



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development**  
**Planning Services**  
Plan Implementation

201 W Colfax Ave, Dept 205  
Denver, CO 80202  
p: 720-865-2915  
f: 720-865-3056  
www.denvergov.org/planning

**APPLICATION FOR ZONE MAP AMENDMENT**

<b>Application #</b>	20111-00022	<b>Date Submitted</b>	5/9/11	<b>Fee Required</b>	n/a	<b>Fee Paid</b>	n/a
<b>APPLICANT INFORMATION</b>				<b>CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)</b>			
<b>Applicant Name</b>	Peter Park			<b>Contact Name</b>	Ellen Ittelson		
<b>Address</b>	201 West Colfax, Dept. 205			<b>Address</b>	201 West Colfax, Dept. 205		
<b>City, State, Zip</b>	Denver, CO 80202			<b>City, State, Zip</b>	Denver, CO 80202		
<b>Telephone / Fax</b>	720/865-2914 / 720/865-3050			<b>Telephone / Fax</b>	720/865-2923 / 720-865-3056		
<b>Email</b>	Peter.park@denvergov.org			<b>Email</b>	Ellen.ittelson@denvergov.org		
<b>Subject Property Location [Please Include Assessor's Parcel Number(s)]</b>							
1601 Arapahoe Street							
<b>Legal Description of Subject Property</b>							
A portion of lots 17, 18, and 19 of Block 76, East Denver, as described in the Condominium Declarations for D & F Tower Condominiums, recorded at Book 2090, Page 88 on Jan 16, 1989, in the office of the Clerk and Recorder, City and County of Denver, State of Colorado, in the NW 1/4 of Section 34, Township 3 South, Range 68 West, of the 6th PM.							
<b>Area of Subject Property (Acres/Sq Ft)</b>			<b>Present Zone District</b>		<b>Proposed Zone District (Waivers and Conditions Require Separate form)</b>		
0.1 Acre/4,308 SqFt			OS-A/OU-1		D-TD/OU-1		
<b>Describe the nature and effect of the proposed Zone Map Amendment</b>							
Provides the property with correct zoning							
<b>Select Legal Basis for the Zone Map Amendment and explain in detail</b>				Error in the map as approved by City Council			<input checked="" type="checkbox"/>
				Changed or Changing Conditions that make a Zone Map Amendment Necessary			<input type="checkbox"/>
Private property incorrectly included in open space zoning for Skyline Park							
<b>State the land use and the development proposed for the subject property. Include the time schedule (if any) for development</b>							
Existing structure, D&F Tower							
<b>Required Exhibits</b>				<b>Additional Exhibits</b>			
<b>Applicant &amp; Owner Information Sheet</b>				<input type="checkbox"/>			
<b>Maps – Required for Final Submissions</b>				<input type="checkbox"/>			
<b>Case Manager</b>							
<b>Signature</b>						<b>Date</b>	



--	--

## APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicant's Name
2011I-00022	Peter Park, Manager, Community Planning and Development

Property Address(es)
1601 Arapahoe Street, Denver, CO 80202

Applicant's Address
201 West Colfax, Dept. 205, Denver, CO 80202

**NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.**

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

--

Signature of Applicant	Date Signed



**DENVER**  
THE MILE HIGH CITY

201 W Colfax Ave, Dept 205  
Denver, CO 80202  
p: 720-865-2915  
f: 720-865-3056  
[www.denvergov.org/planning](http://www.denvergov.org/planning)

**TO:** Denver City Council  
**FROM:** Ellen Ittelson, Senior City Planner  
**DATE:** May 12, 2011  
**RE:** **Official Zoning Map Amendment Application #2011I-00022**  
**1601 Arapahoe Street**  
**Rezoning from OS-A/UO-1 to D-TD/UO-1**

**Staff Report and Recommendation**

Based on the legal basis for the rezoning and criteria for review, staff recommends approval of the proposed rezoning of the property located at 1601 Arapahoe, application #2011I-00022.

