



**TO:** City Council  
**FROM:** Fritz Clauson, AICP, Associate City Planner  
**DATE:** January 22, 2024  
**RE:** Official Zoning Map Amendment Application #2023I-00149

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval for Application #2023I-00149.**

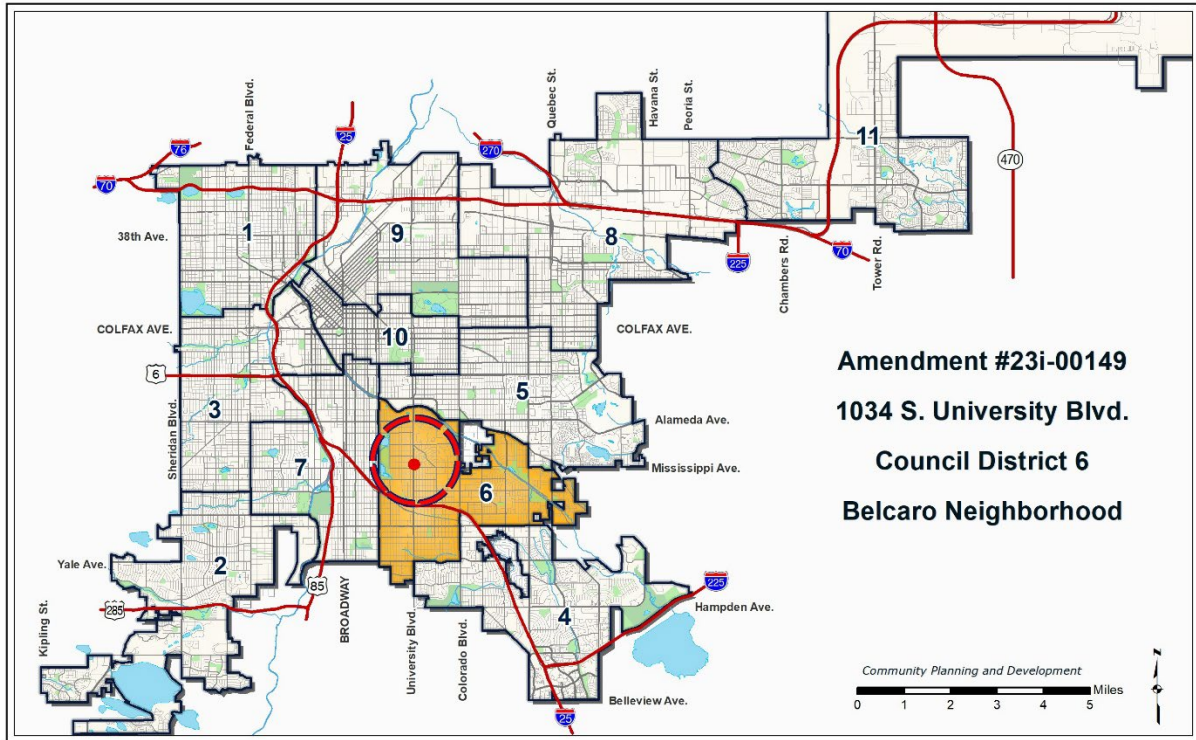
### Request for Rezoning

Address:	1034 South University Blvd.
Neighborhood/Council District:	Belcaro / Council District 6 – Paul Kashmann
RNOs:	Inter-Neighborhood Cooperation (INC), Washington Park East Neighborhood Association, Bonnie Brae Neighborhood Association, Strong Denver
Area of Property:	6,160 square feet or 0.14 acres
Current Zoning:	E-SU-Dx
Proposed Zoning:	E-SU-D1x
Property Owner(s):	Henry Spencer Horne

