



TO: City Council Neighborhoods and Planning Committee
FROM: Curt Upton, Senior City Planner
DATE: May 19, 2016
RE: Official Zoning Map Amendment Application #2015I-00039
446 N. Sheridan Blvd.
Rezoning from PUD 119 to E-MX-3

Staff Report and Recommendation

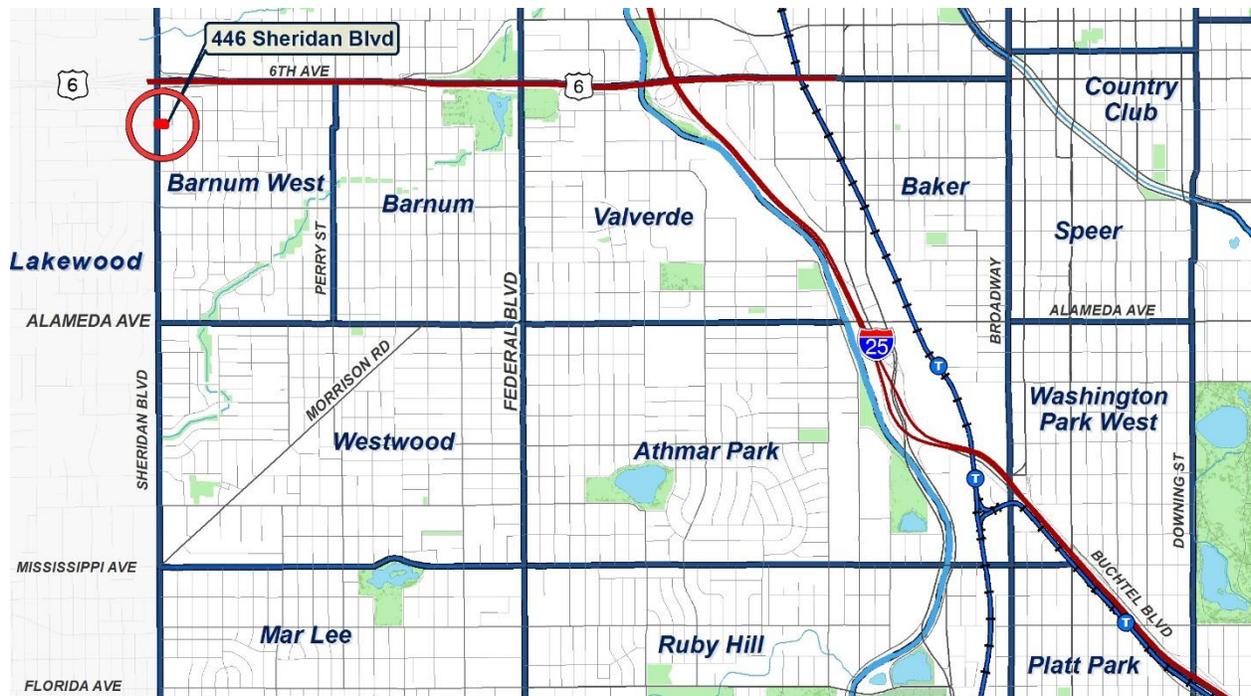
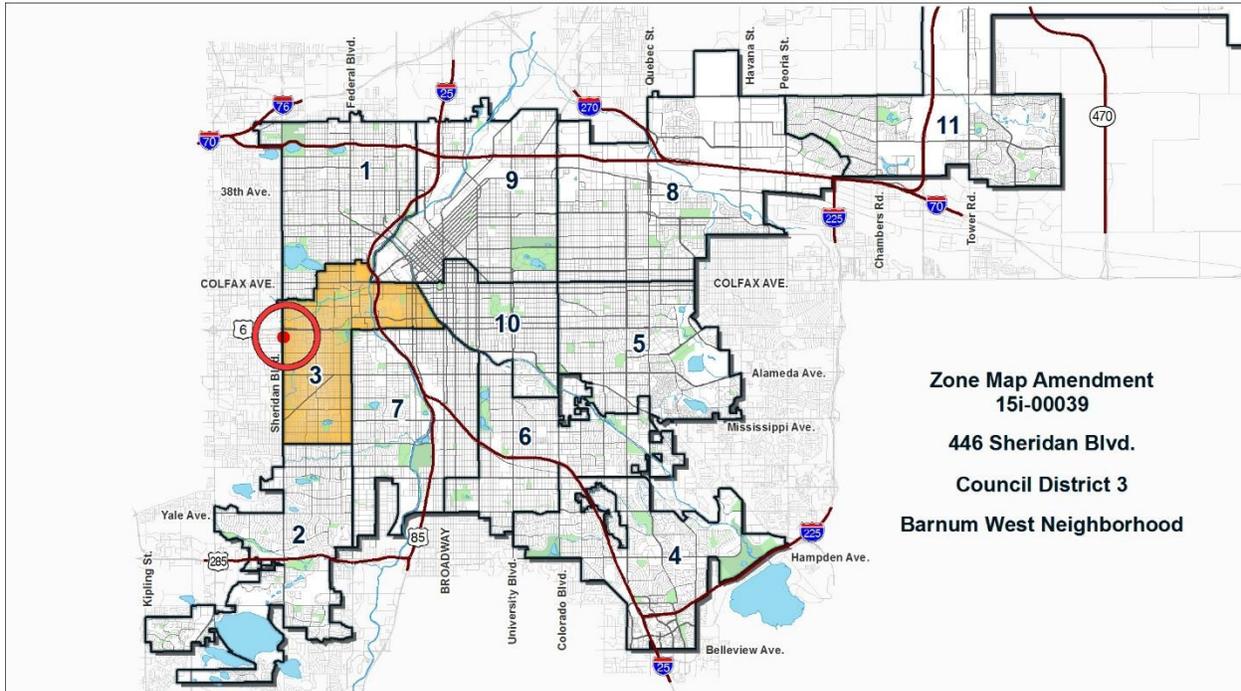
Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2015I-00039 for a rezoning from PUD 119 to E-MX-3.

Request for Rezoning

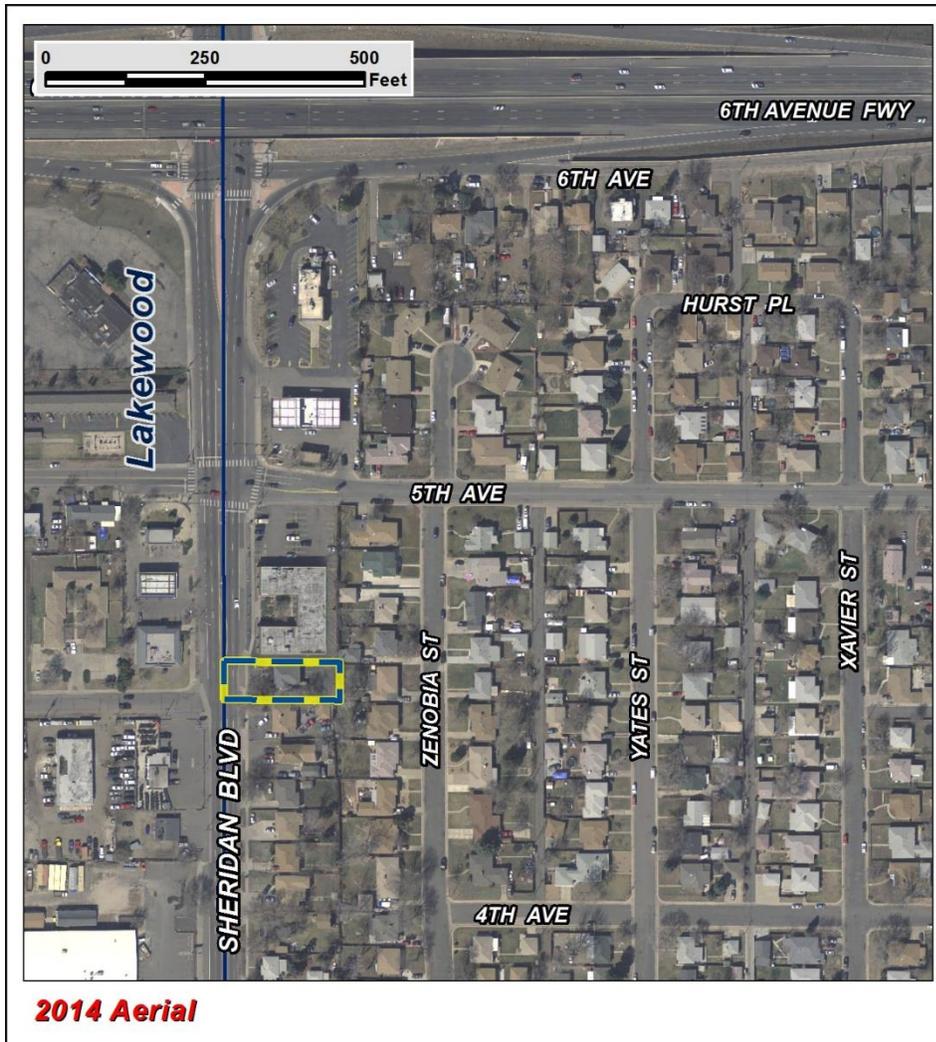
Application:	#2015I-00039
Address:	446 N. Sheridan Blvd.
Neighborhood/Council District:	Barnum West / Council District 3
RNOs:	Denver Neighborhood Association, Inc.; Inter-neighborhood Cooperation (INC); Concerned Citizens for Barnum, Inc
Area of Property:	8,398 square feet
Current Zoning:	PUD 119
Proposed Zoning:	E-MX-3
Property Owner(s):	Apex Real Estate Solutions LLC
Owner Representative:	Phil Workman

Summary of Rezoning Request

- The subject property is located in the Barnum West Statistical Neighborhood, near the intersection of Sheridan Blvd. and 5th Avenue. The site is currently occupied by a real estate office within a repurposed single family structure.
- The site is currently zoned PUD 119. The PUD was created to allow office uses within the single family structure.
- The property owners are requesting a rezoning from PUD 119 to E-MX-3 in order to change the mix of uses allowed on the site and facilitate redevelopment.
- The requested E-MX-3 zone district is in the Urban Edge Neighborhood Context, allowing a **Mix** of uses, up to **3** stories in height.
- Further details of the zone district can be found in Article 4 of the Denver Zoning Code (DZC).



