

## 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	Mary Valdez	Representative Name	Alexander Bender
Address	4891 Lincoln St.	Address	3222 Tejon St. studio C
City, State, Zip	Denver, CO 80216	City, State, Zip	Denver, CO 80211
Telephone	(303) 955-0562	Telephone	(303) 955-0562
Email	ooptiee@yahoo.com	Email	Alexander@tomecekstudio.com
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	4891 Lincoln St. Denver, CO, 80216		
Assessor's Parcel Numbers:	0215418018000		
Area in Acres or Square Feet:	9377 square feet		
Current Zone District(s):	E-SU-D		
PROPOSAL			
Proposed Zone District:	U-SU-C1		



REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<ul style="list-style-type: none"> <li> <input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.                     </li> <li> <input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> 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.                     </li> <li> <input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.                     </li> </ul>
<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The existing zoning of the land was the result of an error.</li> <li><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</li> <li><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</li> <li> <input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:                             <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> </li> <li><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.</li> </ul> <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. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</li> <li><input checked="" type="checkbox"/> Proof of Ownership Document(s)</li> <li><input checked="" type="checkbox"/> Review Criteria, as identified above</li> </ul>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)</li> <li><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</li> </ul>	
Please list any additional attachments:	
<p>Rezoning pre-application packet. A list of local accessory dwelling units. A written narrative demonstrating compliance with the review criteria.</p>	

# REZONING GUIDE



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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (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
Mary M Valdez	4891 Lincoln St. Denver, CO 80216	100%	<i>Mary M Valdez</i>			

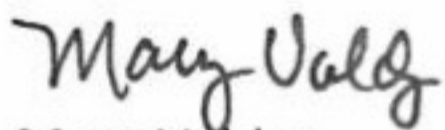
6 October 2018

To whom it may concern,

I am in the process of wanting to build an Accessory Dwelling Unit in the Globeville subdivision. I work in Baghdad, Iraq and I have requested the assistance from Tomecek Studio Architecture to help me request the zoning changes from the City of Denver since I cannot be there in person at this time.

I authorize Tomecek Studio to act on my behalf to assist me in doing the above mentioned.

Thank you,



Mary Valdez  
4891 Lincoln St.  
Denver, CO 80216  
ooptiee@yahoo.com

Valdez Rezoning.

## RNO's

### Message:

Hello Mr. Mayl,

My name is Alexander and, I work with Tomecek Studio Architecture. I am working on the design of what could hopefully become a small accessory dwelling unit at [4981 N. Lincoln St.](#) I am contacting you on behalf of our client and property owner Mary Valdez. We are just begging the process of re-zoning her lot to allow for the construction of her adu. I would love to set up a time to start a conversation and share our vision with you and the members of the INC.

Please feel free to either give me a call at 303.955.0562 or send me an email at

[Alexander@tomecekstudio.com](mailto:Alexander@tomecekstudio.com)

Sincerely,

Alexander Bender

Joe Henry

<https://www.denverinc.org/>

Reached out to via website contact 10/01

<https://www.esgba.org/>

Reached out to via website contact 10/01

Contact - Robbi Farschman - [manager@esgba.org](mailto:manager@esgba.org)

Typically don't deal with this level of re zoning

<http://www.ucancap.org/>

Not applicable?

<http://www.globevillecivicpartners.org/>

Reached out to via website contact 10/01

Joe Henry - See email thread -

[https://www.facebook.com/GlobevilleNeighborhoodDenverColorado/?hc\\_ref=ARTSvXnoStz7BQ1AjV9bqnXE4vgmtxgSvnOkiMWS00-NiBbp7V92XALZaiZVOpk7Y8&\\_\\_tn\\_\\_=kC-R](https://www.facebook.com/GlobevilleNeighborhoodDenverColorado/?hc_ref=ARTSvXnoStz7BQ1AjV9bqnXE4vgmtxgSvnOkiMWS00-NiBbp7V92XALZaiZVOpk7Y8&__tn__=kC-R)

