



**TO:** Land Use, Transportation, and Infrastructure Committee of the Denver City Council  
**FROM:** Libbie Glick, AICP, Senior City Planner  
**DATE:** September 21, 2023  
**RE:** Official Zoning Map Amendment Application #2023I-00115

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2023I-00115.

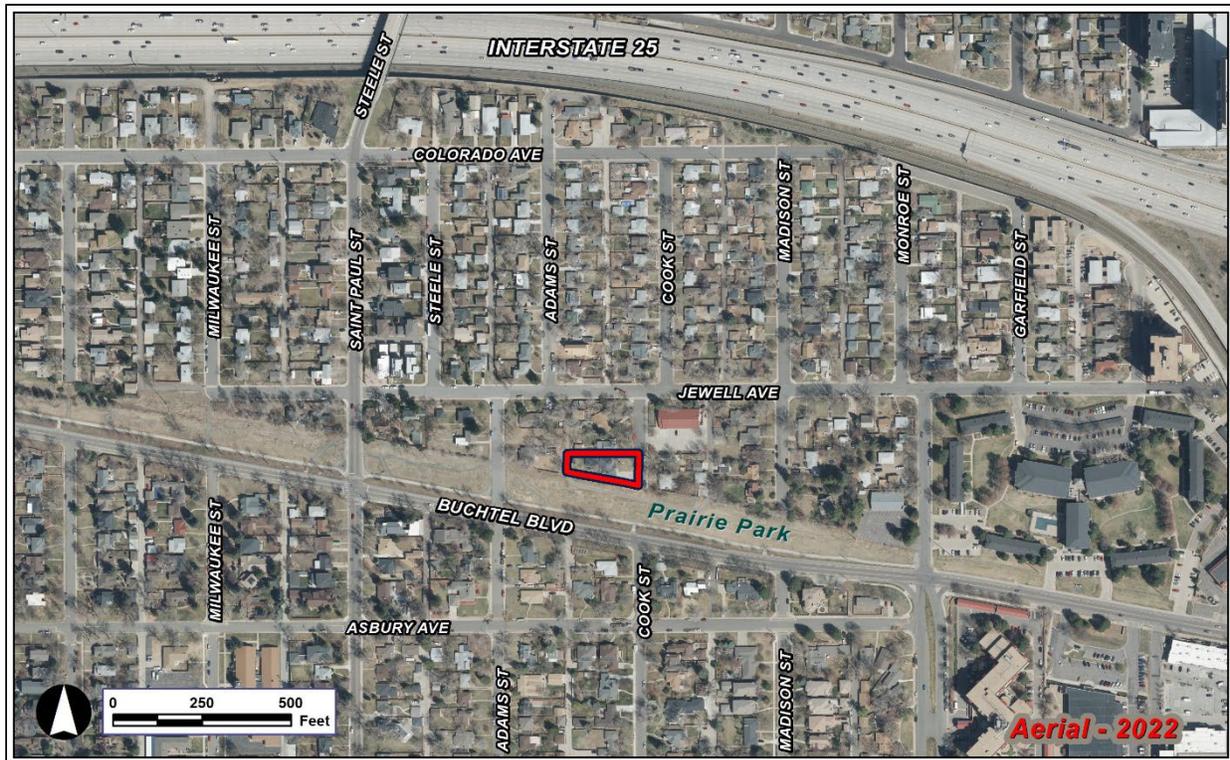
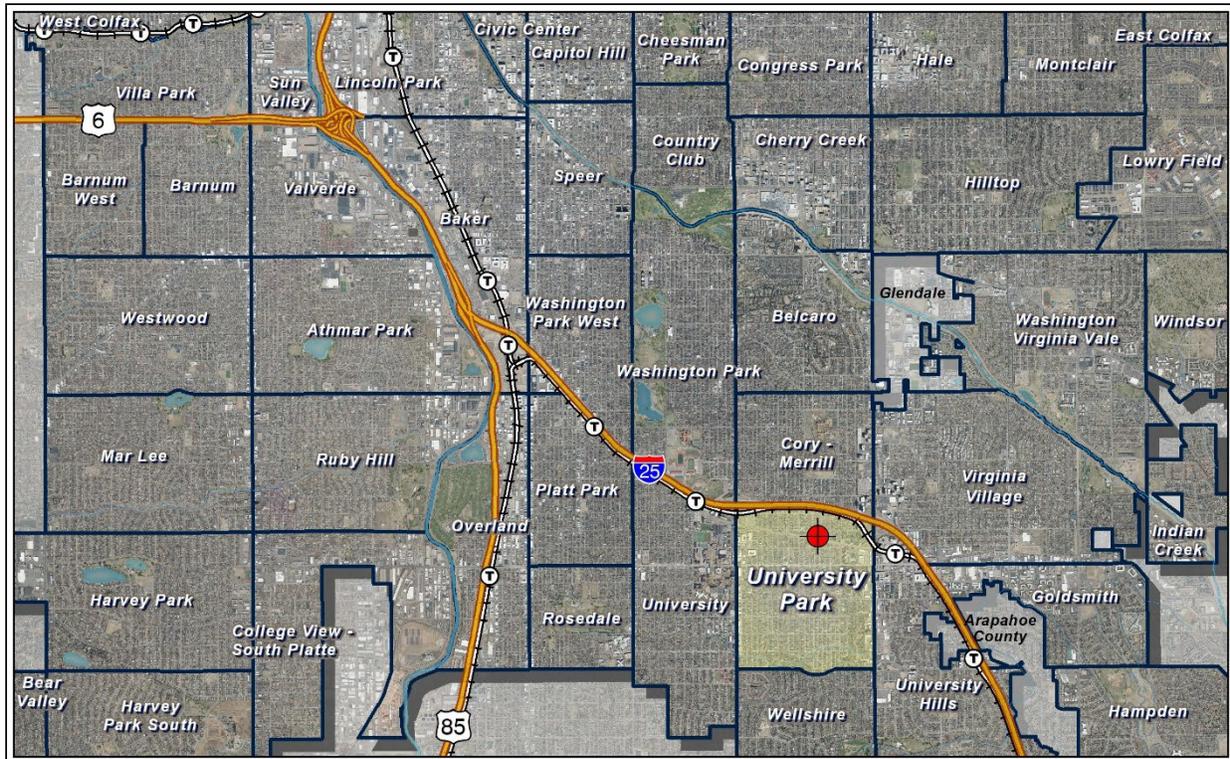
### Request for Rezoning