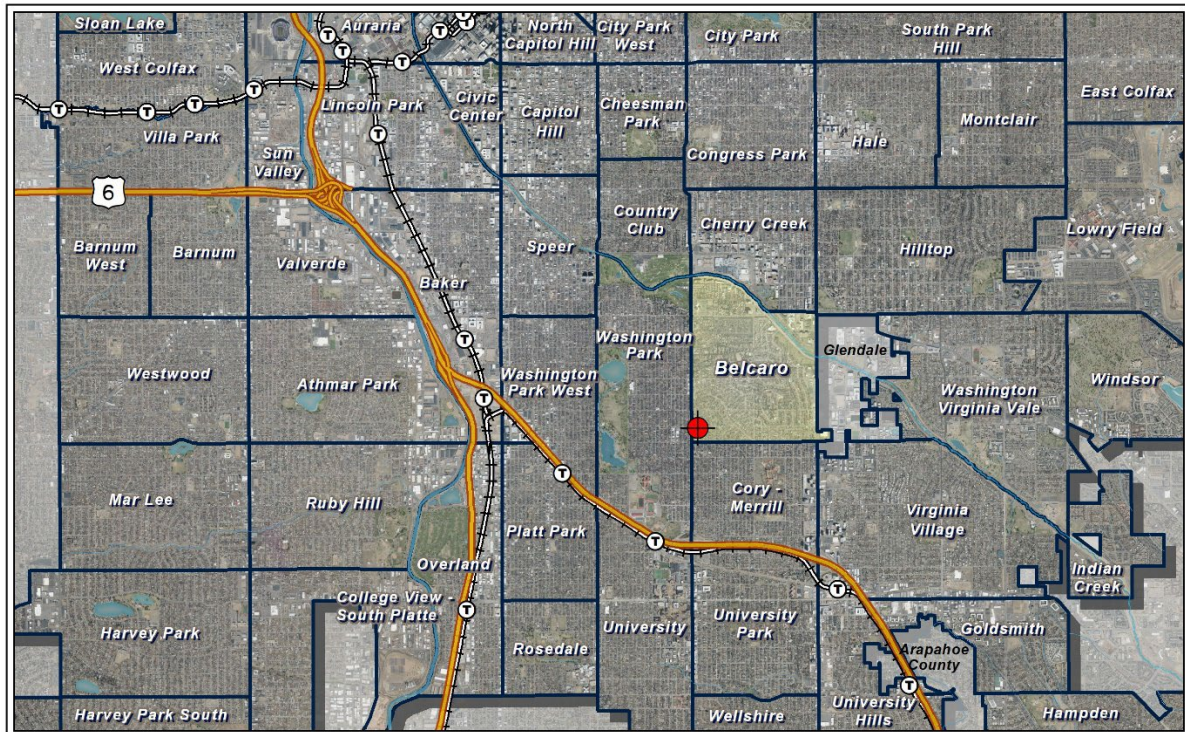
### Summary of Rezoning Request

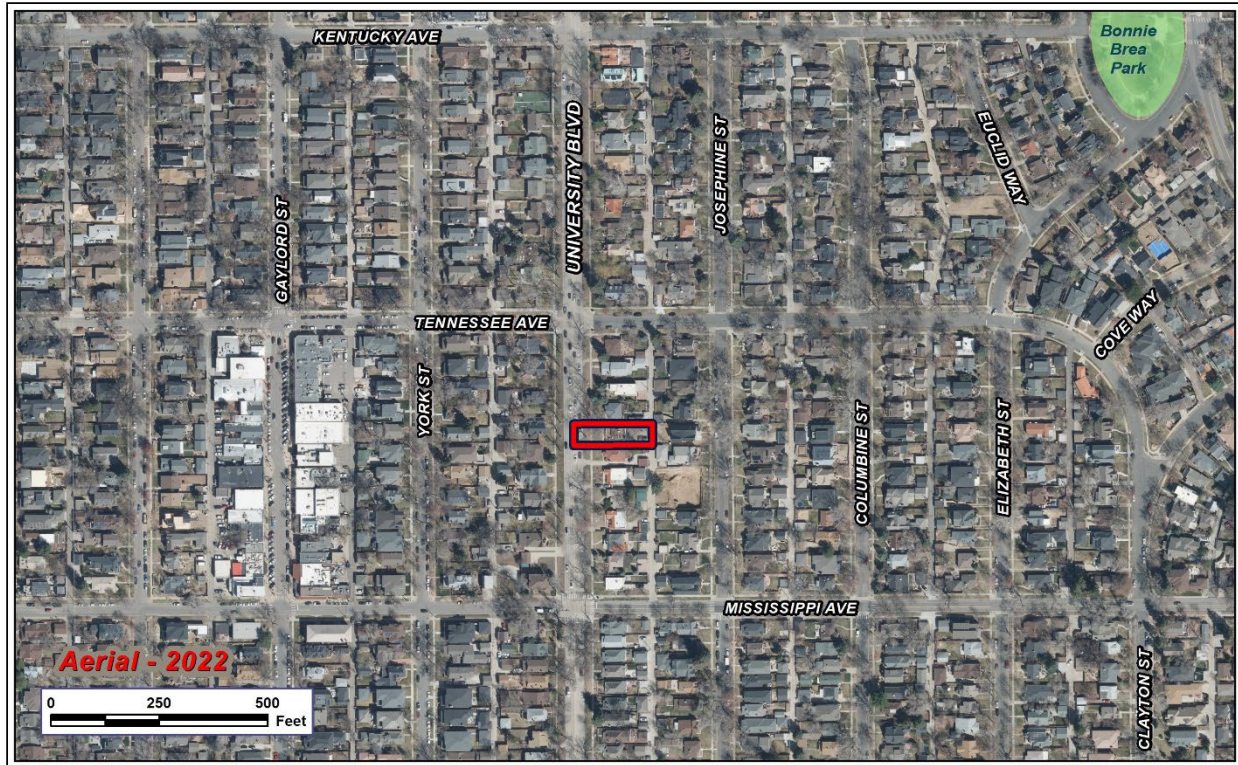
- The subject property contains a single-unit home built in 1924 located four parcels south from the southeast corner of South University Boulevard and East Tennessee Avenue.
- The property owner is proposing to rezone the property to allow an accessory dwelling unit (ADU).
- The proposed E-SU-D1x, Urban **E**dge, **S**ingle-**U**nit, **D1x** (6,000 square feet minimum zone lot size allowing accessory dwelling units (ADUs)) 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 primarily single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures can be either the Urban or Suburban House building form. The maximum height of both the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, and 17 to 19 feet in the rear 35% of the zone lot. The Suburban House building form allows up to 30 to 35 feet in height for the entirety of the zone lot depth, with a shorter side bulk plane. 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).

