



## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b>		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b>	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		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. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
<b>PROPOSAL</b>			
Proposed Zone District:			
<b>PRE-APPLICATION INFORMATION</b>			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?		<input type="checkbox"/> <b>Yes - State the contact name &amp; meeting date</b> _____ <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>	
Did you contact the City Council District Office regarding this application ?		<input type="checkbox"/> <b>Yes - if yes, state date and method</b> _____ <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>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.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> <b>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.</b></p> <p><input type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</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 of 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"/> 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="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-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.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> <b>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.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

**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 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.
- Review Criteria Narratives. See page 2 for details.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- 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 a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

## 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)
<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>	01/12/20	(A)	YES
			<i>Frank Power</i>			

## Consistency with Adopted Plans and Proposed Plans

The proposed map amendment is consistent with the City’s adopted plans, which are listed and outlined below:

1. **Denver Comprehensive Plan 2040**
2. **Blueprint Denver (2019)**
3. **Cherry Creek Area Plan (2012)**

### 1. Denver Comprehensive Plan

The proposed rezoning of both sites to C-CCN-4 is consistent with the Denver Comprehensive Plan 2040.

The *italicized text* signals an excerpt from the plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the plan.

#### Key goals and strategies of the Comprehensive Plan 2040 include:

- *“Increase development of housing units close to transit and mixed-use developments.” (p.28)*
- *“Create a greater mix of housing options in every neighborhood for all individuals and families.” (p.28)*
- *“Build a network of well connected, vibrant, mixed-use centers and corridors.” (p.34)*
- *“Ensure neighborhoods offer a mix of housing types and services for a diverse population.” (p.34)*
- *“Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.” (p.34)*
- *“Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.” (p.34)*
- *“Promote infill development where infrastructure and services are already in place.” (p.54)*
- *“Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.” (p.54)*
- *“Demonstrate the benefits of compact, mixed-use development for the region.” (p.64)*
- *“Direct significant growth to regional centers and community centers and corridors with strong transit connections.” (p.64)*

As seen above, Denver’s Comprehensive Plan 2040 offers strong support for the type of quality, infill, mixed-use development permitted under the proposed C-CCN-4 zone district.

Not only does C-CCN-4 allow for an increase in the types of amenities available within the neighborhood itself to current and future residents, but Cherry Creek North zoning regulations were specifically formulated to ensure quality urban design in line with the existing character of

the neighborhood. To that end, the proposed zone district would ensure any potential development on the site is held to a higher urban design standard and would match the character of the neighborhood which the current zoning does not guarantee.

Overall, Comprehensive Plan 2040 very clearly promotes and provides support for mixed-use development in areas such as these properties, which are compact and have existing infrastructure and services in place.

## **2. Blueprint Denver (2019)**

The proposed rezoning of the site is consistent with Blueprint Denver (2019).

The *italicized text* signals an excerpt from Blueprint. The language that follows is used to detail how the proposed map amendment is consistent with the goals of Blueprint.

As these two properties have different neighborhood contexts and future place types, we have separated those specifics by property.

### **Overarching Plan Goals**

- *“Serve all Denver residents with a diverse range of affordable housing options and quality employment opportunities throughout the city.” (p.22)*
- *“Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.” (p.22)*
- *“Support a welcoming business environment and the growth of employment centers around the city to promote work and educational opportunities for all residents.” (p.23)*
- *“Focus higher intensity growth in walkable mixed-use centers and along transit priority streets.” (p.23)*
- *“Foster great urban design and the creation of authentic places that thoughtfully integrate streets, public spaces and private property.” (p.22)*
- *“Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: Regional centers and community centers.” (p.72)*
  - Note this applies to 325 North Detroit Street.
- *“Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.” (p.73)*
  - Note this applies to 325 North Detroit Street.
- *“Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.” (p.85)*
- *“Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities, in and near regional centers, community centers and community corridors.” (p.90)*

- *“Create exceptional design outcomes in key centers and corridors.” (p.102)*
- *“Promote mixed-use development in all centers and corridors.” (p.108)*

The overarching plan goals laid out in Blueprint Denver are firmly in line with the proposed C-CCN-4 zone district which permits both residential and commercial uses on this property.

The diversity of uses available within this zone district would allow for the creation of greater housing opportunities and employment opportunities for Denverites in comparison to the current commercially limiting zoning.

