



TO: Denver City Council
FROM: Libbie Adams, AICP, Associate City Planner
DATE: July 8, 2021
RE: Official Zoning Map Amendment Application #2021I-00010

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2021I-00010.

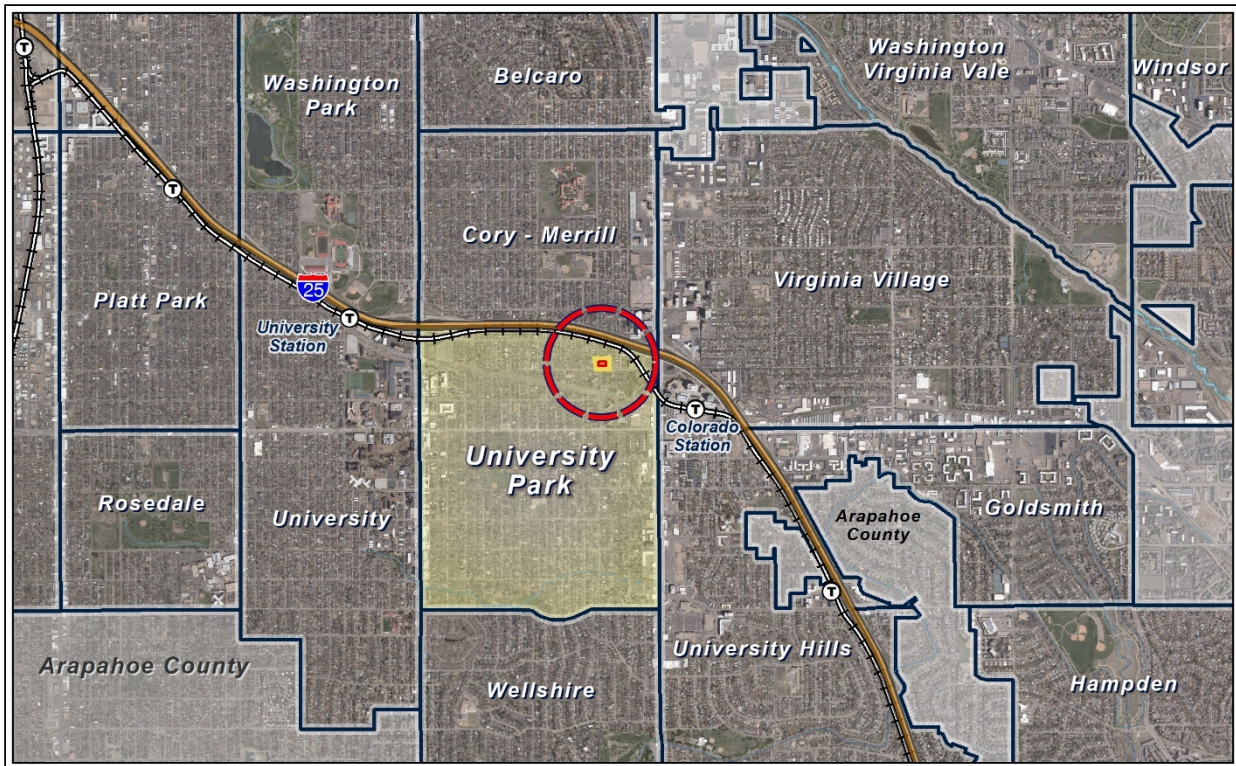
Request for Rezoning

Address: 1880 South Monroe Street
Neighborhood/Council District: University Park / Council District 6
RNOs: Southside Unified, University Park Community Council, and Inter-Neighborhood cooperation (INC)
Area of Property: 11,400 square feet or 0.26 acres
Current Zoning: E-SU-D
Proposed Zoning: E-SU-D1
Property Owner(s): Tyler and Robbin Kiggins
Owner Representative: None

Summary of Rezoning Request

- The subject property contains a single unit home built in 1948 and is located between Prairie Park and Interstate 25 on South Monroe St.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed E-SU-D1, Urban Edge, Single-Unit, D1 (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 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 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 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

