

From: [jpa](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Clark, Jolon M. - CC President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [stacie.gilmore@denvergov.org](#); [kneichtalarge@denvergov.org](#); [Deborah Ortega - Councilwoman At Large](#); [District 1 Comments](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [denvercouncildistrict5@denvergov.org](#); [District 9](#); [Hinds, Chris - CC XA1404 Member Denver City Council](#); [dence - City Council](#)
Subject: [EXTERNAL] Re CB 19-0577 Resolution from Sloan"s Lake Neighborhood Association
Date: Sunday, August 18, 2019 10:32:05 PM
Attachments: [Letter to City Council on CB 19-0577.pdf](#)

Please find attached a Letter and Resolution from the Sloan's Lake Neighborhood Association regarding the proposed rezoning of 1634 – 1680 N. Sheridan, CB 19-0577. Thank for your attention to the health and welfare of the residents of the Sloan's Lake and West Colfax neighborhoods.

Jane Parker-Ambrose
President



SLOAN'S LAKE NEIGHBORHOOD ASSOCIATION

August 16, 2019

Re: Resolution regarding rezoning of 1634 – 1680 N. Sheridan CB 19-0577

Members of the Denver City Council:

Sloan's Lake Neighborhood Association, a Registered Neighborhood Organization founded in 2004, democratically represents and advocates for the interests of the neighborhoods surrounding Sloan's Lake Park. Its boundaries are Colfax Avenue on the south, West 29th Avenue on the north, Sheridan Blvd. on the west and Federal Blvd. on the east. As of August 15, 2019 the organization has paid membership of 185 residents.

A representative of Sloan's Lake Neighborhood Association participated in the mediation sponsored by former Councilman Espinoza and attended many meetings with the owner representative Bruce O'Donnell. Unfortunately, despite good faith attempts to negotiate with Mr. O'Donnell over a long period of time and attempts to reach a compromise that the majority of membership of SLNA opposes this rezoning.

Attached is the **Resolution on the 17th Avenue and Sheridan Speculative Rezoning**, passed on June 13, 2019 by a vote of 26 to 0, with no abstentions. Thank you for your attention to the needs and desires of the immediate and wider community in West Colfax and Sloan's Lake neighborhoods

Respectfully yours,

Jane Parker-Ambrose
President, Sloan's Lake Neighborhood Association

Attachment: Resolutions

Resolution on the 17th Avenue and Sheridan Speculative Rezoning

Whereas the application of U-MS-3 zoning to 1634-1680 N. Sheridan fails to account for the adjacent neighborhood character, and

Whereas these properties are designated a "low medium residential" place type by Blueprint Denver, and

Whereas spot rezoning said properties to U-MS-3 is starkly inconsistent with the U-RH-3A zoning applied to all other "low medium residential" properties in the vicinity, and

Whereas the planning board chair acknowledged the neighborhood suggestion of U-RH-3a "would be better", and

Whereas U-MS-3 is the largest scale 3 story zone code, and this would put the largest density construction away from Colfax, and into the lowest density residential portion of the neighborhood, and

Whereas there is a 25 elevation change along this block, and a flaw in the Denver Zoning Code could be leveraged to allow 4 above ground floors and over 55ft in height at 17th and Sheridan, even in the proposed "3 story" zone district, and

Whereas automobile access to these properties is only from alley shared with the adjacent homes on Zenobia, and not from Sheridan, and

Whereas, there is no development plan, and this is a speculative attempt to increase market value for the property owners along Sheridan, but to the detriment of the adjacent properties on Zenobia, and

Whereas the adjacent neighborhood overwhelmingly opposes this proposal, and

Now therefore, does Sloan's Lake Neighborhood Association ask Denver City Council to reject this application.

Approved by the Membership by a vote of 26 in favor, 0 opposed, June 13, 2019



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