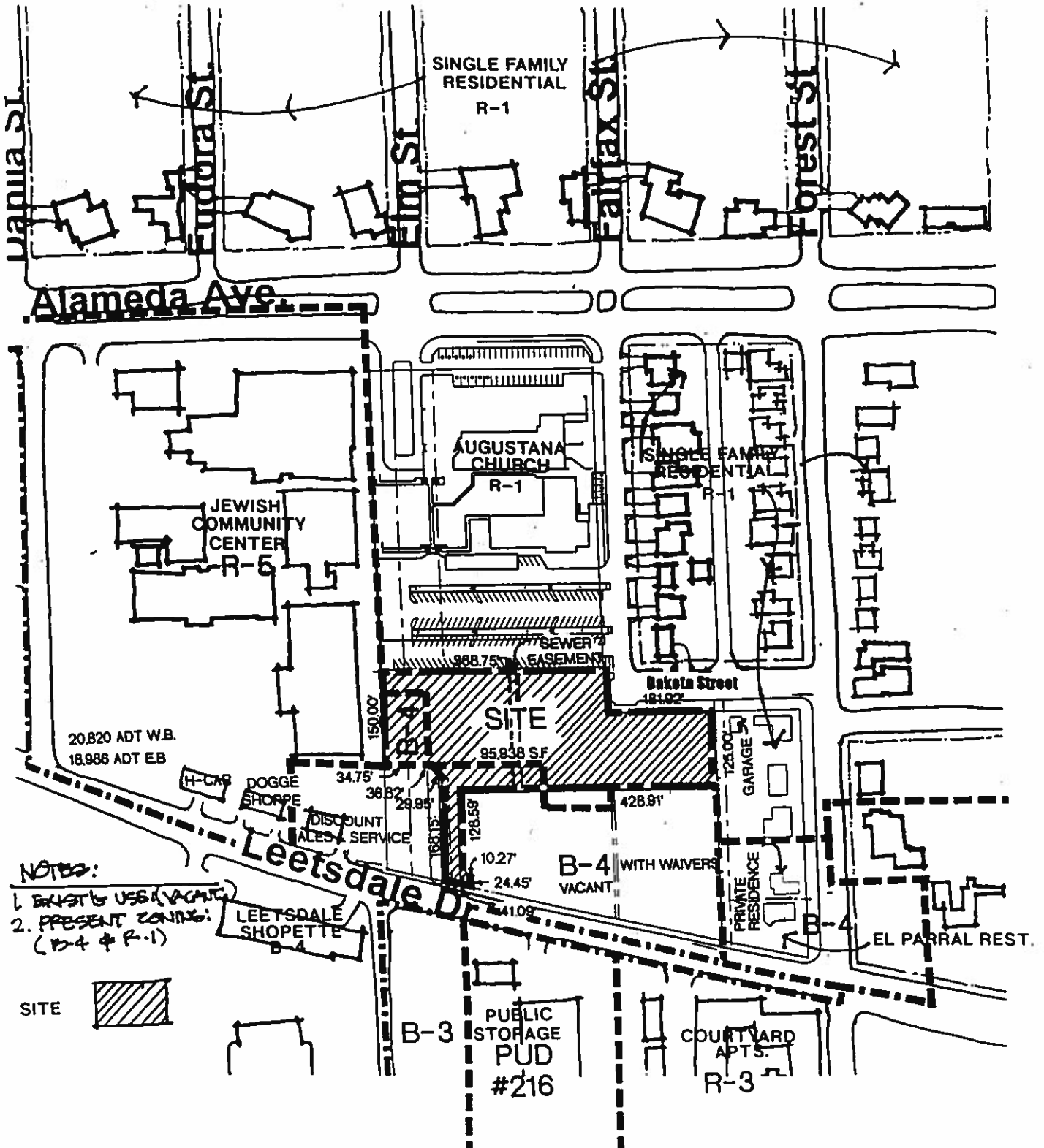
There appears to be sufficient right-of-way to construct the A/D lane. Additional right-of-way or easements for the purpose of providing street edge landscaping and a detached walk will be determined at the time of development review of the B-4 parcels. The City will support a separate curbcut into the easternmost B-4 parcel with construction of the A/D lane.



