



**TO:** Denver City Council  
**FROM:** Eugene Howard, Associate City Planner  
**DATE:** January 14, 2019  
**RE:** Official Zoning Map Amendment Application #2018I-00082  
1845 W. 46<sup>th</sup> Avenue  
Rezoning from U-SU-C to U-TU-C

## Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2018I-00082 for a rezoning from U-SU-C to U-TU-C.

## Request for Rezoning

|                                |   |
|--------------------------------|---|
| Application:                   | #2018I-00082  |
| Address:                       | 1845 W. 46 <sup>th</sup> Avenue   |
| Neighborhood/Council District: | Sunnyside / Council District 1  |
| RNOs:                          | United North Side Neighborhood, Sunnyside United Neighbors, Inc., Denver Neighborhood Association, Inter-Neighborhood Cooperation |
| Area of Property:              | 7,460 SF (0.17 AC)  |
| Current Zoning:                | U-SU-C  |
| Proposed Zoning:               | U-TU-C  |
| Property Owner(s):             | Raymond and Melissa Williams  |

## Summary of Rezoning Request

- The subject property is located in the Sunnyside neighborhood, on the north side of W. 46<sup>th</sup> Avenue near the intersection of Shoshone Street and W. 46<sup>th</sup> Avenue.
- The lot contains a single story single-family residence constructed in 1959.
- The property owner is requesting to rezone to U-TU-C to match the zoning of the surrounding residential neighborhood.
- The requested U-TU-C district stands for Urbane Neighborhood Context – Two Unit – 5,500 SF minimum lot size allowing up to two units on a minimum zone lot area of 5,500 square feet. Primary building forms allowed are the urban house, duplex and tandem house building forms. Accessory building form structures allowed include detached accessory dwelling unit, detached garage and other detached accessory structures summarized in Section 5.3.4.4 of the Denver Zoning Code (DZC).
- Further details of the proposed zone district can be found in Articles 5 of the DZC.

