



TO: Denver City Council
FROM: Libbie Adams, AICP, Associate City Planner
DATE: April 15, 2021
RE: Official Zoning Map Amendment Application #2020I-00195

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2020I-00195.

Request for Rezoning

Address:	2070 North Colorado Boulevard
Neighborhood/Council District:	South Park Hill / Council District 8
RNOs:	The Points Historical Redevelopment Corp, Opportunity Corridor Coalition of United Residents, Northeast Denver Friends and Neighbors (NEDFANS), Reclaim the East Side, South City Park Neighborhood Association, Capitol Hill United Neighborhoods, Greater Park Hill, and Inter-Neighborhood Cooperation (INC)
Area of Property:	18,750 square feet or 0.43 acres
Current Zoning:	U-SU-E
Proposed Zoning:	U-SU-E1
Property Owner(s):	Kristin Schuch & Brett Cook
Owner Representative:	Matthew Fitzpatrick

Summary of Rezoning Request

- The subject property contains a single unit home built in 1908 and is located along North Colorado Boulevard between East Montview Avenue and East 22nd Avenue. This was the home of Dr. Margaret Long and was designated as a Denver Historic Landmark in 2013.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed U-SU-E1, Urbane, Single-Unit, E1 (7,000 square feet minimum zone lot size allowing accessory dwelling units (ADUs)) zone district is intended for use in the Urban Neighborhood Context which is characterized by single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures are usually the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, and 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

Existing Context



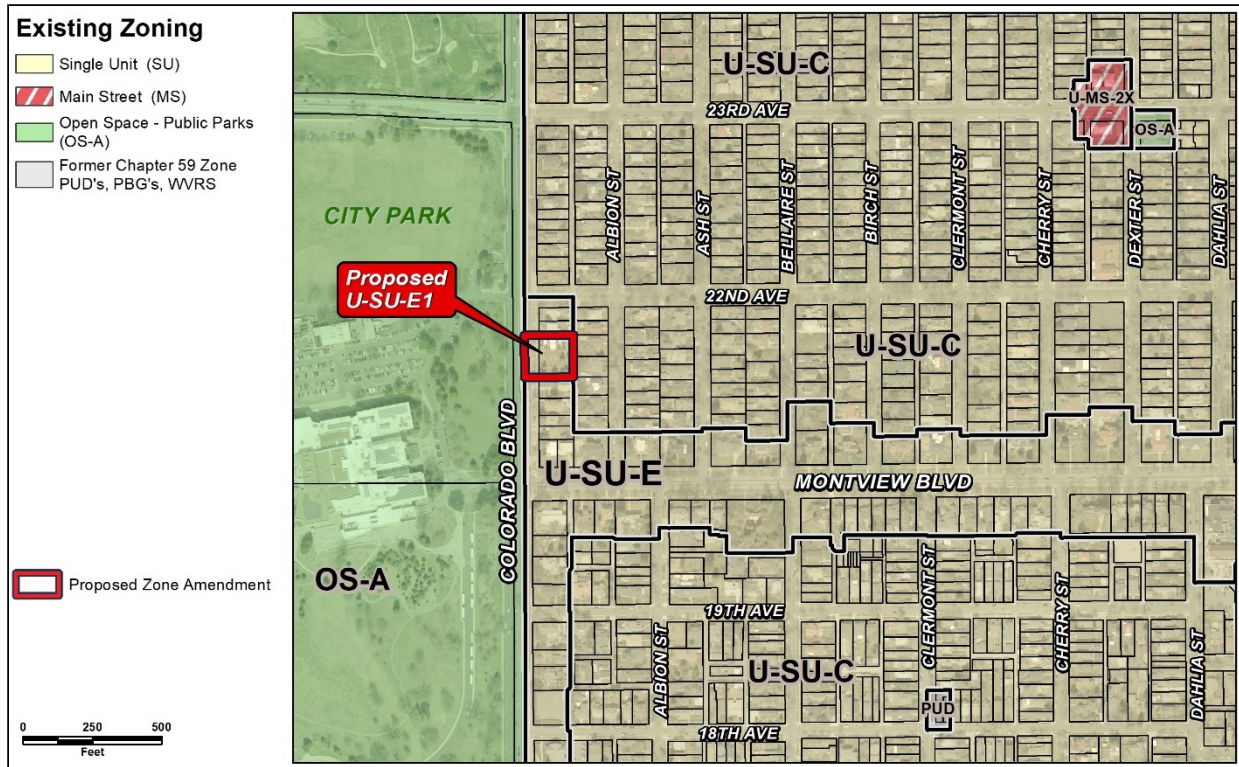
The subject property is in the South Park Hill statistical neighborhood, which is characterized primarily by single-unit residential uses with a limited number of multi-unit uses scattered throughout and some commercial uses located at intersections. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. The subject site is located along North Colorado Boulevard across from City Park. Bus Routes RX, 40, and 20 run along North Colorado Boulevard. Route RX runs during the morning and afternoon with a 15-minute headway, and Routes 40 and 20 run most of the day with a 15-minute and 30-minute headway, respectively.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-E	Single-unit residential	Three-story Historic Residence with a 15-foot primary street setback and curb cut onto Colorado Blvd.	Generally regular grid of streets; Grid is interrupted West of Colorado Blvd by City Park; Block sizes and shapes are consistent and rectangular.
North	U-SU-E	Single-unit residential	Single-story Residence with a 27-foot primary street setback and curb cut onto Colorado Blvd.	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
South	U-SU-E	Single-unit residential	Two-story Residence with a 16-foot primary street setback and curb cut onto Colorado Blvd.	Vehicle parking to the front or side of buildings as this block does not include an alley.
East	U-SU-C	Single-unit residential	Two-story Residence with 20-foot setback with curb cut onto Albion St.	
West	OS-A	Park/Open Space and Museum	City Park and five-story Museum of Nature and Science	