Existing Context

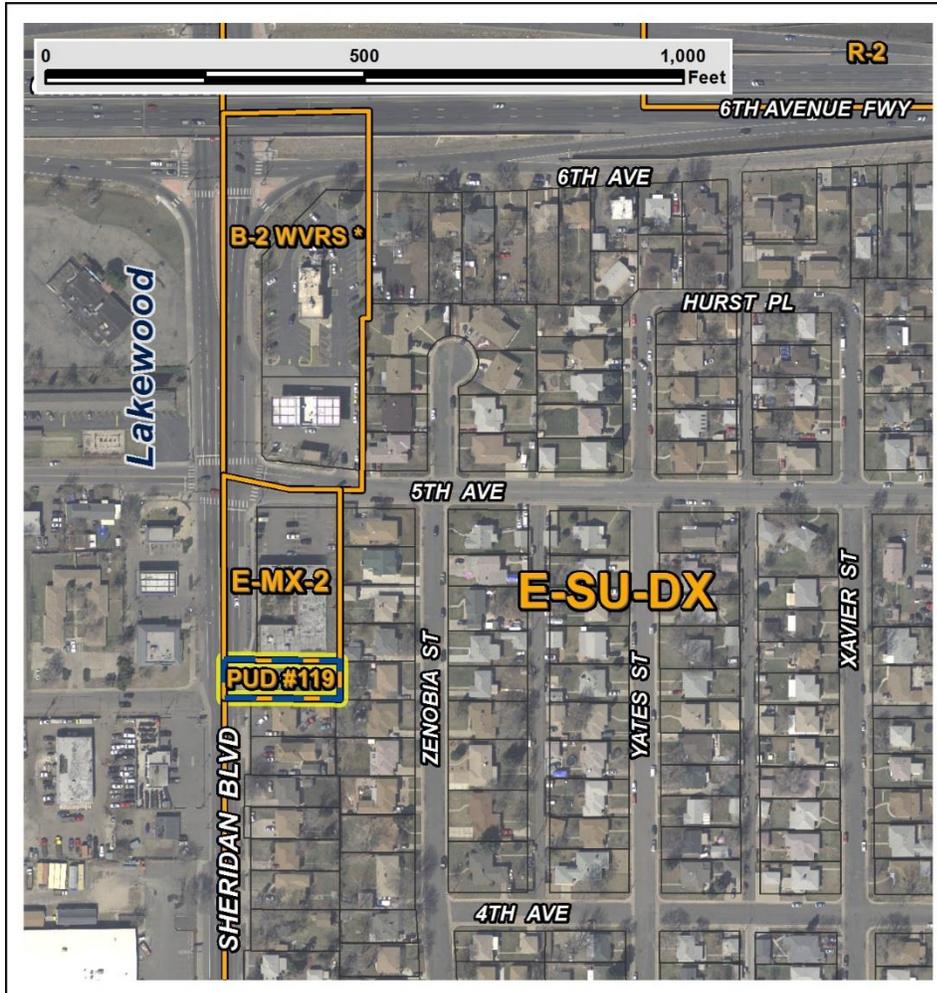


The property is located adjacent to Sheridan Blvd. approximately one block south of the 6th Avenue freeway. The site contains a real estate office within a repurposed single family house. Conventional suburban single family houses are located to the south and east. A courtyard-style single story office building is located to the north. To the west is the City of Lakewood where Sheridan is lined with auto-oriented uses, including a gas station, tire shop, and used car dealership.

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

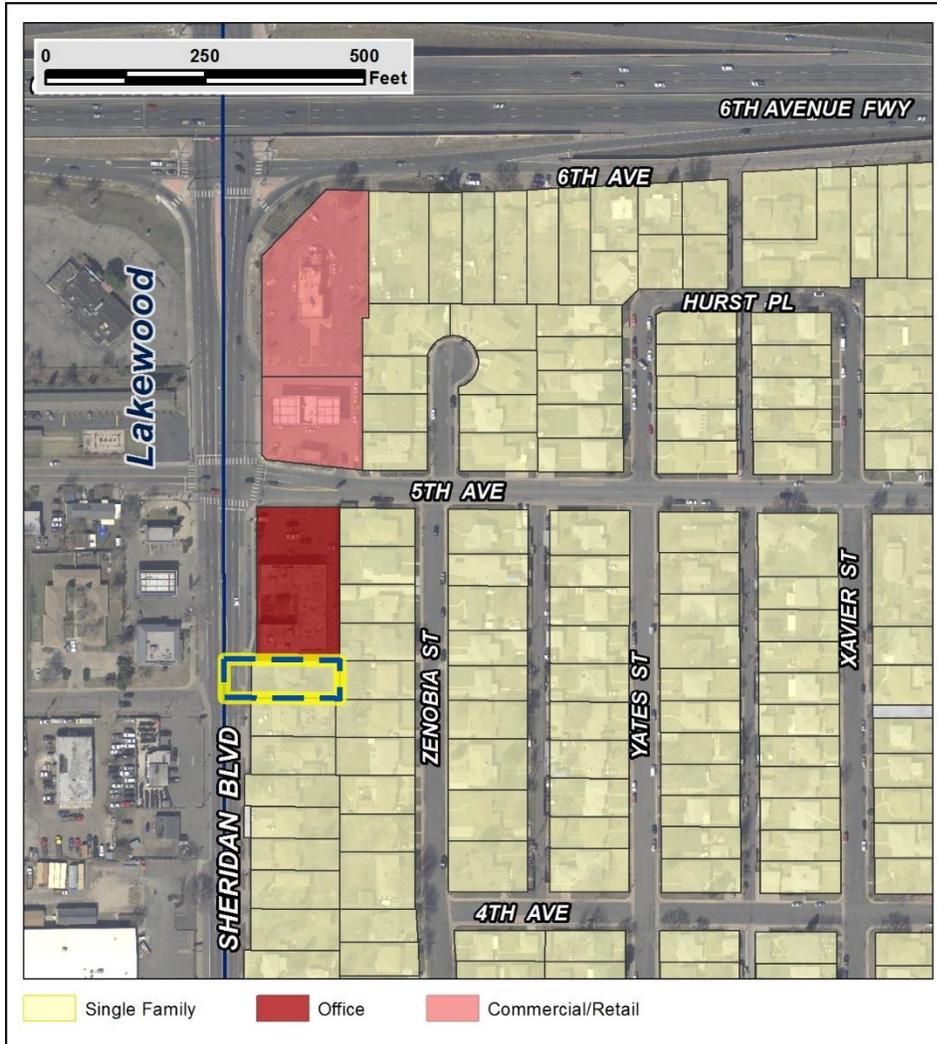
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD 119	Office	One-story, single family residential building; surface parking between the building and the street	<p>Blocks are consistently rectangular and oblong. Alleys are generally present although not behind the subject site.</p> <p>Suburban-scaled commercial strips and single family lots line Sheridan Boulevard.</p> <p>The street pattern is interrupted by Highway 6 approximately one block to the north.</p>
North	E-MX-2	Office	One story courtyard office building; adjacent surface parking on north side.	
South	E-SU-Dx	Single family residential	One-story single family residential buildings. Suburban ranch style with parking and vehicular access in the front. Several front yards are used for surface parking.	
East	E-SU-Dx	Single family residential	One-story single family suburban ranch style residential buildings; some with parking and vehicular access in the front and others with alley-loaded garages (east of Zenobia)	
West	City of Lakewood	Commercial; industrial	One-story gas station; convenience store; auto tire shop; auto dealership.	

1. Existing Zoning



The current zoning applied to the site is PUD 119 which allows office uses within the existing single family residential structure. The E-SU-Dx district applies to properties to the south and east. The district stands for Urban Edge Neighborhood context – Single Unit. The Dx option allows urban and suburban house building forms with a minimum lot area of 6,000 square feet. The property to the north of the subject site is zoned E-MX-2, which stands for Urban Edge Neighborhood Context - Mixed use – 2 story maximum height. E-MX-2 is intended to encourage a mix of residential and commercial uses within buildings designed to encourage active street fronts.

2. Existing Land Use Map



3. Existing Building Form and Scale



Subject site; looking east



Subject site; looking south



Subject site; looking north



Subject Site; looking west

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:

Development Services: Approved - No Comments

Asset Management: Approved - No Comments

Environmental Health – Approved; Notes: DEH concurs with the proposed zoning change. The Denver Department of Environmental Health (DEH) has information indicating the presence of a Superfund site at the property and surrounding area. Under oversight by the U.S. Environmental Protection Agency, the majority of the site was cleaned up and conditions are protective of human health and the environment. Contaminated soils in residential yards were excavated and disposed off-site where necessary and institutional controls have been implemented for the remaining few residential properties where access was not granted.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

City Surveyor – Approved; originally reviewed and denied due to not conforming to our standard land description format. Reviewed again and will acquiesce since the body of the land description is acceptable.

Parks and Recreation: Approved – No Comments

Public Review Process

- CPD staff provided informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations (RNOs) on December 16th, 2015.
- The property has been legally posted for a period of 15 days announcing the April 20th, 2016, Denver Planning Board public hearing, and written notification of the hearing has been sent to all affected registered neighborhood organizations and City Council members.
- Following Planning Board review, the rezoning application will be referred to the Neighborhoods and Planning (PLAN) Committee of the City Council for review at a public meeting. The PLAN Committee meeting is tentatively scheduled for May 25th, 2016.
- Following the Neighborhoods and Planning Committee review, the rezoning application is typically referred to the full City Council for final action at a public hearing.
- The RNOs identified on page 1 were notified of this application.
- At the time of this staff report, no public comment had been received.

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 property:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver (2002)*
- *Barnum/Barnum West Neighborhood Plan (1986)*

Denver Comprehensive Plan 2000

The proposal is consistent with many *Denver Comprehensive Plan 2000* strategies, including:

- Land Use Strategy 1-D – Recognize the multiple transportation functions of arterial corridors, as well as their importance for commercial activity and projecting the city’s image
- Environmental Sustainability Strategy 2-F – Conserve land by: promoting infill development with Denver at sites where services and infrastructure are already in place. Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.
- Environmental Sustainability Strategy 4-A – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (pg 41)
- Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (pg 60)
- Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services. (pg 78)

The proposed map amendment will enable mixed-use development at an infill location where services and infrastructure are already in place and at a scale that is consistent with the surrounding neighborhood. The mixed use proposal will also facilitate additional opportunities for live, work, and play within the neighborhood and support commercial activity along an arterial corridor.

Blueprint Denver

According to the 2002 Plan Map adopted in *Blueprint Denver*, this site has a concept land use of Single Family Residential and is located within an Area of Stability.