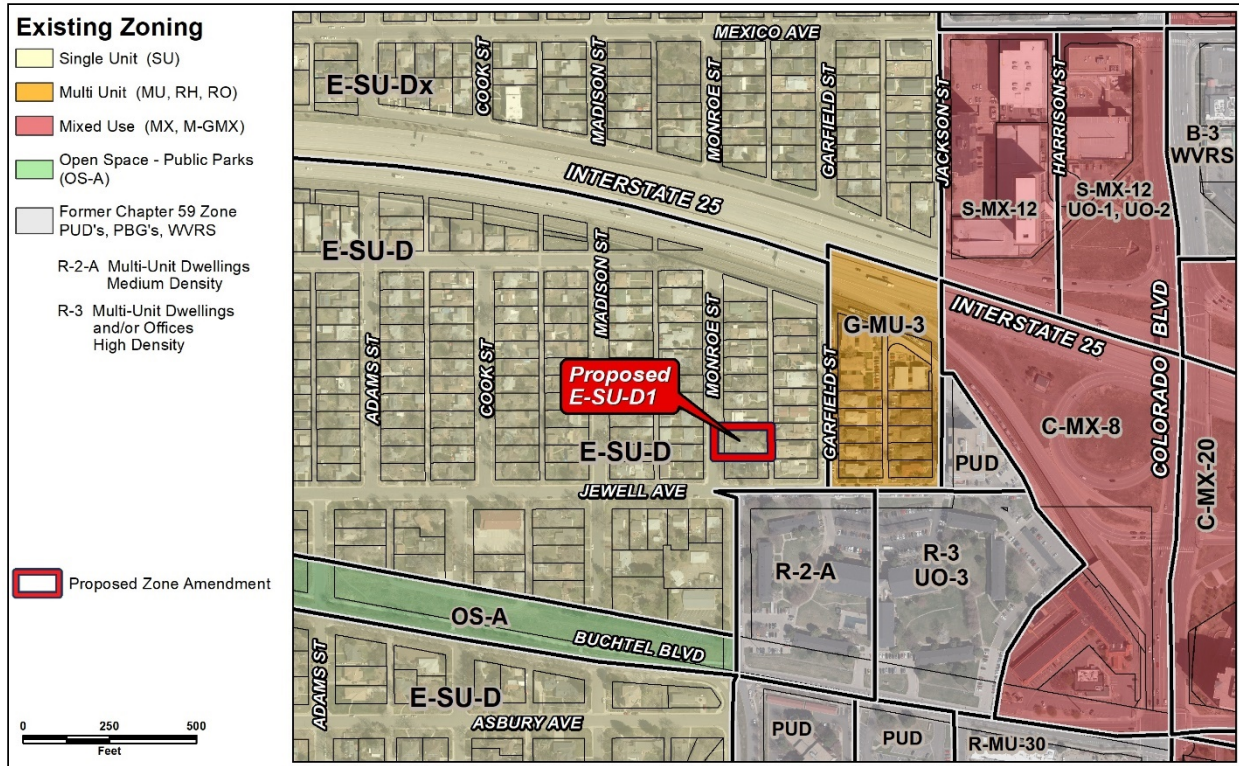


The subject property is in the University Park statistical neighborhood, which is characterized primarily by single-unit residential uses with multi-unit and commercial/retail uses located closer to Colorado Boulevard in the eastern portion of the neighborhood. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. The subject site is one block south of Interstate 25 and two blocks west of Colorado Blvd. This site is located within the ½ mile buffer 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:

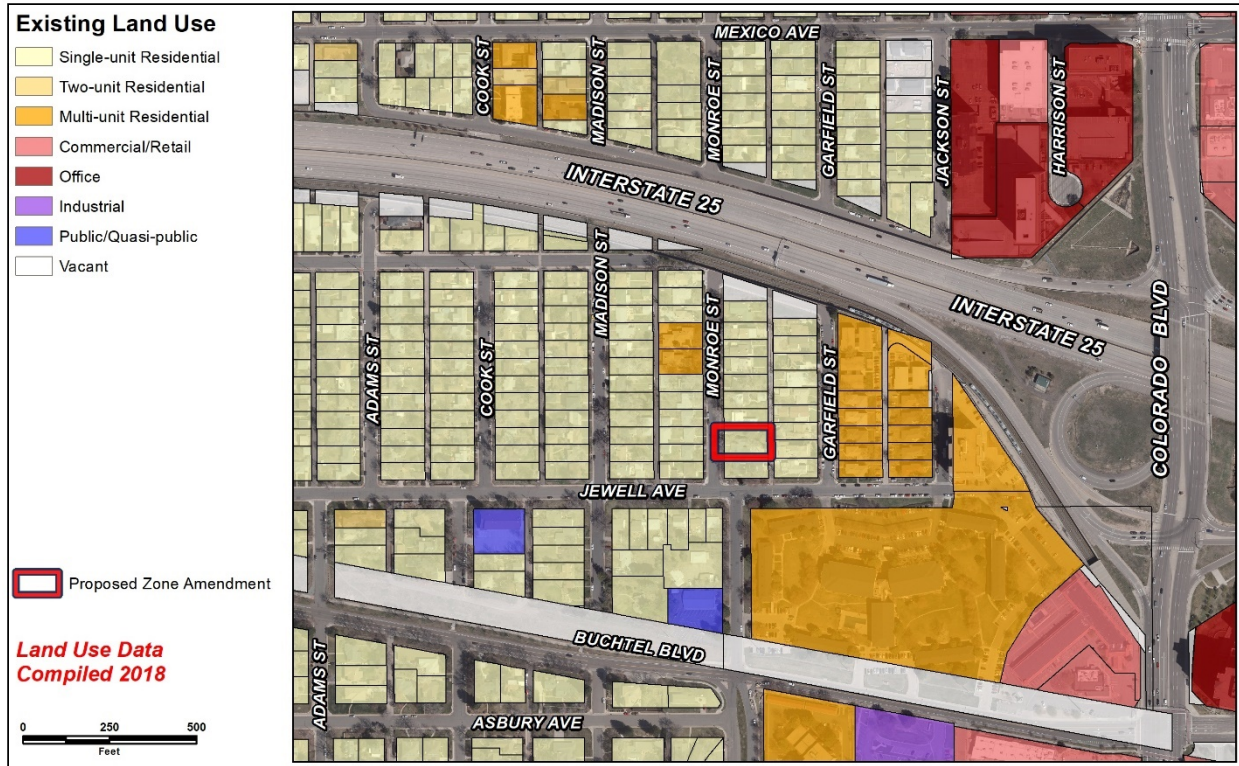
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-D	Single-unit Residential	1-story House with vegetable garden located within front setback	Block sizes and shapes are generally consistent and rectangular. Buchtel Boulevard and Prairie Park bisects the rectangular block pattern. Attached narrow sidewalks and existing alleys. Detached garages and on-street vehicle parking.
North	E-SU-D	Single-unit Residential	1-story House that faces East Jewell Avenue to the north	
South	E-SU-D	Single-unit Residential	2-story House with curb cut	
East	E-SU-D	Single-unit Residential	1-story House	
West	E-SU-D	Single-unit Residential	1-story House with curb cut	

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 (Source for all photos: Google Maps)



View of property looking east.