1. Existing Zoning

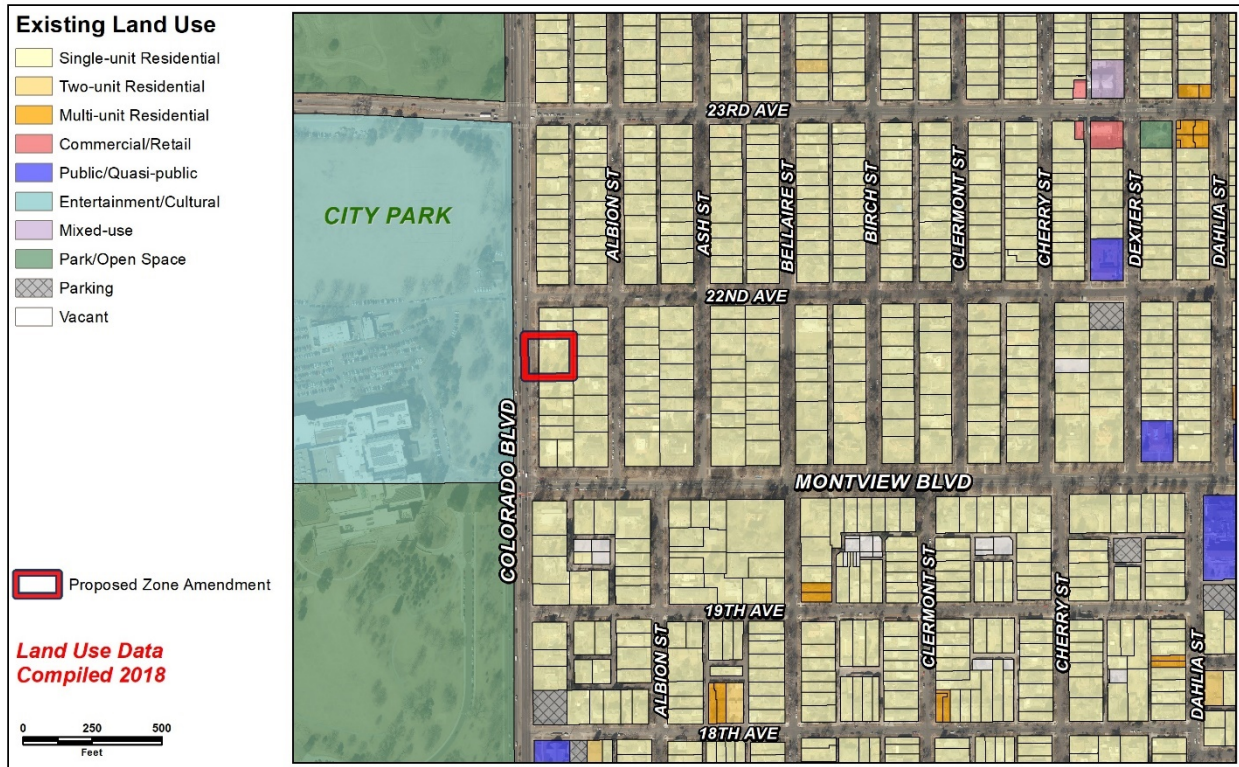


The U-SU-E zone district is a single-unit district allowing only the Urban House primary building form on a minimum zone lot of 7,000 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65% of the zone lot, 1 story and 17 feet to 19 feet in the rear 35% of the zone lot. It allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

2. Historic Structure

In 2013, City Council approved the landmark designation of the Margaret Long House. Because of its status as a Denver Historic Landmark, the application to establish an accessory dwelling unit on the site will require design review. Accessory dwelling units are reviewed by the Landmark Preservation Commission (LPC) and require a pre-application meeting to start the process. The LPC review will result in approval, approval with conditions, continuance, or denial. Once LPC has approved an ADU, the city's landmark staff will issue a certificate of appropriateness and stamp the drawings.

3. Existing Land Use Map



4. Existing Building Form and Scale (images from Google Maps)



View of the subject site facing east.



View of the properties to the north facing east.



View of City Park directly west of the site, across North Colorado Blvd.



View of property to the south looking east.



View of the property to the east looking west.

Proposed Zoning

The U-SU-E1 is a single unit zone district with a minimum zone lot size of 7,000 square feet that allows only the Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-E1 district. Compared to the U-SU-E district, U-SU-E1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that rises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees applies to the

DADU building form. This form also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. The subject site has a lot size of 18,750 square feet, allowing a maximum building footprint of 1,000 square feet for the DADU.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-SU-E (Existing)	U-SU-E1 (Proposed)
Primary Building Forms Allowed	Urban House	Urban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 35 feet	2.5 stories / 35 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 19 feet	1 story / 19 feet
DADU Maximum Heights in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	7,000 square feet	7,000 square feet
Zone Lot Width (Min.)	50 feet	50 feet
Primary Street Block Sensitive Setback Required / If not	Yes / 20 feet	Yes / 20 feet
Side Interior Setback (Min.) *	10 feet	10 feet
Rear Alley / No Alley	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5 %	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

*Based on subject property with width of approx. 150 feet

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Asset Management (Katherine Rinehart): Approved – No Comment

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – No Response

Denver Parks and Recreation: Approved – No Response

Department of Transportation and Infrastructure – R.O.W.- City Surveyor (Scott Castaneda): Approved
– See Comments Below:

Will require additional information at Site Plan Review. Submitted legal description matches one shown on most recent document in chain of title.

Development Services – Project Coordination: Approved – No Response

Development Services – Fire Protection: Approved – No Response

Development Services – Transportation: Approved – No Response

Development Services- Wastewater (Brenden Marron): Approved – See Comments Below:

There is no objection to the rezone. Upon rezoning applicant will need to obtain a building permit. The Denver public sanitary main on the east side of the parcel will require a public easement conveyance. This will be required under the building department permit process. ADU cannot encroach within easement. Independent sanitary service lines may be required, historical drainage paths must be maintained. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning. Commitment to serve proposed structure will be based on permit issuance.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	12/29/2020
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	2/2/2021
Planning Board Public Hearing (unanimously approved on consent):	2/17/2021
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood	2/16/2021

organizations, at least ten (10) working days before the meeting:	
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward (unanimously voted to move forward on the consent agenda):	3/2/2021
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	3/29/2021
City Council Public Hearing:	4/19/2021

- **Public Outreach and Input**
 - **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received any comments from affected Registered Neighborhood Organizations.
 - **General Public Comments**
 - To date, staff has received two public comments in support of the request.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- East Area Plan (2020)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, Affordable and Inclusive Goal 2, Strategy A – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28).

U-SU-E1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit residential neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs than the single-unit homes that currently dominate the South Park Hill neighborhood.

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

The proposed map amendment will allow an additional housing unit on the site of an existing single-unit home where infrastructure and services such as water, stormwater, and transit already exist. This allows Denver to grow responsibly and promotes land conservation.