Address: 1925 S Cook St  
Neighborhood/Council District and CM: University Park / Council District 6, CM Kashmann  
RNOs: Inter-Neighborhood Cooperation (INC), University Park  
Community Council, Strong Denver  
Area of Property: 10,500 square feet or 0.24 acres  
Current Zoning: E-SU-D  
Proposed Zoning: E-SU-D1  
Property Owner(s): Andrea Taylor  
Owner Representative: Bruce O'Donnell, Starboard Realty

### Summary of Rezoning Request

- The subject property contains a single unit home built in 1055 and is located between Prairie Park and Interstate 25 on South Cook Street.
- The applicant is proposing to rezone the property to build an accessory dwelling unit.
- The proposed E-SU-D1 zone district (Urban Edge, Single-Unit, D1) is intended for properties with a minimum zone lot area of 6,000 square feet and allows urban houses and detached accessory dwelling units (ADUs). This zone district is intended for use in the Urban Edge Neighborhood Context which is characterized by elements from the Urban and Suburban neighborhood contexts and is comprised primarily of single-unit and two-unit residential uses. Single-unit residential uses are typically located along local and arterial streets and structures are usually the Urban House building form in the E-SU-D1 district. 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 25% 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 4 of the Denver Zoning Code (DZC).
- The site was rezoned from E-SU-Dx to E-SU-D in June 2019. Councilmember Kashmann sponsored the rezoning at the behest of neighborhood residents to remove the previously allowed Suburban House primary building form and affirm the neighborhood's Urban Edge neighborhood context.

### Existing Context

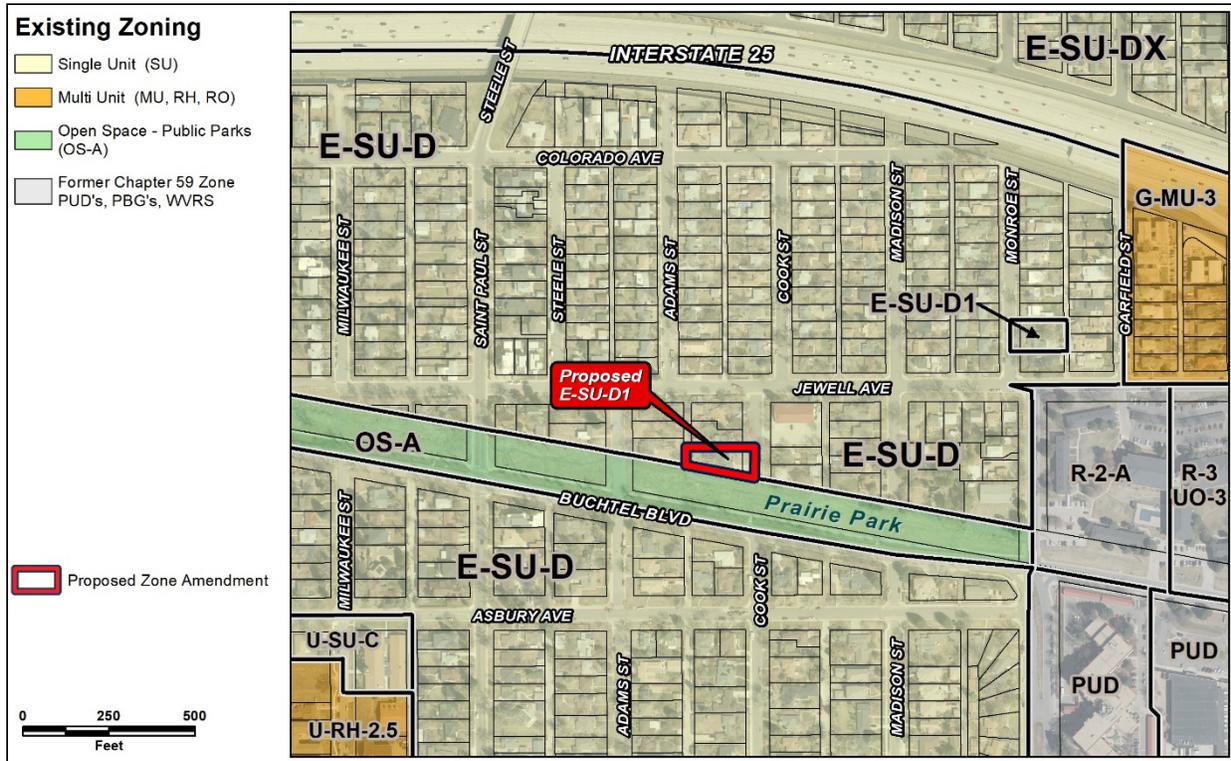


The subject property is in the University Park statistical neighborhood, which is characterized primarily by single-unit residential uses with multi-unit and commercial/retail uses located closer to Colorado Boulevard in the eastern portion of the neighborhood. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. The subject site is two blocks south of Interstate 25 and four blocks west of Colorado Boulevard. This site is located just outside a ½ mile from the RTD Colorado Light Rail Station. Additionally, Bus Route 21 runs along Buchtel Blvd., directly south of the site with a 30-minute headway.

