



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services

201 W Colfax Ave, Dept 205
Denver, CO 80202
p: 720-865-2972
f: 720-865-3056
www.denvergov.org/planning

TO: City Council

FROM: Steve Nalley, Senior City Planner

DATE: March 11, 2013

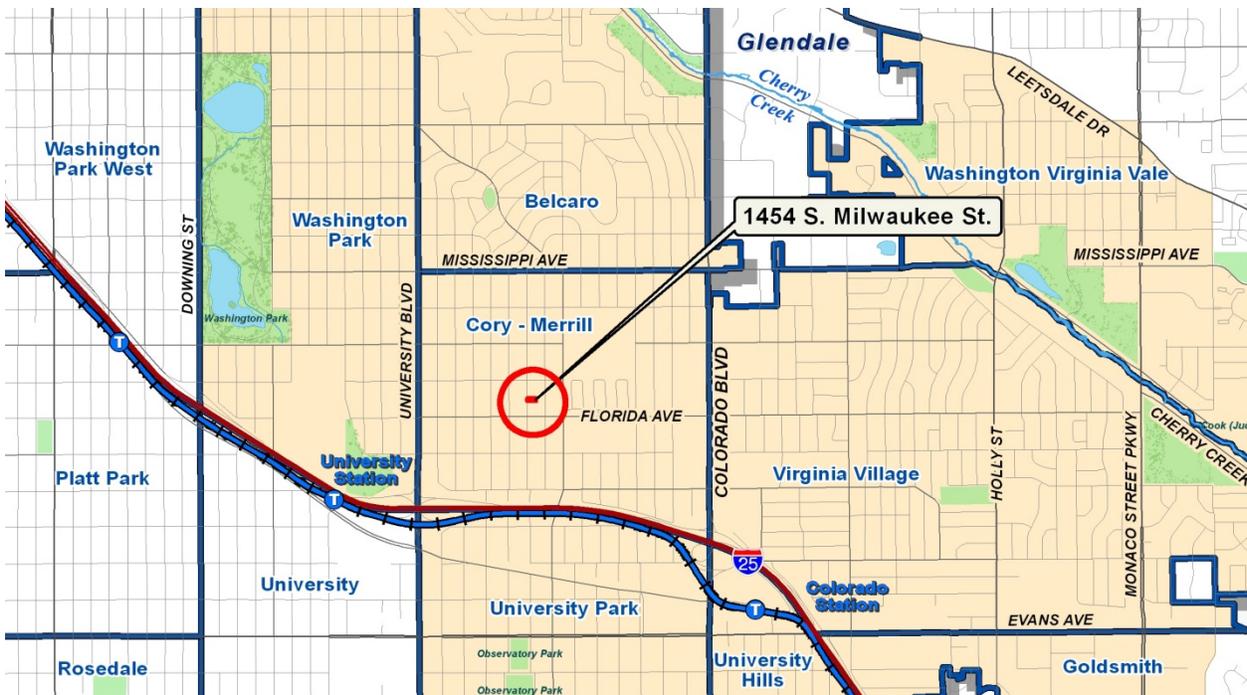
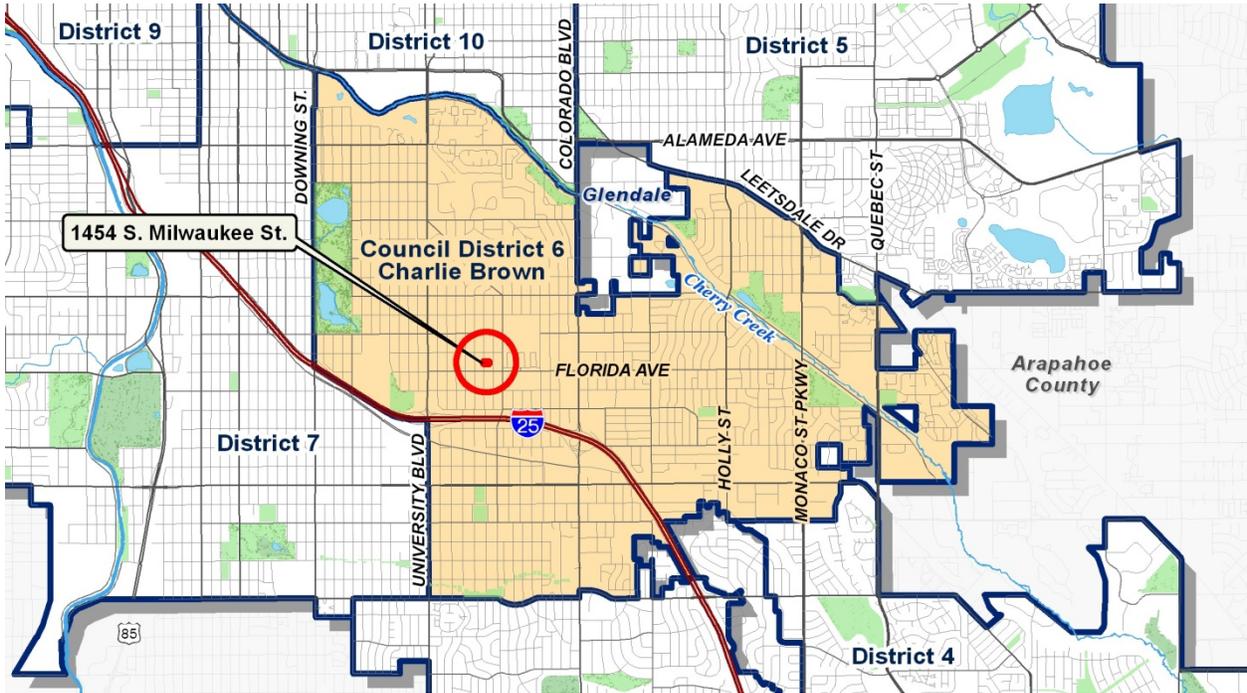
RE: Official Zoning Map Amendment Application #2012I-00046
1454 S Milwaukee St
Rezoning from **PUD 320 to E-SU-DX**

