



TO: Denver City Council
FROM: Jason Morrison, Senior City Planner
DATE: May 14th, 2020
RE: Official Zoning Map Amendment Application #2019I-00065

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2019I-00065.

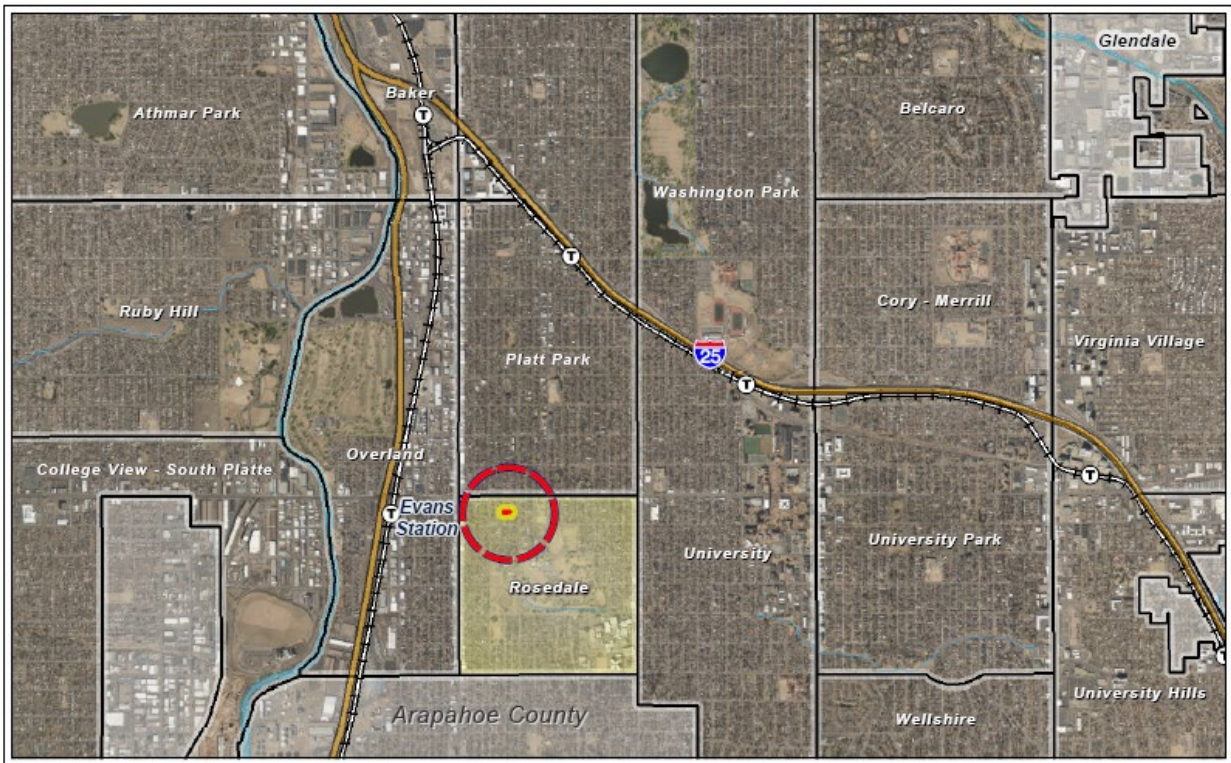
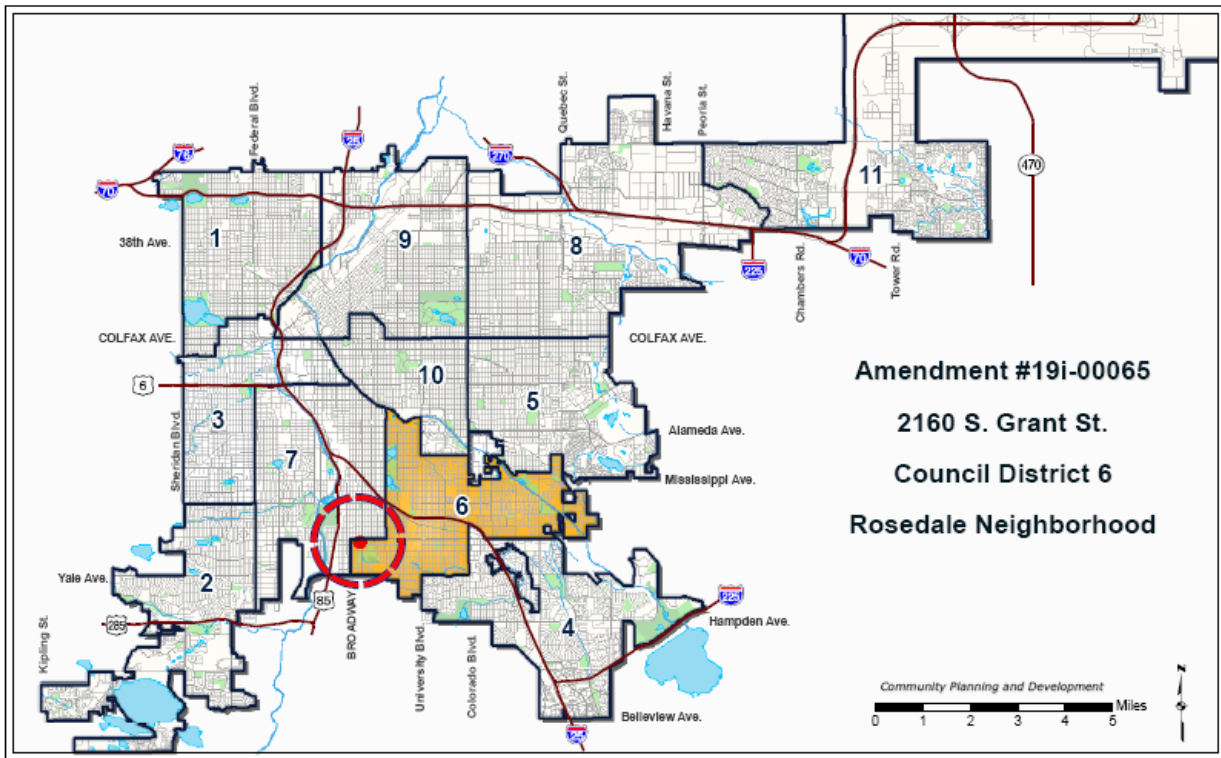
Request for Rezoning

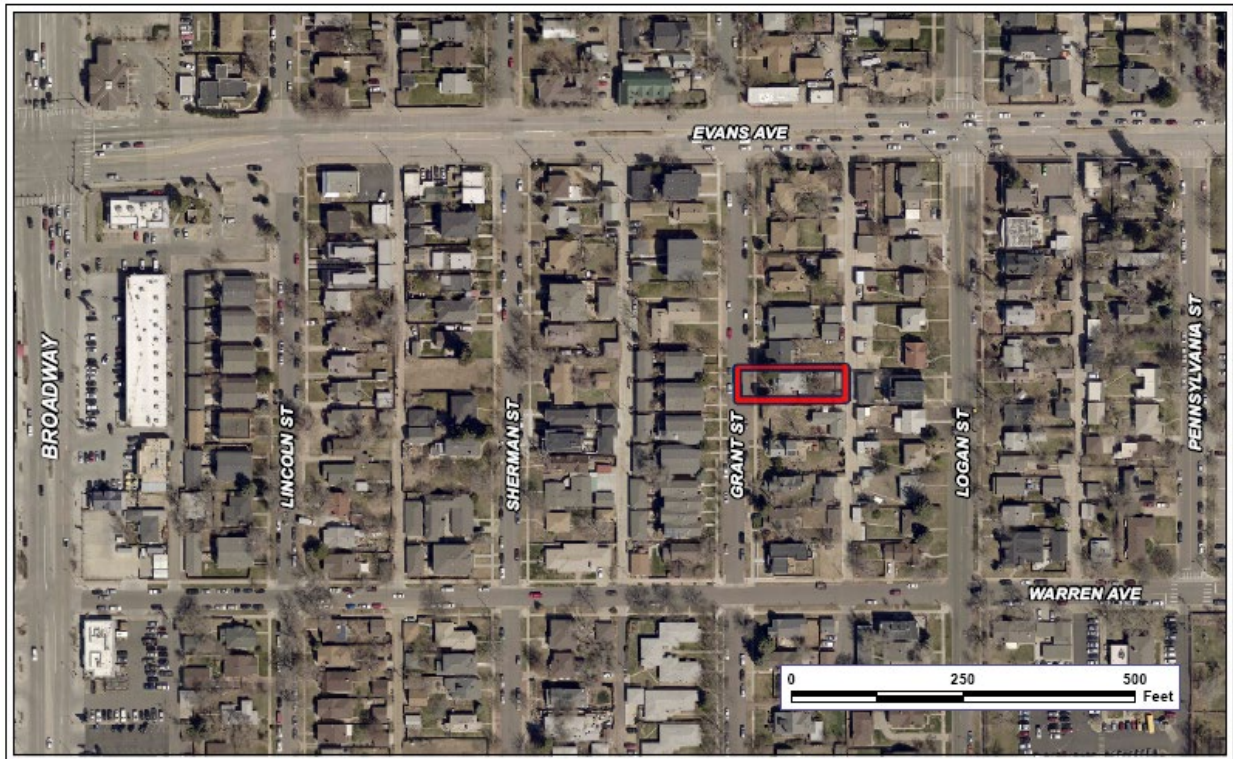
Address:	2160 S. Grant Street
Neighborhood/Council District:	Rosedale Neighborhood / Council District 6
RNOs:	Rosedale Harvard Gulch Neighborhood Association; Inter-Neighborhood Cooperation (INC)
Area of Property:	6,250 square feet or 0.143 acres
Current Zoning:	U-SU-C
Proposed Zoning:	U-TU-B
Property Owner(s):	GBJ Holdings, LLC
Owner Representative:	Erik Carlson

Summary of Rezoning Request

- The property is located in the Rosedale neighborhood on the east side of South Grant Street between East Evans Avenue and East Warren Avenue.
- The subject property contains a single story, single-unit house.
- The applicant is requesting this rezoning to have more flexibility to construct a duplex on the property in conformance with the existing pattern and context of the neighborhood.
- The requested U-TU-B (urban context, two unit) zone district allows up to two units on a minimum zone lot area of 4,500 square feet. Urban houses are also allowed on certain smaller zone lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms. Further details of the U-TU-B zone district can be found in Article 5 of the Denver Zoning Code (DZC).
- The site is currently zoned U-SU-C (urban context, single unit) which is a single-unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50-foot-wide lots.