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

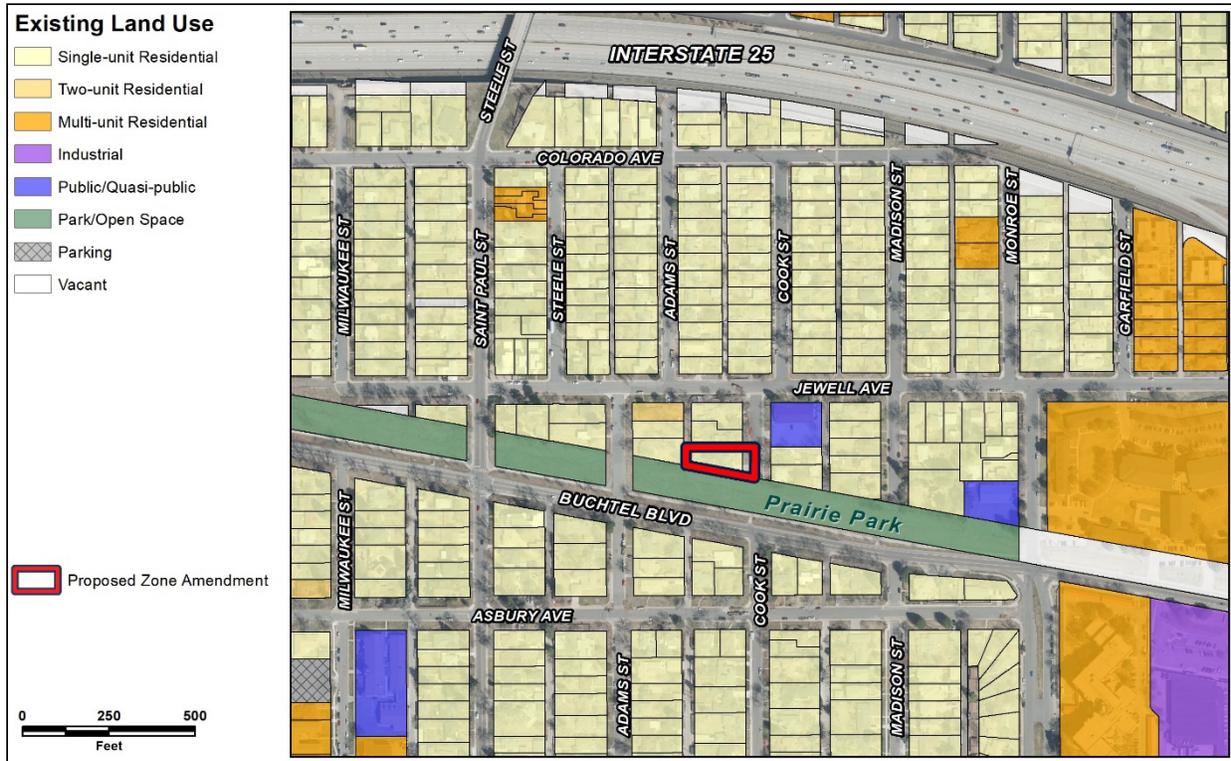
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-D	Single-unit Residential	Two-story home with attached garage with curb cut and no sidewalk	Block sizes and shapes are generally consistent and rectangular. Buchtel Boulevard and Prairie Park bisect the rectangular block pattern. Attached narrow sidewalks and existing alleys. Detached garages and on-street vehicle parking.
North	E-SU-D	Single-unit Residential	One-story home with no sidewalk	
South	OS-A	Prairie Park	Public park with trail	
East	E-SU-D	Single-unit Residential	Two-story home with attached sidewalk	
West	E-SU-D	Single-unit Residential	One-story home with attached sidewalk	

### 1. Existing Zoning



The E-SU-D zone district is a single-unit district allowing only the Urban House primary building form on a minimum zone lot of 6,000 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65% of the zone lot, and 1 story or 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 Edge Neighborhood Context.

## 2. Existing Land Use Map



## 3. Existing Building Form and Scale

(images from Google maps)



View of subject property facing west.



View of the property directly east, across S. Cook St., of the subject property, facing east.



View of property directly north of the subject property, facing west.



View of Prairie Park south of the subject property, facing north from Buchtel Blvd.



View of the property west of the subject property, facing east from S. Adams St.

### Proposed Zoning

E-SU-D1 is a single-unit zone district with a minimum zone lot size of 6,000 square feet allowing only the Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the E-SU-D1 district. Compared to the E-SU-D zone district, E-SU-D1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The DADU 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 10,500 square feet, allowing a maximum building footprint of 1,000 square feet for the ADU.

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

Design Standards	E-SU-D (Existing)	E-SU-D1 (Proposed)
Primary Building Forms Allowed	Urban House	Urban House
Maximum Height in Stories/Feed, 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/ 17 feet	1 story/ 17 feet
DADU Maximum Heights in Stories/Feet	2 stories/ 24 feet	2 stories/ 24 feet
Zone Lot Size (Min.)	6,000sf	6,000sf
Zone Lot Width (Min.)	50 feet	50 feet
Primary Street Block Sensitive Setback Required / If not (Min.)	Yes / 20 feet	Yes / 20 feet
Side Interior Setback (Min.)	10 feet	10 feet
Rear Alley/No Alley (Min.)	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 a lot width of 80 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:** Approved – No Comments

**Denver Public Schools:** Approved – No Response

**Department of Public Health and Environment:** Approve Rezoning Only – Will require additional information at Site Plan Review

Denver Department of Public Health & Environment – Division of Environmental Quality (EQ) does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

**Denver Parks and Recreation:** Approved – No Comments

**Department of Transportation and Infrastructure – R.O.W. - City Surveyor:** Approved – No Comments

**Development Services - Transportation:** Approved – No Response

**Development Services – Wastewater:** Approved – No Comments

**Development Services – Project Coordination:** Approve Rezoning Only – will require additional information at site plan review.

