

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	HRWHOLDINGS	Representative Name	
Address	717 31st STR	Address	
City, State, Zip	DENVER, CO 80205	City, State, Zip	
Telephone	303-246-8579	Telephone	
Email	HRWHOLDINGS@YAHOO.COM	Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	4401 JOSEPHINE STREET		
Assessor's Parcel Numbers:	0224230002000		
Area in Acres or Square Feet:	11,000		
Current Zone District(s):	E-TU-B		
PROPOSAL			
Proposed Zone District:	U-RH-3A		

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input 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 an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input 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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input 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>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
<p>Please ensure the following required attachments are submitted with this application:</p> <p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <i>Contained on Proof of Ownership document</i></p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria</p>	
ADDITIONAL ATTACHMENTS	
<p>Please identify any additional attachments provided with this application:</p> <p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input checked="" type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
<p>Please list any additional attachments:</p> <p><i>Proof of ownership</i></p> <p><i>Articles Articles of Incorporation (Proof of Authorization to Sign)</i></p>	



REZONING GUIDE

Rezoning Application Page 3 of 3

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
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
Hasena Williams	4401 Josephine Street, Denver CO 80205 (303) 246-8579 hrwholdings@yahoo.com	100%		10/24/17	(A)	n/a

Last updated: February 22, 2017

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205
Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

LEGAL DESCRIPTION OF 4401 JOSEPHINE ST

Lots 17 through 19, inclusive, and the south ½ of lot 20, block 2, town of Swansea, City and County of Denver, State of Colorado

4401 JOSEPHINE ST

Owner HRW HOLDINGS INC
717 31ST ST
DENVER , CO 80205

Schedule Number 0224230002000

Legal Description L 17 TO 19 INC & S 1/2 OF L 20BLK 2 TOWN OF SWANSEA

Property Type RX ZONED VACANT LAND - (RES)

Tax District DENV

Property Description

Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	11,000	Zoned As:	E-TU-B

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

Current Year

Actual	Assessed	Exempt		
Land			\$115,100	\$33,380
Improvements			\$0	\$0
Total			\$115,100	\$33,380

Prior Year

Actual	Assessed	Exempt		
Land			\$67,100	\$19,460
Improvements			\$0	\$0
Total			\$67,100	\$19,460

Real Estates Property Taxes for current tax year

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

Installment 1
(Feb 28)

Installment 2
(Jun 15)

Full Payment
(Due Apr 30)



Colorado Secretary of State
 Date and Time: 09/05/2008 02:42 PM
 ID Number: 20081474711
 Document number: 20081474711
 Amount Paid: \$50.00

Document must be filed electronically.
 Paper documents will not be accepted.

Document processing fee
 Fees & forms/cover sheets
 are subject to change.

\$50.00

To access other information or print
 copies of filed documents,
 visit www.sos.state.co.us and
 select Business Center.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Incorporation for a Profit Corporation
 filed pursuant to § 7-102-101 and § 7-102-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the corporation is

HRW Holdings, Inc

(The name of a corporation must contain the term or abbreviation "corporation", "incorporated", "company", "limited", "corp.", "inc.", "co." or "ltd.". See §7-90-601, C.R.S. If the corporation is a professional or special purpose corporation, other law may apply.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the corporation's initial principal office is

Street address

717 31st St

(Street number and name)

Denver

(City)

CO

(State)

80205

(ZIP/Postal Code)

United States

(Province – if applicable)

(Country)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP/Postal Code)

(Province – if applicable)

(Country)

3. The registered agent name and registered agent address of the corporation's initial registered agent are

Name

(if an individual)

Williams

(Last)

Hasena

(First)

(Middle)

(Suffix)

OR

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

717 31st. St

(Street number and name)

Denver

(City)

CO

(State)

80205

(ZIP/Postal Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

CO

(State)

(ZIP/Postal Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name

(if an individual)

Williams

(Last)

Hasena

(First)

(Middle)

(Suffix)

OR

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Mailing address

717 31st St

(Street number and name or Post Office Box information)

Denver

(City)

CO

(State)

80205

(ZIP/Postal Code)

United States

(Country)

(Province – if applicable)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. The classes of shares and number of shares of each class that the corporation is authorized to issue are as follows.