Blueprint Denver

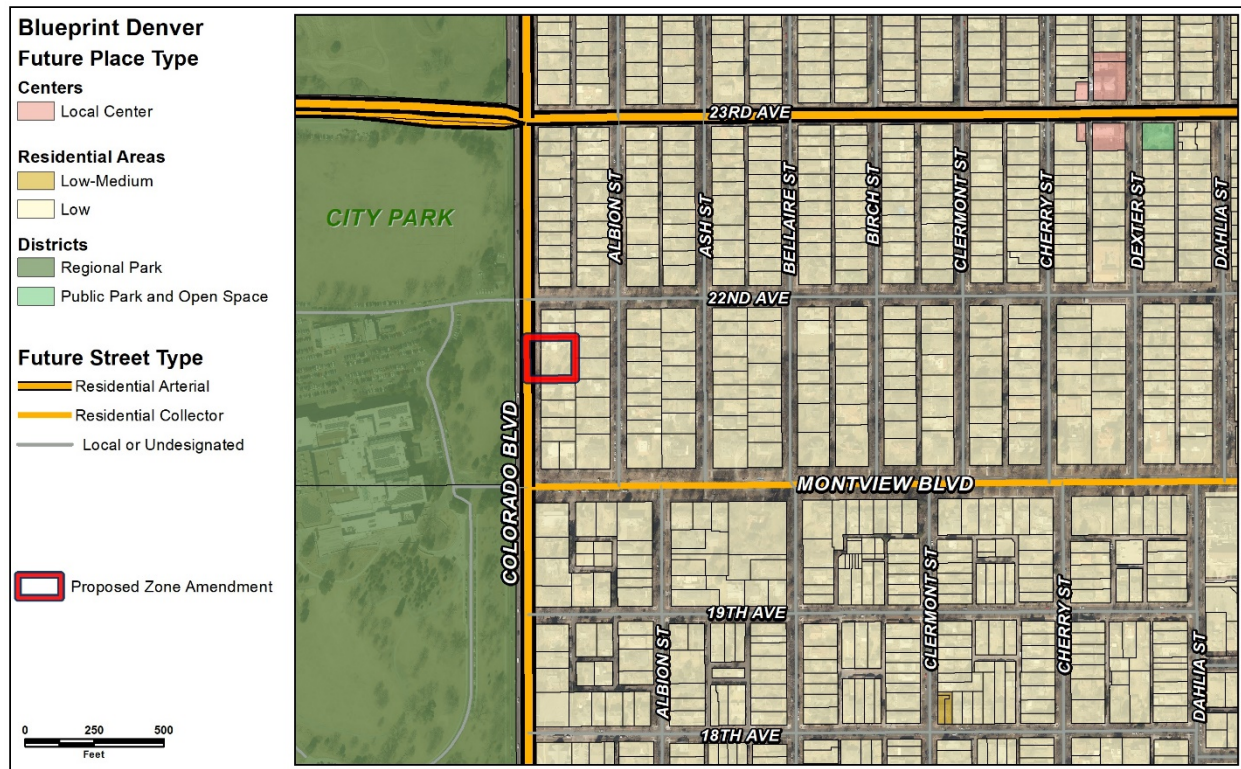
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Neighborhood Context and provides guidance on the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as the Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing “small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas” with grid block patterns and alley access (p. 222). U-SU-E1 is a zone district within the Urban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-E1 is consistent with the Blueprint future neighborhood context of Urban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

Blueprint Denver Future Places

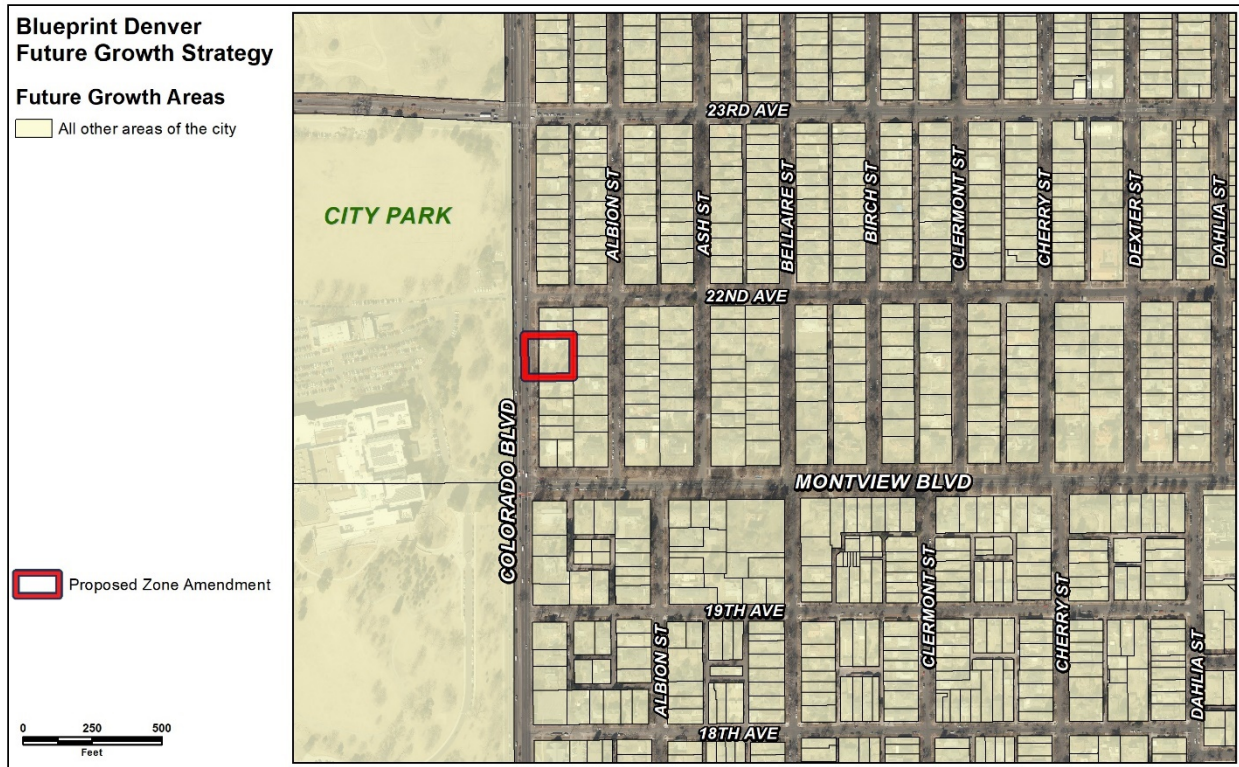


The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is “predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 230). U-SU-E1 is a single-unit residential district that allows for an additional dwelling unit accessory to an established single-family home, which is consistent with the Low Residential future place type description. It allows the Urban House primary building form, which has a maximum height of 2.5 stories, also consistent with the future places map.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies North Colorado Boulevard as a Residential Arterial. Residential streets are “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses” (p. 160). Additionally, arterial streets “are designed for the highest amount of through movement and the lowest degree of property access” (p. 154). The proposed U-SU-E1 district is consistent with the future street type in that it will only allow for residential and some civic and institutional uses.

Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is "mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed map amendment to U-SU-E1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

Blueprint Denver Strategies

Blueprint Denver provides recommendations related to rezoning to allow for ADUs. Land Use & Built Form Housing Policy 4, Strategy E. says "A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area" (p. 84). In this case, the requested rezoning is a single lot in a residential area within a few blocks of a bus stop for RTD Routes RX, 20, and 40. There is also support for ADUs in the recently adopted neighborhood plan. This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

Small Area Plan: East Area Plan

The *East Area Plan*, adopted in 2020, updates the guidance in Comprehensive Plan 2040 and Blueprint Denver. Within the *East Area Plan*, the subject property is within the Urban Neighborhood Context, is in the Low Residential: Single-Unit future place type and is recommended for a maximum building height of 2.5 stories.

East Area Plan Neighborhood Context

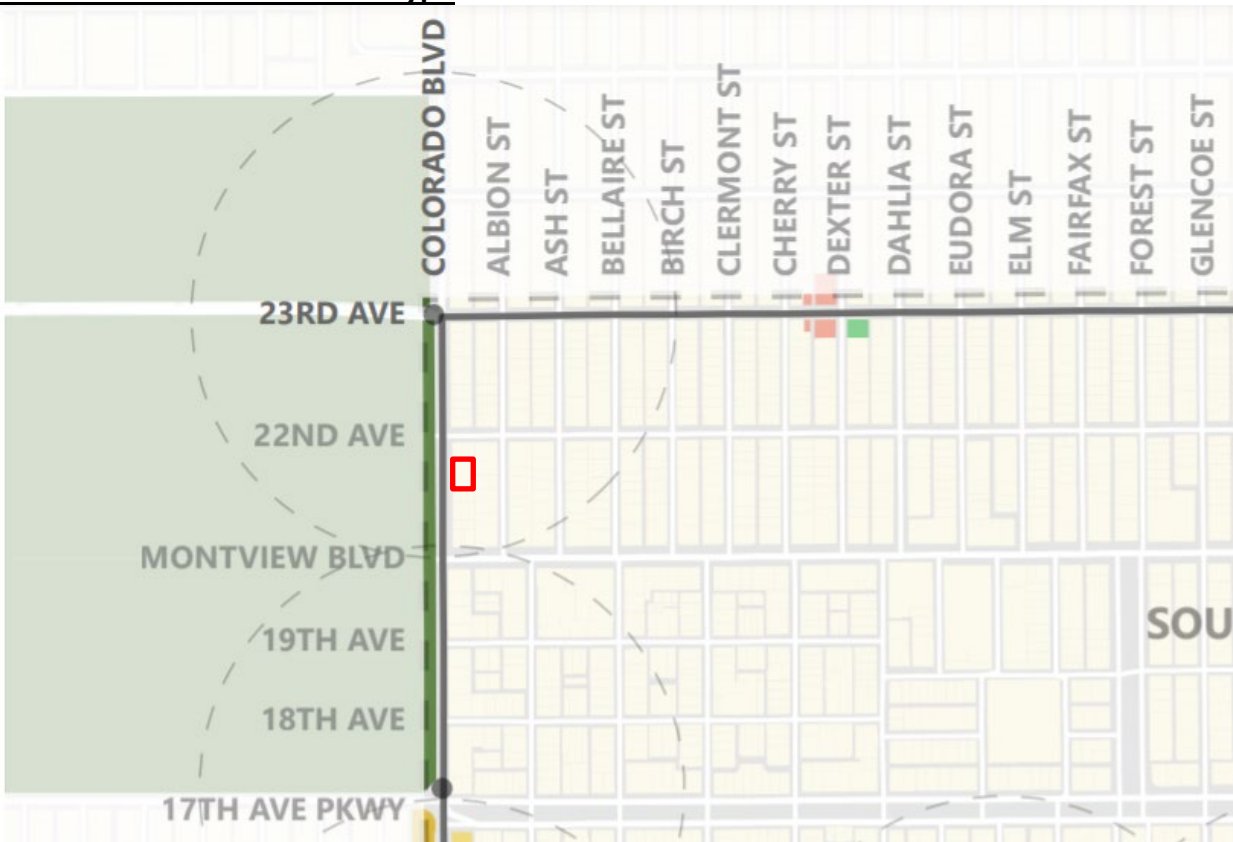


FUTURE CONTEXTS MAP



The *East Area Plan* designates the subject property as within the Urban Neighborhood context and describes the context as “primarily single and two-unit residential areas and mixed-use nodes, although there are small multi-unit buildings and rowhouses, especially closer to Colfax Avenue. Vehicle access is provided by alleys, so streets are lined with front porches and yards” (p. 25). The proposed U-SU-E1 district will allow single-unit development with an accessory dwelling unit in conformance with the Urban Neighborhood Context.