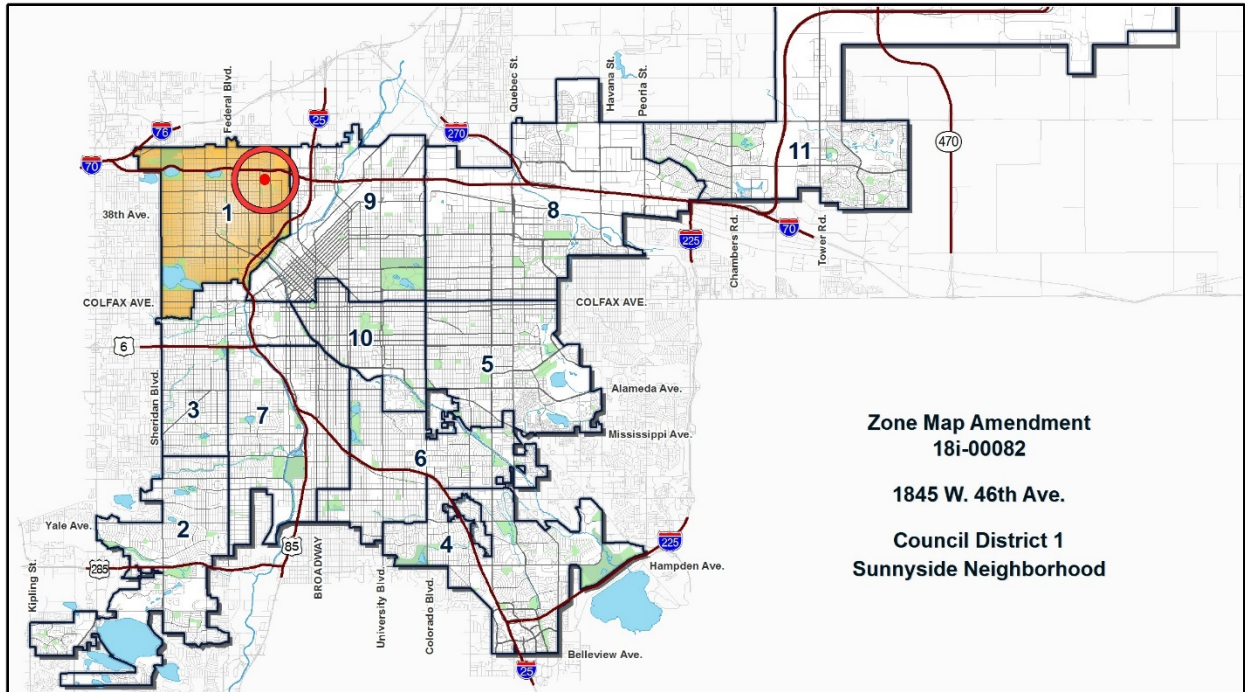


Figure 1: Council District Map

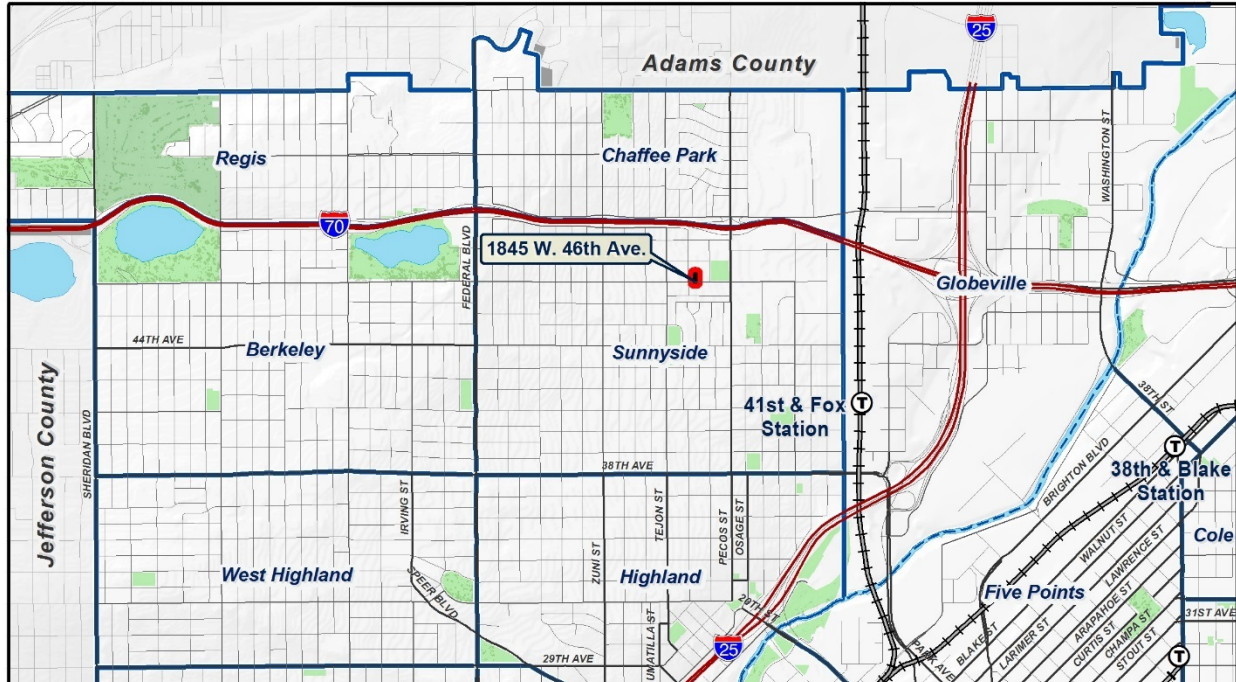


Figure 2: Neighborhood Map



Figure 3: 2017 Aerial Map

### Existing Context

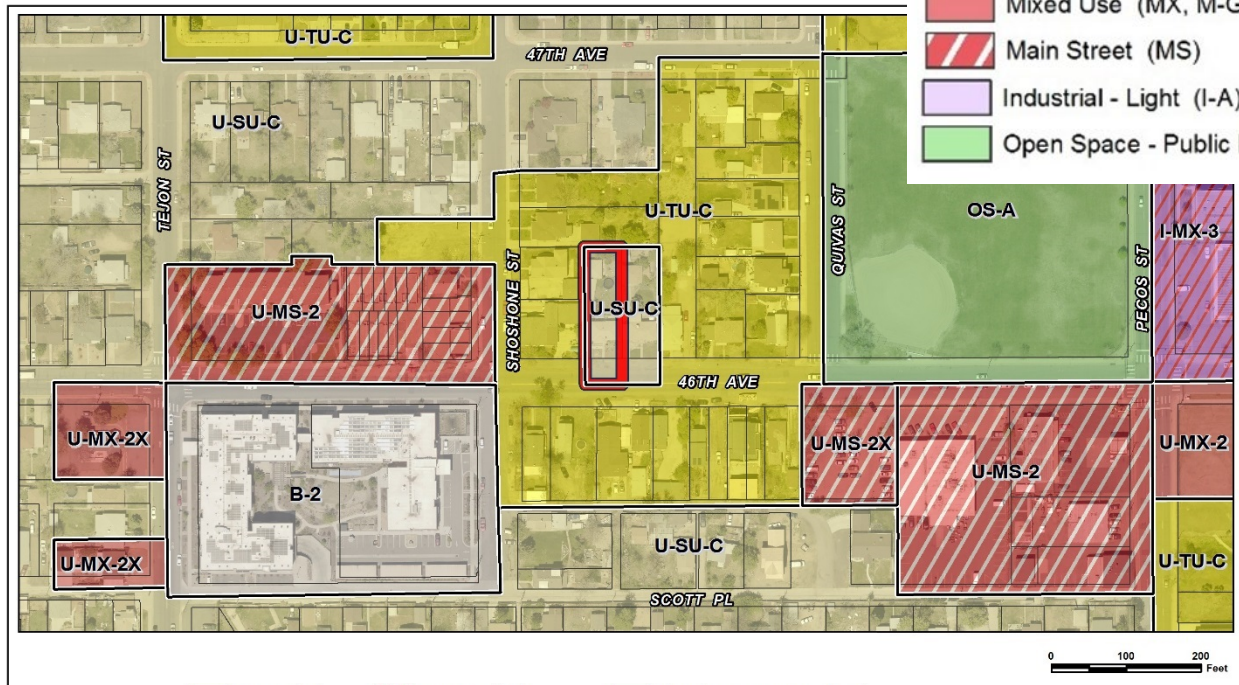
The subject parcel is located in the Sunnyside Neighborhood, on W. 46<sup>th</sup> Avenue between Shoshone and Quivas Streets. The parcel currently contains a single-story, single-unit house and detached accessory garage structure. The area surrounding the subject property contains a mix of uses, including single-, two- and multi-unit residential homes, park, middle school and U.S. post office. Typical building heights in the area range from one to three stories. The following table summarizes the existing context proximate to the subject site:

|       | Existing Zoning | Existing Land Uses                     | Existing Building Form/Scale  | Existing Block, Lot, Street Pattern   |
|-------|-----------------|--|---|---|
| Site  | U-SU-C          | Single unit residence, detached garage | Single story, single unit 1,596 SF residential home with a roughly 20' primary street setback | Blocks in this area of Sunnyside are square, surrounded by an orthogonal street grid, with no presence of alleys. Access is typically provided from the street.<br><br>The subject property lies on a Residential Collector Street (W. 46 <sup>th</sup> Ave.) and does not have alley access. |
| North | U-TU-C          | Single unit residential                | Single story, single unit residential homes with detached accessory garages/structures        |   |
| South | U-TU-C          | Single and Two-unit residential        | Single and two-story residential homes with detached accessory garages/structures             |   |
| East  | U-SU-C          | Single unit residential                | Single story, single unit residential home with a detached accessory structure                |   |
| West  | U-TU-C          | Single and two-unit residential        | Single-story, single and two-unit residential homes with detached accessory garage structures |   |

**ZONE DESCRIPTION**

- Single Unit (SU)
- Two Unit (TU)
- Mixed Use (MX, M-GMX)
- Main Street (MS)
- Industrial - Light (I-A)
- Open Space - Public Parks (OS-A)

**Existing Zoning**



**Figure 4: Zoning Map**

The existing U-SU-C zoning is a residential zone district that allows urban houses with minimum zone lots of 5,500 square feet. Blocks typically have a consistent pattern of 50-foot-wide lots and there is a pattern of one to two and a half story homes where the narrow part of the building orients to the street. The intent of the single unit residential districts is to promote and protect the character of residential neighborhoods within the Urban Neighborhood Context. Regulations allow for some multi-unit development where it is an existing condition, but not to such an extent as to detract from the overall image and character of the neighborhood. The applicant’s desire is to rezone the property in alignment with those properties adjacent to the north, west and south.