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View of the property to the south looking south.



View of the property to the west across S. Monroe St., looking west.



View of the property to the north, looking east.



View of the property to the east across the alley, looking west.

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 Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that rises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees applies to the DADU

building form. This form also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. The subject site has a lot size of 11,400 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/Feet, Front 65% of Zone Lot*	2.5 stories / 35 feet	2.5 stories / 35 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 17 feet	1 story / 17 feet
DADU Maximum Heights in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	6,000 square feet	6,000 square feet
Zone Lot Width (Min.)	35 feet	35 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 Setback with Alley (Min.)*	12 feet	12 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5 %	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

*Based on subject property with width of approx. 90 feet and alley access

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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: Approved – No response.

Denver Parks and Recreation: Approved – No comments.

Transportation & Infrastructure - City Surveyor: Approved – No comments.

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – No response.

Development Services – Project Coordination: Approved – No response.

Development Services – Fire Prevention: Approved – No response.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	2/25/2021
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:	4/06/2021
Planning Board public hearing (unanimously recommended approval on the consent agenda):	4/21/2021
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:	4/13/2021
Land Use, Transportation and Infrastructure Committee of the City Council:	4/27/2021
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	6/21/2021
City Council Public Hearing:	7/12/2021

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has received a position statement from the University Park Community Council (UPCC) where four members voted to support the application, two abstained, and one member recused himself as he is one of the applicants. Therefore, the UPCC submitted a statement in support of the request because the applicant is in close proximity to transit and higher density zoning, has support of neighbors, and this ADU will provide some “missing middle” housing.
- **Other Public Comment**
 - To date, staff has received three public comments in support of the requested rezoning stating allowing an ADU will allow for density while maintaining he established character of the neighborhood. One comment noted that while they

are supportive of ADUs, they encourage the City to review the form and short-term rental standards.

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, 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-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.

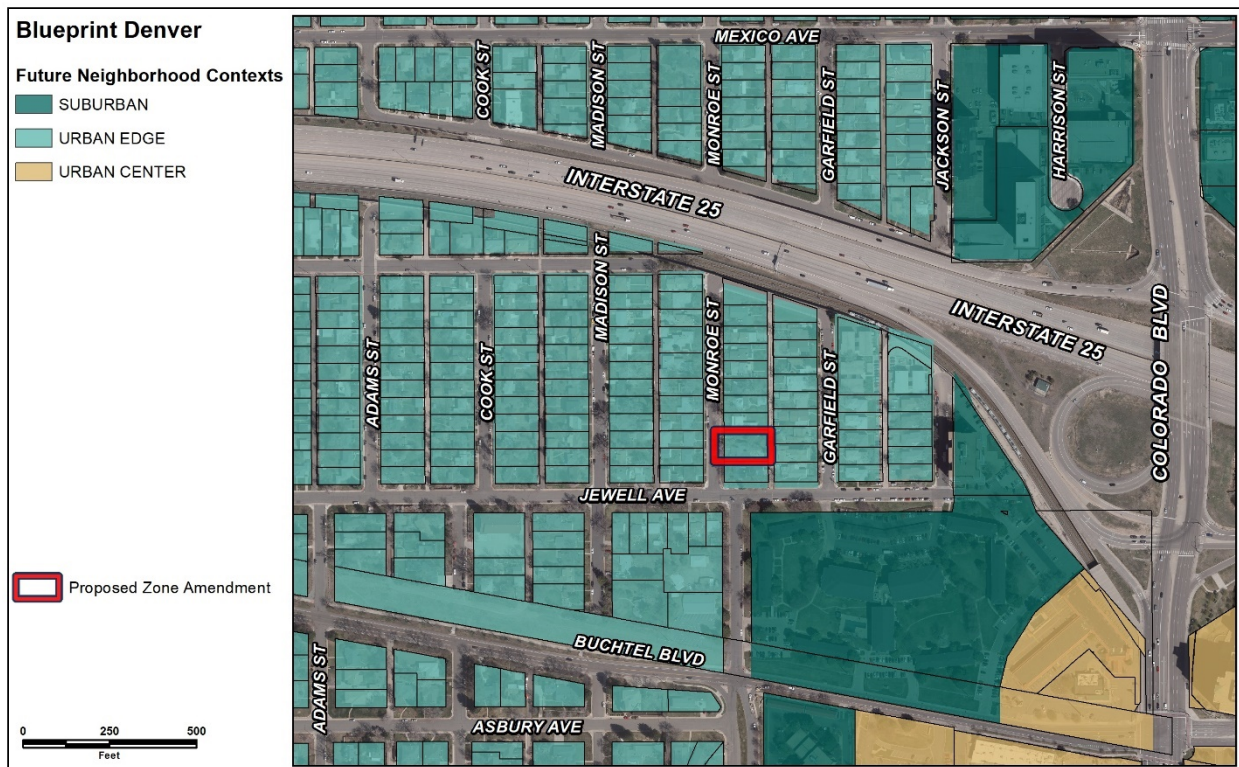
- Environmentally Resilient Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place” (p. 54).