**I. Scope of Rezoning**

---

Application: #2011I-00022  
Address: 1601 Arapahoe Street  
Neighborhood/Council Dist.: CBD/Council District #8  
RNO's: Downtown Denver Business Improvement District,  
Downtown Denver Residents Organization, Northwest  
Quadrant Association, Northeast Community Congress for  
Education, Inter-Neighborhood Cooperation  
  
Area of Property: 4,308 SF  
Current Zoning: OS-A/OU-1  
Proposed Zoning: D-TD/OU-1  
Applicants/Owners: Peter Park, Manager, CPD/Daniels and Fisher  
Condominiums Association  
  
Contact Person: Ellen Ittelson

**II. Summary of Proposal**

---

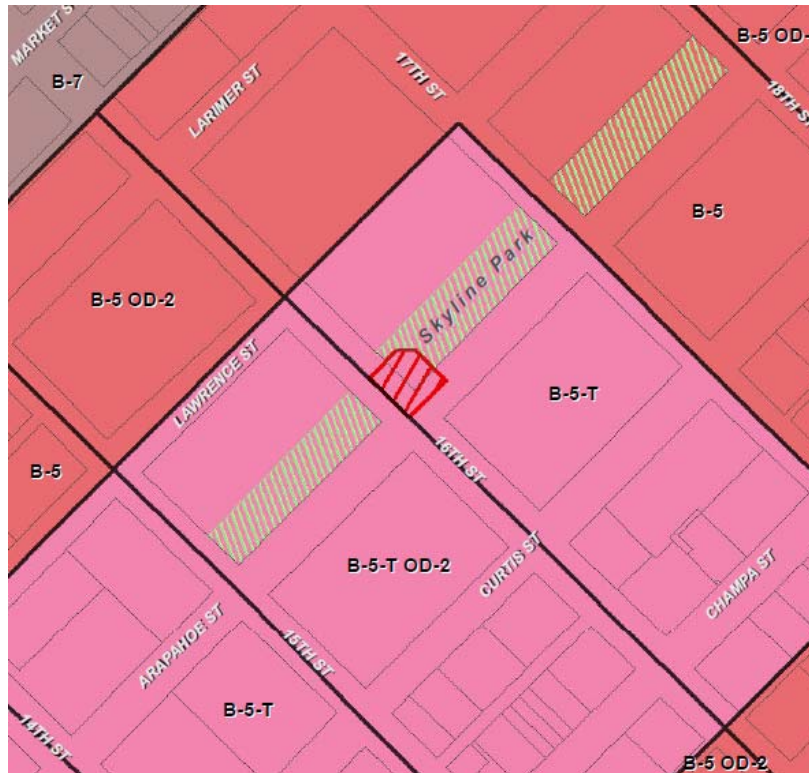
The subject site, the D&F Tower, is located at the northwest corner of 16<sup>th</sup> and Arapahoe streets in Downtown Denver. The tower is bounded by Skyline Park on the north and south. Tabor Center is to the west and Independence Plaza to the east. The D&F Tower is one of the most prominent buildings along 16<sup>th</sup> Street. It is designated as an individual Landmark and is a contributing building to the Downtown Historic District.