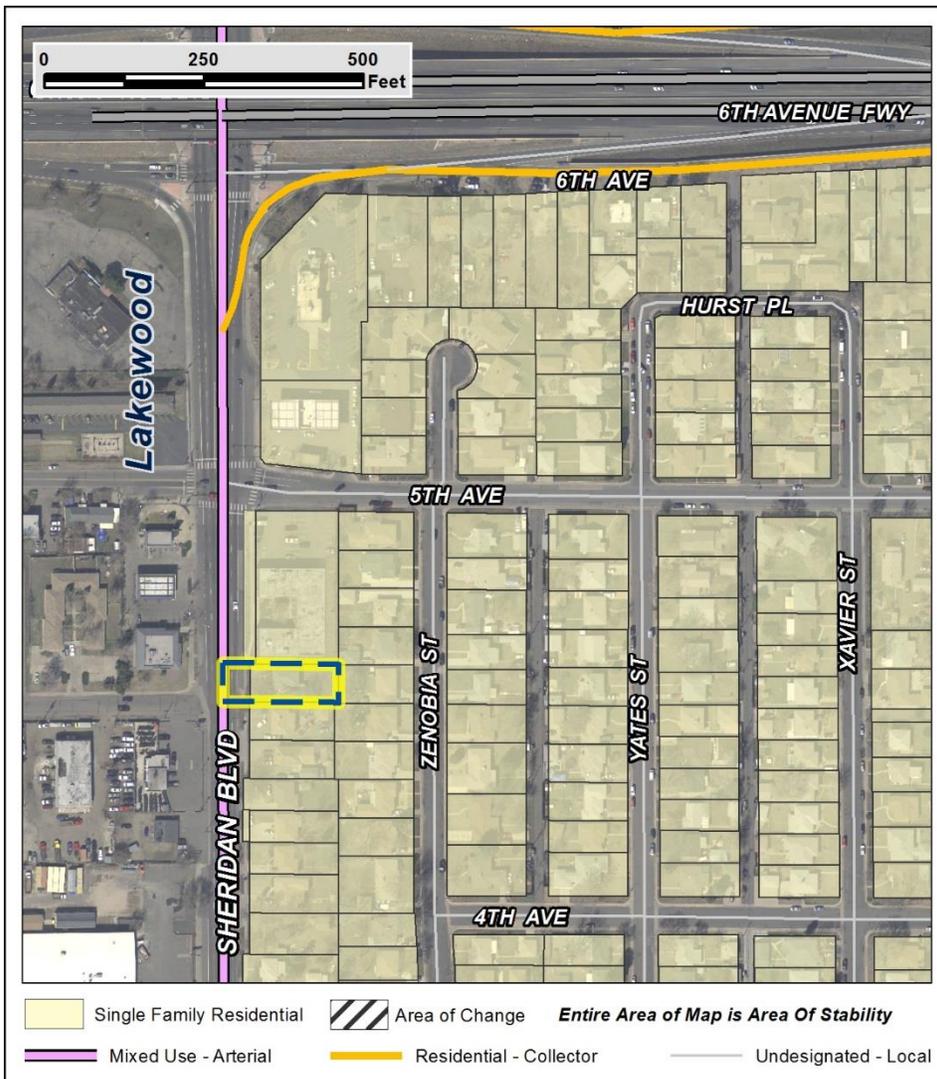
Future Land Use

Blueprint Denver defines the Single Family Residential concept land use as “Neighborhoods of single family houses represent the majority of Denver’s residential areas, particularly those developed after 1900 and especially those built after 1940. Densities are fewer than 10 units per acre, often less than six units per acre neighborhood-wide, and the employment base is significantly smaller than the housing base. Single-family homes are the predominant residential type.” (pg. 42) Single family neighborhoods are defined under a broader category of Residential Areas and Neighborhoods, which *Blueprint Denver* states: “A neighborhood is an area that consists primarily of residential land uses. A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents . . . Neighborhoods are primarily residential but vary in density, size and adjacency of non-residential uses” (page 41).

Importantly, the *Blueprint Denver* Plan Map designates future land uses at a broad scale on a citywide basis. When paired with the *Blueprint Denver* street classification of Mixed Use Arterial (see map below) the proposed E-MX-3 zone district is consistent with the single family residential land use designation.

The zone district is intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. The proposed rezoning will not result in a reduction of existing single family residential uses. And, while the proposal may result in an increase in commercial uses, the area will maintain a significantly smaller employment base relative to the housing base.

2002 Blueprint Denver Future Land Use Map



Area of Change / Area of Stability

The subject site is in an Area of Stability. In general, *Blueprint Denver's* goal for Areas of Stability is "to identify and maintain the character of an area while accommodating some new development and redevelopment." (pg. 120)

The Map Amendment application is consistent with *Blueprint Denver's* Area of Stability recommendations, as the proposed rezoning will encourage redevelopment while maintaining the character of the area. The proposed rezoning utilizes the same Neighborhood Context as the surrounding zone districts, limits height to 3 stories, and requires a height step-back for a sensitive transition to adjacent protected districts.

Street Classifications

Blueprint Denver classifies Sheridan Blvd. as a Mixed Use Arterial. According to *Blueprint Denver*, "Arterials are designed to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within urban areas. Denver's arterial system interconnects major urban elements such as the central business district, employment centers, large urban and suburban commercial centers and residential neighborhoods." (pg 51). Mixed Use Streets are "located in high-intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity" and are "attractive for pedestrians and bicyclists" (pg 57).

The Map Amendment application is consistent with *Blueprint Denver's* Mixed Use Arterial Street Classification recommendation, as the proposed zone district will encourage higher intensity, mixed use development with pedestrian oriented street frontages.

Small Area Plan: Barnum/Barnum West Neighborhood Plan (1986)

The Barnum West Neighborhood Plan is almost 30 years old and is primarily focused on preserving and enhancing the character of the neighborhood. However, the plan does acknowledge that there is "inappropriate zoning in residential areas and along arterials". (pg. 11). Relevant goals contained within the plan include: "encourage new businesses to locate in areas already zoned for business use" (p.3) and "maintain, upgrade, and promote existing business zones." (p.12).

The proposed rezoning is consistent with the identified issues and goals within the plan. The E-MX-3 zone district is intended to apply along arterial and collector streets. Further, the district will encourage new businesses at a location adjacent to land that is already zoned for business use and promote an upgrade to the subject site through redevelopment.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to E-MX-3 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 primarily through the implementation of the City's adopted plans.

4. Justifying Circumstance

The application identifies changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area." The application identifies the addition of transit service in the area as a justifying circumstance that has brought about changes in the surrounding community. A light rail station was opened six blocks north in 2013, and bus service frequency along Sheridan Blvd. increased at the same time.

Other justifying circumstances include:

- In 2010 the properties surrounding the site were rezoned as part of the City's comprehensive rezoning process, including E-MX applied to the adjacent properties to the north. The adoption of the new zoning code and the availability of the E-MX zone districts provides a new opportunity to rezone the property and improve the transition from an auto-intensive Mixed Use arterial to established single family residential.
- Some of the properties along Sheridan Boulevard are in need of reinvestment as they continue to age, as some were built in the mid-20th century.

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

Neighborhood Context Description

The proposed E-MX-3 zone district is within the Urban Edge Neighborhood Context. The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts and commercial uses are generally located along local streets, arterials, and main streets. The E-MX-3 district matches the urban edge neighborhood context of the surrounding area and will be applied along an arterial street.

Zone District Purpose and Intent

According to DZC 4.2.4.1.A, the general purpose of the E-MX zone districts is to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and

public gathering within and around the city's neighborhoods. According to DZC 4.2.4.2.D, the specific intent of the E-MX-3 district is to apply to areas or intersections served primarily by collector and arterial streets where a building scale of 1 to 3 stories is desired. Design standards provide options for varied building placement while still offering an active street front. The rezoning to E-MX-3 is consistent with the zone district purpose and intent through the application of the zone district standards and the proposed location along an arterial street.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning the property located at 446 N. Sheridan Blvd. (#2015I-00039) to the E-MX-3 zone district meets the requisite review criteria. Accordingly, staff recommends approval of the rezoning.

Planning Board Recommendation

Following the public hearing, the Planning Board Voted to recommend that the Denver City Council approve the rezoning application.

Attachments

1. Application
2. PUD #119

446 Sheridan

LEGAL DESCRIPTION

The South 60 ft. of the West 180 ft. of the N $\frac{1}{2}$, SW $\frac{1}{2}$, NW $\frac{1}{2}$, NW $\frac{1}{2}$, of Section 7, Township 4 South, Range 68 West, of the 6th P.M., except the West 30 ft. of said South 60 ft. of West 180 ft., City and County of Denver, State of Colorado.

P.U.D. 446 Sheridan Boulevard
 Property Address or Location

1. Date of pre-application conference June 1, 1983
2. Submittal date of preliminary application July 26, 1983
3. Submittal date of completed application September 14, 1983
4. Deadline for Planning Board Meeting _____
 (within 45 days after receipt of completed application)
5. Planning Board meeting date _____

2. a. Maximum gross floor area for each proposed use. Explain or define the uses. Terms like "retail" or "light industrial" must be defined in detail. To do this the applicants should refer to the various uses listed in a specific zone district of the Zoning Code.

For residential projects - indicate the maximum dwelling units <u>2</u>	<u>General Office and/or</u> use	<u>2,600</u> Sq. Ft.
	<u>Residential Units</u> use	_____ Sq. Ft.
	_____ use	_____ Sq. Ft.
Density or the ratio of dwelling units per acre equals <u>N/A</u>		
	TOTAL	<u>2,600</u> Sq. Ft.

Use the space at the
bottom of the page for
additional information

* SEE BELOW

- b. The maximum height of structures shall be (stories) 1 which shall not exceed a total of 22 feet. Rooftop features (Solar collectors, antennas, chimneys, flues, vents, air conditioning equipment) may exceed these height limit by 5 (feet). Flagpoles may exceed these height limits.
- c. Off-street parking: The project shall contain space for parking 6 vehicles. Applicant will abide by Article V, Off-Street Parking Requirements. yes no. If not, list the following; dimensions of parking spaces and aisles, ratio of parking spaces to building floor area by use, ratio of compact cars to regular-sized parking spaces. Use the blank space below.

Off-Street Loading Spaces. The project will contain 0 off-street loading spaces. Applicant will provide such spaces in conformance with Article VI, Off-Street Loading Requirements: yes no. If not, list the dimensions of the spaces provided.

NOTE:

The use of the terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver.

The space below may be used to provide additional information.

- * 2A. The existing structures contain 1,327 sq. ft.. New additions may be added to bring the total square footage to 2600.

