



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 checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Meaghan Len Richmond	Representative Name	Trina Borja
Address	925 E. 17th Ave.	Address	414 14th St., Suite 150
City, State, Zip	Denver, CO 80218-1407	City, State, Zip	Denver, CO 80202
Telephone	970-317-5757	Telephone	720-498-7111
Email	meglen@protonmail.com	Email	comments@s1permits.com
*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):	925 E. 17th Ave., Denver, CO 80218-1407		
Assessor's Parcel Numbers:	02354-09-016-000		
Area in Acres or Square Feet:	5670 sf		
Current Zone District(s):	G-RO-5		
PROPOSAL			
Proposed Zone District:	G-MS-3		
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>Alisa Childress; 3/2/2023</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>12/22/2022: Chris Hines; email & Zoom call</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> <hr/>
<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.



REZONING GUIDE

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
Meaghan Len Richmond	925 E. 17th Ave. Denver, CO 80218	100%	<i>[Signature]</i> Meaghan Richmond	3/16/23	(A)	YES
						YES
						YES
						YES



Denver Property Taxation and Assessment System

[New Search](#)

925 E 17TH AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
RICHMOND, MEAGHAN LEN 925 E 17TH AVE DENVER, CO 80218-1407	02354-09-016-000	L 19 & W 13 6/10FT OF L 18 BLK 18 PARK AVENUE ADD	SFR Grade B	DENVER

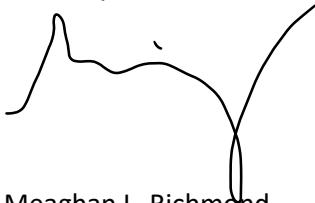
[Summary](#) [Property Map](#) [Assessed Values](#) [Assessment Protest](#) [Taxes](#) [Neighborhood Sales](#) [Chain of Title](#)

Current Year			
	Actual	Assessed	Exempt
Land	\$680,400	\$47,290	\$0
Improvements	\$525,600	\$36,530	
Total	\$1,206,000	\$83,820	

Dear Trina Borja,

Your Services are much appreciated in pursuing the rezoning of the 925 E 17th Ave., Denver, CO 80218. As owner, please accept this letter of direction to serve on my behalf in processing all aspects of the rezoning process pursuant to our agreement.

Sincerely,



Meaghan L. Richmond
Plant Magic Café
925 E. 17th Ave.
Denver CO, 80218

Exhibit A: Property Legal Description

Exhibit B: Description of Consistency with Adopted City Plans (DRMC 12.4.10.7 (A, B, & C))

Exhibit C: Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.8 (A & B))

Exhibit D: Supporting Documentation

925 East 17th Ave. Denver, CO

Plant Magic Cafe 

970-317-5757

Exhibit A: Property Legal Description

LOT 19 AND THE WEST 13.6 FEET
OF LOT 18, BLOCK 18, PARK
AVENUE ADDITION TO DENVER,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

Owner

RICHMOND, MEAGHAN LEN
925 E 17TH AVE
DENVER, CO 80218-1407

Exhibit B: Description of Consistency with Adopted City Plans (DRMC 12.4.10.7)

This application proposes to rezone the 5,670 sq foot lot (the “Property”) located at 925 E 17th Ave., from G-RO-5 to G-MS-3 to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is in the East Central Area, of the North Capitol Hill neighborhood, in the Swallow Hill Historical District, on East 17th Ave. Currently, the property is zoned G-MS with an accessory use allowance. Existing zoning around the Property includes C-MX, UO-1, UO-2, and MS, UO-2, C-MX-5, PUD, and C-MS-8. Adjacent to the property are apartments and residences zoned G-RO-5.

The Property is located within a ¼ mile stretch of E.17th Ave. not yet zoned Mainstreet (MS), but that is planned as such in Blueprint Denver. The avenue is also a designated Community Corridor with Transit Priority and Pedestrian Priority designations.

The map amendment requests to rezone the Property from a G-RO-5 to a G-MS-3 Zone District. This would both preserve the historic building and allow the Property multiple uses, including neighborhood-serving uses. The Property is in the East Central Area, which has been known for various industrial uses, restaurants, retail, and residential uses. While the residence and office uses have evolved over time, this area continues to be a desirable area to live, work, and recreate. The successful rezoning will allow for a mix of uses which will blend in with, support, and sustain the existing character of the neighborhood with our planned community programming. Denver has been experiencing exponential growth, especially in areas close to downtown. These changes have resulted in the need to rezone the Property to implement adopted Plan recommendations and meet community wants and needs.

REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), and the East Central Area Plan (2020).

Denver Comprehensive Plan 2040

The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2040, including:

Vision Elements: Equitable, Affordable and Inclusive

Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

- Increase development of housing units close to transit and mixed-use developments
- Implement a high-quality, affordable and accessible multimodal transportation system.
- Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.
- Improve equitable access to city resources and city meetings through proactive and transparent communications, easy-to-access information and materials available in more than one language Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 1.

Goal 2: Build housing as a continuum to serve residents across a range of incomes, ages and needs.

- Create a greater mix of housing options in every neighborhood for all individuals and families.
- Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.
- Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 2.

Goal 4: Preserve Existing Affordable Housing

- Incentivize the reuse of existing smaller and affordable homes.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 4.

Vision Elements: Strong and Authentic Neighborhoods

Goal 1: Create a city of complete neighborhoods.

- Increase development of housing units close to transit and mixed-use developments.
- Ensure neighborhoods are safe, accessible and well-connected for all modes.
- Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 1.

Goal 2: Enhance Denver's neighborhoods through high-quality urban design.

- Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.
- Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 2.

Goal 3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture.

- Continue the city's commitment to existing historic districts and landmarks and increase public awareness of the benefits of historic preservation through education and outreach.
- Expand resources to preserve and enhance neighborhood culture.
- Support the stewardship and reuse of existing buildings, including city properties.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 3.

Goal 4: Ensure every neighborhood is economically strong and dynamic.

- Grow and support neighborhood-serving businesses.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 4.

Vision Elements: Economically Diverse and Vibrant

Goal 1: Ensure economic mobility and improve access to opportunity.

- Build the capacity and strength of businesses owned by women and people of color and increase city contracting with these businesses.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 1.

Goal 2: Grow a strong, diversified economy.

- Broaden the tax base with a focus on fiscal activity that is resilient to changes over time.
- Ensure a broad range of jobs to align with the skills and interests of local residents.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 2.

Goal 3: Sustain and grow Denver's local neighborhood businesses.

- Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.
- Address the needs of culturally relevant businesses that are most vulnerable to involuntary displacement.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 3.

Goal 7: Accelerate Denver's economic vitality through arts, culture and creativity.

- Grow public-private partnerships and create tools to support creative businesses and job creation.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 7.

Goal 9: Stimulate the growth of ideas and innovation.

- Encourage entrepreneurial and emerging business growth by fostering a startup ecosystem with places, mentors, peers and systems to assist innovators and businesses.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 9.

Goal 10: Create a vibrant food economy and leverage Denver's food businesses to accelerate economic opportunity.

- Develop Denver as an epicenter for the regional food economy.
- Support the creation, expansion and economic vitality of Denver food businesses.
- Spur innovation and entrepreneurship across food and agricultural industries.

The rezoning to G-MS-3 will facilitate the above strategies for Goal 10.

The proposed G-MS-3 zone district would enable a mix of neighborhood serving uses that encourages mixed-use communities. This zone district offers increased opportunities for amenities and services that contribute to and enhance the vibrant neighborhood character. The Property is close to designated bike lanes/routes, multiple RTD transit routes, allowing it to be accessible by multiple modes of transportation. This rezoning will enable a range of residential and commercial uses in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision Elements and Goals.

Blueprint Denver 2019

The proposed map amendment is consistent with the objectives of Blueprint Denver.

The Blueprint Denver Place designation for the subject property is A Community Center in an General Urban neighborhood context.

Blueprint Denver describes General Urban neighborhoods as dense and vibrant areas that support residents and visitors.