Existing Context





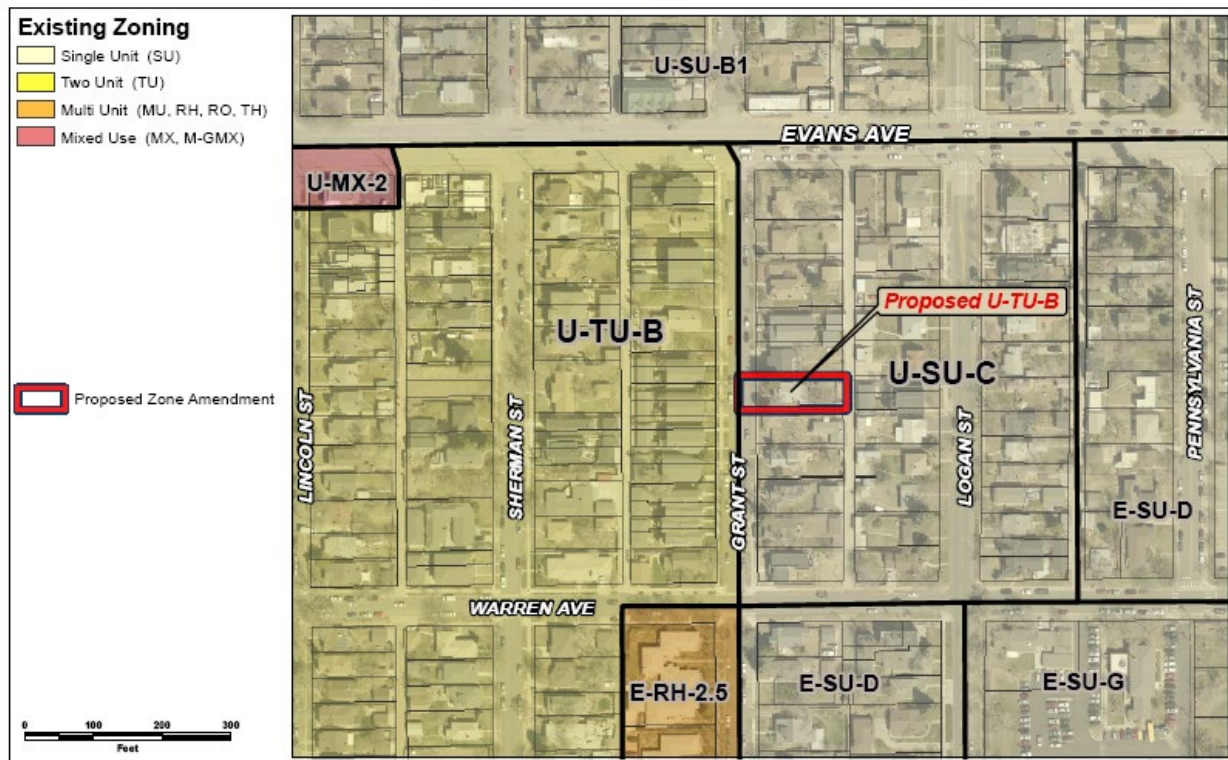
The subject property is located in the Rosedale Neighborhood on South Grant Street between East Warren Avenue to the south and East Evans Avenue to the North. The area is primarily composed of single-unit and two-unit residential buildings and the subject property sits between residential uses along South Grant Street.

Harvard Gulch Park is less than two blocks southeast of the subject property and the Rosedale Community Garden/Rosedale Park is two blocks south. The subject property is located less than ¼ mile from commercial, retail and mixed uses along Broadway to the west and is approximately one mile from the University of Denver campus. Evans Avenue, identified as a high-capacity transit corridor, sits less than a block away to the north. The application is requesting the U-TU-B zone district which is consistent with the surrounding zone districts, specifically, across South Grant Street to the west, and is indicative of the changing character in the area.

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-C	Single-Unit Residential	1-story house	Generally regular grid of streets. Block sizes and shapes are consistent and rectangular. Vehicle parking to the rear of buildings (alley access) and on-street.
North	U-SU-C	Single-Unit Residential	1-story house	
South	U-SU-C	Single-Unit Residential	1-story house	
East	U-SU-C	Two-Unit Residential	2-story house	
West	U-TU-B	Two-Unit Residential	2-story house	

1. Existing Zoning



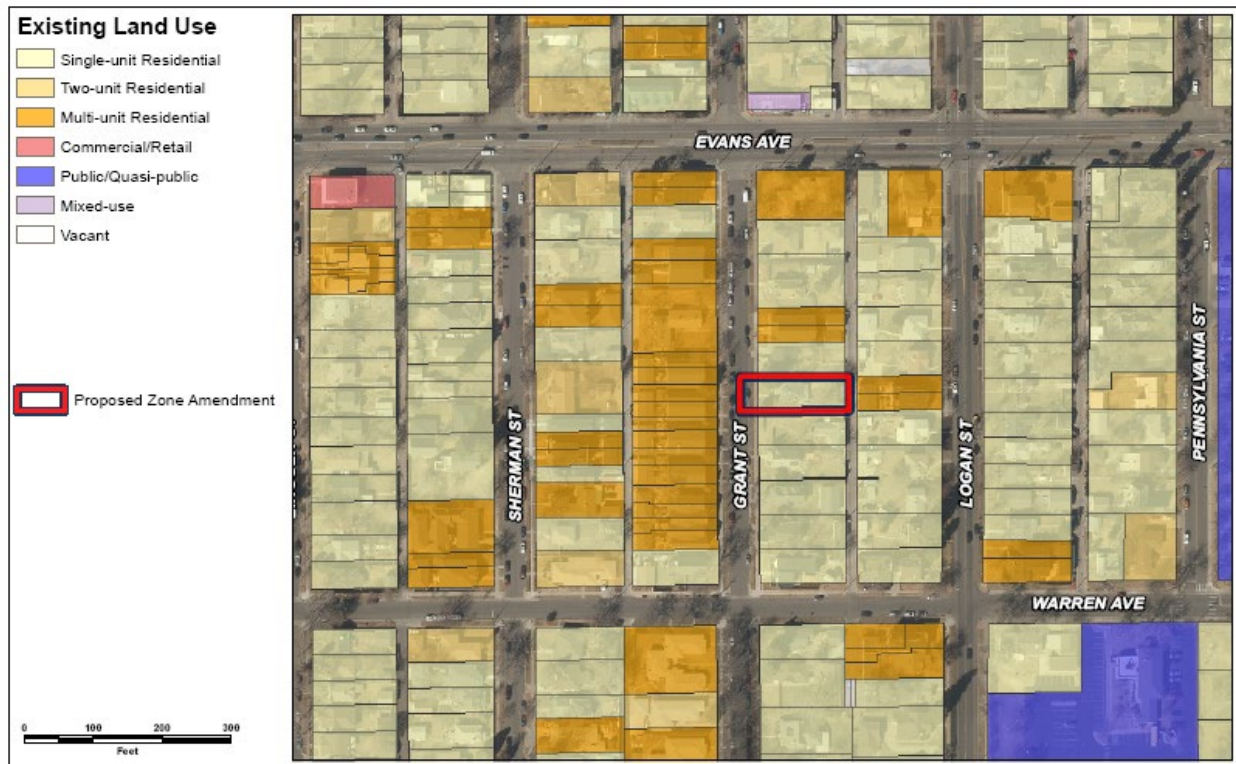
The existing U-SU-C zoning is a residential zone district that allows urban houses with minimum zone lots of 5,500 square feet. The intent of the single unit residential districts is to promote and protect the

character of residential neighborhoods within the Urban Neighborhood Context. The applicant's desire is to rezone the property in alignment with those properties adjacent to the west, and throughout the neighborhood. To the west across Grant Street the U-SU-B zone district allows single-unit and two-unit dwellings along with compatible civic and public uses in urban house, tandem house, and duplex primary building forms.