As previously mentioned in discussion of the Comprehensive Plan 2040 goals, the proposed zone district inherently requires higher urban design outcomes than required under the current zoning, helping meet the specific Blueprint Denver goals listed above related to urban design.

Additionally, with regards to 325 Detroit Street specifically, the plan is unequivocal in its support for rezoning the property from its existing Chapter 59 zoning.

Overall, Blueprint Denver provides strong support for mixed-use development on the site, which would help meet a range of plan goals and help increase the ability of Denverites to live in a walkable neighborhood with access to basic services and a variety of amenities.

#### Street Types

The proposed rezoning site is on a “Mixed-Use Collector” street type.

- *“Varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback.” (p.159)*

C-CCN-4 zoning is consistent with the Mixed-Use-Collector street type which both sites sit upon as it is specifically noted as supporting a varied mixed of uses which the proposed rezoning could provide. The rezoning would allow for pedestrian-oriented, typically multi-story buildings generally found on this street type.

### **325 North Detroit Street**

#### Neighborhood Context

This property is in the “Urban Center” neighborhood context.

- *“Urban center neighborhoods are dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity. Residents living in this context are well served by high-capacity transit and have access to ample amenities and entertainment options.” (p.251).*
- *“Urban center areas are easily navigated and accessible due to predictable street grids, well-connected sidewalk networks, and strong connections to rail service and the transit priority street network. These areas offer good walkability and access to amenities.*

*Parking is predominately managed on-street, with off-street demand met with parking garages.” (p.251)*

- *“This context contains high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity.” (p.252)*
- *“A high mix of uses throughout the urban center context. Even the residential areas are highly mixed use, often with high-intensity multi-unit residential in mixed-use buildings.” (p.252)*

The plan very clearly calls for urban center neighborhoods to contain a substantial mix of uses and high intensity residential and significant employment areas. The proposed C-CCN-4 zone district, which is an urban center zone district and allows for a mix of uses, is firmly in line with plan guidance.

#### Future Places/Growth Strategy

The site’s future place designation is a “Community Center,” which is designated on the Growth Strategy map as a place designated to receive 25% of the new jobs and 20% of the new households in Denver by 2040.

- *“These regional centers are complemented by mid-sized community centers and corridors where underutilized infill redevelopment sites can be repurposed.” (p.48-49)*
- *“Provides a mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city.” (P.256)*
- *“Heights can be generally up to 12 stories in the taller areas and should transition gradually within the center’s footprint to the surrounding residential areas.”*

Both this property’s future place and growth designation clearly support the proposed zone district which would allow for the site to be utilized to help meet both the plan’s growth strategy both in terms of new jobs and new households.

In terms of height, while the plan states that up to 12 stories could be appropriate, the proposed four-story zone district is in line with adjacent properties and the further guidance to transition gradually to surrounding residential areas.

Overall, these designations are in support of the proposed zone district which allows for the creation of both new households and new jobs at a height within plan guidance and in line with surrounding context.

### **329 North Detroit Street**

#### Neighborhood Context

This property is in the “General Urban” neighborhood context.



- *“Predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded within the multi-unit areas. Block patterns are generally regular with consistent alley access. Buildings are medium scale and close to the street.” (p.137).*
- *“Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context are well served by transit and enjoy access to abundant amenities and entertainment options.” (p.237)*
- *“Multi-unit residential is the most common with some single-unit and two-unit residential, commercial and mixed-use embedded.” (p.238)*
- *“General urban neighborhoods are typically located at the edge of higher intensity contexts like urban center and downtown. They are largely residential, with a significant amount of neighborhood services and office embedded within.” (p.241)*

The General Urban neighborhood context provides clear support for a mix of uses at an appropriate scale, such as the four stories requested. The current G-MU-5 zoning, while in the General Urban neighborhood context is significantly more limiting in the ability of the property to be used for neighborhood services or embedded offices, as well as adding to neighborhood amenities and entertainment options.

Furthermore, despite being of a different context, the C-CCN-4 zone district would better serve this property and is in line with plan guidance as it ensures any development would be sensitive to the existing neighborhood character, something which is not required under current zoning.