“General urban neighborhoods are vibrant places with proximity to Denver’s major centers like Downtown and Cherry Creek. Homes in this context vary from multi-unit complexes to compact single-unit homes. Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context are well served by transit and enjoy access to abundant amenities and entertainment options.” (BPD, 237)

“Main streets and mixed-use streets provide and a sidewalk amenity zone with benches, trees and/or planters to provide a buffer between people walking and auto traffic. Residential streets typically provide a tree lawn. On residential streets, lower target operating speeds are encouraged to make travel safer for all modes. Driveway access is usually limited on all street types except local. Curb lane uses are managed to a mixed degree to ensure the highest and best use. Utilizing on-street parking on residential or local streets to access nearby businesses on main streets and mixed-use streets is expected.” (BPD, 248)

The G-MS-3 zoning is an appropriate district that implements these Blueprint Denver concepts and complements the characteristics of General Urban neighborhoods and is in character with a Community Corridor area. The Denver Zoning Code states that “Many mixed-use and main street zone districts have seen new development that is exclusively residential, thus lacking the desired neighborhood services and amenities that typically come to mind with mixed-use zoning. The lack of non-residential uses can be particularly challenging at the street level since uses such as offices, retail and services help to create and support pedestrian activity.” The proposed rezone of the property aims to address these challenges. Further, the Main Street Arterial Corridor of E. 17th Ave. makes an excellent location for the proposed zone district which can offer amenities and services that complement the residents and visitors.

Growth Strategy for this area is designated as Community Corridors: 20% of new jobs and 25% of new households. (BPD, 51)

The proposed MS zoning implements and directly addresses the growth strategy of this area in both residential and commercial uses with community programming. With a mix of residential and mixed-use zoning in the surrounding area, this makes it an excellent location for a main street zone district which can offer amenities and services that complement the residents and visitors. With multiple RTD bus routes nearby along with bike friendly routes this makes it an ideal multi modal accessible location for both residents and those visiting for services and amenities.

Street Type for the Property is designated as Main Street Arterial.

“Characterized by a mix of uses including retail, services and restaurants, as well as residential. Buildings are pedestrian-oriented, with little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including cafe seating in the right-of-way.” (BPD, 161)

The proposed MS zoning will support residential uses in the Local Street Type.

East Central Area Plan (2020)

The proposed map amendment is consistent with the objectives of the East Central Area Plan, including:

1.2.1 Vision and Community Priorities

- Strengthen the local economy by providing training for jobs in local industries, improving access to employment, and supporting locally-owned, independent businesses.
- Increase historic preservation by making it easier to reuse existing buildings, creating more historic districts, and ensuring new buildings fit in with surrounding neighborhoods.

1.3 Planning for an Equitable East Central Denver

“Equity Concepts: Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. Given the above, they are not intended to be part of the evaluation for smaller rezonings. However, they should be used to evaluate large area rezonings.” (BPD, 67)

While Blueprint Denver acknowledges that equity concepts are difficult to apply to small rezonings such as this one, we believe these are important criteria to address in our city. While this rezone is in line with all sources guiding Denver’s future planning goals. This rezoning will help this small property contribute to the more equitable Denver in the following ways:

Equity Concept 1: Improving Access to Opportunity: creating more equitable access to quality-of-life amenities, health, and quality education.

“The proximity of an amenity (including quality jobs, schools, parks, health care services, and healthy food), the affordability of that amenity, and the safety and ease of access to that amenity are important elements of access to opportunity. Equitable access to opportunity strengthens our collective prosperity and improves outcomes for all. In areas with high access to opportunity, it is important to increase the range of affordable housing options so that residents of all income levels can live in these neighborhoods.” (BPD, 32)

The proposed map amendment will increase affordable housing, per Expanding Housing Affordability program requirements, and ground-floor commercial uses, introducing opportunities for jobs and services to the neighborhood.

Equity Concept 2: Reducing Vulnerability to Displacement: stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

“Involuntary displacement means Denver neighborhoods, and often the city as a whole, loses its long-term residents and businesses. As families and local shops and restaurants leave neighborhoods where they’ve been for years, it often decreases the diversity of the population and employment opportunities,

reduces local school enrollment, weakens the longstanding social networks in the area and pulls at the threads of the rich culture that helps to make Denver neighborhoods unique and authentic.” (BPD, 36)

The Property is in an area that is designated as relatively more vulnerable to displacement. The proposed G-MS-3 zone district would enable residential and a mix of neighborhood-serving uses that do not exist in the stringent G-RO, this gives the development the ability to add housing and jobs here that could help mitigate displacement.

