

Accessory Dwelling Unit 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	Carmen and Edward Fron	Representative Name	
Address	1590 S Emerson St	Address	
City, State, Zip	Denver, CO 80210	City, State, Zip	
Telephone	(303) 351-1590	Telephone	
Email	3033511590@fron.org	Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	1590 S Emerson St, Denver, CO 80210		
Assessor's Parcel Numbers:	05233-07-013-000		
Area in Acres or Square Feet:	6,360		
Current Zone District(s):	U-SU-B		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <u>Nov 3, 2020</u> <input type="checkbox"/> No - if no, describe why not _____		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>Nov 5, 2020</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment) _____		

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" 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.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient – "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): _____</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" 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.</p> <p><input checked="" 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> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: 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> <ul style="list-style-type: none"> a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</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.</p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SU-B1</u> Zone District.</p>
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REQUIRED ATTACHMENTS

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of Ownership Document (e.g. Assessor's record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager/planner prior to submittal.):

- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- Written Authorization to Represent Property Owner(s) (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this document is required.)

Please list any other additional attachments:

1. Neighbor support letters with signatures.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
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)	YES
Carmen M Fron & Edward J Fron	1590 S Emerson St Denver, CO 80210 (303) 351-1590 3033511590@fron.org	100%	<i>Ed Fron</i> <i>Carmen Fron</i>	Nov 27, 2020	(A)	NO

Accessory Dwelling Unit Zone Map Amendment (Rezoning) Application – Written Narrative

1590 S Emerson Street Denver, CO 80210

Carmen and Edward Fron

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Introduction

This Official Map Amendment is a request to rezone our home in Platt Park at 1590 S. Emerson Street from U-SU-B to U-SU-B1.

The purpose of the proposed Official Map Amendment is to allow an accessory dwelling unit (ADU) to be constructed in the backyard of the property along with a new garage. The City and County of Denver is experiencing an unprecedented demand for housing due to a rapidly growing population. This demand for housing has resulted in the dramatic increase of property values in and around Denver. The existing property is 6,360 square feet with an existing single family home located on a corner lot. The property's existing condition represents the development pattern of its block and the Platt Park neighborhood, which is primarily single-family homes with ADUs, duplexes and multi-units. The majority of Platt Park is currently zoned U-SU-B1 and U-SU-C1 for lots West of South Clarkson. The proposed Official Map Amendment would allow us to build an affordable dwelling unit as a diverse solution to help solve Denver's affordable housing crisis in Platt Park 1 block East of South Clarkson.

The ADU is planned to be used for a home office, multigenerational housing for grandparents or extended family, or alternatively, as affordable housing for DU students, hospital workers, teachers, firefighters, etc. A central goal of this Official Map Amendment is to increase housing options in an area of the City that can support it due to its proximity to public transit, public schools, local small businesses, parks and amenities. In reviewing the Comprehensive Plan 2040, Blueprint Denver 2019 and Housing An Inclusive Denver plans, it is apparent that the people of Denver want new development to match the existing fabric of their neighborhoods (which we agree with) while understanding Denver's important role in meeting the City's housing needs. Hence our request for this Official Map Amendment to change the current zone district classification to allow for one (1) ADU in our backyard. This will add to the City's housing inventory while allowing us to continue to preserve our existing home, and to potentially age in place.

Consistency with Adopted Plans

This rezoning is consistent with adopted City/County of Denver Plans (Comprehensive Plan 2040, Blueprint Denver 2019, and Housing An Inclusive Denver).

Comprehensive Plan 2040

The proposed zoning amendment is in line with the following goals outlined in the Comprehensive Plan:

- **Equitable, Affordable and Inclusive Goal 1, Strategy A:** Increase development of housing units close to transit and mixed-use developments (p. 28).
 - The proposed rezoning would increase allowed housing density along the RTD bus route 12 on Iowa Avenue and is near the Louisiana/Pearl and DU light rail stations for the RTD C/D and E/F/R Lines, which provide high-quality transit

service to downtown Denver, Southwest Denver, the Denver Tech Center, and Denver International Airport.