Finally, Blueprint Denver allows for neighborhood context boundaries to be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map. For the reasons stated above the proposed zone district would best further the goals of Blueprint Denver and will below show how it is supported by the overall intent of the neighborhood contexts plan.

#### Future Places/Growth Strategy

The site’s future place designation is “High-Medium Residential” and is designation as “All other areas of the City,” on the Growth Strategy map which are areas designated to receive 10% of the new jobs and 20% of the new households in Denver by 2040.

- *“There is a mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed-use distributed throughout. Buildings are generally up to 8 stories in height. Block patterns are consistent and pedestrian-scaled building forms clearly define and activate the street.” (p.246)*
- *“New jobs should be directed to regional centers, community centers and corridors, downtown and urban center high and high-medium intensity residential areas and certain districts—value manufacturing, innovation/flex, university and hospital campuses, and the airport.” (p.90)*

As the plan notes, neighborhood-serving mixed uses, such as what would be permissible within the C-CCN-4 zone district, are a feature of this future place designation.

Additionally, the growth strategy map states that both new households and new jobs should come into this type of area, with high-medium residential areas specifically called out for new jobs. The proposed zone district would allow for a much wider variety of commercial uses, allowing for the creation of more jobs.

In terms of height guidance, four stories is sensitive and already built in the surrounding neighborhood, while being lower than the general maximum height guidance.

### **3. Cherry Creek Area Plan**

The proposed rezoning of both sites to C-CCN-4 is consistent with the Cherry Creek Area Plan (CCAP).

The *italicized text* signals an excerpt from the plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the plan.

As the CCAP has different future land use and height designations, we have separated those by property.

- *“Because opportunities for new housing in the Areas of Stability are limited to scattered infill, much of the new housing will be in mixed-use developments within the Areas of Change. This development should continue the diversity of housing types available in the Cherry Creek Area.” (p.26).*
- *“Continued introduction of office space, retail, and residential units will enhance the mixed-use nature of the neighborhood and reinforce the plan vision. As in most mixed-use districts throughout the country, the desire to maintain the character of Cherry Creek must be balanced with the thoughtful redevelopment of underutilized properties.” (p.27)*
- *“Cherry Creek has seen significant redevelopment over the past decade. This continued evolution has helped maintain Cherry Creek’s unique identity in the region. The next generation of development within Cherry Creek will influence the continued success and desirability of the area.” (p.27)*
- *“In mixed-use areas, promote the use of design elements that link the building directly to the street. Uses are horizontally and vertically mixed and include regional and neighborhood-serving retail, large and small scale office uses, specialized high-end boutiques, low and mid-rise multi-family, stacked flats, row house, duplex, single family and accessory dwelling units.” (p.31)*
- *“Encourage mid-rise buildings to promote reinvestment and to help transition development intensity and buffer stable residential areas from higher intensity locations.” (p.32)*
- *“Regardless of use, new development should enhance the residential character of these neighborhoods including contributing to the mix of housing types, improving the*

*embedded commercial uses, landscaped block-sensitive setbacks, detached sidewalks, tree lawns, alley access to structures, limited curb cuts and street-facing entries.” (p.34)*

- *“Retaining and enhancing Cherry Creek’s character as a mixed-use area—prosperous retail district, employment center, visitor destination and residential neighborhood—is essential to future success for both the neighborhood and City and County of Denver.” (p.44)*

The CCAP clearly supports the idea of Cherry Creek as an area where a mix of uses will enhance and help the neighborhood to continue to thrive.

While there are specific subarea strategies, the overall guidance is overwhelmingly in support of mixed-use development that reflects the character of the neighborhood. The proposed zone district was specifically formulated to reflect and enhance Cherry Creek so not only does it allow for a mix of uses as the plan calls for, but it is the most appropriate type of zone district to accomplish development which meets the overall goals of the plan.

### **325 North Detroit Street**

The future land use map included in the CCAP designates this property as a “Town Center” with a maximum building height of four stories (p.63).

The C-CCN-4 zone district is in line with the maximum height guidance while it would also support a mix of uses as called for in a Town Center. The Town Center also acts as transition to residential areas with overall maximum building heights in the Shopping District ranging from 4 to 12 stories, per the Maximum Building Heights Map. To that end, four stories is appropriate as the lowest overall height and in line with adjacent zone districts to the south and east.

Overall, the future land use designation and maximum building height clearly support the proposed zone district.