**III. Legal Justification for Rezoning**

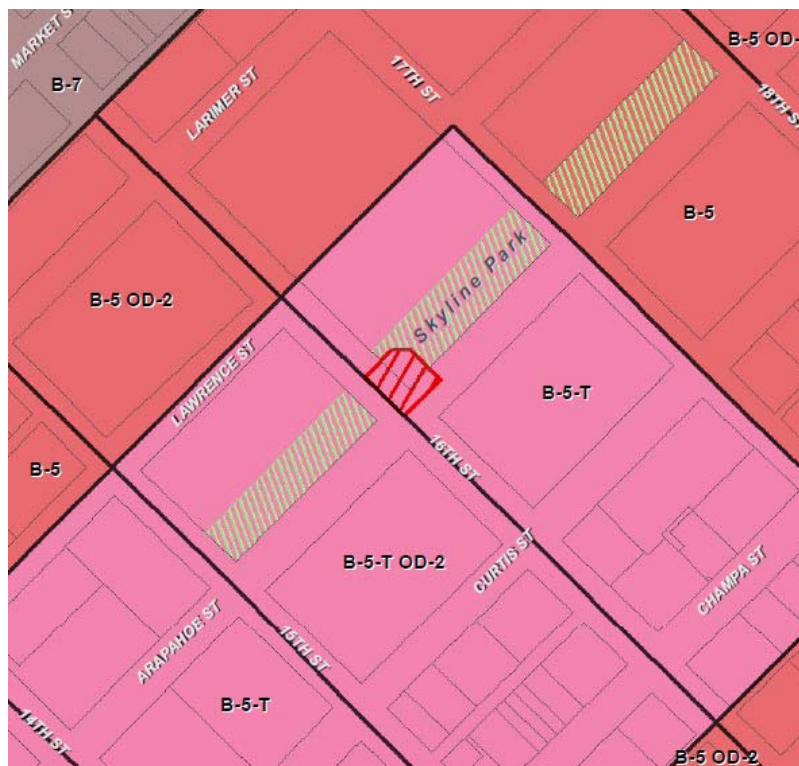
---

**Error in the map as approved by City Council.**

Prior to June 2010, the property was zoned B-5-T. The D&F Tower was inadvertently included in the OS-A zoning for Skyline Park. It should have been rezoned to D-TD (Downtown Theater District) OU-1 as the adjacent buildings and property is zoned.



Former Chapter 59 Zoning



Current Zoning

**IV. Existing Context**

	Zoning	Existing Land Use	Blueprint Denver
<b>Site</b>	OS-A/OU-1	D&F Tower/office and entertainment	Area of Change Downtown
<b>North</b>	OS-A/OU-1	Skyline Park	Area of Change Downtown
<b>South</b>	OS-A/OU-1	Skyline Park	Area of Change Downtown
<b>West</b>	D-TD/OU-1	Hotel/Restaurant/Retail (Tabor Center/Westin Hotel)	Area of Change Downtown
<b>East</b>	D-TD/OU-1	Office/Retail (Independence Plaza)	Area of Change Downtown

**V. Summary of Agency Referral Responses**

These rezonings have been reviewed concurrently within the context the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

Asset Management: Approved for rezoning.  
 Fire Department: No Comment.  
 Denver Parks: Approved/No Comment.  
 DES-Transportation: Approved for rezoning.  
 DES-Wastewater: Approved for rezoning.  
 DES Wastewater: Approved for rezoning.  
 DES-Surveyor: Approved for rezoning.

**VI. Summary of Legal Notice and Public Process**

The rezoning of this property will be posted and noticed as required for the City Council public hearing. The Daniels and Fisher Condominium Association has been notified of the application. An application to correct an error does not require Planning Board consideration; see Denver Zoning Code Section 12.4.10.7.B.

**VII. Community Response**

No response at the time of this staff report.

**VIII. Criteria for Review**

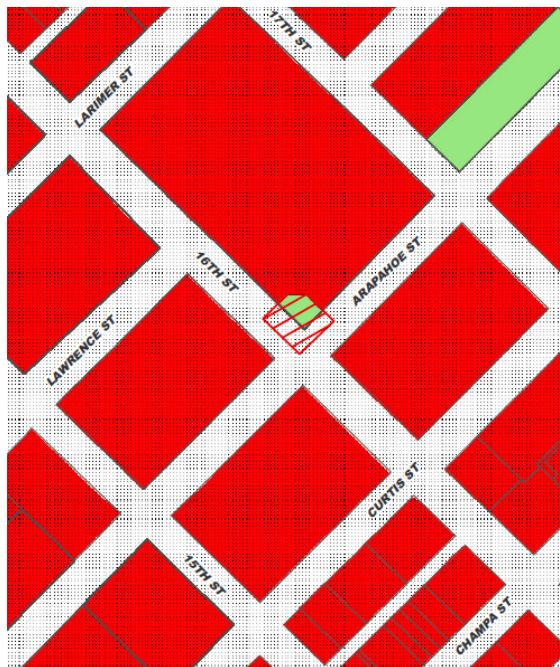
General Criteria

A. Consistency with Adopted Plans

- o Denver Comprehensive Plan

Land Use Objective 2: Clarify and update Denver's Zoning Ordinance and related ordinances, regulations and procedures to be consistent with the goals and objectives of Denver's *Citywide Land Use and Transportation Plan*.

