



TO: Denver City Council
Neighborhoods and Planning Committee
Mary Beth Susman, Chair

FROM: Tim Watkins, Senior City Planner

DATE: January 14, 2016

RE: Official Zoning Map Amendment Application #2015I-00006 – 3901 - 3991 N Cook St.
Rezoning from E-SU-DX to U-RH-2.5

Staff Report and Recommendation

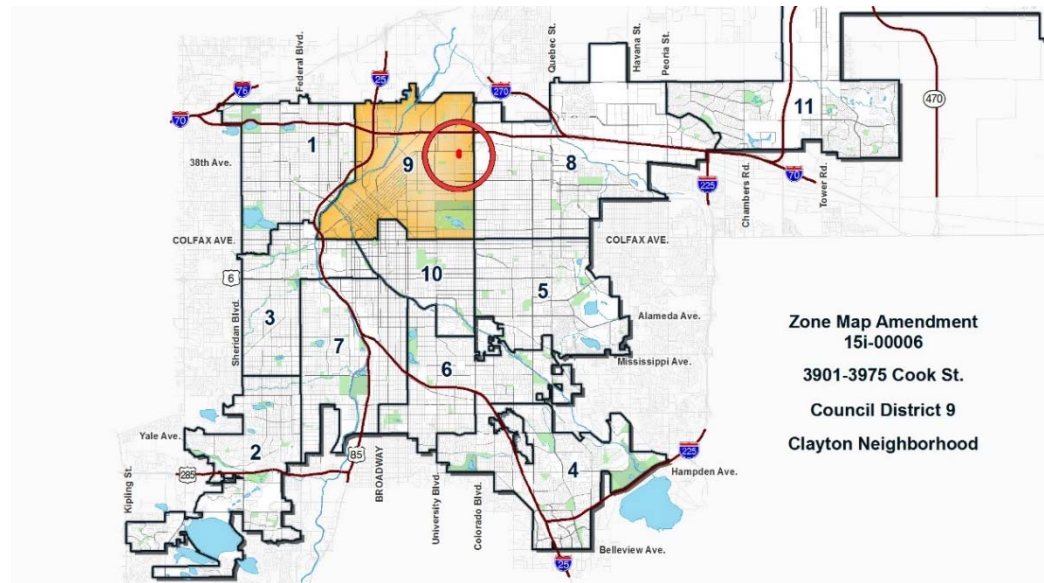
Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2015I-00006 for a rezoning from E-SU-DX to U-RH-2.5 for the property located at 3901 - 3991 N Cook St.

Request for Rezoning

Application:	#2015I-00006
Address:	3901 - 3991 N Cook St.
Neighborhood/Council District:	Clayton / Council District 9
RNOs:	Clayton United Elyria Swansea/Globeville Business Association United Community Action Network Inc. The Points Historical Redevelopment Corp Inter-Neighborhood Cooperation (INC) Denver Neighborhood Association, Inc.
Area of Property:	Total: 1.72 acres
Current Zoning:	E-SU-DX
Proposed Zoning:	U-RH-2.5
Property Owner(s):	Stuart Street, LLC (Rebecca M Bell, Saba / Dullo)
Owner Representative:	Ken Gellman

Summary of Rezoning Request

Located in north Denver in Council District 9, this residential property lies near 40th Avenue along Cook Street within a few blocks of the soon to open 40th and Colorado commuter rail station. This station will be the second stop from Downtown to DIA along the University of Colorado (A) line in 2016. The property is at the edge of a residential district that faces industrial uses on the east side of Cook Street.



The property owner seeks to rezone the property to increase the number of residential units while respecting the residential character of the block, and transitioning to industrial mixed uses east of Cook Street. The applicant owns three parcels comprising 45% of the 1.72 Ac block face at the corner of 39th Ave. The remaining northern portion of the block face is owned by seven individual home owners.

The requested residential zone district is U (Urban Neighborhood) – RH (Row House) – 2.5 (2 ½ Story Maximum). A full block face is required to rezone to the RH zone district as described in Section 12.4.10.D.3 of the Denver Zoning Code (DZC).