### Existing Land Use

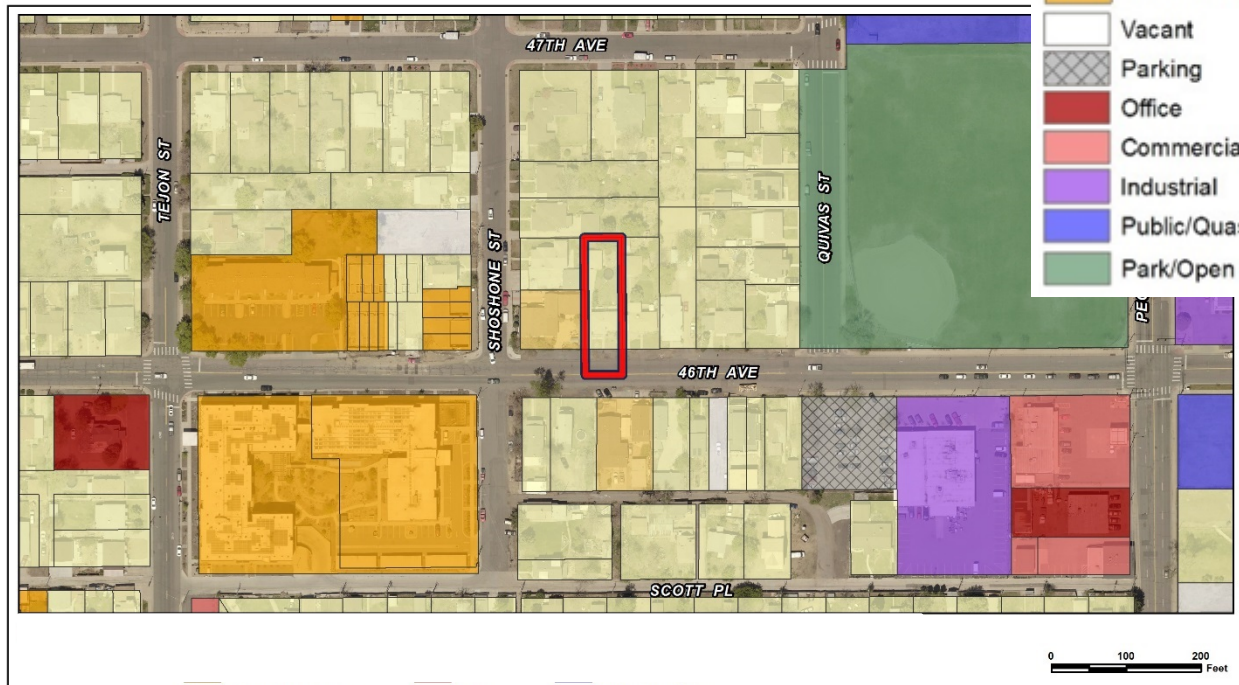


Figure 5: 2016 Existing Land Use Map

### Existing Building Form and Scale

The existing building form and scale of the subject site and adjacent properties are shown in the images on the following pages (Source: Google Maps).

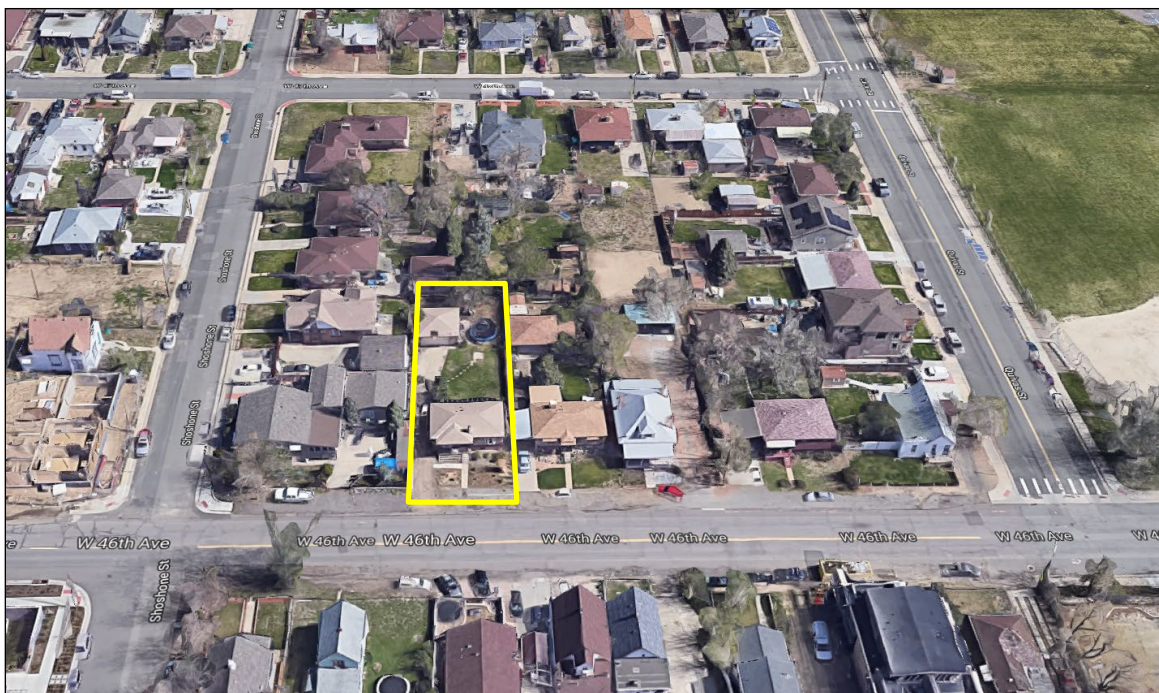


Figure 6a: Aerial View of Subject Property



**Figure 6b: View of Subject Property from W. 46<sup>th</sup> Avenue with single-family home visible to the right**



**Figure 6c: View of adjacent property to the east with Subject property (left), single family home (right)**



**Figure 6d: View of properties across W. 46<sup>th</sup> Avenue, south of subject site**



**Figure 6e: View of adjacent property to the 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:

|  |                        |
|--|------------------------|
| <b>Assessor:</b>   | Approved – No Response |
| <b>City Attorney’s Office:</b>                             | Approved – No Response |
| <b>Denver Public Schools:</b>                              | Approved – No Response |
| <b>Denver Department of Public Health and Environment:</b> | Approved – No Response |
| <b>Development Services - Fire Prevention:</b>             | Approved – No Response |
| <b>Development Services – Project Coordination:</b>        | Approved – No Response |
| <b>Development Services – Transportation:</b>              | Approved – No Response |
| <b>Development Services – Wastewater:</b>                  | Approved – No Response |
| <b>Office of Economic Development:</b>                     | Approved – No Response |
| <b>Parks and Recreation:</b>                               | Approved – No Response |
| <b>Public Works – Surveyor:</b>                            | Approved – No Comment  |
| <b>Real Estate:</b>  | Approved – No Response |

### Public Review Process

The public process for the proposed rezoning is summarized below:

|  | Date      |
|--|-----------|
| CPD informational notice of receipt of the rezoning application to all affected members of City Council and registered neighborhood organizations  | 8/7/18    |
| Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and registered neighborhood organizations                           | 10/29/18  |
| Planning Board Public Hearing  | 11/14/18  |
| CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting | 11/19/18  |
| Land Use, Transportation and Infrastructure Committee of the City Council review   | 12/4/18   |
| Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations                             | 12/24/18  |
| City Council Public Hearing  | 1/14/2019 |

The RNOs identified on page 1 of this report were notified of this application. Staff has not received any public comments regarding the proposal, as of the date of this staff report.