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

Blueprint Denver

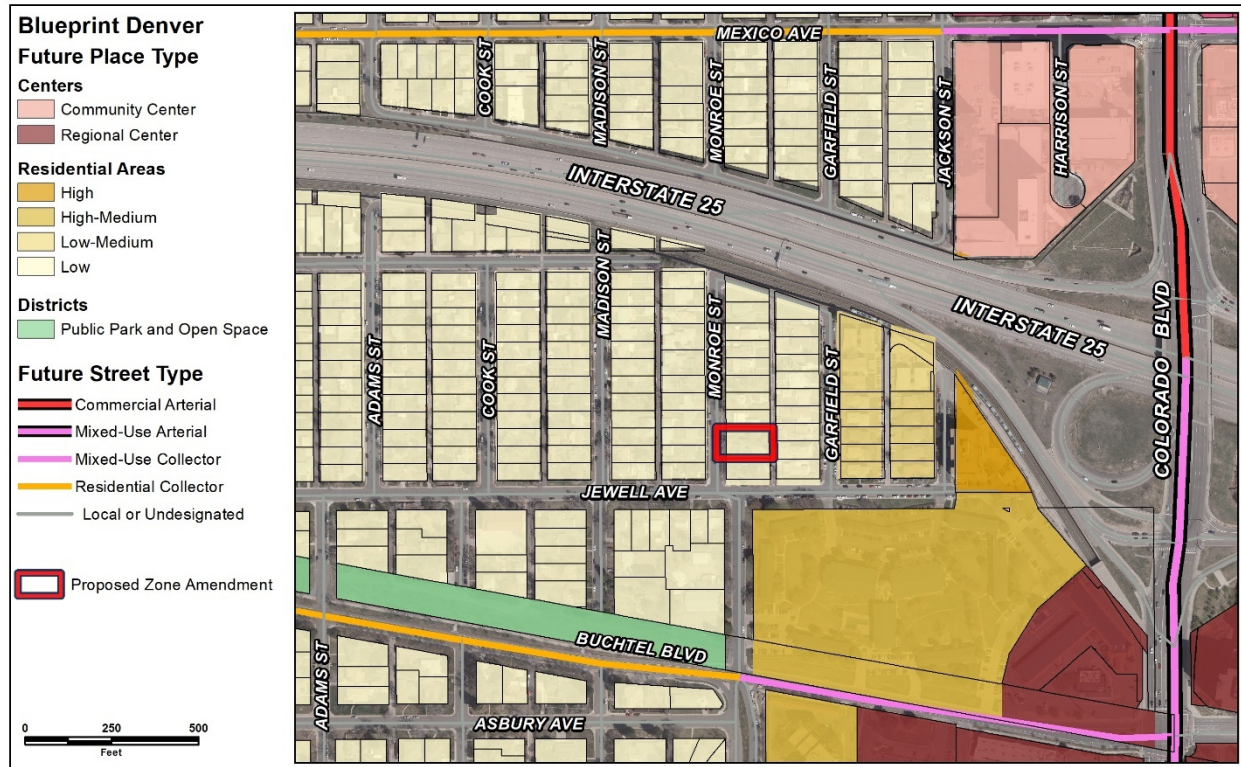
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Edge Neighborhood Context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

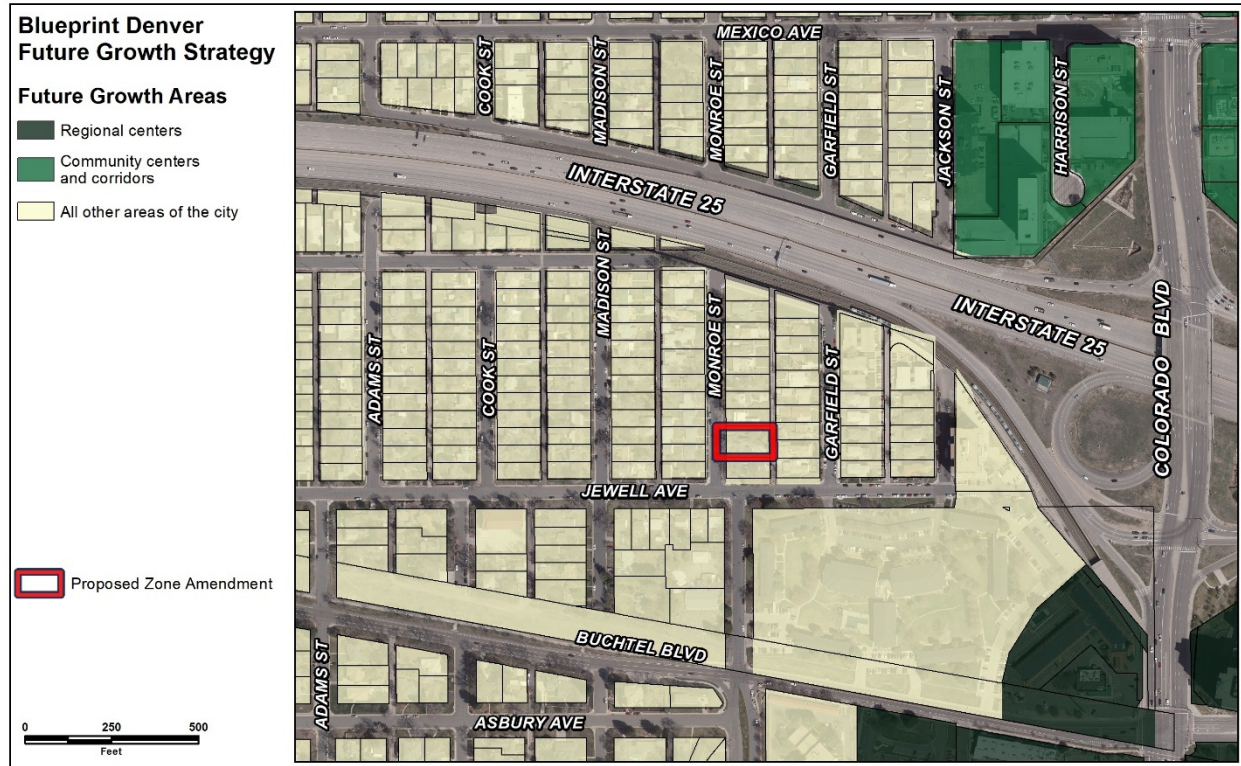


The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is “predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” 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, also consistent with the future places map.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies S. Monroe 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.