- o Blueprint Denver: An Integrated Land Use and Transportation Plan  
Area of Change—Downtown  
The D&F Tower is located along 16<sup>th</sup> Street in the heart of the Central Business District. The vision for downtown is to continue more of the same types of high quality office, hotel, retail, residential and mixed-use development.



- o Downtown Area Plan  
Goal A2. Invigorate the Commercial Core by enhancing the pedestrian and transit experience and creating an economically thriving district for business, retail and tourism.  
A2c. Strengthen the vitality of the 16<sup>th</sup> Street Mall; create and enhance recognized sub-districts along the Mall, including the Theatre and Visitor districts.
- B. Uniformity of District Regulations and Restrictions  
The proposed rezoning of this property to D-TD/OU-1 provides the property with the same zoning as the surrounding private property thereby creating uniformity.
- C. Public Health Safety and General Welfare  
The proposed rezoning furthers the public health, safety and general welfare of the City.

#### Additional Review Criteria

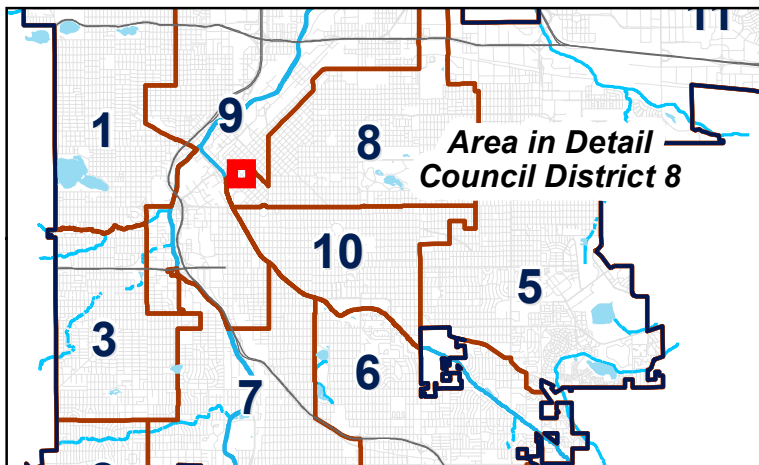
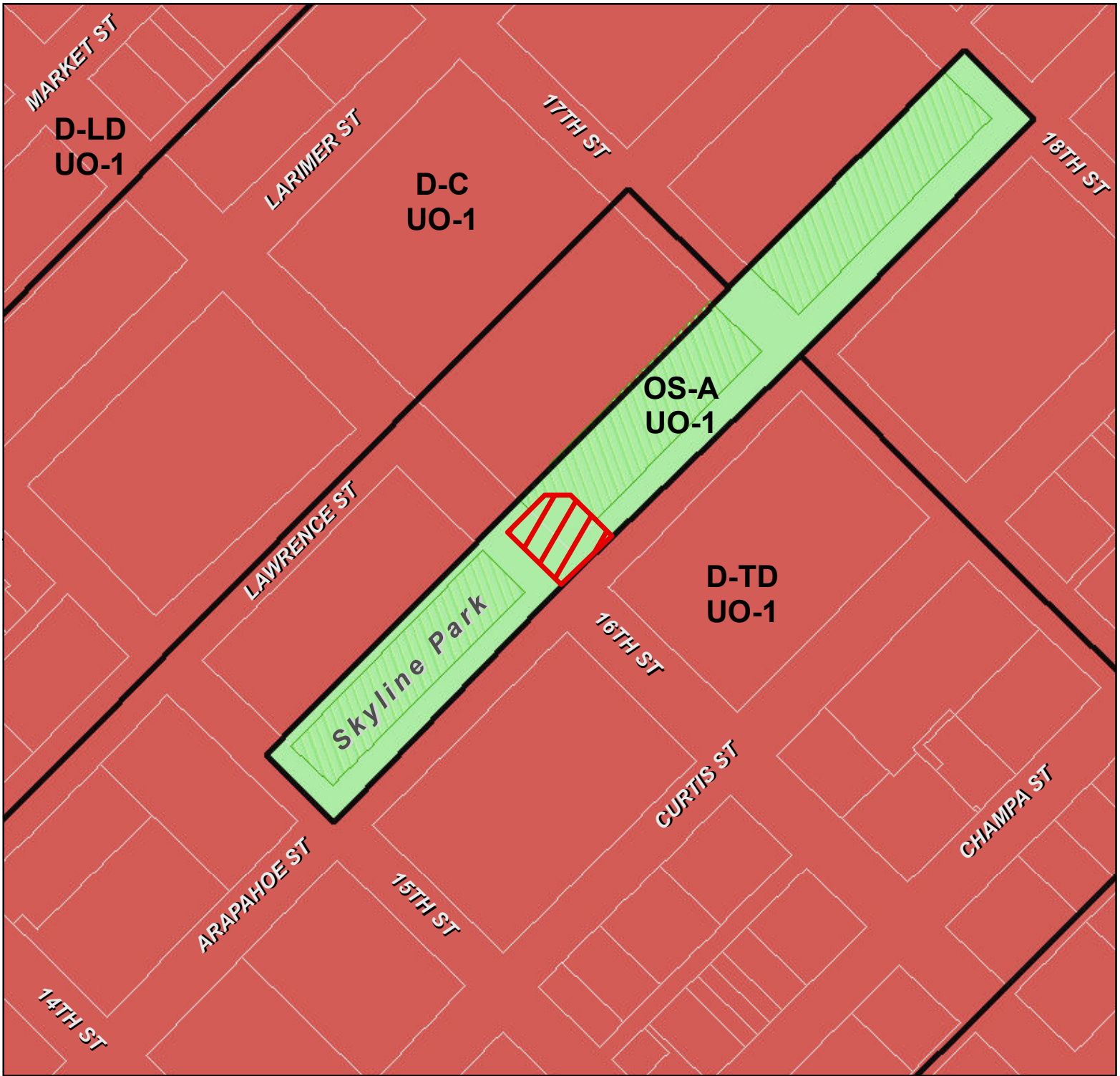
- A. Justifying Circumstances  
The existing zoning of the land was based on a mistake of fact.
- B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent  
The proposed rezoning is consistent with the Downtown Neighborhood Context Description, Purpose and Intent as established in Article 8 of the Denver Zoning Code.

