

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 FEE PAYMENT***		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Zarrar Duraiz	Representative Name	Howard Kent (CDFM Architectural)
Address	4626 East Louisiana	Address	1110 East 17th Avenue
City, State, Zip	Denver, CO 80246	City, State, Zip	Denver, CO 80218
Telephone	720-900-8247	Telephone	303-355-2302 303 620-9913 cell
Email	zduraiz@gmail.com	Email	howard@CDFMArch.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):	4626 East Louisiana Denver, CO 80246		
Assessor's Parcel Numbers:	06192-11-003-000		
Area in Acres or Square Feet:	24,100 SF (0.55 Acres)		
Current Zone District(s):	S-SU-D		
PROPOSAL			
Proposed Zone District:	S-RH-2.5		
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 checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see page 3)		
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?	<input checked="" type="checkbox"/> Yes - State date below and describe method in outreach attachment, see page 3 RNO & Council Emails 11 March 2025, Adjacent (200') prop Hand Deliver 15 & 18 March, Postal Mail 20 March		

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.</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 section.</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, 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> <p>_____</p>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p>Only check this box if your application is not consistent with 12.4.10.7.A</p>	<p><input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p> <p>Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p>
<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 the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p>	<p><input type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</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.
- ☐ **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, please include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

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)
- ☐ **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.) (if applicable)
- ☐ **Affordable Housing Review Team Acceptance Letter** (if applicable)
- ☐ **Other Attachments.** Please describe below.

REZONING GUIDE

Rezoning Application Page 4 of 4

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
			<i>[Signature]</i> <i>Zarrar Durraiz</i>			YES

Transaction Identification Data for reference only:

Issuing Agent: Equity Title Cherry Creek
 Issuing Office: 100 Jackson Street, Suite 102
 Denver, CO 80206
 Loan ID Number:
 Issuing Office File Number: 00600792-006-SM-JK4
 Property Address: 4626 E Louisiana Avenue, Denver, CO 80246

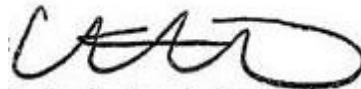
SCHEDULE A

1. Effective Date: **April 7, 2023**
2. Policy to be issued:
 - (a) **ALTA Standard Owner's Policy of Title Insurance (6-17-06)**
 Proposed Insured: **[Zarrar Duraiz]**
 Proposed Policy Amount: **\$875,000.00**
 - (b) **ALTA Standard Loan Policy of Title Insurance (6-17-06)**
 Proposed Insured: **[Huntington], its successors and/or assigns, as their interests may appear**
 Proposed Policy Amount: **\$800,000.00**
 - (c) None
 Proposed Insured: **[]**
 Proposed Policy Amount: **\$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:
[\[Estate of Jerome M. Razor and Blaine Robert Razor\]](#)
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

Countersigned:



Authorized Signatory

By: William D. Burding, Jr. – Executive Vice President & General Counsel

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

EXHIBIT A

LEGAL DESCRIPTION

The East 1/2 of the North 1/2 of Block 18, CHERRY CREEK GARDENS,
Except the South 150 feet of said East 1/2 of the North 1/2,
and Except the North 50 feet of the West 20 Feet of said East
1/2 of the North 1/2,
City and County of Denver,
State of Colorado.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Commitment for Title Insurance Adopted 08-01-2016 Technical Corrections 04-02-2018

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4626 E LOUISIANA AVE

Owner	DURAIZ,ZARRAR 4626 E LOUISIANA AVE DENVER, CO 80246-3428
Schedule Number	06192-11-003-000
Legal Description	E1/2 OF N1/2 OF BLK 18 CHERRY CREEK GARDENS N OF N LIANDREWS SUB EXC N 50FT OF W 20 FT THEREOF
Property Type	SFR Grade D or E
Tax District	DENVER

Print Summary

Property Description			
Style:	15: 2 STORY	Building Sqr. Foot:	1488
Bedrooms:	1	Baths Full/Half:	1/0
Effective Year Built:	1914	Basement/Finish:	77/0
Lot Size:	24,100	Zoned As:	S-SU-D
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land		\$600,300	\$36,540 \$0
Improvements		\$1,000	\$70
Total		\$601,300	\$36,610

Prior Year			
Actual	Assessed	Exempt	
Land		\$600,300	\$36,540 \$0
Improvements		\$1,000	\$70
Total		\$601,300	\$36,610

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **79..202** *

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 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/25/2025		
Original Tax Levy	\$1,449.79	\$1,449.79	\$2,899.58
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,449.79	\$0.00	\$1,449.79
Due	\$0.00	\$1,449.79	\$1,449.79

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$2,836.76**

Assessed Value for the current tax year

Assessed Land	\$36,540.00	Assessed Improvements	\$70.00
Exemption	\$0.00	Total Assessed Value	\$36,610.00

22 March 2025

To whom may concern:

Please allow Howard Kent of CDFM Architectural to represent myself, the owner of the subject property located at 4626 East Louisiana Avenue in all matters related to the rezoning of said property.