P.U.D. at 494 Sheridan
Property Address or Location

d. Setbacks for buildings (excluding fences and walls).

The north setback shall be 5 ft. The east setback shall be 5 ft.

The south setback shall be 4 ft. The west setback shall be 20 ft.

N/A

~~The minimum spacing between buildings shall be 6 ft. Other important spacing requirements are:~~ All existing structures may remain in place

e. Land Coverage by buildings and impervious surfaces by use are as follows:

Building Coverage 1327 * sq. ft. = 14.7 % of total area.

Streets and Drives 408 sq. ft. = 4.5 % of total area.

Walks, Patios 165 sq. ft. = 1.8 % of total area.

Paved Recreation areas -0- sq. ft. = 0 % of total area.

Front parking area = 1600 sq ft 17.7% of total area

3500 TOTAL = 38.7%

* Additional 1273 sq ft may be added to existing structures at a later date.

f. Surface Drainage: The owner understands that the rules and regulations of the Wastewater Management Division will require certain design considerations and construction features to control surface water runoff. The site contains , does not contain a flood hazard area as identified by the Urban Drainage and Flood Control District (Contact the Wastewater Management Division, 295-1451).

g. Interior streets, drives and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan. N/A

h. Easements: Existing utility or access easements located on the property are as follows: N/A

i. Buffering features or methods: (Natural foliage areas, berms, fences or walls) Natural foliage areas shall consist of (what plant materials?) existing 5' fence on east end of property and plant hedge of 1 gallon evergreens, placed 2 ft. apart, a maximum of 5 ft. high and shall be located (where?) on the south property line from garage to west set back of 20 ft. All such foliage shall be maintained in a healthy and growing condition.

Supplement to item I

If street trees are to be utilized or for any plantings in the Public Right-of-way, owner shall contact City Forester (575-3053, 575-2571) for proper species and placement.

P.U.D. at 494 Sheridan
Property Address or Location

The maximum height of fences or walls on the P.U.D. district boundaries and within the building setback areas shall be 5 feet, and shall be located (where?) East end of property. Such fences or walls shall be: solid and view-obscuring , or open and view-permitting . The owner shall commence construction of buffering features prior to occupancy of completed dwelling units or within 180 calendar days of site plan approval. In addition fences or walls may be constructed according to Sec. 59-134(b)(5)...R-1 regulations.

The maximum height of fences or walls within the interior areas of the district shall be 6 feet.

Earthen berms or mounds are proposed (where?) N/A
and shall be no more than _____ feet in height.

- j. Boat, camper, trailer and recreation vehicle storage will , will not , be permitted on the property. If permitted, the number of each type will be as follows: _____.

The location of these storage areas shall be shown on the District Plan. The maximum height of solid screening fences or walls shall be N/A feet, and are shown on the District Plan.

- k. Dedications and Improvements. The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right of way and the construction of certain public improvements.
- l. School population: Project will have a school population of .72 children; Elementary School .12; Junior High School .20; Senior High School .40. (Ratios can be provided by the Denver Public Schools, 837-1000, Facility Planning).
- m. The project contain the following types and sizes of areas:

Lawn areas including any landscaped buffer areas	<u>5500</u> sq. ft.
Large, landscaped open areas (over 10,000 sq. ft.)	<u>N/A</u> sq. ft.
Active recreation areas with play equipment, etc.	<u>N/A</u> sq. ft.
Others, (describe)	

P.U.D. at 494 Sheridan
Property Address or Location

n. External effects: (vibration, heat, glare, radiation, and fumes). These effects will be regulated by Sec. 59-248(2)(3) which regulate uses in the B-1 zone.

o. The natural terrain will be restored in the following areas:

N/A

p. Utilities (public and private) serving the property are adequate, inadequate; they are located Electric from East
Sewer and water West in Sheridan Boulevard

For information contact the Public Service Company.. 571-3747; Mountain Bell 624-3119; and the Denver Water Department.. 623-2500, Ext 415.

If inadequate, the following measures have been recommended by the appropriate utility to provide service. _____

q. Sign Controls: The project will be regulated by the following:
Sec. 59-537. Signs Permitted in all Districts, yes ; no ;
Sec. 59-538. Sign Area Measurement, yes , no , and
Sec. 59-250 Regulations for the B-1 districts.

r. Outdoor Storage of products, materials or Solid Waste will , will not , be permitted on the property. If permitted such storage is shown on the District Plan. Screening will , will not , be provided. If so, such screening will consist of a solid wall or fence 6 feet high.

s. Current traffic volumes on streets in the project area should be shown on the "Existing Conditions Map." These volumes are available for major streets from the Traffic Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional study. Streets for which no estimate is available should be noted.

Site generated traffic should be estimated and noted by applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available from the Traffic Engineering (575-5781) or the Planning Office. (575-3268)
Estimate 10 trips in / 10 trips out : Dailey Mon-Fri

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required and the applicant should contact the Planning Office for further guidance.

t. Public Transportation. The nearest bus stop is located about 15 ft. from the property on Sheridan Boulevard
Avenue or Street

P.U.D. at 494 Sheridan
Property Address or Location

u. Public Facilities:

The nearest Elementary school is Newlon at 361 Vrain
name address

The nearest Junior High school is Lake at 1820 Lowell Blvd.
name address

The nearest Senior High school is West at 951 Elatti
name address

The nearest Denver Fire Station is Station No. 25 at 501 Knox Court
address

The nearest Police Station is at 3929 W. Florida
address

The nearest Recreation Center is at 360 Hooker
address

The nearest Library is at West 1st & Lowell Blvd.
address

v. Home Occupations: If residential dwelling units are contained within the project, home occupations will , will not , be permitted. If so permitted, they will be regulated by Sec. 59-132(4) (R-1 zone).

w. Temporary Uses: Uses by temporary permit will be regulated by Sec. N/A (zone).

x. Accessory Uses: Will be permitted and regulated by Sec. N/A (zone).

y. Interim Uses: Prior to the development of this project, the property will be used on an interim basis for existing residential (describe in detail the following: size, height and location of all interim buildings, provision for parking, term of interim use, etc.). No changes to existing residence will occur.

3. On an attached page a written statement is given generally describing:

- a. The proposed P.U.D. and the market which it is intended to serve.
- b. Its relationship to the Comprehensive Plan; where the applicant's objectives are not in substantial conformance with the Comprehensive Plan the statement shall include the changed or changing conditions that justify approval of the proposed P.U.D. District. (For help on this please contact Denver Planning Office).
- c. How the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

4. The "Existing Conditions Map" is attached following the written statement described above.

5. The "District Plan" is attached as the last page of this application.

3A The purpose of this P.U.D. is as follows:

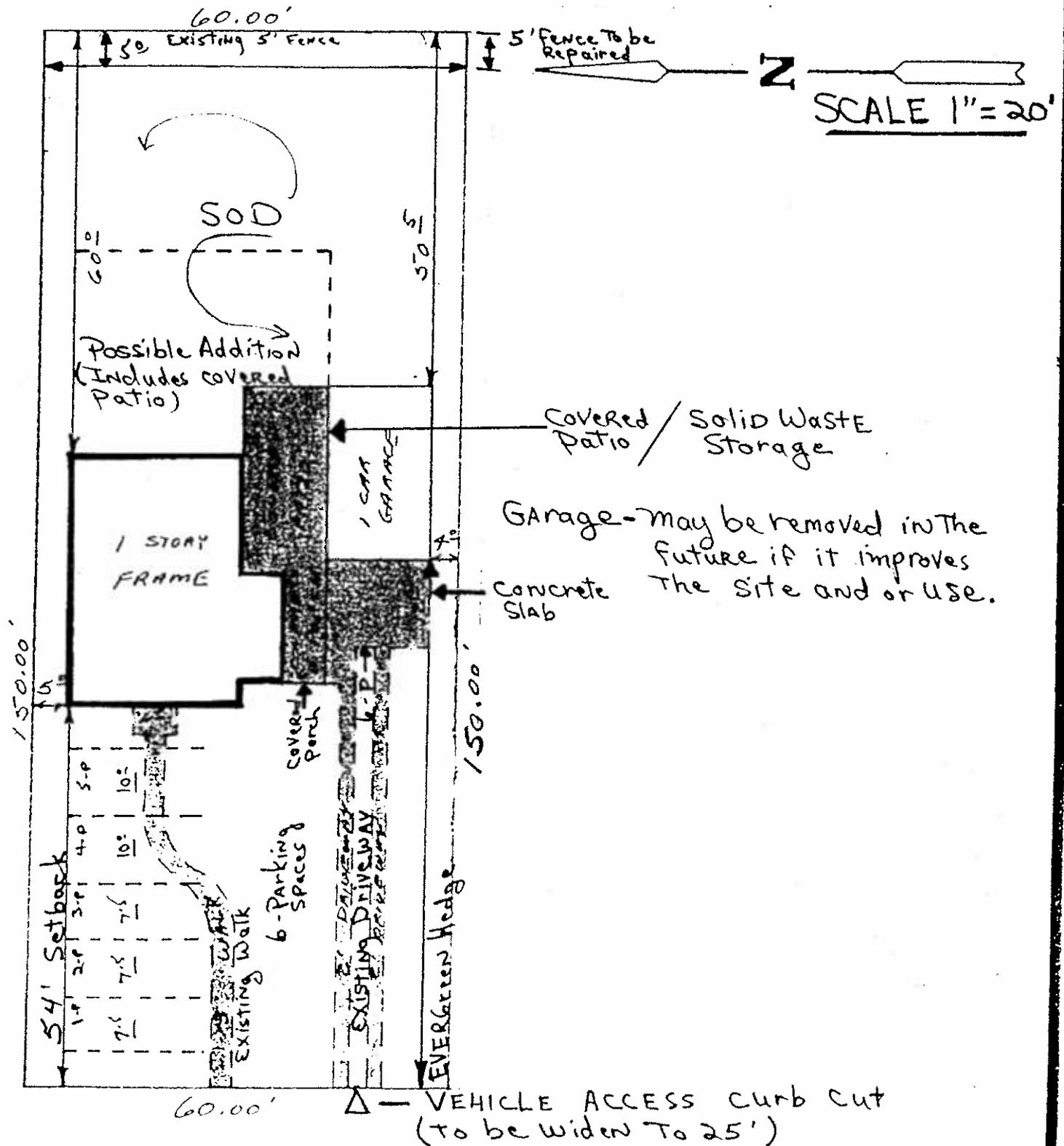
- 1) The existing structure to be used as general offices or two residential units.
- 2) The property could be used as a relief valve to the currently overcrowded parking condition of the office building at 494 Sheridan. The existing parking is very inadequate causing on-street parking on both 5th Avenue and Zenobia Street.

