



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
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 type="checkbox"/> Yes - State the contact name & meeting date _____ <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 type="checkbox"/> Yes - if yes, state date and method _____ <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 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 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 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 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 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
						



10/13/2021 12:08 PM
City & County of Denver
Electronically Recorded

R \$13.00

WD

D \$67.50

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (675,000.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Nissim J. Levy, hereinafter referred to as "Grantor", do hereby grant, bargain, sell, convey and confirm unto 1618 E. 38th Ave LLC, A Colorado Limited Liability Company hereinafter "Grantee", whos address is: the following lands and property, together with all improvements located thereon, lying in the City of Denver, State of Colorado, to-wit:

LOT 1 AND THE NORTH 1/2 OF LOT 2,
BLOCK 12,
PROVIDENT PARK,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

APN # 02234-13-001-000

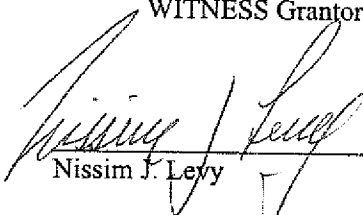
^{E.}
also known by street and number: 1618 38th Avenue, Denver, CO 80205

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TOGETHER with all and singular the 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, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

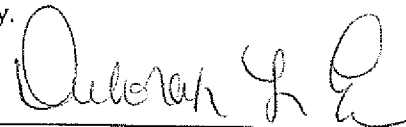
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. And the Grantor, for itself, its successors, do covenant, and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand this 12th day of October, 2021.

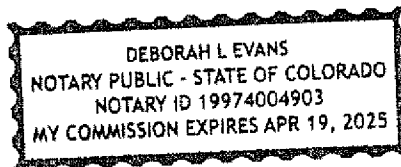

Nissim J. Levy

STATE OF COLORADO
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 12th day of October, 2021, by Nissim J. Levy.


Notary's Official Signature

My Commission Expires:





10/13/2021 12:08 PM
City & County of Denver
Electronically Recorded

R \$13.00

MIS

D \$0.00

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named **1618 E. 38th Ave LLC, A Colorado Limited Liability Company** and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

- | | |
|---|---|
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Registered Limited Liability Partnership |
| <input type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Registered Limited Liability Limited Partnership |
| <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Limited Partnership Association |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Governmental Subdivision of Agency |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Trust |
- Other (If so, please describe) _____

3. The entity is formed under the laws of **Colorado**.

4. The mailing address for the entity is: **PO Box 6512, Denver, CO 80206**

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Nathan E. Beal, as Member

6. The authority of the foregoing person(s) to bind the entity is []Not Limited []Limited

7. Other matters concerning the way the entity deals with interests in real property:

IN WITNESS WHEREOF, the Seller executed this document on the date set forth below.

1618 E. 38th Ave LLC, A Colorado Limited Liability Company



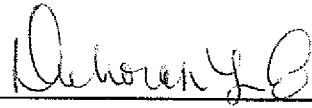
Nathan E. Beal, as Member

STATE OF Colorado)
COUNTY OF Jefferson) SS.

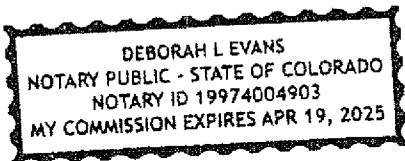
The foregoing instrument was acknowledged before me this 13th day of Oct, 2021, by: **Nathan E. Beal, as Member** of 1618 E. 38th Ave LLC, A Colorado Limited Liability Company

Witness my hand and official seal.

My commission expires: 4/19/25



Notary Public



To: Fran Peñafiel, Associate City Planner / Urban Design - CITY & COUNTY OF DENVER
From: Nathan Beal – 1618 E 38TH AVE, LLC
Ryan Goold - SOPHER SPARN ARCHITECTS LLC
Project: 1618 E. 38th Avenue Denver, CO 80205 - Zone Map Amendment (Rezoning) Application
Date: April 13, 2022

AUTHORIZATION LETTER

Dear Ms. Peñafiel,

I, Nathan Beal, as sole trustee for the 1618 E 38TH AVE LLC, hereby authorize my agent, **Ryan Goold** and **Sopher Sparn Architects LLC**, to conduct all activities regarding my rezoning application for **1618 E 38th Ave Denver CO 80205** and fill the forms on my behalf. I grant them permission to receive all documents related to the land from your office on my behalf. The scope of this authorization letter includes identity proofs for identification purposes.