I will remain the contact for fee payment and wish to be included in all communications regarding the rezoning.

Please contact me if you have any questions at (720) 900-8247 or zduraiz@gmail.com .

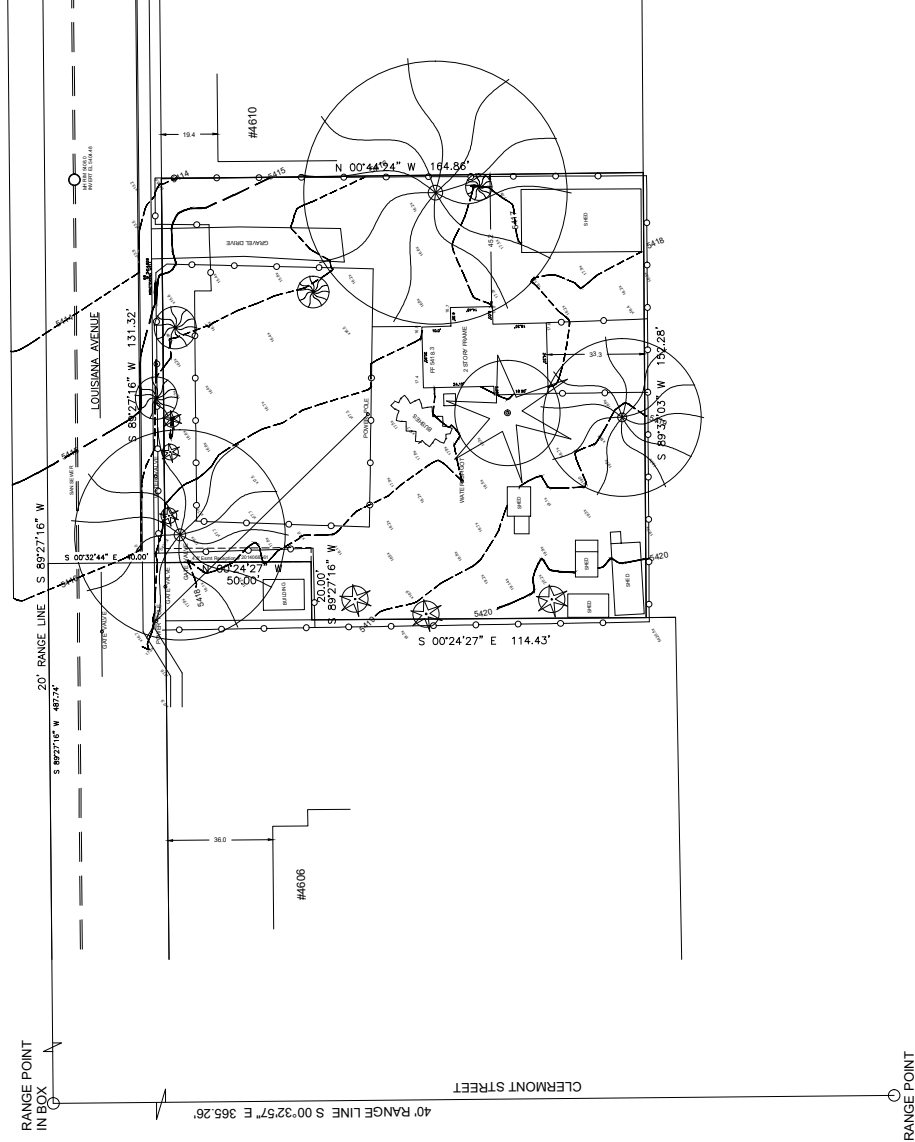
Thank you,

Zarrar Duraiz
4626 East Louisiana Avenue
Denver, CO 80246-3428

03/22/2025

IMPROVEMENT SURVEY

4626 E LOUISIANA



STANDARD NOTES:
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP.
3. THIS SURVEY IS NOT A GUARANTEE OF WARRANTY, EITHER EXPRESSED OR IMPLIED.

