

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		PROPERTY OWNER(S) REPRESENTATIVE** <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		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. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?		<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input type="checkbox"/> No - Describe why not (in outreach attachment, see page 3)	
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?		<input type="checkbox"/> Yes - State date below and describe method in outreach attachment, see page 3 _____	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its own section.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <p>_____</p>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p>Only check this box if your application is not consistent with 12.4.10.7.A</p>	<p><input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p> <p>Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p>	<p><input type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

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.denver.gov/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document** 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.
- Review Criteria Narratives.** See page 2 for details.
- Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, the applicant may include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- 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 a corporate entity such as an LLC as the owner, this is document is required.) (if applicable)
- Affordable Housing Review Team Acceptance Letter** (if applicable)
- Other Attachments.** Please describe below.

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) <small>(please type or print legibly)</small>	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>	01/12/20	(A)	YES
			<i>Krzysztof</i> <i>A. J.</i>			

Denver Rezoning Application

406 S Quitman Street
Denver, CO 80219

Prepared By Andrew & Kryszelda Gorrell
Owners

Narrative Explanation

Overview of Request

We are requesting a zoning map amendment for the property located at 406 S Quitman Street, transitioning the zoning from E-SU-Dx to E-SU-B. Approval of this application would allow the land to be split into two 5200SF lots, each hosting a single-family home, whereas the 6000SF minimum lot size required by the current E-SU-Dx zoning only allows for the construction of one single-family home. The decision to request E-SU-B zoning is the result of months of community engagement (via the Westwood RNO and direct neighborhood outreach), multiple meetings with councilwoman Jamie Torres, and direct feedback from Denver Community Planning and Development. We hope this application will convince you of what we already know—rezoning this property prior to redevelopment is the best path forward in terms of meeting the current and future needs of the community, aligning with Denver’s strategic plans, and safeguarding the existing character of Westwood.

Site History and Underutilization

For decades, the property at 406 S Quitman has been an outlier in the community. Despite its generous 75' x 139' (10,400SF) lot size, has only ever hosted a partially below-grade, ~200SF studio-style “basement home”, with CMU walls for insulation, plexiglass for windows, and quite a bit of asbestos lurking about. In a neighborhood characterized by small-to-medium single-family homes on standard (or smaller) lots, this property used 150% of the land of a standard parcel to host a single resident in substandard conditions. Given the derelict nature of the structure and the inefficiency of the land use, we have already completed a full demolition of the previous residence.

Rationale for E-SU-B and the "Lot Split" Strategy

This application seeks to align 406 S Quitman with the "Residential Low" future place designation and the "Urban Edge" neighborhood context defined in Blueprint Denver. By rezoning to E-SU-B, we can utilize the specific "Lot Split" provision highlighted in the emerging Southwest Area Plan. This strategy allows us to:

1. **Continue the Zone Pattern:** As noted in the city’s pre-application feedback, the "B" (Standard) lot size "continues the zone pattern" ([Pre-app Update, p. 31](#)) found on adjacent blocks, creating a more cohesive streetscape along Quitman Street.
2. **Promote Infill and Efficiency:** In alignment with the Denver Comprehensive Plan 2040 (Environmentally Resilient Goal 8, Strategy A), we are promoting "infill development where infrastructure and services are already in place" ([Pre-app Update, p. 17](#)). Splitting the lot allows for two high-quality, energy-efficient homes on a footprint that previously only served one.
3. **Ensure Attainability:** Westwood is a working-class neighborhood where the median income is approximately \$35,000—significantly lower than the Denver average. By creating two smaller, standard-sized lots rather than one oversized lot, we can develop two "starter" homes that serve as a vehicle for stability and upward mobility for young families.

Rezoning Review Criteria

Denver Comprehensive Plan 2040

A. Equity Goals

The rezoning to **E-SU-B** is fundamentally an equity-driven proposal that addresses the specific demographic and economic vulnerabilities of the Westwood neighborhood.