EXISTING CONDITIONS MAP APPLICATION #4301 (2nd Revised)

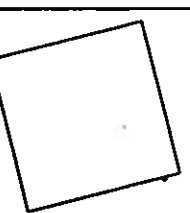
1" = 200'-0"

6/23/97



- NOTES:
- 1. EXISTING USES (VACANT)
 - 2. PRESENT ZONING: (B-4 & R-1)





SEM ARCHITECTS INC

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THE GURDIN AT DTIC
7000 E. PEBBLER AVE
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DENVER, CO 80231
TEL: 622 230 6700
FAX: 622 230 0700

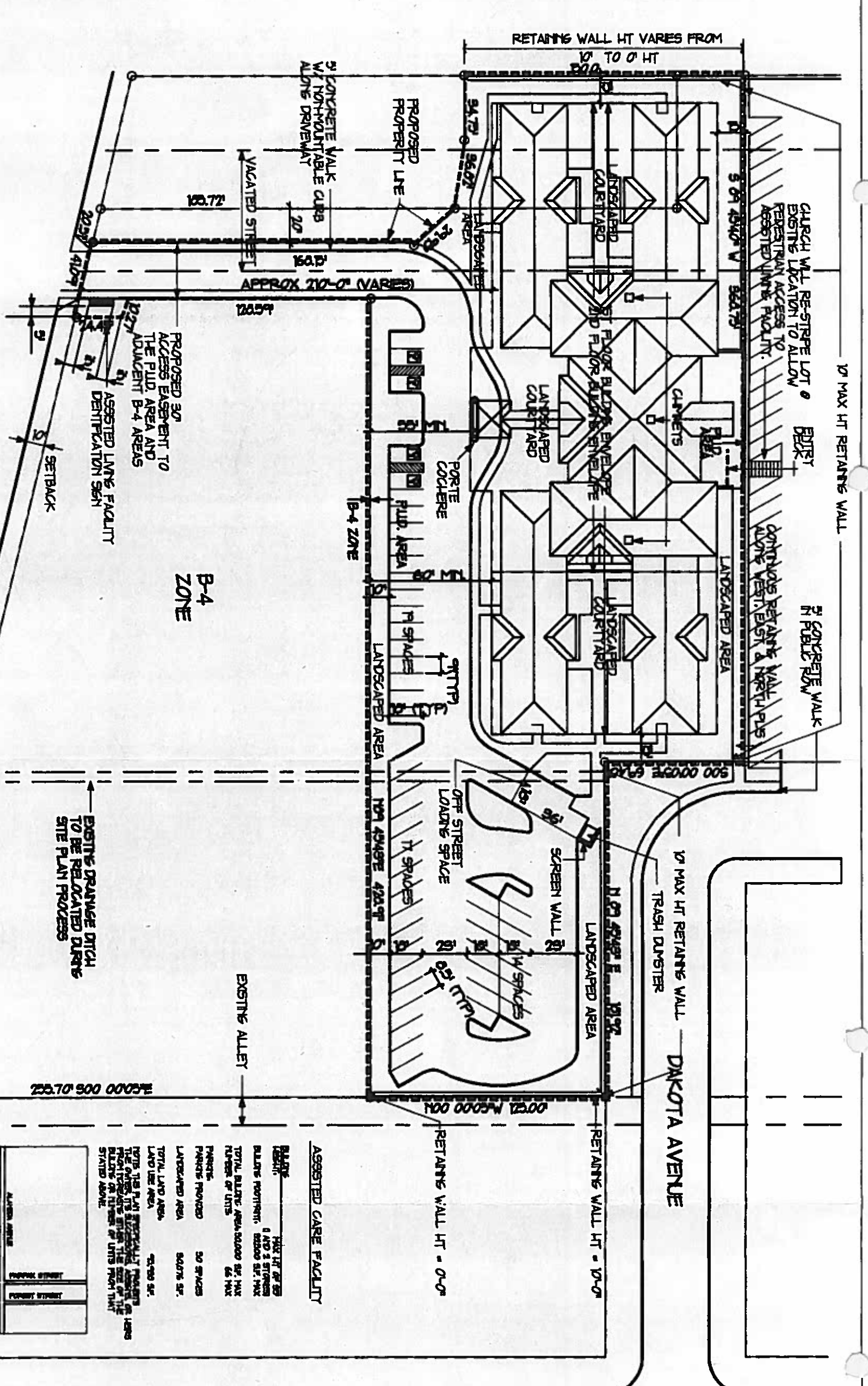
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ASSISTED CARE FACILITY AT AUGUSTANA LUTHERAN CHURCH
5001 LEETSDALE DRIVE
DENVER, COLORADO