### 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)*
- *Sunnyside Neighborhood Plan (1992)*

**Denver Comprehensive Plan 2000**

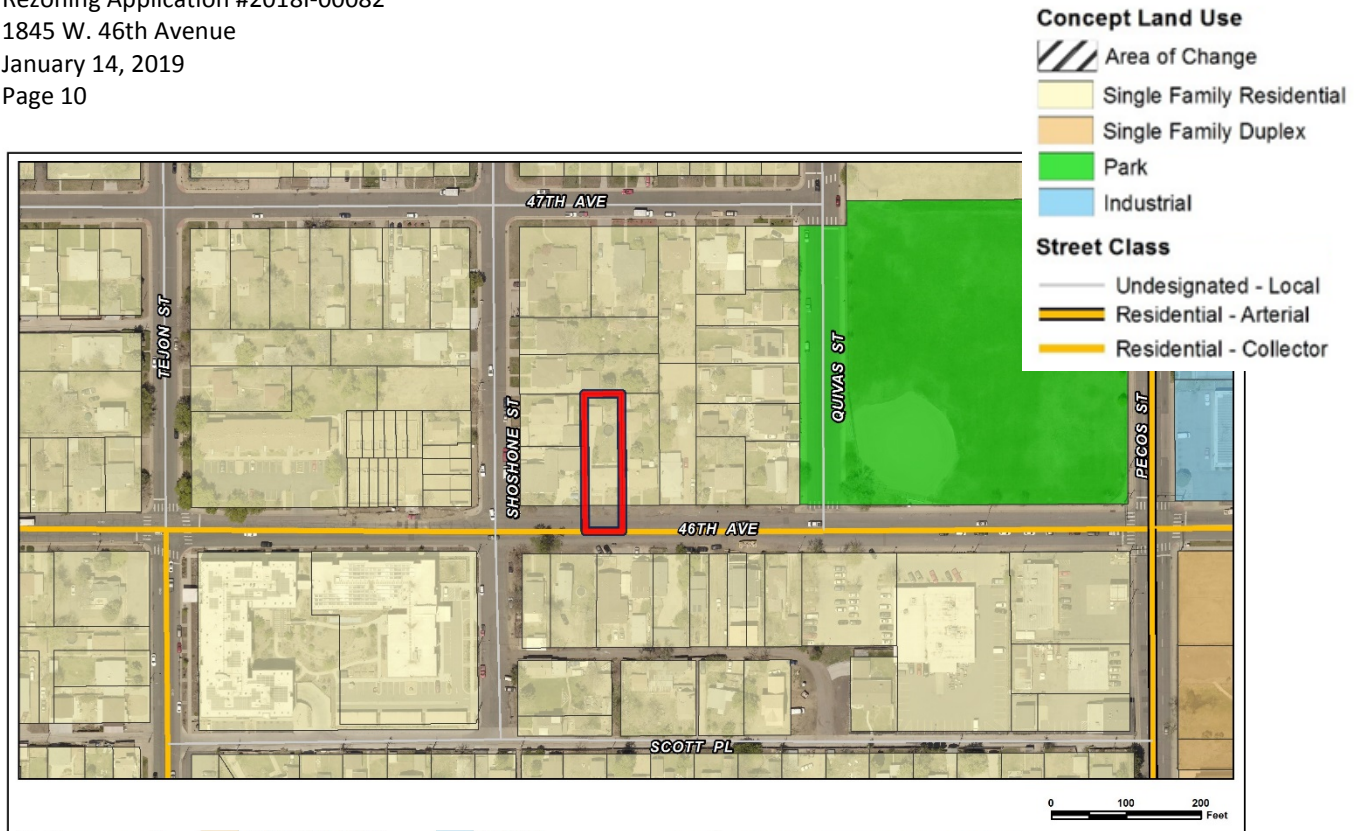
The proposed rezoning is consistent with the following *Denver Comprehensive Plan 2000* strategies:

- Environmental Sustainability Strategy 2-F – Conserve land by: promoting infill development within Denver at sites where services and infrastructure are already in place and designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.
- 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.
- Neighborhood Strategy 1-F – Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility.

The proposed zone district broadens the variety of allowed uses and housing types from the current single unit zoning while observing development standards and guidelines to help ensure compatibility with the surrounding two-unit zoning and development in the adjacent area. The rezoning proposal is consistent with the referenced plan recommendations from *Denver Comprehensive Plan 2000*.

**Blueprint Denver (2002)**

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.



**Figure 7: 2002 Blueprint Denver Future Land Use and Street Classification Map**

### **Future Land Use**

“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.” (p. 42)

The Blueprint Denver concept land use is single family residential in an area of stability, which suggests that single family residential is the predominant use. This is generally true of development patterns in the area. However, the property is bordered on three sides by Urban Neighborhood, Two-unit zoning. The only exception to the U-TU zoning is the adjacent parcel to the east, (1835 W. 46<sup>th</sup> Avenue) which has Urban, Single-unit zoning.

The land use description describes these areas as having single-family homes as the predominant residential type, not the only residential type. Because the subject block is already primarily zoned for two-unit development, this is an appropriate place to locate the small amount of other low-scale residential types. Therefore, the request is consistent with the Future Land Use guidance.

### **Area of Stability**

The subject site is located in an Area of Stability. The goal for Areas of Stability is “to maintain the character of an area while accommodating some new development and redevelopment” at appropriate locations (p. 120). The character of this section of the Sunnyside neighborhood is residential. The immediate surrounding area (except for the single parcel to the east) is zoned for Two-unit or Main Street zoning. These areas are experiencing redevelopment allowed by right within their zoning classification.

The Applicant is requesting the property be aligned with the adjacent zone district (U-TU-C) so that any future development would be consistent with the current and future residential character of the

neighboring properties. The proposed Map Amendment application is consistent with the recommendations for Areas of Stability, as the proposed zone district matches the zoning of a majority of the surrounding residential area, helping to ensure that any future redevelopment will be compatible with the existing neighborhood character.

