



## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Wyatt Doop	Representative Name	
Address	2755 N IRVING STREET	Address	
City, State, Zip	Denver, CO 80211	City, State, Zip	
Telephone	830-255-6588	Telephone	
Email	wadoop@gmail.com	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 (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):	2755 N Irving Street Denver, CO 80211		
Assessor's Parcel Numbers:	0229318024000		
Area in Acres or Square Feet:	6,350 sf		
Current Zone District(s):	U-SU-B		
PROPOSAL			
Proposed Zone District:	U-SU-B1		

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> 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.</li> <li><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> 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.</li> <li><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.</li> </ul>
<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><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The existing zoning of the land was the result of an error.</li> <li><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</li> <li><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.</li> <li><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:             <ul style="list-style-type: none"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> </li> <li><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. Please provide an attachment describing the justifying circumstance.</li> <li><input checked="" 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. Please provide an attachment describing how the above criterion is met.</li> </ul>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</li> <li><input checked="" type="checkbox"/> Proof of Ownership Document(s)</li> <li><input checked="" type="checkbox"/> Review Criteria, as identified above</li> </ul>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<ul style="list-style-type: none"> <li><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</li> <li><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</li> </ul>	
Please list any additional attachments:	



# REZONING GUIDE

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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	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/01/12	(A)	YES
Wyatt A. Doop	2755 N Irving Street Denver, CO 80211 (830) 255-6588 wadoop@gmail.com	100%	<i>Wyatt A. Doop</i>	03/13/20	(A)	NO

# Zone Map Amendment Application – 2755 N Irving Street

## Introduction

This application seeks an official map amendment to rezone 2755 N Irving Street from U-SU-B to U-SU-B1. Section 5.2.2.2.D describes the property’s current zone district classification as “U-SU-B is a single unit district allowing urban houses with a minimum zone lot area of 4500 square feet. Blocks typically have a pattern of 37.5 foot-wide lots.” Section 5.2.2.2.E describes the property’s proposed zone district as “U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4500 square feet. Blocks typically have a pattern of 37.5-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard”

The purpose of the proposed official map amendment is to allow an accessory dwelling unit (ADU) to be constructed in the property’s back yard. The Denver metro region, in particular the City and County of Denver, faces an unprecedented demand for housing due to a natural population increase coupled with continuing strong immigration. This demand for housing has placed upward pressure on the values for Denver’s housing stock and land. The subject property is 6,350 square feet with an existing house and an existing detached single car garage. The subject property’s existing condition represents the development pattern of its block and the Sloan Lake neighborhood, which are primarily single-family homes. The proposed official map amendment would allow an affordable dwelling unit to be built on the property to help solve Denver’s affordable housing crisis, while in the meantime, providing extra income to offset the rising costs of living. A central goal of this official map amendment is to introduce additional housing in an area of the city that can support it due to its proximity to public transit, public schools, parks and amenities.

The proposed zoning amendment and the ADU it would allow to be built are in line with Comprehensive Plan 2040 and Blueprint Denver, by allowing additional affordable housing in Denver in a sustainable manner that would preserve the character of the current neighborhood.

## Consistency with Adopted Plans

### 1. Consistency with Blueprint Denver (2019)

The proposed zoning amendment for 2755 N Irving Street is consistent with Blueprint Denver 2019. Blueprint Denver aims to manage growth in a smart and sustainable manner as the Denver population continues to increase. A main keystone of the plan encourages official map amendments and underpins the importance of “diversifying housing choice through the expansion of accessory dwelling units throughout all residential areas”.

The proposed zoning amendment is consistent with the housing policies, strategies, and recommendations outlined in Blueprint Denver:

1. Policy 04 on page 84 recommends to “Diversify housing choice through the expansion of accessory dwelling units throughout all residential area”. This map amendment will allow for

the construction of an ADU where it is not currently allowed and thus will help expand ADUs in the residential area without significantly impacting the neighborhood character.

- a. This map amendment aligns with Strategy E of this policy: “A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.” This map amendment will enable an ADU to be built on a single property that resides on a residential collector, since no holistic approach is yet in place, this rezoning will be implementing Strategy E by enabling an ADU rezoning on a small area (single property) which is also on a residential collector street (close to transit).
2. Policy 05 on page 84 recommends to “Remove barriers to constructing accessory dwelling units and create context-sensitive form standards” This map amendment is an example of this policy as it would remove the current regulatory barrier to construction of an ADU.

According to Blueprint Denver the subject property will remain a **residential low, urban**, property located on a **residential collector** street. The proposed zoning amendment is consistent with this outlook.

## **2. Consistency with Comprehensive Plan 2040**

Comprehensive Plan 2040 provides a 20-year planning vision for Denver. The proposed map amendment supports the visions, goals, and strategies outlined by the plan.