BM: DENVER BENCH MARK #208B
BRASS CAP, LOCATED AT LOUISIANA
& COLORADO, SE COR, TOP OF CURB
NEAR S. PCR. EL 5450.20, NAV 88

LEGAL
THE EAST 1/2, OF THE NORTH 1/2, OF BLOCK 18, CHERRY
CREEK GARDENS, EXCEPT THE SOUTH 150 FEET OF SAID EAST
1/2, OF THE NORTH 1/2, EXCEPT THE NORTH 50 FEET OF THE
EAST 20 FEET OF SAID EAST 1/2, OF THE NORTH 1/2, CITY AND
COUNTY OF DENVER, STATE OF COLORADO.

CERTIFICATION:

I, DANIEL J. FOLKES, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY
CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND IT IS ACCURATE TO THE BEST
OF MY KNOWLEDGE AND IS BASED UPON PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE,
EXPERIENCE, AND THE AVAILABLE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE
COUNTY OF DENVER, STATE OF COLORADO. THIS SURVEY IS MADE FOR THE ABOVE STATED PURPOSE ONLY AND NO OTHER RESPONSIBILITY IS
HEREBY ASSUMED. THIS SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR
IMPLIED.

Daniel J. Folkles
DANIEL J. FOLKES, L.S. No. 16408
COLORADO PROFESSIONAL SURVEYOR

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
NO. OF SHEETS:	1
SHEET NO.:	1

BRIGHTLIGHTER
ENGINEERING
1 Broadway, #225, Denver, CO 80203
720-504-8629 direct

NO.	DATE	REVISIONS

IMPROVEMENT SURVEY
4626 E. LOUISIANA AVENUE
CLIENT: BRIGHTLIGHTER

Date: 29 May 2025 ~~08 April 2025~~ ~~23 March 2025~~

Rezoning Review Criteria Narrative:

4626 East Louisiana Avenue, Denver, Colorado 80246

Location: 6 blocks west of South Colorado Blvd. on the south side of East Louisiana Avenue.

Council District: 6 (Paul Kashmann)

Neighborhood: Virginia Village

Existing Land Uses: Single-unit residential

Current Zoning: S -SU-D

Surrounding Zoning: S-SU-D and S-MU-3, S-RH-2.5

Surround Land Uses: Single-Unit Residential, Multi-Unit Residential

Maximum Building Height Proposed: ~ 30-35 FT

Total Site Area: 24,100 SF

Written Narrative – Reason for Request:

The proposed rezoning would change the existing site from S-SU-D to S-RH-2.5. The surrounding zoning generally supports this type of density and currently supports multi-unit residential development. The applicant engaged in a required pre-application meeting with Alisa Childress Associate City Planner on 29 January 2025. However, the applicant did not have a concept review or a pre-application meeting with Development Services. The applicant did exchange email and a phone call on 18 February 2025 with David Fehringer Zoning Administrator to discuss the physical properties of the site and potential for lot splitting. We are seeking approval of a rezoning, not approval of a specific development project. The final physical appearance, types and sizes of the building(s) will go through their own approval process. This request is for rezoning only. Currently there are no design plans in place or a timeline for construction.

The site consists of one, irregularly shaped parcel of land. The site contains one residential building; a 2-story farmhouse c. 1914 with a few detached, accessory shed structures. It is the last old rural form of underdeveloped property in the area. The property is a bit over 152 feet wide west-east. Under typical circumstances it could be split into three 50 foot wide lots with 50 foot wide street frontages that could each be developed. Denver is not supporting lot widths narrower than 50 feet in this area. The site is a bit over 165 feet deep front to back north-south with no rear alley. The total property is over 24,100 square feet. Under typical circumstances in Denver, an area this large with ‘typical’ lot depths of 125 feet could be split into four 6,000 square foot lots that could each be developed. However, there is a portion of the street frontage located in the northwest corner of the property, 20 feet wide (frontage) by 50 feet deep, containing a natural gas utility (PSCO/XCEL) valve and structure that are not part of the subject property rezoning. So given the reduced street frontage, only two lots would be permitted if subdivided. This fact combined with the extra lot depth results in less density than similarly zoned and/or neighboring properties. The proposed S-RH-2.5 zoning allows this parcel to be developed more densely than the current single family zoning. The proposed zoning type has a 2½ story limit. Practically speaking, the 2½ story limit allows a 3rd story for a portion of a building, with certain setbacks. The resulting density will still be less than that of a similar sized lot with a more typical street frontage and typical depth.