Residential zone districts are intended to promote residential uses that protect neighborhood character within the Urban Neighborhood Context. Design standards encourage the building to be oriented to the street, with garage access from a rear alley. Further details of the zone district can be found in Article 5 of the Denver Zoning Code.



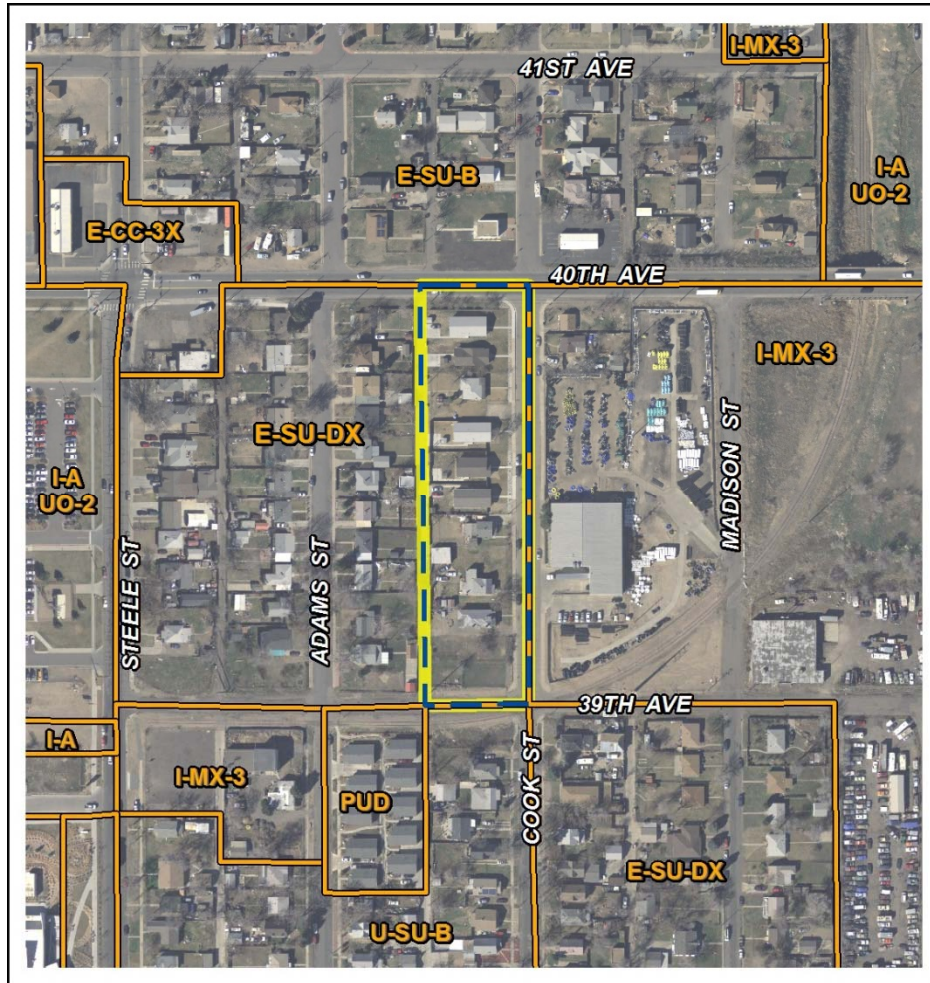
Existing Context

Located in north Clayton near 40th Avenue, the property lies at the edge of a residential area and next to an existing industrial use. The property fronts Cook Street with an industrial building and outdoor wholesale storage yard on the opposite / east side of the street. This predominantly industrial area (east of Cook Street) is shown in the recently adopted Elyria & Swansea neighborhoods plan as industrial mixed use with building heights that transition from 3 to 5 stories.