Reached out to via Facebook 10/01

-No response as of 10/5

Joe Henry

# Denver Property Taxation and Assessment System

Owner	Schedule Number	Legal Description	Property Type	Tax District
VALDEZ,MARY MARGARET 4891 LINCOLN ST DENVER , CO 80216-6326	02154-18-018-000	PLATTE FARM 02154 B7 L46 47 & 48	RESIDENTIAL	DENV

<a href="#">Summary</a>	<a href="#">Property Map</a>	<a href="#">Assessed Values</a>	<a href="#">Assessment Protest</a>	<a href="#">Taxes</a>	<a href="#">Comparables</a>	<a href="#">Neighborhood Sales</a>	<a href="#">Chain of Title</a>
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[Print Summary](#)

## Property Description

<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	1104
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1923	<b>Basement/Finish:</b>	167/0
<b>Lot Size:</b>	9,370	<b>Zoned As:</b>	E-SU-D
<b>Mill Levy:</b>	77.134	<b>Document Type:</b>	WD

The following is supplemental criteria for the proposed rezoning of 4891 Lincoln St. Lots 46,47,48, Block 7, Platte Farm, City and County of Denver, State of Colorado which are currently zoned E-SU-D. This proposal requests the zoning be changed to U-SU-C1 per the following review criteria.

## **1. 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 Comprehensive Plan 2040.*

### **Pertinent City Adopted Plans:**

Blueprint Denver 2019  
Denver Comprehensive Plan 2040  
Globeville Neighborhood Plan (2014)

*(Note: This application was submitted before the official adoption of the Denver Comprehensive Plan 2040 and the update to Blueprint Denver. This narrative reflects the anticipated adoption of those plans by the public hearing dates.*

### **Consistency with Blueprint Denver's Definitions of 4891 Lincoln St:**

Because the previous version of Blueprint Denver 2002 was adopted before significant growth and change in Denver, this application seeks to follow guidelines set out by the 2019 update to Blueprint Denver.

### **On Future Contexts:**

This update will define 4891 Lincoln St as Urban Context. The proposed update states the Urban Context is:

*...small multi-unit residential and mixed use areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower-scale and closer to the street.*

*- Page 136, Blueprint Denver 2019.*



The proposed changes to Blueprint Denver also align with the proposed zoning change to a U-SU-C1, a single family residence with an accessory dwelling unit. The proposed zoning change has no effect on alley access nor building setbacks in accordance with Denver Zoning Code 4.3-9.

The changes to Blueprint Denver in 2019 redefine the local neighborhood context of Globeville to Urban. As such, this proposal seeks the zoning classification U-SU-C1 as a departure from its current Urban Edge E-SU-D condition so that the proposed rezoning can remain consistent with the updated version of Blueprint Denver. This change can be seen in the Neighborhood Context Map in Blueprint Denver 2019

**On Place types:**

The proposed additions to Blueprint Denver 2019 identifies 4891 Lincoln St as a Low Residential Placetype which is currently defined as:

*Predominantly one-and two-unit. Includes Accessory Dwelling Units. In some contexts, some higher density residential uses may be mixed throughout. Neighborhood-serving retail may be found in some key locations. Buildings are predominantly low-scale houses and duplexes. Setbacks and lot coverages vary across neighborhood contexts.*

- Page 148 Blueprint Denver 2019.

The proposed U-SU-C1 zoning change will remain consistent with the proposed place type of a Low Residential Area as the U-SU-C1 building form would only alter the zoning to allow for the addition of an accessory dwelling unit, which is encouraged by Blueprint Denver.

**On Street Types:**

4891 Lincoln St. sits at the corner of W. 49th Ave. and Lincoln St. Blueprint Denver lists Lincoln St. as a Residential Collector street which are:

*Streets that have primarily residential uses, but may also include schools, civic uses, parks, small retail nodes, and other similar uses. Buildings on residential*

*streets usually have a modest setback. The depth of the setback varies by neighborhood context.*

*Slower speeds are encouraged to promote the safety for all users of the roadway. - Page 160, Blueprint Denver 2019.*

*An amenity zone, comprised of trees and plantings, is used to separate people walking from auto traffic.*

The proposed zoning change to U-SU-C1 conforms to future Blueprint Denver 2019 standards defining Street Types. The zoning change will not affect any encroachment into the right-of-way. The change will also maintain the current primary front, side, and rear setbacks as well as bulk plane requirements; therefore no inappropriate massing would be introduced to affect the local streets.