(If the following statement applies, adopt the statement by marking the box and enter the number of shares.)

The corporation is authorized to issue 100,000 common shares that shall have unlimited voting rights and are entitled to receive the net assets of the corporation upon dissolution.

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

Additional information regarding shares as required by section 7-106-101, C.R.S., is included in an attachment.

(Caution: At least one box must be marked. Both boxes may be marked, if applicable.)

6. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

7. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

8. The true name and mailing address of the individual causing the document to be delivered for filing are

Williams	Hasena		
<i>(Last)</i>	<i>(First)</i>	<i>(Middle)</i>	<i>(Suffix)</i>
717 31st St.			
<i>(Street number and name or Post Office Box information)</i>			
Denver	CO	80205	
<i>(City)</i>	<i>(State)</i>	<i>(ZIP/Postal Code)</i>	
United States			
<i>(Province – if applicable)</i>		<i>(Country)</i>	

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

12.4.10.7 General Review Criteria:

A. Consistency with Adopted Plans

The several adopted plans were referenced to provide an analysis of how rezoning the property at 4401 Josephine St. meets the criteria outlined within these plans. The analysis is provided in the narrative below.

The following Adopted Plans apply to the property at 4401 Josephine Street:

Denver Comprehensive Plan (2000)

Blueprint Denver (2002)

Elyria & Swansea Neighborhood Plan (2015)

Comprehensive Plan

This rezoning proposal is consistent with many Denver Comprehensive Plan strategies, including:

- **Environmental Strategy:**
1A - Encourage redevelopment of vacant, underutilized and environmentally compromised land known as brownfields. (p. 37)
- **Land Use Strategy:**
3B - Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (p. 60)
- **Housing:**
6A - Support mixed-use development consistent with the goals of the Comprehensive Plan's land-use and mobility strategies. (p. 117)
6B - Continue to support mixed-income housing development that includes affordable rental and for-purchase housing for lower-income, entry-level and service employees, especially...along transit lines. (p.117)

The proposed map amendment will enable development of 4401 Josephine Street a vacant property at the corner of E. 44th and Josephine Street. U-RH-3A zoning designation would support increased density through a building form that is complementary to the existing character of the neighborhood. Further, the location of the property is along an arterial (Josephine Street) which would connect the proposed development to major urban elements such as central business districts, and employment. The rezoning is consistent with the plan recommendations.

Blueprint Denver

Area of Stability: Category that is foundational to maintain the character of an area while accommodating some new development and redevelopment. Further, Blueprint Denver suggests reinvestment areas that would benefit from reinvestment through modest infill.

The Elyria & Swansea neighborhood is moderately dense and is primarily residential with some complementary, small-scale commercial uses. Within this Area of Stability, Single Family Duplex residential areas are moderately dense areas that are primarily residential. There is a mixture of housing types, including single-family houses, duplexes, townhouses and small apartment buildings. Typically, densities are between 10 and 20 housing units

The proposed map amendment will enable development of 4401 Josephine Street to U-RH-3A. would fit appropriately in the existing context area, as a small 3-story apartment building.

Elyria & Swansea Neighborhood Plan

For Elyria and Swansea to be strong neighborhoods in the future, growth and change should occur in Areas of Change while enhancing **Areas of Stability**, including **Traditional Residential Areas**. By encouraging strategic growth, the quality of life in the Traditional Residential Areas will be enhanced while promoting a re-imagining of the Areas of Change within Elyria and Swansea.

- **B.3 - INCREASE HOUSING CHOICES:**

Encourage investment in new housing to expand the total number of residences and to provide for a diversity of housing types to bring more people of all ages and income levels into the neighborhood.

- **E - CHARACTER AREA STRATEGIES:**

Traditional Residential Areas are embedded within the core of the Elyria and Swansea neighborhoods with heavier industrial uses, rail corridors and highways along the edges. The percentage of home ownership is 48% compared to 50% across Denver. Residents value the intimate quality of the quiet local streets with modest single family homes, duplexes and **smaller apartment buildings**. These structures range in **height from 1 to 2 stories**, with garages and small accessory buildings oriented to the alleys.