### City Location



### Neighborhood Location - Belcaro





### 1. Existing Context

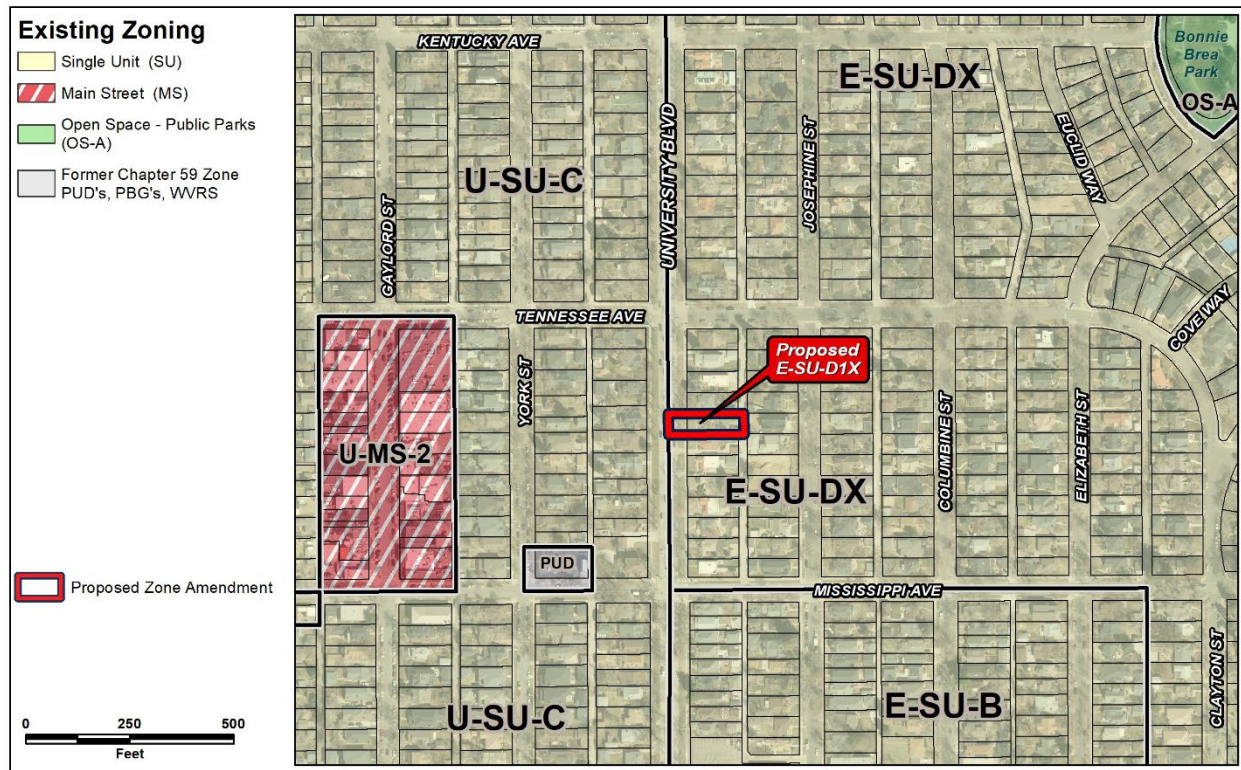
The subject property is in the Belcaro statistical neighborhood, which is characterized mostly by single-unit residential uses and some neighborhood serving commercial/retail uses along parts of South University Boulevard and a portion of South Gaylord Street (popularly known as “Old South Gaylord”). Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access, with some deviations in the Bonnie Brae subdivision to the northeast. The subject property is .52 miles from Washington Park. There are RTD stops at South University and Mississippi for bus route 24, which has hourly headways, and at Mississippi and University for bus route 11, which has 30-minute headways.