#### **On Growth Area Strategies:**

The update to Blueprint Denver introduces growth areas into Denver. These areas:

*...provide a more nuanced way to handle growth, directing growth to key centers, corridors and high density residential areas that align with transportation options.*

*Most growth is guided to regional centers, community centers and corridors, set districts and higher intensity residential areas.*

*Other areas of the city are still expected to see some, more limited, growth.  
- Page 24, Pre Application Presentation*

The lot at 4891 Lincoln St. is classified as *all other areas of the city* - which is to account for 10% of new jobs and 20% of new households. The proposed change to U-SU-C1 aligns with the Blueprint Denver growth areas strategy, because the addition of an accessory dwelling unit would provide for some additional limited growth.

- Page 50, Growth Strategy Map, Blueprint Denver 2019

### **On Adopted Neighborhood Plans:**

The proposed zoning change at 4891 Lincoln St. is consistent with the officially adopted Globeville Neighborhood Plan (2014) Part B1. Recommendation 1: Part B1 found on page 34 states:

*Maintain Stability in the residential neighborhood core character area.*

*In areas identified with single family with ADU's Concept Land Use:*

- ***Maintain the current mix of low-scale residential building forms consisting predominantly of single unit dwellings with occasional duplexes or multi-unit structures.***
- ***Allow accessory dwelling units to enable aging in place, additional income through rentals, and to increase the population density of the neighborhood without altering its character***
- *Promote existing development patterns, including relatively small lots, shallow setbacks, and moderate building coverage, with parking and vehicle access in the rear and serviced by alleys.*
- *Encourage the use of streetscape elements that promote residential character, walking, and bicycle use, including detached sidewalks, pedestrian scale lighting, limited curb cuts, and tree lawns*

As identified on the Concept Land Use And Areas Of Change map on page 33 of the Globeville Neighborhood Plan, the lot at 4891 Lincoln St. is considered a Single Family with ADU. Accordingly, the second point of Part B1 is consistent with the proposed zoning change to U-SU-C1 to allow for an accessory dwelling unit.

Part B14 - B14A in the Globeville Neighborhood Plan page 45 regarding Improved Access to Housing states:

*Provide a Broad Range of Housing Types and Price Levels.*

*Incorporating this Plans proposed concept use recommendations will allow for a more diverse range of housing types within the neighborhood, including:*

- ***-Accessory Dwelling Units within the single family areas.***

- *-Multifamily and attached residential building types in Mixed Use, TOD, and Urban Residential Concept Land Use areas.*
- *-Live/work and a variety of other residential types in Mixed use areas,*

*Regulatory and Policy Strategies. Regulatory and policy strategies change City code or regulations to affect desired outcomes. Typical examples include Denver Zoning Code text and map amendments, Public Works requirements for infrastructure improvements associated with development projects, and Parks and Recreation requirements regarding open space and plantings.*

*- Page 119, Globeville Neighborhood Plan*

*Regulatory and Policy Implementation Priorities for Globeville:*

- *-Implement recommendations aimed at improving residential and industrial compatibility.*
- *-Ensure that zoning regulations align with the Plan vision including:*
- ***-Implementing recommendations to allow Accessory Dwelling Units in Single Family residential areas.***
- *-Creating a mixed-use destination area on Washington Street and eastward to the South Platte riverfront.*

The proposed U-SU-C1 zoning change is consistent with the Globeville Neighborhood Plan concerning its support of regulatory changes in the Denver Zoning Code to allow for the use of an accessory dwelling unit on the lot in question.