This letter of authorization will be in effect from 13 April 2022 until further notice.

Sincerely,



Nathan Beal, 1618 E 38TH AVE LLC

&



Ryan Goold, Sopher Sparn Architects LLC

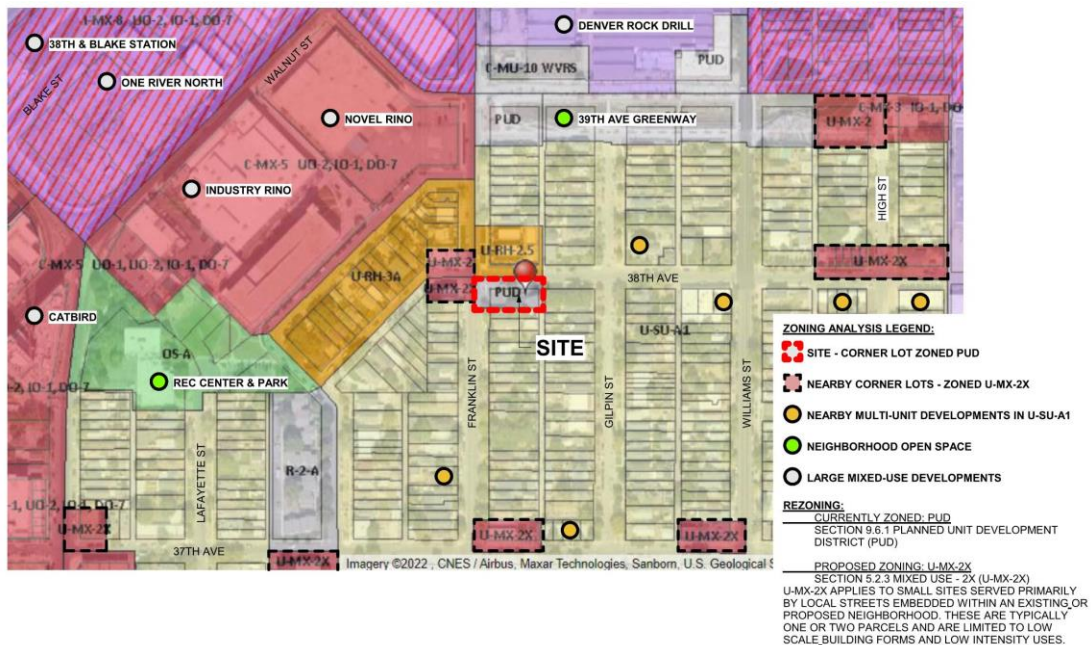
MEMORANDUM

To: Fran Peñafiel, Associate City Planner / Urban Design - CITY & COUNTY OF DENVER
From: Ryan Goold - SOPHER SPARN ARCHITECTS LLC
 Nathan Beal – 1618 E 38TH AVE, LLC
Project: 1618 E. 38th Avenue Denver, CO 80205 - Zone Map Amendment (Rezoning) Application
Date: April 5, 2022

WRITTEN STATEMENT – Zone Map Amendment (Rezoning) Application (Pre-App MTG Record #2021i-00186)