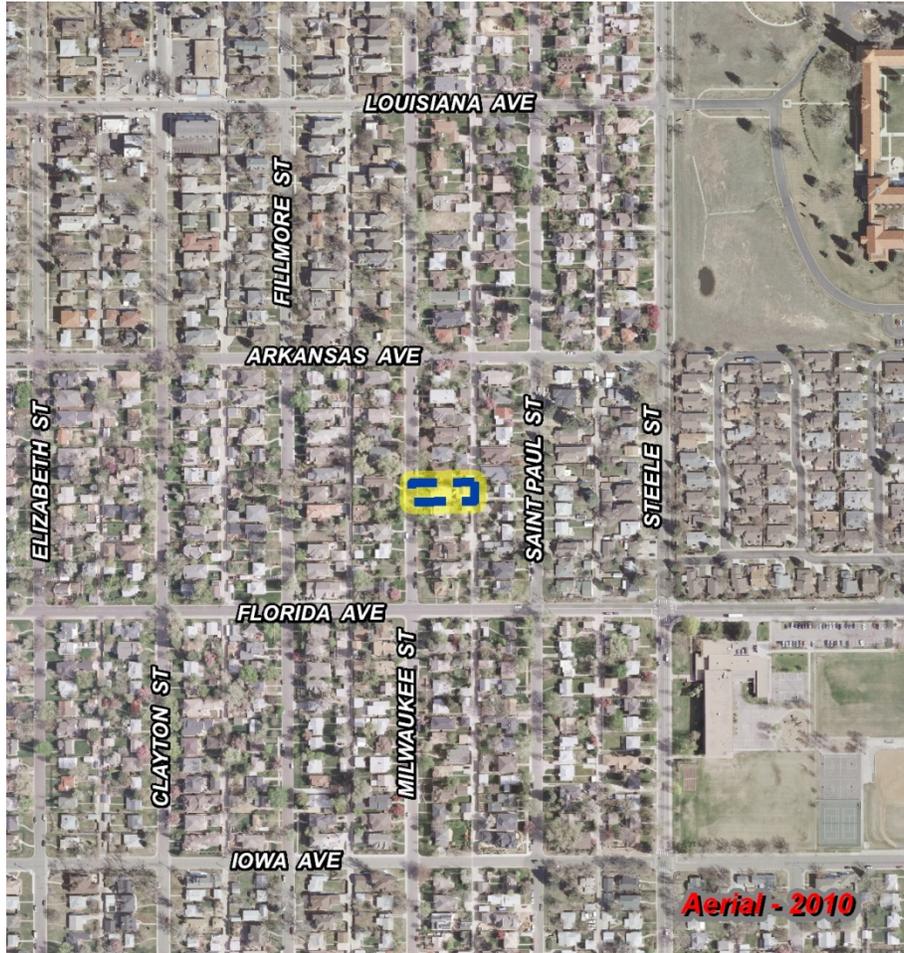
Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2012I-00046 for a rezoning from PUD 320 to E-SU-DX.