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

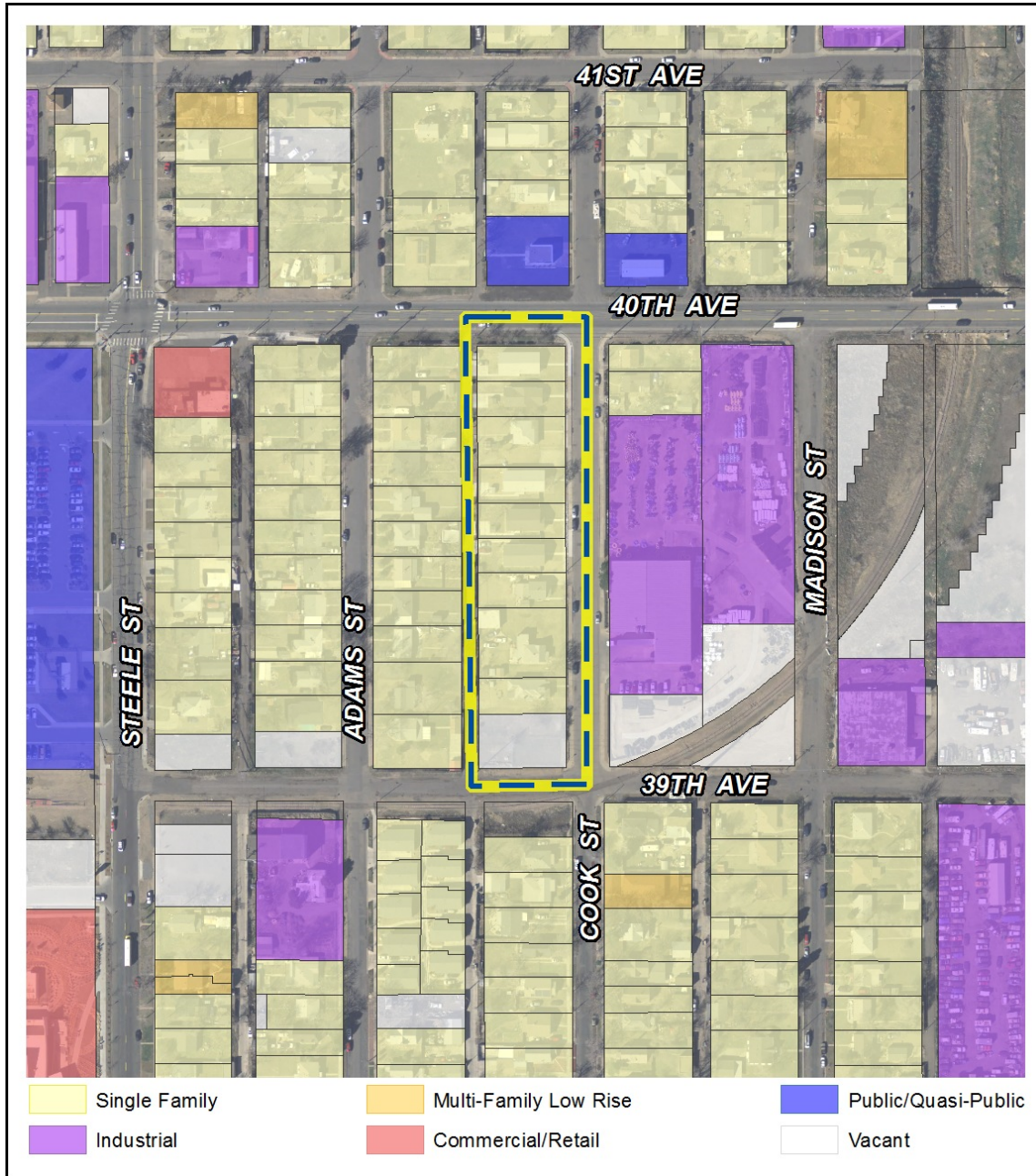
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-DX	Single Family Residential & Vacant	0 to 1 ½	The property is a full block face along Cook Street, which is situated within an orthogonal grid street network from Steele St. to Madison Street, and up to 42 nd Avenue.
North	E-SU-B	Single Family Residential, Quasi-Public (Religious Assembly)	1	
South	U-SU-B	Rail R-O-W, Single Family Residential	1 Story	
East	I-MX-3	Industrial	1-2 Story	
West	E-SU-DX	Single Family Residential	1 Story	

1. Existing Zoning



The current zone district E-SU-DX allows for single family residential houses and compatible uses on a minimum zone lot size of 6,000 s.f. Suburban and urban house building forms are allowed with a maximum height of 30 ft and up to 35 ft on larger lots. See DZC Article 4.

