

Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Councilman Albus Brooks - legislative rezoning
Address		Address	2855 Tremont Pl, #201, Denver, CO 80205
City, State, Zip		City, State, Zip	Denver, CO
Telephone		Telephone	720-337-7709
Email		Email	albus.brooks@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Multiple properties generally located at and around 25th St & Glenarm Pl. Refer to map on page 2 of this application. Note that legal description is being addressed separately with Public Works - Survey		
Assessor's Parcel Numbers:	Multiple		
Area in Acres or Square Feet:	Approx. 12 acres		
Current Zone Districts:	G-MU-3, UO-3 and R-3, UO-3		
PROPOSAL			
Proposed Zone Districts:	U-RH-2.5, UO-3		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/>	Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, <i>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.</i>	
	<input checked="" type="checkbox"/>	Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.	
	<input checked="" type="checkbox"/>	Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.	



THE HONORABLE
Albus Brooks
CITY COUNCIL PRESIDENT
COUNCILMAN DISTRICT 9

City and County of Denver
CITY COUNCIL

Elbra M. Wedgeworth Municipal Building
2855 Tremont Place, Suite 201
Denver, CO 80205
p: 720.337.7709
albus.brooks@denvergov.org

December 22, 2017

Mr. Brad Buchanan
Executive Director
Community Planning & Development
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Request for map amendments to rezone properties to residential zone districts consistent with adopted plans

As the Councilman for District 9, I am writing to request that Community Planning and Development (CPD) initiate a legislative map amendment to update zoning for the properties shown on the map below to a residential zone district that is consistent with citywide adopted plans, and the Northeast Downtown Neighborhoods Plan.

This request would change the zoning from G-MU-3/UO-3 to U-RH-2.5/UO-3 for the approximately 12-acre area. The change will continue to allow development opportunity in the area while ensuring that any new buildings or expansions to existing buildings are compatible with the existing neighborhood fabric, as this area undergoes a rapid transformation at the edge of downtown. The U-RH-2.5 zone district provides reasonable development potential while protecting neighborhood character by ensuring continuation of the two-story visual pattern of buildings along the street.

This request has been thoroughly vetted with the affected community members. I believe there is substantial community support for this map amendment application for which I will sponsor. Please contact me with any questions at (720) 337-7709.

Sincerely,

Albus Brooks
Denver City Council President
District 9

DRAFT Legal description for proposed Five Points Legislative Zone Map Amendment Council District 9

A part of the Clements Addition Subdivision, and a part of the Stile's Addition Subdivision located in the Northeast One Quarter of Section 34, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from **G-MU-3 UO-3 and R-3 UO-3 to X-XX-X**:

Clements Addition

Block 187: Lots 17 through 21

Block 188: Lots 1 through 4 and the Northeast 1/2 of Lot 5

Block 217: Lots 4 through 30

Stiles Addition

Block 182: Lots 22 through 32

Block 183: Lots 17 through 31

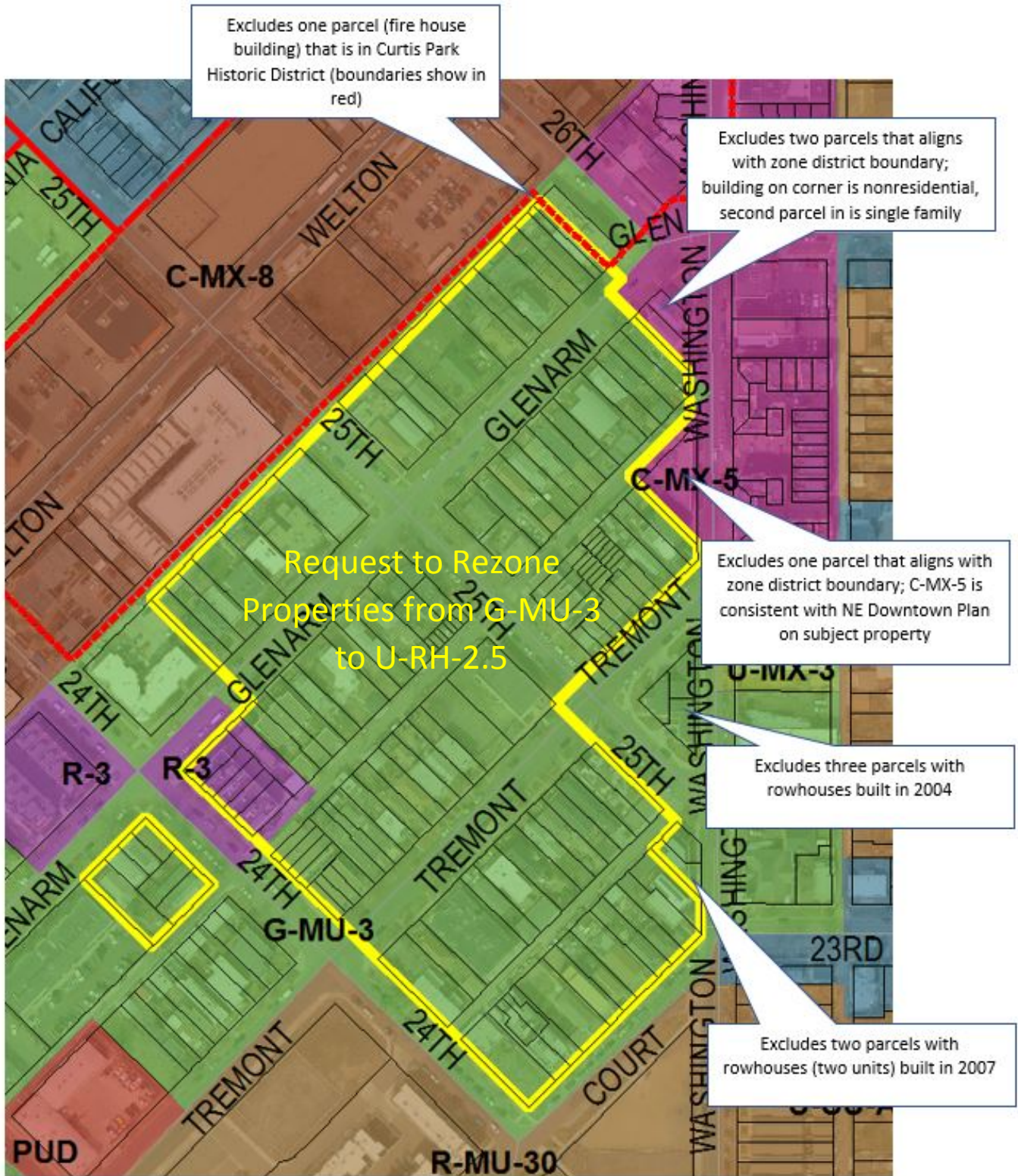
Block 186: Lots 3 through 24

Block 187: Lots 1 through 16 and Lots 22 through 32

Block 217: Lots 1 through 3

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

Subject Properties Outlined in Yellow



Addendum to Application: Preliminary Evaluation of Official Map Amendment Criteria

The narrative below addresses the criteria for legislative official map amendments per Section 12.4.10.7 of the Denver Zoning Code.

A. Consistency with Adopted Plans

The proposed amendment will implement citywide Blueprint Denver and Comprehensive Plan goals relating to preservation of neighborhood character. More specifically, the U-RH-2.5 zone district implements several policies in the Northeast Downtown Neighborhoods Plan (May 2011), including:

- Guiding Principles: “Protect Neighborhood Fabric” (p. 10, 11)
- “Maintain the unique character of each neighborhood in Northeast Downtown” (p. 10)
- Economic and Development Opportunity: “Encouraging new investment by encouraging the reuse of existing structures, attracting new development”; “Housing development opportunities should expand the range of housing types and price ranges”. (p. 11)
- “Make use of design elements, such as upper story setbacks, as necessary, to minimize massing adjacent to residential areas” (p. 18)

The request is consistent with the Northeast Downtown Neighborhoods Plan Future Land Use Map and Concept Height Map (p. 17). The plan identifies the subject properties as Single Family/Rowhouse, which is for a “mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings.” The plan’s Concept Height Map identifies about 97% of the 12 acres as 2.5 stories. The exception is the approximately 14,000 SF (0.3 acre) area at the southeast corner of 24th St and Glenarm Pl where the plan identifies a three-story building height with six existing 1-2 story residential structures built in the 1880s.

The U-RH-2.5 zone district will allow infill development opportunity that promotes the existing neighborhood character. The U-RH-2.5 zone district allows single and multi-unit buildings with massing and scale that reflects the two-story pattern in the community, while allowing some usable floor area above the second floor to accommodate context-sensitive expansions to existing buildings and new buildings.

B. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-RH-2.5 would result in the uniform application of zone district building form, use, and design regulations.

C. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City’s adopted plans.