1. The property will need to obtain building permits and zoning use and construction permits before construction can commence.
2. Plan reviews will be conducted by Residential Review Team.
3. All new construction will need to comply with determined building form standards and DZC requirements.
4. Please note that the Urban House building form restricts building coverage on the zone lot to 37.5% in this zone district. Building coverage includes all accessory structures, except those exceptions listed in DZC 4.3.7.5.

**Development Services – Fire Prevention:** Approved – No Comments

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>7/21/23</b>
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:	<b>8/22/23</b>
Planning Board Public Hearing. (Planning Board unanimously recommended approval of rezoning)	<b>9/6/23</b>
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 (10) working days before the meeting:	<b>9/11/23</b>
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	<b>9/26/23</b>
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:	<b>10/16/23 (tentative)</b>
City Council Public Hearing:	<b>11/6/23 (tentative)</b>

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

## **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)
- University Park Neighborhood Plan (2008)

### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

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 consistent with the following strategy 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).

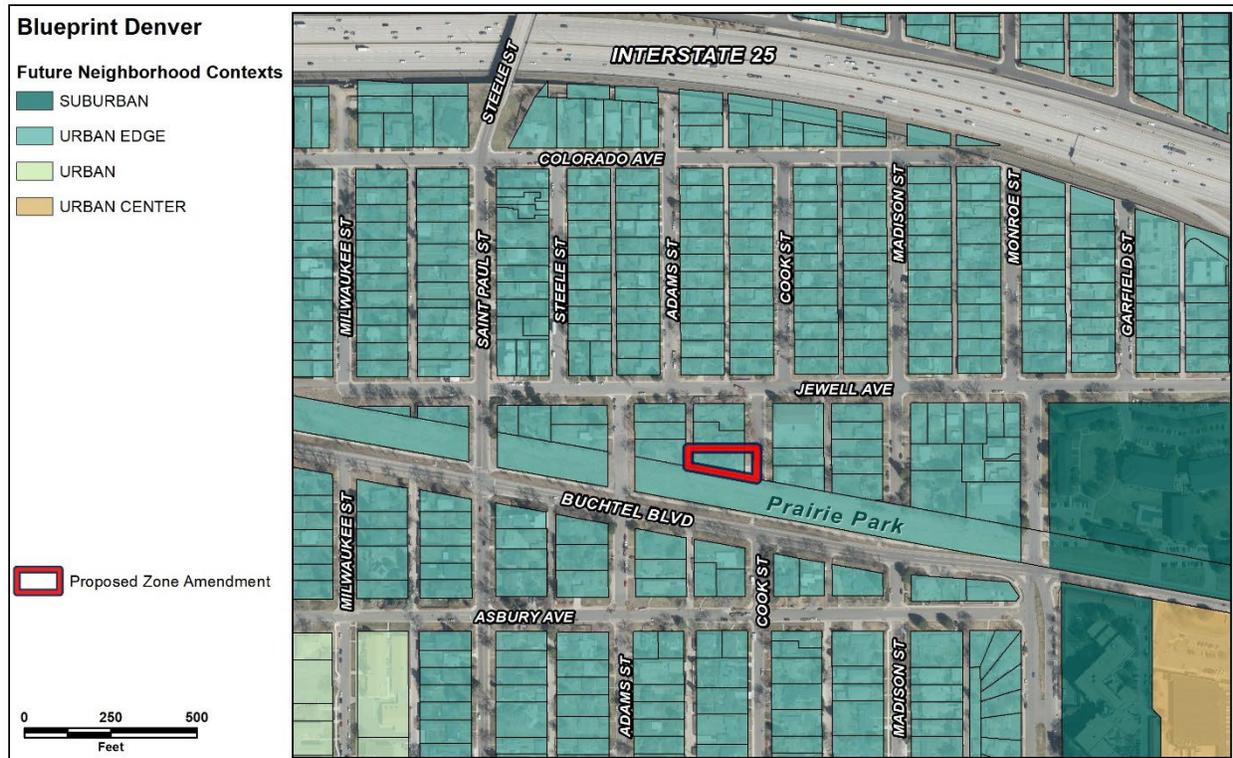
E-SU-D1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit residential neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes and ages consistent with the follow Equitable, Affordable, and Inclusive strategy:

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

### ***Blueprint Denver***

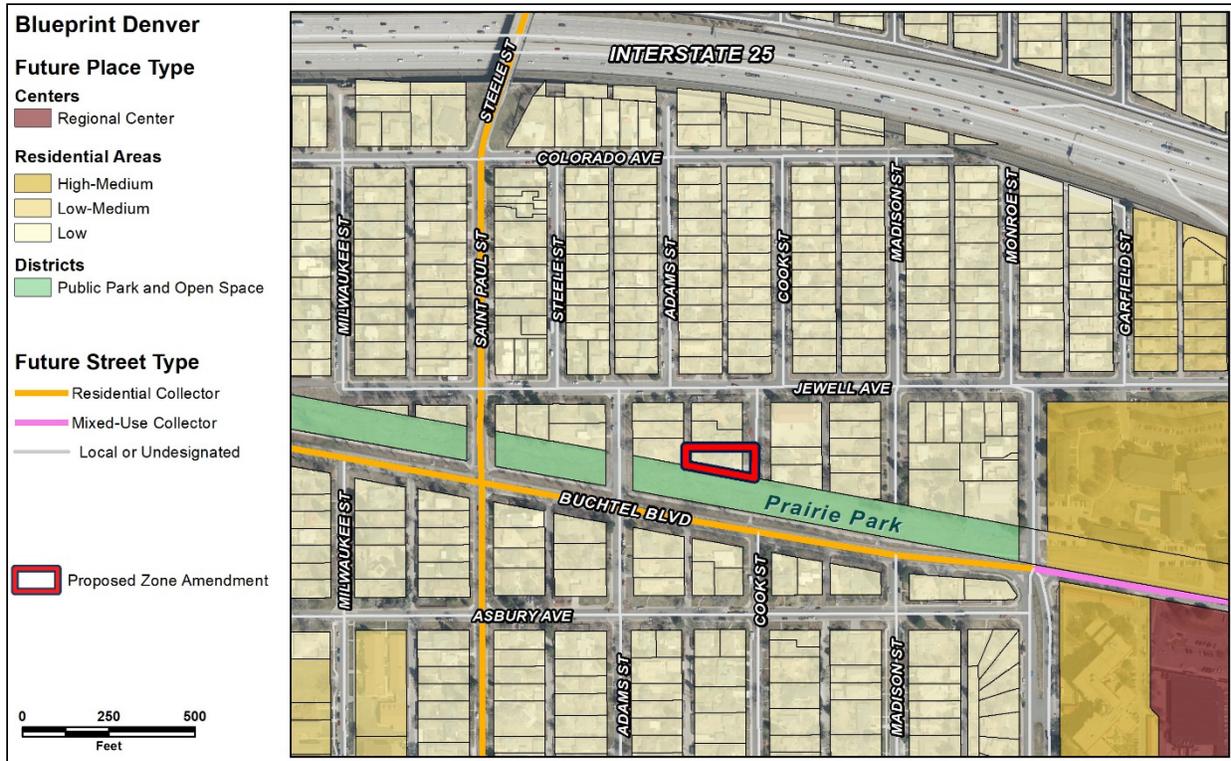
*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Neighborhood Context 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 in things like land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is shown on the context map as the Urban Edge neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban Edge neighborhood context is described as “predominately residential and tends to act as a transition between urban and suburban areas” with “good walkability with short, predictable blocks.” (p. 205). E-SU-D1 is a zone district within the Urban Edge neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context” and “the building form standards, design standards, and uses work together to promote desirable residential areas” (DZC 4.2.2.1). E-SU-D1 is consistent with the *Blueprint* future neighborhood context of Urban Edge 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 and Future Streets



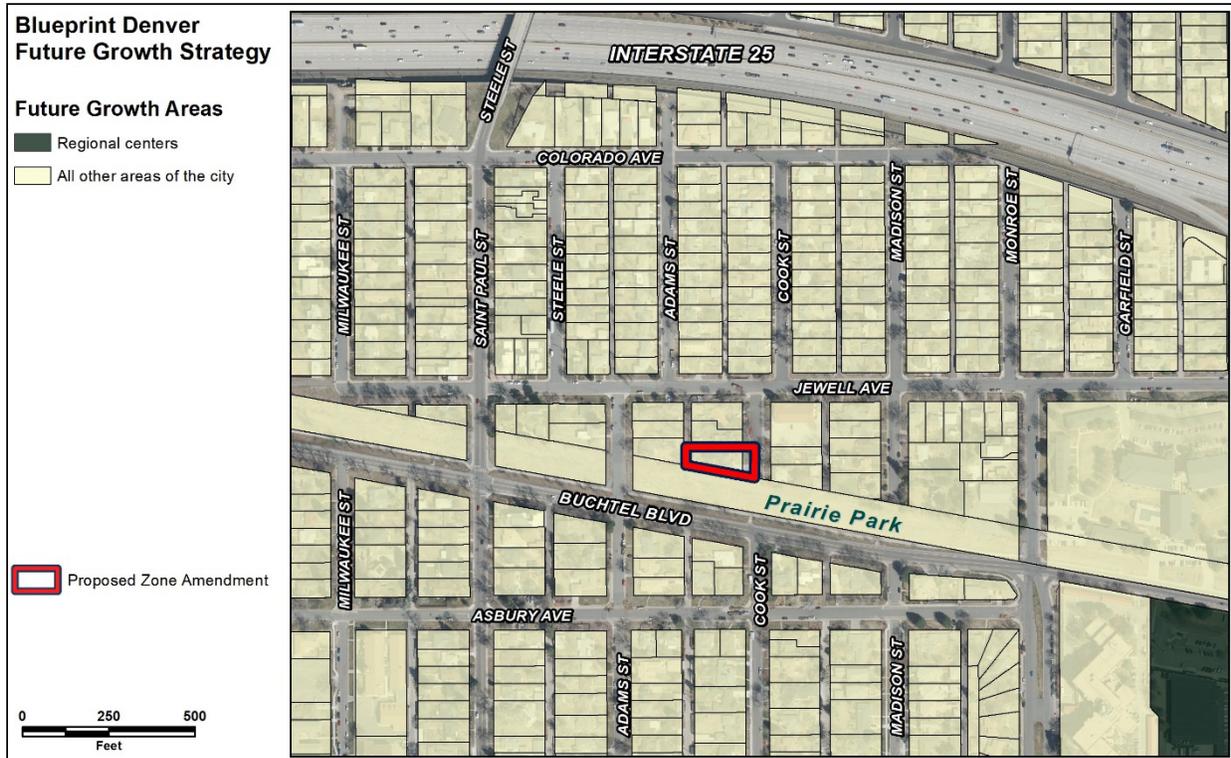
### **Future Place Type**

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 small or medium 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. 215). E-SU-D1 is a single unit residential district that allows for an additional dwelling unit accessory to an established single-unit home, 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, allow consistent with the future places map.

### **Future Street Type**

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 S. Cook St. as a Local or Undesignated street. “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 155). The proposed E-SU-D1 district is consistent with this description because it allows for residential and some civic uses.

## 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 E-SU-D1 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 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 just outside the half mile buffer of a light rail station. This rezoning to an ADU zone district will have minimum impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

**Small Area Plan: University Park Neighborhood Plan**



The University Park Neighborhood Plan identifies this site as in the Single Family Residential Neighborhood concept area. In these areas, “single-family predominates; occasional duplexes may be interspersed. Buildings of one to two stories characterize the prevailing degree of development” (p. 63). Any redevelopment “should encourage revitalization and reinvestment that is aligned with market demand and smart growth best practices in a manner that sensitively integrates new development with the stable single-family context” (p. 63). Additionally, recommendations for the single-family residential neighborhoods include “ensur[ing] that additions, infill and redevelopment projects complement the urban design of established neighborhood patterns of redevelopment” (p. 63).