East Area Plan Future Place Type

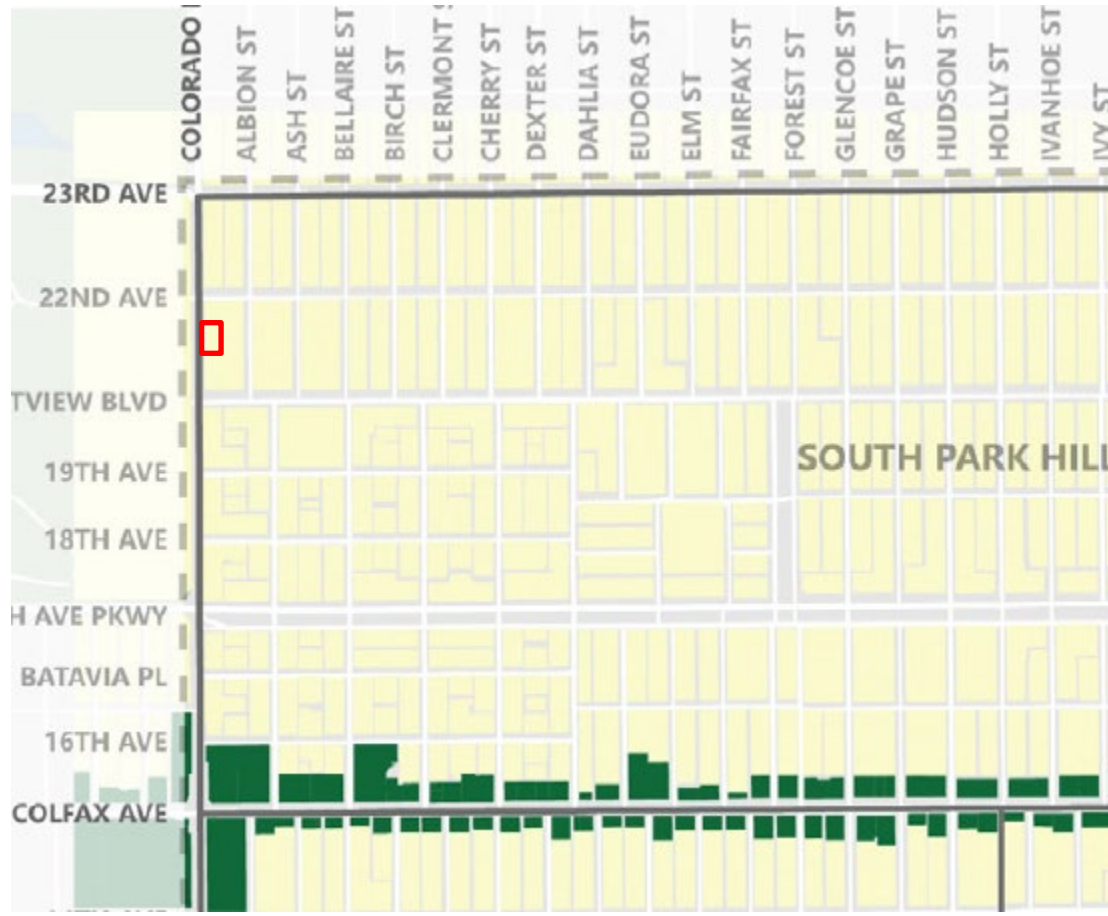


FUTURE PLACES

 Community Center	 High Residential	 Low Residential: Two-Unit
 Local Center	 High-Medium Residential	 Low Residential: Single-Unit
 Community Corridor	 Low-Medium Residential	 Campus
 Local Corridor	 Low-Medium Residential: Row House	 Parks and Open Space

The *East Area Plan* designates the subject property as within the Low Residential: Single-Unit future place. The plan recommends this place type “in areas where single-unit homes with accessory dwelling units are appropriate” (p. 27). Land Use and Built Form policy L6 states that East Area neighborhoods should be inclusive places that integrate missing middle housing and accessory dwelling units (p. 39). The U-SU-E1 zone district allows for a single-unit residential use with an additional dwelling unit accessory to the primary single-unit use. The proposed U-SU-E1 zone district is consistent with the Low Residential: Single-Unit place description.