- Elyria's traditional residential area has reduced in size over the years due to the construction of I-70 and the expansion of the National Western Stock Show Complex. Although the recommendations in this section are specific to the existing residential areas, this **Plan recommends reversing the trend of a declining population and recommends expanding housing throughout the neighborhood, especially near future commuter rail stations.**

- **E. 2 - ENCOURAGE INVESTMENT IN RESIDENTIAL AREAS OF STABILITY**

Recommends **Single Family Duplex** for residential areas that are intended to remain as **Areas of Stability**. The following options could provide economic benefit to home owners by allowing a moderate level of infill development, and creating incentive to reinvest in existing homes to further stabilize the residential areas.

- Explore opportunities to introduce building forms, **consistent with the single family duplex land designation, such as accessory dwelling units, duplex or tandem houses and rowhouses.**
- Ensure that the form and scale of new development is complementary to the existing character of the **traditional residential areas.**

The Elyria & Swansea Neighborhood has a long history of being a diverse and community focused area of metro Denver. The low density mix of residential, multi-family, and small commercial pockets is one of the defining features of the neighborhood and its stability. The proposed map amendment to U-RH-3A, will enable development of 4401 Josephine Street to offer rentals at an affordable price (below market rent, and workforce housing). The Overall Goals for Land Use and Zoning apply directly to our property. They are: 1.To maintain the existing residential integrity of the Swansea Neighborhood, by building an inviting, safe, comfortable low density environment for residents. 2. Reverse the trend of a declining population by offering affordable rentals near mass transit and future commuter rail stations.

Consistency with Neighborhood Context, Zone District Purpose and Intent.

The Denver Zoning Code provides minimum and maximum zone lot size standards, and building form standards for **Single Unit (SU), Two Unit (TU) or Rowhouse (RH) building forms in the Urban Neighborhood context.** These building forms are appropriate in Single Family Duplex areas if they are consistent with the maximum building heights map in this plan (Strategy B.7), and the minimum area and building form standards in the Denver Zoning Code

General Purpose:

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. 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.
- C. These standards recognize common residential characteristics within the Urban Neighborhood Context but accommodate variation by providing eleven Residential Zone Districts.
- D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to

reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

Specific Intent:

- Row House 3A (U-RH-3A) U-RH-3A is a multi unit district that allows up to a two and a half story rowhouse building form with a maximum overall structure width along the street. Apartments are allowed up to three stories, on certain corner lots. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

The proposed map amendment to U-RH-3A of 4401 Josephine Street will fit well with the neighborhood context and plan guidance.

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. The Application seeks to rezone the property to U-RH-3A Zone District to build a small apartment building.

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 rezoning poses no health, safety, crime or environmental hazards to the neighborhood. The Application will facilitate providing high-quality, in-demand housing within the same structure as low-intensity, and neighborhood-scale.

12.4.10.8 Justifying Circumstance

A.The neighborhood surrounding 4401 Josephine St. has changed or is changing to such a degree that is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.

The proposed rezoning is justified by changing circumstances in the Swansea neighborhood. Due to nearby redevelopment and growth of National Western Complex and I-170, residential housing is starting to diminish. Also, the City as a whole is running out of moderate housing options for middle and low income earners. Our property also lies within major bus routes and an Enhanced Transit Corridor. With bike lanes nearby, proximity to the light rail station and being in the middle of RTD Bus Routes, accessibility to major services and other areas in Denver metro will be very easy. Having alternative modes of transportation will also make this work force housing project more appealing to those on a tight budget and/or limited income.

B. The Above Criteria is Met

As stated above the proposed official map amendment from E-TU-B to U-RH-3A is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district, and would be a great addition to the neighborhood. Thank you for the

opportunity to present this application for rezoning. We are excited about the opportunity to provide a housing option for people who may not necessarily live below the poverty line, and those who are not high enough income earners to live in luxury rentals. We feel there is a tremendous affordable housing shortage and are hoping to do our part to help solve the problem.

Sincerely,

Hasena Williams

HRW Holdings, Inc