ASSISTED CARE FACILITY

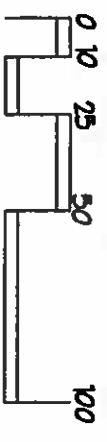
BUILDING	140' 0" WIDE
BUILDING	0 AND 2 STOREYS
BUILDING	FOOTPRINT: 85,000 SF; MAX
TOTAL BUILDING AREA	85,000 SF; MAX
NUMBER OF UNITS	66 MAX
PARKING	50 SPACES
PARKING PROVIDED	50 SPACES
LANDSCAPED AREA	54,076 SF.
TOTAL LAND AREA	45,799 SF.

NOTES: THE PLAN INDICATES THE PROPERTY LINES OF THE CHURCH. THE EXISTING FACILITY IS SHOWN IN DASHES. THE LOCATION OF THE DITCH IS INDICATED BY A DOTTED LINE. THE LOCATION OF THE DITCH IS INDICATED BY A DOTTED LINE.



DISTRICT PLAN

REVISED FOR COMPLETE SUBMITTAL 23 JUN 97
APPLICATION #4301 (270 REVISED)



0 25 50 100

LEETSDALE DRIVE

RETAINING WALL HT VARIES FROM 10' TO 0' HT
5' OF 430' W SETBACK
CHURCH WILL RE-STRIKE LOT & EXISTING LOCATION TO ALLOW PEDESTRIAN ACCESS TO ASSISTED CARE FACILITY.
3" CONCRETE WALK IN PUBLIC ROW
10' MAX HT RETAINING WALL
LANDSCAPED AREA
SCREEN WALL
TRASH DUMPSTER
DAKOTA AVENUE
RETAINING WALL HT = 10'-0"
100' W 500' N 23.00'
500' W 100' N 23.00'

PROPOSED 30' ACCESS EASEMENT TO THE PLUD AREA AND ADJACENT B-4 AREAS
ASSISTED LINE FACILITY IDENTIFICATION SIGN
SETBACK

B-4 ZONE

EXISTING ALLEY

APPROX 210'-0" (VARIES)

VACATED STREET

3" CONCRETE WALK W/ NON-MOUNTABLE CURB ALONG DRIVEWAY

PROPOSED PROPERTY LINE

RETAINING WALL HT VARIES FROM 10' TO 0' HT

10' MAX HT RETAINING WALL

3" CONCRETE WALK IN PUBLIC ROW

CHURCH WILL RE-STRIKE LOT & EXISTING LOCATION TO ALLOW PEDESTRIAN ACCESS TO ASSISTED CARE FACILITY.

10' MAX HT RETAINING WALL ALONG WEST, EAST & NORTH SIDES

LANDSCAPED AREA

10' MAX HT RETAINING WALL

DAKOTA AVENUE

SCREEN WALL

LANDSCAPED AREA

RETAINING WALL HT = 10'-0"

RETAINING WALL HT = 10'-0"

RETAINING WALL HT = 10'-0"

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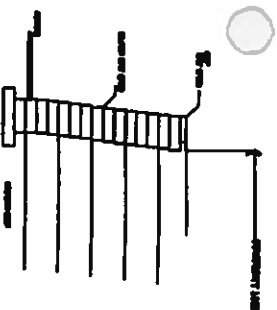
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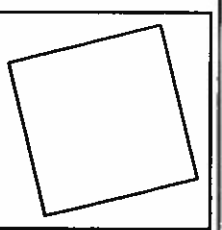
GENERAL NOTES

- 1 THE ELEVATIONS SHOWN ARE INTENDED TO INDICATE A DESIGN DIRECTION AND ESTABLISH GENERAL DESIGN PARAMETERS WHICH WILL DEFINE MATERIALS, FINISHES AND LIGHTING AS WELL AS GENERAL DESIGN PARAMETERS THAT MAY BE REQUIRED TO COMPLY WITH THE FOLLOWING GENERAL PARAMETERS:
 - A THE MATERIALS, LIGHTING, SHALL BE AS PER THE DESIGN.
 - B THE ROOMS MATERIAL SHALL BE LIGHTWEIGHT CONCRETE BLOCKS, STUCCO OR PLASTER. THE FIRST FLOOR ABOVE FIRST FLOOR ELEVATION AND THE FIRST AND ABOVE THE SECOND FLOOR ELEVATION FOR THE TWO STORY PORTION SHALL BE PLASTER.
 - C A RESIDENTIAL CHARACTER WHICH INCORPORATES THE USE OF FINISHED ROOMS, OVERLAYS, CLUSTERS, PORTALS, ETC. SHALL BE INCORPORATED INTO THE DESIGN.



