



TO: Land Use, Transportation, & Infrastructure Committee of the Denver City Council
FROM: Elizabeth Weigle, AICP, Senior City Planner
DATE: June 7, 2018
RE: Official Zoning Map Amendment Application #2017I-00090

Staff Report and Recommendation

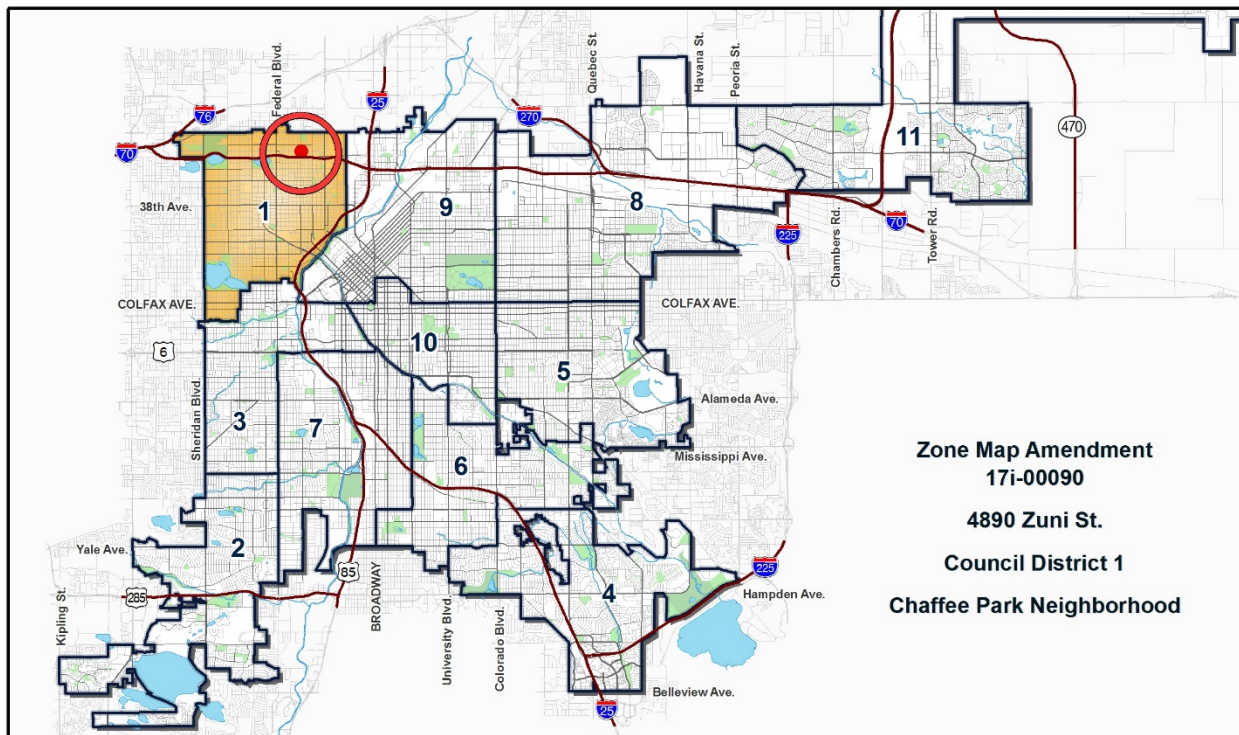
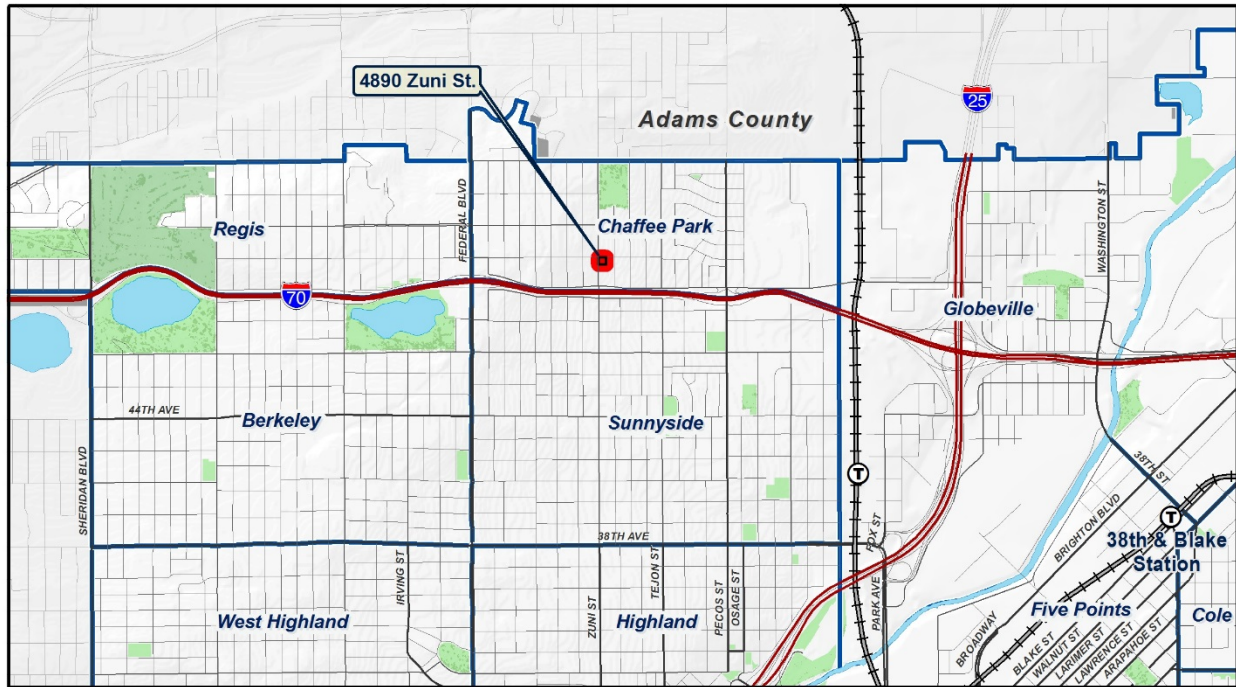
Based on the criteria for review in the Denver Zoning Code, Staff recommends that the Land Use, Transportation, and Infrastructure Committee move Application #2017I-00090 forward for consideration by the full City Council.

Request for Rezoning

Address: 4890 Zuni Street
Neighborhood/Council District: Chaffee Park Neighborhood / Council District 1
RNOs: Inter-Neighborhood Cooperation (INC); Chaffee Park Registered Neighborhood Association; United North Side Neighborhood
Area of Property: 15,600 square feet or .36 acres
Current Zoning: E-SU-Dx
Proposed Zoning: E-MX-2x with waivers
Property Owner(s): Zuni 49 LLC
Owner Representative: Frederick Glick

Summary of Rezoning Request

- The subject property is located in the Chaffee Park neighborhood on Zuni Street at the intersection of West 49th Avenue.
- The subject property is currently occupied by a 1-story building, which was constructed in 1953 and occupied by a church until 2016. The building is currently vacant.
- The proposed rezoning will allow for the property owner to redevelop the property with commercial uses.
- The E-MX-2x (Urban Edge Neighborhood, Mixed Use, 2 story) zone district is intended to provide safe, active, and pedestrian-scaled, diverse areas in established residential neighborhoods. The “x” indicates that allowed uses and building forms are more limited than in the E-MX-2 zone district. Further details of the zone districts can be found in Article 4 of the Denver Zoning Code (DZC).
- The proposed zone district includes waivers to 1) remove minimum requirements for vehicle parking for non-residential uses; 2) increase minimum requirements for bicycle parking for non-residential uses; and 3) remove the requirement for a Zoning Permit with Special Exception Review (ZPSE) for Eating and Drinking Establishments.



Waivers

Section 12.4.10.6 of the Denver Zoning Code enables official map amendment applicants to request a waiver of certain rights or obligations under the proposed zone district. This application includes a request for three waivers, as outlined in the attached application. The waivers are as follows:

1. A waiver of the minimum required vehicle parking for non-residential primary uses (DZC Section 4.4.4);
2. A waiver to increase minimum required bicycle parking for primary uses classified as Commercial High, Commercial Medium, Public Use High and Public Use Medium parking categories. The intent of this waiver is to double the minimum required bicycle parking for non-residential primary uses (DZC Sections 4.4.4 and 10.4.9.2).
3. A waiver to remove the requirement of a Zoning Permit with Special Exception Review for the Eating and Drinking Establishments use (DZC Section 4.4.4). The intent of the waiver is to allow Eating and Drinking Establishments to be permitted without Special Exception Review by the Board of Adjustment, subject to applicable use limitations.

Existing Context

The site is located in the Chaffee Park neighborhood at the southeast intersection of Zuni Street and West 49th Avenue, one block north of Interstate 70, eight blocks east of Federal Boulevard, and approximately eight blocks west of Pecos Street. The area is predominantly characterized by single unit residential uses. Beach Court elementary is located one block west, and 51st and Zuni Park is located two blocks north. Transit access includes the 52 bus route on Zuni Street adjacent to the site and additional bus routes on Federal Boulevard and Pecos Street.