### **Street Classifications**

According to Blueprint Denver, W. 46<sup>th</sup> Avenue is classified as a Residential Collector. Residential streets serve two major purposes in Denver’s neighborhoods. As collectors and local streets, residential streets are designed to emphasize walking, bicycling and land access over mobility. Residential streets tend to be more pedestrian-oriented than commercial streets, giving a higher priority to landscaped medians, tree lawns, sidewalks, on-street parking and bicycle lanes. (p. 55)

Residential streets also serve an important role for Denver’s local parks. Residential streets create connections that emphasize walking, bicycling, and vehicular connections to Denver’s local parks. Creating a diverse array of mobility options to local parks is critical to enhancing the use and character of the park system, which is a vital part of Denver’s urban fabric. W. 46<sup>th</sup> Avenue serves as a shared roadway bike lane and connects to the unnamed park at W. 46<sup>th</sup> and Pecos, which is less than one block to the East of the subject property.

The Map Amendment application is consistent with *Blueprint Denver’s* street classification recommendations, as it enables a very slight increase in density at an appropriate location with a shared bike lane and provides access to open space and a Denver Public School.

### **Sunnyside Neighborhood Plan (1992)**

The Sunnyside Neighborhood Plan was adopted by City Council in 1992, readopted in 2000 and republished in 2002. The Urban Design and Image section celebrates the pride the neighborhood has for its cultural, architectural and social diversity. The primary goal in this section of the plan is to “celebrate the diversity of the neighborhood while creating a unified feeling.” (p. 33).

According to the plan, one land use and zoning goal is to “Maintain and stabilize the residential character of Sunnyside while encouraging small scale shops and offices, particularly in the commercial zones along 44th avenue and Tejon street, that will enhance and serve the neighborhood” (p. 18). The site is not located in the identified commercial zones. The proposed U-TU-C zone district will enable residential development similar to that allowed on the surrounding block, which will further the goal of maintaining and stabilizing the residential character.

The proposed Map Amendment is consistent with the above referenced goals from the Sunnyside Neighborhood Plan as it will unite the character of the block by introducing consistent zoning in line with adjacent parcels that have U-TU-C zoning. It will also maintain the residential character of Sunnyside.

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

The proposed rezoning to U-TU-C would 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. Introducing U-TU-C in this

area enables additional residential density in close proximity to amenities, such as the “Unnamed Park” open space, Strive Middle School, commercial, retail and employment uses which serve the general welfare of neighborhood residents. The building form standards of the zone district help ensure any future development is consistent with the character of the neighborhood, promoting the welfare of the community.

#### 4. Justifying Circumstance

The rezoning is justified under DZC Section 12.4.10.8.A.4, “Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest.” In this case, the requested rezoning is justified based on section 4.a., that there have been “changed or changing conditions in a particular area,” which is evident by the two- and multi-unit developments within close proximity to this parcel.



**Figure 8: New multi-Unit development at W. 46<sup>th</sup> Avenue and Shoshone Street**

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

##### **Neighborhood Context Description**

The requested zone district is within the Urban Neighborhood Context which is “primarily characterized by single-unit and two-unit residential uses...Single- and two-unit residential uses are primarily located along local and residential arterial streets” (DZC 5.1.1).

The proposed Map Amendment is consistent with this neighborhood context, as the proposed U-TU-C district will allow for single and two-unit housing along two residential streets.

**Zone District Purpose and Intent**

According to the general purpose stated in the Denver Zoning Code, the intent of the Residential Districts is “to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood” (DZC 5.2.2.1.A). The specific intent of the U-TU-C zone district states, “U-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet. Urban houses are also allowed on certain smaller Zone Lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.” (DZC 5.2.2.2.P).

The proposed rezoning is consistent with the General Purpose and Specific Intent, as it will allow for single and two-unit residential within the character of the Urban Neighborhood Context in an area where such development is desired.

**Attachments**

1. Rezoning Application

## Zone Map Amendment (Rezoning) - Application

| PROPERTY OWNER INFORMATION*  |  | PROPERTY OWNER(S) REPRESENTATIVE**  |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION  |  | <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION  |  |
| Property Owner Name  | RAYMOND D WILLIAMS<br>MELISSA A WILLIAMS | Representative Name   |  |
| Address  | PO Box 18894                             | Address   |  |
| City, State, Zip   | Denver, CO 80218                         | City, State, Zip  |  |
| Telephone  | 720-939-4449                             | Telephone   |  |
| Email  | williams.raymond@live.com                | Email   |  |
| <p>*If More Than One Property Owner:<br/>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> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p> |  |   |  |
| SUBJECT PROPERTY INFORMATION   |  |   |  |
| Location (address and/or boundary description):  | 1845 W 46th Ave Denver, CO 80211         |   |  |
| Assessor's Parcel Numbers:   | 02212-14-014-000                         |   |  |
| Area in Acres or Square Feet:  | 7,460 sq ft                              |   |  |
| Current Zone District(s):  | U-SU-C                                   |   |  |
| PROPOSAL   |  |   |  |
| Proposed Zone District:  | U-TU-C                                   |   |  |

We do not own or use PO Box 18894 Denver, CO 80218 and have not for over 2 years. Request was submitted to the assessor's office to change this, and was not updated. Our address of record for all communication purposes is 427 N High St Denver, CO 80218.

| REVIEW CRITERIA  |   |
|--|---|
| <p>General Review Criteria: The proposal must comply with all of the general review criteria<br/>DZC Sec. 12.4.10.7</p>  | <p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.<br/>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.</p> <p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>   |
| <p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria<br/>DZC Sec. 12.4.10.8</p>  | <p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><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.</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><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.<br/>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.<br/>Please provide an attachment describing how the above criterion is met.</p> |
| REQUIRED ATTACHMENTS   |   |
| Please ensure the following required attachments are submitted with this application:  |   |
| <p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria, as identified above</p> |   |
| ADDITIONAL ATTACHMENTS   |   |
| Please identify any additional attachments provided with this application:   |   |
| <p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>  |   |
| Please list any additional attachments:  |   |
| <p>Email exchange from Sunnyside RNO and myself illustrating their backing of this upzone.</p>   |   |

**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)<br>(please type or print legibly) | Property Address<br>City, State, Zip<br>Phone<br>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:<br>(A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved | Has the owner authorized a representative in writing?<br>(YES/NO) |
|--|--|--|---|----------|---|---|
| <b>EXAMPLE</b><br>John Alan Smith and<br>Josie Q. Smith  | 123 Sesame Street<br>Denver, CO 80202<br>(303) 555-5555<br>sample@sample.gov     | 100%   | <i>John Alan Smith</i><br><i>Josie Q. Smith</i>   | 01/01/12 | (A)   | YES   |
| Raymond D Williams and<br>Melissa A Williams             | 1845 W 46th Ave<br>Denver, CO 80211<br>720-939-4449<br>williams.raymond@live.com | 100  | <i>Raymond Williams</i><br><i>Melissa Williams</i>                                      | 07/08/18 | A   | No<br>(Self-represented)  |
|  |  |  |   |          |   |   |
|  |  |  |   |          |   |   |
|  |  |  |   |          |   |   |
|  |  |  |   |          |   |   |