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-Dx	Single-unit Residential	1 story house with driveway on S. University Blvd and detached garage on alley	Generally regular grid of streets; Block sizes and shapes are consistent and rectangular, changing to a curvilinear grid in the Bonnie Brae neighborhood to the
North	E-SU-Dx	Single-unit Residential	1 story brick house with existing curb cut on S. University Blvd. and detached garage on alley	
South	E-SU-Dx	Single-unit Residential	1 story brick house with driveway on S. University Blvd and detached garage on alley	
East	E-SU-Dx	Single-unit Residential	2 story brick house with two detached buildings: garage and shed on alley	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
West	E-SU-Dx	Single-unit Residential	1.5 story house with detached garage at alley	northeast. Detached sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking.

## 2. Existing Zoning



The E-SU-Dx zone district is a single-unit district allowing both the Urban House and Suburban House primary building forms on a minimum zone lot of 6,000 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet. Additionally, the Urban House form allows for a maximum of 1 story or 17 feet to 19 feet in the rear 35% of the zone lot. E-SU-Dx 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.

### 3. Existing Land Use Map



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



Subject Site - View of the subject property, looking east.



**North** - View of the property to the north, looking east



**South** - View of properties to the south, looking east.



**East** - View of properties to the east, looking west (South Josephine Street)



**West** - View of the properties to the west, directly across the street from site, looking west.

### Proposed Zoning

E-SU-D1x is a single-unit zone district with a minimum zone lot size of 6,000 square feet allowing both the Urban House and Suburban House primary building forms. A variety of residential and civic uses are permitted as primary uses in the E-SU-D1x district. The district allows the Detached Accessory Dwelling Unit, Detached Garage, and Other Detached Accessory Structures as detached accessory building forms. The Detached Accessory Dwelling Unit (DADU) building form has a maximum height of 1 story or 15 feet for a freestanding DADU or 2 stories or 24 feet for a DADU on top of a detached garage. 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 50% of the building footprint of the DADU to be excluded up to a maximum of 500 square feet. The subject site has a lot size of 6,160 square feet, allowing a maximum gross floor area of 864 square feet for the ADU.

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

<b>Design Standards</b>	<b>E-SU-Dx (Existing)</b>	<b>E-SU-D1x (Proposed)</b>
Primary Building Forms Allowed	Urban House, Suburban House	Urban House, Suburban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories/30 feet	2.5 stories/30 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	2.5 stories/30 feet Suburban House 1 story/17-19 feet Urban House	2.5 stories/30 feet Suburban House 1 story/17-19 feet Urban House
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth	10 feet / 10 feet Suburban House 17 feet / 10 feet Urban House	10 feet / 10 feet Suburban House 17 feet / 10 feet Urban House
DADU Maximum Heights in Stories / Feet	DADUs not permitted	Option A: 1 story / 15 feet; Option B: 2 stories / 24 feet
Zone Lot Size (Min.)	6,000 square feet	6,000 square feet
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.)*	5 feet Suburban House 5 feet Urban House	5 feet Suburban House 5 feet Urban House
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 subject property width of 50 feet

\*\*1' for every 3' increase in side setback up to a maximum height of 19'



## 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.

**Development Services - Fire:** Approved – No Response.

**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.

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

**Development Services – Wastewater:** Approved – No Response.

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

**Public Health and Environment:** Approve Rezoning Only - Will require additional information at Site Plan Review.

The Denver Department of Public Health and Environment, Environmental Quality Division (EQD) performed a limited search for environmental information regarding environmental conditions at the project site. This review was not intended to conform to the ASTM standard practice for environmental site assessments, nor was it designed to identify all potential environmental conditions. The EQD provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

This review was not intended to assess environmental conditions for any property interest dedication or grant. Nor does this review constitute an approval or action by the EQD concerning any property dedication or grant associated with the project.

EQD is not aware of environmental concerns that would affect the proposed project. Although EQD is not aware of contaminated environmental media (soil, soil vapor, or groundwater) at the project Site, undocumented contamination could be encountered during ground-disturbing activities. If encountered, contaminated environmental media or underground storage tanks should be properly managed in accordance with applicable regulations.

EQD 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. EQD 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. EQD 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.

**Department of Transportation & Infrastructure – City Surveyor:** Approved – See Comments Below.  
Recommend adding the quarter section, township, and range to the description.

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>9/18/2023</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>10/31/2023</b>
Planning Board Public Hearing:	<b>11/15/2023</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 working days before the meeting:	<b>11/18/2023</b>
Land Use, Transportation, and Infrastructure Committee of the City Council:	<b>12/5/2023</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>12/31/2023</b>
City Council Public Hearing:	<b>1/22/2023</b>

- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has not received comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
  - Five public comments in opposition (one later withdrawn), stating concerns with impacts to the alley and additional development in the area.

