

## 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	William Cryer	Representative Name	
Address	2391 South Sherman St.	Address	
City, State, Zip	Denver, CO 80210	City, State, Zip	
Telephone	303-378-7930	Telephone	
Email	wcryer13@gmail.com	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> <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):	2391 S Sherman St, Denver, CO 80210		
Assessor's Parcel Numbers:	0527501014000		
Area in Acres or Square Feet:	6,250 sq. ft.		
Current Zone District(s):	U-SU-B1		
PROPOSAL			
Proposed Zone District:	<b>U-TU-B</b>		

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria 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>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"/> 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>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><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 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.</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.</p> <p>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.</p> <p>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:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

## ADDITIONAL ATTACHMENTS

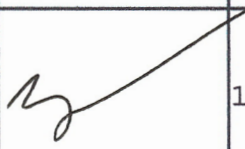
Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

**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	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	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> 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
William Cryer	2391 S Sherman St Denver, CO 80210 303-378-7930 wcryer13@gmail.com	100%		12/29/17	(A)	No

**2391 S Sherman St. Legal Description**

Lots 25 and 26, Block 19, Rosedale, City and County of Denver, State of Colorado.

# 2391 S SHERMAN ST

<b>Owner</b>	CRYER, WILLIAM T JR 2391 S SHERMAN ST DENVER, CO 80210-5004
<b>Schedule Number</b>	0527501014000
<b>Legal Description</b>	L 25 & 26 BLK 19 ROSEDALE
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	853
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	2/0
<b>Effective Year Built:</b>	1920	<b>Basement/Finish:</b>	853/0
<b>Lot Size:</b>	6,250	<b>Zoned As:</b>	U-SU-B1

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

Current Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements			\$0
<b>Total</b>	<b>\$388,000</b>	<b>\$27,940</b>	

Prior Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements			\$0
<b>Total</b>	<b>\$342,300</b>	<b>\$27,240</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 (Feb 28)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>

**Feb 29 in Leap Years)**

<b>Date Paid</b>			1/21/2017
<b>Original Tax Levy</b>	\$1,110.67	\$1,110.67	\$2,221.34
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$1,110.67	\$1,110.67	\$2,221.34
<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>	N	<b>Scheduled to be Paid by Mortgage Company ⓘ</b>	N
<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: **\$2,128.18**

**Assessed Value for the current tax year**

<b>Assessed Land</b>	\$21,130.00	<b>Assessed Improvements</b>	\$6,110.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$27,240.00

### **General Review Criteria:**

Applicable plans reviewed for our proposed rezoning of 2391 South Sherman Street were: (1) Comprehensive Plan 2000, (2) Blueprint Denver: A Land Use and Transportation Plan, and (3) Evans Station Area Plan. All of the above call for the lot and its surrounding areas to be higher density and a mix of housing types.

The proposed map amendment would not change the Urban Residential character of the area, because the 2391 South Sherman lot is already surrounded by a diverse set of lots including building and zoning types as follows:

- Public/Quasi-public
- Single-unit residential
- Two-unit
- Multi-unit
- Park/Open Space
- Commercial/Retail

In conjunction, by being within ½ mile of the Evans Station, 2391 South Sherman is adjacent to the South Broadway Area of Change and aligned with the TOD (Transit Oriented Development) to encourage development of a full range of housing types and housing price points.

### **Consistency with Adopted Plans:**

Denver's *Comprehensive Plan 2000* identifies a set of broad guiding principles that unite to form a coherent and compelling vision of a livable city. The proposed rezoning to U-TU-B is consistent with many Denver Comprehensive Plan 2000 strategies, including:

1. Stewardship of Resources (2F) (pg. 39)
  - Promoting infill development within 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.
  - Creating more density at transit nodes.
2. Residential Neighborhoods and Business Centers (3B) (pg. 60)
  - 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.
3. A City of Neighborhoods (1F) (pg. 15)
  - Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility. Continue to foster integrity and livability of neighborhoods.

The Comprehensive Plan 2000 is supported by the two plans discussed below, and pertains more specifically to 2391 S Sherman St.

The Blueprint Denver: A Land Use and Transportation Plan states 2391 S Sherman St. as in a "Area of Stability" (pg. 21) and also as "Urban Residential" (pg. 35). These characteristics support maintaining the existing character of the neighborhood while also accommodating for

some development or redevelopment. It also supports higher population density and the use of mid to high rise structures for housing accomplished through the use of a variety of housing types. The proposed rezoning to U-TU-B is consistent with the adopted Blueprint Denver plan.