2. View Plane

The subject property is within the boundaries of the *Washington Park View Plane*. The intent of this view plane is to preserve the view of the Rocky Mountains (west of the subject property) from Washington Park (northeast of the subject property). No part of any structure within the view plane may exceed an elevation of 5,414 feet above mean sea level. Therefore, the site is subject to a maximum height restriction of 95-100 feet. However, the proposed zone district of U-TU-B has a lower maximum height of 30' to 35' for primary structures and would not exceed the existing view plane.

3. Existing Land Use Map

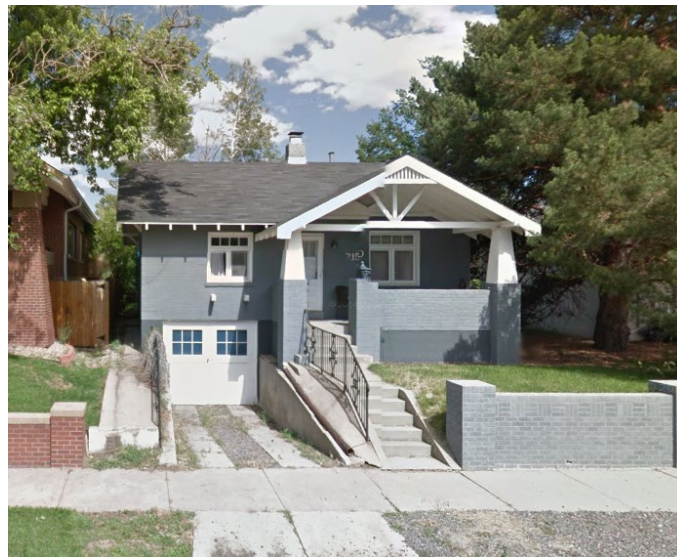


4. Existing Building Form and Scale

All images are from Google Street View.



Subject property facing east from South Grant Street.



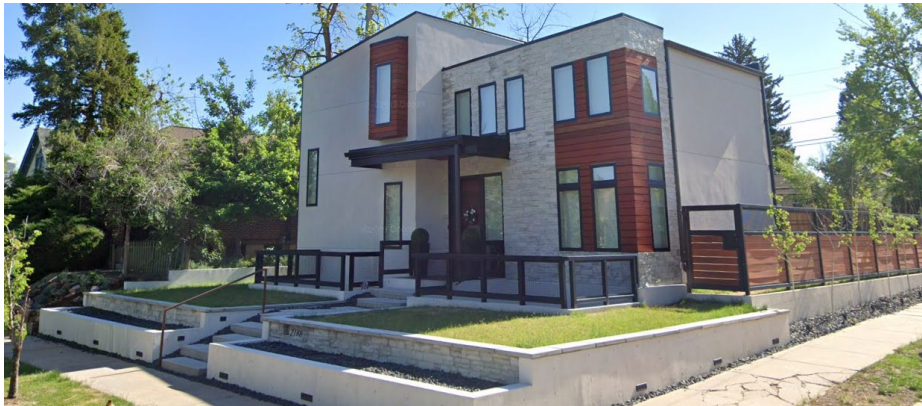
Single-unit residential north of the subject property, facing east from South Grant Street.



Single-unit residential south of the subject property, facing east from South Grant Street.



Two-story duplex west of the subject site, facing west from South Grant Street.



Two-story duplex south of the subject site, facing east from South Grant Street.



Two-story duplex east of the subject site (directly across alley), facing west from South Logan Street.

Proposed Zoning

The requested U-TU-B zone district allows up to two units in either the Duplex or Tandem House building forms on a minimum zone lot area of 4,500 square feet. Urban House building forms are also allowed on certain smaller zone lots. The zone district has a maximum height of 30' to 35' with allowable height exceptions. The minimum primary street setback for all the above building forms is based on a block sensitive setback. Where a block sensitive setback does not exist, this setback is 20'. Minimum vehicle parking requirements in the U-TU-B zone district are the same as the minimum vehicle parking requirements in the existing U-SU-C zone district. For additional details of the requested zone district, see Denver Zoning Code Article 5.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized here:

Design Standards	Existing U-SU-C	Proposed U-TU-B
Primary Building Forms Allowed	Urban House	Urban House, Duplex, Tandem House
Height in Stories / Feet (max)	2.5 stories / 30' front 65%; 1 story / 17' rear 35%	2.5 stories / 30' front 65%; 1 story / 17' rear 35% for Urban House and Duplex building form, 2.5 stories / 30' front 65% and 24' rear 35% for Tandem House building form
Primary Street Build-To Percentages (min)	N/A	N/A
Primary Street Build-To Ranges	N/A	N/A
Minimum Zone Lot Size/Width	5,500 sf	3,000- 4,500 sf**
Primary Street Setbacks (min)	20'*	20'*
Building Coverages (max)	37.5%	33%-50%***

*where block sensitive setback does not apply

**standard varies between building forms

***standard varies between zone lot width and building forms

Summary of City Agency Referral Comments

As part of the Denver Zoning Code 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: Approved – No Response

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – See Comments Below

- Notes. DDPHE concurs with this proposed rezoning and is unaware of environmental concerns that should be considered for this rezoning.
- General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DDPHE suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete. If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.
- The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays.
- Denver’s Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).
- Scope & Limitations: DDPHE performed a limited search for information known to DDPHE regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Denver Parks and Recreation: Approved – No Comments

Public Works – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved – No Response

Development Services - Fire Protection: Approved – No Response

Development Services – Transportation: Approved – See Comments Below

- DES Transportation approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of the required design and improvements will be determined once this property begins the redevelopment process. The results of any traffic studies may require the construction of off-site mitigation or may limit the proposed density of the project.

Development Services- Wastewater: Approved – No Comments

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:	8/13/19
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:	1/21/20
Planning Board voted unanimously to recommend approval:	2/5/20
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	1/31/20
Land Use, Transportation and Infrastructure Committee moved the bill forward to Council:	2/11/20
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:	3/2/19
City Council Public Hearing:	5/18/20

- **Registered Neighborhood Organizations (RNOs):** To date, staff has received no comment letters from Registered Neighborhood Organizations.
- **Other Public Comment:** To date, staff has received four letters of support and one letter of opposition.

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 currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Evans Station Area Plan (2009)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies. The following strategies apply from the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood* (p. 28).

The proposed U-TU-B zoning would allow development that would increase the diversity and supply of housing in the area and increase the development of housing units close to transit (Broadway, Evans Avenue and Evans Light Rail Station) and commercial corridors (Broadway and Evans Avenue). It is therefore consistent with the above strategies.

Similarly, the following strategies apply from the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).

In addition to adding to the diversity of housing types, the proposed map amendment would allow additional building forms compatible with the existing neighborhood. It is therefore consistent with the above strategies.

Finally, the following strategies apply from the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p. 54).
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high- and medium-capacity transit corridors* (p. 54).

The proposed map amendment is in an area where services and infrastructure are already in place. Similarly, the proposal focuses growth close to high-capacity transit (Evans Avenue and Broadway). Therefore, the proposal is consistent with the strategies of the Environmentally Resilient vision element in *Comprehensive Plan 2040*.

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” area within the Urban Neighborhood Context and provides guidance from the future growth strategy for the city.