RETAINING WALL SECTION

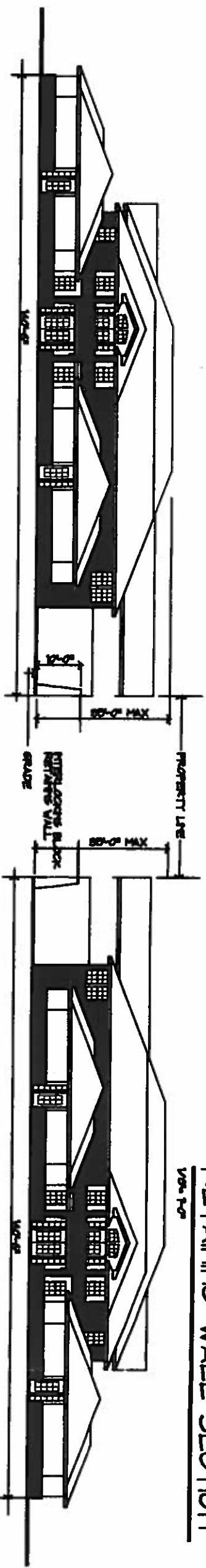
V.O.S.



SEM ARCHITECTS INC
DONALD R. SLACK

GARY V. ELLERMAN
BRUCE T. WALERMAN

THE AURORA AT DTIC
7705 E. PEWEE AVE
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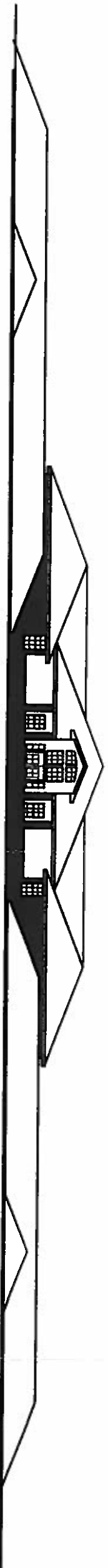


EAST ELEVATION

8/28/92 1-02

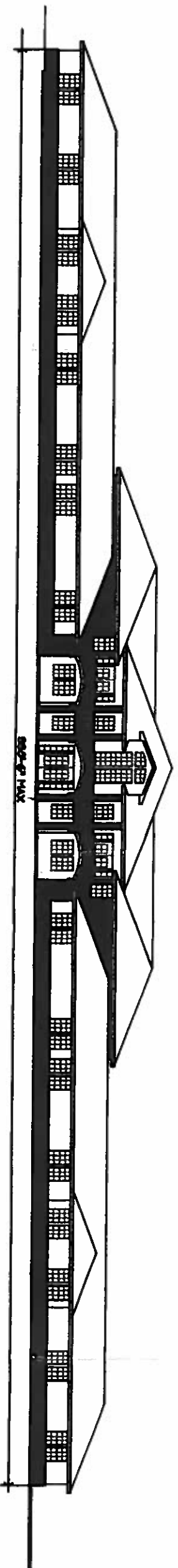
WEST ELEVATION

8/28/92 1-02



NORTH ELEVATION

8/28/92 1-02



SOUTH ELEVATION

8/28/92 1-02

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ASSISTED CARE FACILITY AT
AUGUSTANA LUTHERAN CHURCH
5000 LEETSDALE DRIVE
(OR 400 BLOCK OF FARFAX COURT)
DENVER, COLORADO
COMPLETE

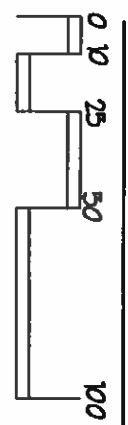
DATE: 8/28/92	BY: J.M.
DRAWN: J.M.	CHECKED: J.M.
SCALE: AS SHOWN	DATE: 8/28/92
PROJECT: ASSISTED CARE FACILITY AT AUGUSTANA LUTHERAN CHURCH	LOCATION: 5000 LEETSDALE DRIVE, DENVER, CO
OWNER: SEM ARCHITECTS INC	DESIGNER: SEM ARCHITECTS INC
NO. OF SHEETS: 1	SHEET NO.: A-2