## 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)

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

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

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

E-SU-D1x 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 neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit homes that characterize most of the Belcaro neighborhood.

- Strong and Authentic Neighborhoods Goal 1, Strategy B – “Ensure neighborhoods offer a mix of housing types and services for a diverse population” (p. 34).

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

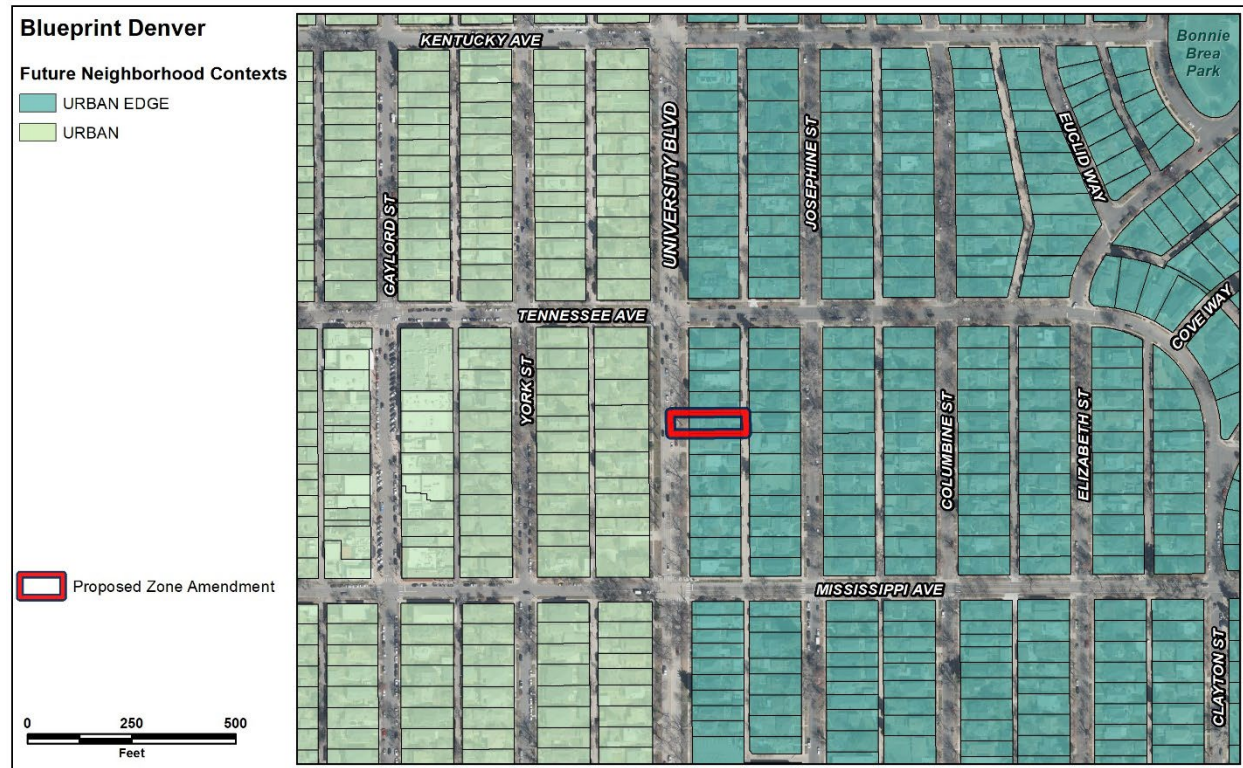
- Environmentally Resilient Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place” (p. 54).