E-SU-D1 is a single-unit district consistent with the single-family residential concept area described in the University Park Neighborhood Plan. The design standards will ensure any infill development or ADU is consistent with the established character of the area in keeping with the recommendations in the neighborhood plan.

**2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to E-SU-D1 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). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood and within walking distance to commercial businesses along Colorado Blvd. and a light ration station.

### **4. Justifying Circumstance**

The application identifies the adoption of Blueprint Denver 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 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."

A formal application requesting the rezoning of the previous E-SU-Dx zone district to the current E-SU-D zone district was received in December 2018 and adopted in June 2019 after significant public outreach that overlapped with the public processes for the Comprehensive Plan and Blueprint Denver, which were adopted in April 2019. Although these citywide plans were ultimately adopted before the approval of the existing zone district, plan goals promoting accessory dwelling units, a greater mix of housing options, and infill development near transit are supportive of the rezoning request to E-SU-D1.

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

The requested E-SU-D1 zone district is within the Urban Edge Neighborhood Context. The neighborhood context is "primarily single-unit and two-unit residential uses" and "single-unit residential structures are typically the Urban House and Suburban House building forms" (DZC, Division 4.1). These areas consist of a "regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid" (DZC, Division 4.1). The University Park neighborhood consists of mostly single-unit residential uses in rectangular blocks. The proposed rezoning to E-SU-D1 is consistent with the neighborhood context description.

Denver Zoning Code Section 4.2.2 states the general purpose of the Residential zone districts as "promot[ing] and protect[ing] residential neighborhoods within the character of the Urban Edge Neighborhood context." It accommodates one and two and a half story urban and suburban house forms oriented towards the street in the single unit districts. This is consistent with the E-SU-D1 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 Edge neighborhood context.

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The specific intent of the E-SU-D1 zone district is “a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet” (DZC 4.2.2.2.F). The subject site is in an area where Urban Houses and 50-foot wide lots are common. The site at 1925 S. Cook St. is 10,500 square feet with a width of approximately 82 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

## 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 checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Andrea Taylor	Representative Name	Bruce O'Donnell
Address	1925 S Cook Street	Address	825 Speer Blvd. Suite 312
City, State, Zip	Denver, CO 80210	City, State, Zip	Denver, CO 80218
Telephone	303-518-5853	Telephone	770-441-3310
Email	drtaylor@denvertechdentistry.com	Email	bodonnell@starboardrealtygroup.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	1925 S Cook Street		
Assessor's Parcel Numbers:	0525106006000		
Area in Acres or Square Feet:	10,500 sft or approx. .24 acres		
Current Zone District(s):	E-SU-D		
PROPOSAL			
Proposed Zone District:	ESU-D1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> <b>Yes - if yes, state the meeting date</b> <input type="checkbox"/> <b>No - if no, describe why not</b>	6/28/2023 _____ _____	
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment)</b>	7/11/23 on Property _____	

**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 checked="" type="checkbox"/> <b>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.</b></p> <p><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – "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.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - "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.</li> </ul> <p><b>Blueprint Denver</b> 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"> <li>• <b>Policy 4, Strategy E - Diversify housing choice</b> through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> <u>University Park Neighborhood Plan</u></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 checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></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 Blueprint Denver 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 Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists:</b> 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> <ul style="list-style-type: none"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or,</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> <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 checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>  E-SU-D1  </u> 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 of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of Ownership Document (e.g. Assessor’s record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor’s Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney’s Office.

**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:

See exhibits A-E

## 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)
<b>EXAMPLE</b> 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
Andrea Taylor	1925 S Cook Street Denver, CO 80210 303-518-5853 drtaylor@denvertechdentistry.com	100%	<i>Andrea L. Taylor</i>	<i>06/24/23</i>	A	Yes

## **List of Exhibits**

- Exhibit A:** Property Legal Description
- Exhibit B:** Description of Consistency with Adopted City Plans (DRMC 12.4.10.7 (A, B & C))
- Exhibit C:** Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.8 (A&B))
- Exhibit D:** Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative
- Exhibit E:** Proof of Ownership, Assessors Record

**EXHIBIT A**

**Property Legal Description**

**Legal Description**

**1925 S COOK STREET, DENVER, CO 80210**

Lots 39, 38 and fractional Lots 37 and 36, lying North of and adjoining the right of the way of the Denver, Texas Gulf Railroad (now the Colorado and Southern Railway) all in Block 11, University Park Amended Map, located in the Northeast Quarter of Section 25, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

**EXHIBIT B**

**Description of Consistency with Adopted City Plans**

## Exhibit B

### **Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)**

This application proposes to rezone the approximately 0.24-acre properties located at 1925 South Cook from E-SU-D to E-SU-D1 (the “Property”) to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is located in the University Park neighborhood on the south side of East Jewel Avenue, west of South Cook Street. Today the Property is zoned E-SU-D a residential zone district allowing urban houses with a minimum zone lot area of 6,000 square feet. Existing context surrounding the Property include: E-SU-D and open space. Zoning nearby includes E-SU-D1, U-RH-2.5, U-SU-C, U-MX-2X, G-MU-3 and R-2-A. Located within ½ mile of Colorado Blvd a Blueprint Denver designated High-Capacity Transit Corridor, Evans Avenue a designated Medium-Capacity Transit Corridor and RTD Colorado Light rail and Transit Station. There are dedicated bike lanes within a ¼ mile on Buchtel Blvd and St Paul Street. Prairie Park borders the south side of the Property. Denver as a city has been experiencing exponential growth, these changes have resulted in the need to rezone the Property to meet community wants and needs.