- **Housing as a Continuum (Strategy 1.2):** The plan calls for "housing as a continuum to serve residents across a range of incomes, ages, and needs" ([Comprehensive Plan 2040](#), p. 28). Currently, the **E-SU-Dx** zoning encourages "Deep" lots that often lead to the construction of large, high-cost luxury homes. By rezoning to **E-SU-B**, we can split the 10,400 SF lot into two ~5,200 SF lots. This creates two "starter" homes with ADU's rather than one massive mansion, providing a much-needed entry point for Westwood's working-class families and young renters looking for stability.
- **Reducing Involuntary Displacement (Strategy 1.5):** Westwood is highly vulnerable to displacement, with a median income of roughly **\$35,000**—nearly half the Denver average. Developing a single, \$900k+ home on the current oversized lot would set a high-price benchmark that risks spiking neighboring property tax valuations. Rezoning to **E-SU-B** allows for smaller-scale, more attainable infill that matches the existing neighborhood character, thereby protecting current residents from the economic pressures of
- **Access to Quality Education (Strategy 1.9):** By creating two separate residential units where only one (derelict) unit existed, we increase the density of families in the area. This helps maintain enrollment levels for local schools and increases the property tax base—estimated at an 8-fold increase over the previous \$710 assessment—without placing a disproportionate tax burden on a single local family.

Maintaining SU-Dx Zoning

- Small net gain in housing stock, either at a high price or with poor land utilization.
- Risk of property tax/rent increases for neighboring homes.
- Large barrier to entry for typical Westwood residents.

Reference/Summary:

Equitable, Affordable & Inclusive Goals:

1.2: Support housing as a continuum to serve residents across a range of incomes, ages and needs.

- New middle housing provides a cyclical benefit to the community over its lifetime as it is bought and sold.

1.3: Develop housing that is affordable to residents of all income levels.

- Rezoning allows attainable middle-housing development.

1.4: Preserve existing affordable housing.

- The low-cost housing that previously existed on the property only served a single resident and was not in a habitable condition when we obtained the property.

1.5: Reduce the involuntary displacement of residents and businesses.

- Expensive redevelopment could negatively impact neighbors in terms of above-average jumps in property tax/rent bills. A large single family home would likely take longer construction time in the short term and result in higher property taxes/rent in the long term.

1.9: Improve equitable access to quality education and lifelong learning opportunities.

- Providing more housing that is accessible to younger/less affluent families helps ensure that local schools can help maintain enrollment in the long term. Additionally, property tax revenues from duplex homes will improve local revenue by creating smaller lots that will create revenues greater than that of a single family home without increasing the tax bill of individual payers.

B. Climate Goals

The rezoning promotes modern sustainability standards and efficient land use, directly supporting Denver’s climate resiliency objectives.

- **Promote Infill Development (Goal 8, Strategy A):** The [Comprehensive Plan 2040](#) emphasizes "promoting infill development where infrastructure and services are already in place" (p. 54). The subject property is an ideal candidate for infill, as it is already served by existing utilities and is located near transit-priority corridors like **Alameda Ave** and **Morrison Road**. Splitting the lot doubles the utility of the land without requiring the expansion of city infrastructure.
- **Modern Energy Efficiency:** The previous "basement home" on the site was an environmental hazard, featuring plexiglass windows and asbestos. Rezoning allows for the construction of two modern single-family homes designed with energy-efficient envelopes. We intend to explore modular construction, which has a significantly lower carbon footprint during fabrication and reduces local traffic and machinery impact during the build time.

C. Other Goals

The E-SU-B designation is the most "consistent path" to reinforcing the unique character of Westwood while accommodating necessary growth.

- **Consistent Infill Development (Goal 1, Strategy D):** This strategy encourages "quality infill development that is consistent with the surrounding neighborhoods" ([Comprehensive Plan 2040](#), p. 34). The E-SU-B district continues the zone pattern of the surrounding blocks. It replaces a derelict, underutilized lot with a residential density that matches the smaller, standard-sized parcels found throughout the block.
- **Economically Strong and Dynamic (Strategy 2.4):** By transforming a lot that hosted a single resident in a 200 SF unit into two family-sized homes, we strengthen the local economy. This increase in the neighborhood's permanent resident base provides direct support to local businesses along the Morrison Road corridor.
- **Vibrant Centers and Corridors (Goal 1, Strategy A):** The proximity of the property to

Morrison Road—a focal point for community reinvestment—makes it an ideal location for increased residential capacity. The proposal supports a "network of well-connected, vibrant" areas by placing more residents within walking distance of Westwood's emerging cultural and commercial hub.