### **Goal 1.2 – Support housing as a continuum to serve residents across a range of incomes, ages and needs.**

This map amendment will allow a lower cost housing option, with comparison to single family homes, to be built in the form of a small ADU. This will also provide a greater mix of housing options and will support residents across a range of incomes, ages and needs. This is in alignment with Strategy A of Goal 1.2: “Create a greater mix of housing options in every neighborhood for all individuals and families.”

### **Goal 1.3 – Develop housing that is affordable to residents of all income levels.**

This map amendment aligns with Strategy B of this goal, to “Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.” by enabling a small ADU to be developed on a residential collector street which will provide an affordable housing option close to transit.

### **Goal 1.5 – Reduce the involuntary displacement of residents and businesses.**

This map amendment aligns with Strategy B of this goal, to “Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community.” Property taxes on the subject property have risen by over 15% in the past year alone and are expected to

continue to rise with population growth. An ADU would provide additional income to the existing homeowner, which would reduce the risk of the resident being forced to leave for more affordable options, by alleviating the burden of rising housing costs.

### **3. Consistency with Housing an Inclusive Denver (2018 – 2023)**

- a. Section 4, Recommendation 2 is to “Expand and strengthen land use regulations for affordable and mixed-income housing”. One of the key ideas listed to support this recommendation includes, “streamlining and facilitating the development of accessory dwelling units as a tool for affordability and to stabilize residents at risk of displacement”. This map amendment supports this strategy by enabling the development of an ADU on the subject property.

### **Uniformity of District Regulations and Restrictions**

The proposed map amendment is consistent with the uniformity of the proposed U-SU-B1 zoning, because the current property and future improvements will be constructed in accordance with the U-SU-B1 zoning regulations and restrictions.

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

The proposed map amendment will further the public health, safety and general welfare of the city by enabling the construction of an affordable housing option in the form of a small ADU, therefore increasing the amount of affordable housing options in the city.

### **Justifying Circumstances**

Since the approval of the existing Zone District, the city has adopted plans which outline strategies to provide additional affordable housing in Denver by encouraging the development of ADUs. These plans include Blueprint Denver (2019), Comprehensive Plan 2040, and Housing an Inclusive Denver (2018 – 2023). The proposed rezoning is in alignment with these strategies.

### **Consistency with Neighborhood Context, Zone District Purpose and Intent**

The proposed map amendment is consistent with the **Urban Neighborhood Context** and the **Urban Residential District** general purpose in Section 5.2.2.1 within the Denver Zoning Code shown below. The proposed map amendment is consistent with A, as the amendment will preserve the existing home and thus protect the overall image and character of the residential neighborhood. The amendment is also consistent with B, as the amendment would allow the construction of a detached accessory dwelling unit in the rear yard that will conform to the building form standards and design standards while maintaining the single unit character at the street.

### 5.2.2.1 General Purpose

A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.

B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi unit building forms that address the street in the same manner as urban house building form.

The proposed map amendment is consistent with the **U-SU-B1 Specific Intent** shown below from Section 5.2.2.2.E, as the subject property has a lot area of 6350 square feet above the minimum zone lot area and will conform to the setbacks and lot coverage standards.

“Single Unit B1 (U-SU-B1) is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards to accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.”

Legal Description for 2755 N Irving Street, Denver, CO 80211:

**LOT 16 AND SOUTH HALF OF LOT 15 AND NORTH HALF OF LOT 17  
MOHNS ADDITION  
CITY AND COUNTY OF DENVER, STATE OF COLORADO**

Also known as:

**L 16 & S 1/2 OF L 15 & N 1/2 OF L 17 MOHNS ADD**



# 2755 N IRVING ST

<b>Owner</b>	DOOP,WYATT 2755 IRVING ST DENVER , CO 80211-4055
<b>Schedule Number</b>	02293-18-024-000
<b>Legal Description</b>	L 16 & S 1/2 OF L 15 & N 1/2 OF L 17 MOHNS ADD
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

## Print Summary

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	1246
<b>Bedrooms:</b>	1	<b>Baths Full/Half:</b>	1/1
<b>Effective Year Built:</b>	1929	<b>Basement/Finish:</b>	906/0
<b>Lot Size:</b>	6,350	<b>Zoned As:</b>	U-SU-B

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

Current Year			
	Actual	Assessed	Exempt
Land		\$423,400	\$30,270 \$0
Improvements		\$198,600	\$14,200
Total		\$622,000	\$44,470

Prior Year			
	Actual	Assessed	Exempt
Land		\$338,700	\$24,390 \$0
Improvements		\$187,100	\$13,470
Total		\$525,800	\$37,860

### 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	2/24/2020		
Original Tax Levy	\$1,603.51	\$1,603.49	\$3,207.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,603.51	\$0.00	\$1,603.51
Due	\$0.00	\$1,603.49	\$1,603.49

### 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 ⓘ	Y
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: **\$2,929.04**

### Assessed Value for the current tax year

Assessed Land	\$30,270.00	Assessed Improvements	\$14,200.00
Exemption	\$0.00	Total Assessed Value	\$44,470.00