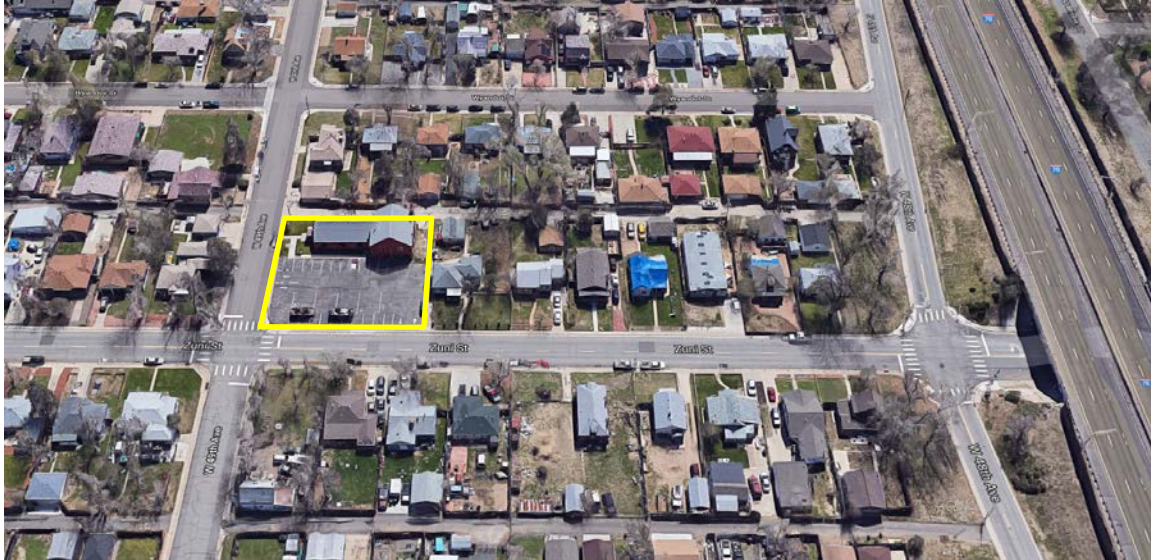
The surrounding properties are E-SU-Dx, which is a Protected District. If the subject property is rezoned to E-MX-2x with waivers, it will be subject to Protected District standards including additional setbacks and use limitations. For Protected District standards see DZC Section 4.3.3.3.K for setbacks in the General building form and use limitations in Article 11 (11.4.8, 11.5.8.3, 11.10.12.1, etc.). The proposed E-MX-2x with waivers zone district would not include the requirement for a Zoning Permit with Special Exception Review for an Eating and Drinking Establishment Use. The property will be subject to the ZPSE requirement for accessory Outdoor Eating and Serving Areas when located less than 50 feet from a Protected District.

2. Existing Land Use Map



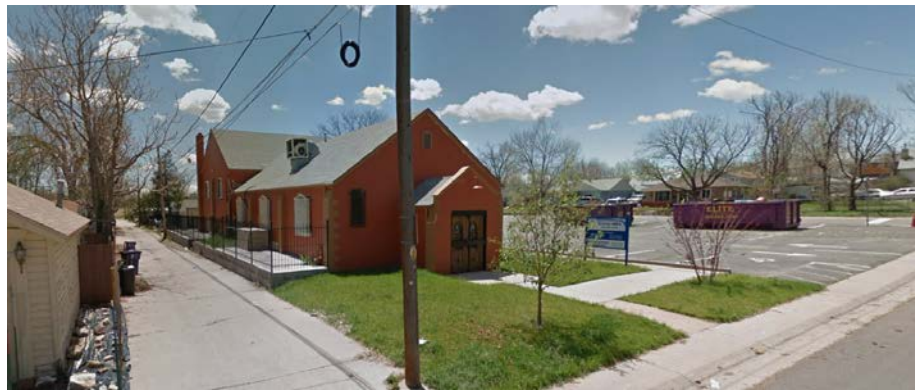
3. Existing Building Form and Scale

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



Aerial view of subject property, looking East.

View of subject site on W. 49th Avenue, looking southwest



View of the subject site and adjacent property on Zuni Street, looking east



Properties to the west of the site across Zuni Street, looking west



Properties to the north of the site across W. 49th Avenue, looking north



Properties to the east of the site across the alley on Wyandot Street, looking west



Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Public Works – City Surveyor: Approved – No comments.

Asset Management: Approved – No comments.

Public Health and Environment (DDPHE): Approved with comments.

- Notes. DDPHE is not aware of environmental concerns on the property and concurs with the rezoning request.
- General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon

mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

- If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.
- The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays.
- Denver's Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).
- Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Development Services, Wastewater: Approved with comments.

- DS Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

Public Review Process

CPD informational notice of receipt of the rezoning application to all affected members of City Council and registered neighborhood organizations:	1/3/18
CPD informational notice of receipt of the revised rezoning application to all affected members of City Council and registered neighborhood organizations:	4/12/18
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and registered neighborhood organizations:	4/30/18
Planning Board public hearing, voted unanimously to recommend approval:	5/16/18
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	5/24/18
Land Use, Transportation and Infrastructure Committee of the City Council:	6/12/18
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	TBD
City Council Public Hearing (tentative):	7/23/18

- **Registered Neighborhood Organizations**

- Chaffee Park Neighborhood Association, a registered neighborhood organization, submitted a position statement and a letter in support of the application, both of which are attached to this report. The letter states that the organization is in support of the E-MX-2x zone district and the proposed waivers. The letter expresses support of commercial uses, reducing vehicle parking in order to increase walkability and opportunities for other on-site amenities, and removing the ZPSE requirement to reduce burdens on small businesses. The letter also mentions that the organization is not in favor of the following: 1) A marijuana dispensary (this use is not permitted in the E-MX-

2x district); 2) a liquor store (this use is permitted in the E-MX-2x district with a Zoning Permit Review with Informational Notice); 3) hours of operation that extend later than 10 PM on weekdays or 11 PM on weekends (this is consistent with the use limitations in E-MX-2x when adjacent to a Protected District); and 4) Residential Uses (E-MX-2x does permit residential uses). The position statement notes that the organization is working with the applicant to create a Good Neighbor Agreement.

- **Planning Board**

- Planning Board voted unanimously to recommend approval of the proposed rezoning to E-MX-2x with waivers. There was deliberation regarding the appropriateness of the ZPSE waiver, with the Board voting to support the application as proposed given the strong neighborhood support and noting concerns about the effectiveness of the ZPSE requirement. One member specifically suggested that CPD evaluate the ZPSE requirement through a future text amendment.
- Four members of the public spoke in favor of the proposal. There were no speakers in opposition.

- **Other Public Comment**

- The applicant originally submitted an application in January 2018 for E-MX-2x with waivers that included removing the ZPSE requirement for Eating and Drinking Establishment uses as currently proposed. It also included a waiver that would allow for an exemption of vehicular parking requirements for ground floor retail in mixed use buildings (DZC Section 10.4.5.1.B), instead of the currently proposed waiver of all minimum vehicle parking requirements for non-residential uses. The waiver to increase bicycle parking requirements was not included. This original application was referred out and 24 written public comments were received in favor of the application. The comments generally described a desire for walkable, neighborhood-serving commercial uses. These comments are attached to this report.
- The applicant revised the proposed waivers and resubmitted the application in April 2018, which is the application attached to this report. After the revised application was submitted, 16 additional public comments were received. Fifteen (4 of which were the same commenters from the initial application) were in favor, and 1 was opposed. As with the original application, the comments in favor described a desire for walkable, neighborhood-serving commercial uses. The opposed comment expressed concerns about commercial impacts and pedestrian safety. All public comments are attached to this report.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances

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

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)

Denver Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan objectives, strategies, and recommendations, except as outlined in the paragraph below, including:

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with 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.* (p. 39)
- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.* (p. 60)
- Land Use Strategy 3-D – *Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist.* (p. 60)
- Mobility Strategy 4-B – *Encourage the use of travel demand management (TDM) to improve the effectiveness of the transportation system and reduce trips by single-occupant vehicles.* (p. 78)
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services.* (p. 78)
- Economic Activity Strategy 5-A – *Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas.* (p. 136)

The proposed map amendment will enable walkable mixed-use development to serve an established residential neighborhood. The E-MX-2x with waivers zone district will broaden the variety of uses and enable people to live near retail and services. The proposed waivers for parking requirements further support the Comprehensive Plan’s recommendations that encourage TDM strategies.

Blueprint Denver

According to the Plan Map adopted in Blueprint Denver, this site has a concept land use of Single Family Residential and is located in an Area of Stability.

Future Land Use

Blueprint Denver describes Single Family Residential areas as those with “an employment base significantly smaller than the housing base” and with “single family homes as the predominant residential type.” Although the proposed E-MX-2x with waivers zone district will allow more than just residential uses, its limited application along a collector street on a site that was formerly an institutional use will maintain the predominantly single-family character of the area while providing a small employment base as envisioned in Blueprint Denver.



Area of Change / Area of Stability

The subject site is located in an Area of Stability. The goal for Areas of Stability is to maintain the character of an area while accommodating some new development and redevelopment at appropriate locations (p. 127). Blueprint Denver also states that land use regulations in Areas of Stability should aim to prevent or mitigate negative impacts from non-residential development, especially where adjacent to residential development (p. 123).

The proposed rezoning would support limited new development and redevelopment at a pre-existing neighborhood node and is consistent with the Blueprint Denver Area of Stability recommendation. The E-MX-2x with waivers district includes building form, setback, and use limitations that ensure that non-residential development is compatible with the surrounding residential neighborhood.

Street Classifications

In Blueprint Denver, Zuni Street is identified as a Residential Collector and West 49th Avenue is an undesignated local. Blueprint Denver states that local streets are “influenced less by traffic volumes and tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets” (p. 51). Collectors are designed to provide a greater balance between mobility and land access (p. 51). The Residential classification is used to identify streets that “emphasize walking, bicycling, and land access over mobility” (p. 55). The proposed E-MX-2x with waivers zone district is intended for areas served primarily by local streets. The proposed zone district, including the waivers for parking requirements that encourage non-vehicular trips, is consistent with the street classifications surrounding the property.