2. Existing Land Use Map



3. Existing Building Form and Scale



Site at 39th & Cook St.



East – Along Cook St.



North – at 40th Ave & Cook St.



West – at 39th & Adams St.



South – at 39th & Cook St.



East – near 40th & Cook St.

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:

Asset Management: Approved – No Comments

Public Works – City Surveyor: Approved, No Comments.

Parks & Recreation: Approved.

Development Services - Project Coordination: Approved, No Comments

Environmental Health: Approved – See Comments Below:

Notes. The Denver Department of Environmental Health (DEH) has no information regarding environmental conditions that should be considered for this rezoning request with the exception that the area falls within the boundary of VB-170 Superfund Site. Most of the parcels proposed for rezoning were tested for arsenic and lead and concentrations of those metals were found to be at acceptable concentrations.

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.

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.

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 October 14th, 2015.
- The property was legally posted for a period of 15 days announcing the December 16th, 2015 Denver Planning Board public hearing, and written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members.
- Review of the application has been scheduled on January 20th at Neighborhoods and Planning Committee meeting, which was noticed on January 5th 2015.
- The committee will vote to refer the rezoning application to the full City Council for final action at a public hearing. A City council hearing is tentatively scheduled for February 29th 2016.

- **Applicant Outreach to Registered Neighborhood Organizations (RNOs)**
 - The applicant has reached out to the applicable neighborhood organizations listed on the cover page of this report.
 - No public comments have been received to date.

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)
- Elyria & Swansea Neighborhoods Plan (2015)

Denver Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

Environmental Sustainability Strategy: 2-F: Promoting infill development within Denver at sites where services and infrastructure are already in place, creating more density near transit, and 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.

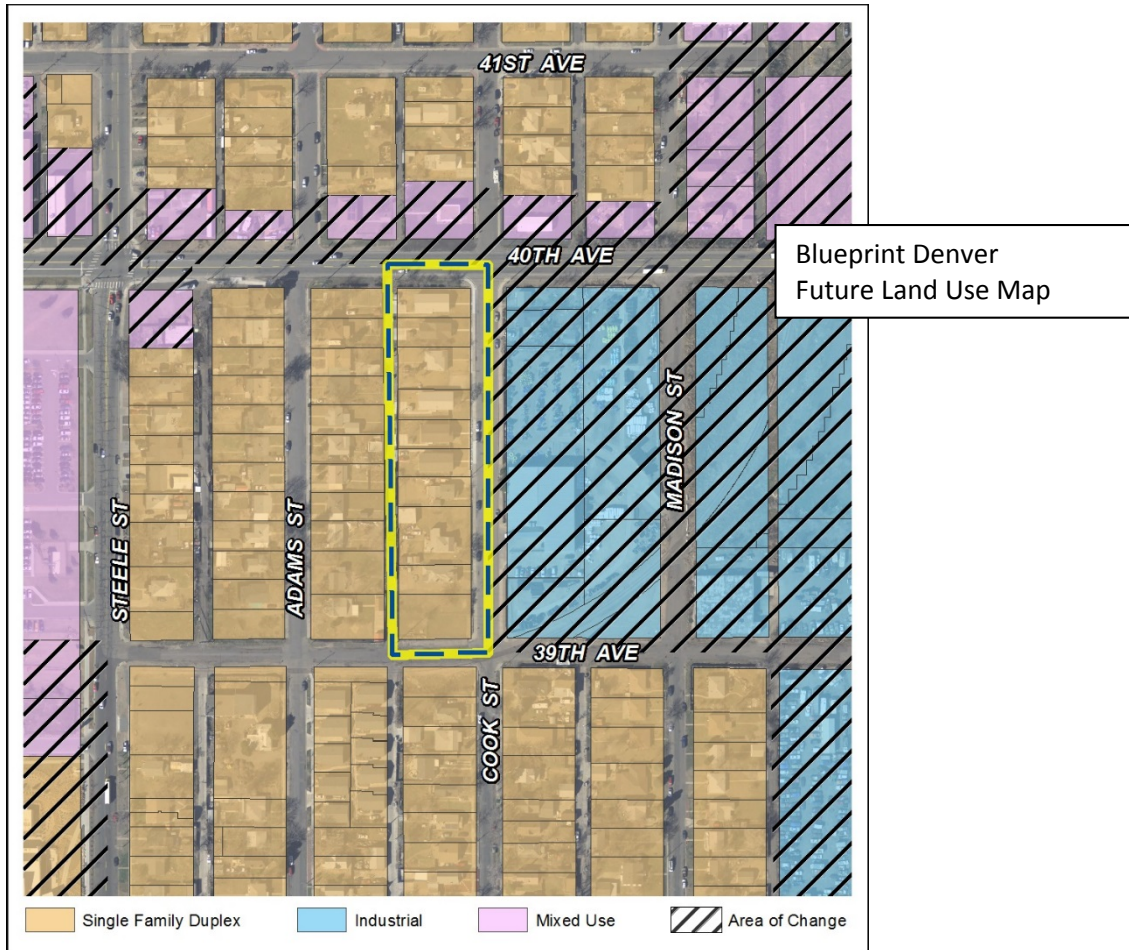
Neighborhood Strategy: 1-F – Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility.