### **329 North Detroit Street**

The future land use map included in the CCAP designates this property as “Urban Residential” while the height map has it labeled as a transition area in which four stories is appropriate (p.69).

As the CCAP plan states, this block of North Detroit Street currently has medium height buildings of four and five stories respectively (p.65). To that end, the proposed zone district would not only be in line with the height of other buildings on the block but is also actually one story shorter than the tallest building on the block, as well as what the site’s current zoning would allow.

While the Urban Residential designation calls for the support of a variety of housing types, which could be accomplished under C-CCN-4, it also is important to note that it is silent as to whether or not a mix of uses is appropriate (p.68).

In fact, the plan specifically notes that the subarea already supports embedded mixed-use areas (p.68), so not only would allowing commercial uses not be new for the subarea, but also not for this specific property either as it currently supports commercial uses.

Without specific guidance against a mix of uses, the proposed zone district would on balance best accomplish subarea goals by meeting other priorities such as providing a more appropriate transition by reducing allowable height from five to four stories and respecting the existing surrounding scale (p.68).

When considering the totality of the plan, it is clear that appropriate mixed-use development is a priority for the area. The C-CCN-4 zone district is an appropriate zone district to provide a mix of uses, while also requiring urban design standards that will enhance and respect the existing character of the neighborhood and reducing height to better reflect the context of surrounding properties.

## **General Review Criteria**

The proposed rezoning to C-CCN-4 will result in the uniform application of zone district building form, use and design regulations.

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

The proposed official map amendment furthers the public health, safety, and general welfare of the community through implementation of the city's adopted land use plan, specifically through creation of a mixed-use zone district which allows residents to live, work and play in their neighborhood, potentially reducing their reliance on single occupancy vehicles.

## **Justifying Circumstance**

Since the date of the approval of the existing Zone Districts, there has been a change to such a degree that the proposed rezoning is in the public interest.

Specifically for 325 North Detroit Street, the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

For 329 North Detroit Street, the City adopted Blueprint Denver (2019), as well as the Cherry Creek Area Plan (2012).

## **Consistency with Applicable Neighborhood Context and with Stated Purpose and Intent of Proposed Zone District**

The requested C-CCN-4 zone district is within the General Urban Neighborhood Context. The context is characterized by multi-unit residential and mixed-use commercial strips and commercial centers.

While 325 North Detroit Street is within the Urban Center context, 329 North Detroit Street is directly adjacent but within the General Urban context. However, Blueprint Denver allows for neighborhood context boundaries to be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map. For the reasons stated above the proposed zone district would best further the goals of Blueprint Denver and is supported by the overall intent of the neighborhood contexts plan.

# 325 N DETROIT ST

**Owner** 325 DETROIT STREET LLC  
6587 DIAMOND RIDGE PKWY  
CASTLE ROCK, CO 80108-7519

**Schedule Number** 05122-12-114-000

**Legal Description** HARMANS SUB BLK 36 S/2 OF PLOT 9

**Property Type** OFFICE W/MIXED USE

**Tax District** DENVER

## Print Summary

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	616
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1942	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	6,250	<b>Zoned As:</b>	PUD

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


### Current Year

Actual	Assessed	Exempt
Land	\$1,875,000	\$252,380 \$0
Improvements	\$2,000	\$360
Total	\$1,877,000	\$252,740

### Prior Year

Actual	Assessed	Exempt
Land	\$1,875,000	\$256,970 \$0
Improvements	\$2,000	\$360
Total	\$1,877,000	\$257,330

### Real Estates Property Taxes for current tax year

 System Upgrade Underway:

# 329 N DETROIT ST

**Owner** LE MIE REGAZZE BELLE LLC  
PO BOX 460981  
AURORA, CO 80046-0981

**Schedule Number** 05122-12-015-000

**Legal Description** N1/2 OF PLOT 9 BLK 36 HARMANS SUB

**Property Type** SFR Grade C

**Tax District** DENVER

## Print Summary

### Property Description

<b>Style:</b>	14: 1.5 STORY	<b>Building Sqr. Foot:</b>	1947
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	2/1
<b>Effective Year Built:</b>	1904	<b>Basement/Finish:</b>	981/750
<b>Lot Size:</b>	6,250	<b>Zoned As:</b>	G-MU-5