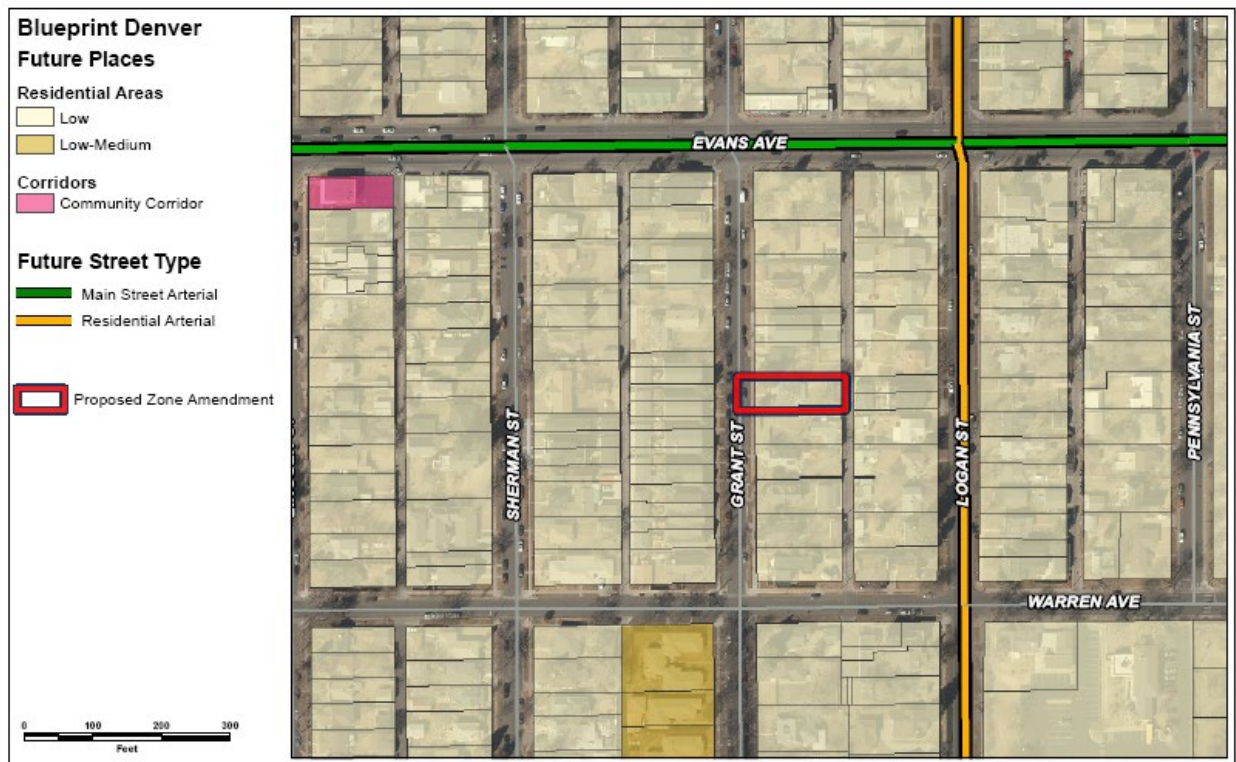


Blueprint Denver Future Neighborhood Context

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in things like land use and built form and mobility options at a higher scale, between neighborhoods. The requested rezoning is shown on the context map above as Urban Neighborhood Context. “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...These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood.” (p. 221). The proposed U-TU-B zone district is a residential zone district within the Urban context in the Denver Zoning Code. The standards of the two-unit districts “promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form” (DZC 5.2.2.1). These standards recognize common residential characteristics within the Urban Neighborhood Context and provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment. The proposed U-TU-B zone district is sensitive and compatible to the existing neighborhood character of single and two-unit homes within the urban context and offers residents a diversity of housing options close to transit and commercial corridors, as well as a large educational institution, which is appropriate and consistent with *Blueprint Denver*.

Blueprint Denver Future Places

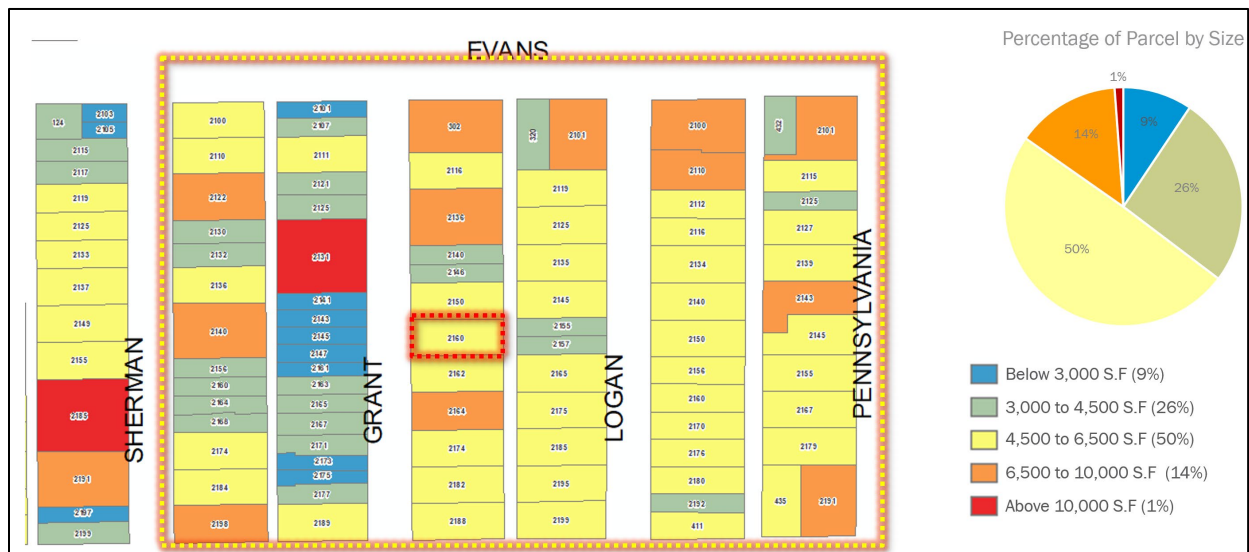


The Future Places Map shows the subject property as part of a “Low Residential” area within the Urban Context. *Blueprint Denver* describes these areas as, “predominately single-and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Buildings are generally up to 2.5 stories in height” (p. 230). The U-TU-B zone district is a two-unit district allowing Urban House, Duplex and Tandem House primary building forms which is

consistent with this future place designation. The residential emphasis and the 2.5-story heights of the proposed U-TU-B zone district is consistent with this plan direction as well.

When a rezoning request is made to change the zoning to allow two-unit uses, *Blueprint Denver* states that, “the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns. A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input” (p. 231). As set forth in the *Evans Station Area Plan* section below, there is adopted small area plan guidance that supports urban residential uses enabled by this zoning. No neighborhood input has been received on the rezoning application, though significant neighborhood input informed the adoption of the small area plan. There is an existing zoning pattern of U-TU-B across the street to the west of this site but not in other directions. However, on balance, the request for U-TU-B is consistent with these *Blueprint Denver* recommendations.

For applicant-driven requests that are individual sites or small assemblages, such as this request, typically a rezoning is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request (p. 231) The subject property is directly across the street from an established pattern of a U-TU-B zone district and, on balance, a consistent pattern of smaller lot sizes and parcel sizes can be found in surrounding blocks, within the U-TU-B and the U-SU-C zone districts.



Street Types

In *Blueprint Denver*, street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies South Grant Street as an undesignated local street. Local streets “are designed for the highest degree of property access and the lowest amount of through movement” (p. 154). The proposed U-TU-B district is consistent with this plan direction for this location as, “single- and two-unit residential uses are primarily located along local and residential arterial streets” (DZC 5.1.1).

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 located within "All other areas of the city, which are anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040" (p. 51). The proposed map amendment to U-TU-B will enable compatible growth for this location.

Evans Station Area Plan

In addition, although the subject property is not within the boundaries of some maps in the adopted *Evans Station Area Plan (2009)*, it is within one-half mile from the Evans Station, which includes it within the planning area (p. 4). One of the goals of the Evans Station Area Plan is to "maintain residential character of surrounding communities and encourage development of a full range of housing types and housing price points" (p. 10). It also recommends to "increase the supply of housing including for sale and rental housing of varying types and at a variety of price points" (p. 17). One of the implementation strategies of the plan is to "rezone or support rezoning applications within the Evans Station Area to allow for a future mixed-use neighborhood and residential development aligning with this Plan's Vision and recommendations. New zoning districts should promote diverse housing choice integrated with employment and shopping opportunities" (p. 45).

According to the text of the plan, this site is located within the Urban Residential area. The plan provides the following guidance for the Urban Residential area (p. 15):

“1c. Urban Residential – This land use is consistent with the Urban Residential designation in Blueprint Denver, but recommends less intensity and lower building heights (1-2 1/2 stories) than mixed use residential, to complement the existing neighborhood context. It encourages a mix of low and medium-density housing types including single family houses, accessory dwelling units (ADUs), duplexes and row houses. New development should reflect the existing character - small single-family lots (4,500 sf minimum), medium lot coverage, shallow to moderate setbacks, detached sidewalks with tree lawns and garages/parking accessed from the alley. Commercial uses to serve daily needs may be supported on arterials, such as Evans. Urban Residential land use applies to the following areas:

- Rosedale Neighborhood - between Evans and Harvard and between the alley east of Broadway and Logan”

Evans Station Area Land Use Plan (2009)



LEGEND					
	Mixed-Use - Main Street		Mixed-Use - Employment		Transit Station
	Mixed-Use Residential		Public / Quasi-Public		Plaza/Pedestrian Bridge
	Urban Residential		Transit Plaza		Station Tower/Vertical Pedestrian Connection
	Single Family-Duplex		Bicycle/Pedestrian Bridge		SW Corridor
	Single Family		Transit Parking		Existing Parks

Evans Station Area (2009)



The proposed map amendment would allow an increase in density that is compatible with the surrounding area and near the Broadway and the Evans commercial corridors, facilitating the creation of the mixed-use neighborhood recommended in the plan. The U-TU-B zone district would allow single-unit and two-unit houses of the scale and on the minimum lot size recommended by the plan, increasing the supply and variety housing in the neighborhood. The proposed rezoning is consistent with the recommendations of the Evans Station Area Plan.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-TU-B 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, primarily through implementation of the city's adopted land use plans as detailed above. In addition, the proposed map amendment would improve public health and welfare by allowing more residents to live within easy walking distance of transit along Evans Avenue, Broadway and the Evans Light Rain Station. The proposal will also maintain compatible scale and intensity in terms of allowed mix of uses and allowed building scale.

4. Justifying Circumstance

The application identifies several changed or changing conditions 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 a degree that the proposed rezoning is in the public interest. Such change may include changes or changing conditions in a particular area, or in the city generally." Specifically, the steady population growth in the City has created a need "in the city generally" for additional density and a variety of housing types. Additionally, the trends of the City and visions in the adopted plans focus on adding additional housing density around transit stations. There has been multi-family redevelopment and reinvestment in the Evans Station Area. Furthermore, there has been ample redevelopment and reinvestment surrounding the subject property including along Evans Avenue and Broadway.