Request for Rezoning

Application:	#2012I-00046
Address:	1454 S Milwaukee St
Neighborhood/Council District:	Cory - Merrill / Council District 6
RNOs:	Cory-Merrill Neighborhood Association Inter-Neighborhood Cooperation
Area of Property:	6,250 square feet or 0.143 acres
Current Zoning:	PUD 320
Proposed Zoning:	E-SU-DX
Property Owner(s):	Ryan Homes, Inc.
Owner Representative:	Bob Gollick





Summary of Rezoning Request

- The site is located in the center of the Cory-Merrill neighborhood within Council District 6 in Central Denver. The property is located mid-block between Florida Avenue to the south and Arkansas Avenue to the North. The site fronts Milwaukee Street on the east side of the block, and extends to the alley between Milwaukee and Saint Paul Streets.
- The property is now a vacant lot following the recent demolition of a single residence that was comprised of two structures. The property owner requests rezoning to E-SU-DX to have greater flexibility in building a home that fits within the surrounding neighborhood context.
- The requested zone district title 'E-SU-DX' is defined as the Urban Edge context – Single Unit – DX (symbol for a 6,000 s.f. minimum lot size that allows a suburban house or urban house). The Urban Edge neighborhood is a mix of Urban and Suburban Neighborhood contexts with a preponderance of single-unit and two-unit residential uses. Urban Edge may also contain a lesser amount of multi-unit residential units,

commercial buildings or mixed uses that are embedded in the residential areas. All of these uses fit within a regular block grid pattern with an orthogonal street network fronting the blocks, and alleys dividing the center of blocks. Further details of the zone districts can be found in Article 4.1 of the Denver Zoning Code (DZC).”