3B The P.U.D. District relates to the comprehensive plan according to Section B-10 of the plan. The District, being bounded by both commercial and residential areas, would not only fit in with commercial business, but would be able to serve those residential areas as well. The District is ideally suited for legal, accounting or similar business purposes. This type use would be a positive factor within the neighboring residential community. Access to and from the P.U.D. Districts and the commercial property to the north would compliment each other as would there be an advantage to additional commercial services than are presently available. The P.U.D. District relates to Sections T-24 and T-25 the comprehensive plan by improving the desirability of the neighborhood. Parking is currently a problem at the commercial property to the north of the P.U.D. District. The current situation forces on-street parking on both Zenobia Street and 5th Avenue. The P.U.D. District could handle some overflow parking in the front and the possibility of future parking in the rear could alleviate this problem. Additional landscape buffer along the eastern boundary would be provided to enhance the P.U.D. District as suggested in Section B-2 of the comprehensive plan.

3C The P.U.D. District is currently a single family residence bounded on the east and south by single family residences, on the north by a commercial office building and on the west by various commercial properties. The exterior of the P.U.D. District will retain the residential appearance to blend with the neighboring residences. Parking will be made available in the front and the possibility of future parking in the rear of the existing structure as an extension of the parking lot belonging to the commercial office building at 494 Sheridan to the north of the P.U.D. District. This parking area may be used as an overflow for the currently over crowded parking situation at 494 Sheridan. This parking area could allow enough relief that cars will no longer be forced to park on either 5th Avenue or Zenobia Street, thus relieving an irritation to the residents. A landscape buffer will be constructed to the east. A change in use of this property would provide for a cleaner, neater and more usable area than its current use.

Future allowance for parking in rear with formal cross access agreement from parking lot next door or access may be thru the existing garage area. This would require a minor modification P.U.D..

District Plan Map



N
SCALE 1" = 20'

SHERIDAN BLVD.

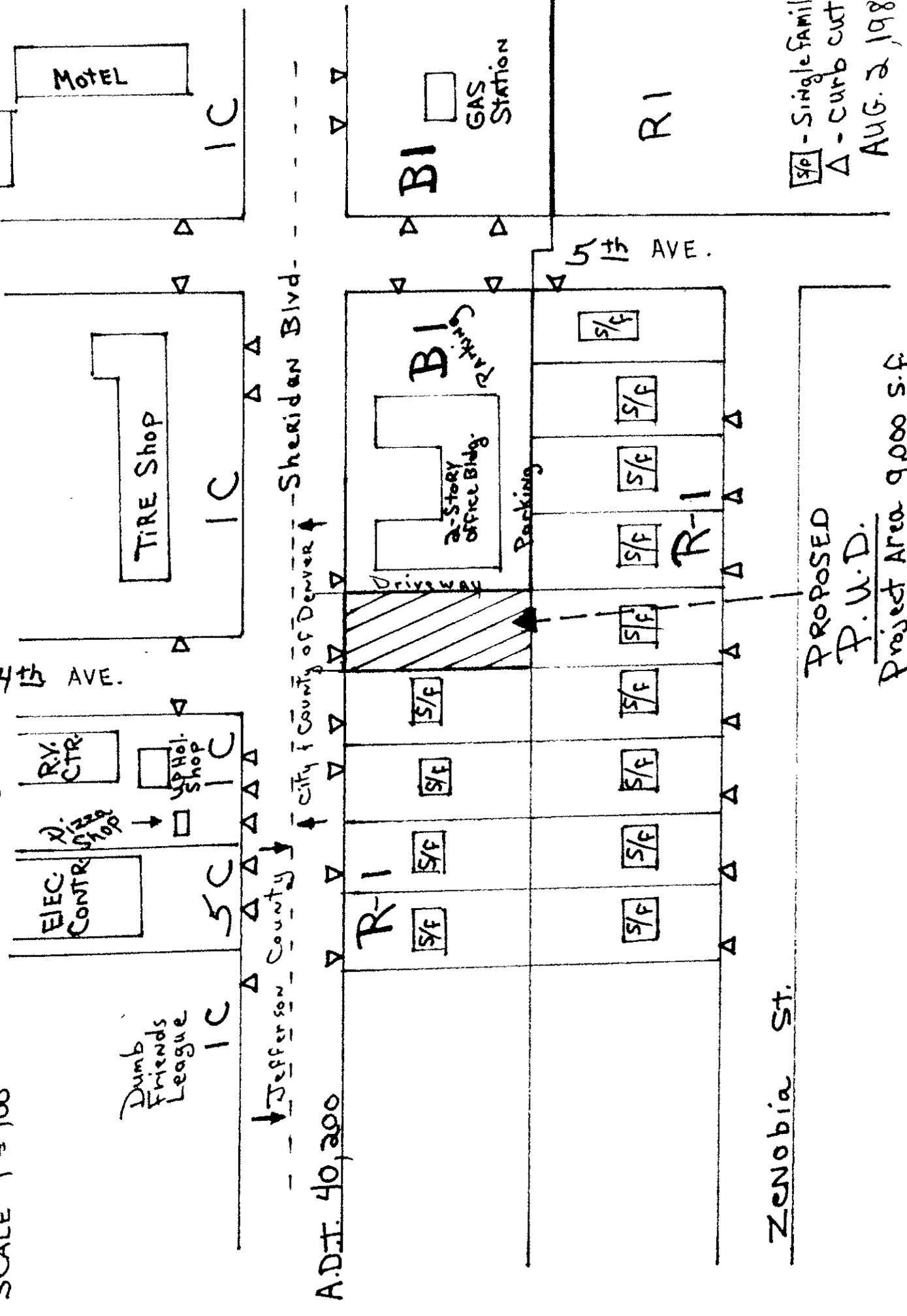
A.D.T. 40,200

Date of Map Aug. 2, 83



SCALE 1" = 100'

EXISTING CONDITIONS



- Single Family
 - Curb cut
 AUG. 2, 1983

PROPOSED
 P.U.D.
 Project Area 9,000 S.F.

A.D.T. 40,200

Jefferson County

City & County of Denver

Sheridan Blvd.

Zenobia St.

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: 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>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</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 deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:		<p align="center">See DZC Sec 12.4.10.3 (B.2)</p> <input type="checkbox"/> Yes <input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input 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. 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.
	<input 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.
	<input 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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <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. <input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. <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.
	<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. Please provide an attachment describing how the above criterion is met.
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) - See Attachment No. 1 <input type="checkbox"/> Proof of Ownership Document(s) - See Attachment No. 2 <input type="checkbox"/> Review Criteria - See Attachment No. 3	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	



REZONING GUIDE

Rezoning Application Page 3 of 3

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 (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (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)	NO
Daniel R and Melissa A Rice	2151 Eliot Street Denver, CO 80211 (720) 318-5410 madrice@comcast.net	100%	<i>[Signature]</i> <i>Melissa A. Rice</i>	12/16/2015	(A)	NO
				12/16/2015	(A)	
				12/16/2015	(A)	
				12/16/2015	(A)	
				12/16/2015	(A)	

Last updated: February 4, 2015

Return completed form to rezoning@denvergov.org

**ATTACHMENT NO. 2
 ZONE MAP AMENDMENT – PROOF OF OWNERSHIP
 2151 ELIOT STREET, DENVER, CO 80211**

2151 ELIOT ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
RICE, DANIEL R & MELISSA A 2151 ELIOT ST DENVER, CO 80211-5131	0232129021000 PIN 160928046	RATHBONE HEIGHTS 02321 B8 L31 & N 20FT OF L30	RESIDENTIAL	DENV

- Summary
- Assessment
- Assessment Protest
- Taxes
- Comparables
- Neighborhood Sales
- Chain of Title

Property Summary

Property Map

Additional Property Information

Zoning
 Zone District: U-TU-B
 Code Version: 2010

Neighborhood
 Jefferson Park

Subdivision
 RATHBONE HEIGHTS

Historic Landmark District
 No

Historic Landmark
 No

Enterprise Zone
 Yes

2151 ELIOT ST
 DENVER, CO 80211-5131
 Schedule Number: 0232129021000
 Owner:
 RICE, DANIEL R & MELISSA A
 2151 ELIOT ST
 DENVER, CO

[Directions](#) | [Street View](#) |

ATTACHMENT NO. 3
ZONE MAP AMENDMENT NARRATIVE
2151 ELIOT STREET, DENVER, CO 80211

TO: Community Planning and Development
City and County of Denver, State of Colorado
Attention: Ms. Sara White, Associate City Planner
201 West Colfax Avenue, Department 205
Denver, Colorado 80202

FROM: Daniel R. and Melissa A. Rice
2151 Eliot Street
Denver, Colorado 80211

DATE: December 2, 2015

RE: Rezone of 2151 Eliot Street, Denver, Colorado

This narrative provides documentation related to the rezoning request of the above reference subject property:

Page No.

1.	Overview.....	2
2.	Minimum area requirements	2
3.	Consistency With Adopted Plans	2
4.	Uniformity of District Regulations and Restrictions.....	8
5.	Public Health, safety, and General Welfare.....	8
6.	Justifying Circumstances	9
7.	Consistency with Neighborhood Context	9
8.	Summary	9

ATTACHMENT NO. 3
ZONE MAP AMENDMENT NARRATIVE
2151 ELIOT STREET, DENVER, CO 80211

1. OVERVIEW

As provided in the pre-application and this application documentation, the rezoning of 2151 Eliot Street is being requested to revise the zoning to be more consistent with other uses bordering Jefferson Park. Furthermore, this rezoning request is being made to bring the property into conformance with adopted neighborhood plan and Blue Print Denver. The remaining memorandum sections discuss how the proposed rezoning aligns with the City's Community Planning and Development Review Criteria.

2. MINIMUM AREA REQUIREMENTS

While the subject property does not contain the minimum area required for zone classification 'G-MU-3', the subject property is exempt from minimum area requirements. In accordance with DZC Regulation 12.4.10.3.B.2, the subject property contains the following exemption:

- *2. The subject property is adjacent to the same Zone District designation sought for the subject property (for example, the subject property seeks a rezoning to G-MU-5 and is adjacent to property already zoned G-MU-5). For the purposes of this provision, adjacency shall not be destroyed by the existence of a dedicated public right-of-way.*

Applicant Statement: The subject property applicant seeks a rezone similar to the adjacent property located north at 2201 N. Eliot. In addition, 21 of 31 properties that are 'park facing' that currently have the proposed requested zoning of G-MU-3 (**See Attachment No. 3**).