CONSISTENCY WITH ADOPTED PLANS:

1. Denver Comprehensive Plan 2040:

i. Equitable, Affordable and Inclusive Goal 1 Strategy A –Increase development of housing units close to transit and mixed use developments:

Proposed zoning would allow increased residential density. It is ½ block to existing RTD bus routes and 3 blocks to the future mixed-use development at the former CDOT headquarters.

ii. Equitable, Affordable and Inclusive Goal 2 Strategy A –Create a greater mix of housing options in every neighborhood for all individuals and families:

Proposed S-RH-2.5 Zone District would support a greater mix of housing options within this neighborhood, including single family residence, duplex, row house and apartment building.

iii. Environmentally Resilient Goal 8, Strategy A–Promote infill development where infrastructure and services are already in place (p. 54):

This lot is currently bordered by others with a higher and better use. Proposed S-RH-2.5 Zone District would allow greater density redevelopment on an infill lot immediately adjacent to existing infrastructure and services with very limited increased traffic.

iv. Environmentally Resilient Goal 8, Strategy B–Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54):

Proposed zoning would provide an opportunity for additional residential housing units near existing commercial, retail and office space on S. Colorado Blvd. and E Mississippi Ave., as well as new commercial work opportunities nearby at the former CDOT headquarters mixed-use redevelopment site. New residents could access the planned 1 acre park that is to be located on the southwest corner of S. Birch St. and E. Louisiana Ave. 2 blocks away.

2. Blueprint Denver:

i. Suburban Context:

All intensities of residential development can be found, though generally are separated from other types. Commercial and mixed-use are usually located along corridors or in larger centers, with the opportunity for new embedded neighborhood serving uses as redevelopment occurs. Block patterns are generally irregular with curvilinear streets and no alley access. The intensity and scale of uses are dependent upon the surrounding character. Parking is more likely to be found in surface lots. (p. 190):

The proposed S-RH-2.5 Zone District is appropriate for this site, and is directly across the street from a 5 story apartment building of 60+ units to the north (4625/95 East Louisiana Ave.) that is currently zoned S-MU-3 and contains 3 other similar apartment buildings.

ii. Future Place: Low-Medium:

Mix of low-to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single and two-unit residential. Limited mixed-use along some arterial and collector streets and some intersections. Vacant institutional uses at intersections or select sites along some residential arterial and collector streets may be appropriate locations to introduce additional residential intensity. A variety of lower scale residential forms including row houses and small multi-unit buildings are found.

Buildings are generally 3 stories or less in height. (p. 200 & 201):

Proposed S-RH-2.5 Zone District would limit development to 2½ stories (3 stories in limited portions) in height. It would allow for a scaled residential building form, which would provide opportunity for an appropriate transition between the 5 story apartment block building to the north and the 1 story single-family residences to the south of the site.

Small area plans will provide more certain height guidance through maps of proposed building height. The building heights identified in this plan provide a general sense of scale and are not intended to set exact minimums or maximums. (p. 66):

The specific height will be as dictated by the Building Height Guidance per the reference to ‘small area plans’ specifically the ‘Near Southeast Area Plan’.

iii. Future Street Type: Residential Collector:

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal. (pp. 154-155 & 202):

Proposed zoning would be consistent with the current and future street type since, although it would allow for higher density, it would not provide such a significant increase that it would adversely impact the current Residential Collector street type in the future.

iv. Growth Areas Strategy:

All other areas of the city –10% of new jobs and 20% of new households by 2040 (p. 51). 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:

This location is across the street from a 5 story apartment block and next to multi-family units on either side. It is therefore highly appropriate for proposed zoning that would allow the opportunity for additional residential units. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context. (p. 160)

3. Near Southeast Area Plan:

i. 2.0 LAND USE & BUILT FORM

2.4 RECOMMENDATIONS

2.4.6 Multi-Unit Residential Recommendations:

A. Provide a variety of housing options in residential High, High-Medium, and Low-Medium places (p. 50). A.3. In Residential Low-Medium places with three-story height recommendations, appropriate building forms include everything from duplexes, triplexes, and 4-plexes to townhomes, rowhomes, small apartment buildings and garden courts.