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
720-865-2974 • rezoning@denvergov.org



July 8, 2018

RE: Rezoning Application (1845 W 46<sup>th</sup> Avenue)

To Whom It May Concern:

Legal Description: THE WESTERLY 50 FEET OF EASTERLY 100 FEET OF THE SOUTHERLY  
149.19 FEET OF PLOT 3, BLOCK 14, NORTH HIGHLANDS, CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

# 1845 W 46TH AVE

|                          |   |
|--------------------------|---|
| <b>Owner</b>             | WILLIAMS, RAYMOND D<br>WILLIAMS, MELISSA A<br>PO BOX 18894<br>DENVER, CO 80218-0894 |
| <b>Schedule Number</b>   | 02212-14-014-000  |
| <b>Legal Description</b> | WLY 50FT OF ELY 100FT OF SLY 149.19FT P3 BLK 14 NORTH HIGHLANDS                     |
| <b>Property Type</b>     | RESIDENTIAL   |
| <b>Tax District</b>      | DENV  |

## Print Summary

### Property Description

|                              |           |                            |         |
|------------------------------|-----------|----------------------------|---------|
| <b>Style:</b>                | ONE-STORY | <b>Building Sqr. Foot:</b> | 798     |
| <b>Bedrooms:</b>             | 3         | <b>Baths Full/Half:</b>    | 2/0     |
| <b>Effective Year Built:</b> | 1959      | <b>Basement/Finish:</b>    | 798/798 |
| <b>Lot Size:</b>             | 7,460     | <b>Zoned As:</b>           | U-SU-C  |

**Note:** Valuation zoning may be different from City's new zoning code.

### Current Year

|              | Actual | Assessed         | Exempt          |     |
|--------------|--------|------------------|-----------------|-----|
| Land         |        | \$248,900        | \$17,920        | \$0 |
| Improvements |        | \$85,300         | \$6,140         |     |
| <b>Total</b> |        | <b>\$334,200</b> | <b>\$24,060</b> |     |

### Prior Year

|              | Actual | Assessed         | Exempt          |     |
|--------------|--------|------------------|-----------------|-----|
| Land         |        | \$248,900        | \$17,920        | \$0 |
| Improvements |        | \$85,300         | \$6,140         |     |
| <b>Total</b> |        | <b>\$334,200</b> | <b>\$24,060</b> |     |

**Real Estates Property Taxes for current tax year**

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

|                          | <b>Installment 1<br/>(Feb 28<br/>Feb 29 in Leap Years)</b> | <b>Installment 2<br/>(Jun 15)</b> | <b>Full Payment<br/>(Due Apr 30)</b> |
|--------------------------|--|-----------------------------------|--------------------------------------|
| <b>Date Paid</b>         | 2/16/2018  | 6/6/2018                          |                                      |
| <b>Original Tax Levy</b> | \$927.93   | \$927.91                          | \$1,855.84                           |
| <b>Liens/Fees</b>        | \$0.00   | \$0.00                            | \$0.00                               |
| <b>Interest</b>          | \$0.00   | \$0.00                            | \$0.00                               |
| <b>Paid</b>              | \$927.93   | \$927.91                          | \$1,855.84                           |
| <b>Due</b>               | \$0.00   | \$0.00                            | \$0.00                               |

**Additional Information**

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

|                                       |   |   |   |
|---------------------------------------|---|---|---|
| <b>Additional Assessment</b> ⓘ        | N | <b>Prior Year Delinquency</b> ⓘ                   | N |
| <b>Additional Owner(s)</b> ⓘ          | Y | <b>Scheduled to be Paid by Mortgage Company</b> ⓘ | Y |
| <b>Adjustments</b> ⓘ                  | N | <b>Sewer/Storm Drainage Liens</b> ⓘ               | N |
| <b>Local Improvement Assessment</b> ⓘ | N | <b>Tax Lien Sale</b> ⓘ                            | N |
| <b>Maintenance District</b> ⓘ         | N | <b>Treasurer's Deed</b> ⓘ                         | N |
| <b>Pending Local Improvement</b> ⓘ    | N |   |   |

Real estate property taxes paid for prior tax year: **\$1,676.60**

**Assessed Value for the current tax year**

|                      |             |                              |             |
|----------------------|-------------|------------------------------|-------------|
| <b>Assessed Land</b> | \$17,920.00 | <b>Assessed Improvements</b> | \$6,140.00  |
| <b>Exemption</b>     | \$0.00      | <b>Total Assessed Value</b>  | \$24,060.00 |

## Ray Williams

---

From: nils emerick <naemerick@gmail.com>  
Sent: Tuesday, March 13, 2018 2:15 PM  
To: Ray Williams  
Cc: Bill Hare  
Subject: Re: Sunnyside United Neighbors

Hi Ray - Thank you. Super helpful to know the address and situation. As you can imagine, we have A LOT of requests that come through.

I took a quick look at the zoning map and your parcel. I see what you mean about being flanked by TU zoning. Not sure what the City has asked of you, but I don't see any reason we wouldn't support the change to U-TU-C. It does seem as though it could have been a clerical mistake on the change to blueprint Denver in 2012.

They city may have you file a formal rezoning application, in which case you'll have to post notice, and it is helpful to have a letter of support from the neighborhood organization. If this is the case we are happy to have you attend an upcoming meeting and take a formal vote of support, then we can draft a letter. Once you know next steps from the city's perspective, let me know how we can help. There is not much for us to do at this point until we know where the city lands. Make sense?

I'd recommend a quick survey of the neighbors on the block and have them sign a sort of petition in support.

Happy to help here once we know a bit more from the city.