APPLICATION #4301 (2ND REVISION)

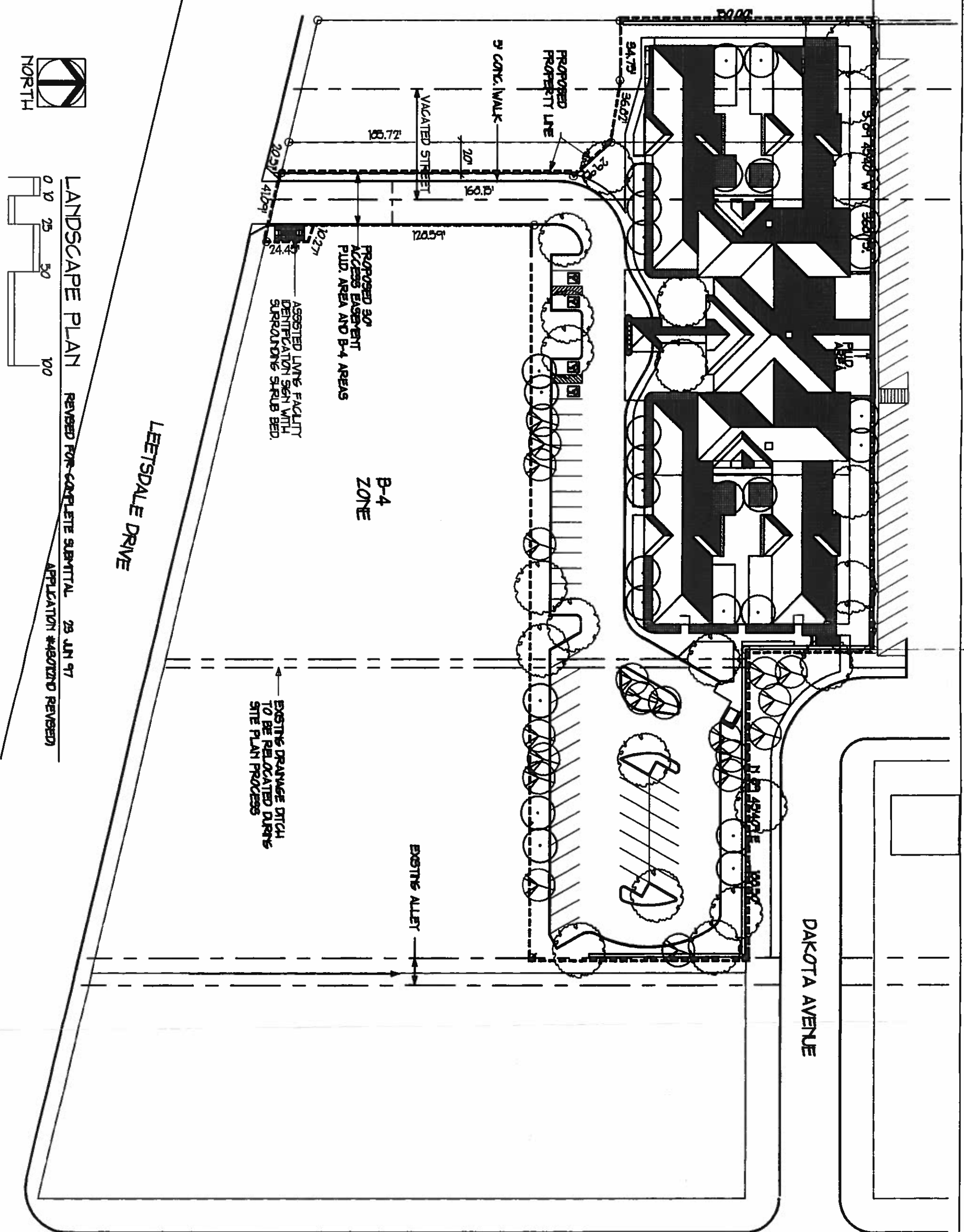
A-2



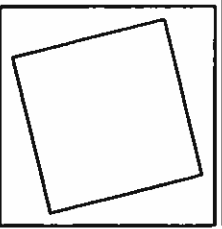
LANDSCAPE PLAN REVISED FOR COMPLETE SUBMITTAL 23 JUN 97
 APPLICATION #4807ND REVISED