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-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 for ADUs. Land Use & Built Form Housing Policy 4, Strategy E. says "A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area" (p. 84). In this case, the requested rezoning is a single lot in a residential area within a half mile of a light rail station. This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

University Park Neighborhood Plan

University Park Concept Area



Concept Areas

-  Main Street
-  Mixed Use Boulevard
-  Single Family Residential Neighborhood
-  Urban Neighborhood

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 rail 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 as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

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 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

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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.

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 1880 S. Monroe St. is 11,400 square feet with a width of approximately 90 feet. The adopted plan direction recommends allowing accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

Attachments

1. Application
2. Public Comment

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Tyler and Robin Kiggins	Representative Name	
Address	1880 S. Monroe St.	Address	
City, State, Zip	Denver, CO 80210	City, State, Zip	
Telephone	970.988.8869	Telephone	
Email	robinandtyler@gmail.com	Email	
*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):	1880 S. Monroe St., Denver, CO 80210		
Assessor's Parcel Numbers:	05244-27-011-000		
Area in Acres or Square Feet:	11,400 SF		
Current Zone District(s):	E-SU-D		
PROPOSAL			
Proposed Zone District:	E-SU-D1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <input type="checkbox"/> No - if no, describe why not	01/27/2021	_____
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	Please see attached Outreach Narrative	_____

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"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <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"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including 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.</p> <p>(Check boxes to affirm.)</p> <p>DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <ul style="list-style-type: none"> a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <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"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <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:

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Tyler Kiggins Robin Kiggins	1880 S Monroe St. Denver, CO 80210	100%	<i>Tyler Kiggins</i> <i>Robin Kiggins</i>	02/08/21	A	No

Tyler and Robin Kiggins
1880 South Monroe St.
Denver, CO 80210

Legal Description

Lots 19, 20 and 21, and the North 15 feet of Lot 22, Douglas Park, City and County of Denver, State of Colorado



12/08/2015 04:29 PM
City & County of Denver
Electronically Recorded

R \$11.00

WD

D \$43.50

WARRANTY DEED

THIS DEED , Made this **December 4, 2015** between

Jonathan D. Stites
of the City and County of **Denver** and State of **COLORADO**, grantor, and

SDF \$ 43.50

Tyler J. Kiggins and Robin CS Kiggins

whose legal address is **1880 South Monroe Street, Denver, CO 80210-3731**

of the City and County of **Denver**, State of Colorado, grantee(s);

WITNESS, That the grantor, for and in consideration of the sum of **FOUR HUNDRED THIRTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$435,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of **COLORADO**, described as follows:

Lots 19, 20 and 21, and the North 15 feet of Lot 22, Douglas Park,
City and County of Denver, State of Colorado

also known by street and number as **1880 South Monroe Street, Denver, CO 80210-3731**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a (Title Review), of the contract dated November 3, 2015, between the parties.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Jonathan D. Stites

A
T 54259
A

STATE OF COLORADO
COUNTY OF Denver

}SS:

The foregoing instrument was acknowledged before me this **04** day of **December, 2015**, by **Jonathan D. Stites**

SAMANTHA KOCHIOVELOS
Notary Public
State of Colorado
My Commission Expires: August 15, 2018
LIC# 20064032202

Witness my hand and official seal.

Notary Public

My Commission expires:

Tyler and Robin Kiggins
1880 South Monroe St.
Denver, CO 80210

Project Description

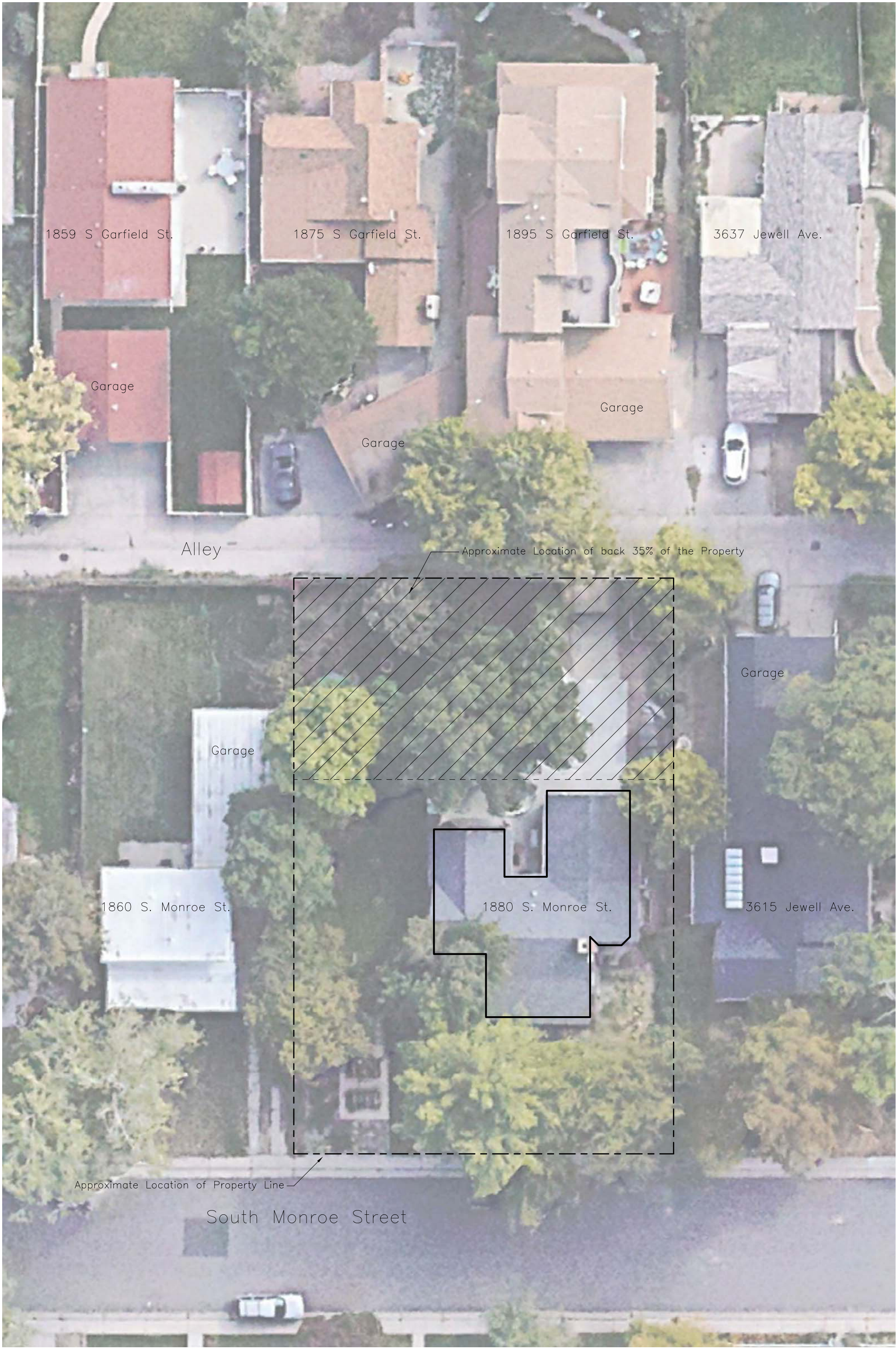
We would like to change our zoning from E-SU-D to E-SU-D1 to allow for an ADU in the back of our lot. After initial conversations with an architect we are thinking that the first floor would be a garage and the top floor a small apartment for one of our parents.

Outreach Narrative

1. Attached are a few letters of support that we received after talking about our plans with various neighbors over the last year or so.
 - a. Jessica Guido – 1870 S. Madison St. Denver, CO 80210
 - b. Tony and Della Ortiz – 1891 S. Monroe St. Denver, CO 80210
 - c. Mike Cox – 1861 S. Monroe St. Denver, CO 80210
 - d. Cori Depeu – 1894 S. Madison St. Denver, CO 80210

2. Councilman Paul Kashmann has made two visits to our property to get a better understanding of our intent and we had one meeting in his office.
 - a. 02/18/2020 Meeting at the City and County Building with Councilman Kashmann.
 - b. 02/19/2020 On-site meeting with Councilman Kashmann.
 - c. 02/05/2021 On-site meeting with Councilman Kashmann.

3. Email correspondence and one meeting with the University Park Community Council president Candace Kristensson and zoning representative Pat Cashen.
 - a. 02/28/2020 On-site meeting with Pat Cashen.



1859 S Garfield St.

1875 S Garfield St.

1895 S Garfield St.

3637 Jewell Ave.

Garage

Garage

Garage

Alley

Approximate Location of back 35% of the Property

Garage

Garage

1860 S. Monroe St.

1880 S. Monroe St.

3615 Jewell Ave.

Approximate Location of Property Line

South Monroe Street



February 2, 2021

RE: Zoning Request of 1880 S. Monroe St.

Dear Denver City Council Members,

Please consider my full support of the requested rezoning of the property at 1880 S. Monroe St. My reasoning is as follows:

1. I believe ADU's are a fair and logical solution to managing growth, density, and highest and best use issues, while respecting a community's desire to preserve the consistent look and feel of an established neighborhood.
2. Speaking specifically to this interior lot, I do not have any concerns with sightlines, conformity or safety, especially given the rear of the house is on an alley.
3. This last point is the most important to me. The Kiggins family is not making this request based on profit motive. This project is to accommodate a rapidly growing demographic in housing, multi-generational households. ADU's offer a real sense of independent living, while providing the safety and security of having support immediately available.

Since the Kiggins moved into the neighborhood a few years ago, they have taken tremendous pride in taking care of, and improving, their current structure and landscaping. I have no doubt that the construction and use of an ADU will meet their same high standards.

Please do not hesitate to contact me with any questions or concerns.

Respectfully,
Mike Cox
1861 S. Monroe St.
Denver, CO 80210
303-638-4689

City Council Members

Re: 1880 S. Monroe Zoning

Dear City Council Members

I'm sending this letter in support for the proposed rezoning of 1880 S. Monroe Denver, Co 80210 to E-SU-G1. We have lived in our home at 1891 S. Monroe for 20 years, we are very confident this proposed rezoning will not harm the character of our neighborhood. I believe it will only help by increasing the availability of affordable house in the city limits.

I am asking you to vote yes on this project because it will be the kind of redevelopment that is good for our neighborhood.

Tony & Della Ortiz
1891 S. Monroe
Denver, Co 80210

City Council Member

Re: 1880 S. Monroe Zoning

Dear City Council Member,

I write this letter to express my support for the proposed rezoning of 1880 South Monroe, Denver CO 80210 to E-SU-G1. I have lived in the neighborhood for almost 3 years now and am confident that the applicant's proposed zoning will not harm the neighborhood character.