-Niles

# Denver Property Taxation and Assessment System

**Additional Property Information**  
Clear results

**Zoning** Details  
Zone District: U-SU-C  
Code Version:  
[Zoning Map](#)

**Neighborhood** Details  
Sunnyside

**Subdivision** Details  
North Highlands

**Historic Landmark District** Details  
No

**Individual Historic Landmark** Details  
No

**Enterprise Zone** Details  
Not in enterprise zone.

**Floodplain Designation** Details

**1845 W 46TH AVE**  
DENVER, CO 80211-1239  
Schedule Number: 0221214014000  
Owner:  
WILLIAMS, RAYMOND D  
PO BOX 18894  
DENVER, CO 80218-0894  
Property Value  
[Directions](#) | [Street View](#) | [Parcel Map](#)

On Mar 13, 2018, at 1:21 PM, Ray Williams <[ray@mortgage-maestro.com](mailto:ray@mortgage-maestro.com)> wrote:

Great to know. My home is 1845 W 46<sup>th</sup> Ave- We are looking to go from SU to TU, as it is flanked in TU zoning, but one neighbor and I somehow ended up with SU back in the day. My POC at the City is even confused why it is SU right now. Love to chat more.

Success is a journey, and the journey is continual~ @MortgageMaestro

**Ray Williams**, Branch Manager – NMLS# 216267

**Mortgage Maestro Group**

A Division of American Pacific Mortgage Corporation NMLS 1850

O: 303.779.0591 x 101 · C: 720.939.4449

[www.Mortgage-Maestro.com](http://www.Mortgage-Maestro.com)

<image001.png><image002.png> <image003.png> <image004.png>

---

From: nils emerick <[naemerick@gmail.com](mailto:naemerick@gmail.com)>

Sent: Tuesday, March 13, 2018 12:15 PM

To: Ray Williams <[ray@mortgage-maestro.com](mailto:ray@mortgage-maestro.com)>

Cc: Bill Hare <[bill@littlcolorado.com](mailto:bill@littlcolorado.com)>

Subject: Re: Sunnyside United Neighbors

Hi Ray - happy to discuss. Can you share the property address so we can have a better idea of what you're looking at?

We do typically meet with any landowner or developer who is looking to change zoning or develop a parcel, so you're in the right spot now. :)

Best,  
Niles

On Mar 13, 2018, at 12:13 PM, Ray Williams <[ray@mortgage-maestro.com](mailto:ray@mortgage-maestro.com)> wrote:

Nice to meet you both. I have owned a property on 46<sup>th</sup> since 2006, and would like to chat with you all about zoning on it, and the RNOs feelings about upzoning. I am in communication with Denver (Valerie) and she recommended I reach out. Would love to jump on a call if possible.

Success is a journey, and the journey is continual ~ @MortgageMaestro

**Ray Williams**, Branch Manager – NMLS# 216267

**Mortgage Maestro Group**

*A Division of American Pacific Mortgage Corporation NMLS 1850*

O: 303.779.0591 x 101 · C: 720.939.4449

[www.Mortgage-Maestro.com](http://www.Mortgage-Maestro.com)

<image001.png><image002.png> <image003.png> <image004.png>

---

From: Bill Hare <[bill@littlecolorado.com](mailto:bill@littlecolorado.com)>  
Sent: Tuesday, March 13, 2018 12:08 PM  
To: Ray Williams <[ray@mortgage-maestro.com](mailto:ray@mortgage-maestro.com)>  
Cc: nils emerick <[naemerick@gmail.com](mailto:naemerick@gmail.com)>  
Subject: RE: Sunnyside United Neighbors

Hi Ray - Niles Emerick and I are co-chairs of the SUNI PCD. How can we help?

Bill Hare  
President

Little Colorado, LLC &  
Colorado Commercial Woodworking  
4450 Lipan St.  
Denver, CO 80211  
303-964-3212  
[www.littlecolorado.com](http://www.littlecolorado.com)

---

From: Ray Williams [<mailto:ray@mortgage-maestro.com>]  
Sent: Tuesday, March 13, 2018 12:05 PM  
To: Bill Hare <[bill@littlecolorado.com](mailto:bill@littlecolorado.com)>  
Subject: Sunnyside United Neighbors

Hello Bill,

Jennifer mentioned I should reach out to you regarding zoning. I am not sure if I am emailing the right person, I am hoping to connect with you about a property I own in Sunnyside. I can be reached at [720-939-4449](tel:720-939-4449), thanks much

Success is a journey, and the journey is continual ~ @MortgageMaestro

**Ray Williams**, Branch Manager – NMLS# 216267

**Mortgage Maestro Group**

A Division of American Pacific Mortgage Corporation NMLS 1850  
O: 303.779.0591 x 101 · C: 720.939.4449

[www.Mortgage-Maestro.com](http://www.Mortgage-Maestro.com)

<image001.png><image002.png> <image003.png> <image004.png>

From: Jennifer Superka <[jrsuperka@gmail.com](mailto:jrsuperka@gmail.com)>  
Sent: Tuesday, March 13, 2018 11:34 AM  
To: Ray Williams <[ray@mortgage-maestro.com](mailto:ray@mortgage-maestro.com)>  
Subject: Re: FW: Sunnyside United Neighbors

Bill Hare [bill@littlecolorado.com](mailto:bill@littlecolorado.com)

On Tue, Mar 13, 2018 at 11:16 AM, Ray Williams <[ray@mortgage-maestro.com](mailto:ray@mortgage-maestro.com)> wrote:

That would be great, who should I reach out to?

Success is a journey, and the journey is continual ~ @MortgageMaestro

**Ray Williams**, Branch Manager – NMLS# 216267

**Mortgage Maestro Group**

A Division of American Pacific Mortgage Corporation NMLS 1850  
O: [303.779.0591](tel:303.779.0591) x 101 · C: [720.939.4449](tel:720.939.4449)

[www.Mortgage-Maestro.com](http://www.Mortgage-Maestro.com)

<image001.png><image002.png> <image003.png> <image004.png>

From: Jennifer Superka <[jrsuperka@gmail.com](mailto:jrsuperka@gmail.com)>  
Sent: Tuesday, March 13, 2018 10:33 AM  
To: Ray Williams <[ray@mortgage-maestro.com](mailto:ray@mortgage-maestro.com)>  
Subject: Re: FW: Sunnyside United Neighbors

Hi Ray!

Is your question about a zoning issue? If so, I can direct you to the co-chairs of our PCD committee.

Let me know!

Jennifer

On Tue, Mar 13, 2018 at 8:18 AM, Ray Williams <[ray@mortgage-maestro.com](mailto:ray@mortgage-maestro.com)> wrote:

Hello,

I am not sure if I am emailing the right person, but your email is listed as the POC for the RNO. I am hoping to connect with you about a property I own in Sunnyside. I can be reached at [720-939-4449](tel:720-939-4449), thanks much

Success is a journey, and the journey is continual~ @MortgageMaestro  
Ray Williams, Branch Manager - NMLS# 216267  
Mortgage Maestro Group  
A Division of American Pacific Mortgage Corporation NMLS 1850  
O: [303.779.0591 x 101](tel:303-779-0591) · C: [720.939.4449](tel:720-939-4449)  
[www.Mortgage-Maestro.com](http://www.Mortgage-Maestro.com)

-----Original Message-----

From: Ray Williams  
Sent: Tuesday, February 27, 2018 9:41 AM  
To: [jrsuperka@gmail.com](mailto:jrsuperka@gmail.com)  
Subject: Sunnyside United Neighbors

Hello ,

Are you the rep for the Sunnyside RNO? I tried to connect and left a VM last week. If so let me know the best way to connect. Thanks so much.