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

The requested U-TU-B zone district is within the Urban Neighborhood Context. The neighborhood context generally consists of single-unit and two-unit residential uses in a regular block pattern with consistent alleys (DZC, Division 5.1). The current zone district, U-SU-C, is also within the Urban Neighborhood Context. This portion of the Rosedale neighborhood fits the description of an Urban neighborhood as described above. The proposed rezoning to U-TU-B would allow development consistent with the neighborhood context description.

The intent of the residential zone districts within the Urban Neighborhood Context is "to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context." More specifically, "the standards of the two unit and rowhouse districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form" (DZC Section 5.2.2.1). The proposed U-TU-B zoning would allow development consistent with the desired character for the surrounding residential neighborhood and with the purpose and intent of the zone district.

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Attachments

1. Application
2. Public Comment

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 deed of trust, 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 and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria 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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</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 on 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="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-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. Please provide an attachment describing the justifying circumstance.</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. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input type="checkbox"/> Proof of Ownership Document(s)</p> <p><input type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	

REZONING GUIDE



PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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 or deed of trust, (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

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

Property Legal Description

Lot Thirteen (13) & Fourteen (14), Block Four (4),
Lawndale,
City and County of Denver,
State of Colorado

2160 S GRANT ST

Owner	GBJ HOLDINGS LLC 7400 E CRESTLINE CIR 250 GREENWOOD VILLA, CO 80111-3655
Schedule Number	05272-09-006-000
Legal Description	L 13 & 14 BLK 4 LAWNSDALE
Property Type	RESIDENTIAL
Tax District	DENV

Print Summary

Property Description			
Style:	ONE-STORY	Building Sqr. Foot:	894
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1905	Basement/Finish:	273/0
Lot Size:	6,250	Zoned As:	U-SU-C

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

Current Year			
	Actual	Assessed	Exempt
Land		\$359,200	\$25,680 \$0
Improvements		\$108,400	\$7,750
Total		\$467,600	\$33,430

Prior Year			
	Actual	Assessed	Exempt
Land		\$281,100	\$20,240 \$0
Improvements		\$106,100	\$7,640
Total		\$387,200	\$27,880

Real Estates Property Taxes for current tax year

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	2/28/2019	6/17/2019	
Original Tax Levy	\$1,078.48	\$1,078.46	\$2,156.94
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,078.48	\$1,078.46	\$2,156.94
Due	\$0.00	\$0.00	\$0.00

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	Scheduled to be Paid by Mortgage Company ⓘ	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: **\$1,889.01**

Assessed Value for the current tax year

Assessed Land	\$20,240.00	Assessed Improvements	\$7,640.00
Exemption	\$0.00	Total Assessed Value	\$27,880.00

STATEMENT OF AUTHORITY

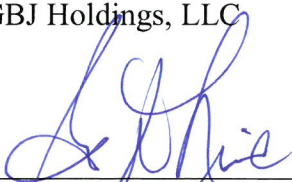
Pursuant to C.R.S. § 38-30-172, the undersigned hereby executes this Statement of Authority on behalf of GBJ Holdings, LLC, a Colorado Limited Liability Company (the "Entity"), and states as follows:

1. The name of the Entity is GBJ Holdings, LLC.
2. The Entity is a Colorado Limited Liability Company.
3. The mailing address for the Entity is 7400 E. Crestline Circle, Suite 250, Greenwood Village, CO 80111.
4. The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to properties on behalf of the Entity is Gary D. Levine, Manager of the Entity.
5. The authority of the foregoing person to bind the Entity includes any action required or reasonably necessary in connection with the proposed map amendment to change the zone district for the property located at 2160 S Grant Street, Denver, Colorado from U-SU-C to U-TU-B as well as any related development approvals in connection therewith.

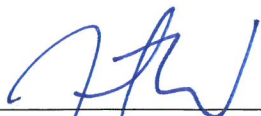
EXECUTED as of the 23 day of July, 2019.



Brett M. Perry, Manager
GBJ Holdings, LLC



Gary D. Levine, Manager
GBJ Holdings, LLC



Justin Land, Manager
GBJ Holdings, LLC

GBJ Holdings, LLC
7400 East Crestline Circle, Suite 250
Greenwood Village, Colorado 80111

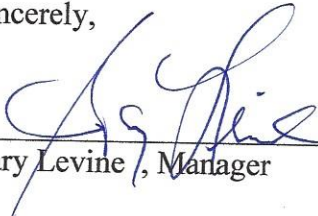
July 25, 2019

Community Planning and Development
City and County of Denver
201 West Colfax Avenue, Department 205
Denver, CO 80202

Community Planning and Development:

This letter serves as authorization for Foster Graham Milstein & Calisher, LLP to act on behalf of and represent GBJ Holdings, LLC for the purpose of submitting and processing the rezoning application for property owned by GBJ Holdings, LLC located at 2160 S Grant Street, Denver, CO.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Levine", is written over a horizontal line.

Gary Levine, Manager



FOSTER GRAHAM MILSTEIN & CALISHER, LLP
ATTORNEYS AT LAW

360 South Garfield Street
6th Floor Denver, CO 80209
T 303-333-9810 F 303-333-9786

DENVER – BOULDER
fostergraham.com

MEMORANDUM

To: Community Planning & Development – City and County of Denver
From: Erik Carlson - Foster Graham Milstein & Calisher, LLP
Date: July 23, 2019

Re: Rezoning Application Narrative – 2160 S Grant Street, Denver, Colorado

Foster Graham Milstein and Calisher, LLP (“FGMC”) represents GBJ Holdings, LLC (“GBJ” or the “Applicant”) regarding the real property it owns located at 2160 S Grant Street in Denver, Colorado (the “Property”). GBJ submits this application for a zone map amendment to change the Property’s underlying zoning from U-SU-C to U-TU-B (the “Application”). This memorandum serves as GBJ’s written narrative to the Application and identifies how the Application satisfies all of the zone map amendment criteria contained in Sections 12.4.10.7 and 12.4.10.8 of the Denver Zoning Code (the “Code”).

Background

GBJ owns the Property and currently rents out the single-family home (the “Home”) located on the Property. The Property is located in the Rosedale neighborhood, within ½ mile from the Evans RTD Light Rail Station and in close proximity to the Harvard Gulch North Park. There is a duplex residential home adjacent the Property to the rear and a duplex residential home two lots north of the Property. There are also several duplex residential homes adjacent the Property to the west across Grant Street. However, under the Property’s current U-SU-C zoning, only one single-family dwelling unit is allowed on the Property. GBJ desires the flexibility to construct a duplex on the Property in the future in conformance with the existing pattern and context of the neighborhood and therefore, submits this Application.

General Review Criteria – Section 12.4.10.7

The Application complies with all three of the Code’s general review criteria: (1) consistency with adopted plans; (2) uniformity of district regulations and restrictions; and (3) public health, safety and general welfare.

I. Consistency with Adopted Plans

The Code requires that all map amendment applications be consistent with the City and County of Denver's (the "City") adopted plans. (Code § 12.4.10.7.A.). The following plans are applicable to the Property:

- A. Comprehensive Plan 2040**
- B. Blueprint Denver 2019**
- C. Evans Station Area Plan**

A. Comprehensive Plan 2040

Denver's Comprehensive Plan 2040 was adopted by Denver City Council on April 22, 2019, and is comprised of six vision elements, which are the backbone of the plan. (Comp Plan 2040, pg. 10). The Application is consistent with the Equitable, Affordable and Inclusion Vision Element and the Strong and Authentic Neighborhoods Element.

Goal 1 of the Equitable, Affordable and Inclusion Vision Element is to "ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities." (Comp Plan 2040, pg. 28). Strategy A of Goal 1 is to "increase development of housing units close to transit and mixed-use developments." (Comp Plan 2040, pg. 28). Additionally, Goal 2 is to "build housing as a continuum to serve residents across a range of incomes, ages and needs." (Comp Plan 2040, pg. 28). Strategies A, B and C of Goal 2 state: "(A) create a greater mix of housing options in every neighborhood for all individuals and families; (B) ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options; and (C) foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services." (Comp Plan 2040, pg. 28).

The Application is consistent with the Equitable, Affordable and Inclusion Vision Element because the Application would allow an increase in housing units within ½ mile of the Evans RTD Light Rail Station and the growing mixed-use developments along the Broadway corridor. The Application would also create a greater mix and range of housing options in the Rosedale neighborhood by providing an additional duplex or rowhome, which offers diversity from the single-family dwelling product. Lastly, the Application furthers the housing strategy of increased density within access to transit and services.

Goal 1 of the Strong and Authentic Neighborhoods Vision Element is to "create a city of complete neighborhoods" and Strategy B of Goal 1 is to "ensure neighborhoods offer a mix of housing types and services for a diverse population." (Comp Plan 2040, pg. 34). Strategy D of Goal 1 is to "encourage quality infill development that is consistent with the surrounding

neighborhood and offers opportunities for increased amenities.” (Comp Plan 2040, pg. 34). Furthermore, the Strong and Authentic Neighborhoods Vision Element identifies the appropriate land use in the Urban Neighborhood Context as “small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas” and the mobility element of the Urban Neighborhood Context is “less reliance on cars, with a high degree of walkability, bikeability, and good access to transit.” (Comp Plan 2040, pg. 36).

