

## Addendum to Proposed Official Zone Map Amendment

### Application for:

1555 & 1597 Stuart Street

**Parcel Number(s):** 0231421013000, 0231421012000

**Current Zoning:** PUD 559

**Proposed Zoning:** C-MX-3

**Legal Description:** Lots 1-5, inclusive, Block 2, Glen Park, and Lots 6-19, inclusive and the south 2 feet of Lot 20 and all of the vacated alley adjacent to lots 10-19 and adjacent to the south 2 feet of Lots 9 and 20, Block 2, Glen Park, second filing, City and County of Denver, State of Colorado.

### Property Owner Information

Yeshiva Toras Chaim Talmudical Seminary of Denver

Rabbi Ahron Y. Wasserman, President and CEO

1555 Stuart St

Denver, CO 80204

### Authorized Representatives:

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### Project Summary:

In 2004 Yeshiva Toras Chaim initiated a rezoning process to renovate their building and introduce a dormitory use to house their, currently off-site, students. As a result the subject property at 1555 and 1597 Stuart became subject to PUD 559 to accommodate a three level, 17,000 square foot dorm located on the north end of our property. Unfortunately, the renovation project was not completed at that time. The scope of the project has since shifted to a two level, 14,500 square foot dorm connected to the school. However, because the current design has moved the dorm building from its originally proposed location--coupled with a general policy shift away from the use of Planned Unit Developments since the 2004 PUD was generated--the Yeshiva is pursuing a standard zone district for the subject property.

With concern for the care, security and convenience of our students in mind, we believe attaching the dorm directly to the Yeshiva will be a better solution for both the Yeshiva and the neighborhood. The design will be a smaller scale than the current sanctuary, occupy a smaller footprint, and provide a better connection to the existing school as well as maintain a buffer of less intense development between the surrounding residential neighborhood and St. Anthony's redevelopment.