East Area Plan Growth Strategy

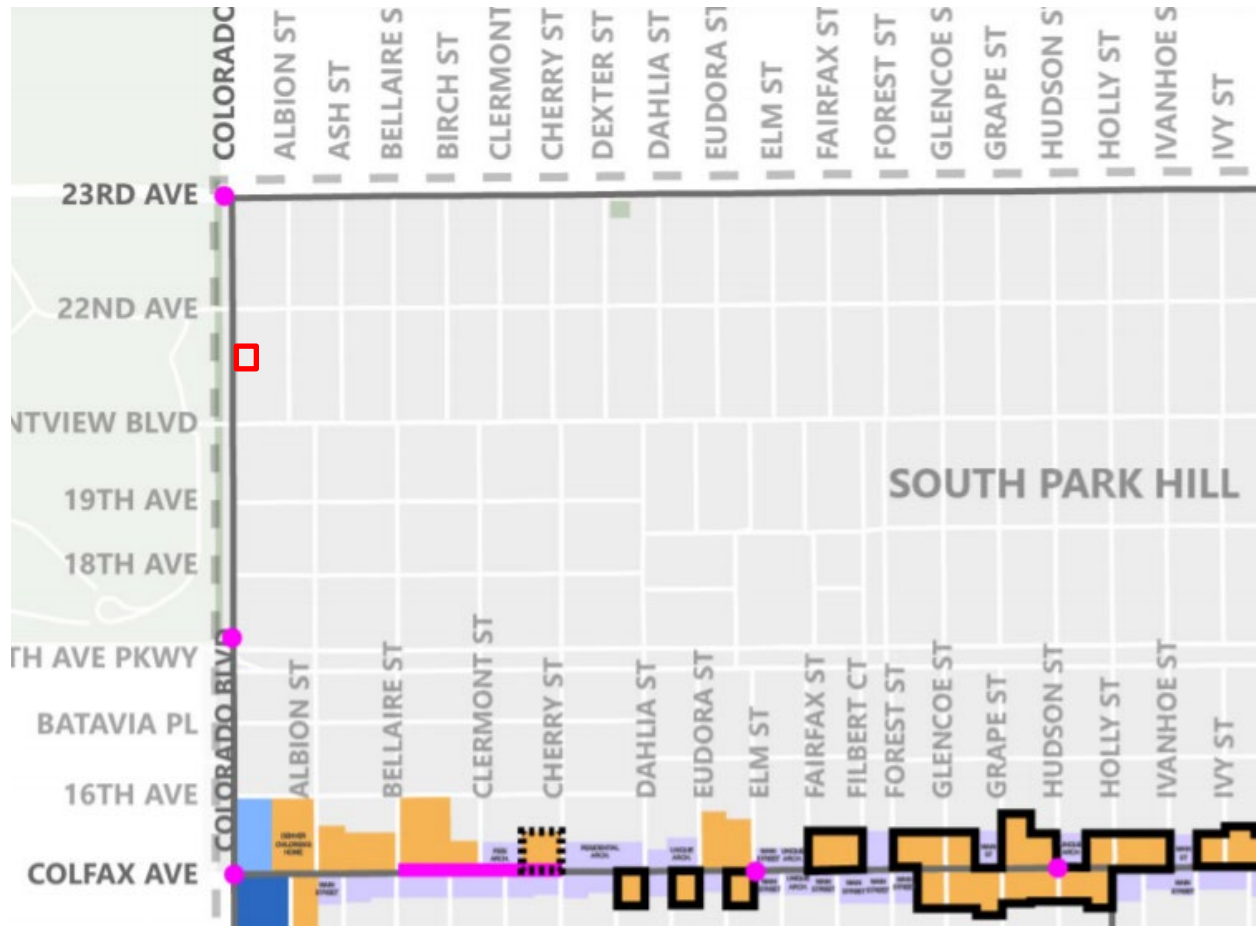


2040 GROWTH ASSUMPTIONS



Within the *East Area Plan* the growth strategy for the subject property is “all other areas of the city.” The plan states that “the area is expected to grow by up to 4,840 additional housing units and up to 3,090 in new jobs over the next 20 years” (p. 35). The U-SU-E1 zone district will allow limited growth consistent with the growth anticipated in the *East Area Plan*.

East Area Recommended Maximum Building Heights



MAXIMUM HEIGHTS MAP



The *East Area Plan* also recommends maximum building heights. For the subject property, the recommended maximum building height is up to 2.5 stories. The U-SU-E1 proposed zone district is consistent with the height guidance because it allows a maximum height of 2.5 stories.

East Area Plan South Park Hill Guidance

The *East Area Plan* includes additional guidance for individual neighborhoods. The subject property is within the South Park Hill neighborhood where the plan identifies specific recommendations. Recommendations for the area include the following:

- “integrate accessory dwelling units and missing middle housing in appropriate locations” (p. 215 and p. 216) to help prioritize land use policies that aim to maintain existing character (Policy PH-L1) and expand the diversity of housing types (Policy PH-E1).

The proposed rezoning to U-SU-E1 of the subject property implements these recommendations by rezoning to a zone district which will enable accessory dwelling units, so the application is consistent with the guidance for the South Park Hill neighborhood.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-E1 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementation of the city’s adopted land use plan which recommends “the expansion of accessory dwelling units throughout all residential areas” (p. 84) and the neighborhood plan which recommends integrating ADUs in residential neighborhoods. The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood and maintains the historic character of the property.

4. Justifying Circumstance

The application identifies the adoption of *Blueprint Denver* and the *East Area Plan* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, “Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”

As discussed above, both *Blueprint Denver* and the *East Area Plan* specifically recommend the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas and particularly within the South Park Hill neighborhood. These plans were adopted after the date of approval of the existing zoning district. Therefore, they are an appropriate justifying circumstance for the proposed rezoning.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested U-SU-E1 zone district is within the Urban Neighborhood Context. The neighborhood context is “primarily characterized by single-unit and two-unit residential uses” and “single-unit residential structures are typically the Urban House building form” (DZC, Division 5.1). These areas consist of a “regular pattern of block shapes” and “a consistent presence of alleys” (DZC, Division 5.1).

The South Park Hill neighborhood consists of mostly single-unit residential uses in rectangular blocks with alley access. The proposed rezoning to U-SU-E1 is consistent with the neighborhood context description.

Denver Zoning Code Section 5.2.2 states the general purpose of the Residential zone districts as “promot[ing] and protect[ing] residential neighborhoods within the character of the Urban Neighborhood context.” It accommodates one and two and a half story urban house forms oriented towards the street in the single-unit districts. This is consistent with the U-SU-E1 district as it allows for a two and a half story urban house and will protect the character of the residential areas in the Urban neighborhood context.

The specific intent of the U-SU-E1 zone district is “a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 7,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-E but allowing a detached accessory dwelling unit building form in the rear yard” (DZC 5.2.2.2.K.). The subject site is in an area where Urban houses with 50-foot wide lots are common. The site, at 2070 North Colorado Boulevard is 18,750 square feet with a width of approximately 150 feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

Attachments

1. Application
2. Public comment letters



Accessory Dwelling Unit 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	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?		<input type="checkbox"/> Yes - if yes, state the meeting date _____ <input type="checkbox"/> No - if no, describe why not	
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)	

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</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>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): _____</p> <p>Housing an Inclusive Denver The proposed map amendment is consistent with <i>Housing an Inclusive Denver</i>, including: Attainable Homeownership, Recommendation 1: “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners” (p. 14).</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</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>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input type="checkbox"/> 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:</p> <p style="padding-left: 40px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 40px;">b. A City adopted plan; or</p> <p style="padding-left: 40px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</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>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed _____ Zone District.</p>
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REQUIRED ATTACHMENTS

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

Legal Description (required to be separate attachment in Microsoft Word document format.)

Proof of Ownership Document (e.g. Assessor’s record, property deed, etc.)

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

Written Narrative Explaining Project

Site Plan/ Drawings (if available)

Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.

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 an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

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>	01/01/12	(A)	YES
						YES NO
KRISTIN SCHUCH BRETT COOK	2070 COLORADO BOULEVARD DENVER, COLORADO 80207	100 %	<i>[Signature]</i> <i>[Signature]</i>	12-01-20 12-1-20		YES

**2070 Colorado Boulevard Rezoning Application
Legal Description**

Lots 5-10

Block 32

PARK HILL

City and County of Denver, State of Colorado

2070 N COLORADO BLVD

Owner	COOK,BRETT A & SCHUCH,KRISTIN 2070 COLORADO BLVD DENVER , CO 80207-3709
Schedule Number	01312-25-026-000
Legal Description	PARK HILL BLK 32 L 5-10
Property Type	RESIDENTIAL
Tax District	DENV

Print Summary

Property Description			
Style:	16	Building Sqr. Foot:	3091
Bedrooms:	3	Baths Full/Half:	4/0
Effective Year Built:	1908	Basement/Finish:	1028/771
Lot Size:	18,750	Zoned As:	U-SU-E

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

Current Year			
	Actual	Assessed	Exempt
Land		\$488,000	\$34,890 \$0
Improvements		\$212,200	\$15,170
Total		\$700,200	\$50,060