Waivers

Blueprint Denver provides the following policy guidance regarding the use of zoning conditions and waivers (p. 82):

“[W]aivers and conditions, which are not organized in the zoning code, further complicate Denver’s zoning situation. In addition, these conditions are written to address the construction of buildings and are not crafted broadly enough to address the ongoing regulation of the land after construction is completed. They remain enforceable for decades after, regardless of their effectiveness and applicability. The result is that the regulatory system does not deliver effective land-use regulation, but its administration absorbs a large amount of resources. It is difficult to envision how Blueprint Denver will be implemented by simply adding another layer of regulation on top of the current code. In fact, if the reforms mentioned in this chapter [regarding a new zoning code] are instituted, it may be appropriate to eliminate the practice of rezoning with conditions and waivers.”

Consistent with Blueprint Denver, CPD policy supports the use of waivers in situations where the proposed waivers help to solve an issue that CPD is committed to address in an upcoming text amendment. In this case, CPD policy supports the proposed waivers as outlined below.

The waiver request to reduce minimum vehicle parking requirements and increase minimum bicycle parking requirements is consistent with CPD’s commitment to address two issues with future text amendments. First, CPD has committed to address and support the reuse of sites with former institutional uses (churches, schools, etc.) that are embedded within neighborhoods. The ultimate text amendment solutions are not yet identified, but reducing vehicle parking requirements is one potential strategy for supporting reuse of formerly institutional buildings and sites for neighborhood-serving uses. Second, CPD intends to develop text amendments that address the City’s mobility goals by incorporating transportation demand strategies that encourage a mode shift away from vehicle trips. The proposed waiver to reduce vehicle parking requirements and related increase in bicycle parking requirements is consistent with an initial step toward transportation demand management strategies that support pedestrian- and bicycle-friendly neighborhood destinations. While CPD has not yet identified the text amendment solution for transportation demand management, the Chaffee Park neighborhood, as represented by the Chaffee Park Neighborhood Organization and most of the public comments received, generally supports the proposed TDM strategy to discourage vehicle parking on this site. CPD finds that the proposed waivers to remove minimum vehicle parking requirements for non-residential uses and increase bicycle parking requirements for non-residential uses are consistent with the waiver policy because, although future changes are unknown, the applicant’s approach is rational, justified, and community-supported.

With regard to the waiver of the ZPSE requirement, CPD’s recommendation to Planning Board was approval of the application with the condition that the ZPSE waiver be removed from the application. At the time of initial application review, CPD had not committed to address the ZPSE requirement in an upcoming text amendment. As background, the ZPSE is required in E-MX-2x zone districts in order to establish an Eating and Drinking Establishments use, and it provides the Board of Adjustments (BOA) the ability to evaluate and mitigate impacts on adjacent properties or on the established character of the neighborhood context or zone district. The ZPSE approval is tied to the use, though it has typically been applied for with/by a tenant due to the nature of the BOA’s review (floor plans, hours of operation, etc.). A new ZPSE approval is not required for a change in tenant unless the use is expanded, the new tenant

would like to change the conditions tied to the previous ZPSE approval for the use, and/or the BOA placed a condition on the previous ZPSE approval stating that the approval is specific to a tenant. Recent conditions that the BOA has required include additional screening and lighting restrictions. It should be noted that several recent BOA ZPSE cases for Eating and Drinking Establishments have been reviewed concurrent with the review of accessory Outdoor Eating and Serving Areas within 50 feet of a Protected District. The proposed waivers do not include a removal of the ZPSE requirement for Outdoor Eating and Serving Areas.

The applicant and Planning Board raised concerns that the ZPSE requirement may place an undue burden on Eating and Drinking Establishments and, therefore, discourage such uses from locating in E-MX-2x districts. Given the direction provided by Planning Board and further staff consideration, CPD agrees that the ZPSE process should be evaluated to determine whether the requirement successfully furthers the City's policy goals of encouraging neighborhood-serving uses and mitigating negative impacts. As a result, this waiver is consistent with the direction provided by Blueprint Denver on waivers and conditions and with the department's waivers policy. While the result of the text amendment process is not known at this time, CPD supports the proposed waiver of the ZPSE requirement for this application given the demonstrated community support.

2. Uniformity of District Regulations and Restrictions

The proposed map amendment will result in the uniform application of the E-MX-2x zone district building form, use and design regulations, with the exception of the requested waivers. However, the proposed waivers are consistent CPD policy to use waivers in situations where the waiver helps to solve an issue that CPD is committed to resolve through a future text amendment, as described above.

3. Public Health, Safety and General Welfare

The proposed E-MX-2x district and parking waivers further public health, safety, and general welfare through implementation of the City's adopted land use plans and by allowing for redevelopment in a manner that will provide for the construction of neighborhood-serving amenities, thereby providing residents more opportunities to live, work, and play within their neighborhood.

4. Justifying Circumstances

This application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest." The application identifies the closing of the church on the site in 2016 as a changed condition that would justify encouraging redevelopment of the site so that it provides neighborhood amenities consistent with the City's land use plans. The application also identifies new development of residential units that would be served by walkable commercial development facilitated by the proposed rezoning. These are appropriate justifying circumstances for the proposed rezoning.

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

The requested E-MX-2x with waivers zone district is within the Urban Edge Neighborhood Context. The neighborhood context generally consists of single-unit and two-unit residential uses, with small-scale multi-unit residential uses and commercial areas embedded in residential areas. The proposed rezoning to E-MX-2x with waivers is consistent with the neighborhood context description. The proposed rezoning is also consistent with the general purpose of mixed use districts to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping, and public gathering within and around the city's neighborhoods.

According to the zone district intent in the Denver Zoning Code, the E-MX-2x district "applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses" (DZC Section 4.2.4.2). The street classifications, building forms, and intensity of uses are consistent with the zone district purpose and intent statements.

Attachments

1. Application
2. Chaffee Park Neighborhood Organization letter of support and position statement
3. Comments received on originally filed application
4. Comments received on revised application

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		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

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 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 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 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>Justifying Circumstances - One of the following circumstances exists:</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 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:


REZONING GUIDE

Rezoning Application Page 3 of 3



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)
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
Zuni 49 LLC Jerrold Glick, Manager	4890 Zuni St., Denver CO 80221	100%		12/18/17	(A)	YES

Last updated: February 22, 2017

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

April 12, 2018 \$1500 fee pd CC

LEGAL DESCRIPTION:

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 9, NORTH DENVER HEIGHTS, CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

Attachment B: Proof of Ownership

4890 ZUNI ST

Owner	ZUNI 49 LLC 1600 WYNKOOP ST 200 DENVER , CO 80202-1157
Schedule Number	0216319001000
Legal Description	NORTH DENVER HEIGHTS B9 L1 TO 5
Property Type	INDUSTRIAL - CHURCH
Tax District	DENV

Property Description			
Style:	OTHER	Building Sqr. Foot:	4661
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1952	Basement/Finish:	0/0
Lot Size:	15,600	Zoned As:	E-SU-DX

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

Current Year			
Actual	Assessed	Exempt	
Land			\$192,200 \$55,740 \$322
Improvements			\$259,300 \$75,200
Total			\$451,500 \$130,940

Prior Year			
Actual	Assessed	Exempt	
Land			\$76,900 \$22,300 \$96,510
Improvements			\$255,900 \$74,210
Total			\$332,800 \$96,510

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.			
	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			
Original Tax Levy	\$0.00	\$0.00	\$0.00

Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$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.

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: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$22,300.00	Assessed Improvements	\$74,210.00
Exemption	\$96,510.00	Total Assessed Value	\$0.00



For this Record...

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- Get a certificate of good standing
- File a form
- Subscribe to email notification
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- Business Home
- Business Information
- Business Search

- FAQs, Glossary and Information

Summary

Details			
Name	Zuni 49 LLC		
Status	Good Standing	Formation date	12/21/2016
ID number	20161855151	Form	Limited Liability Company
Periodic report month	December	Jurisdiction	Colorado
Principal office street address	1600 Wynkoop St Ste 200, Denver, CO 80202, United States		
Principal office mailing address	n/a		

Registered Agent	
Name	Jerrold Glick
Street address	1600 Wynkoop St Ste 200, Denver, CO 80202, United States
Mailing address	n/a

- [Filing history and documents](#)
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ATTACHMENT C: Written Authorization to Represent Property Owner

December 18, 2017

Denver Community Planning and Development
201 West Colfax
Denver, CO 80202

To Whom It May Concern:

Fredrick D. Glick is authorized to represent the property owner in the rezoning application process for the property at 4890 N. Zuni St.



Jerrold L. Glick
Manager
Zuni 49 LLC
1600 Wynkoop St., Suite 200
Denver, CO 80202

Attachment D: Review Criteria

CONSISTANCY WITH ADOPTED PLANS

The proposed map amendment is consistent with the stated objectives and strategies of the two applicable plans, *Denver Comprehensive Plan 2000* and *Blueprint Denver*.

Denver Comprehensive Plan 2000

The proposed map amendment is consistent with many specific Denver Comprehensive Plan Visions of Success and Strategies.

Environmental Sustainability

- *Vision of Success: Living patterns: Residents will be able to live more self-sufficient lives within their neighborhoods due to increased use of telecommuting policies and technology, expanded home-based employment, and a greater variety of commercial and recreational activity within neighborhoods.*

4890 Zuni represents one of the few opportunities within Chaffee Park to develop small-scale, neighborhood-serving commercial and retail space.

- *Strategy 2-B Protect and improve air quality by: Reducing vehicular pollution by...increasing the mix of uses within neighborhoods...*

Chaffee Park is homogenously zoned for single-family residential use. 4890 Zuni represents one of the few opportunities to foster a mix of uses within the neighborhood. The developers plan to implement some Traffic Demand Management strategies (discussed below) to further reduce vehicular pollution.

- *Strategy 2-E Conserve raw materials by: Promoting efforts to adapt existing buildings for new uses, rather than destroying them.*

The re-use of the existing church building as a single-family residence in Chaffee Park in conformity with the existing zoning is unlikely and probably not economically viable. As discussed below, the proposed map amendment includes a waiver of certain parking requirements, without which the existing church building would likely be demolished.