This document is a written statement describing the proposed request for rezoning parcel 0223413001000 at 1618 E 38th Ave. Denver, CO 80205 from PUD 17 to U-MX-2X. This request is for the entirety of the parcel, including the existing compliant structure located at the east side of the property. The project proposal on the zone lot will be infill development with a new residential building and the remodel of the existing compliant structure, an old church dating from the 1880’s that had been repurposed into an artists’ studio. The church building sits on the eastern-most portion of the site, abutting the alley and stretching the full depth from 38th Ave to the property to the south. The applicant’s goal to renovate this existing structure is only feasible through the proposed U-MX-2X zoning designation, which would allow for the greatest likelihood of retaining the building, compared to other residential zoning options. Per discussions with Development Services at the Concept Plan meeting, the existing structure will fall under the General building form to allow for flexibility of future land use. The church could also be considered a character building in the neighborhood like other recently renovated structures on the corner of Franklin St and 38th Ave. The remaining lot area west of the church, approximately 75% of the site, is vacant and is the proposed location for the new residential structure. A portion of the proposed residential units will be built as affordable housing units in collaboration with the City’s HOST department and the currently proposed policy for the Expanding Housing Affordability Project (EHAP).

This zone lot is the missing link on the corner of Franklin St. and E 38th Ave. where the proximity to the 38th & Blake A-Line Station has sparked re-development on the other three corner lots, as well as large mixed-use development starting two blocks away at Walnut St and the 39th Ave Greenway. The proposed U-MX-2X zoning is consistent with not only the adjacent corner lots, but also with similar intersections of Residential Collector streets and Local Streets throughout the Cole neighborhood, as seen in the Zoning Analysis figure below.



The surrounding context at this corner feels more connected to the Transit-Oriented Development nearby and the proximity of the not only the 38th & Blake Station, but also the walkable urban center of the RiNo Arts District. Infill development on this site with a U-MX-2X zoning would encourage a mix of uses in the neighborhood and a transition from the larger developments seen in the figure below to the Low, Single-family neighborhood south and east of the site.



The following narrative outlines all applicable review criteria with the City and County of Denver’s Zone Map Amendment (Rezoning) Application requirements and how the application meets these criteria for the overall rezoning application at 1618 E. 38th Ave. The applicant’s response to each criterion below is the last bullet point for each section in **BOLD**.

GENERAL REVIEW CRITERIA: CONSISTENCY WITH ADOPTED PLANS

DENVER COMPREHENSIVE PLAN

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy B - Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods (p. 54).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that are consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).
- **The proposed rezoning meets these criteria by developing an underused parcel with mixed-use, infill development that is consistent with the neighborhood and provides a missing link along the Franklin St corridor.**

BLUEPRINT DENVER

Future Neighborhood Contexts: *Urban*

- The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes.

- Development in this context 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 have access to varied transit options and amenities.
- The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood.
- **The proposed rezoning meets these criteria by proposing a mix of unit sizes within the residential building form that is sensitive to the adjacent single-family detached buildings, the existing structure on site, and the 2.5-story multi-unit development across the street. It also contributes to the mixed-use node at the corner of 38th Ave and Franklin St. and promotes transit options with proximity to the commuter rail station.**

Future Place Type: *Residential Low*

- Predominately single- and two-unit uses on smaller lots.
- Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.
- Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established.
- Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity.
- Medium building coverage. Buildings are generally up to 2.5 stories in height.
- **The proposed rezoning meets these criteria by developing an underused parcel with residential units and limited mixed-use, consistent with this corner of an arterial and collector street.**

Future Street Type: *Local St. – Residential Collector*

- Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.
- 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.
- **The proposed rezoning meets these criteria by respecting the adjacent setbacks and neighborhood context with a development of a similar scale and building types.**

Denver in 2040 - Total 2017-2040 growth Projections: *All Other Areas of the City*

- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas.
- Other areas of the city are still expected to see some growth, however more limited.
- **The proposed rezoning meets the criteria of Denver 2040 with infill development in the neighborhood context near a growing center for larger mixed-use developments around the 38th and Blake St Station.**