3. CONSISTENCY WITH ADOPTED PLANS

As stated above, the rezoning of the subject property brings the property into conformance with recommendations, vision, principals, and action plan of:

- 1) The City's adopted land use and transportation plan (Ref: Blue Print Denver).
- 2) The adopted neighborhood plan, (Ref: Jefferson Park Neighborhood Plan, Pages 26, 45, 46, 73, 82). The subject property is located within the Park Face Blocks Subarea of the Neighborhood Plan. Below are excerpts from the adopted neighborhood Plan.

Blueprint Denver (2002)

Chapter 1, Introduction, Page 5

Blueprint Denver will outline the specific steps that must be taken to achieve the Plan 2000 vision. There are several key concepts that are central to Blueprint Denver's successful implementation. The plan will direct growth to Areas of Change and manage and limit change in Areas of Stability. Areas of Stability include the vast majority of Denver and are primarily the fairly stable residential neighborhoods where minimal change is expected during the next 20 years. The goal is to maintain the character of these areas yet accommodate some new development and redevelopment to prevent stagnation. Meanwhile, the vast

ATTACHMENT NO. 3
ZONE MAP AMENDMENT NARRATIVE
2151 ELIOT STREET, DENVER, CO 80211

majority of new development will be funneled to areas that will benefit from and thrive on an infusion of population, economic activity and investment. These places are Areas of Change.

Applicant Statement: The subject property is located within an 'Area of Change' (**See Attachment No 5**).

Chapter 3, Blueprint Denver Concept, Pages 17, 18, 19, 26

The result was an innovative map that illustrated "Areas of Change" and "Areas of Stability." The Areas of Change represent those parts of the city where change is either underway or desirable. Areas of Stability represent the majority of Denver's residential areas where there is a prevailing character that should be preserved or enhanced through reinvestment.

Appropriately located and attractive density stimulates positive change and development in areas with strong links to transit.

There are 26 Areas of Change that serve as the basis of the Blueprint Denver concept. Certain features may characterize an Area of Change, such as:

- *Underutilized land near downtown and along the South Platte River*
- *Areas undergoing positive change that is expected to continue*
- *Areas adjacent to and around transit stations (both existing and planned)*
- *Areas along corridors with frequent bus service that can accommodate development, especially where there is potential for a pedestrian-friendly shopping environment*
- *Areas with special opportunities such as where major public or private investments are planned*

Higher density always reduces land consumption, but it only has transportation benefits when paired with a land-use mix that provides destinations within a convenient walking distance, in areas that have access to transit and transportation corridors, and in areas that have street patterns that are interconnected and developed with sidewalks.

Applicant Statement: The subject property is located within an 'Area of Change'. In addition, the subject property is located approximately 300 feet from RTD Bus Route 28 with a direct connection to downtown via 23rd Avenue.

Chapter 4, The Plan Map, Pages 41

These [mixed use] areas have a sizable employment base as well as housing. Intensity is higher in mixed-use areas than in other residential areas. Land uses are not necessarily mixed in each building or development or even within each block. But within the neighborhood, residential and non-residential uses are within walking distance of one another. The proportion of residential to commercial uses varies considerably from one mixed-use district to another. The Golden Triangle, Uptown and the Jefferson Park-Highland Area of Change are examples of mixed-use districts.

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ZONE MAP AMENDMENT NARRATIVE
2151 ELIOT STREET, DENVER, CO 80211

Single family duplex residential areas are moderately dense areas that are primarily residential but with some complementary, small-scale commercial uses. However, the employment-base is minor compared to the housing base. There is a mixture of housing types, including single-family houses, duplexes, townhouses and small apartment buildings.

Applicant Statement: The applicant is request a MU classification for the subject property. This classification will provide the flexibility needed to allow for the potential mixture of housing types described above and is consistent with land use concept in Blueprint Denver.

Chapter 5, The Land Use Component, Page 74

Mixed-use zoning provides for a mixture of uses enabling residents to live, shop and work in the same area.

Applicant Statement: The subject property allows persons to enjoy shopping and working in very close proximity to their residence, see public health discussion below.

Chapter 7, Areas of Stability and Areas of Change, Pages 127, 137, 141

The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial. Mixed-use zoning provides for a mixture of uses enabling residents to live, shop and work in the same area.

Jefferson Park-Highland – mixed-use neighborhood

The Jefferson Park–Highland area overlooks downtown from the west. This sub-area retains much of the mix of residential, commercial, industrial and institutional uses that characterize historically self-contained neighborhoods. The type of mixed-use development envisioned intends to revive the best of these characteristics and respect the scale of historic buildings. Urban apartments mixed with pockets of retail with housing above will be one type of redevelopment along collectors and arterials. Bordering these mixed-use streets will be townhouses and higher density residential buildings. In addition to these general redevelopment directions, this sub-area proposal identifies a location for a neighborhood center to serve residents' needs. The portion of the Highland neighborhood included in this Area of Change is distinguished by its many historic buildings and districts, as well as its new residential development. Some of the major employment, sports facilities and nodes of historic buildings in Jefferson Park create different challenges.

Small area plans will be the primary mechanism for compiling a set of implementation strategies tailored to the specific conditions and vision of an area.

Applicant Statement: The subject property allows convenient bike, walking, or public transit access to work, shopping, recreation, and services. The subject property is located close to Jefferson Park's revitalized business

ATTACHMENT NO. 3
ZONE MAP AMENDMENT NARRATIVE
2151 ELIOT STREET, DENVER, CO 80211

district located at the intersection of 25th Avenue and Eliot Street. Visions, goals, and strategies of the Jefferson Park Neighborhood Plan are discussed below in relation to the proposed rezone of the subject property.

Chapter 9, Blueprint Denver Implementation, Page 164

In the meantime, when zoning map amendments are proposed, the Plan Map (and any refinements generated through small area plans) will be used as a policy guide for staff recommendations and City Council action.

Over time, the zoning map itself must be amended to make it more compatible with the Blueprint Denver Plan Map. This means that zoning in some Areas of Change will be modified to provide the range of uses, intensity of development, and development and design standards reflected in the land-use types.

Applicant Statement: Rezoning the subject property will allow the property to better conform to the original goals and recommendations of Blueprint Denver and the Jefferson Park Neighborhood Plan.

Jefferson Park Neighborhood Plan (2005)

Plan – Neighborhood Framework, Land Use / Urban Form / Zoning, Pages 25, 26

Recommendations

- *The neighborhood association, with the assistance from Denver Community Planning and Development, should prepare an application for a map amendment that would add an OD-9 zone overlay district to the R-3 zoned portions of the Core Residential Subarea and Park Face Block.*
- *Neighborhood issues, analysis, and urban design principles will be provided for use in the City's efforts to rewrite the zoning code and create new zone districts that reflect the existing and desired conditions in Denver's inner-ring of neighborhoods.*
- *As new zone districts are created through the rewrite of the new zoning code, consider rezoning the edges of the park to allow slightly greater height and density than R-2.*
-

By rezoning the subject property from U-TU-B to G-MU-3, a slightly greater height and slightly greater density would be possible and allow the property to better confirm to the recommendations of the neighborhood plan.

Plan – Subareas, Park Face Blocks, Pages 45, 46

Vision

The vision for the Park Face Blocks Subarea includes the Park functioning as the cultural heart of the neighborhood. The streets surrounding the Park will be lined with a variety of town homes, condominiums, apartments and single-family homes all sharing views into a beautiful urban oasis. The Park will serve as

ATTACHMENT NO. 3
ZONE MAP AMENDMENT NARRATIVE
2151 ELIOT STREET, DENVER, CO 80211

a true community gathering spot, hosting family picnics, casual games and occasional concerts or performances. The Park perimeter will be defined by development that is of a greater density than the core residential subarea with buildings of up to 45' high on the blocks facing the north, south and west sides of the park, and up to 35' height on the blocks facing the east side of the park. The former police station site will have been redeveloped into affordable housing and a small police substation. Neighborhood issues, analysis, and urban design principles will be provided for use in the City's efforts to rewrite the zoning code and create new zone districts that reflect the existing and desired conditions in Denver's inner-ring of neighborhoods.

Recommendations

- *Investigate a zoning change to a zone district or a combination of zone district and overlay district, which allows development of the park perimeter that is of a greater density than the core residential subarea with buildings of up to 45' height on the blocks facing the north, south and west sides of the park, and up to 35' height on the block facing the east side of the park.*
- *Pursue a view plane preservation ordinance preserving the view of Downtown Denver from the west side of Jefferson Park.*
- *Enforce speed limits on streets surrounding the park.*
- *Work with Public Works Transportation to address a variety of traffic issues and perceived pedestrian safety problems. This effort should consider the possibility of traffic calming measures to slow auto traffic and facilitate pedestrian comfort on the streets around the Park.*
- *Improve Park safety by increasing activity in the park and providing an opportunity for additional housing facing the park.*

Principles

- *Visual interest and human scale should be provided through the use of prominent windows and entries at the street-facing facades and through architectural variation, including form, materials, detail, and color.*
- *On multi-storied structures, building bases should be defined and articulated using techniques such as a change in brick course, materials, color, or detailing on the building.*
- *In the residential subareas, building heights should be a maximum of three stories at the front or street entrance. Additional stories should be stepped back from the front.*
- *In the Park Face Blocks Subarea, buildings heights should be no higher than 45' on the blocks facing the north, south, and west sides of the park, and should be no higher than 35' on the block facing the east side of the park.*
- *Along Speer Boulevard, buildings should be no higher than 6 stories.*

ATTACHMENT NO. 3
ZONE MAP AMENDMENT NARRATIVE
2151 ELIOT STREET, DENVER, CO 80211

- *Along Federal Boulevard, new development should be of a similar height to that allowed under the current R-2 zoning: 35'.*
- *In the Diamond Hill subarea, new development should be no more than 140' in the interior of the subarea; 35', or 3 stories, on the north side of West 23rd and along Bryant.*

Applicant Statement: Over the years, and specially the last several years, the vision of the Park becoming a community focal point and gathering spot is coming to fruition. In recent years, Jefferson Park United Neighbors (JPUN) has organized summer concert series that have been held in the park and the neighborhoods annual spring park cleanup day has continued strong from many years. The park recently had its aging playground replaced with a more modern 'kid friendly' playground which has resulted in greater use and increased interaction among neighbors. In addition, the perimeter of the park is being defined by greater density. Rezoning the subject property, which is located on the perimeter of the park, will be in line with the vision, recommendations, and principals of the neighborhood plan.