- *Strategy 2-F Conserve land by: 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.*

This is an infill project and the use as a result of the proposed map amendment would use the services and infrastructure already in place at and adjacent to the site.

Land Use

- *Strategy 3-B Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*

The proposed map amendment would allow the redevelopment of 4890 Zuni into a small-scale commercial/retail node and would provide opportunities for more amenities and a variety of new, compatible uses.

- *Strategy 3-D Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist.*

While churches once were common focal points in neighborhoods, many smaller, neighborhood churches are no longer sustainable, or serve congregations who live outside the neighborhood. The proposed map amendment would permit the redevelopment of 4890 Zuni into a small retail and commercial center fostering the development of a neighborhood focal point where one once existed, but no longer does.

- *Strategy 4-B Ensure that land-use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.*

The proposed map amendment would permit the development of a small retail and commercial node imbedded within the Chaffee Park neighborhood would contribute to the enhancement of walkability and bikeability in the neighborhood. Currently, retail and commercial development in the neighborhood is limited to auto-centric developments on Pecos Street and Federal Boulevard. Zuni Street is approximately one-half mile from either of these arterial roads and the proposed map amendment would put the majority of Chaffee Park within a walkable distance of ¼ mile from potential commercial or retail development.

The implementation of Traffic Demand Management strategies in conjunction with the waiver of certain parking requirements will further support a variety of mobility choices.

Mobility

- *Strategy 4-E Continue to promote mixed-use development, which enables people to live near work, retail and services.*

The proposed map amendment would allow an imbedded, mixed-use development, providing retail and employment opportunities near where residents live.

Legacy

- *Strategy 1-B Promote standards and incentives for design that enhance the quality and character of the city, including the preservation of significant historic structures and features.*
- *Strategy 2-A Establish development standards to encourage positive change and diversity while protecting Denver's traditional character.*

While the existing church building is not designated “historic”, it does date to the development of the Chaffee Park neighborhood and is one of the few non-residential structures in the neighborhood. While no longer used as a church, its construction and design are typical of the neighborhood and its preservation and adaptive reuse would contribute to the preservation of the character of the neighborhood. The proposed map amendment would enable the economically-viable preservation of the church building.

- *Strategy 14-B Encourage developing communities to create shared community spaces that will serve the needs of and be accessible to a variety of organizations and groups.*

The proposed map amendment was developed through extensive consultation with the community, including discussions with individual community members, the Chaffee Park Registered Neighborhood Organization and their elected City Councilmember. The development proposes a large publicly-accessible courtyard space which would be made available to community organizations and groups. This open space would not be possible or economically viable without the proposed parking exemptions waiver.

Economic Activity

- *Vision of Success: Thriving neighborhood business centers: Denver's neighborhoods will be enlivened by successful retail, service and hospitality businesses that enable residents to enjoy a high quality of life close to home.*

As noted above, few other opportunities exist within Chaffee Park to create retail and commercial centers. Retail development on the perimeter (along Federal and Pecos) are mostly auto-centric, including fast food and convenience stores. The development of a high-quality commercial node within the neighborhood will contribute to the quality of life in Chaffee Park.

- *Strategy 5-A Support small-scale economic development in neighborhoods...Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods...*

The proposed map amendment would support a use which includes small, neighborhood-serving retail and commercial spaces, providing opportunities for small businesses to establish and thrive within the neighborhood. The waiver of the ZPSE requirement for food and beverage use, as further discussed below, would reduce barriers to entry for small, local businesses.

Neighborhoods

- *Vision of Success: Community-building: Schools, libraries, recreation centers, game fields and places of worship are lively activity centers, bringing residents together for sociability, education and recreation. Small neighborhood retailers, such as coffee shops and bakeries, offer informal, impromptu gathering places.*

The proposed map amendment, on the site of a defunct place of worship (which in its most recent incarnation as a church served primarily congregants traveling from outside the neighborhood) would provide a venue for small neighborhood retailers to serve as informal gathering places. In addition, the waiver to include certain parking exemptions would enable development of a courtyard open space which would serve as both an impromptu gathering space and as a more intentional location for neighborhood activity.

- *Strategy 1-A Respect the intrinsic character and assets of individual neighborhoods. Use the City's neighborhood planning process to identify the assets, clarify residents' goals and integrate all neighborhoods into the fabric of the city. Neighborhood planning will accommodate appropriate infill and redevelopment.*

An area plan is not expected to be in process for Chaffee Park until the second phase of Denver's Neighborhood Planning Initiative. Community members have already voiced, through their RNO, their desire to see the infill development of a commercial/retail node to contribute to livability in the neighborhood.

- *Strategy 1-C Strengthen the sense of place in each neighborhood with adequate and well-designed, public-realm facilities such as branch libraries, recreation centers, fire stations, neighborhood businesses and retail areas. Continue to help activate neighborhood-based facilities such as places of worship and schools. Continue City support for public art and historic preservation as a focus for neighborhood identity and pride.*

The proposed map amendment would strengthen the sense of place in Chaffee Park by providing an opportunity for an imbedded neighborhood business and retail area and helping to activate the site of a defunct place of worship.

- *Strategy 1-E Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks.*

The proposed map amendment would provide flexibility to accommodate the changing demographics and lifestyles of the Chaffee Park neighborhood by encouraging the development of walkable, neighborhood-serving businesses and employment.

Human Services

- *Strategy 3-A Promote opportunities that bring people together to build connections to each other, family members, their peers, their neighbors, and the greater community.*

Such endeavors could range from coffeehouses to community centers to cultural celebrations.

The redevelopment of 4890 Zuni would, as discussed above, provide a venue for both informal and intentional opportunities for community members to come together and build connections to each other.

Blueprint Denver

According to Blueprint Denver, the Chaffe Park neighborhood has a concept land use of single-family residential and is located within an Area of Stability.

The goal for the Areas of Stability is to identify and maintain the character of the area **while accommodating some new development and redevelopment.**

Blueprint Denver states “*in stable residential neighborhoods there often are areas that would benefit from change, such as stagnant commercial development that would benefit from revitalization and possibly provide some neighborhood services.*” While 4890 Zuni is zoned residential currently, its use was non-residential, as a place of worship. This use has become less viable in this neighborhood and the neighborhood would benefit from the redevelopment of the property.

While Blueprint Denver does not identify Reinvestment Areas, we believe Chaffee Park would be classified as a Reinvestment Area, rather than a Committed Area, and the redevelopment of this site would be consistent with Blueprint Denver’s statement that these areas “*would benefit from reinvestment through **modest infill and redevelopment,***” such as, “***redeveloping underutilized land to provide needed neighborhood services.***”

Blueprint Denver explicitly states that one of the roles of regulation in Areas of Stability “*is to make sure that beneficial commercial development in reinvestment areas is not impeded and that any redevelopment that occurs is attractive and supportive of transit, walking and bicycling.*”

The proposed map amendment would support these objectives. 4890 Zuni is currently underutilized and, in its previous use as a church, a majority of the site was dedicated to surface parking and used only occasionally. The proposed map amendment would enable and support a modest infill redevelopment which provides needed neighborhood services. Such a project would further support transit, walking and bicycling by providing these services within the neighborhood and adjacent to a transit route and future bike lane route. The vast majority of Chaffee Park residents would, for the first time, be able to walk or bike to a commercial development without traveling on an arterial street.

The proposed map amendment to facilitate the creation of a Neighborhood Center would be consistent with Blueprint Denver. Blueprint Denver explicitly recognizes the benefits to other Denver neighborhoods of the historic streetcar retail nodes. Chaffee Park, because it was

developed as Denver's streetcar network was being dismantled, was deprived of that benefit, something this map amendment would help to rectify.

UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS

The proposed rezoning to E-MX-2x would result in the uniform application of zone district building form, use, and design regulations for the Urban Edge Neighborhood Context.

PUBLIC HEALTH, SAFETY AND GENERAL WELFARE

The proposed rezoning furthers the public health, safety, and general welfare of the City through the implementation of the City's adopted land use plans, including Comprehensive Plan 2000 and Blueprint Denver. The proposed zoning would permit the creation of a community-serving neighborhood commercial/retail node which contributes to neighborhood walkability and bikeability. The proposed parking exemption could allow the creation of community-serving amenity space.

JUSTIFYING CIRCUMSTANCES

“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.”

When Chaffee Park was platted and built, churches often served as community focal points and thus land imbedded with the neighborhood was set aside for church use. The church at 4890 Zuni closed in 2016 when its congregation moved to Thornton and it no longer serves as a neighborhood focal point. It should be noted that the previous church user served a congregation from outside the neighborhood.

Throughout the City of Denver, small, neighborhood churches have become economically unviable and their role as centers of community has lapsed. This represents a significant change of circumstances and it is in the public interest to encourage the redevelopment of the property through the proposed map amendment which would enable the site to serve its originally intended role as a community focal point, the importance of which is explicitly recognized in Blueprint Denver. Small neighborhood commercial nodes and the small business they house (such as coffeeshops and bakeries) have frequently assumed this role throughout the city. Chaffee Park residents, individually and through the Chaffee Park Neighborhood Association have expressed to the applicant and elected representatives their strong desire for the development of appropriately-sized, walkable commercial and retail development within the neighborhood and specifically at this site.

Chaffee Park was platted and built in the middle of the Twentieth Century, an era when automobiles were prioritized, and existing public transit networks were being dismantled. The importance of walkability to Denver's neighborhoods and residents has increased substantially in recent years, as evidenced in the emphasis Denver's current comprehensive planning effort,

Denver, has placed on pedestrians and walkability, as well as in the rising prominence of pedestrian and bike advocacy groups, such as WalkDenver and BikeDenver and public support for walkability initiatives, such as those included in the recent Denver GO Bond. The contribution to walkability that small, imbedded commercial nodes makes is being increasingly recognized in Denver's planning efforts and documented through academic research. This evolving understanding and prioritization of walkability and its importance to building strong, livable neighborhoods is a changing circumstance both in Chaffee Park and throughout Denver and it is in the public interest to encourage development which enables and promotes walkability through the proposed map amendment.