The proposed S-RH-2.5 Zone District would allow for a variety of residential building forms

B. New residential design in residential High, High-Medium, Low-Medium – Improve the design and compatibility of development in residential High, High-Medium and Low-Medium places (p. 50). B.1. Update zoning and design requirements to ensure compatibility of new housing development with surrounding areas, consider modifications to height, bulk, setback, and open space requirements to fit with the existing character of Near Southeast.

The proposed S-RH-2.5 Zone District increases the height and density of the property similar to adjacent zoning with multi-unit residential development.

FUTURE HEIGHT GUIDANCE MAP (p. 42).

The Future Base Height Guidance Map depicts the recommended building heights within Near Southeast when incentive heights are not applied.

The proposed S-RH-2.5 Zone District zoning would limit development to 2½ stories (3 stories in limited portions) in height.

ii. 4.0 MOBILITY

4.3 RECOMMENDATIONS

4.3.2 Pedestrians and Sidewalks:

Sidewalks should ideally be detached from the curb and provide a safe and comfortable walking environment...Denver's Transportation Standards and Details for the Engineering Division requires a 5-foot sidewalk with an 8-foot tree lawn on local collector streets...(p. 118) D. Bring sidewalks up to standard in all Near Southeast Neighborhoods (p. 120)

The proposed S-RH-2.5 Zone District will encourage redevelopment of the site necessitating new curb, gutter and sidewalk which will replace the existing narrow attached walk.

iii. 6.0 NEIGHBORHOODS

6.5 VIRGINIA VILLAGE

6.5.1 Neighborhood history:

The 1960s and early 1970s also saw an increase in the construction of multi-family housing in the form of apartment buildings and complexes in the area between Colorado Boulevard and Dahlia Street (p. 196).

The Denver Planning Board in 1979 approved a neighborhood plan for Virginia Village, noting problems in circulation and environment as well as the shift away from single unit residential housing to commercial construction and multi-family housing (p.196).

The proposed S-RH-2.5 Zone District increases the height and density of the property similar to adjacent zoning with multi-unit residential development.

6.5.2 Key Opportunities:

Complete the sidewalk network – improve safety and access by bringing existing sidewalks up to standard and install new sidewalks where they are missing (p. 120 and 196).

The proposed S-RH-2.5 Zone District will encourage redevelopment of the site necessitating new curb, gutter and sidewalk which will replace the existing narrow attached walk.

Preserve character – ensure additions and new development are compatible with the existing historic character of the neighborhood while incorporating new housing (p. 56, 196 and 201).

The proposed zoning would provide an opportunity for additional new residential housing units similar in scale to more recent development in the area without an overbearing presence on the historic the scale of neighborhood.

6.5.3 Character Analysis:

Development Patterns and Connectivity –

“The sidewalk system is also poor even in corridors, primarily consisting of (Hollywood curbs) that are narrow and substandard, limiting multi-modality in the area (p. 198).

The proposed S-RH-2.5 Zone District will encourage redevelopment of the site necessitating new curb, gutter and sidewalk which will replace the existing narrow attached walk.

PUBLIC INTEREST:

1. Proposed zoning would create an opportunity for increased neighborhood intensity and therefore provide more vibrant street and pedestrian activation.
2. Proposed zoning would create an opportunity for a safer neighborhood through greater density and more chances for human interactions and activity.
3. Proposed zoning would further public health, safety, and general welfare by implementing the City’s adopted plans.

CONSISTENCY WITH NEIGHBORHOOD CONTEXT, ZONE DISTRICT PURPOSE AND INTENT:

1. NEIGHBORHOOD CONTEXT: Denver Zoning Code (DZC) section 3.1.1:

The context is characterized by single-unit, and multi-unit residential, which is consistent with the proposed zone district. This section states that the area consists of streets with no alleys, which is consistent with the subject site. This section also states that the context is characterized by low scale buildings, except for some mid- and high-rise multiunit residential, which the proposed zone district is consistent with.

2. ZONE DISTRICT PURPOSE: Denver Zoning Code (DZC) section 3.2.2.1:

The standards of the duplex, row house and multi-unit districts promote future patterns of multiple buildings on a single Zone Lot, which is consistent with the proposed zone district.

3. ZONE DISTRICT INTENT: Denver Zoning Code (DZC) section 3.2.2.2.I:

The Row House 2.5 (S-RH-2.5) zone district is a multi-unit district and allows suburban house, duplex and Row House building forms up to two and one half stories in height which is consistent with the proposed zone district.

End Rezoning Review Criteria Narrative