ELYRIA & SWANSEA NEIGHBORHOOD PLAN

- Within the Elyria & Swansea Neighborhood Plan, the North Denver Cornerstone Collaborative highlights reference to the 38th & Blake Station Area Plan and other surrounding neighborhoods in this area.
- The 38th & Blake Station Area Height Amendments, as adopted under Ordinance 2016-0760, refines, and updates the building height recommendations of this plan as applied to the area near the 38th and Blake commuter rail station; recommends a new regulatory approach to achieve greater building design standards; and recommends the integration of affordable housing and mixed-income development within the 38th and Blake station area. Where there is conflict between the plan amendments and this plan, the plan amendments supersede this plan.
- **The proposed rezoning meets these criteria by renovating existing building stock, integrating affordable housing with market-rate units, and focusing on high-quality design the fits within the neighborhood context. The proximity to the commuter rail station promotes mixed-income and transit-oriented development at a higher density than the adjacent single-family neighborhood.**

A.11 Promote Cultural Relevance in Design and Architecture

- Engage the neighborhood and document desired architectural forms, design elements, art motifs and landscaping features.
- Share preferred neighborhood design elements and cultural identity with developers for consideration and voluntary application into private development projects.
- **The proposed rezoning meets these criteria by renovating a character building in the neighborhood and completing the corner at Franklin St and 38th Ave with infill development that contributes to the cultural identity of the place with thoughtful design.**

B.24 Increase Access to Housing

- Work with property owners near transit stations to explore development options, and to identify funding sources to support income restricted residential development and, if necessary, environmental assessment and remediation.
- Identify vacant and distressed parcels, blocks, and potential redevelopment sites with a priority to develop those sites for new residential housing. Regularly check the status of government or quasi-government owned properties, such as the City and County of Denver, the Denver Housing Authority, the Colorado State Land Board, Colorado Department of Transportation, and the Regional Transportation District, to see if suitable parcels become available for development.
- **The proposed rezoning meets these criteria by developing an underused parcel in the neighborhood with infill development that incorporates affordable housing and access to transit.**

DZ Sec.12.4.10.7: GENERAL REVIEW CRITERIA APPLICABLE TO ALL ZONE MAP AMENDMENTS

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.

PUBLIC HEALTH, SAFETY AND GENERAL WELFARE

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

DZC Sec. 12.4.10.8: JUSTIFYING CIRCUMSTANCES

JUSTIFYING CIRCUMSTANCES

- 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 proposed rezoning will update the parcel from Former Chapter 59 zoning as a PUD to the current Denver Zoning Code – Urban, mixed-use U-MX-2X – consistent with the criteria below.**

CONSISTENCY WITH NEIGHBORHOOD CONTEXT, PURPOSE, AND INTENT

Division 5.1: NEIGHBORHOOD CONTEXT DESCRIPTION

- Section 5.1.1 GENERAL CHARACTER
 - The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded

with other residential form types. Commercial buildings are typically the Shopfront and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed-use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

- Section 5.1.2 STREET, BLOCK AND ACCESS PATTERNS
 - The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.
- Section 5.1.3 BUILDING PLACEMENT AND LOCATION
 - Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.
- Section 5.1.4 BUILDING HEIGHT
 - The Urban Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed-use structures, particularly at nodes or along arterial streets.
- Section 5.1.5 MOBILITY
 - There is a balance of pedestrian, bicycle, and vehicle reliance with greater access to the multi-modal transportation system.

Section 5.2.3: MIXED USE DISTRICTS (U-MX-2, -2X, -3)