Nearby redevelopment within one half-mile, or approximately a fifteen-minute walk, includes the Aria development along 52nd Avenue and multiple multi-family projects along West 46th Avenue, between Pecos and Zuni Streets. This re-development has created increased residential density within a walkable radius and is a change of circumstance and it is in the public interest to promote walkable commercial redevelopment to serve these residents through the proposed map amendment.

CONSISTENCY WITH NEIGHBORHOOD CONTEXT AND PURPOSE AND INTENT OF PROPOSED ZONE DISTRICT

The proposed map amendment is consistent with the description of the Urban Edge Neighborhood Context, and with the stated purpose and intent of the proposed MX-2x Zone District.

The proposed map amendment would:

- enable development of a small-scale commercial area embedded in a residential area using the Shopfront or General forms (DZC Section 4.1.1).
- maintain the consistent street, block and access patterns (DZC Section 4.1.2).
- provide for consistent building orientation with some landscaping (DZC Section 4.1.3).
- allow development of low scale, mixed use structures (DZC Section 4.1.4).
- provide access to the multimodal transportation system, with direct access to the transit system on Zuni Street, and encourage pedestrian and bicycle activity (DZC 4.1.5).

The proposed map amendment is consistent with the stated purpose of the mixed-use districts by promoting safe, active, and pedestrian-scaled development which would enhance the convenience and ease of walking, shopping and public gathering within the Chaffee Park neighborhood. The development the map amendment would enable would contribute positively to the established residential neighborhood surrounding it and contribute to the character of the neighborhood by encouraging both quality new construction and the retention of the existing church structure.

The site is an intersection served by local and collector streets, embedded within an existing neighborhood where a scale of 1 to 2 stories is desired. The proposed map amendment would support a consistent pattern of buildings placed at the street to offer an active street front.

Attachment E: Requested Waivers Description and Justification

The request for waivers on this project is supported by on-going discussions at Community Planning and Development (CPD) and City Council about future text amendments to the Denver Zoning Code concerning the re-use of churches, including distinct regulations concerning the adaptive re-use of church properties.

In addition, there are on-going conversations between CPD and City Council concerning future text amendments to parking minimums and exemptions.

The request for waivers is further supported by on-going discussions related to the update of Blueprint Denver concerning the re-use of church and other institutional properties, as well as concerning the integration of commercial amenities into Urban Edge residential areas.

We understand that there have been discussions at Blueprint Denver Task Force meetings concerning the ZPSE requirement for Eating and Drinking Uses in MX-2x districts. While this may not have yet translated in an articulated, proposed text amendment, we believe the active dialogue about this subject within the comprehensive planning process meets the stated CPD policy of considering waivers and conditions only as a ‘path’ to a future text amendment.

Applicant requests three waivers:

- 1) Waive the “ZPSE” (Subject to Zoning Permit with Special Exception Review) zoning review procedure for the Eating & Drinking Establishments Use Category in Denver Zoning Code Section 4.4.4, and instead shall be “ZP” (Zoning Permit Review). The intent of the waiver is to allow Eating and Drinking Establishments to be permitted without Special Exception Review by the Board of Adjustment, subject to applicable use limitations.**

The requirement for a Zoning Permit with Special Exception Review creates an economic burden which reduces the viability of the project and creates a barrier to entry for small businesses. As a disincentive to small businesses and an additional cost which is ultimately borne by tenants, the ZPSE process may also reduce the economic inclusivity of local centers to which it is applied and make locally-owned small businesses less viable as tenants in these centers.

The ZPSE process requires preparation of drawings and other materials for submission to the Zoning Board of Adjustment. The costs of these materials can be significant, particularly for a small business. In addition, the time required for the ZPSE process, beginning with scheduling a pre-submittal conferences, followed by preparation and revision of materials and the delay between submittal and hearing (sometimes two-months or more) creates significant uncertainty and risk for a small business.

Commercial areas already serving Chaffee Park along Federal Boulevard and Pecos Street often have difficulty attracting tenants *without* the requirement to obtain a ZPSE.

The ZPSE requirement would put development at 4890 Zuni at a significant competitive disadvantage.

The ZPSE requirement, as stated in DZC Section 4.4.3.3, is intended to protect neighborhoods from “potential impacts” of non-residential development. Chaffee Park residents, both individually and through their Registered Neighborhood Association, have had significant opportunity to review the applicant’s plans for the property and have endorsed and actively requested eating and drinking establishments be part of the proposed development.

The map amendment process provides substantial opportunity for community members to review and publicly comment before Planning Board and City Council on this use. The ZPSE requirement simply requires an application to one more public body, adding cost for both tenant and developer.

In addition, future liquor license applications will provide opportunity for the residents to review proposed tenant operations at a more detailed level and negotiate appropriate limitations and restrictions which can readily be enforced against the establishment’s liquor license through a Good Neighbor Agreement, **giving community members direct voice in the decision-making and negotiation process**, as opposed to these restrictions being negotiated on their behalf.

We believe this waiver is consistent with Blueprint Denver’s concept of engaging residents in the planning process and requiring the action of citizens for successful implementation. Our team has been meeting regularly with the Chaffee Park RNO, individual residents and their elected representatives since November 2016 to develop this proposal and the broad community support it has received reflects that resident engagement. It is worth noting that there is no small area plan for Chaffee Park and residents expressed frustration that they would not have an opportunity to engage on that level of localized planning until 2019 or 2020.

It has been suggested that the ZPSE could be obtained during the initial entitlements process, prior to construction and leasing, but while this may be technically allowed, Zoning Board of Adjustment staff have indicated this has not happened in the last six years and they felt that without a tenant engaged in the process the Board would be unlikely to grant a ZPSE.

It is worth noting that other neighborhoods have supported re-zonings specifically to remove the ZPSE requirement. For example, recognizing the burden the ZPSE process placed on the owner of 300 Elati St., the Baker Historic Neighborhood Association specifically supported the rezoning of that property to MX-2, rather than MX-2x.

The Blueprint Denver 2002 Diagnostic, published as part of the Denveright process, highlighted the imbalance of new mixed-use development in Denver towards housing. The ZPSE requirement for the Eating & Drinking Establishments is a disincentive to

commercial development in the MX-2x zone districts and developers may have difficulty financing a commercial project when a use critical to the proforma is uncertain.

The requested waiver is consistent with a number of strategies approved in the Denver Comprehensive Plan 2000, including:

- *Land Use Strategy 3-B Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*

The proposed waiver supports the development of additional neighborhood amenities by removing a substantial barrier to entry for desired amenities such as restaurants and coffee shops.

- *Land Use Strategy 3-D Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist.*

The viability of the proposed development as a neighborhood focal point is closely tied to its ability to attract and retain eating and drinking establishments. The proposed waiver will help the development to attract such establishments.

- *Mobility Strategy 4-E Continue to promote mixed-use development, which enables people to live near work, retail and services.*

The requested waiver removes a barrier to true mixed-use development on the site.

- *Economic Activity Strategy 5-A Support small-scale economic development in neighborhoods...Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods...*

The requested waiver removed a barrier to entry for small, local businesses, supporting small-scale economic development.

- *Neighborhoods Vision of Success: Community-building: Schools, libraries, recreation centers, game fields and places of worship are lively activity centers, bringing residents together for sociability, education and recreation. Small neighborhood retailers, such as coffee shops and bakeries, offer informal, impromptu gathering places.*

The proposed waiver contributes to this vision by reducing barriers to entry for “small neighborhood retailers, such as coffee shops and bakeries.”

Blueprint Denver explicitly states that one of the roles of regulation in Areas of Stability *“is to make sure that beneficial commercial development in reinvestment areas is not impeded.”*

The proposed waiver is consistent with this intent by removing an impediment to beneficial commercial development in the area.

- 2) **Waive the required minimum vehicle parking for all primary use classifications, except Residential Primary Use Classification, in District Specific Standards in Denver Zoning Code Section 4.4.4, and instead shall be “Vehicle: No Parking Requirements.” The intent of the waiver is to require no minimum vehicle parking for non-residential primary uses.**

The project seeks to preserve the existing church building, provide community amenity space (a plaza), and contribute to neighborhood walkability.

Development Services has indicated that “all vehicle access must occur from the alleyway,” which would require the complete or partial demolition of the existing building. In addition, without this parking exemption the applicant will likely have to eliminate the proposed plaza.

Such an outcome would be contrary to a number of the envisioned outcomes of Denver’s approved land use plans, including Comprehensive Plan 2000 and Blueprint Denver, as detailed in Attachment D above. In particular, this waiver is consistent with Denver Comprehensive Plan 2000 Environmental Sustainability Strategies 2-E and 2-F, Land Use Strategy 4-B and Legacy Strategies 1-B, 2-A and 14-B.

Almost all residences in the neighborhood have off-street parking, including garages and driveways. There is currently no competition for on-street parking and as an area of stability with high home ownership there is no expectation of significantly increased residential densification.

Chaffee Park residents, both individually and through their Registered Neighborhood Association, have expressed their desire that development on this site include little or no off-street parking to promote a walkable development with significant neighborhood amenities.

Residential uses have been excluded from this waiver to reflect stated opposition by Chaffee Park residents to having multi-family residential at this specific location and provide protection in the event of future redevelopment.