#### **IX. STAFF RECOMMENDATION**

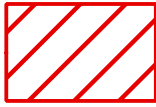
Based on the criteria for review as defined above, Staff recommends approval for Application #20111-00022 at 1601 Arapahoe Street for D-TD/OU-1 zoning.


#### **Attachments** Application

# Pending Zone Map Amendment #2011I-00022



**Current Zoning**  
Case Number: 2011I-00022  
Location: Approx. 1601 Arapahoe St.

 Proposed Rezoning  
From: OS-A / UO-1  
To: D-TD / UO-1

 0 100 200 400  
Feet

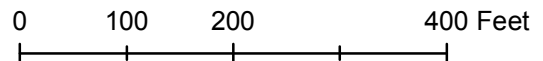
Map Date: 5/11/11

# Pending Zone Map Amendment - Aerial & Zoning Overlay

 Application #2011-00022



Aerial Photo: April 2008  
Community Planning and Development



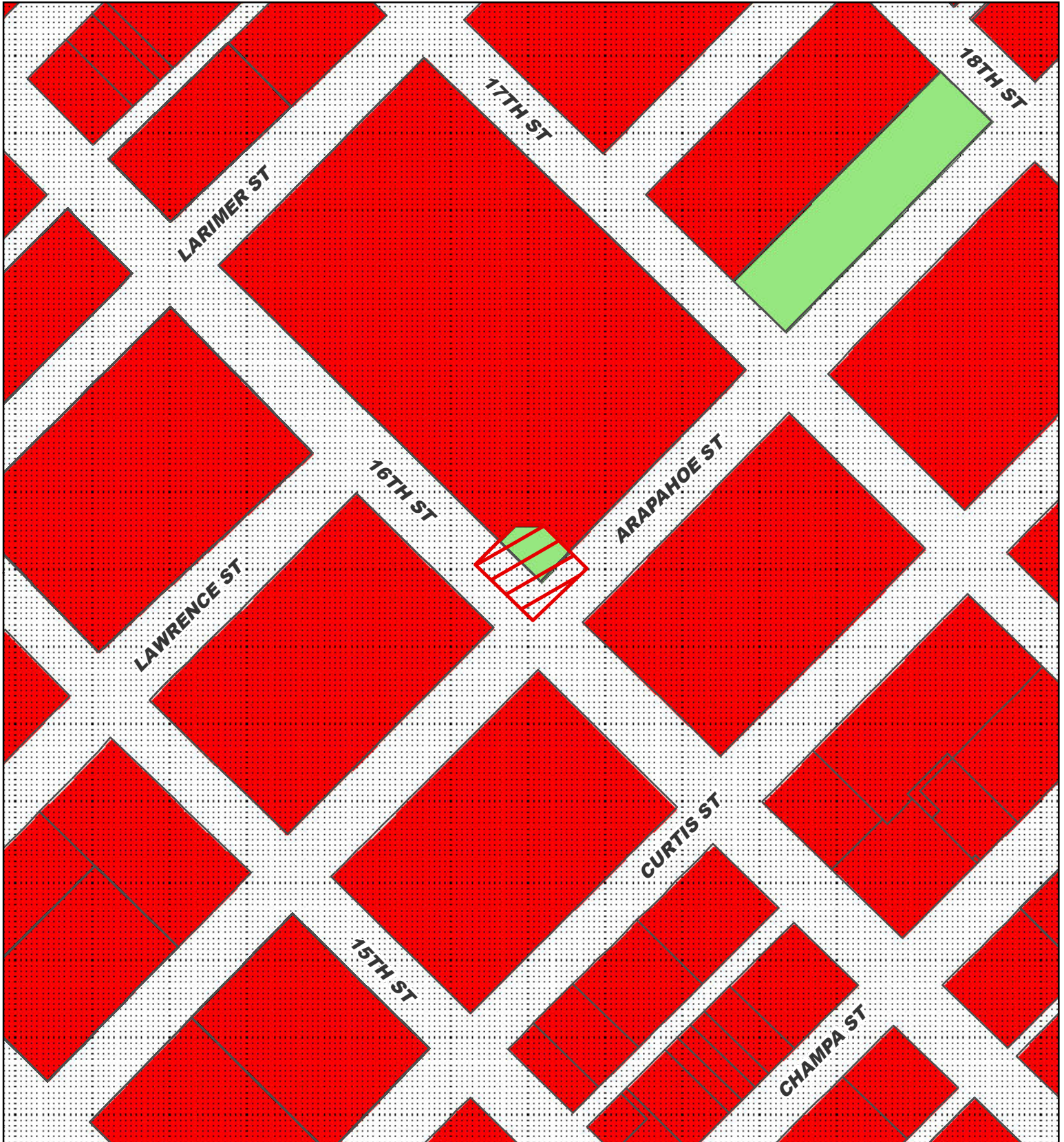
Map Date: 5/11/11






# Pending Zone Map Amendment - Blueprint Denver Overlay


 Application #2011I-00022



 Downtown

 Area of Change