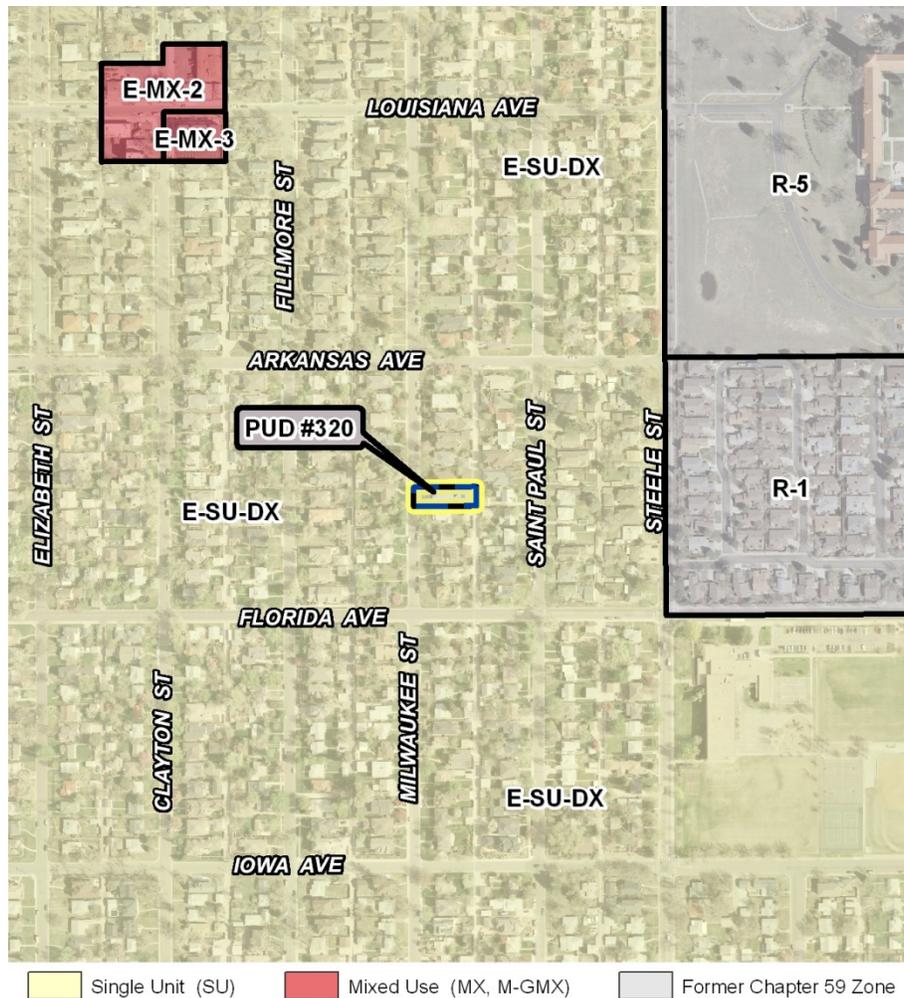
Existing Context

- The Cory-Merrill neighborhood is predominantly single family on traditional lots and blocks laid out in an orthogonal grid pattern. The neighborhood is bounded on the west by University Boulevard and by Colorado Boulevard to the east - a major commercial corridor fronted by retail, office and higher education uses. The north neighborhood boundary is Mississippi Avenue, and I-25 to the South. Just south of I-25 is Denver University and the light rail station in the University Park Neighborhood.
- Within this residential neighborhood are two religious and institutional campuses that occupy a larger areas made up of multiple city blocks. These include the Merrill Middle School and Cory Elementary School complex (comprising 4 neighborhood blocks), and the Archdiocese of Denver & Saint John Vianney Theological Seminary campus (equivalent to 8 neighborhood blocks). Other smaller scale churches, schools businesses and services are located throughout the neighborhood on the smaller neighborhood blocks in various locations.
- The site is surrounding on all sides by E-SU-DX zoning with existing suburban and urban house forms.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD #320	Single Unit Residential with two structures	Vacant	Grid of streets
North	E-SU-DX	Single Unit Residential	Suburban and urban house forms	
South	E-SU-DX	Single Unit Residential	Suburban and urban house forms	
East	E-SU-DX	Single Unit Residential	Suburban and urban house forms	
West	E-SU-DX	Single Unit Residential	Suburban and urban house forms	

1. Existing Zoning



- PUD #320 was created in 1992 to allow for the sale and transfer of a non-conforming single unit property that included two, single story structures on the lot.
- The original structure was located near the alley (rear structure). A second structure was built in 1965 (front structure). The newer front structure was approved as the primary residence, and the older rear structure was approved for continued family purposes (i.e. extra bedroom, storage, guests, tool room) with the condition that use of this structure could not be transferred to a new owner.
- When circumstances necessitated sale of the property in 1992, PUD #320 was created to define the permitted residential use of both structures, and to allow for transfer of these uses to new ownership.
- PUD #320 dictates that a single unit on the lot should match the original size, height and site layout of the previous structures. The maximum allowable building footprint area on the lot is 2,618.03 sq. ft. with a total F.A.R. of 0.42:1, and a height limit of 1 story.

- The purpose of PUD #320 is now obsolete given that 1) the two original structures are no longer extant, 2) the description of the original structures is too limiting and restrictive for new construction, and 3) the new zoning district provides sufficient guidance to construct a new single unit suburban or urban house form.

2. Existing Land Use Map



3. Existing Building Form and Scale



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:

Denver Fire Department: Approve rezoning only – will require additional information at Site Plan Review

Development Services: Approve – no comments

Denver Parks and Rec: Approve – no comments

Public Works – City Surveyor: Approved – no comments

Public Review Process

- CPD staff provided Informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations on January 4, 2013.

- Planning Board notification process: The property was legally posted for a period of 15 days announcing the January 16, 2012, Denver Planning Board public hearing, and written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members. Denver Planning Board recommended approval.
- Land Use, Transportation & Infrastructure notification process: Written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members 10 calendar days prior to the February 5, 2013 committee meeting.
- City Council notification process: The property was legally posted for a period of 21 days announcing the March 13, 2013 public hearing. Written notification of the public hearing was sent to all affected registered neighborhood organizations and City Council members 21 calendar days prior to the March 11, 2013.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.13 and 12.4.10.14, as follows:

DZC Section 12.4.10.13

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

DZC Section 12.4.10.14

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 strategies, including:

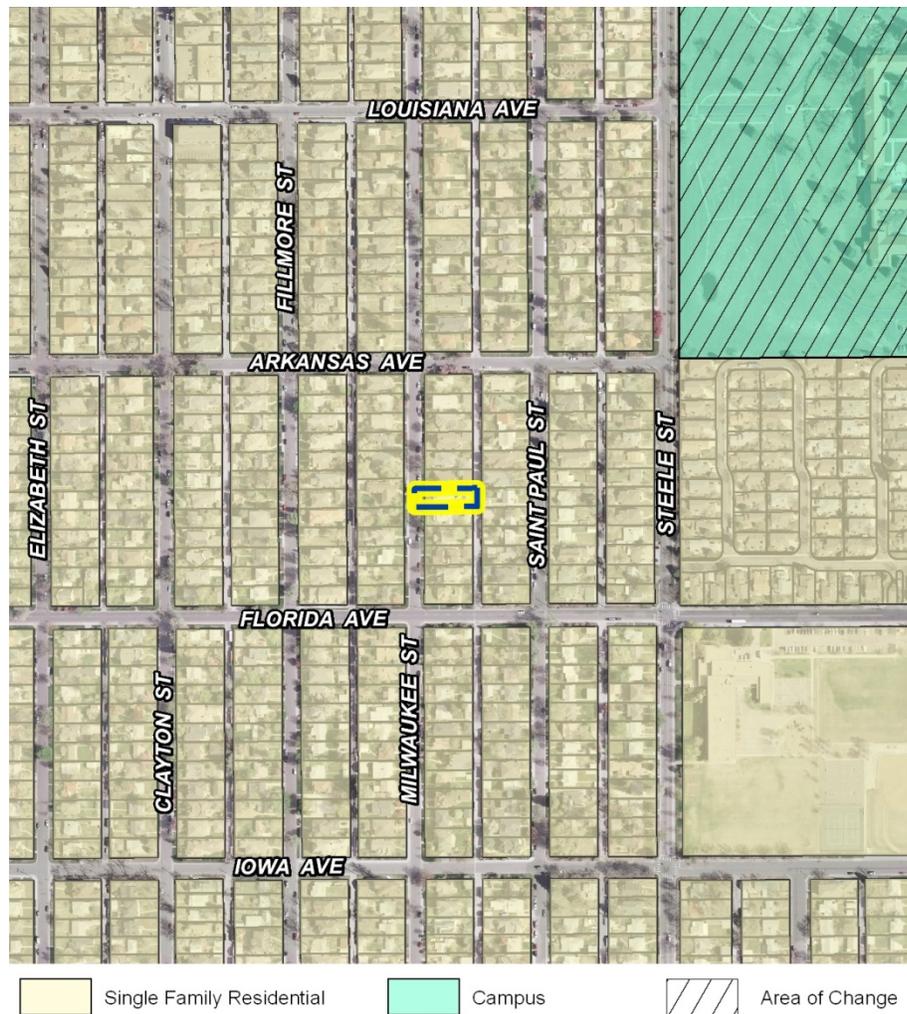
- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*

- 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.*
- Housing 2-C - *Review current codes and policies for residential infill development and additions to existing homes. Whenever possible, streamline the process while maintaining design and construction quality.*

Blueprint Denver

According to the 2002 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**.

Blueprint Denver 2002 Land Use Map



The E-SU-DX zone district promotes and protects residential single unit neighborhoods within the character of the Urban Edge neighborhood context. The building form standards, design standards and uses work together to promote desirable infill development in established

residential areas by accommodate the varied pattern of suburban and urban house forms. With a minimum lot size of 6,000 s.f. lot coverage is typically low creating generous setbacks and yard space. A block sensitive setback is required given that there are at least 3 zone lots containing residential structures on the same Primary Street frontage. This setback will be based on the location or pattern of the front facades of the adjacent structures on the block.

Area of Change / Area of Stability

As noted, the site is in an Area of Stability. In general, “The goal for Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment.” (p. 127).

The rezoning application is consistent with the Blueprint Denver Area of Stability recommendations. Reinvestment in existing neighborhoods can add significant value and stability while maintaining neighborhood character.

Street Classifications

Blueprint Denver classifies Milwaukee Street and other streets surrounding the block on which the site is located as Undesignated – Local Streets. According to Blueprint Denver, “local streets are influenced less by traffic volumes and are 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.” The proposed map amendment to E-SU-DX will encourage infill construction of a new single unit, which will likely generate a similar number of daily vehicle trips compared to the previous single unit structures.

2. Uniformity of District Regulations and Restrictions

Development on the subject site will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City [*optional*: “primarily through implementation of the city’s adopted land use plan”].

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.14.A.4, “The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the

area or to recognize the changed character of the area.” As discussed above, many adopted plan recommendations state that redevelopment of the area is desired, and the recently adopted plan also recognized that the character of the area is changing.

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

The Urban Edge Single Unit 6,000 s.f. lot zone district applies to the majority of the Cory-Merrill neighborhood where the character is a mix of single unit Urban house and Suburban house building forms. There are only a few multi-unit, commercial buildings or mixed uses embedded in the residential areas. All of these uses fit within a regular block grid pattern with an orthogonal street network fronting the blocks, and alleys dividing the center of blocks. The proposed rezoning to this district is fully consistent with the single unit context on similarly sized lots throughout the surrounding neighborhood.