The map amendment requests to rezone the Property to the E-SU-D1 Zone District. This zone district is a single unit district that would allow the Property to have an accessory dwelling unit (ADU). This zoning is otherwise identical to the zoning today. Successful rezoning will blend in with, support, and sustain the existing residential character of the neighborhood. The proposed map amendment would enable modest growth at an appropriate scale and form while diversifying the housing stock that the City needs.

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

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), Housing an Inclusive Denver (2018), and University Park Neighborhood Plan (2008).

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

Equitable, Affordable and Inclusive –Goal 2, *Strategy A: Create greater mix of housing options in every neighborhood for all individuals and families* (pg. 28).

Equitable, Affordable and Inclusive –Goal 3, *Strategy B: Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit* (pg. 28).

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).

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

The proposed E-SU-D1 zone district allows for an additional dwelling unit that is accessory to the primary single-family use and introduces a new housing type to a largely single-family neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs than the single-family homes that are found in much of the University Park neighborhood. The proposed E-SU-D1 zoning would allow development at an intensity consistent with the surrounding neighborhood that would increase the diversity and supply of housing in the area. In addition, the proposed map amendment would allow additional building forms compatible with the existing neighborhood. The proposed map amendment will allow for modest density 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. The proposed map amendment is in an area where services and amenities are already in place and focuses growth close to a High-Capacity Transit Corridor – Colorado Blvd. Therefore, the proposal is consistent with multiple strategies of the vision elements in *Comprehensive Plan 2040*.

**The proposed map amendment is consistent with the objectives of Blueprint Denver 2019 including:**

The **Blueprint Denver** *Place* designation for the subject property is *Low Residential* in an *Urban Edge* neighborhood context.

**Urban Edge** neighborhoods are described as:

*“The urban edge context areas are predominately residential and tend to act as a transition between urban and suburban areas. Homes in this context are typically low-scale single- and two-unit residential with some small scale multi-unit residential. Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development.” (BPD pg. 205)*

**Urban Low Residential** Land use and Built Form:

*“Predominately single- and two-unit uses on small or medium lots. **Accessory dwelling units and duplexes are appropriate** and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Low to medium buildings coverage. Building are generally up to 2.5 stories in height.” (BPD pg. 215)*

**Growth Strategy** for this area is designated as:

**All other areas of the city:** *10% of new jobs and 20% of new households.*

**Street Type** for the Property is designated as:

**Local:** *“Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (BPD pg. 160)*

The proposed E-SU-D1 zone district is an appropriate district that compliments the characteristics of Urban Edge neighborhoods and complies with the vision of a Low Residential area. It will appeal to the

desired single-unit uses while introducing modest density through the allowance of an ADU. This zoning is otherwise identical to the zoning today. This zone district appeals to the City’s growth strategy, allowing the development of an ADU is a low-intensity approach that will add to the housing stock. This zone district complies with the local street type and character through its residential uses. In addition, the multiple RTD bus and light rail routes nearby along with bike friendly routes and dedicated lanes, makes the Property an excellent multi modal accessible location ensuring that residents have access to transit and amenities.

**Blueprint Denver Recommendations – Land Use and Built Form: Housing:**

*4. Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. (BPD pg. 82)*

➤ *“Study and implement allowances for ADUs – including those attached and detached from the primary home – in all neighborhood contexts and residential zone districts”*

➤ *“A citywide approach to enable ADUs is preferred. Until a holistic approach is in place individual rezonings to enable ADUs in all residential areas, especially where adjacent 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.”*

The proposed E-SU-D1 zone district directly addresses the recommendations in Blueprint Denver. It adds to and diversifies the housing stock. The zoning standards within the E-SU-D1 zone district allow a low-scale accessory dwelling unit structure that will be compatible with the existing residential area, and consistent with the Blueprint Denver Urban context.

**An Equitable City:**

*“While all of the vision elements are essential to Blueprint Denver, equity is especially important to the community. In recent years, Denver’s economic strength and population growth have benefited many, but not all. Today Blueprint Denver is integrating equity into planning in ways that Blueprint Denver 2002 did not. Without accounting and adjusting for important equity considerations, the forces of change acting on our city will prevent it from achieving its vision for inclusive, complete neighborhoods.” (BPD pg. 30)*

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

**The Importance of Housing and Jobs Diversity**

*“The vision of an inclusive Denver relies on a diverse range of residents, businesses and employees. Areas that become too homogeneous and exclusive threaten that vision by reducing or eliminating choice for anyone but the most affluent and privileged. A lack of housing options at various sizes and prices often means certain populations—including families, the elderly and people with disabilities—are not able to live in neighborhoods of their choice. Increasing the range of housing and job options will also advance the important goal to maintain and increase racial, ethnic and socioeconomic diversity in Denver’s neighborhoods. Certain housing types, such as attainable homeownership, can help build wealth and improve economic mobility for Denver residents.*

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

The E-SU-D1 zone district will open the property to allow an ADU, which is not offered in the current zone district. While zoning predominantly addresses land uses and building form, it is important to understand the relationship between a property's zoning and how its uses effects the community in both character and accessibility to basic needs such as housing and employment. This includes accessibility to amenities such as transit, parks/open space, healthcare, walkability/ bike-ability to a local center, local corridor, community corridor and regional center from the future places map. This zone district would allow for a low-intensity development in an appropriate location. It will modestly introduce a new housing option in an area that is predominantly single-unit homes. It is valuable to the neighborhood and the City that a E-SU-D1 zoning introduces more housing opportunities to the area than what is offered in the zoning today.