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


### Current Year

<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>		
Land			\$1,249,300	\$86,830 \$0
Improvements			\$1,000	\$70
Total			\$1,250,300	\$86,900

### Prior Year

<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>		
Land			\$1,249,300	\$89,320 \$0
Improvements			\$1,000	\$70
Total			\$1,250,300	\$89,390

### Real Estates Property Taxes for current tax year

 System Upgrade Underway:



**Articles of Organization for a Limited Liability Company**

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

**The domestic entity name of the limited liability company is** 325 Detroit Street LLC

**The principal office street address is** 329 Detroit St  
Denver CO 80206  
US

**The principal office mailing address is** 329 Detroit St  
Denver CO 80206  
US

**The name of the registered agent is** Frank Penn

**The registered agent's street address is** 329 Detroit St  
Denver CO 80206  
US

**The registered agent's mailing address is** 329 Detroit St  
Denver CO 80206  
US

The person above has agreed to be appointed as the registered agent for this entity.

**The management of the limited liability company is vested in** Members

There is at least one member of the limited liability company.

**Person(s) forming the limited liability company**

Frank Penn  
329 Detroit St  
Denver CO 80206  
US

David Bracht  
329 Detroit St  
Denver CO 80206  
US



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**Name(s) and address(es) of the individual(s) causing the document to be delivered for filing**

Frank Penn  
329 Detroit St  
Denver CO 80206  
US



Colorado Secretary of State  
 Date and Time: 03/21/2005 03:53 PM  
 Entity Id: 20051120560  
 Document number: 20051120560

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### Articles of Organization

filed pursuant to 7-90-301, et seq. and §7-80-204 of the Colorado Revised Statutes (C.R.S)

1. Entity name:

le mie ragazze belle LLC

*(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "llc", "l.l.c.", or "ltd." §7-90-601, C.R.S.)*

2. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, make the applicable selection):*

- "bank" or "trust" or any derivative thereof
- "credit union"       "savings and loan"
- "insurance", "casualty", "mutual", or "surety"

3. Principal office street address:

12354 E. Caley Ave unit E

*(Street name and number)*

Englewood

*(City)*

CO

*(State)*

80111

*(Postal/Zip Code)*

United States

*(Province – if applicable)*

*(Country – if not US)*

4. Principal office mailing address  
 (if different from above):

*(Street name and number or Post Office Box information)*

*(City)*

*(State)*

*(Postal/Zip Code)*

*(Province – if applicable)*

*(Country – if not US)*

5. Registered agent name (if an individual):

Penn

*(Last)*

Frank

*(First)*

George

*(Middle)*

MR.

*(Suffix)*

**OR** (if a business organization):

6. The person identified above as registered agent has consented to being so appointed.

7. Registered agent street address:

12354 E. Caley Ave unit E

*(Street name and number)*

Englewood

CO

80111

8. Registered agent mailing address  
(if different from above):

<i>(City)</i>	<i>(State)</i>	<i>(Postal/Zip Code)</i>
<hr/>		
<i>(Street name and number or Post Office Box information)</i>		
<hr/>		
<i>(City)</i>	<i>(State)</i>	<i>(Postal/Zip Code)</i>
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<i>(Province – if applicable)</i>	<i>(Country – if not US)</i>	

9. Name(s) and mailing address(es)  
of person(s) forming the limited  
liability company:

(if an individual): Penn Frank George Mr.  
(Last) (First) (Middle) (Suffix)

**OR** (if a business organization):

<hr/>		
12354 E. Caley Ave unit E		
<hr/>		
<i>(Street name and number or Post Office Box information)</i>		
<hr/>		
Englewood	CO	80111
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>
<b>United States</b>		
<hr/>		<hr/>
<i>(Province – if applicable)</i>	<i>(Country – if not US)</i>	

(if an individual) \_\_\_\_\_  
(Last) (First) (Middle) (Suffix)

**OR** (if a business organization)

<hr/>		
<i>(Street name and number or Post Office Box information)</i>		
<hr/>		
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>
<b>United States</b>		
<hr/>		<hr/>
<i>(Province – if applicable)</i>	<i>(Country – if not US)</i>	

(if an individual) \_\_\_\_\_  
(Last) (First) (Middle) (Suffix)