The Application is consistent with the Strong and Authentic Neighborhoods Vision Element because, as explained above, it will offer a greater mix of housing types. The Application will also encourage a moderate increase in density that is consistent with the surrounding neighborhood because of the current existence of other duplex or rowhome housing units in the Property’s neighborhood. Lastly, the Application meets the Urban Neighborhood context of 1-unit and 2-unit residential areas with a focus on mobility and access to Evans RTD Light Rail Station.

Therefore, the Application is consistent with the Comprehensive Plan 2040 because it responsibly increases density and available housing product consistent with the surrounding area and within close proximity to a transit station and mixed-use developments.

B. Blueprint Denver 2019

Blueprint Denver 2019 was adopted by Denver City Council on April 22, 2019, and “provides the foundation for citywide policies and recommendations related to land use, transportation, design and growth.” (Blueprint Denver, pg. 6). Blueprint Denver “uses neighborhood contexts, places and street types to provide a framework to evaluate proposed rezonings.” (Blueprint Denver, pg. 25, 67).

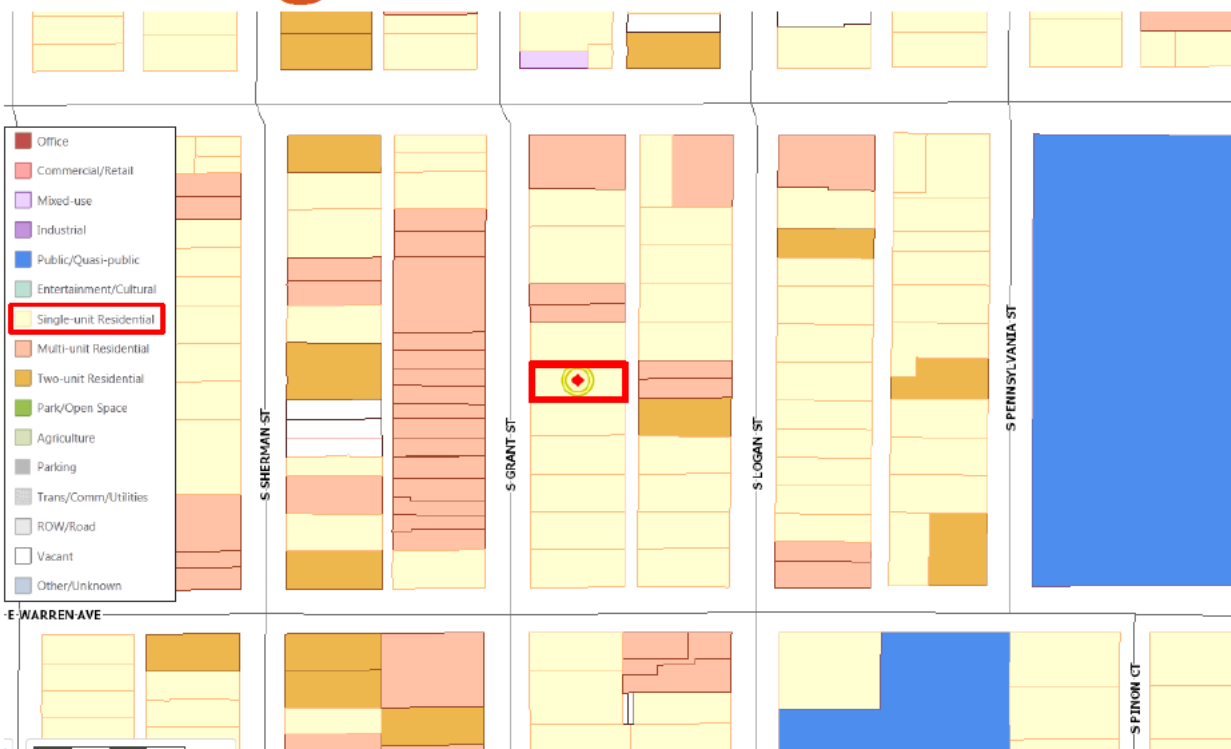
The Property is in the Urban Neighborhood Context, which is defined as “small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.” (Blueprint Denver, pg. 137). The Property is designated on the Future Places map as in a “Low Residential” area. (Blueprint Denver, pg. 143). Blueprint Denver states that Low Residential future places are “predominately single- and two-unit uses on smaller lots” and “duplexes can be thoughtfully integrated where compatible.” (Blueprint Denver, pg. 230). Blueprint Denver also gives specific guidance for applying the Low Residential future place to proposed rezonings. (Blueprint Denver, pg. 231). Specifically, “when a rezoning request is made to change the zoning to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns.” (Blueprint Denver, pg. 231).

The Application is requesting a zone map amendment from U-SU-C to U-TU-B, which is a zone district that would allow two-unit uses on the Property. Accordingly, pursuant to

Blueprint Denver, the appropriateness depends on small area plan guidance, neighborhood input and the existing zoning patterns. Explained in greater detail below, the Application is consistent with the Evans Station Area Plan because it would increase the housing variety and density within close proximity to the Evans RTD Light Rail Station. Additionally, the Applicant has met with the only Registered Neighborhood Organization associated with the Property, whose bylaws prohibit the neighborhood organization from formally supporting or opposing the Application. The Applicant has also received a letter of support from an abutting property owner across Grant Street, which is attached to this narrative.

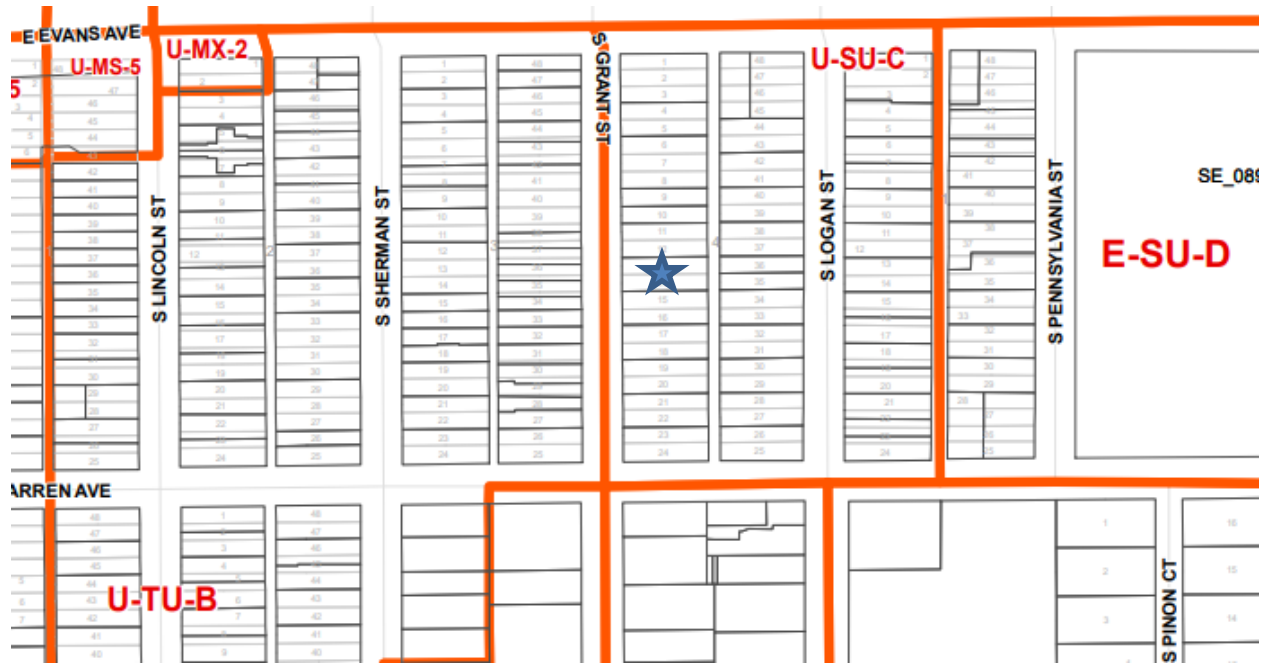
The Application is consistent with the existing zoning patterns because of its proximity to other properties located in the U-TU-B zone district and because there are other duplexes and two-unit uses located within the Property’s U-SU-C zone district. The map below shows the Property’s proximity to other duplexes, two-unit uses, and multi-unit uses. The Property is identified by a red diamond and a yellow circle and the pink and orange colors on the map identify the other multi-unit and two-unit residential uses in close proximity to the Property, as labeled in the legend on the left-hand side of the map.