- **Equitable, Affordable and Inclusive Goal 2, Strategy A:** Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
 - The proposed rezoning would allow for the construction of an ADU which provides additional livable space and contributes to a more diverse mix of housing in the Platt Park neighborhood that can be used for multigenerational housing.
- **Equitable, Affordable and Inclusive Goal 3, Strategy A:** Develop housing that is affordable to residents of all income levels (p. 28).
 - The proposed rezoning would allow for the construction of an ADU which provides additional livable space and contributes to a more diverse mix of housing in the Platt Park neighborhood that can be used for DU students, hospital workers, teachers, firefighters, etc., many of whom cannot currently afford housing in Platt Park.
- **Strong and Authentic Neighborhoods Goal 1, Strategy B:** Ensure neighborhoods offer a mix of housing types and service for a diverse population (p.34).
 - Allowing the construction of an ADU would create a greater mix of housing types on our block. While there are several duplexes and multiplexes in the nearby area, an ADU is a different type of stand-alone housing arrangement and will help increase the options for a diverse population to live in the neighborhood.
- **Environmentally Resilient Goal 8, Strategy A:** Promote infill development where infrastructure and services are already in place (p.54).
 - The proposed rezoning would allow for the construction of an ADU which is an ideal form of infill development while maintaining the fabric of a neighborhood.
- **Environmentally Resilient Goal 8, Strategy A:** Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).
 - The proposed rezoning would allow for the construction of an ADU in a neighborhood with an abundance of nearby businesses, a hospital, extensive related medical services, public library branch, community centers (including a senior center), a university, etc. which will promote residents to live and work in their neighborhood. Additionally, there are ample parks (Wash Park, Platt Park), restaurants and attractions (South Pearl St) to play in the place they call home as well.

Blueprint Denver: A Land Use & Transportation Plan

The proposed zoning amendment is consistent with Blueprint Denver 2019, specifically with policies 1-7 of the “Land Use and Built Form – Housing” Recommendations.

- Policy 1: “Revise city regulations to respond to the demands of Denver’s unique and modern housing needs.” (Page 82)

- This zoning amendment will allow for the construction of an ADU in response to the demands of Denver’s unique housing needs. It will provide an affordable, diverse housing type with multigenerational or fixed income living opportunities.
- Policy 2: “Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas.” (Page 82)
 - This zoning amendment will allow for the construction of an ADU which will provide a smaller, more affordable housing option in a neighborhood that may not otherwise be affordable to some.
- Policy 3: “Incentivize the preservation and reuse of existing smaller and affordable homes.” (Page 83)
 - This zoning amendment will incentivize the preservation and reuse of our existing smaller more affordable home. Our existing home is a ~1750 sq. ft house built in 1914. Approving our rezoning request will help preserve our home by increasing its liveable space, thereby discouraging someone from demolishing the existing home in the future, maintaining the character of the neighborhood.
- Policy 4: “Diversify housing choices through the expansion of accessory dwelling units throughout all residential areas.” (Page 84)
 - Approval of this zoning amendment allows for the construction of an ADU in a low-density residential neighborhood where it is currently not zoned to do so. Allowing this rezoning directly achieves this goal without significantly changing the character of the neighborhood.
- Policy 5: “Remove barriers to constructing accessory dwelling units and create context sensitive form standards.” (Page 84)
 - This zoning amendment achieves this goal by removing an existing regulatory barrier to allow for the construction of an ADU. The rezoning from U-SU-B to ESU-B1 will provide a housing option for a family member or a resident looking for a housing option smaller than a traditional single-family house.
- Policy 6: “Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.” (Page 85)
 - The proposed rezoning would allow for the construction of an ADU in a neighborhood with an abundance of nearby services and amenities (businesses, hospital, university, public schools, parks, churches, community centers, restaurants. Etc.). It is also along the RTD bus route 12 on Iowa Avenue and is near the Louisiana/Pearl and DU light rail stations for the RTD C/D and E/F/R Lines.
- Policy 7: “Expand family-friendly housing throughout the city.” (Page 85)
 - The proposed rezoning would allow for the construction of an ADU which provides a wonderful opportunity for multigenerational living with an aging family member, a dependent relative or a working young adult.