Blueprint Denver

A. Neighborhood Context

406 S Quitman is situated within the **Urban Edge** neighborhood context.

- **Definition & Role:** Urban Edge areas serve as a critical "transition between urban and suburban areas" (Blueprint Denver, p. 188). These areas are predominantly residential and are characterized by a mix of low-scale housing.
- **Consistency:** The requested **E-SU-B** district is a single-unit district that perfectly maintains this low-scale residential character. As noted in the city's feedback, this change "**continues the zone pattern**" established by the surrounding blocks, ensuring that new development remains compatible with the existing block-and-lot fabric.

B. Future Place

The subject property is designated as **Residential Low** in the Future Place map.

- **Land Use Guidance:** This designation is intended for "predominantly single- and two-unit uses on small or medium lots" (Blueprint Denver, p. 214).
- **Lot Size Alignment:** The current **E-SU-Dx** zoning enforces an oversized "Deep" lot requirement that is an outlier for the block. Rezoning to **E-SU-B** allows the 10,400 SF parcel to be split into two ~5,200 SF lots. This shifts the property from an underutilized "extra-large" lot to two "medium" lots, which is the exact scale recommended for the **Residential Low** designation. This facilitates the "thoughtful integration" of additional housing units while maintaining low building coverage.

C. Growth Strategy

Blueprint Denver categorizes this portion of Westwood as an "**Other Area**" in the citywide growth strategy.

- **Distributed Growth:** While high-intensity growth is focused on centers and corridors, Blueprint Denver explicitly states that "smaller-scale growth and reinvestment should be occurring in these [Other] areas as well" (p. 67).
- **Application:** Our proposal is a textbook example of appropriate small-scale growth. By utilizing a "Lot Split," we are adding a single additional housing unit to the neighborhood's stock through a high-quality infill project rather than an intensive multi-unit development, aligning with the goal of sensitive reinvestment.

D. Adjacent Street Types

Quitman Street and Dakota Avenue as **Local Streets** (p. 19).

- **Street Character:** Local residential streets are characterized by low speeds, pedestrian safety, and limited through-traffic.
- **Compatibility:** The creation of two single-family homes is the most compatible development type for a **Local Street**. It preserves the quiet, residential nature of the block while improving the "public realm" by replacing a vacant, post-demolition lot with two modern homes oriented toward the street, enhancing the local walking environment.

E. Plan Policies and Strategies

Our rezoning proposition is aligned with the task force theme of equity, and supports goals 1, 2, 5, and 6:

1) "Promote and anticipate planned growth in major centers and corridors and at various scales in other areas of the city" (p. 72). Our proposal facilitates this "various scale" growth.

2) "Ensure citywide housing efforts are supported by land use and design regulations" (p. 82). Rezoning to **E-SU-B** removes the regulatory barrier (the "Dx" lot requirement) that currently prevents the creation of an additional attainable housing unit.

5) "Focus higher intensity growth in walkable mixed-use centers and along transit priority streets."

- Rezoning promotes growth near Morrison Road, a mixed use corridor emphasized in Blueprint Denver, and Alameda Ave., a mixed-use corridor and medium-capacity transit priority street.
- Rezoning aligns with Blueprint Denver's 2nd Mobility recommendation to "align the impacts of private development with transportation infrastructure" (Blueprint Denver 55).

6) "Enhance the overall character and sense of place of neighborhoods through all stages of development and reinvestment."

- Rezoning helps preserve and enhance the existing character of Westwood as an affordable place for working families.

F. Equity Concepts

Blueprint Denver identifies Westwood as an area with a high **vulnerability to displacement**.