Equity Concept 3: Expanding Housing and Jobs Diversity: providing a better and more inclusive range of housing and employment options in all neighborhoods.

“It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities.” (BPD, 40)

The G-MS-3 zone district will open the property to a variety of uses that are not offered in the current zoning as well as add increased density which will allow for more services. This zone district would allow for a variety of housing options along with commercial, office, retail and neighborhood-serving uses that could create new job and housing opportunities. While it is uncertain how the Property will be utilized within its zoning in the future, it is valuable to the neighborhood and the city that a G-MS-3 zoning introduces more housing and job opportunities to the area than with the zoning today.

REVIEW CRITERION DZC § 12.4.10.7.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.

Future development of the Property will result in uniformity of G-MS-3 district regulations and restrictions. Further, the rezoning of the Property to Main Street is in line with the 17th Ave. community corridor plan as set forth in Blueprint Denver and the Denver Comprehensive Plan, and will conform with neighboring zones as they adopt the city plan.

REVIEW CRITERION DZC § 12.4.10.7.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 facilitating the improvement and development of the Property as desired by the City’s adopted plan.

Exhibit C

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezoning (DZC § 12.10.8)

CRITERION DZC § 12.4.10.8.A - 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: Changed or changing conditions in a particular area, or in the city generally; or a City adopted plan.” (Denver Zoning Code 12.4.10.8.A.4)

The 5,670 sq. ft. Property is in a General Urban neighborhood outside of downtown, this area continues to be a desirable neighborhood to work, live, and play in. In Denver, hundreds of new housing units have been delivered in recent years and more are on the way. This density is supporting a growing population that can walk, bike, or use public transit to neighborhood amenities, entertainment, retail, and services.

With the tremendous growth in Denver in recent years, this part of Denver continues to be a popular neighborhood to live in, this warrants the introduction of residential, office, and commercial uses which are not allowed in its current zoning. The desire and need for more residential and employment options in the area is growing and a G-MS-3 zone district can aid to these community wants and needs.

CRITERION DZC § 12.4.10.8.B – 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.

“General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.” (Denver Zoning Code 6.1.1)

“The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city’s commercial streets. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver). In all cases, the Main Street zone districts should be applied where a higher degree of walkability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district. In the General Urban Neighborhood Context, the Main

Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote a pedestrian-active street front within a larger mixed use or commercial development. The Main Street zone districts are intended to promote an urban, mixed-use, built-to environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high and the maximum building coverage is significant.” (Denver Zoning Code, 6.2.5.1)

Today, the neighborhood context around the Property is a mix of residential office, missed use, and main street zoning. The proposed G-MS-3 zone district of the Property is fitting with the existing context and character in the East Central neighborhood. It will enhance the convenience and enjoyment of walking, shopping, and public gathering through a mixed-use project in an appropriate, transit-served location. It will promote a safe, active, pedestrian-scaled residential area while improving access to jobs, housing, and services.

The proposed official map amendment G-MS-3 is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

Review Criteria – Summary Appendices

Criteria 1:

12.4.10.7.A . Consistency with Adopted Plans The proposed official map amendment is consistent with the City's adopted plans. Complies fully with the three primary guiding documents:

Comprehensive Plan 2040 – Proposed zoning achieves equitable, affordable, and inclusive community through permitting women-owned business operations; strong and authentic neighborhood of locally-owned business and residential density; well-connected, safe and accessible places along the 17 Ave. community corridor, economically diverse and vibrant, promoting healthy and active pedestrian traffic.

Blueprint Denver – Aligned with the *Future Places* zone planning within the general urban context of the North Capital Hill neighborhood community context. (Section 5.4 “General Urban” in Blueprint Denver depicts a neighboring business on 17th Ave., one block to the east.)

East Area Plan – Proposed rezoning is consistent with the places plan of the *Community Corridor* plan along this section of 17th Ave. Complies with General Urban neighborhood context.

Criteria 2:

12.4.10.7.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.

Criteria 3:

12.4.10.7.C. Public Health, Safety and General Welfare The proposed official map amendment furthers the public health, safety and general welfare of the City.

Justifying Circumstances

Criteria 4:

Per DZC sec. 12.4.10.8.A - One of the following circumstances exists: to justify rezoning.

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.

Criteria 5:

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