Prior Year			
	Actual	Assessed	Exempt
Land		\$488,000	\$34,890 \$0
Improvements		\$212,200	\$15,170
Total		\$700,200	\$50,060

Dear Neighbors,

We are the owners and residents of 2070 N Colorado Blvd. For the last 10 years we have slowly worked to rehabilitate our home, while raising our family and running a small local business. During this time we authored our homes landmark designation and have been stewards of its ongoing historic preservation. We recognize the visual significance of our property with the respect to the character and its representation of the Park Hill neighborhood. While our work has been slow and steady it is our sincere hope to return our home to the integrity and beauty for which it has been historically known. At this time we are pursuing a comprehensive rehabilitation strategy that will revitalize the home and property. Our efforts will include work to the front face of the home, the garage that is in disrepair, a new garage onsite, landscaping to the front exterior and side interior yards, and the addition of an Accessory Dwelling Unit to be located within the current structures of the home. There are several steps that must be taken, and receive approval from both the City of Denver and the Landmark Preservation Commission if we are to reach our goals for rehabilitation. We hope you will support us in these efforts.

Currently, we are applying for a re-zoning of 2070 N. Colorado Blvd from U-SU-E to U-SU-E1 in order to add an Accessory Dwelling Unit on the property. Our primary goal is to respect the nature and appearance of our landmarked home. Our secondary goal is to minimize any impact within the larger surrounding context of the Park Hill neighborhood. An ADU would enable our parents to live with our family while maintaining their independence. This intergenerational interaction is personally and culturally significant to our family. It enriches the lives of our children, and provides a safe and affordable environment for their grandparents to reside. This is particularly important in the current environment.

We have just completed an initial Pre-Application meeting with Libbie Adams from the Community Planning and Development Department for the City of Denver on November 11, resulting in favorable and supportive feedback regarding our pre-application request. Additionally, we have engaged Evan Schueckler of the Landmark Preservation Commission Staff and notified them of our initial plans to rezone, beginning the early steps in a lengthy review and approval process with the LPC regarding minor exterior changes to the house. Our open and honest candor regarding our intentions for where to locate the ADU and for what purpose is of primary importance to us throughout this process.

As part of our continued efforts to be a good neighbor and stewards of this landmark, we want to notify you of our intent for the rezoning of this property in advance. Adding an ADU to this property not only supports our current needs, but also helps to address the future needs of the growing city of Denver for diverse and equitable housing choices. Our project architect and designers, MAFI, are also residents of Park Hill and uniquely qualified to combine our project goals with the needs of the Park Hill neighborhood. It is our collective goal to be good neighbors as we revive and rejuvenate our home. Again, we value any letters to the city with support from you for our current rezoning application! Please use the following email address of our architect and application representative, MAFI Design (mafi@mafidesign.com), who are also residents and advocates of the Park Hill neighborhood! Your support will be included in our application when it is submitted. Thank you for your time in reviewing our letter, and we hope to hear from you soon!

Sincerely,

Kristin Schuch and Brett Cook

2020I-00195

December 10, 2020

2070 Colorado Boulevard Rezoning Application Outreach Narrative and Summary

Prepared By:
Matthew Fitzpatrick, RA
MAFI Design
4005 Montview Boulevard
Denver, Colorado 80207
404-642-6969
mafi@mafidesign.com

Outreach Narrative and Summary:

- Project summary emailed to Chris Herndon (City Councilman for District 8) on 11/23/2020
- Project Summary emailed to Greater Park Hill Community, Inc on 11/23/2020
- Outreach to surrounding neighbors within 200 ft. of the subject property:
 - Hand delivered project summary on 11/14, 11/15, and 11/20 to these 24 addresses:

- 2200 Colorado Boulevard	- 2037 Albion Street
- 2090 Colorado Boulevard	- 2059 Albion Street
- 2080 Colorado Boulevard	- 2071 Albion Street
- 2050 Colorado Boulevard	- 2079 Albion Street
- 2036 Colorado Boulevard	- 2085 Albion Street
- 2024 Colorado Boulevard	- 2201 Albion Street
- 2020 Colorado Boulevard	- 2090 Albion Street
- 4005 Montview Boulevard	- 2074 Albion Street
- 4025 Montview Boulevard	- 2066 Albion Street
- 4041 Montview Boulevard	- 2060 Albion Street
- 2021 Albion Street	- 2044 Albion Street
- 2033 Albion Street	- 2040 Albion Street
 - Signatures in support received from the following 9 owners at these addresses (attached)

- 2024 Colorado Boulevard
- 2020 Colorado Boulevard
- 4005 Montview Boulevard
- 4025 Montview Boulevard
- 4041 Montview Boulevard
- 2040 Albion Street
- 2066 Albion Street
- 2090 Albion Street
- 2200 Colorado Boulevard

Matthew Fitzpatrick, RA
MAFI Design
4005 Montview Boulevard
Denver, Colorado 80207
404-642-6969
mafi@mafidesign.com

To whom it concerns,

I hereby authorize Matthew Fitzpatrick of MAFI Design to work on our behalf throughout the Accessory Dwelling Unit Zone Map Amendment (Rezoning) Application process with the city of Denver Community Planning and Development for our parcel that includes zone lot 2060 Colorado Boulevard and zone lot 2070 Colorado Boulevard, Denver, Colorado 80207.

Owner

Kristin Schuch



Date 12-01-20

Owner

Brett Cook



Date 12-1-20

Rezoning Application Support Letter

Parcel Located at 2070 N. Colorado Boulevard

City of Denver
Office of Community Planning and Development
201 W. Colfax Ave., Dept 205
Denver, Colorado 80202
rezoning@denvergov.org
720-865-2974

Dear City of Denver Office of Community Planning and Development,

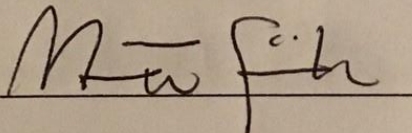
I, the undersigned, attest that I am the property owner at the address identified below located within 200 feet of 2070 N. Colorado Boulevard, and support the owners' rezoning of 2070 N. Colorado Boulevard's parcel from its current zoning designation of **U-SU-E** to **U-SU-E1** in order to allow for an accessory dwelling unit to be constructed.