The *Evans Station Area Plan* defines its vision as a, “Transit-oriented development (TOD) creates vibrant, sustainable communities with a diverse mix of land uses at various densities within a 10-minute walk, or about a half-mile, of a transit station” (pg. ix). Supporting this vision, the plan has defined these relevant opportunities and goals:

1. “A strong market for residential development along transit lines and a community that supports a variety of housing types will translate into a supply of diverse housing options within the station area.” (pg. 9)
2. “Maintain residential character of surrounding communities and encourage development of a full range of housing types and housing price points.” (pg. 10)
3. “Encourage environmentally sustainable or “green” building construction and the use of quality materials to create buildings of lasting value.” (pg. 10)

In order to support these initiatives, the plan sets forth Land Use and Urban Design

Recommendation 1: Residential Opportunities and Form, specifically:

1. “1c. Urban Residential – This land use is consistent with the Urban Residential designation in Blueprint Denver, but recommends less intensity and lower building heights (1-2 1/2 stories) than mixed use residential, to complement the existing neighborhood context. It encourages a mix of low and medium-density housing types including single family houses, accessory dwelling units (ADUs), duplexes and row houses. New development should reflect the existing character - small single family lots (4,500 sf minimum), medium lot coverage, shallow to moderate setbacks, detached sidewalks with tree lawns and garages/parking accessed from the alley. Commercial uses to serve daily needs may be supported on arterials, such as Evans. Urban Residential land use applies to the following areas:
  - a. Rosedale Neighborhood - between Evans and Harvard and between the alley east of Broadway and Logan” (pg. 15)

2391 S Sherman Street is within a half-mile of the Evans Station. The proposed rezoning to U-TU-B is consistent with the adopted Evans Station Area Plan.

### **Uniformity of District Regulations:**

The proposed rezoning to U-TU-B would result in the uniform application of zone district building form, use, and design regulations, including setbacks. Additionally, the rezoning request would result in the uniform application of Denver Zoning Code zoning standards on urban residential two-unit lots consistent with the surrounding context, and meet diverse housing type goals listed in various Denver and neighborhood plans.

### **Public Health, Safety, and General Welfare:**

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through implementation of the City’s adopted land use plans including Comprehensive Plan 2000, Blueprint Denver, and the Evans Station Area Plan. Additionally, as stated in the application, reasonable and diverse housing types and prices are a goal of all



applicable plans and supports citywide transportation development plans like the Evans Light Rail Station.

**Justifying Circumstances:**

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 proposed amendment seeks to allow the lot to be rezoned to allow for the construction of the duplex building form. The South Platte & Evans (including Rosedale) area has a long history of being a diverse and community focused area of metro Denver. The mid-density mix of residential, multi-family, and small commercial pockets is one of the defining features of the neighborhood. We believe that what we are proposing is not only consistent with the aforementioned plans, but enhances the neighborhood.

Being within the ½ mile from the Evans Light Rail Station only further drives the implementation of the Evans Station Plan per goal of “Acknowledge the unique character in residential areas surrounding the Evans Station and maintain this character while supporting diverse housing types.” (pg. x)

Overall changes are evidenced by the revitalization of the area surrounding the Evans Street Station, with a focus on the Evans Street and South Broadway intersection as a key node in the transit oriented development (less than ½ mile from 2391 South Sherman Street). There has also been heavy development and reinvestment all along South Broadway and recent multi-family construction in area. With this changing character of the neighborhood, the proposed redevelopment of the subject property is appropriate and in line with the neighborhood development.

**Consistency with the Neighborhood Context Description, Zone District Purpose and Intent Statements:**

*Neighborhood Context Description:*

The proposed U-TU-B zone district is consistent with the Urban Neighborhood Context. The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types. Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main

streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets. (DZC Section 5.1.1)

*Zone District Purpose and Intent:*

According to DZC 5.2.2.1, 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.

The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi unit building forms that address the street in the same manner as an urban house building form.

Two Unit B (U-TU-B) allows up to two units on a minimum zone lot area of 4,500 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.

The proposed rezoning is consistent with the Urban Neighborhood context and the stated purpose and intent of the proposed zone district.