 Pending Zoning Amendment

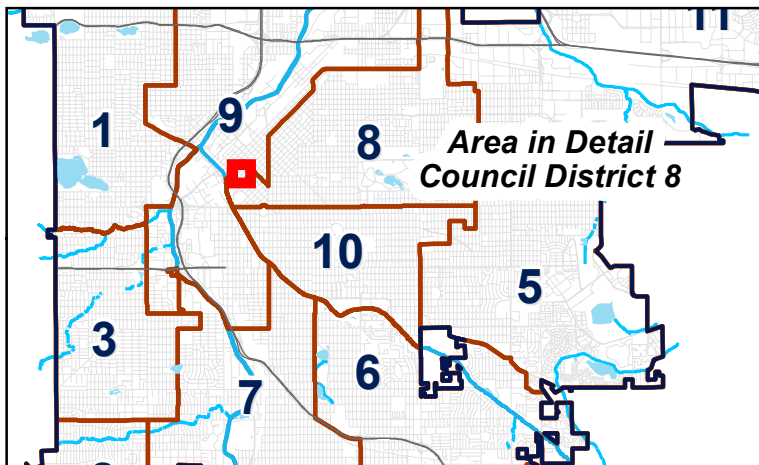
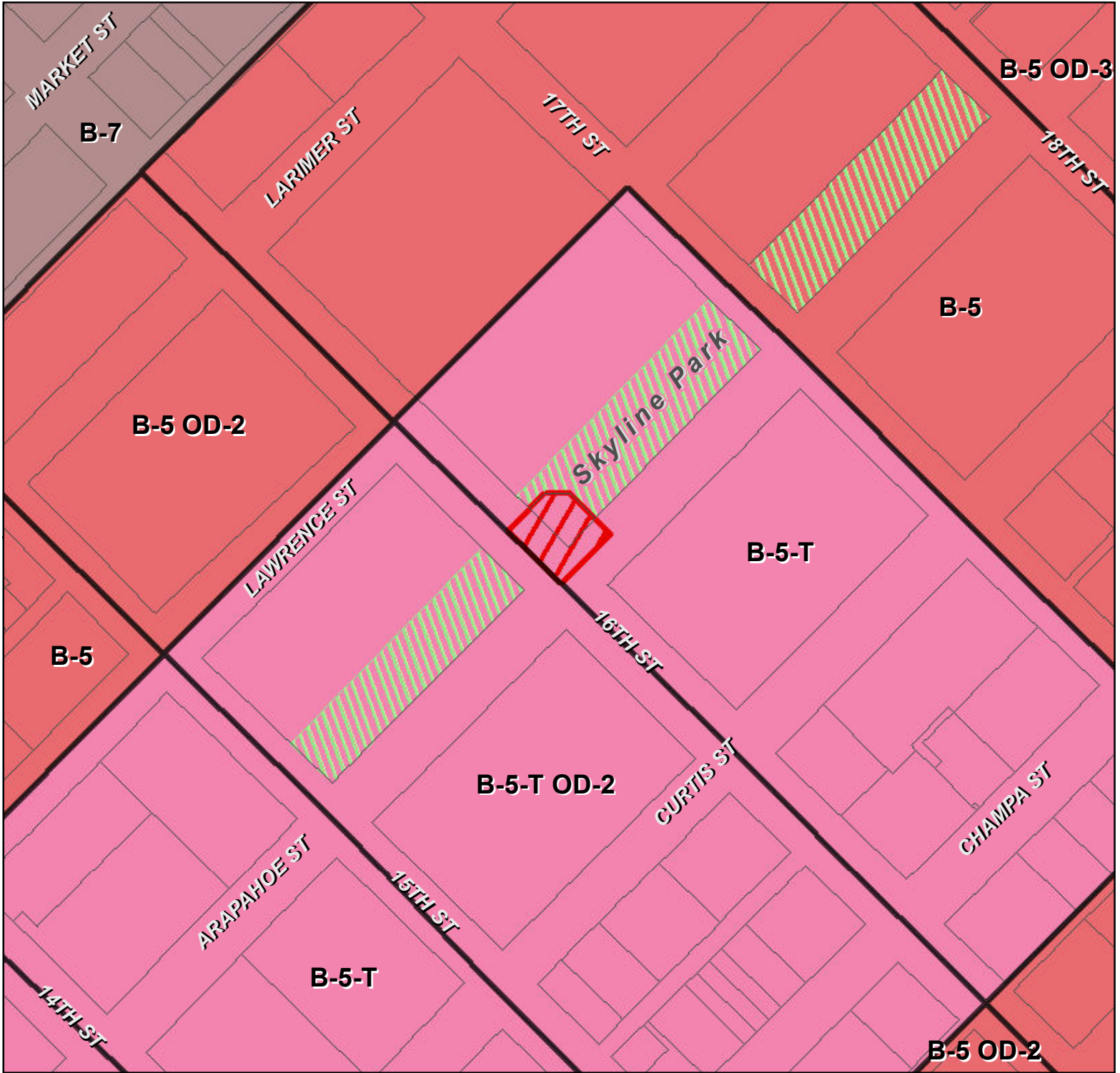
 Park

0 100 200 400 Feet

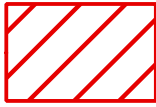
Map Date: 5/11/11




# Pending Zone Map Amendment #2011I-00022



**Former Chapter 59 Zoning**  
Case Number: 2011I-00022  
Location: 1601 Arapahoe St.

 Proposed Rezoning  
From: OS-A / UO-1  
To: D-TD / UO-1

 0 100 200 400  
Feet

Map Date: 5/11/11