The proposed map amendment will enable infill residential use development as part of an evolving commuter rail station area where services and infrastructure are already in place and where transit oriented development investment is attracting additional investment. The U-RH-2.5 zone district allows for a slightly increased density within the existing residential area along Cook Street where there are existing infrastructure services. The rezoning is consistent with these plan recommendations.

Blueprint Denver

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

Future Land Use



Single Family Duplex residential areas are moderately dense areas that are primarily residential. There is a mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings. The proposed U-RH-2.5 zone district is intended to promote and protect residential neighborhood character within the Urban Neighborhood Context with features such as street facing entrances, setbacks and vehicle access to garages along alleys. The rezoning is consistent with this plan recommendation.

Area of Change / Area of Stability

The site lies within in an Area of Stability. The Elyria and Swansea Neighborhoods plan further reinforces Blueprint Denver's Area of Stability definition, by suggesting that Areas of Stability are intended to maintain the character of an area while accommodating some new development and

redevelopment. Areas of Stability within the Elyria & Swansea neighborhoods Plan are where the existing character is desirable to maintain, but where reinvestment through modest infill could benefit and stabilize traditional residential areas (Strategy B.1).

The rezoning application is consistent with the Blueprint Denver Committed Area of Stability because it will enable minor infill development that is compatible with the existing residential character of the single family duplex land use recommendation area.

Street Classifications

Blueprint Denver classifies Cook Street and 39th Avenue as local undesignated streets. These streets provide access from collector and arterial streets to homes and other destinations throughout a neighborhood. 40th Avenue is a Mixed Use Arterial Street, which serves as an important East / West connector between North East Park Hill, Clayton, Swansea and Cole Neighborhoods from Colorado Boulevard to Walnut Street and Downing Street.

RTD Bus service (Route 44) connects East/West along 40th Avenue, connecting to downtown and to Stapleton and the Airport Park-n-Ride at Airport and 40th Ave. Route 24 also passes along 40th Avenue between York Street and its terminus at Jackson and 40th Avenue.