Urban Design – Key Design Principals, Pages 45, 46

Massing and Scale, Principals

- *Visual interest and human scale should be provided through the use of prominent windows and entries at the street-facing facades and through architectural variation, including form, materials, detail, and color.*
- *On multi-storied structures, building bases should be defined and articulated using techniques such as a change in brick course, materials, color, or detailing on the building.*
- *In the residential subareas, building heights should be a maximum of three stories at the front or street entrance. Additional stories should be stepped back from the front.*
- *In the Park Face Blocks Subarea, buildings heights should be no higher than 45' on the blocks facing the north, south, and west sides of the park, and should be no higher than 35' on the block facing the east side of the park.*
- *Along Speer Boulevard, buildings should be no higher than 6 stories.*
- *Along Federal Boulevard, new development should be of a similar height to that allowed under the current R-2 zoning: 35'.*
- *In the Diamond Hill subarea, new development should be no more than 140' in the interior of the subarea; 35', or 3 stories, on the north side of West 23rd and along Bryant.*

Applicant Statement: Rezoning the subject property, which is located on the perimeter of the park, will be in line with the massing and scaling principals of the neighborhood plan.

**ATTACHMENT NO. 3
ZONE MAP AMENDMENT NARRATIVE
2151 ELIOT STREET, DENVER, CO 80211**

4. UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS

Applicant Comments: The proposed rezoning will result in regulations and restrictions that are uniform for each kind of building throughout the G-MU-3 district per the adopted Denver Zoning Code. By replacing the current U-TU-B zone with the proposed G-MU-3 zone, the subject property will maintain consistency and neighborhood uniformity including building form, setbacks, build-to requirements, building height and street activation that are characteristic to the surrounding neighborhood and build upon the surrounding context.

5. PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE

Applicant Comments: The rezoning of the subject property to G-MU-3 and any future development that would be allowed can further public health, safety and general welfare by increasing the walkability of the neighborhood, thereby improving access to jobs, housing, services, businesses, and recreational and sporting venues with less frequent and shorter automobile trips as recommended in Blueprint Denver. Taking advantage of the walkable and bike-able neighborhood has the potential to create a safer environment, increase local business use, enhance the social environment, and improve health by providing alternatives to automobile travel. Below is a table of walking / biking distances to a variety of local businesses, services, and recreational sporting venues in very close proximity to the subject property.

Destination*	Walking / Biking Distance
Bike Route D-3 (Along Eliot Street, Link to S. Platte Trail and Downtown)	0 feet
Jefferson Park	130 feet
RTB Bus Stop (Route 28 to Downtown)	600 feet
Bike Route D-6 (Route to Downtown)	600 feet
25 th and Eliot Commercial District (restaurants, coffee shop, gym, clothing)	1,300 feet
Denver B-Cycle Station (23 rd and Clay)	1,400 feet
Car Rental (Enterprise)	1,750 feet
Church (Riverside Church) (23 rd and Bryant)	1,900 feet
Sports Authority Field at Mile High Stadium	2,000 feet
Safeway Grocery Store	2,000 feet
South Platte River Trail System Access via Bike Route D-3	0.8 mi
Denver Children’s Museum	0.8 mi
Denver Aquarium	0.6 mi
REI and Confluence Park	0.9 mi
Sloans Lake (along 22 nd Avenue)	1.0 mi
RTD Light Rail Station (Decatur/Federal Station)	1.0 mi
RTD Light Rail Station (Sports Authority Field)	1.1 mi
Elitch Gardens	1.3 mi
1,Pepsi Center	1.4 mi
Coors Field	2.3 mi
Downtown Work Commute (17 th and Stout)	2.5 mi

* Rezoning Applicants have personally walked or biked to all of the destinations listed over the years since moving to the Jefferson Park neighborhood in 2007.

ATTACHMENT NO. 3
ZONE MAP AMENDMENT NARRATIVE
2151 ELIOT STREET, DENVER, CO 80211

6. JUSTIFYING CIRCUMSTANCES

- *The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.*

Applicant Comments: Due to the subject property's close proximity to the various venues, businesses, and recreational amenities listed in the previous section; the demand for housing within the Jefferson Park neighborhood has increased and the surrounding area is changing. The proposed rezoning of the subject property to G-MU-3 will allow for redevelopment consistent with the surrounding properties while addressing the demand for housing in close proximity to the amenities the neighborhood and downtown provide.

7. CONSISTENCY WITH NEIGHBORHOOD CONTEXT

- *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.*

Applicant Comments: By approving the request to rezone the subject property from the existing U-TU-B zone to the G-MU-3 zone, the proposed zoning change will allow the subject property to be consistent with neighborhood context and meet the stated purpose and intent of the proposed zone district in that:

1. The subject property will better match the zoning and character of the surrounding 'park facing' neighborhood properties.
2. It encourages the implementation of the recommended goals established in the approved planning documents including Blueprint Denver and Jefferson Park Neighborhood Plan.

8. SUMMARY

In providing a summary of the goals established in the planning documents, a description of compliance with the established Zoning Change Review Criteria and the potential benefits to the adjacent neighborhood; we kindly request that City's Community and Development staff and City Council approve the zone map amendment request for the subject property at 2151 Eliot Street.

ATTACHMENT NO. 4
ZONE MAP AMENDMENT – PARK FACING PROPERTIES SUMMARY
2151 ELIOT STREET, DENVER, CO 80211

No.	Property Address	Owner	Zoning	Parcel Size	Current Use
1	2201 N. Eliot Street	Amos Depuy	G-MU-3	6250	SF Residential
2	2215 N. Eliot Street	Eliot Partners, LLC	G-MU-3	7173	Multi-Unit Development (In Progress)
3	2215 N. Eliot Street	Eliot Partners, LLC	G-MU-3	6604	Multi-Unit Development (In Progress)
4	2231 N. Eliot Street	Eliot Real Estate, LLC	G-MU-3	4690	SF Residential, Empty, Developer Owned
5	2235 N. Eliot Street	Rosemary and Reynaldo Vasquez	G-MU-3	7810	SF Residence
6	2239 N. Eliot Street	2239-2269 Eliot Street, LLC	G-MU-3	12500	Multi-Unit 2-Story Apartment Complex
7	2301 N. Eliot Street	Neuva Americana III , LLC	G-MU-3	9240	Multi-Unit 3-Story Apartment Complex
8	2855 W. 23rd Avenue	Parkview Lofts Properties, LLC	G-MU-3	7059	Multi-Unit 2-Story Apartment Complex
9	2849 W. 23rd Avenue	Judith Battista	G-MU-3	6260	SF Residence
10	2839 W. 23rd Avenue	Moises Tapia	G-MU-3	6260	SF Residence
11	2831 W. 23rd Avenue	Maestas Development Corporation	G-MU-3	6260	Multi-Unit 3-Story Apartment Complex
12	2827 W. 23rd Avenue	Brent Weakley	G-MU-3	3120	SF Residence
13	2755 W 23rd Avenue	3MK Holdings, LLC	G-MU-3	13300	Multi-Unit 2-Story Apartment Complex
14	2733 W. 23rd Avenue	Jefferson Park Apartments, LLC	G-MU-3	12500	Multi-Unit 2-Story Apartment Complex
15	2723 W. 23rd Avenue	Patrick McNeirney	G-MU-3	3120	SF Residence
16	2301 Clay Street	3MK Holdings, LLC	G-MU-3	14000	Multi-Unit 3-Story Apartment Complex
17	2647 W. 23rd Avenue	Scott Riopelle	G-MU-3	3620	SF Residence
18	2151 Clay Street	Mark Lohaus	G-RH-3	2400	SF Residence
19	2718 W 22nd Avenue	James Sullivan	G-RH-3	1600	SF Residence
20	2722 W 22nd Avenue	Christopher Pearson	G-RH-3	2460	1/2 Duplex (2 Story)
21	2724 W 22nd Avenue	Florencia Vitaver	G-RH-3	3840	1/2 Duplex (2 Story)
22	2185 Bryant Street	IMP Element 47, LLC	PUD	Varies	4-Story Mixed Use (Apts/Retail)
23	2801-2809 W. 23rd Avenue	Multiple Owners	R-3	Varies	5-Unit, 2.5-Story Row Houses
24	2758-2798 W 22nd Avenue	Multiple Owners	R-MU-20	10386	3-Story Rowhomes (9 Units)
25	2195 Decatur Street	Zocola Condominums	R-MU-20	Varies	3-Story Multi-Unit Condo Building
26	2240 Clay Street	River Clay Condominums	R-MU-30	Varies	5-Story Mixed Use (Condos/Retail)
27	2641 W. River Drive	River Commerical LLC	U-MX-2X	3020	2-Story Restaurant (In Progress)
28	2150 Eliot Street	Nadine Janker	U-TU-B	2324	1/2 Duplex (3 Story)
29	2878 W 22nd Avenue	Ingvar Alarik	U-TU-B	2284	1/2 Duplex (3 Story)
30	2898 W 22nd Avenue	David Michael Evans	U-TU-B	2025	1/2 Duplex (3 Story)
31	2151 Eliot Street	Daniel and Melissa Rice	U-TU-B	6250	SF Residence
				166355	
			GMU-3	129766	78%