Existing Context – Land Use



As the map above shows, multi-unit uses abut the Property to the east (rear) and west (across Grant Street) and are also located two lots north of the Property and various other places

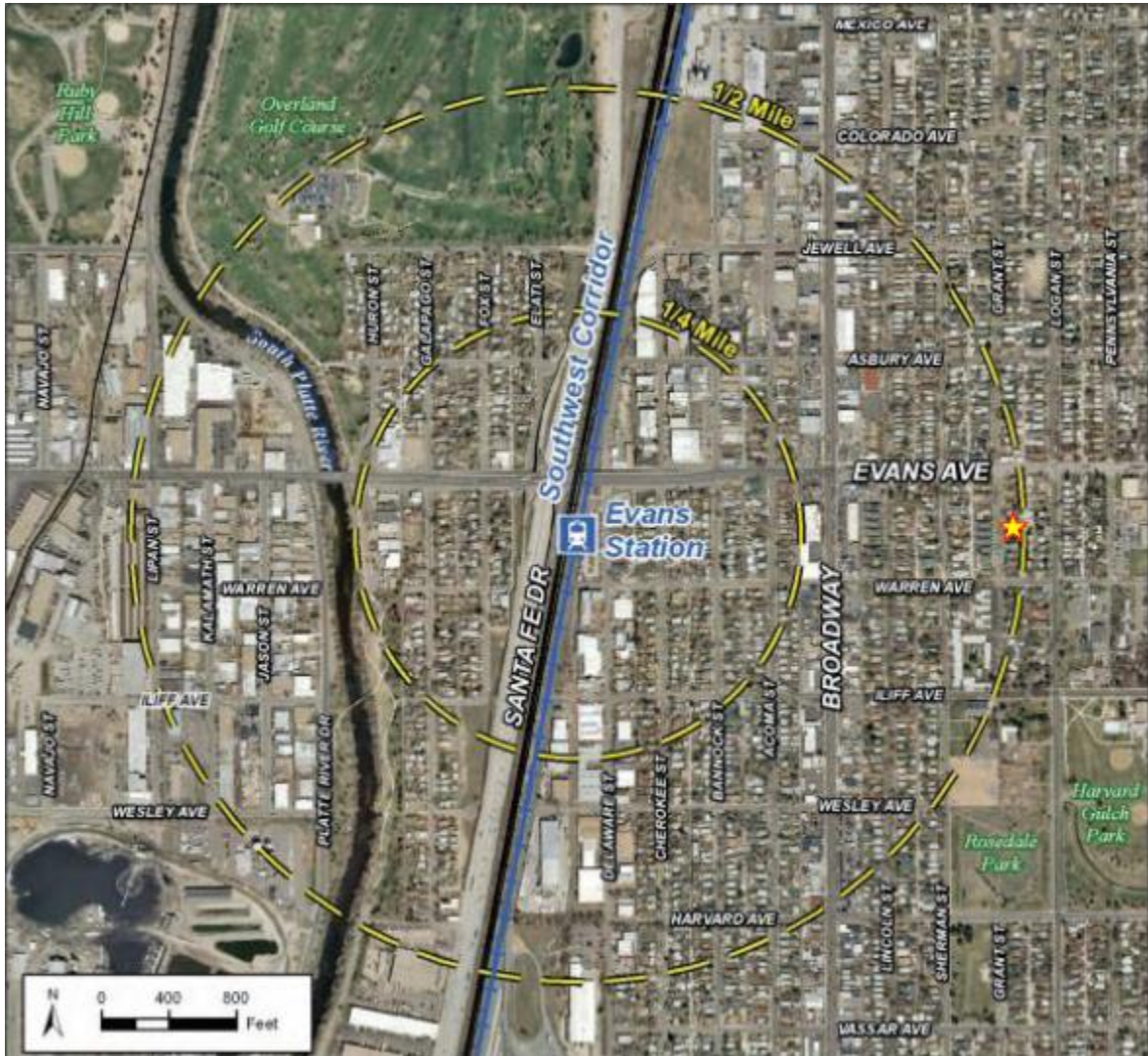
within single-unit zone districts. As the zoning map below shows, the Property, identified by a blue star, is located adjacent to the U-TU-B zone district.



Therefore, the Application is consistent with the Neighborhood Context and Future Place identified for the Property in Blueprint Denver because the Application is: (1) consistent with the Evans Station Area Plan, as explained below; (2) there is neighborhood support; and (3), as shown on the maps above, the existing zoning pattern of the neighborhood includes the requested U-TU-B zone district adjacent to the Property and there are several other duplexes and two-unit uses in the vicinity of the Property.

C. Evans Station Area Plan

The Evans Station Area Plan was adopted on October 12, 2009, and is to “be used to guide decisions regarding appropriate public and private investment within ½ mile of the Evans light rail station.” (Evans Station Area Plan, pg. ix). While the Evans Station Area Plan does not appear on the City’s Plans, Assessments and Studies Map as impacting the Property, the Property is located within the ½ mile radius of the Evans RTD Light Rail Station and thus, as explained above, the Evans Station Area Plan shall be used to guide decisions regarding public and private investments on the Property. The map below is from page viii of the Evans Station Area Plan and shows the plan’s ½ mile radius. The Property is shown by the yellow star on the map below.



The vision of the Evans Station Area Plan is to create “vibrant, sustainable communities with a diverse mix of land use at various densities within a 10-minute walk, or about a half-mile” of the Evans RTD Light Rail Station. (Evans Station Area Plan, pg. ix). The land use recommendations in the Evans Station Area Plan seek to reinforce the vision for the Evans RTD Light Rail Station area and “support transit by having sufficient residential densities and mix of uses to reduce walking distances between residences and other destinations such as neighborhood retail, services, parks, and transit.” (Evans Station Area Plan, pg. 12). Land Use Recommendation 4a states, “increase the supply of housing including for sale and rental housing of varying types and at a variety of price points.” (Evans Station Area Plan, pg. 17). Additionally, while the Property is not specifically identified as “Urban Residential” in the Evans Station Area Plan, the Property does not have a specified land use designation and is located one block east of the Urban Residential District and thus, it is appropriate to consider the Urban Residential goals applicable to the Property. (Evans Station Area Plan, pg. 13). Goal 1c “encourages a mix of low and medium-density housing types including single family houses, accessory dwelling units (ADUs), duplexes and row houses. (Evans Station Area Plan, pg. 15).

The Application would increase the available housing variety and modestly increase density by allowing a duplex on the Property, a change from the current single-family home. The Property is located within ½ mile of the Evans RTD Light Rail Station and in close proximity to the Urban Residential District in the Evans Station Area Plan, which specifically encourages a mix of duplexes, row houses and single-family houses. Therefore, because the Application satisfies the vision and land use recommendations that focus on bringing housing variety and density to areas in close proximity to the Evans RTD Light Rail Station, the Application is consistent with the Evans Station Area Plan.

II. Uniformity of District Regulations and Restrictions

The Code requires that all zone lot amendments “result[] 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.” (Code § 12.4.10.7.B.). The Application satisfies Code § 12.4.10.7.B because the Property meets the regulations and restrictions for two-unit residential uses within the U-TU-B Zone District. Specifically, the U-TU-B Zone District “allows up to two units on a minimum zone lot of 4,500 square feet” and the Property is 6,250 square feet, and thus, the proposed duplex would meet the regulations and restrictions that are uniform for the same type of building through the U-TU-B Zone District. Furthermore, the Application would result in development that is consistent with the adjacent U-TU-B Zone District. Therefore, the Application satisfies Code § 12.4.10.7.B.

III. Public Health, Safety and General Welfare

The Code requires that all zone lot amendments “further[] the public health, safety and general welfare of the City.” (Code § 12.4.10.7.C). The Application further the public health, safety and general welfare of the City by implementing the goals and objectives of the Denver Comprehensive Plan 2040 and Blueprint Denver 2019 and by providing a modest increase in available housing in the midst of a housing shortage in the City.

Additional Review Criteria – Section 12.4.10.8

The Code also requires that non-legislative rezonings meet the following additional criteria: (A) justifying circumstances; and (B) consistency with neighborhood context description, zone district purpose and intent statements. (Code § 12.4.10.8).

A. Justifying Circumstances

One of the Code’s justifying circumstances is that “the land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a

redevelopment of the area or to recognize the changed character of the area.” (Code § 12.4.10.8.A.4.). The Application satisfies Code § 12.4.10.8.A.4 because of the overall population growth of the City and the increase in development surrounding the Evans RTD Light Rail Station. Specifically, the steady population growth in the City has created a need for additional density and a variety of housing types. The Comprehensive Plan 2040, Blueprint Denver and the Evans Station Area Plan all contemplate an increase in density and housing variety for the Property and the surrounding area. Additionally, the trends of the City and visions in the adopted plans focus on adding additional housing density around transit stations, thus, supporting the Application which will allow a residential duplex rather than only a single-family residential home on the Property. Therefore, the Application satisfies the justifying circumstance requirement contained in Code § 12.4.10.8.A.4.

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

The Code requires that all non-legislative map amendments be “consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district.” (Code § 12.4.10.8.B.). “The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses.” (Code § 5.1.1). Additionally, the Code states that “the intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.” (Code § 5.2.2.1). The specific intent of the U-TU-B Zone District is to “allow[] up to two units on a minimum zone lot area of 4,500 square feet” and “allowed building forms are urban house, detached accessory dwelling units, duplex and tandem house building forms.” (Code § 5.2.2.2.N). The Application is consistent with the Urban Neighborhood Context because it proposes a zone district that allows single-unit and two-unit residential uses. The Application is also consistent with the U-TU-B Zone District purpose and intent because the Property meets the minimum lot size requirement for up to two-units under the duplex and tandem house building forms.

Therefore, for the foregoing reasons, the Application satisfies each of the additional review criteria provided in Code § 12.4.10.8.