The proposed zoning amendment is also consistent with Blueprint Denver 2019 guidance on the appropriateness of ADU’s in “Low” Residential Urban Edge neighborhoods. (Page 214)

1. "Predominantly single- and two-unit uses on small or medium lots. Accessory dwelling units and duplex are appropriate and can be thoughtfully integrated where compatible...Low to medium buildings coverage. Building are generally up to 2.5 stories in height."

Housing an Inclusive Denver

The proposed zoning amendment is consistent with Housing An Inclusive Denver (2018-2023), specifically with the following recommendations:

- **Legislative and Regulatory Priorities - Recommendation 2: "Expand and strengthen land-use regulations for affordable and mixed-income housing.** Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units." (Page 9)
- **Attainable Homeownership - Recommendation 1: Promote programs that help households maintain their existing homes.** The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners." (Page 14)

Uniformity of District Regulations & Restrictions

The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

The proposed amendment of our current zoning of U-SU-B to U-SU-B1 is only a minor zoning adjustment. Our lot size of 6,360 square feet exceeds the minimum requirement of the proposed zone as well as for the construction of an ADU (min. 6,000 SF). The style of the ADU will be consistent with the style of other homes in the neighborhood while maintaining the uniformity of the Platt Park neighborhood.

Furthering of Public Health, Safety & General Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the city by providing an additional and affordable unit of housing where there is currently only one unit of housing. The accessory dwelling unit would provide a reduction of auto-dependency and carbon footprint due to its proximity to public transit and surrounding amenities such as grocery stores, restaurants, shopping, parks and schools.

Additionally, the proposed zoning amendment would contribute to the wellbeing of the Platt Park neighborhood by creating a safe and hazard-free living space. It would improve the welfare of the city by providing an additional living space addressing the affordable housing crisis and homelessness currently being experienced.

Justifying Circumstances

Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include:

- Changed, or changing conditions in a particular area, or in the city generally; or
- A City adopted plan; or that the City adopted the Denver Zoning Code and the property retained Chapter 59 zoning.

While the City has experienced an undeniably large increase in population since 2010, justifying an amendment per bullet one, we believe our proposed zoning amendment is justified most closely by bullet point number two. With the adoption of Blueprint Denver 2019 and its stated noble goal of, “increasing the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities,” best conveys our justification; along with the other goals outlined in “Section B Consistency with Adopted Plans” in this written narrative.

Consistency with Neighborhood Context, Zone District Purpose and Intent

This proposed rezoning is consistent with the neighborhood context and aligns with the zone district’s purpose and intent.

After the 2010 Denver Rezoning, Platt Park was rezoned to allow Accessory Dwelling Units (ADUs) to homes west of Clarkson. This rezoning change encourages adding Accessory Dwelling Units to the neighborhood without undermining its charm.

The proposed zoning of U-SU-B1 is consistent with the general-purpose statements for Urban Edge Neighborhoods. The Platt Park neighborhood has single-unit and two-unit residential uses primarily located on local streets. Our property is located on a local street - South Emerson Street.

The intent of the proposed U-SU-B1 is in keeping with a single-unit district that requires a minimum zone lot of 4,500 square feet. As previously stated, our property is 6,250 square feet.

- Denver Zoning 4.2.2.2B “U-SU-B is a single unit district allowing only urban homes with a minimum zone lot area of 4,500 square feet.”
- The Proposed Denver Zoning Code Text Amendment #8 will create a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet.”