### **Denver Comprehensive Plan 2040 Vision Elements:**

#### **On Equatable, Affordable, and Inclusive**

Goal 1.2 of the vision states:

*Build Housing as a continuum to serve residents across a range of incomes, ages and needs.*

*- Page 18, Denver Comprehensive Plan 2040*

Specifically, strategies A, B C, state:

- A. Create a greater mix of housing options in every neighborhood for all individuals and families.*
- B. Ensure city policies and regulations encourage every neighborhood to provide a complete range off housing options*

C. *Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services*

*-Page 28, Denver Comprehensive Plan 2040*

The proposed zoning change would allow for the addition of an accessory dwelling unit which would allow for a mix of housing options within the neighborhood while simultaneously investing in the neighborhood and maintaining existing character.

Goal 1.5 of the vision states:

*Reduce the involuntary displacement of residents and business.*

Specifically, strategy A states:

A. *Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility creating new affordable housing and preserving existing affordability.'*

*- Page 29, Denver Comprehensive Plan 2040*

The proposed zoning change allows for the creation of new housing in an area already at risk of involuntary displacement, while maintaining affordability.

## **2. 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.*

The proposed rezoning to U-SU-C1 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare:**

*All map amendments shall further the public health safety and general welfare of the city.*

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through implementation of the city's adopted land use and

transportation plans, including Comprehensive Plan 2040, Blueprint Denver, and the Globeville Neighborhood Plan.

#### **4. Justifying Circumstances:**

*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:*

***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*

The rapid development in Denver is resulting in changing conditions in the Globeville area. This can be seen with the official adoption of the Globeville Neighborhood Plan in 2014. The residents and representatives of Globeville felt the contextual changes happening in the neighborhood were distinct enough to support additional criteria that were then outlined in the official Plan. The proposed change would allow for reinvestment in the lot while maintaining the existing character. Additionally, the proposed zoning change is consistent with 12.4.10.8 Part A.5.b of the Globeville Neighborhood Plan which recommends single family residencies with detached accessory dwelling units to preserve the existing character of the neighborhood.

#### **5. Consistency with the description of the applicable neighborhood.**

Note: the proposed change from the Urban Edge context to Urban context is to align with the changes outlined in the Denver Comprehensive Plan 2040.

##### **On General Character**

The Denver Zoning Code Section 5.1.1 defines the general character of the Urban Neighborhood Context as;

*...primarily characterized by 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 building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types. Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential*

*arterial streets. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.*

*-Page 231, DZC*

The proposed change aligns with the current zone district classification, as the primary building form will remain unchanged. All building right-of-way requirements, parking requirements, setback, and bulk plane limits will remain unchanged.

**On Street, Block and Access Patterns:**

The Denver Zoning Code Section 5.1.2 defines the street, block and access patterns of the Urban Neighborhood Context as:

*The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.*

*-Page 231, DZC*

The proposed change aligns with the current zone district classification, as the primary building form will remain unchanged. All building right-of-way requirements, parking requirements, setback, and bulk plane limits will remain unchanged.

**On Building Placement and Location:**

The Denver Zoning Code Section 5.1.3 defines building placement and location in the Urban Neighborhood Context as:

*...Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.*

*-Page 231, DZC*

The proposed change aligns with the current zone district classification, as the primary building form will remain unchanged. All building right-of-way requirements, parking requirements, setback, and bulk plane limits will remain unchanged.

**On Building Height:**

The Denver Zoning Code Section 5.1.4 defines building height in the Urban neighborhood Context as:

*...characterized by low scale buildings except for some mid- rise commercial and mixed use structures, particularly at nodes or along arterial streets.*

The proposed change aligns with the current zone district classification, as the primary building form will remain unchanged. All building right-of-way requirements, parking requirements, setback, and bulk plane limits will remain unchanged.

**On Mobility**

The Denver Zoning Code Section 5.1.5 defines mobility in the Urban neighborhood Context as:

*...a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.*

*-Page 231, DZC*

The proposed change aligns with the current zone district classification, as the primary building form will remain unchanged. All building right-of-way requirements, parking requirements, setback, and bulk plane limits will remain unchanged.



Legal Description for 4891 Lincoln St. Denver CO, 80216:

Lots 46, 47, 48, Block 7, Platte Farm, City and County of Denver, State of Colorado.