**The proposed map amendment is consistent with the objectives of Housing an Inclusive Denver (2018) including:**

**Legislative and Regulatory Priorities:**

**Recommendation 2:** *Expand and strengthen land-use regulations for affordable and mixed-income housing.*

- *“Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.” (HAID pg. 9)*
- *Key Actions: Encourage development of a mix of residential development types throughout Denver neighborhoods that provide residents with a diversity of housing choices (including price, size, and tenure of housing options) through specific zoning and land use recommendations in Blueprint Denver. (HAID pg. 50)*

The proposed rezoning to E-SU-D1 is consistent with the recommendations of the Housing an Inclusive Denver Plan. The allowance for an accessory dwelling unit will add to the mix of residential housing types in the area that is in character with the neighborhood. It will conform with the neighborhood context, building height and zone lot size recommendations in the existing zoning.

**The proposed map amendment is consistent with the objectives of the University Park Neighborhood Plan (2008) including:**

**Housing Options (pg 59):**

“With its central location, mix of uses, social and cultural opportunities, park-like setting and transit accessibility, University Park is an attractive community for all stages of the life cycle. The growing attractiveness of University Park as a residential enclave continues to entice the redevelopment, demolition and/ or enlargement of smaller homes. While this phenomenon has signaled neighborhood reinvestment and helped meet the needs of a changing marketplace, it has also diminished the supply of more modest housing stock. Its desirability has increased home values to levels that are inaccessible to many young families and fixed-income retirees. Adding more affordable residences in transit rich areas would allow senior residents to age in place near loved ones and could help replenish the neighborhood with young couples and families. Building housing in transit rich areas may alleviate the need for daily use of a car, and frees income for housing that would otherwise defray transportation costs (gas, parking, car maintenance).”

**Urban Design and Land Use Goals (pg 60)**

***Goal 4: Diverse Housing Options in Appropriate Locations***

“Diversify the mix of housing types near transit amenities to allow residents to age in place, live without the daily use of a car and accommodate the housing needs of empty-nesters, students, young professionals and families.”

The proposed rezoning to E-SU-D1 is consistent with the recommendations of the University Hills Neighborhood Plan. The integration of accessory dwelling units, especially near transit, will address the missing middle housing while allowing for development that is in character with the neighborhood.

**REVIEW CRITERION DZC § 12.4.10.7.B – Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.**

Future development of the Property will result in uniformity of E-SU-D1 district regulations and restrictions.

**REVIEW CRITERION DZC § 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.**

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City’s adopted plan.

**EXHIBIT C**

**Description of Justifying Circumstances and Neighborhood Context**

## Exhibit C

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

#### CRITERION DZC § 12.4.10.8.A - Justifying Circumstances - One of the following circumstances exists:

*“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”*

Justifying circumstances for rezoning 1925 South Cook Street include:

1. *Changed or changing conditions in a particular area, or in the city generally*
2. *A City adopted plan*

The .24 acre Property is in a residentially dense neighborhood consisting of predominantly single unit homes. In Denver, hundreds of new housing units have been delivered in recent years and more are on the way. This growing population has called for not only an increase of housing units but for a variety of housing options as well. The proposed map amendment would enable modest growth in an appropriate scale and form while diversifying the housing stock that the City needs. As an Urban Edge Residential neighborhood immediately outside of downtown, this area will continue to be a desirable neighborhood to live in and will need to be able to provide options for the diverse population.

The adoption of Blueprint Denver in 2019 has introduced new land use recommendations and strategies to address Denver’s growing population. Blueprint specifically recommends diversifying the housing stock through the allowance of accessory dwelling units throughout all residential areas. Blueprint Denver also recommends adding additional housing in areas near transit, services, and amenities.

#### **CRITERION DZC § 12.4.10.8.B – The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.**

E-SU-D1 is a single unit district in the Urban Edge neighborhood context and which is characterized by the Denver Zoning Code as “a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms.” (DZC 4.1.1). The proposed map amendment is consistent with surrounding building forms and is appropriate for the street type the Property is located on, therefore in character to the Urban Edge neighborhood context.

This general purpose of this residential district is to “to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood. The building form standards, design standards, and uses work together to promote desirable residential areas. The regulations 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.” (DZC 4.2.2.1). The specific intent of the E-SU-D1 zone district is “a

single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. (DZC 4.2.2.2 ). This ensures new development that contributes positively to established character of the neighborhood.

Today, the immediate neighborhood context around the Property is residential zoning. The proposed E-SU-D1 zone district of the Property will further embrace the residential character of the University Park neighborhood through modest density. It will uphold the purpose of a residential district in an Urban Edge neighborhood context by reinforcing the desired development patterns while accommodating reinvestment.

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.

**EXHIBIT D**

**Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative**

**ANDREA TAYLOR  
1925 S COOK STREET  
DENVER, CO 80210**

June 6, 2023

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
825 Speer Blvd, Suite 312  
Denver, CO 80218  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Andrea Taylor for the purpose of submitting and processing the rezoning application for the property owned by Andrea Taylor at 1925 S Cook Street in Denver, CO.

Sincerely,

Andrea L. Taylor  
Andrea Taylor

**EXHIBIT E**

**Proof of Ownership, Assessors Record**

# 1925 S COOK ST

<b>Owner</b>	TAYLOR,ANDREA 1925 S COOK ST DENVER, CO 80210-3600
<b>Schedule Number</b>	05251-06-006-000
<b>Legal Description</b>	FRACTL L 36 & 37 & ALL OF L 38 & 39 LYGN OF & ADJ THE C&SROW BLK 11 UNIV PK AMD MAP
<b>Property Type</b>	SFR Grade B
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	13: 1 STORY	<b>Building Sqr. Foot:</b>	1940
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	3/1
<b>Effective Year Built:</b>	1955	<b>Basement/Finish:</b>	1340/1340
<b>Lot Size:</b>	10,500	<b>Zoned As:</b>	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$739,200	\$48,990 \$0
Improvements		\$447,500	\$30,270
<b>Total</b>		<b>\$1,186,700</b>	<b>\$79,260</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$508,200	\$35,320 \$0
Improvements		\$516,200	\$35,880
<b>Total</b>		<b>\$1,024,400</b>	<b>\$71,200</b>