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

### **Blueprint Denver**

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

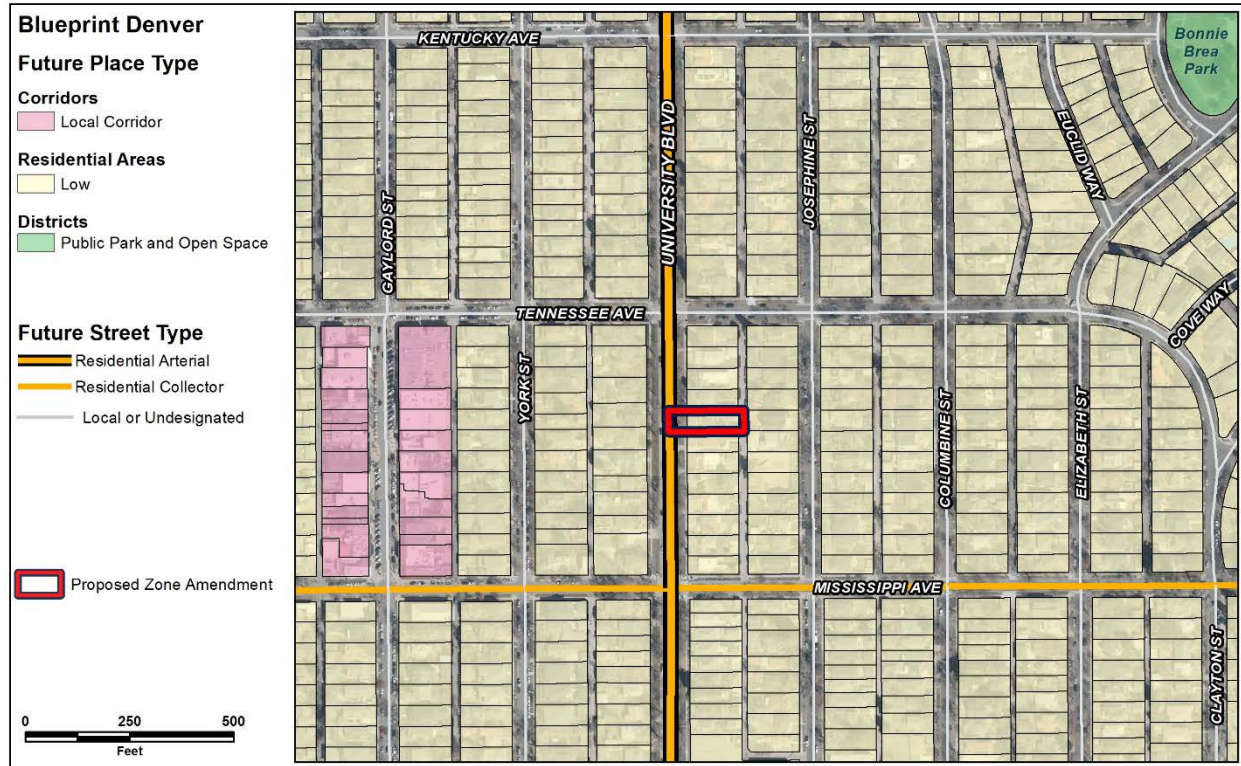
### **Blueprint Denver Future Neighborhood Context**



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as the Urban 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-D1x 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 Section 4.2.2.1). E-SU-D1x is consistent with the *Blueprint Denver* 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 Place**



The subject site is designated within a Residential Low future place 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. 214). E-SU-D1x is a single-unit residential district that allows for an additional dwelling unit accessory to an established single-unit home, consistent with the Residential Low future place description. It allows the Urban House and Suburban House primary building forms, which have a maximum height of 2.5 stories, also consistent with the future places map.

**Blueprint Denver Future Street Types**

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies South University Boulevard as Residential Arterial Future Street Type, along which the land use and built form is described as, “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses” (p. 160). The proposed E-SU-D1x district is consistent with this descriptions as it allows for residential and some civic uses.

**Blueprint Denver Growth Strategy**



*Blueprint Denver's* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040" (p. 51). This growth area is "mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed map amendment to E-SU-D1x will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit and is therefore consistent with the growth strategy.

**Blueprint Denver Strategies**

*Blueprint Denver* provides additional recommendations related to rezoning to allow for ADUs.

- Policy 4 Strategy E - 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).

This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

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

The proposed rezoning to E-SU-D1x 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" (*Blueprint Denver* p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood.

## **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."

As discussed above, *Blueprint Denver* 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 district. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

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

The requested E-SU-D1x 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 Belcaro neighborhood consists of mostly single-unit residential uses in rectangular blocks. The proposed rezoning to E-SU-D1x is consistent with the neighborhood context description.

The general purpose of residential zone districts in this context is "to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. [...] The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms." (DZC, Section 4.2.2.1). 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-D1x district as it allows for a two and a half story house and will protect the character of the residential areas in the Urban Edge neighborhood context.

The specific intent of the E-SU-D1x zone district is “a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet” (DZC 4.2.2.2.G). The subject site is in an area where Urban and Suburban Houses and lots over 6,000 square feet are common. The site at 1034 S University Boulevard is 6,160 square feet with a width of approximately 50 feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, the proposed rezoning is consistent with the specific intent of the zone district.

### Attachments

1. Application
2. Public Comment

November 14, 2023

Fritz Clauson  
Associate City Planner  
City and County of Denver

VIA EMAIL: [fritz.clauson@denvergov.org](mailto:fritz.clauson@denvergov.org) (and submitted online at: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Boards-and-Commissions/Planning-Board/Planning-Board-Comment-Form?transfer=d1d34e2d-59a9-4c72-ba6a-d4bfc9217fc3>)

RE: Rezoning of 1034 S. University Blvd.; Case Number #2023i-00149

Dear Mr. Clauson,

I am writing to express my opposition to the proposed rezoning of 1034 S. University Blvd. (Case Number #2023i-00149).