- **Mitigating Market Pressure:** When a large 10,400 SF lot is restricted to a single unit, the market pressure often results in a "luxury mansion" that is out of reach for the local community.
- **The Lot Split Solution:** By splitting the lot, the land cost is divided between two units. This creates a "missing middle" product—standard single-family homes—that are more attainable for the existing demographic of Westwood residents. This supports the equity goal of providing housing that allows residents to build equity within their own neighborhood.

Neighborhood/Small Area Plan

This final section of the review criteria demonstrates how rezoning to **E-SU-B** is the most effective way to implement the specific visions of the **Westwood Neighborhood Plan** and the forthcoming **Southwest Area Plan**.

1. Westwood Neighborhood Plan (2016)

The [Westwood Neighborhood Plan](#) describes a community "on the verge of dynamic change and reinvestment" (p. 9). Our proposal specifically addresses several key challenges and goals identified within this plan:

- **Addressing Overcrowding and Multi-generational Needs:** The plan identifies that "households are often multi-generational and larger than the City average household size which can result in overcrowding and unsafe housing conditions" (p. 14). By utilizing a lot split to create two single-family homes, we are increasing the available housing supply in a neighborhood that desperately needs high-quality, safe options for larger families.
- **Replacing Poor-Quality Housing Stock:** A primary challenge noted in the plan is that "the quality of housing stock is generally poor which can lead to unsafe living conditions and high energy bills" (p. 14). The previous structure at 406 S Quitman was a prime example of this—a 200 SF "basement home" that was uninhabitable by modern standards. Our rezoning allows us to replace that derelict unit with two modern, energy-efficient homes that reduce the long-term cost of living for residents.
- **Preserving Affordability and Character:** The plan seeks to benefit current and future residents "while not resulting in displacement" (p. 9). Rezoning to **E-SU-B** allows for "standard" lot sizes that are consistent with the existing block pattern, providing "missing middle" housing that is more attainable for working families than the luxury "mansions" that typically result from redeveloping oversized **E-SU-Dx** lots.
- **Expansion of Capacity:** While the 2016 plan focused heavily on ADUs, the evolution of neighborhood needs now points toward the "Lot Split" as a superior way to provide full-sized, independent housing units for families.

2. Southwest Area Plan (In Progress)

The [Southwest Area Plan](#), which is pending adoption in March 2026, represents the most current community vision for the area. This plan is the cornerstone of our request. In anticipation of the adoption of the Southwest Area Plan, we have reviewed the plan draft and identified 3 land use goals (L1, L2 & L3) and one neighborhood land use goal (W-L1) that support our rezoning proposal:

L1: "Southwest residents should have affordable and secure housing options that accommodate a wide range of needs." (p. 50)

- *Outcome C: "Displacement and its effects should be minimized"*
 - *#6: "The City should consider affordability and anti-displacement tools for individual rezonings in order to protect existing residents."*

The goal of our proposal is to create new housing options that are attainable and suitable for

families, while minimizing the risk of contributing to development-related displacement.

L2: "Ensure there is adequate supply of high-quality, well-maintained housing that meets the needs of the community." (p. 51)

- *Outcome A: More housing should be added in Southwest Denver through both new construction and renovation.*
 - *#1. "Small-scale, locally owned developers should be encouraged to improve and/or build properties for rent and for sale."*
- *Outcome B: "Small-scale multi-unit development, like duplexes, triplexes, and quadplexes, can offer lower-cost, family-friendly housing options in areas where currently limited to single-unit residential . . . This type of housing . . . should be encouraged in the Southwest Denver"*
 - *#1. "The city should explore allowing additional homes to be built on parcels with single- and two-unit zoning. Doing so would provide affordable homes, for renting and buying."*

We are local, first-time developers with a strong desire to create a positive impact in our community, but limited resources. The City's support in our proposal to rezone 406 S Quitman for small-scale multiunit redevelopment is critical to our efforts, and would be aligned with the stated goal of adding homes via infill development of single-unit parcels

L3: "Low residential places shall allow for additional housing growth while promoting affordability, design, and preservation" (p. 52)

- *B. Low Residential places should include a variety of housing options in addition to single family homes.*
 - *1. "Existing forms that are already well-integrated into the neighborhoods should be replicated such [as] duplex, tandem house, and triplex."*
- *Lots larger than 9,000 square feet should be split into two or more lots. This allows for more housing while keeping lot sizes consistent with the surrounding area.*

406 S Quitman is located in a low residential area with a significant number of existing duplex and multi-unit forms. Our rezoning proposal will allow us to replicate these well-integrated forms while also meeting the goal of splitting large lots to allow for more housing.