- 3) **Waive the required minimum bicycle parking for all primary use classifications, except Residential Primary Use Classification, in District Specific Standards in Denver Zoning Code Section 4.4.4. Required minimum bicycle parking spaces shall be as required in Bicycle Parking Categories in Denver Zoning Code Section 10.4.9.2, except that minimum bicycle parking spaces required for Commercial**

High, Commercial Medium, Public Use High and Public Use Medium parking categories shall be as indicated in Table 1.1 below:

Parking Category	Minimum Bicycle Parking Spaces Required
Commercial High	1/2,500 sq. ft. GFA
Commercial Medium	1/10,000 sq. ft. GFA
Public Use High	1/10,000 sq. ft. GFA
Public Use Medium	1/5,000 sq. ft. GFA

Parking categories, as used to determine required minimum bicycle parking for specific use types, shall be as defined in Denver Zoning Code Section 10.4.9, Parking Categories. The intent of this waiver is to increase the amount of minimum required bicycle parking spaces for primary uses classified as Commercial High, Commercial Medium, Public Use High and Public Use Medium parking categories.

In order to encourage the use of bicycles for both customers and tenants and as a Transportation Demand Management strategy, we propose to provide bicycle parking at twice the required minimum for non-residential uses. This will complement the planned bike lane on Zuni Street. (DS Transportation informed us that it would not be possible for us to install a pedestrian bulb-out at the corner because it would interfere with the planned bike lane.)

In addition, we would implement additional Transportation Demand Strategies as feasible. This might include measures such as emphasizing alternate modes of access in promotional materials (including on tenant websites), encouraging tenant employee use of alternative modes, and further improvements to encourage pedestrian access to the site, such as art crosswalks and designated stroller parking.

This waiver is consistent with Blueprint Denver’s mandate to enhance bicycle infrastructure, as well as Denver Comprehensive Plan 2000 Land Use Strategy 4-B, *“Ensure that land-use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.”*

Proposed Waivers:

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the E-MX-2x zoning classification of the land described herein include the following waivers:

1. Waive the "ZPSE" (Subject to Zoning Permit with Special Exception Review) zoning review procedure for the Eating & Drinking Establishments Use Category in Denver Zoning Code Section 4.4.4, and instead shall be "ZP" (Zoning Permit Review). The intent of the waiver is to allow Eating and Drinking Establishments to be permitted without Special Exception Review by the Board of Adjustment, subject to applicable use limitations.
2. Waive the required minimum vehicle parking for all primary use classifications, except Residential Primary Use Classification, in District Specific Standards in Denver Zoning Code Section 4.4.4, and instead shall be "Vehicle: No Parking Requirements." The intent of the waiver is to require no minimum vehicle parking for non-residential primary uses.
3. Waive the required minimum bicycle parking for all primary use classifications, except Residential Primary Use Classification, in District Specific Standards in Denver Zoning Code Section 4.4.4. Required minimum bicycle parking spaces shall be as required in Bicycle Parking Categories in Denver Zoning Code Section 10.4.9.2, except that minimum bicycle parking spaces required for Commercial High, Commercial Medium, Public Use High and Public Use Medium parking categories shall be as indicated in Table 1.1 below:

Parking Category	Minimum Bicycle Parking Spaces Required
Commercial High	1/2,500 sq. ft. GFA
Commercial Medium	1/10,000 sq. ft. GFA
Public Use High	1/10,000 sq. ft. GFA
Public Use Medium	1/5,000 sq. ft. GFA

Parking categories, as used to determine required minimum bicycle parking for specific use types, shall be as defined in Denver Zoning Code Section 10.4.9, Parking Categories. The intent of this waiver is to increase the amount of minimum required bicycle parking spaces for primary uses classified as Commercial High, Commercial Medium, Public Use High and Public Use Medium parking categories.

Agreed to by:

Zuni 49 LLC


Jerrold L. Glick, Manager

4/12/18
Date



To whom it may concern:

The Chaffee Park Registered Neighborhood Organization would like to support the project at 49th and Zuni that Fred Glick, Paul Tamburelio and Rene Doubleday, are proposing. We support this project's acquisition of an E-MX-2x, with waivers. We originally supported the project's desire for MS3 zoning, but we are willing to accept E-MX-2x only if the waivers are included. We feel very strongly that the city should provide the requested vehicle parking exemption for this project as we believe that a forced parking lot will decrease walkability in a neighborhood wherein pedestrians already face challenges. Knowing that the alternative of this waiver is to partially demolish the existing structure and to remove plans for a central patio on the property, we feel that these amenities would provide much more value to the community than the addition of a handful of parking spaces. For these reasons, we also support the additional bicycle parking requirements of the property.

We also support the project's request that the city waive the ZPSE requirement for eating and drinking establishments on this property. We agree that this requirement would place an unnecessary burden on the type of small businesses that we would like to see in this development. We understand that the ZPSE requirement is intended as a safeguard against unwanted development, but we have confidence that this particular project will be developed and used in a way that meets our standards regardless of the Special Exception Review process.

We support this project with the understanding that there aren't any commercial options for any of our neighbors unless they travel to Pecos or Federal Blvd, which are on the fringes of our neighborhood and are extremely busy and dangerous roads. We also recognize, through ongoing communications with Fred Glick, that his intentions are for the best of our community. He has gone out of his way to convey this message to our community members by coming to our regularly scheduled meetings, scheduling a separate consultation with us, and spending time in the neighborhood speaking with neighbors who are especially close to the property and whose lives will be the most impacted by this project. With that said we would like to add the caveats that:

1. We do not want any type of marijuana dispensary in this project, regardless of what future lies ahead for Beach Court Elementary School and Denver Public Schools.



2. We do not want a liquor store in this project.
3. We want to see the businesses that inhabit this project close for business no later than 10pm on weekdays and 11pm on weekends, in accordance with Denver zoning code 11.4.8.2
4. We do not want any residential spaces in this property.

In closing we want to Thank Fred Glick, Paul Tamburelio and Rene Doubleday for considering our neighborhood as a home for their latest project and we look forward to seeing the city of Denver work with them to help our neighborhood become even more amazing.

Sincerely,

The Chaffee Park Registered Neighborhood Organization

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	2017I-00090
Location	4890 Zuni St
Registered Neighborhood Organization Name	Chaffee Park Neighborhood Association
Registered Contact Name	Lucas Merrigan
Contact Address	4885 Zuni St. Denver Co 80221
Contact E-Mail Address	board@chaffeePark.org
Date Submitted	5/1/18

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments:	We support the rezoning of 4890 Zuni St (2017I-00090) including the proposed waivers. We approve of the requested parking exemption, as well as the increased bicycle parking requirement, as we do not believe that a parking lot will be the best use of this space in regard to the walkability of our neighborhood and we approve of the ZPSE waiver because we feel that it would place an unnecessary financial burden on the type of small business tenants that we would like to see in our neighborhood. We will be working with the developer to create a Good Neighbor Agreement to address any concerns that may arise.
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Comments received on originally
filed application

From: david.cross03@gmail.com
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni St. 2017I-00090
Date: Monday, January 15, 2018 5:15:10 PM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning.

Sincerely,

David Cross
4920 Eliot St.
Denver, CO 80221

From: Adrian Schulte
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni St: 2017I-00090
Date: Monday, January 15, 2018 6:21:29 AM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning.

Sincerely,

Adrian Schulte
4927 Beach Ct
Denver 80221

From: jayne holman
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni Street -- WE SUPPORT!
Date: Monday, January 15, 2018 10:45:47 AM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning.

We purchased our Chaffee Park home in the summer of 2014, and work in LoHi. Having a place to eat, drink, shop within walking distance from our home would be a dream come true. As we begin our journey to start to grow our family, having these community amenities are essential to growing our community as well. We have been actively following the progress of this development by attending meetings and meeting with Fred Glick personally to look at his plans (my husband is an architect) and they look like a perfect match for our neighborhood. We can't wait to see some movement on the project, as it's such a lovely piece of property, that could be used so much by our neighborhood.

Sincerely,

Jayne Holman
5280 Wyandot St.

From: Jason Hornyak
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni Street (2017I-00090)
Date: Monday, January 15, 2018 8:38:35 AM

Dear Ms. Weigle, Liz:

This is Jason Hornyak of 4989 Decatur St. We spoke on the phone last week about this project in my capacity of board member of the Chaffee Park Registered Neighborhood Organization. I'm writing to you today, however, as homeowner and resident of the neighborhood in regard to rezoning application case 2012I-00090 at 4890 Zuni St.

As a concerned neighbor, I am in full support of the proposed rezoning of 4890 Zuni Street (2017I-00090). Chaffee Park, with it's I70 border vacuum to the south, Federal Blvd highway stop to the west, train tracks to the east and no man's land Adams County to the north, is a neighborhood removed from the rest of the city. Our only commercial development is horrendously unhealthy fast food that serves people passing through on the interstate, leaving the residents of the neighborhood's needs forgotten. Fred's project will bring much needed small business retail to an otherwise commercially empty pocket of the city.

I support the waivers he has proposed to the E-MX-2x because I am concerned that the ZPSE would make it unnecessarily difficult for the type of small-business tenant that we would like to see in the development. It will be economically challenging enough for a restaurant or cafe in such a low-density neighborhood that has been cut off from the rest of the city by the reckless placement of the highway, so I am in favor of removing any extra burdens that would be placed on potential tenants. I am also fully aware that the RNO will be working closely with Fred to establish a Good Neighbor Agreement during the liquor license application phase, at which time any concerns that would be covered by the ZPSE will be addressed. I also support the parking exemption because the last thing I want in that location is a parking lot. All of the houses in the neighborhood have abundant off street parking, so street parking for these businesses will never be an issue. Also, as a student of urban geography, I am in the "if you build it, they will come" school of thought when it comes to automobile infrastructure. A parking lot would encourage people to drive rather than to walk to the development, further degrading our neighborhood's already below average walk-ability.

Fred has been extremely transparent and forthright with our community throughout this entire process. I have been witness to other similar developments in other neighborhoods, and the time and effort that Fred has put in with our community is over and beyond the norm. He, and this project, have my full support.