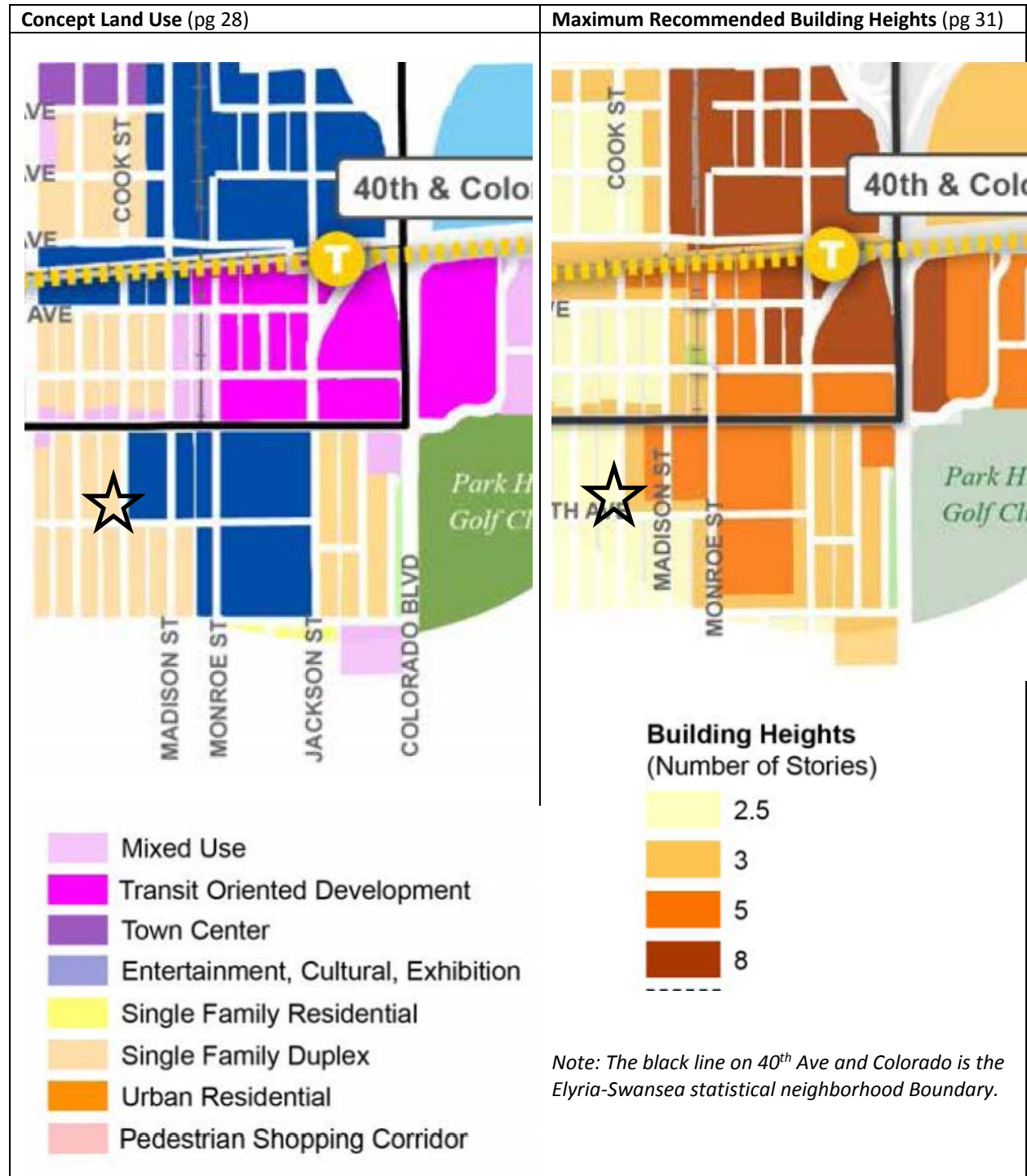
The U-RH-2.5 zone district is proposed between 39th and 40th Avenue with primary frontage along Cook Street. Street access, bus service and future commuter rail service within a convenient walking distance support a modest amount of residential infill development imagined for these streets in Blueprint Denver. The proposed map amendment will enable growth in an area that Blueprint Denver identifies as appropriate for a modest amount of infill development and change to further stabilize the residential character of this area.

Small Area Plan: Elyria & Swansea Neighborhoods Plan

The Elyria and Swansea Neighborhood plan was adopted by City Council in February 2015. The planning study area includes the 40th and Colorado Station area which captures portions of the Swansea, Northeast Park Hill, and Clayton neighborhoods. The concept land use recommendation is Single Family Duplex, with a maximum building height of 2.5 stories.

