

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Katy Buchanan	Representative Name	
Address	1200 Eudora St	Address	
City, State, Zip	Denver, CO 80220	City, State, Zip	
Telephone	970-331-1958	Telephone	
Email	ktibuchanan@gmail.com	Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address):	1200 Eudora St. Denver, CO 80220		
Assessor's Parcel Numbers:	06061-23-011-000		
Area in Acres or Square Feet:	6,250		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input type="checkbox"/> Yes - if yes, state the meeting date _____ <input checked="" type="checkbox"/> No - if no, describe why not. <i>I don't have a plan yet</i>		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <i>emailed 3/24/21</i> <input type="checkbox"/> No - if no, describe why not (in outreach attachment) <i>Logan Fry</i>		

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A, Equitable, Affordable and Inclusive – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A, Environmentally Resilient - "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>East Area Plan</u></p>
	<p>Housing an Inclusive Denver The proposed map amendment is consistent with <i>Housing an Inclusive Denver</i>, including: Attainable Homeownership, Recommendation 1: "Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners" (p. 14). Legislative and Regulatory Priorities, Recommendation 2: "Expand and strengthen land use regulations for affordable and mixed-income housing. Through <i>Blueprint Denver</i>, and supplemental implementation actions such as zoning modifications, the city should support land use regulations and incentivize affordable and mixed-use housing, including expanding the development of Accessory Dwelling Units" (p. 9).</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</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. The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: 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: 40px;"> a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. </p> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</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>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SU-C1</u> Zone District.</p>
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REQUIRED ATTACHMENTS

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

- Legal Description (required to be separate attachment in Microsoft Word document format.)
- Proof of Ownership Document (e.g. Assessor's record, property deed, etc.)

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Please check boxes identifying additional attachments provided with this application:

- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- 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 an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

Outreach to neighborhood organizations is attached. Only Mayfair neighbors really had any type of response.

REZONING GUIDE

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION						
<p>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.</p>						
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>	01/01/12	(A)	YES
<i>Katy Buchanan</i>	<i>1200 Eudora St. 970-331-1958 Ktjbuchanan@gmail.com</i>	<i>100%</i>	<i>Katy Buchanan</i>	<i>5/25/21</i>	<i>(B)</i>	YES

Filed for record the _____ day of _____, A.D. 19____, at _____ o'clock _____ M., _____ RECORDER.
Reception No. _____ By _____ DEPUTY.

WARRANTY DEED

THIS DEED, Made on this day of October 03, 1997
between R. ADRON HARRIS AND DIANE B. SNELL

of the CITY AND County of DENVER and State of Colorado, of the Grantor(s), and
KATY BUCHANAN

whose legal address is : 1200 EUDORA STREET, DENVER, CO 80220
of the CITY AND County of DENVER and State of Colorado, of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$149,900.00)
*** One Hundred Forty Nine Thousand Nine Hundred and 00/100 *** DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the CITY AND County of DENVER and State of Colorado, described as follows:
LOTS 23 AND 24, BLOCK 3, KEATING'S COLFAX AVENUE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

State Documentary Fee
Date
\$ 14.99

also known as street number 1200 EUDORA STREET, DENVER, CO 80220

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes and assessments for the year 1997 and subsequent years and subject to easements, reservations, restrictions, covenants and rights of way of record, if any;

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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

R. Adron Harris
R. ADRON HARRIS

Diane B. Snell
DIANE B. SNELL

STATE OF Colorado)
CITY AND County of DENVER) ss.

The foregoing instrument was acknowledged before me on this day of October 03, 1997,
by R. ADRON HARRIS AND DIANE B. SNELL

My commission expires _____
Witness my hand and seal
KARYN K. RIEB
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12-31-2000

Karyn K. Rieb
Notary Public

Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# A587199 When Recorded Return to: KATY BUCHANAN
Title# K587199 **LAND TITLE** 1200 EUDORA STREET, DENVER, CO 80220

5/25/2021

Gmail - You may have seen this re: ADUs

This email is considered an "open record" under the Colorado Open Records Act (CORA) and must be made available to any person requesting it unless it clearly requests confidentiality. Please expressly indicate whether you would like for your communication to be confidential.

City Council Office of
Amanda Sawyer

[Quoted text hidden]

Wed, Mar 24, 2021 at 11:09 AM

Katy Buchanan <ktjbuchanan@gmail.com>

To: "Fry, Logan M. - CC YA2245 City Council Aide" <Logan.Fry@denvergov.org>

Cc: "Visser, Sara L. - CC WW1111 Contingent Worker" <Sara.Visser@denvergov.org>

Hi again,

Someone from zoning was already assigned to my property. She was the one who said my property meets all the zoning change requirements, but they also mentioned I should contact Amanda's office before I submit the application because I could not talk to her office after the submission. I have to document that her office has been made aware of my submission.

Is there anything else you need to know from me before I submit it? Katy

[Quoted text hidden]

Wed, Mar 24, 2021 at 11:23 AM

Fry, Logan M. - CC YA2245 City Council Aide <Logan.Fry@denvergov.org>

To: Katy Buchanan <ktjbuchanan@gmail.com>

Cc: "Visser, Sara L. - CC WW1111 Contingent Worker" <Sara.Visser@denvergov.org>

Katy,

My apologies for misunderstanding! I will let the Councilwoman know about your pending application and see if she has any follow ups.