**OR** (if a business organization)

<hr/>		
<i>(Street name and number or Post Office Box information)</i>		
<hr/>		
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>
<b>United States</b>		
<hr/>		<hr/>
<i>(Province – if applicable)</i>	<i>(Country – if not US)</i>	

*(If more than three persons are forming the limited liability company, mark this box  and include an attachment stating the true names and mailing addresses of all additional persons forming the limited liability company)*

10. The management of the limited liability company is vested in managers  **OR** is vested in the members .

11. There is at least one member of the limited liability company.

12. (Optional) Delayed effective date: \_\_\_\_\_  
(mm/dd/yyyy)

13. Additional information may be included pursuant to other organic statutes such as title 12, C.R.S. If applicable, mark this box  and include an attachment stating the additional information.

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14. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

Penn	Frank	George	Mr.
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
12354 E. Caley ave unit E			
<small>(Street name and number or Post Office Box information)</small>			
Englewood	CO	80111	
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>	
	United States		
<small>(Province – if applicable)</small>	<small>(Country – if not US)</small>		

*(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box  and include an attachment stating the name and address of such individuals.)*

**Disclaimer:**

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March 23, 2023

To: Rob Haigh - Senior Planner, City and County of Denver

From: David Bracht

Hi Rob,

Thank you for assisting us with our rezoning of 325 and 329 Detroit street.  
Please allow this letter to authorize Frank Penn to pursue a zoning change for the property located at 325 Detroit street, Denver Colorado, 80206 ( Plot 9, Block 36, Harmans Subdivision). I can be reached at (303) 506-3452 or [Dbracht29@gmail.com](mailto:Dbracht29@gmail.com) should you have any questions or need anything else from me.

Sincerely,

*David Bracht*

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David Bracht - member 325 Detroit street LLC

Hi Frank. Thank you for presenting to the CCNNA Board this evening. The project looks wonderful and was well-received. The Board is still hoping to have more parking, but you indicated that you will follow up with us on that issue. We did vote in favor of proceeding with a Good Neighbor (Development) Agreement that will bind the property to certain conditions of the project as you plan to develop it in consideration for a support of the rezoning to G-MU-5. I can discuss this with your counsel in order to get this going. I know you will be working hard to make progress with CPD as soon as possible given the surge of filings to meet the applicable deadlines of the new legislation. To that end, I can work with your team immediately to get something drafted.

Finally, I am copying CC Hinds on this email so that he is aware of our conditional support for this project. We will not be able to give a final letter of support until the Development/Good Neighbor Agreement is completed and in process of being recorded against the property. However, I am hoping that this email is sufficient to allow you to proceed with your rezoning efforts and the SDP that you have filed with CPD. Again, thank you for working with the neighborhood. I wish you the best of success with this project.

*Lou Raders, President CCNNA*

*Copy to the CCNNA Zoning Committee*

*July 14 2022*

**Title**

Land Description: Parcels one and two

**Caption:**

**Parcel One:** A Part of Plot 9, Block 36, Harmans Subdivision, Official Survey Book 08, Pages 014-017 Denver County, Colorado Clerk and Recorder's Office and Original Filing in Book 7, Page 34 in the Arapahoe County, Colorado Clerk and Recorder's Office).

**Parcel Two:** A Part of Plot 9, Block 36, Harmans Subdivision, Official Survey Book 08, Pages 014-017 Denver County, Colorado Clerk and Recorder's Office and Original Filing in Book 7, Page 34 in the Arapahoe County, Colorado Clerk and Recorder's Office).

**Body:**

**Parcel One:** situated in the NW 1/4 of Section 12, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Parcel One: The South 1/2 of Plot 9, Block 36, Harmans Subdivision, City and County of Denver, State of Colorado.

Parcel One: Parcel Contains (6,249 Square Feet) 0.1435 Acres, more or less.

**Parcel Two:** situated in the NW 1/4 of Section 12, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Parcel Two: The North 1/2 of Plot 9, Block 36, Harmans Subdivision, City and County of Denver, State of Colorado.

Parcel Two: Parcel Contains (6,249 Square Feet) 0.1435 Acres, more or less.

**Authored By:**

Date Prepared: January 26, 2023

Prepared By: Charles N. Beckstrom  
Colorado PLS No. 33202



For and on behalf of  
Engineering Service Company