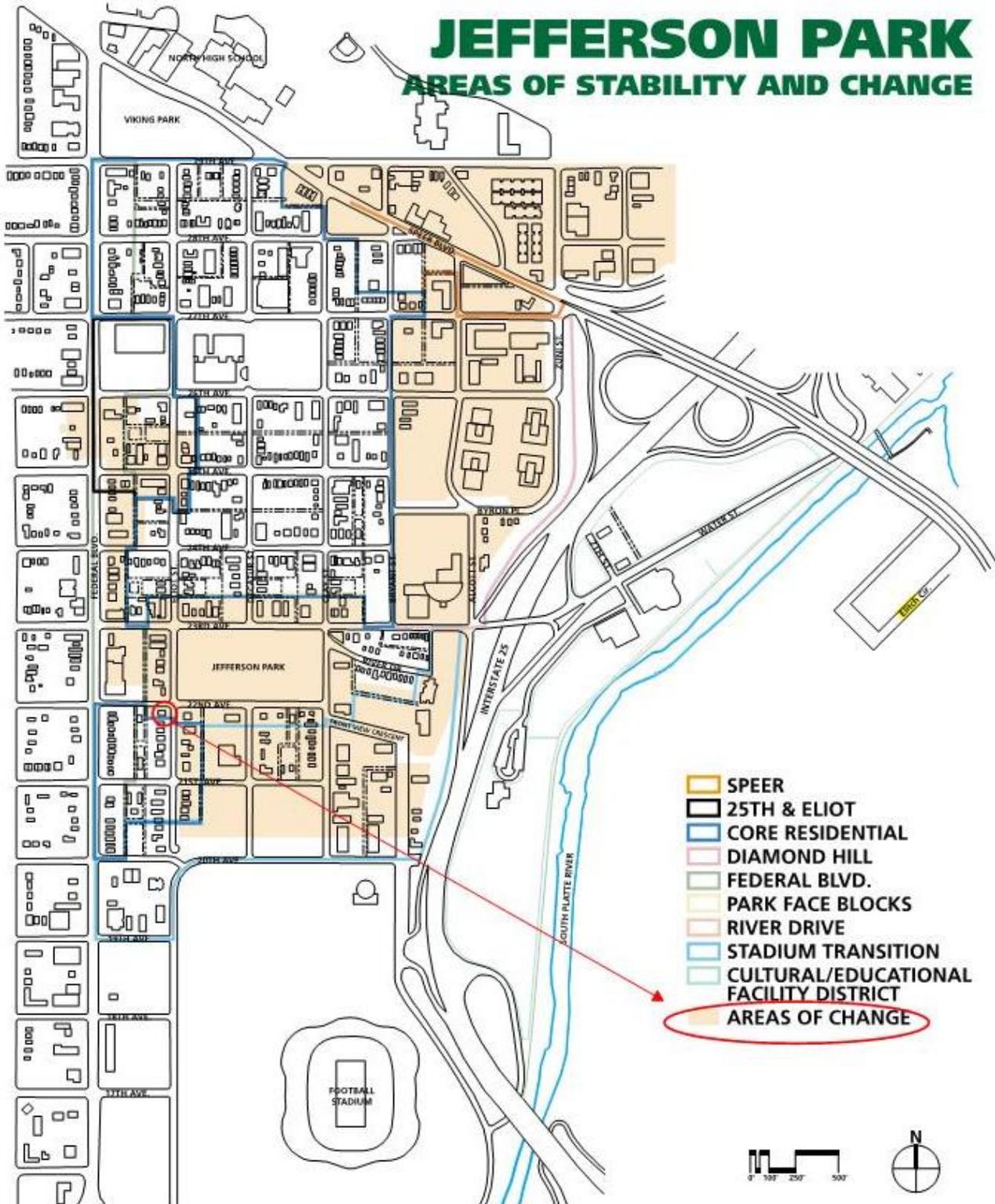
ATTACHMENT NO. 5
ZONE MAP AMENDMENT – REFERENCE MAPS
2151 ELIOT STREET, DENVER, CO 80211

Blueprint Denver Area of Change Map (Zoomed)



ATTACHMENT NO. 5
ZONE MAP AMENDMENT – REFERENCE MAPS
2151 ELIOT STREET, DENVER, CO 80211

Jefferson Park Neighborhood Plan Area of Change Map

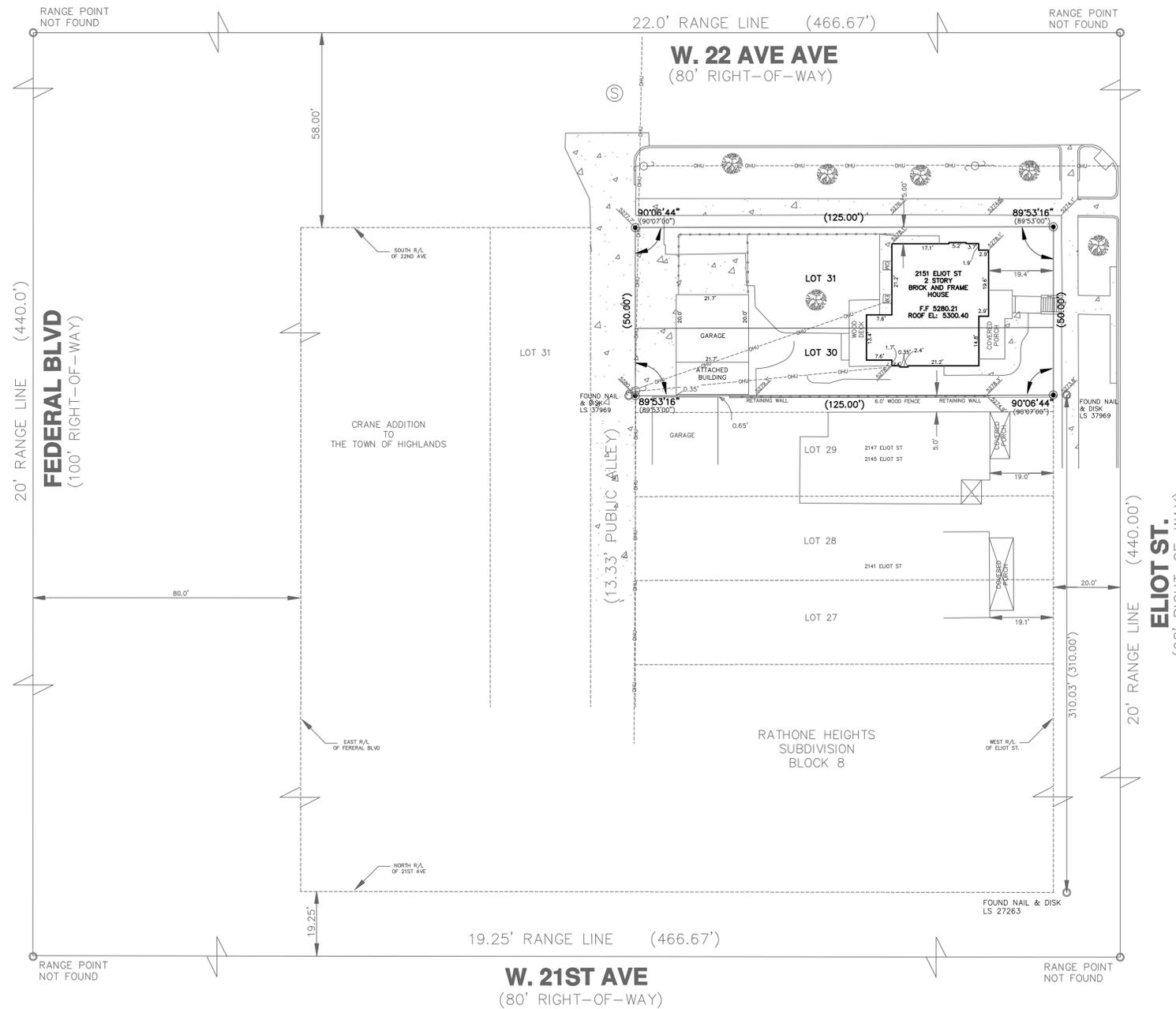
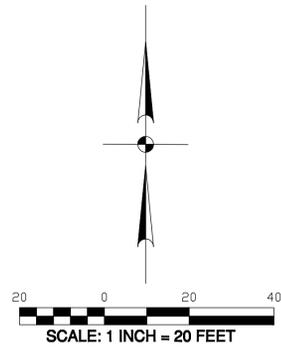


IMPROVEMENT SURVEY PLAT

**PARCEL LOCATED IN THE
NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO**

2151 ELIOT STREET

ATTACHMENT NO. 6
EXISTING IMPROVMENT SURVEY
2151 ELIOT STREET, DENVER, CO 80211



LEGEND

- SET #5 REBAR W/ CAP STAMPED P.L.S. 38164
- ⊕ FOUND CHISELED "+"
- FOUND MONUMENT AS NOTED
- 125.00' MEASURED DISTANCE
- (125') PLATTED / RECORD DISTANCE
- SPOT ELEVATION
- BUILDING WALL LINE
- UTILITY POLE
- CONCRETE
- W WATER MANHOLE
- S SEWER MANHOLE
- EM ELECTRIC METER
- WATER METER
- TREE

LEGAL DESCRIPTION:

LOT 31 AND THE NORTH 20 FEET OF LOT 30, BLOCK 8,
RATHBONE HEIGHTS,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SURVEYOR'S STATEMENT

I, MIGUEL A. ROMERO, A PROFESSIONAL LAND SURVEYOR DULY REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ON JANUARY 27, 2015, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION, AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLATTED DISTANCES WHEREVER POSSIBLE, AND UTILIZING CITY AND COUNTY OF DENVER SURVEY INFORMATION FOR CONTROL AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEFS, THIS MAP ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT.



MIGUEL A. ROMERO _____ DATE _____
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38164

1. NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. MONUMENT DEFACING STATEMENT:

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMIT A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, PWSI, INC. RELIED UPON RECORDED PLAT, THE CITY ASSESSOR'S RECORDS AND INFORMATION SUPPLIED BY CLIENT

4. L.S. SEAL, DEPICTED HEREON, VALID ONLY WITH WET SIGNATURE AND DATE WRITTEN THROUGH IT.

5. UTILITIES SHOWN HEREON ARE DRAWN FROM FIELD TIES AND BEST INFORMATION AVAILABLE FROM THE UTILITY COMPANIES. THIS INFORMATION IS FOR GENERAL USE ONLY AND NOT TO BE USED FOR EXCAVATION PURPOSES. CONTRACTOR TO FIELD LOCATE AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK IN AREA SET FORTH ON THIS DRAWING.

6. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN FEET AND HUNDREDTHS OF A FOOT.

7. BASES OF BEARINGS: NO BEARINGS WERE USED IN THIS LAND SURVEY PLAT. INTERIOR ANGLES WERE USED AS PER PLAT. THE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORD PLAT OF SUBJECT PROPERTY AS REFERENCED HEREIN AND THE RECORD TIE BOOKS.

8. BENCHMARK: BM NO. 142A, FEDERAL BLVD AND 21ST AVENUE, CDD BRASS CAP, SE COR., TOP OF CURB @ SPC, NAVD 88 DATUM, ELEVATION 8288.23

DEPOSIT CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, 20 _____ AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT PAGE _____, RECEPTION NO. _____, CITY AND COUNTY OF DENVER RECORDS.

BY: _____

DATE: 01-3-2015
SCALE: 1 INCH = 20 FEET
DRAWN BY: MAR
REVIEWED BY: RICK PALMER
PROJECT NO.: 2015-004

PWSI, INC.
LAND SURVEYING MAPPING CONSTRUCTION TRIMBLE GPS
3545 SOUTH PLATTE RIVER DRIVE # M-3
SHERIDAN, COLORADO 80110
PHONE: (303) 904-1345
FAX: (303) 904-1346
EMAIL: RICK@PWSI.NET