5.2.3.1 General Purpose

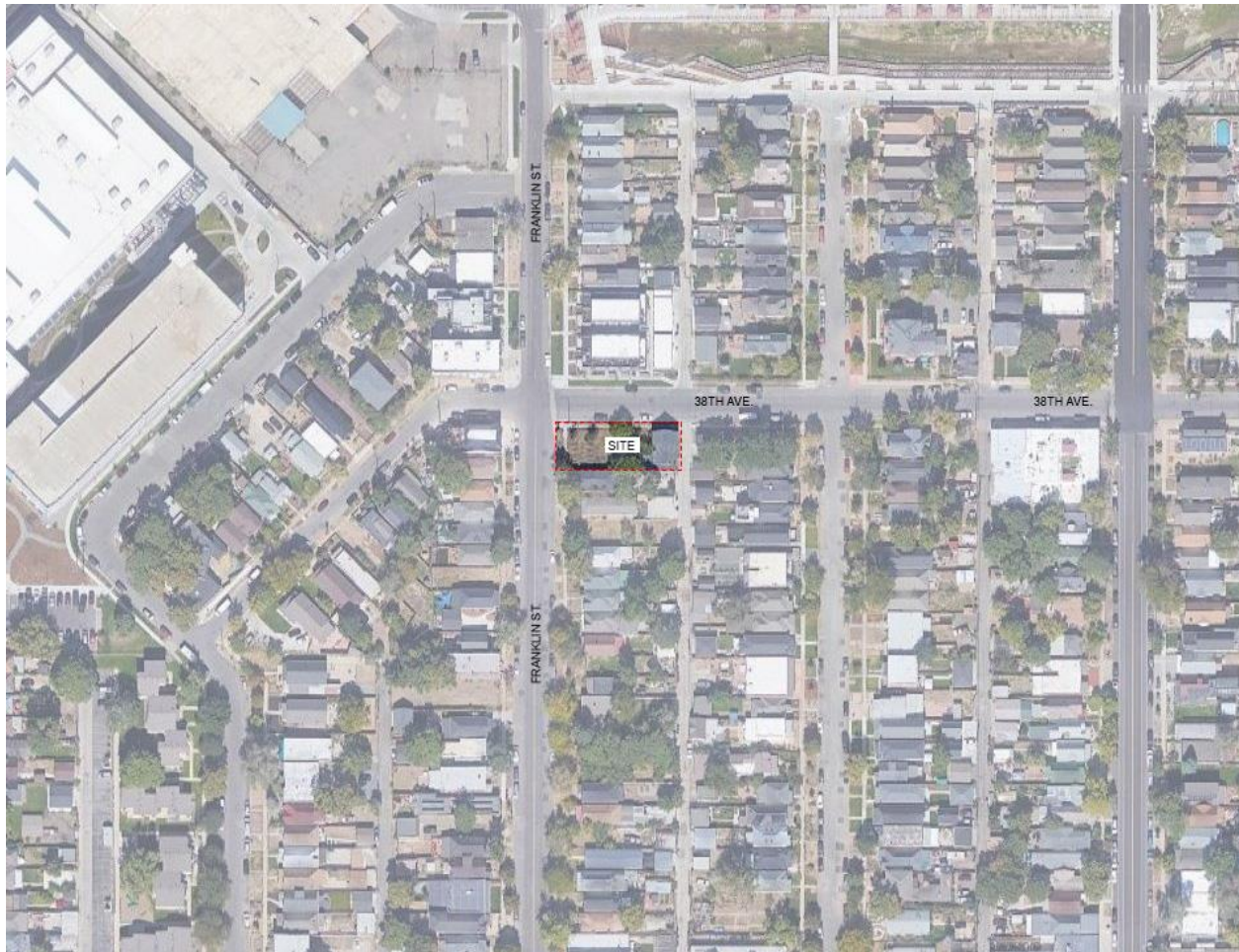
- A. The Mixed-Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge.
- B. The Mixed-Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping, and public gathering within and around the city's neighborhoods.
- C. The Mixed-Use zone 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.
- D. Compared to the Main Street districts, the Mixed-Use districts are focused on creating mixed, diverse neighborhoods. The Mixed-Use districts are intended for corridors, embedded neighborhood business areas and larger sites.
- E. In the Urban Neighborhood Context, the Mixed-Use zone districts promote a pedestrian-active street front. Buildings are pulled up to the street with parking at the side or rear of the building; however, the front setback range is deeper than the front setback range for the Main Street districts. The required percentage of building facade that must be located in the front setback is less than the percentage for the Main Street districts.

5.2.3.2 Specific Intent

- B.) Mixed Use - 2x (U-MX-2x) U-MX-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.

**COLE TOWNHOMES
ZONE MAP AMENDMENT (REZONING) APPLICATION
VICINITY MAP**

at
1618 E. 38TH AVENUE DENVER, CO 80205



VICINITY MAP NOT TO SCALE