LEETSDALE DRIVE



DAKOTA AVENUE



SEM ARCHITECTS INC
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ASSISTED CARE FACILITY AT AUGUSTANA LUTHERAN CHURCH
 5001 LEETSDALE DRIVE (APPROX)
 DENVER, COLORADO

DATE	DESCRIPTION	BY
11/19/97	REVISION 1	SEM
11/19/97	REVISION 2	SEM
11/19/97	REVISION 3	SEM
11/19/97	REVISION 4	SEM
11/19/97	REVISION 5	SEM
11/19/97	REVISION 6	SEM
11/19/97	REVISION 7	SEM
11/19/97	REVISION 8	SEM
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11/19/97	REVISION 27	SEM
11/19/97	REVISION 28	SEM
11/19/97	REVISION 29	SEM
11/19/97	REVISION 30	SEM

December 16, 2021

Denver City Council,

The Preservation of Residential South Hilltop Neighborhood Association (PRSHNA) strongly supports the proposed rezoning request at E Dakota Ave and S Fairfax St from Former Chapter 59 Zone PUD 436 to E-TU-B. The planned development to construct 4 permanently affordable duplexes with Habitat for Humanity of Metro Denver is a welcome addition to the neighborhood.

The boundaries of PRSHNA are defined by S Dahlia St, E Alameda Ave, S Holly St and Leetsdale Dr. The organization represents 20 active members within this area.

This project will clean up a severely underused space within a central neighborhood and bring improved infrastructure including sidewalks, curbs and drainage. The proposed plan to rezone only part of the PUD 436 lot will ensure that the existing Quist Park remains, which is a treasured asset for our community. Affordable housing is a dire need in Denver, and PRSHNA is excited to see these new homes permanently preserved for buyers making at or under 80% of area median income.

Augustana Lutheran Church (Augustana) and Habitat for Humanity of Metro Denver (Habitat) have shown a continued desire to partner with the community on this project. The project was designed from the ground up to respond to the context of the surrounding neighborhood. The E-TU-B zone district was selected because it allows for a two-unit building form that is similar in scale to the existing homes in the neighborhood. This will bring increased density in a form compatible with surrounding uses. Habitat has also expressed a desire to use brick exterior for the project to match the Augustana building and existing homes in the neighborhood. When neighbors raised concerns about parking at the site, Augustana and Habitat worked together to allow an additional permitted parking space in the Augustana lot for each new unit. Habitat has also agreed to allow PRSHNA to review architectural plans before submitting for permit. While a Good Neighbor Agreement has not been formally negotiated for the project, Augustana and Habitat have built rapport with PRSHNA and agreed to the previously mentioned items in writing. PRSHNA is confident that Augustana and Habitat will continue to be responsive to the community as the project progresses.

Two meetings were held with Augustana, Habitat and PRSHNA. The first meeting on March 18, 2021 was limited to the PRSHNA Board. A newsletter with information about the project was distributed on March 29, 2021 to all properties within the PRSHNA boundaries. A second meeting open to all interested parties was held on May 5, 2021. PRSHNA received a written request for support of the proposed rezoning dated October 29, 2021. The PRSHNA Board considered all input received on the project to date and held an electronic vote. Of 9 board members, 8 voted in support of the proposed rezoning and 1 abstained from voting.

PRSHNA urges the Denver City Council to approve this rezoning request. We look forward to welcoming our new neighbors.



Brad Yoshimitsu

President, Preservation of Residential South Hilltop Neighborhood Association

Planning Board Comments



Submission date: 18 May 2022, 3:14PM
Receipt number: 235
Related form version: 2

Your information

Name	Marty Fettig
Address or neighborhood	
ZIP code	80246
Email	Martyfettig@gmail.com

Agenda item you are commenting on

Rezoning

Address of rezoning
Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

This will add too much traffic in addition to the church traffic and pre school traffic!!... and too much population density!!

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [Rezoning - CPD](#)
To: [Penafiel Vial, Maria F. - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Support for rezoning of 5101 Leetsdale Dr
Date: Tuesday, May 17, 2022 2:38:25 PM

From: Emily Spence <spence.emily@gmail.com>
Sent: Tuesday, May 17, 2022 2:21 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Support for rezoning of 5101 Leetsdale Dr

Hello,

I wanted to write and express my support for the rezoning of the portion of the Augustana site for affordable housing. Denver has a huge deficit of affordable housing units and this project will seek to address that.

Thank you.

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Emily
1285 Willow St, Denver, CO 80220