Respectfully,

Owner 1

Address 4005 MONTVIEW BLVD

Print Name MATTHEW FITZPATRICK

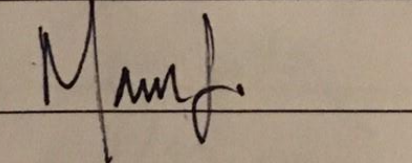
Signed 

Date 11.23.2020

Owner 2 (if more than one owner)

Address 4005 MONTVIEW BLVD

Print Name MARINN FITZPATRICK

Signed 

Date 11.23.2020

Rezoning Application Support Letter

Parcel Located at 2070 N. Colorado Boulevard

City of Denver
Office of Community Planning and Development
201 W. Colfax Ave., Dept 205
Denver, Colorado 80202
rezoning@denvergov.org
720-865-2974

Dear City of Denver Office of Community Planning and Development,

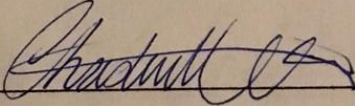
I, the undersigned, attest that I am the property owner at the address identified below located within 200 feet of 2070 N. Colorado Boulevard, and support the owners' rezoning of 2070 N. Colorado Boulevard's parcel from its current zoning designation of U-SU-E to U-SU-E1 in order to allow for an accessory dwelling unit to be constructed.

Respectfully,

Owner 1

Address 2090 Albion St.

Print Name Christiana Witek

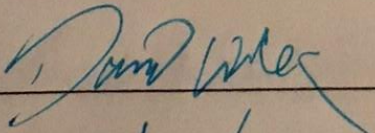
Signed 

Date November 20, 20

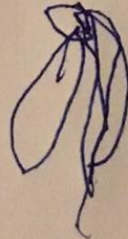
Owner 2 (if more than one owner)

Address 2090 Albion St.

Print Name David Witek

Signed 

Date 11/20/20



Rezoning Application Support Letter

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City of Denver
Office of Community Planning and Development
201 W. Colfax Ave., Dept 205
Denver, Colorado 80202
rezoning@denvergov.org
720-865-2974

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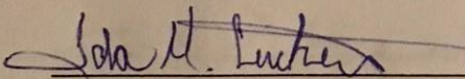
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Respectfully,

Owner 1

Address 2024 Colorado Blvd.

Print Name Ida M. Lucketz

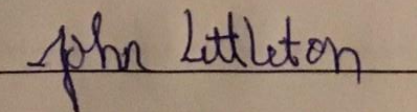
Signed 

Date 12-18-20

Owner 2 (if more than one owner)

Address 2024 Colorado Blvd.

Print Name John Littleton

Signed 

Date 11-18-20

Rezoning Application Support Letter

Parcel Located at 2070 N. Colorado Boulevard

City of Denver
Office of Community Planning and Development
201 W. Colfax Ave., Dept 205
Denver, Colorado 80202
rezoning@denvergov.org
720-865-2974

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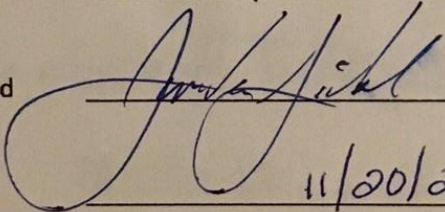
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Respectfully,

Owner 1

Address 2066 Albion

Print Name Jan Van Sickle

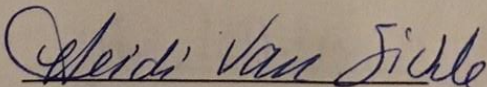
Signed 

Date 11/20/2020

Owner 2 (if more than one owner)

Address 2066 Albion

Print Name Heidi Van Sickle

Signed 

Date 11/20/2020

Rezoning Application Support Letter

Parcel Located at 2070 N. Colorado Boulevard

City of Denver
Office of Community Planning and Development
201 W. Colfax Ave., Dept 205
Denver, Colorado 80202
rezoning@denvergov.org
720-865-2974

Dear City of Denver Office of Community Planning and Development,

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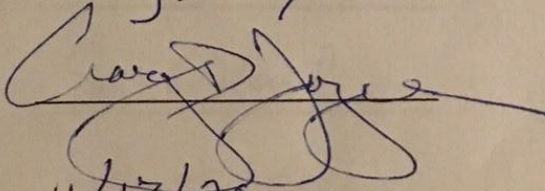
Respectfully,

Owner 1

Address 4041 Montview Blvd

Print Name Craig D Joyce

Signed



Date

11/17/20

Owner 2 (if more than one owner)

Address _____

Print Name _____

Signed _____

Date _____

Rezoning Application Support Letter

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Office of Community Planning and Development
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Denver, Colorado 80202
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Respectfully,

Owner 1

Address 4025 Montview Rd.

Print Name Wendy Johnson-Ward

Signed upward

Date 11/16/2020

Owner 2 (if more than one owner)

Address _____

Print Name _____

Signed _____

Date _____

Rezoning Application Support Letter

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City of Denver
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Respectfully,

Owner 1

Address 2020 Colorado Blvd

Print Name Stina C Bland

Signed Stina C Bland

Date 11.15.2020

Owner 2 (if more than one owner)

Address 2020 Colorado B'

Print Name Jody L Bland

Signed Jody L Bland

Date 11/15/2020

Rezoning Application Support Letter

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Respectfully,

Owner 1

Address 2040 Albion St Denver 80207

Print Name Wendy Keefer

Signed Wendy Keefer

Date 11/15/2020

Owner 2 (if more than one owner)

Address 2040 ALBION STREET

Print Name ROBERT KEEFER

Signed Robert Keefer

Date 11/16/20

Rezoning Application Support Letter

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Respectfully,

Owner 1

Address 2200 Colorado Blvd

Print Name Berma K. Benson

Signed Berma K. Benson

Date 11-23-2020

Owner 2 (if more than one owner)

Address _____

Print Name _____

Signed _____

Date _____

Rezoning Application Support Letter

Parcel Located at 2070 N. Colorado Boulevard

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Respectfully,

Owner 1

Address 2079 Albion St

Print Name Traci L. Jones

Signed 

Date 11/24/2020

Owner 2 (if more than one owner)

Address 2079 Albion

Print Name Tony E. Jones

Signed 

Date 11-24-2020

Rezoning Application Support Letter

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Respectfully,

Owner 1

Address 2034 Colorado Blvd. Denver CO 80207

Print Name Laura Lanphier

Signed LPL

Date 11-17-20

Owner 2 (if more than one owner)

Address N/A

Print Name _____

Signed _____

Date _____

Good luck - this is great idea