The Urban Edge Single Unit District intent is to promote and protect an existing residential neighborhood by introducing new building and design standards that support the character of the neighborhood. This is achieved through establishing a similar setback and consistent street edge, and through application of suburban house and urban house building forms. These forms provide variation in building scale, transparency and entrances that positively relate to the street.

Staff Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #20121-00046, rezoning from PUD 320 to E-SU-DX.

Attachments

1. Application



Zone Map Amendment (Rezoning) - Application

1/26/12

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Ryan Homes, Inc.
Address	2101 Larimer Street
City, State, Zip	Denver, Colorado 80205
Telephone	303 904-0564
Email	bgollick@comcast.net
*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.	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Bob Gollick
Address	609 South Gaylord Street
City, State, Zip	Denver, Colorado 80209
Telephone	303 722-8771
Email	bgollick@comcast.net
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

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.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	1454 South Milwaukee Street
Assessor's Parcel Numbers:	0524231007000
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	Lots 13 and 14, Block 15 Alta Vista Subdivision Improvement Survey Plat dated 6.7.12 attached
Area in Acres or Square Feet:	6,250± square feet or 0.143± acres
Current Zone District(s):	PUD No. 320

PROPOSAL	
Proposed Zone District:	E-SU-DX





REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria
DZC Sec. 12.4.10.13

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

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.

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.

Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria
DZC Sec. 12.4.10.14

Justifying Circumstances - One of the following circumstances exists:

- The existing zoning of the land was the result of an error.
- The existing zoning of the land was based on a mistake of fact.
- 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.
- The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area
- 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.

Please provide an attachment describing the justifying circumstance.

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.

Please provide an attachment describing how the above criterion is met.

ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Review Criteria

Please list any additional attachments:

Letter of support from: Cory-Merrill Neighborhood Association, the area RNO



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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 (must sign in the exact same manner as title to the property is held)	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	Property owner representative written authorization? (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)	NO
Ryan Homes, Inc.	2101 Larimer Street Denver, Colorado 80205 303 904-0564 bgollick@comcast.net	100%	<i>[Signature]</i> <i>Chris Sublette,</i> <i>President</i>		A	Yes

[Signature]

11/20/12

November 19, 2012

Addendum Pages to the proposed Official Zone Map Amendment Application for:

1454 South Milwaukee Street Steele Street: Assessor’s Number: 0524231007000

Property Owner:

Ryan Homes, Inc.

2101 Larimer Street, Suite 101

Denver, Colorado 80205

Proposed Zoning: E-SU-DX

Authorized Representative:

Robert J. Gollick, Inc. (Bob Gollick)

609 South Gaylord Street

Denver, Colorado 80209

303 722-8771

bgollick@comcast.net

EXHIBIT “A”: DESCRIPTION OF CONSISTENCY WITH ADOPTED PLANS

(DRMC 12.4.10.13(A, B & C))

REVIEW CRITERIA

The proposed map amendment is consistent with the following adopted plans.

Note: there is not an adopted area plan or one in progress for this neighborhood.

- 1. Denver Comprehensive Plan 2000 and**
- 2. Blueprint Denver**

REVIEW CRITERIA 1. Denver Comprehensive Plan 2000

LAND USE CHAPTER

Objective 1: Citywide Land Use and Transportation Plan

Strategy 1-B: Page 57

Ensure that the *Citywide Land Use and Transportation Plan* reinforces the cities character by building on a legacy of **high-quality urban design and stable, attractive neighborhoods**; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

Accommodating New Development

Objective 3: Residential Neighborhoods and Business Centers Page 60

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.

LEGACIES CHAPTER**Objective 2 New Development, Traditional Character****Strategy 2-E**

Ensure that the Zoning Code reinforces quality urban design.

ENVIRONMENTAL SUSTAINABILITY CHAPTER *Page 39***Strategy 2-F** Conserve land by:

- Promoting infill development within Denver at sites where services and infrastructure are already in place.

SUMMARY: *As listed above there are numerous Objectives and Strategies that are contained in Denver Comprehensive Plan 2000 that are supportive of the proposed map amendment. In particular, the Land Use Chapter in it's detailed description of infill development.*

REVIEW CRITERIA 2: Blueprint Denver**How will growth be accommodated** *Page 11*

As stated in Blueprint Denver, much of Denver's growth will be accommodated by infill **development on vacant land** or through **redevelopment** of existing sites. *The proposed map amendment will meet that statement by providing the entitlement ability to develop a single residential unit on vacant parcel located in a single family neighborhood.*

Additionally, *Blueprint Denver* has designated the subject property as an *Area of Stability* with a land use designation of **Single Family Residential**, which are both defined (in *Blueprint Denver*) as follows:

Areas of Stability represent the majority of Denver's residential areas where there is a prevailing character that should be preserved or enhanced through reinvestment. *Page 17*

A Vision for Denver in 2020 *Page 18*

The planning process for *Blueprint Denver* resulted in a new vision for Denver in 2020 — organized around the plan's central premise that growth should be directed to Areas of Change, while the character of neighborhoods in **Areas of Stability** should be preserved and enhanced. With the goals of Plan 2000 and the successful implementation of *Blueprint Denver*, the city in

the year 2020 builds on the elements that define its character through a coordinated land-use and transportation system. Blueprint Denver anticipates several key outcomes of this integrated approach to planning for the future:

- Neighborhood reinvestment and character preservation creates stability in residential areas.

Plan Strategy: Preserve Stable Neighborhoods Page 23

Areas of Stability

These areas represent the bulk of the residential portions of the city and employment areas not designated as Areas of Change. **Preserving and revitalizing neighborhood character** has been a prevailing concern throughout the planning process. The need to direct and manage the location, type and intensity of future development is balanced by an equally strong desire to **preserve those areas of the city with an established character.**

Residential Areas and Neighborhoods Page 41

A neighborhood is an area that consists primarily of residential land uses. A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents. Historical, cultural or ethnic amenities, such as a collection of historic homes, art galleries, or ethnic or specialty shops and restaurants, should be accentuated to help neighborhoods develop a niche within the city. Easily identifiable borders help distinguish each neighborhood. Neighborhoods are primarily residential but vary in density, size and adjacency of non-residential uses. Typical neighborhoods are 500 to 1,000 acres, but higher density neighborhoods may be much smaller. There are several different types of residential areas, and neighborhoods often have more than one type within them. The plan introduces a vocabulary to describe various residential land-use characteristics that might be found in a number of neighborhoods. There are four general types of residential areas:

- Mixed-use
- Urban residential
- Single-family/duplex residential
- **Single-family residential**

Land Use Building Blocks

Below are definitions for the land-use types. The land-use types are organized around four general building blocks: districts, **residential areas**, centers and corridors. The building blocks in these four categories must be applied to reflect the complex character of many areas.

Single Family Residential Page 42

Neighborhoods of single-family houses represent the majority of Denver's residential areas, particularly those developed after 1900 and especially those built after 1940. Densities are fewer than 10 units per acre, often less than six units per acre neighborhood-wide, and the

employment base is significantly smaller than the housing base. Single-family homes are the predominant residential type. Some of the many areas in Denver with this attribute include Rosedale, University, Park Hill, Washington Park, Sloan Lake, Regis, Montbello, Green Valley Ranch, Hampden and Bear Valley.

SUMMARY: *The subject property is designated as an “area of stability” as Single Family Residential. This is precisely the intent of the proposed E-SU-DX zoning and the effect approval will have on the neighborhood. Providing a single family on a vacant lot surrounded by other single-family units.*

Exhibit "B":**Section "A" Description of Justifying Circumstances****(DRMC 12.4.10.14(A & B))**

The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.

The proposed E-SU-DX zone district map amendment is in response to the changed conditions of the area. The redevelopment of this property will provide a development solution for an outdated and erroneous PUD from The public interest for the citizens of Denver is best served by adoption of this map amendment, which will provide a single residential unit necessary for positive planned growth to occur.

The subject 6,250± square foot parcel was zoned PUD in 1992. This was done to correct two non-conforming structure as well as a duplex use on the zone lot that was developed in 1965. The issue at that time was two single-family units on a zone lot that only permitted one unit per the R-1 zoning. The current PUD was adopted to correct the non-conforming use. However, the PUD contains a condition that the allowance for the two units could not be transferred; even via sale and a condition that limits the allowable height to a single story unit. Over time, the property was sold and both the units have since been demolished. Thus due to the limitations of the PUD, the site is undevelopable.

The existing PUD cannot meet the development needs for this site or provide the City and area residents the quality and assurances that are necessary to maintain the single-family character of the area. Thus one of the changed conditions that justify this map amendment is the adoption of the new zoning code by the City and County of Denver in June of 2010. The new code provides the E-SU-DX zone district which being "form based" provides the assurance that the structure will meet the expectations of the area residents and the City. Design elements such as how the building relates to the street, the maximum height, as well as setbacks provide assurances for a structure that will be an asset to the neighborhood.