Sincerely,

Ray Williams  
Branch Manager  
Mortgage Maestro Group  
O) [303-779-0591 x101](tel:303-779-0591)  
C) [720-939-4449](tel:720-939-4449)  
[ray@mortgage-maestro.com](mailto:ray@mortgage-maestro.com)  
[www.mortgage-maestro.com](http://www.mortgage-maestro.com)



July 8, 2018

RE: Rezoning Application (1845 W 46<sup>th</sup> Ave Denver, CO 80211)

To Whom It May Concern:

Please find this as a supplement of review criteria to the rezoning application for our property on 1845 W 46<sup>th</sup> Ave in Denver, Colorado. Blueprint Denver was adopted more than 15 years-ago and recent growth has been significant. Updated strategies are needed to accommodate the goal of Blueprint Denver to maintain the areas, while the plan recognizes the need for redevelopment to help avoid stagnation in the city. The Sunnyside neighborhood is currently transforming rapidly. Therefore, we the property owners Raymond D & Melissa A Williams formally request zoning to be permanently changed to U-TU-C on this property.

We have previously contacted Councilman Espinoza and the Sunnyside Neighborhood Organization. In talking with Councilman Espinoza at Bookbar, he felt the zoning change from U-SU-C to U-TU-C if made would be in line with the adopted plans, along with the fact that conditions of Sunnyside are changing from both the Blueprint Denver and the Sunnyside Neighborhood plan. I have also attached the email exchange from Sunnyside Neighborhood Organization leaders where they feel they would back the request for change as well.

General Review Criteria:

Consistency with adopted plans- The Sunnyside neighborhood plan vision references the "desire among residents to promote the diversity of their neighborhood. Houses are a mix of architectural styles - old and new, big and small, brick and frame". While Blueprint Denver's vision references "A diversity of housing in terms of size, type and cost provides a range of housing options and prices throughout the community". You are seeing additional housing types and styles being built in the Sunnyside neighborhood, which includes multi-unit housing close to the location of our home. The conversion from U-SU-C to U-TU-C on 1845 W 46<sup>th</sup> Avenue will only aid in accomplishing more consistency with the adopted plan support which calls for diversity in the neighborhood. A zoning change to U-TU-C, creates an opportunity for reinvestment into the Sunnyside neighborhood to further aid in creating stability in this community. We are looking at opportunities to enhance the housing options available on our lot to realize both the vision of Sunnyside's neighborhood plan and Blueprint Denver's plan as well.

Blueprint Denver also references that "appropriately located and attractive density stimulates positive change and development in areas with strong links to transit". Easy to point out, is the mere proximity to I70 and I25 near the house. There is a commuter rail station (41<sup>st</sup>/Fox) within 1.2 miles of this property which enhances the walkability of the location. There are two parks close to our house. Our house is located on 46<sup>th</sup> Avenue, a residential collector street. Which plays an important role for Denver's local parks. Blueprint Denver points out, higher density reduces land consumption when paired with a land-use mix within convenient destination for walk-ability. You are seeing more and more mixed-use within Sunnyside, from coffee shops (Huckleberry & Common Grounds) within walkable distance to our property to breweries as well (Diebolt Brewing). There is reference to zoning changes

down from Two Unit to Single Unit when land-use is predominately single-family. Blueprint Denver admits this would be controversial. Homes with U-TU-C lots are being repurposed into multi-unit residential showing there is a need for these lots to remain U-TU-C zoning. Our lot according to Councilman Espinoza, must have been zoned inappropriately given it is surrounded in 360 degrees (minus one house) by U-TU-C lots.

Please see the attached zoning map of this area in Denver taken from:

<https://denvergov.org/maps/map/zoning> when searching 1845 w 46<sup>th</sup> avenue. You can see that all properties that immediately surround my property except one, have the proposed zoning of U-TU-C at this time. Therefore, furthermore illustrating that the proposed map amendment is consistent with those plan recommendations



Additional Review Criteria-

Justifying Circumstances-

- Since the date of approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in public interest. Such a change may include:
  - a) Changed or changing conditions in a particular area, or in the city generally;

If you look at the surrounding area of this lot, you can see the transformation that is happening at this time. There is a higher density build going on. Within direct line of sight of 1845 W 46<sup>th</sup> Avenue, there has been numerous multi-unit dwellings built. On 1810 W 46<sup>th</sup> Avenue, almost directly across the street there was one that sold in the last 6 months. On Shoshone between 46<sup>th</sup> & 47<sup>th</sup> Avenue there was an additional multi-unit built in the last 6 months as well. On the Northwest corner of 46<sup>th</sup>/Shoshone there was a multi-unit development recently built & sold as well. The house next to ours on the Northeast corner of 46<sup>th</sup> & Shoshone has two residences on the lot. There is a growing need for higher density housing in the urban corridor, you can see that this area is transforming to fit the current need of the

city. Also, you can see by the RTD FasTracks map included that the city has been undergoing transformation that was not accommodated for in the current zoning of this property.

1810 W 46<sup>th</sup> Ave:



46<sup>th</sup>/Shoshone:



RTD FasTracks – G Line



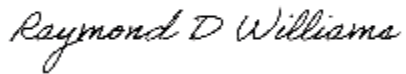
Denver itself has been building a model of a smart land-use city. With more pedestrian friendly accommodations for transportation through increases to the number of bicycle lanes, and rail/bus-based transportation to aid in a density supporting community to prevent sprawl.

Given all but one property that immediately touch our property line are zoned U-TU-C we feel we have provided sufficient and relevant review criteria. We have also met the justifying circumstance criteria and included supporting documentation for both. The proposed official map amendment is therefore consistent with the adopted plans, and with the stated purpose and intent of the proposed Zone District.

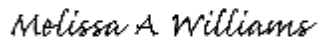
We appreciate your consideration on the rezoning application for our property )1845 W 46<sup>th</sup> Ave Denver, CO 80211 from U-SU-C to U-TU-C).

Signed,

Raymond D Williams

A handwritten signature in cursive script that reads "Raymond D Williams".

Melissa A Williams

A handwritten signature in cursive script that reads "Melissa A Williams".