-Jason Hornyak

From: Liana Orenstein
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni Street
Date: Monday, January 15, 2018 10:05:33 AM

Dear Ms Weigle:

I am writing to express my strong support for the proposed rezoning of 4890 Zuni Street (20171-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability. It could potentially also offer a public hub or gathering place, the likes of which does not currently exist in Chaffee Park (aside from the park itself.)

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment. I have personally met with the developers several times, and feel confident in their abilities and desire to make a positive impact on our neighborhood.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking. One thing Chaffee Park does NOT need is a parking lot. We are a neighborhood almost entirely comprised of single family homes, and parking—both on the street and off—is readily available (and I can't imagine that will ever change.) Our house alone (which we bought last April) has off-street parking for four cars, and that is not rare for this neighborhood.

I fully support this proposed rezoning.

Sincerely,

Liana Orenstein
4989 Decatur St. Denver, CO 80221

From: chris grant
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: case number (4890 Zuni St: 20171-00090)
Date: Monday, January 15, 2018 2:38:32 PM

Hello, this is regarding the proposed re zoning for the construction of the coffee shop, art studio restaurant area on Zuni. I live a few blocks up the street and am all for this proposal. I love to have something in the Chaffe Park neighborhood that isnt the typical fast food of the Federal Ave row.

I went to the neighborhood group meeting where they went over it and I hope to see this through.

Thanks!

(I own and live at 2915 w49th ave Denver CO 80221)

--

Chris Grant

Denver, CO

GV: 414-207-6454

[linkedin.com/in/CHRISGRANTMKE](https://www.linkedin.com/in/CHRISGRANTMKE)

From: Katherine Howes
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Cc: [Hunter Grove](#)
Subject: Rezoning at 4890 Zuni St: 20171-00090
Date: Monday, January 15, 2018 5:40:07 PM

Good Evening Ms. Weigle-

My fiance, Hunter Grove, and I would like to voice our support for the above referenced rezoning.

Hunter and I live just up the block from this project at 5075 Zuni St., and while we love our neighborhood dearly, are consistently aware of the lack of walk-ability in our area. We live in a "food desert", meaning its almost a 15 minute drive to pick up a lemon if I don't have one for dinner, and while Cobbler's Corner is down the way for a bite to eat or some shopping, its just far enough that the walk in unbearable in the colder months.

We believe wholeheartedly in our neighborhood. We are diverse, we are neighborly and we are strongly north Denver. We believe that this rezoning will hopefully support not only Mr. Glick's project, but encourage further small businesses to recognize Chaffee Park as a viable option for their work.

Please feel free to reach out to us if at all necessary.

Sincerely,

Katherine Howes and Hunter Grove
970.946-0909

From: Jake Barney
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Rezoning of 4890 Zuni Street
Date: Monday, January 15, 2018 7:15:24 AM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

As an regular bike commuter, neighborhood walker I would welcome the opportunity to support small businesses in my local neighborhood. This rezoning would make help make that possible.

Sincerely,

Jacob Barney

5115 Umatilla St, Denver CO 80221

From: Michelle
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Support for 4890 Zuni St rezoning
Date: Monday, January 15, 2018 7:56:13 PM

Dear Ms Weigle: I am writing to express my support for the proposed rezoning of 4890 Zuni Street (20171-00090) to E-MX-2x with waivers. The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability. The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment. The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking. I fully support this proposed rezoning. Sincerely,

Michelle Hodulik
5020 Bryant St,
Denver, CO 80221

From: Hilary Freeman
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Zuni st rezoning
Date: Monday, January 15, 2018 11:21:57 AM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning.

Sincerely,

Hilary Freeman
4950 Zuni Street

From: Kendra Parker
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Zuni Street Rezoning
Date: Monday, January 15, 2018 5:08:21 PM

Dear Ms Weigle:

I am contacting you to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

This is something our neighborhood needs and would allow for development of small businesses, not to mention, help improve our neighborhood. All of the individuals in our neighborhood fully support this proposal and are excited for what it may bring to Chaffee Park.

I fully support this proposed rezoning. Thanks in advance from your neighbors in Chaffee Park!

Sincerely,

Kendra Parker

4920 Eliot St. Denver, CO 80221

From: Alex Bradford
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni St: 20171-00090 Zoning Request
Date: Tuesday, January 16, 2018 3:25:09 PM

Dear Ms Weigle: I am writing to express my support for the proposed rezoning of 4890 Zuni Street (20171-00090) to E-MX-2x with waivers. The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability. The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment. The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking. I fully support this proposed rezoning. Sincerely,

Alex Bradford
303-587-6889
4880 Umatilla Street
Denver, CO 80221

From: Seth Finkelstein
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni St: 20171-00090
Date: Tuesday, January 16, 2018 4:54:42 PM

Hi Elizabeth,

My name is Seth Finkelstein, I live at 5060 Vallejo St - approximately two blocks from the proposed rezoning site.

I wanted to voice my support for the proposed rezoning. I think it would do a lot of good for the neighborhood to have some local retail. Additionally, I support waiving the parking requirements, as there is plenty of street parking, and I would rather see retail shops as opposed to a parking lot. Parking lots encourage driving, whereas this might encourage local, pedestrian-oriented commerce (not unlike what has happened at 44th and Zuni).

I also support the waiver of the ZPSE requirement for businesses in the development.

In general, I agree with the statements of the Chaffee Park Registered Neighborhood Association.

Thanks,

Seth Finkelstein

From: Jay Hanz
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Date: Tuesday, January 16, 2018 10:43:14 AM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning.

Best,

Jay Hanz
2821 W 52nd Ave
Denver, CO 80221
(312)320-2970

From: Kristi
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Zoning Support in Chaffee Park neighborhood
Date: Tuesday, January 16, 2018 6:59:32 PM

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning.

Sincerely,
Kristi Griffith-Jones
Homeowner and Resident at 1806 W. Stoll Place, Denver, CO 80221
303-378-7767

Sent from my iPhone

From: Catherine Dean
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni St: 20171-00090
Date: Thursday, January 18, 2018 5:17:19 PM

Dear Ms. Weigle,

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (20171-00090) to E-MX-2x with waivers. The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability. The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment. The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking. I fully support this proposed rezoning.

Thank you,
Catherine Dean
1880 W 52nd Ave.
Denver, CO 80221

From: Matt Norcross
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni Street
Date: Thursday, January 18, 2018 8:06:35 AM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning and feel this will be a great amenity and positive catalyst in our neighborhood.

Sincerely,

Matthew Norcross
4990 Clay Street
80221

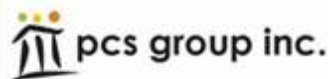
matt norcross
associate

720.330.0833

www.pcsgroupco.com

physical: 200 kalamath st • denver, co 80233

mail: po box 18287 • denver, co 80218



From: Nicole Knox
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Proposed Rezoning of 4890 Zuni Street
Date: Thursday, January 18, 2018 2:16:02 PM

Dear Ms Weigle,

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

Since moving to Chaffee Park almost two years ago I have truly missed having quality, local establishments within walking distance of my home. It is my belief that the plans that have been proposed for this space will help increase our neighborhoods walkability and introduce welcomed and much needed small businesses to our neighborhood, whether that be restaurants, bars, coffee shops, etc.

I also appreciate the planners thoughtfulness in consistently soliciting feedback from our neighborhood and ensuring the new development would add to the character of our neighborhood rather than take away from it.

I fully support this proposed rezoning.

Sincerely,
Nicole Knox
4975 Bryant St. Denver, CO 80221

From: Luke Palmisano
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni Street (20171-00090) rezoning
Date: Wednesday, January 24, 2018 12:32:18 PM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (20171-00090) to E-MX-2x with waivers.

I live directly across the alley from the property in question. I have met with the developer and fully support this proposed rezoning. This neighborhood lacks neighborhood-serving retail and 4890 Zuni is a prime spot for infill development. The proposed development would fit in nicely with the current neighborhood context and will likely be utilized mostly by neighbors which would promote walkability.

The developer has met on several occasions with the community including going door-to-door with neighbors directly adjacent to the proposed development. He has been active on social media and has provided extensive opportunities for community review and comment.

As a neighbor on the same block I also support the parking exemption as part of the rezoning. This exemption will allow for the provision of community-serving amenity space instead of parking. As I stated above the proposed development will likely be utilized by neighbors who will walk to the development negating the need for excessive parking requirements.

I fully support this proposed rezoning. Thank you for your consideration.

Sincerely,

Luke Palmisano
4885 Wyandot st

From: Brenna Burkhart
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni St: 2017I-00090
Date: Wednesday, January 31, 2018 11:19:46 AM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

My husband and I fully support this proposed rezoning.

Sincerely,

Brenna and Michael Wegman
4935 Beach Ct Denver co 80221

From: diane graves
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni Street rezone
Date: Friday, February 02, 2018 2:33:57 PM

Dear Ms Weigle: I am writing to express my support for the proposed rezoning of 4890 Zuni Street (20171-00090) to E-MX-2x with waivers. The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability. My family recently moved to Chaffee Park from 20 years in West Highlands (32nd and Tennyson) and although we love our new slow paced neighborhood, we are extremely disappointed that there is ZERO retail or coffee shops or family run restaurants to walk and mingle with neighbors. I can assure you that we miss walking to shops and restaurants such as Perfect Petal, Novo Coffee, El Camino and Sweet Cow Ice Cream, just to name a few. The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment. The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking. I fully support this proposed rezoning.

Sincerely, Diane Graves
5110 Vallejo Street
Denver CO 80221
303.748.6066

From: Nick McMann
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Denver Resident Rezoning Input | Case # 2017I-00090
Date: Friday, February 02, 2018 6:38:21 PM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (Case # 2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning.