W-L1: Preserve affordable housing options in the Westwood neighborhood while allowing for housing options that serve a diversity of needs (See L3 and L4). P 174

- *E: "Allow for a variety of housing options in the form of single family, duplex, and triplex with consideration for affordability, anti-displacement and character considerations two blocks from future transit corridors of Federal and Alameda".*
- *Consideration 1: Promote development of middle housing buildings to enable intergenerational housing*

This shows that the land use goals and outcomes of the SAP discussed above are specifically

applicable to the Westwood neighborhood.

In addition to the goals above, the SAP specifies some recommendations that will be carried over from the Westwood Neighborhood Plan and Morrison TAP Report. Relevant language calls on the city to “encourage a diversity of housing types” and “evaluate zoning tools . . . to promote infill design that is sensitive to the surrounding area for small scale incremental and avoids lot assemblage” (p. 182). This language is verbatim from the draft and will likely be corrected, but the intent seems clear—small scale, incremental change that promotes plan goals is recognized as an important tool, and avoiding oversized lots is a priority. For our proposal, this aligns with the partnership implementation goal in section 8.1.4, “Work with property owners and community organizations to activate underutilized and vacant properties in centers and corridors” (p. 187). We are property owners seeking to activate an underutilized lot near the Morrison Road Community Corridor in a way that promotes the city’s past, current, and future goals for the area, and we hope you will support us in this endeavor.

Summary of Plan Consistency

The proposed map amendment to **E-SU-B** is a cohesive response to Denver's layered planning efforts. It meets the **Equity** and **Resiliency** goals of the [Comprehensive Plan 2040](#), adheres to the **Urban Edge** and **Residential Low** designations of [Blueprint Denver](#), and directly implements the **Lot Split** strategy championed by the [Southwest Area Plan](#). It is the most appropriate and context-sensitive way to revitalize this long-derelict site.

Public Interest

The proposed official map amendment to **E-SU-B** is in the public interest because it facilitates the "thoughtful integration" of housing as envisioned in [Blueprint Denver](#) while directly addressing the socio-economic and environmental needs of the Westwood neighborhood.

1. Fiscal Responsibility and Infrastructure Efficiency

A primary public benefit of this rezoning is the significant increase in the city's tax base through the efficient use of existing infrastructure.

- **Tax Base Expansion:** The 2024 property tax bill for the existing 10,400 SF parcel was just **\$710**, a figure that reflects decades of underutilization. By rezoning to **E-SU-B** and utilizing the lot split provision, we will create two taxable properties. Based on neighboring valuations, we anticipate an **8-fold increase** in property tax revenue. This provides essential funding for **Denver Public Schools** and city services without requiring the city to extend new sewer lines, streets, or utilities, as the site is already served by existing infrastructure.
- **Infrastructure Optimization:** In alignment with **Comprehensive Plan 2040 (Goal 8, Strategy A)**, this proposal maximizes the public’s investment in local infrastructure by doubling the residential capacity of a lot located near transit-priority corridors like **Morrison Road** and **Alameda Ave**.

2. Promotion of Attainable "Missing Middle" Housing

The rezoning serves the public interest by preserving the neighborhood home sizes.

- **Stepping Stone Homeownership:** By splitting the lot into two standard 5,200 SF parcels, we can offer two smaller, more attainable single-family homes. This provides a "stepping stone" for homeownership for young families and current Westwood renters, supporting the [Westwood Neighborhood Plan](#) goal of creating a resilient community that resists involuntary displacement.
- **Alignment with Neighborhood Demographics:** With a median income in Westwood of approximately \$35,000, the public interest is best served by creating housing products that match the local economic reality. Two standard-sized homes are a far more equitable outcome for the community than a single \$900k+ home, which would act as a barrier to entry for typical residents.