Section "B" Neighborhood Context

The proposed amendment is to provide the framework for the development of a single-family unit in a predominantly single family area. This proposed map amendment request approval of the E-SU-DX zone district. All of the SU designated zone districts are Single Unit districts. The E-SU-DX zone district was adopted by City Council to respond to the development needs for parcels such as this and are categorized as "Edge" Neighborhood Context. The Zoning Code describes the neighborhood context of the E-SU districts as consisting of a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood

Context is primarily **single-unit** and two-unit residential uses. **Single-unit residential structures are typically Urban House forms** with some Suburban House forms. The general intent is to encourage mixed-use developments with the building(s) being located close to the street. Single and two-unit residential uses are primarily located along local and residential arterial streets.

More specifically, the E-SU-DX allows only two building forms; the suburban house and the urban house and permits only one primary structure on a zone lot. This is precisely the nature of the proposed zoning with the surrounding zoning already in place. The subject is surrounded by the identical zone district and thus is compatible with the existing allowable height and uses already permitted.

The effect of the proposed amendment will be immediate and positive.

As paraphrased from the Zoning Code, in the **General Purpose** of the E-SU-DX, establishes the intent of the residential district is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. Additionally, the building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space.

Specific Intent: Edge Single Unit DX District

E-SU-DX is a single unit district allowing suburban and urban houses with a minimum zone lot area of 6,000 square feet.

**Exhibit "C": Proof of Ownership (Assessors records)
1454 South Milwaukee Street**

PROPERTY INFORMATION

Property Type: RESIDENTIAL		Parcel: 0524231007000		
Name and Address Information		Legal Description		
RYAN HOMES INC		L 13 & 14 BLK 15 ALTA VISTA		
2101 LARIMER ST 101				
DENVER, CO 80205-2096				
Property Address:	1454 S MILWAUKEE ST	Tax District	DENV	
Assessment Information				
	Actual	Assessed	Exempt	Taxable
Current Year				
Land	238100	18950		
Improvements	72200	5750		
Total	310300	24700	0	24700
Prior Year				
Land	238100	18950		
Improvements	72200	5750		
Total	310300	24700	0	24700
Style: One Story		Reception No.: 2012086301		
Year Built: 1965		Recording Date: 07/02/12		
Building Sqr. Foot: 1,259		Document Type: Warranty		
Bedrooms: 2		Sale Price: 317500		
Baths Full/Half: 2/0		Mill Levy: 71.307		
Basement/Finished: 0/0				
Lot Size: 6,250		Click here for current zoning		
		Zoning Used for Valuation:	R1	

**Exhibit "D": Letter of Support from Cory Merrill RNO
1454 South Milwaukee Street**

----- Original Message -----

From: [Donald Tressler](#)

To: [O'Flaherty, Mike - Development Services](#) ; [Tina Axelrad](#)

Sent: Wednesday, October 31, 2012 4:39 PM

Subject: 1454 So. Milwaukee St.

Hello Michael and Tina,

Charlie Brown called me this morning and told me about the situation for Chris Sublette and his property at 1454 So; Milwaukee.

The three of us were very involved in the Zoning Code update. If you recall when the first map was sent to me for Cory Merrill it had a few blocks in our northwest corner in the Urban Context and proposed zoning of U-SU-C. I argued that Cory Merrill is one neighborhood and I thought we should have consistent zoning throughout. Your staff agreed with me and changed us all to E-SU-D (and eventually Tina even agreed on the x). When I asked about the PUD on south Milwaukee I never did get a clear explanation as to why there was a PUD there. But since it was a PUD it did not get rezoned at that time. Now that the property has been scraped and no longer has 2 units on it, I certainly would hope that it gets the E-SU-Dx zoning like the rest of our neighborhood.

I have the rezoning on the agenda for our next neighborhood meeting scheduled for next Wednesday. Let me know if you want me to follow up with the results of that.

Don Tressler

President

Cory Merrill Neighborhood Association



November 15th, 2012

Robert J. Gollick
President
Robert J. Gollick, Inc.
Email: bgollick@comcast.net

RE: 1454 S. Milwaukee St. – Zoning Submittal
Corey Merrill Neighborhood

Dear Bob:

This letter serves as authorization for Robert J. Gollick, dba Robert J. Gollick, Inc. to act on behalf of Ryan Homes, Inc. at 2101 Larimer St. #101 Denver, CO 80205 a Colorado Corporation, for purposes of the rezoning application for parcel described as 1454 S. Milwaukee St. Denver CO 80210.

Respectfully,

Ryan Homes, Inc.

A handwritten signature in blue ink, appearing to read 'CS' or similar initials.

Chris Sublette, President