I believe that the applicant, Mr. Horne, and I have chatted (unrelated to the proposed zoning) several times over the years in the alley between our houses and that Mr. Horne seems like a quality person. Our opposition certainly isn't personal to Mr. Horne, but rather is based on the following concerns.

My understanding is that the proposed rezoning is from E-SU-Dx to E-SU-D1x, which would allow an accessory dwelling unit (ADU).

1. Concern #1 – Without a Restriction to Preclude Short Term Rentals, Could Undermine Goal of Affordable Housing:

The proposed zoning would be an upzoning, or intensity in use, and upzonings are typically justified by some public benefit.

Two of the primary benefits articulated in the Staff Report are:

- Equitable, Affordable and Inclusive Goal 2, Strategy A – “Create a greater mix of housing options in every neighborhood for all individuals and families”
- Strong and Authentic Neighborhoods Goal 1, Strategy B – “Ensure neighborhoods offer a mix of housing types and services for a diverse population”

More generally, ADUs are often seen as a partial solution to the lack of affordable housing.

Unless the proposed rezoning is conditioned upon a restriction to preclude short-term rentals (both for the primary and accessory dwelling unit), the aforementioned benefits and the general goal of increased affordable housing options would not simply be missed - but actually undermined.

2. Concern #2 – Spot Zoning:

Spot Zoning generally refers to a property that has special zoning that differs from the surrounding zoning. Putting aside the legal concerns of spot zoning, the practical problems are: (1) inconsistency with the Comprehensive Plan and disruption of the broader planning framework or harmony; (2) lack of uniformity / community fragmentation, with different areas subject to different land use rules and regulations; (3) potential for subjective decisions and/or favoritism; and (4) incites speculative development (further undermining affordability).

The City and County should instead engage the Bonnie Brae neighborhood to assess the pros/cons of ADUs, with the goal of a holistic and consistent zoning approach throughout Bonnie Brae.

Thank you.

Matt Larson  
1025 S Josephine St

## Clauson, Fritz - CPD CE0371 City Planner Associate

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**From:** Matt Larson <larson.r.matt@gmail.com>  
**Sent:** Wednesday, November 15, 2023 3:25 PM  
**To:** Clauson, Fritz - CPD CE0371 City Planner Associate  
**Subject:** [EXTERNAL] FW: 1034 S University Blvd Rezoning - Opposition  
**Attachments:** 1034 S University Blvd - Proposed Rezoning 2023-11-14.pdf

### This Message Is From an External Sender

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Report Suspicious

Please see below... for some reason I received a bounce back to your email?

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**From:** Matt Larson <larson.r.matt@gmail.com>  
**Sent:** Wednesday, November 15, 2023 3:21 PM  
**To:** 'fritz.clauson@denvergov.org'  
**Cc:** 'spencer@connectflo.com' <spencer@connectflo.com>  
**Subject:** FW: 1034 S University Blvd Rezoning - Opposition

Mr. Clauson – the Applicant spoke with my other neighbor and alleviated a lot of our concerns. Accordingly, I'd like to withdraw my opposition to this specific file.

However, for other future rezonings to add ADUs, I still think the concerns outlined in the attached letter are applicable.

Thanks,

Matt

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**From:** Matt Larson <[larson.r.matt@gmail.com](mailto:larson.r.matt@gmail.com)>  
**Sent:** Tuesday, November 14, 2023 4:34 PM  
**To:** 'fritz.clauson@denvergov.org' <[fritz.clauson@denvergov.org](mailto:fritz.clauson@denvergov.org)>  
**Cc:** 'paul.kashmann@denvergov.org' <[paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org)>  
**Subject:** 1034 S University Blvd Rezoning - Opposition

Mr. Clauson,

Please find attached a letter expressing our opposition to the proposed rezoning of 1034 S University Blvd.

Thank you.

Matt

Matt Larson  
Larson.R.Matt@Gmail.com  
303.808.6997

# Planning Board Comments



Submitted on	14 November 2023, 1:33PM
Receipt number	586
Related form version	3

## Your information

Name	Mary
Address or neighborhood	Bonnie Brae
ZIP code	80209
Email	mollyo@coloradokirk.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1034 S. University Blvd.
Case number	2023i-00149

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

---

Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

---

Name of project you would like to comment on

## Submit your comments

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Would you like to express support or opposition to the project?