In addition, I appreciate that this project will allow for appropriate and much needed growth while maintaining its character. The character present in the historic University Park neighborhood is unparalleled and one of the reasons we chose to move here. I also appreciate that this decision is not one based on profit, but rather improving access to housing, which is already difficult to attain for so many in Denver County.

The Kiggins family takes extremely great care of their lot, home structure, and landscaping. This gives me great confidence that this new addition to their home will be upheld to their same standards. I urge you to vote yes on this project because it is the kind of redevelopment that is good for University Park and the city of Denver. Please let me know if you have any questions. Thank you.

Sincerely,

Cori Depue

1894 S Madison St

Denver, CO 80210

949-683-2762

City Council Member

Re: 1880 S. Monroe Zoning

Dear City Council Member,

This letter to express my support for the proposed rezoning of 1880 South Monroe, Denver CO 80210 to E-SU-G1. I have lived in the neighborhood for 13 years and am confident that the applicant's proposed zoning will not harm the neighborhood character, and with the addition of the accessory dwelling unit will actually increase the availability of attainable housing within the city limits.

In addition, I appreciate that this project will allow for appropriate and much needed growth without requiring a home to be scraped and rebuilt. This allows the neighborhood to maintain its character which is extremely important to me, as I am the third generation of my family living in University Park.

In conclusion, I urge you to vote yes on this project because it is the kind of redevelopment that is good for the neighborhood and the city as a whole.

Sincerely,

Jessica Guido
1870 S. Madison St.
Denver, CO 80210
720-290-4342

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	#20211-00010 ¹
Location	1880 S. Monroe St. ³
Registered Neighborhood Organization Name	University Park Community Council ⁴
Registered Contact Name	Candace Kristensson
Contact Address	PO BOX 102407, Denver ⁵
Contact E-Mail Address	President@upcc.us
Date Submitted	04/11/2021 ⁶

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on 4/7/2021, with 8 voting members in attendance.

With a total of 8 members voting,

4 voted to support (or to not oppose) the application;

0 voted to oppose the application; and

3 voted to abstain on the issue.

It is therefore resolved, with a total of [] members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

approve with comments noted Application # #20211-00010

Comments: Of the voting members present, one was the applicant, one was attending a final meeting of the board before moving on, and both of those abstained from the vote. A vote via email was also encouraged. One member, our zoning chair chose to abstain from this vote. Another member chose to abstain and asked that the RNO not take a position with her comments following at the end. With enough voting members present for a legal vote and the vote for support among those, we are submitting this statement. The applicant has close proximity to transit, has support of immediate neighbors, is near a higher density zoning, and would provide a point of the "missing middle" as far as housing is concerned. Those who chose to vote were supportive of the application.
Here are Rosemary's comments: Regarding this request, I urge UPCC to refrain from taking a

Summary of Comments on RNO Statement.pdf

Page: 1

Number: 1 Author: Candace Kristensson Date: 4/11/2021 2:11:51 PM
#20211-00010

Number: 2 Author: Date: 5/29/2020 8:41:54 AM

Number: 3 Author: Candace Kristensson Date: 4/11/2021 2:12:00 PM
1880 S. Monroe St.

Number: 4 Author: Date: 5/29/2020 8:40:16 AM
University Park Community Council

Number: 5 Author: Date: 5/29/2020 8:41:02 AM
PO BOX 102407, Denver

Number: 6 Author: Candace Kristensson Date: 4/11/2021 2:12:12 PM
04/11/2021

From: [Rezoning - CPD](#)
To: [Adams, Libbie - CPD City Planner Associate](#)
Subject: FW: [EXTERNAL] Re: #2021I-00010
Date: Tuesday, April 13, 2021 8:46:42 AM

From: Denver UPCC <denverupcc@gmail.com>
Sent: Monday, April 12, 2021 9:33 AM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Re: #2021I-00010

I made a mistake in language on the feedback, the applicant on the board recused himself, abstain was incorrectly stated.

Thank you.
Candace

On Sun, Apr 11, 2021 at 2:26 PM Denver UPCC <denverupcc@gmail.com> wrote:

Dear Zoning Board,
I am enclosing a PDF of the RNO position statement, but have pasted the comments in below, as last time you were unable to read them unless pasted in.
UPCC President,
Candace Kristensson

Of the voting members present, one was the applicant, one was attending a final meeting of the board before moving on, and both of those abstained from the vote. A vote via email was also encouraged. One member, our zoning chair chose to abstain from this vote. Another member chose to abstain and asked that the RNO not take a position with her comments following at the end. With enough voting members present for a legal vote and the vote for support among those, we are submitting this statement. The applicant has close proximity to transit, has support of immediate neighbors, is near a higher density zoning, and would provide a point of the "missing middle" as far as housing is concerned. Those who chose to vote were supportive of the application. Here are Rosemary's comments: Regarding this request, I urge UPCC to refrain from taking a position. If we take a position, I require that we be allowed to include comments from any voting member of our board. Mine would be as follows:

I urge UPCC to abstain from taking a position on any rezoning request for an ADU until more guardrails are in place to protect adjacent property owners as well as neighborhood character. This is a "white hat" rezoning request from an ADU from a property owner who is sensitive to adjacent properties in the design, and who does not intend to use the space for short term rentals. There is no requirement that future rezonings for ADUs do the same.

UPCC, CPD, Councilman Kashmann and City Council all supported the recent rezoning in areas of University Park to prevent the construction of the "long house" form (two stories from front to back). The goal was to protect the privacy and sunlight to adjacent properties. The construction of an ADU with no design requirements could result in a "segmented ADU", with windows peering down on adjacent properties and blocking sunlight. Other municipalities address such concerns with requirements such as clerestory windows.