Sincerely,

Logan Fry

Logan Fry • Council Aide

Councilwoman Amanda Sawyer • District 5

Phone 720-337-5555

Denvergov.org/CouncilDistrict5



This email is considered an "open record" under the Colorado Open Records Act (CORA) and must be made available to any person requesting it unless it clearly requests confidentiality. Please expressly indicate whether you would like for your communication to be confidential.

[Quoted text hidden] 4

[Quoted text hidden]

August 24, 2021 \$1000 fee pd CC

Inter-Neighborhood Cooperation



Katy Buchanan <ktjbuchanan@gmail.com>

rezoning property

3 messages

Katy Buchanan <ktjbuchanan@gmail.com>
To: president@denverinc.org

Thu, Mar 25, 2021 at 11:07 AM

Hello,

I made a request with the city to rezone my property at 1200 Eudora Street to potentially add an accessory dwelling unit. I do not have plans on how I am going to change the property yet, but since rezoning takes some time, I thought I would start that process. I am not always in Denver and I would like to change the property so someone is living on it all the time, even when I am not there. Nothing will be happening to the property in the near term. Katy Buchanan

Loretta Koehler <lorettakoehler@mac.com>
To: Katy Buchanan <ktjbuchanan@gmail.com>

Thu, Mar 25, 2021 at 3:57 PM

Please contact the RNO where the property is located

Sent from my iPhone

> On Mar 25, 2021, at 11:07 AM, Katy Buchanan <ktjbuchanan@gmail.com> wrote:

>

>

[Quoted text hidden]

Katy Buchanan <ktjbuchanan@gmail.com>
To: Loretta Koehler <lorettakoehler@mac.com>

Thu, Mar 25, 2021 at 9:05 PM

I did. The city asked me to contact 5 different groups and you were on the list

[Quoted text hidden]

5/25/2021

Gmail - rezoning of property



City Park Friends & Neighbors

Katy Buchanan <ktjbuchanan@gmail.com>

rezoning of property

1 message

Katy Buchanan <ktjbuchanan@gmail.com>
To: ggarnsey@ecentral.com

Thu, Mar 25, 2021 at 11:02 AM

Hello,

I made a request with the city to rezone my property at 1200 Eudora Street to potentially add an accessory dwelling unit. I do not have plans on how I am going to change the property yet, but since rezoning takes some time, I thought I would start that process. I am not always in Denver and I would like to change the property so someone is living on it all the time, even when I am not there. Nothing will be happening to the property in the near term. Katy Buchanan

5/25/2021

Gmail - rezoning of property



Neighborhood Coalitions of Denver

Katy Buchanan <ktjbuchanan@gmail.com>

rezoning of property

1 message

Katy Buchanan <ktjbuchanan@gmail.com>
To: neighborhoodcoalitionsofdenver@gmail.com

Thu, Mar 25, 2021 at 11:04 AM

Hello,

I made a request with the city to rezone my property at 1200 Eudora Street to potentially add an accessory dwelling unit. I do not have plans on how I am going to change the property yet, but since rezoning takes some time, I thought I would start that process. I am not always in Denver and I would like to change the property so someone is living on it all the time, even when I am not there. Nothing will be happening to the property in the near term. Katy Buchanan



Mayfair Neighbors

Katy Buchanan <ktjbuchanan@gmail.com>

Re: rezoning request

1 message

Mayfair Neighbors <mayfairneighbors@gmail.com>

Thu, Mar 25, 2021 at 5:12 PM

To: Mayfair <ktjbuchanan@gmail.com>, Patricia Mulligan <p2mulligan@aol.com>

Thank you for your note, and reaching out to Mayfair Neighbors. What questions do you have for us? How would you like to interact with Mayfair Neighbors regarding your rezone. Thank you for your clarification. Leslie Reingold - Mayfair Neighbors

Mayfair Neighbors, Inc. (MNI) is a 501(c)3 non-profit organization staffed by volunteers. The Mayfair Neighborhood Association is a Registered Neighborhood Association with the City of Denver. Mayfair's borders are (clockwise from the north) Colfax, Monaco, 6th Avenue and Eudora, encompassing over 3,200 households.

On Thu, Mar 25, 2021 at 10:29 AM Katy Buchanan <wordpress@mayfairdenver.org> wrote:

From: Katy Buchanan <ktjbuchanan@gmail.com>

Subject: rezoning request

Message Body:

Hello,

I have requested to rezone my lot at 1200 Eudora Street to potentially add an accessory dwelling unit. I don't have a plan yet as to how it will be configured on the property. I am not always in Denver and I would like to do some work to the property so someone will be living there all the time, even when I am not. Nothing will be happening on the lot in the near future, but it takes a while to rezone so I thought I would start the process. The Denver zoning department asked me to reach out to you.

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This e-mail was sent from a contact form on Mayfair Denver (<http://mayfairdenver.org/wordpress>)



Bellevue-Hale Neighborhood Organization
Katy Buchanan <ktjbuchanan@gmail.com>

Rezoning of property

1 message

Katy Buchanan <ktjbuchanan@gmail.com>
To: reddogarts@msn.com

Thu, Mar 25, 2021 at 10:58 AM

Hello,

I made a request with the city to rezone my property at 1200 Eudora Street to potentially add an accessory dwelling unit. I am on the border of your neighborhood association. I do not have plans on how I am going to change the property yet, but since rezoning takes some time, I thought I would start that process. I am not always in Denver and I would like to change the property so someone is living on it all the time, even when I am not there. Nothing will be happening to the property in the near term. Katy Buchanan