3. Enhanced Public Health and Neighborhood Vibrancy

The removal of a derelict structure and the activation of a vacant lot provides immediate public safety and aesthetic benefits to the block.

- **Elimination of Blight:** The previous "basement home" was a health hazard containing asbestos and substandard materials. Replacing this derelict unit with two modern, high-quality homes improves the overall "public realm" and street appeal of Quitman Street, as highlighted in the **Urban Edge** context of [Blueprint Denver](#).
- **Support for Local Commerce:** Increasing the density of permanent residents within walking distance of the **Morrison Road** cultural and commercial corridor supports local small businesses and promotes a more vibrant, "live-work-play" community as encouraged by **Comprehensive Plan 2040 (Goal 8, Strategy B)**.

4. Proactive Implementation of City Policy

Finally, this rezoning is in the public interest because it proactively implements the city's most current planning guidance. The **Best path, relying on Lot Split language in SW** is the **E-SU-B** designation. By moving forward with this request, we are helping the city realize the vision of the **Southwest Area Plan** and the **Unlocking Housing Choices** initiative, which seek to expand housing options in a way that remains compatible with existing single-unit neighborhoods.

Consistency with Neighborhood Context, Stated Purpose and Proposed Zone District

The proposed map amendment from **E-SU-Dx** to **E-SU-B** is highly consistent with the character, purpose, and intent of the **Urban Edge Neighborhood Context** as defined in the [Denver Zoning Code](#).

1. Consistency with Neighborhood Context (DZC Sections 4.1.1 – 4.1.5)

- **General Character (Section 4.1.1):** The **Urban Edge Neighborhood Context** is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts and is primarily single-unit and two-unit residential uses. Our request to maintain a single-unit (SU) designation while adjusting the lot size directly supports this character. It replaces an underutilized, oversized parcel with two standard-sized lots that reinforce the "low scale" residential nature of the block.
- **Street, Block, and Access Patterns (Section 4.1.2):** Westwood consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. By splitting the existing 10,400 SF lot into two ~5,200 SF lots, we are bringing the property into

closer alignment with this regular pattern. This correction ensures that the development of 406 S Quitman matches the consistent block sizes and shapes found on the rest of the street.

- **Building Placement and Location (Section 4.1.3):** New construction under E-SU-B will maintain the "moderate to deep front setbacks" typical of the neighborhood. This ensures that the two new homes will have a consistent orientation and building placement with their neighbors, preserving the existing streetscape and public realm.

2. Consistency with General Purpose of Residential Districts (DZC Section 4.2.2.1)

The [Denver Zoning Code](#) states that the intent of residential districts is to "promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context" (p. 31).

- **Reinforcing Desired Patterns:** The E-SU-B district provides a "consistent framework... to reinforce desired development patterns. This rezoning continues the zone pattern of the surrounding blocks where standard-sized lots are already established.
- **Accommodating Reinvestment:** This request allows us to "accommodate reinvestment" in a way that remains compatible with the single-unit fabric. By moving away from the "Deep" (Dx) lot requirement, which is an outlier for this block, we can revitalize a long-vacant site with homes that are contextually appropriate in size and scale.

3. Consistency with Specific Intent of the E-SU-B District (DZC Section 4.2.2.2.B)

- **Specific District Intent: E-SU-B** is specifically intended as a "single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet".

Conclusion

Rezoning to E-SU-B is not just consistent with the **Denver Zoning Code**; it is a necessary corrective measure to bring an anomalous property into harmony with its surroundings. It preserves the **Urban Edge** character, supports the **Residential Low** vision of the neighborhood, and provides a clear public benefit by creating attainable housing choices in a way that respects the existing block-and-lot pattern of Westwood.

Outreach Documentation

DCPD Pre-meeting 1 (8/7/2025):

- DCPD provided information on neighborhood context, review criteria, and our rezoning goal, which was E-TU-C for this meeting.