Regarding short term rentals (airBnbs), some other cities have prohibited them in ADUs or limited them to a certain number of days per year in ADUs.

Hopefully, the residential infill project will address these concerns and allow feedback from a diverse group of stakeholders. Until then, the rush to allow ADUs throughout the city has considerable potential for unintended consequences.

Rosemary Stoffel

From: [Rezoning - CPD](#)
To: [Adams, Libbie - CPD City Planner Associate](#)
Subject: FW: [EXTERNAL] Support for 1880 S. Monroe St. rezoning
Date: Monday, April 5, 2021 8:20:28 AM

From: Ryan McCaw <rjmccaw@gmail.com>
Sent: Friday, April 2, 2021 9:05 AM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Support for 1880 S. Monroe St. rezoning

Hello,

We've been following the efforts to allow more ADU's in Denver County and are very excited to see our neighbors proposing to create one on our block! We support the 1880 S. Monroe St. proposed rezoning.

ADU's are critically essential to gracefully incorporating density into established neighborhoods and creating opportunities for affordable and moderately priced housing for smaller households.

Please let us know if you have any questions. Thank you!

Ryan & Sarah McCaw
1840 S. Monroe St.
Denver, CO 8021

From: [Rezoning - CPD](#)
To: [Adams, Libbie - CPD City Planner Associate](#)
Subject: FW: [EXTERNAL] Case number: 2021I-00010 - Support for Proposed Rezoning of 1880 S. Monroe St.
Date: Monday, April 12, 2021 9:31:10 AM

From: Ryan Schultz <ryanjschultz2du@me.com>
Sent: Sunday, April 11, 2021 2:23 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Case number: 2021I-00010 - Support for Proposed Rezoning of 1880 S. Monroe St.

Hello,

My name is Ryan Schultz and I am writing in support of proposed change to zoning for 1880 S. Monroe St. Please vote yes on the proposed rezoning.

I've lived in City Council District 6 for nearly 12 years and have been a continuous resident of the University Park neighborhood for almost 6 years. I do not know Tyler or Robin Kiggins personally, but frequently pass 1880 S. Monroe St. walking through the neighborhood. I saw their zoning change proposal notice passing by one evening.

I believe accessory dwelling units, such as the one proposed in Application #: 21i-00010, are a great way to effectively increase affordable housing, responsibly increase population density, and efficiently increase access to public transit and other community amenities without compromising neighborhood character. The University Park neighborhood, including 1880 S. Monroe St., is a great candidate for smart and deliberate densification to meet the evolving needs of residents the growing population of Denver.

I encourage you to support this and other rezoning requests that align with the objectives outlined in the Denver Comprehensive Plan 2040.

Application #: 21i-00010
Address: 1880 S. Monroe St., Denver, CO 80210
Current Zone District: E-SU-D
Proposed Zone District: E-SU-D1

Sincerely,

Ryan Schultz
1888 S Jackson St. #304
Denver, CO 80210
ryanjschultz2du@me.com
(303) 619-9965

July 7, 2021

RE: 1880 S. Monroe St/ADU concerns

Dear Council members,

I support the rezoning application to allow the construction of an ADU at 1880 S. Monroe St in University Park. However, my support is due to the owner's plans regarding use and design. This ADU is designed to be sensitive to the privacy, solar access, and open space impacts on the adjacent properties, and will not be used for short term rentals.

There are no requirements that currently exist mandating that ADUs be constructed or used in this way. In the meantime, Blueprint Denver essentially allows the construction of ADUs throughout Denver, and nearly every rezoning request is approved.

I am concerned about the lack of design review, and the possible impacts on the adjacent neighbors. Our neighborhood, and others like ours, were impacted by the "long house" (two story homes from front to back) when rapid infill started in the 90's. As a result, the Quick Win II zoning ordinance was passed in 2002 to maintain back yard privacy and solar access for adjacent properties by requiring that the 35% of the rear portion of a house be one story.

Several of us discovered that a quirk in the 2010 zoning code update allowed the construction of the "long house" again in certain zone districts in University Park, and we initiated rezoning those districts with the support of CPD and Councilman Paul Kashmann. City Council approved the rezoning in 2019. Now, the construction of ADUs could result in a "segmented long house", with the same negative impacts on adjacent neighbors.

I suggest that council members initiate a process with CPD to look at the form standards for ADUs. Could they be tweaked to address these concerns? As an example, perhaps clerestory windows or altered bulk requirements could be required in certain circumstances. Adjusting the form standards would allow for citywide solutions, instead of design review neighborhood by neighborhood.

My other concern is the allowance of short term rentals in detached ADUs. In a quick internet search, I discovered that other municipalities don't allow short term rentals in ADUs (Los Angeles), or limit them to a certain number of days per year (Austin, 90 days). I assume these restrictions were made for a reason. It could be due to concerns that **short term rentals don't do anything to alleviate the need for affordable housing**, or it could be due to concerns about negative impacts to neighbors.

Would it be possible for a genius data analyst to look at the number of ADUs currently being used for short term rentals, as well as to look at 311 calls and police disturbance reports to see what problems may have occurred in ADU short term rentals in Denver? Is there data from peer cities? This could be a fair way to decide if restrictions might be warranted.

I assume that revisions to form standards and data analysis might be part of the residential infill project, but that appears to be on hold. In the meantime, an increasing number of ADUs are being constructed.

Thank you for taking the time to understand my concerns, and for considering the above suggestions.

Rosemary Stoffel
2275 S. Monroe St.