Strong opposition

Your comment:

I strongly oppose the application to rezone the property at 1034 S. University. We share a very small alley with our neighbors on University. Rezoning this dwelling unit from 1 to 2 units brings more cars, strangers and traffic down our alley. The block East of University is a neighborhood full of young kids who enjoy playing outside in the yard and the alley. I don't feel this is the neighborhood you should be focusing on increasing dwelling units on these small lots.  
Thank you!

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If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submitted on	14 November 2023, 11:31PM
Receipt number	589
Related form version	3

## Your information

Name	Michael Wayne McClendon
Address or neighborhood	1060 S UNIVERSITY BLVD
ZIP code	80209
Email	zowie77@msn.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1034 S University Blvd.
Case number	23i-00149

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

---

Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

---

Name of project you would like to comment on

## Submit your comments

---

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

This is great subdivision with Single Family Homes. Expensive homes and I think this addition would lower property values. There is no parking space on University Blvd. The alley is like a highway now--people take the alley as a short cut to avoid the light at Mississippi and University. We have had a lot of construction here lately and deliveries---Lots of truck traffic. There are to many cars here now . We do not need more. This is not the right place for muti-family homes. NO NO NO

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submitted on	15 November 2023, 10:26AM
Receipt number	590
Related form version	3

## Your information

Name	Janet Lahr
Address or neighborhood	1055 S Josephine St
ZIP code	80209
Email	Jllahr@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1034 S University Blvd
Case number	2023i-00149

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan



Address of comprehensive sign plan

---

Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

---

Name of project your would like to comment on

## Submit your comments

---

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

We are new residents (purchased a new build at 1055 S. Josephine St. in October). We came across a zoning change sign a couple of days ago on a neighbor's yard at 1034 S. University Blvd. It appears the zoning request is to build an ADU on that lot. I have concerns about this proposal given we share a common alley that is already highly congested and narrow. If this passes, it would lead to more congestion and additional parking issues. Also, if this passes it could open the door for other properties to do the same which would result in more problems like this for our neighborhood in the future.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submitted on	15 November 2023, 11:26AM
Receipt number	591
Related form version	3

## Your information

Name	Milli Wolfson
Address or neighborhood	Bonnie Brae neighborhood
ZIP code	80209
Email	milliwolfson@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1034 S University Blvd, Denver, 80209
Case number	#2022I-00149

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

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Case number

## DURA Renewal Plan

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Address of renewal project

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Name of project

## Other

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Name of project you would like to comment on

## Submit your comments

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Would you like to express support or opposition to the project?

Strong opposition

Your comment:

As a resident of the Bonnie Brae neighborhood for over 10 years, mother of 3 children who have gone through our local schools within a mile radius, we are deeply embedded in the lives of what we call our neighborly family and I beg in opposition to the change in zoning request for 1034 S University Blvd. I would hope that the board would see fit to weigh more heavily on the interests of those families deeply invested in the neighborhood, in our local public schools, churches, synagogues, neighborhood organizations, those of us who know many neighbors and have ties to multiple families within a 1 mile radius of this block above the interest of a 20 year old bachelor looking to make a quick buck without any real commitment to maintain our community. While Spencer Home is a nice guy, this decision will have implications for years to come, years when he will have the option of his own single family home outside of our community.

I would like to note that I'm certain there are many, many others in the neighborhood that would object. The sign, placed on University Blvd, beside a tree, in a place where cars cannot stop due to the traffic as not even our mailman, nor delivery services can do so, is as good as hidden. There is no way to read the sign whilst driving by at 30mph. As the intent of the sign is for neighborhoods to see and object when seen fit, with no place to stop, it should have been put in the alleyway where it would have been easily seen. I just happened to be a passenger in my car two days ago when my 15 year old permitted driver was driving, and craned my neck back after passing to get even a glimpse. To try to figure out the address, I'd to look up several street numbers on trash cans in the alleyway. In such, I mention this in the event you'd consider upholding our objection if we were to have other neighbors sign on. If so, we'd ask for a week more to reach out and inform.

Allowing an ADU for the purpose of rental in our neighborhood is a money making venture, the allowance of which will begin the destruction in character of our 100 year old neighborhood as when one is allowed, others will most certainly follow. We residents of Bonnie Brae hope to keep a sense of community, one that renters have zero interest in maintaining. In changing the zoning code, the house is almost certain never to go back to a single family home.

There are plenty of other neighborhoods in the city where this has been allowed for years and plenty of other sites that could be purchased

where people buying into the neighborhood expect that as a consideration when moving in. We purchased our current home on Josephine where we share an alley with Spencer just 3 months ago after living deeper in the neighborhood on Milwaukee for more than 10 years and never would have purchased this one had we known this to be a possibility. I am certain others will feel the same when looking to buy.

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