RNO Outreach, Westwood Unidos and Westwood Community Action Team (10/2025-current):

- Westwood Unidos did not respond to outreach and did not appear to be currently hosting public meetings.

Westwood Community Action Team outreach:

- We have been in attendance at public meetings since October 2025
- Meetings have been focused on initiatives to increase access to programs that protect

- Westwood’s character and provide resources to residents. Lately, there has been a great deal of discussion regarding business closures and derelict properties. It is clear to us that the community wants to see development that is lasting and meets their needs
- In terms of this rezoning, the primary focus of the group has been affordability and preserving community character.
- Kryszelda joined the WCAT board as treasurer for 2026. Her goal is to provide organizational and leadership support to a new RNO, while maintaining lines of communication and feedback through the rezoning process.

Direct Outreach

- Neighbors were contacted directly prior to demolition (week of 9/29/25) of the previous home per city requirements, and informed of future development plans.
- Following demolition, neighbors were contacted directly and given a flier explaining the desire to rezone the lot, with opportunities to engage with us via Facebook (occurred 11/1-11/9). Kryszelda talked to three different residents surrounding the property during this time explaining the desire to rezone and preserve the neighborhood affordability. Their reaction was supportive of our goal to build more homes that aligned with the character of the neighborhood.

DCPD Pre-Meeting (2/5/2026)

- DCPD reviewed rezoning to E-TU-B, which was brought up during meeting with Councilwoman Torres as an option to create even more housing. Their review showed that rezoning to E-TU-B was not strongly supported by existing plans and rezoning to E-TU-C was partially supported but not fully endorsed, but that rezoning to E-SU-B would be supported—specifically by language in the southwest area plan encouraging splitting of lots of 9000SF, and the existing character of the neighborhood in terms of lot size and building type.

Other Attachments: Photos of Previous Unit

The photos below show the outside of the unit that was on the lot when we purchased it. The basement unit did not utilize the space of the lot, and it did not align with the other homes on the street. Demolishing the unit has already increased the street appeal on Quitman with the empty lot.



The two photos below show the inside of the unit prior to demolition. The unit shows how uninhabitable the basement was for any resident living in the space. The unit was a studio, and the second photo shows how small the bathroom was and how low the ceiling was.



WARRANTY DEED

THIS DEED, made on 25th day of April, 2025, by

Yarra River, LLC, a Colorado Limited Liability Company
of Denver County, State of Colorado, (hereinafter "Grantor"), and

Andrew Gorrell and Kryszelda Gorrell
whose street address is 1049 Hazel Court, Denver, CO 80204, County of Denver, State of Colorado (hereinafter "Grantee");

WITNESS, that Grantor, for and in consideration of TWO HUNDRED FIFTEEN THOUSAND AND 00/100 dollars (\$215,000.00) the receipt and sufficiency is hereby acknowledged, hereby sells, conveys and confirms unto the Grantee, Grantee's 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 County of Denver and State of Colorado, described as follows:

LOTS 4 TO 6, INCLUSIVE, BLOCK 21, BELMONT PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: 406 South Quitman Street, Denver, CO 80219

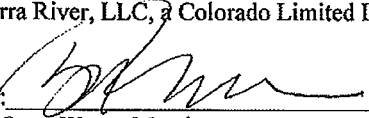
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any manner appertaining, the reversion and the remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, 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 Grantee, Grantee's heirs and assigns forever. The Grantor, for Grantor, Grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, Grantee's heirs and assigns, that at the time of the ensealing and delivery of these presents, well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as 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 whatsoever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions defined in C.R.S. 38-30-113, revised.

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

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

Yarra River, LLC, a Colorado Limited Liability Company

By: 
Scott Wyatt, Member

STATE OF COLORADO
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by Scott Wyatt, Member of Yarra River, LLC, a Colorado Limited Liability Company.


Notary's Official Signature

My Commission Expires: 01/28/2029



AFTER RECORDING RETURN TO:
Andrew Gorrell and Kryszelda Gorrell
1049 Hazel Court
Denver, CO 80204

406 South Quitman Street Legal Description

L 4 TO 6 INC BLK 21 BELMONT PARK