Regards,

Nicholas and Katherine McMann
Chaffee Park Neighborhood Homeowners
4880 Alcott St
Denver, CO 80221

From: Ryan Wise
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: 4890 Zuni St: 20171-00090
Date: Thursday, February 08, 2018 8:54:57 AM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (20171-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning.

Sincerely,

--

Ryan C. Wise | 720.383.8431
1810 W 50th Ave

From: Megan Birdsall
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Support of 4890 Zuni Street Rezoning
Date: Thursday, February 08, 2018 3:18:44 PM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking.

I fully support this proposed rezoning.

Sincerely,

Megan Birdsall
4985 Clay Street
Denver CO 80221

Comments received on revised application

From: Jake Barney
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Re: REVISED APPLICATION: Official Map Amendment Application #20171-00090: 4890 Zuni St
Date: Wednesday, April 18, 2018 11:20:27 AM
Attachments: [image001.png](#)
[image001.png](#)

Ms Weigle,

Appreciate the communication. As a resident of the neighborhood I strongly support the waivers of ZPSE and minimum parking. I am a bit unclear on the purpose of the requested waiver from minimum bicycle parking, but support their stated intent to include double the minimum necessary bicycle parking spots.

Additionally, I would add I have been very impressed with the developers of this sites community engagement at the RNO and local Denver Blueprint meetings.

Thanks,
Jacob Barney

5115 Umatilla St.

On Wed, Apr 18, 2018 at 10:24 AM Weigle, Elizabeth K. - CPD PS Neighborhood Planning <Elizabeth.Weigle@denvergov.org> wrote:

Good morning,

I am reaching out to you because you previously provided comments on the map amendment (rezoning) application for [4890 Zuni Street](#). The applicant has recently revised the application to change the proposed waivers related to parking. You may review the revised application at www.DenverGov.org/ProposedRezoning. Please scroll down to [4890 Zuni Street](#).

If you have additional comments or questions on the revised application, please contact me at elizabeth.weigle@denvergov.org or [720-865-3073](tel:720-865-3073). All written public comments will be included in the staff report for the Planning Board and City Council public hearings, and you are welcome to speak at the hearings as well.

The public hearing dates, once scheduled, will be posted at www.DenverGov.org/ProposedRezoning.

Thank you again for providing comments on this application.

Regards,

Liz Weigle

Elizabeth Weigle, AICP | Senior City Planner

Community Planning and Development | City and County of Denver

p: [\(720\)865.3073](tel:(720)865.3073) | elizabeth.weigle@denvergov.org

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From: Andrew Comer
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Cc: neens83@gmail.com
Subject: 49th and Zuni Development
Date: Tuesday, April 24, 2018 8:38:21 AM

Dear Ms. Weigle,

My name is Andrew Comer and am writing to express the support of me and my wife, Stephanie Castoldi, for the proposed development of the old church at 49th and Zuni as generally proposed by Fred Glick in his zoning application. We live a block and a half away (at 49th and Alcott), and all neighbors we have spoken with are in support of thoughtful development at the Zuni space that would add some restaurant/retail options to the area. Adding those kind of options would improve interactions in the community and would make our area more walkable.

Please let us know if you have any questions and if there is anything else we can do to demonstrate our support.

Thank you,
Andrew and Stephanie

From: Katherine Howes
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Cc: [Hunter Grove](#)
Subject: Zoning proposal for 4890 Zuni St. 80221
Date: Tuesday, April 24, 2018 10:12:02 AM

Good Morning-

I'm writing to further express my support for Mr. Glick's proposed project at 4890 Zuni Street. My finance and I live a block and a half away from the project at 5075 Zuni St. Our neighborhood, Chaffee Park, has long been overlooked and has struggled some because of it. While areas blocks away (Sunnyside, Berkley, Lo-Hi) are all thriving, Chaffee Park still struggles to keep up and this is in large part because there is little to no commercial space in our neighborhood. We are in a "food desert" where the closest grocery store is at the least a ten minute drive away, and even though we are a quick ten minute bus ride to downtown denver, don't have the luxury of a coffee shop or restaurant within walking distance.

We are excited to be part of a greater renaissance in Denver, supporting the walk-ability of small neighborhoods, having more space to congregate and get to know our neighbors, and supporting a greener Denver by being able to bike and walk more and more often. We hope that Mr. Glick's project will be the beginning of needed change in our neighborhood- supporting the existing and amazing culture of the Northside, while adding supports to families who live there.

Please feel free to contact us at 970.946-0909.

Sincerely,

Katherine Howes and Hunter Grove

From: Ryan Wise
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Support for 49th and Zuni updates
Date: Tuesday, April 24, 2018 5:21:41 PM

Hi Liz,

Writing to inform you of me and my wife's support for Fred Glick and his team to put some totally necessary for the neighborhood additions at 49th and Zuni.

Thank you,

Ryan Wise

--

Ryan C. Wise | 720.383.8431

From: Tessa McAleer
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Rezoning at 4890 Zuni Street
Date: Tuesday, May 01, 2018 4:58:37 PM

Dear Ms Weigle,

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

The Chaffee Park neighborhood is greatly lacking in walkability and this rezoning with retail would greatly help that and increase our neighborhood's community feel.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,

Tessa McAleer

5060 Tejon Street, Denver, CO, 80221

From: Joan Engler
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Rezoning 4890 Zuni
Date: Saturday, April 28, 2018 1:18:00 PM

Hello Ms. Weigle,

I am writing to oppose the zoning change on the property address and case number (4890 Zuni St: 2017I-00090). I know the impact of businesses as I live along Eliot St behind Village Inn and Jenny's Market. Even if the businesses are not planning on being open 24/7 it will still impact the area. Also we already have "drag races" at night along that area and this could be a hazard to pedestrians with the increase in traffic. I feel until the City and County of Denver can handle the problems we are experiencing in this neighborhood we should not be increasing potential problems.

Joan Engler 4884 Eliot St Denver, CO

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

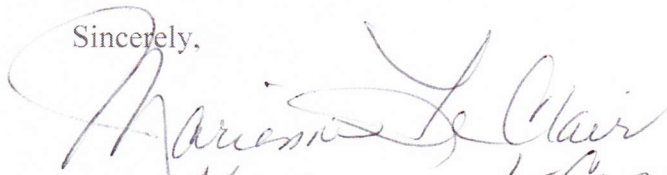
The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,


MARIANNE LECCLAIR
2835 W. PARKSIDE PL. #110
720-987-6017

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,



Stephanie Gronholz
5044 Alcott St.
Denver, CO 80221

skgronholz@gmail.com

720-254-5023

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

5-14-18

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,

Cynthia Malloy
2839 W 152nd Ave
Denver, CO 80221

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,

Nola Miguel

[Handwritten signature]

4930 Vallejo St.

Denver CO 80216

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,



Kevin O'Brien
2141 W. 50th Ave
970-420-3448

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

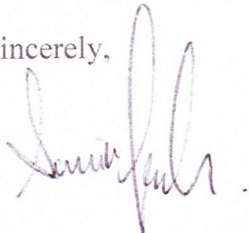
The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,



Sinia Grabar

5056 Alcott Street

Denver CO

CO 80221

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (20171-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,



Megan Birdsall

4985 Clay St

Denver CO 80221

641 430 7144 *

megan.birdsall@gmail.com*

*please call or email me if you'd like to ask
any questions regarding my support of this rezoning

Received 5/12/18

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,



4870 Zuni St.
303-901 3598

ATTN: Elizabeth Weigle
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

Dear Ms. Weigle:

I am writing to express my support for the proposed rezoning of 48900 Zuni Street (2017I-00090) to E-MX-2 with waivers as detailed in the revised application of April 12, 2018.

The proposed rezoning would enable the development of much needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The community has been informed that the planned bump out on south east corner of 49th and Zuni was canceled because DPW intends to build a bike lane there. I want to express my objection to this. A simple internet search will provide anyone with a plethora of examples where a bike lane is a possibility in conjunction with an existing bump out at any intersection. The image I've copied and pasted here is only one example. As this project, when approved, will increase the volume of pedestrian, bicycle and motor vehicle traffic in this area, which already has high volume of foot traffic because of Beach Court Elementary, I believe this is essential. It is time for DPW and the City of Denver to start treating the citizens of North Denver with the respect they deserve because we do pay taxes and we will vote. We have been watching, with a heavy heart, the callousness the city DPW and CDOT have treated our neighbors to the east in 80216 with, and we refuse to except that type of treatment from the bureaucrats whose livelihood's we fund as tax paying citizens. Our RNO has expressed support for this project numerous times in the past and it will continue to. In the letters we have written to the city we have questioned DPW and RTD's practice of valuing their vehicle maintenance budget over the lives of our children and family members. We are still waiting for a reply.



The requested application of a parking exemption as part of the rezoning will allow for the provision of community servicing amenity space instead of parking and the re-use of the existing church building.
I fully support this proposed rezoning.

Sincerely,

Lucas Merrigan

From: Dany Gaillard
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Cc: fred@innoabrd.com
Subject: Rezoning of 4890 Zuni St, Case # 2017I-00090
Date: Wednesday, May 16, 2018 11:16:59 AM

Dear Ms Weigle:

I am writing to express my support for the proposed rezoning of 4890 Zuni Street (2017I-00090) to E-MX-2x with waivers as detailed in the revised application of April 12, 2018.

The proposed rezoning would enable the development of much-needed neighborhood-serving retail and contribute to neighborhood walkability.

The waiver of the ZPSE requirement for eating and drinking establishments would encourage and foster small businesses in a future development and the rezoning process, and the extensive neighborhood consultation which has already taken place, have provided many opportunities for community review and comment.

The requested application of a parking exemption as part of the rezoning will allow for the provision of community-serving amenity space instead of parking and the re-use of the existing church building.

I fully support this proposed rezoning.

Sincerely,

Dany Gaillard
5085 Alcott St
Denver, CO 80221
720-588-6252