Denver Zoning 4.2.2.1 – General Purpose – “The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge 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.” Approving a rezoning which allows for an ADU on the back of the property will help protect the overall image of the neighborhood by encouraging the existing house to remain in place now and into the future. The ADU itself will also be constructed in conjunction with neighborhood aesthetics.

Denver Zoning 4.3.4 – District Specific Standards Summary. The standards for “Single Unit – Detached Accessory Dwelling Units” will be followed for the development of the proposed ADU.

Additional Attachments

Legal Description

L 23 & 24 & S 1/2 OF L 22 BLK 34
Stebbins Heights
City and County of Denver
State of Colorado

Schedule Number: 05233-07-013-000
Zoned As: U-SU-B

Proof of Ownership

1590 S EMERSON ST

Owner FRON, EDWARD JAMES & CARMEN M
1590 S EMERSON ST
DENVER, CO 80210-2723

Schedule Number 05233-07-013-000

Legal Description L 23 & 24 & S 1/2 OF L 22 BLK 34 STEBBINS HEIGHTS

Property Type RESIDENTIAL

Tax District DENV

Print Summary

Property Description

Style:	14	Building Sqr. Foot:	1752
Bedrooms:	3	Baths Full/Half:	2/0
Effective Year Built:	1914	Basement/Finish:	328/0
Lot Size:	6,360	Zoned As:	U-SU-B

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

Current Year

Actual	Assessed	Exempt
Land	\$452,200	\$32,330 \$0
Improvements	\$350,100	\$25,030
Total	\$802,300	\$57,360

Prior Year

Actual	Assessed	Exempt
Land	\$452,200	\$32,330 \$0
Improvements	\$350,100	\$25,030
Total	\$802,300	\$57,360

Real Estates Property Taxes for current tax year

Mill Levy * 72.116 *

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

The property tax system is undergoing an upgrade and the most recent tax assessment data is unavailable at this time. Please contact 311 if you need immediate assistance.

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.

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

Real estate property taxes paid for prior tax year: **\$3,785.47**

Assessed Value for the current tax year

Assessed Land	\$32,330.00	Assessed Improvements	\$25,030.00
Exemption	\$0.00	Total Assessed Value	\$57,360.00

Outreach Performed

During the Pre-Application meeting it was recommended that the City Council Office, applicable RNO's and surrounding neighbors be contacted and involved in a zoning amendment.

City Council Office

Contacted District 7 City Councilman Jolon Clark to inform him of our intention to apply for rezoning on Nov 5th. District 7 City Councilman Jolon Clark and his staff arranged a Zoom call

with District 7 Console Aid Maggie Thompson on Nov 20th, 2020. During the meeting Councilman Clark informed us that he is “unable to state a position on any rezoning until after the public hearing” but would explain the process. He introduced us to City Console Aide Maggie Thompson for our specific questions.

RNO - Platt Park People’s Association (3PA)

We contacted the Platt Park People's Association (3PA) by email on Nov 3rd to notify it of our intent to apply for a rezoning, and look forward to its response.

Neighbors

In November, we contacted most of our surrounding neighbors on South Emerson, South Ogden and Iowa streets, and have compiled 25 signed letters of support for our rezoning. 50% of the neighbors who reside within 200 ft of our property signed letters of support for our rezoning. In addition, multiple neighbors have similar intentions to request rezoning for their properties.

Our neighbors at 1584 S Emerson St and 1593 S Ogden Emerson Street (northern adjacent neighbors and eastern adjacent neighbors sharing the alley) have offered positive support and encouragement (verbal and written) for this process.

Lastly, we contacted a group of firemen at the No. 16 Fire Station located on South Ogden and Iowa, to discuss and notify them of our plans. While they are bound by the City not to sign support letters, they expressed verbal support, said our notification letter would be posted on their bulletin for all to read, and re-iterated the point that many of them aren’t able to live in Platt Park and welcome more diverse housing options.