Conclusion

As the foregoing explains, the Application satisfies the Code’s requirements identified in Section 12.4.10.7 and Section 12.4.10.8. Accordingly, GBJ respectfully requests approval of the Application. Please do not hesitate to contact us with questions, concerns or to discuss further.

June 15th , 2019

Community Planning and Development
City and County of Denver
201 West Colfax Avenue, #205
Denver, CO 80202

Re: Rezoning Application – 2160 S Grant Street, Denver, Colorado

Denver’s Community Planning and Development Department:

I own property and reside in the Rosedale neighborhood of Denver near 2160 S Grant Street (the “Property”). The owners of the Property (GBJ Holdings, LLC) have discussed with me their proposal to rezone the Property from its current U-SU-C Zone District to the U-TU-B Zone District (the “Proposed Rezoning”). Please accept this letter as an expression of my support of the Proposed Rezoning.

As the owners of the Property have explained to me, the approval criteria for rezoning applications include, among other factors, an evaluation of the current context and pattern of the neighborhood and the input of the nearby property owners. I believe that the Proposed Rezoning is consistent with the current context and pattern of the neighborhood. Specifically, the Proposed Rezoning would allow the construction of a duplex on the Property, which is only one dwelling unit more than is allowed under the Property’s current zoning. A duplex would fit the current context and pattern of the neighborhood because there are several existing duplexes in the area, including, but not limited to, several across the street from the Property, two almost immediately north of the Property and two adjacent to the rear of the Property.

The Rosedale neighborhood has changed significantly over the past several years and, as a nearby property owner, I believe that the Proposed Rezoning is not only compatible with the current context and pattern of the area, but would positively contribute to, and encourage, responsible growth in this part of Denver.

Thank you for considering my support of GBJ Holdings, LLC’s proposed rezoning application of 2160 S Grant Street.

Sincerely,

Signature: 

Printed Name: Joe Curtiss-Lusher

Address: 2147 S. Grant St, Denver, CO 80210

June 15th , 2019

Community Planning and Development
City and County of Denver
201 West Colfax Avenue, #205
Denver, CO 80202

Re: Rezoning Application – 2160 S Grant Street, Denver, Colorado

Denver’s Community Planning and Development Department:

I own property and reside in the Rosedale neighborhood of Denver near 2160 S Grant Street (the “Property”). The owners of the Property (GBJ Holdings, LLC) have discussed with me their proposal to rezone the Property from its current U-SU-C Zone District to the U-TU-B Zone District (the “Proposed Rezoning”). Please accept this letter as an expression of my support of the Proposed Rezoning.

As the owners of the Property have explained to me, the approval criteria for rezoning applications include, among other factors, an evaluation of the current context and pattern of the neighborhood and the input of the nearby property owners. I believe that the Proposed Rezoning is consistent with the current context and pattern of the neighborhood. Specifically, the Proposed Rezoning would allow the construction of a duplex on the Property, which is only one dwelling unit more than is allowed under the Property’s current zoning. A duplex would fit the current context and pattern of the neighborhood because there are several existing duplexes in the area, including, but not limited to, several across the street from the Property, two almost immediately north of the Property and two adjacent to the rear of the Property.

The Rosedale neighborhood has changed significantly over the past several years and, as a nearby property owner, I believe that the Proposed Rezoning is not only compatible with the current context and pattern of the area, but would positively contribute to, and encourage, responsible growth in this part of Denver.

Thank you for considering my support of GBJ Holdings, LLC’s proposed rezoning application of 2160 S Grant Street.

Sincerely,

Signature: 

Printed Name: Joe Curtiss-Lusher

Address: 2147 S. Grant St, Denver, CO 80210

October 22, 2019

Community Planning and Development
City and County of Denver
201 West Colfax Avenue, #205
Denver, CO 80202

Re: Rezoning Application – 2160 S Grant Street, Denver, Colorado

Dear Denver’s Community Planning and Development Department:

I co-own 2101, 2109, and 2115 South Logan Street and reside nearby in the University Park neighborhood of Denver near 2160 S Grant Street (the “Property”). The owners of the Property (GBJ Holdings, LLC) have discussed with me their proposal to rezone the Property from its current U-SU-C Zone District to the U-TU-B Zone District (the “Proposed Rezoning”). Please accept this letter as a formal expression of my support of the Proposed Rezoning.

As the owners of the Property have explained to me, the approval criteria for rezoning applications include, among other factors, an evaluation of the current context and pattern of the neighborhood and the input of the nearby property owners. I believe that the Proposed Rezoning is consistent with the current context and pattern of the neighborhood. Specifically, the Proposed Rezoning would allow the construction of a duplex on the Property, which is only one dwelling unit more than is allowed under the Property’s current zoning. A duplex would fit the current context and pattern of the neighborhood because there are several existing duplexes in the area, including, but not limited to, several across the street from the Property, two almost immediately north of the Property and two adjacent to the rear of the Property. Furthermore, I believe increased density in this area will help enhance environmental quality and limit traffic congestion.

The Rosedale neighborhood has changed significantly over the past several years and, as a nearby property owner, I believe that the Proposed Rezoning is not only compatible with the current context and pattern of the area, but would positively contribute to, and encourage, responsible growth in this part of Denver. I believe that architectural design, materials selection, and quality of construction can help to ensure a newly constructed duplex complements and enhances surrounding development.

Thank you for considering my support of GBJ Holdings, LLC’s proposed rezoning application of 2160 S Grant Street.

Sincerely,

Signature:  _____

Printed Name: Ryan McLaw 2101 South Logan, LLC

Address: 2101 S. Logan St., 80210

October 23rd, 2019

Community Planning and Development
City and County of Denver
201 West Colfax Avenue, #205
Denver, CO 80202

Re: Rezoning Application – 2160 S Grant Street, Denver, Colorado

Dear Denver’s Community Planning and Development Department:

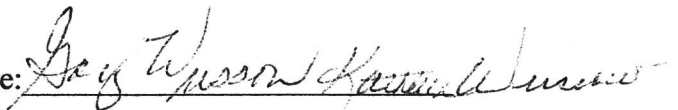
I own property in the Rosedale neighborhood of Denver near 2160 S Grant Street (the “Property”). The owners of the Property (GBJ Holdings, LLC) have discussed with me their proposal to rezone the Property from its current U-SU-C Zone District to the U-TU-B Zone District (the “Proposed Rezoning”). Please accept this letter as a formal expression of my support of the Proposed Rezoning.

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The Rosedale neighborhood has changed significantly over the past several years and, as a nearby property owner, I believe that the Proposed Rezoning is not only compatible with the current context and pattern of the area, but would positively contribute to, and encourage, responsible growth in this part of Denver.

Thank you for considering my support of GBJ Holdings, LLC’s proposed rezoning application of 2160 S Grant Street.

Sincerely,

Signature: 

Printed Name: Gary and Kathleen
Wussow _____

Address: 2182 S. Grant St., Denver
80210 _____

From: [Shaver, Brandon A. - CPD Senior City Planner](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: FW: [EXTERNAL] Application #20191-00065
Date: Wednesday, January 29, 2020 8:23:03 AM

Comment from a neighbor near 2160 S Grant St

-----Original Message-----

From: gpachel@aol.com <gpachel@aol.com>
Sent: Tuesday, January 28, 2020 7:17 PM
To: Shaver, Brandon A. - CPD Senior City Planner <Brandon.Shaver@denvergov.org>
Subject: [EXTERNAL] Application #20191-00065

I will not be able to attend the meeting on 02-05-20 for rezoning of the property at 2160 S Grant St. I have lived at 2135 S Logan St for 55 years & have seen many changes, some good & some not so good. I have counted the dwellings on S Logan & S Grant Street (Evans Avenue on the North & Warren Avenue on the South) which would be two square blocks. A total of 57 dwellings; 32 single dwellings & 25 townhouses/duplexes or apartments, which would be around 50% of each. I do not believe the GBJ Holdings LLC has any interest in our neighborhood except to make some money and then get out of town.

#1 Traffic is a problem because S Logan Street is a main street to and from downtown Denver. There are four traffic lights starting at Evans going south on Logan; one at Iliff, Harvard and Yale so there are four lights within seven blocks which causes people to drive through our Alley and Grant Street(southbound) so they can detour around the traffic on Logan Street.

#2 School Children- There are two schools in the immediate area, Our Lady of Lourdes at South Logan and Iliff and the Denver Waldorf school at 2100 S. Pennsylvania approximately 600 feet east of S. Logan St. both schools end classes around 3:00 PM, so there are children walking and more traffic because parents are picking up their children. I have seen children in danger of getting hit by automobiles while crossing streets because there is just too much traffic in this area.

#3 The available parking spots on east and west side of South Grant are all taken by 6:30 PM, so people who actually live on Grant are parking on other side streets.

There is a duplex directly behind my home and there are four people who live there. Three people have one vehicle each and the fourth person owns one car, one truck and a motorcycle. The duplex next to this unit has two vehicles, therefore making a total of eight vehicles on this one site. I am not saying that a single dwelling unit would not have eight vehicles, but most likely not.

If this application is approved, then that will open the door for others to do the same thing.

Thank you for your time and consideration regarding this matter.

Sincerely,
Geraldine J. Pachello

Sent from my iPhone