Section E.2 recommends Single Family Duplex for traditional residential areas of stability. This is intended to provide economic benefit to home owners and property owners by allowing a moderate level of infill development, and creating incentive to reinvest in existing homes to further stabilize the residential areas (pg 88).

Appropriate building forms that are consistent with the single family duplex land designation, include accessory dwelling units, duplex or tandem houses and row houses. The form and scale of these residential building types is complementary to the existing character of the traditional residential areas, within the 2.5 story maximum building height. U-RH-2.5 is consistent with the Single Family Duplex and Traditional Residential plan recommendations.



2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-RH-2.5 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 primarily through implementation of the City's adopted land use plans.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.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." Blueprint Denver and the recently adopted Elyria and Swansea Neighborhoods plan encourages a moderate level of infill development to further stabilize the residential character and economic prosperity in this area. The Elyria and Swansea Plan further states that "traditional residential areas have reduced in size over the years due to the construction of I-70 and the expansion of the National Western Stock Show Complex." Infill development would help to reverse the trend of a declining population with expanded housing throughout the neighborhood, especially near future commuter rail stations. This is an appropriate justifying circumstance for the proposed rezoning.

Additionally, the following changed or changing conditions to the site and surrounding area apply:

- The commuter rail station is under construction with a projected opening date in 2016
- The City is in negotiations with the BNSF Railroad to purchase the disused Market Lead corridor, which runs along Monroe and 39th Avenue. The City intends to put this acreage into more productive use for street and drainage infrastructure, and new development near the rail station.
- The City is preparing to construct new sidewalks along 40th Avenue to improve pedestrian safety and to encourage walking to Bruce Randolph School and the commuter rail station.

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

The Urban Neighborhood Context is characterized as primarily single-unit and two-unit residential uses, with smaller scale multi-unit residential uses such as rowhouses and commercial areas embedded in residential areas. The street and block patterns consist of a regular pattern of block shapes surrounded by an orthogonal street grid for pedestrian and vehicle connectivity, and a consistent presence of alleys.

Strategy E.1 in the Elyria and Swansea neighborhood plan recommends updating the neighborhood context from Urban Edge (E), to Urban (U) to better reflect the use of alleys for limiting or prohibiting curb cuts for street access, and the continuation of detached sidewalks where possible. The Urban Edge context associated with the current E-SU-DX zone district is intended for neighborhoods that include a

blend of suburban and urban characteristics within an orthogonal grid or modified grid pattern and mixed alley access.

The proposed rezoning to U-RH-2.5 is consistent with the Urban neighborhood context description.

U-RH-2.5 is an Urban Neighborhood residential zone district intended to promote residential building forms that protect a residential neighborhood character within the Urban Neighborhood Context. Design standards encourage street oriented buildings, with walkable, pedestrian friendly street features and garage access from a rear alley (See Section 5.2.2.2.Q in the Denver Zoning Code). The U-RH-2.5 zone district as would allow for the two and a half story rowhouse building form, in addition to the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

The adopted plans recommend single family duplex land use which encourages a variety of lower scale residential building forms, a 2 ½ story maximum building heights in this residential area, and local and mixed use arterial streets. These recommendations are consistent with the purpose and intent of the U-RH-2.5 zone district as described in Article 5.1 of the Denver zoning Code.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning the property located at 3901 – 3991 N Cook St. from E-SU-DX to U-RH-2.5 meets the requisite review criteria. Accordingly, staff recommends approval.

Planning Board Recommendation

Following the December 16th 2015 public hearing, the Planning Board voted unanimously (10-0) to recommend approval to the Denver City Council.

Attachments

1. Application



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Stuart Street, LLC
Address	3209 Tejon St
City, State, Zip	Denver, CO 80211
Telephone	720-855-3009
Email	sspurchase@live.com
<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>	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Ken Gellman (Managing Partner)
Address	3209 Tejon St
City, State, Zip	Denver, CO 80211
Telephone	303-717-9374
Email	Ken.Gellman@gmail.com
<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</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.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	3901 - 3991 N Cook St, Denver CO 80205 West Side of N Cook St from 39th - 40th
Assessor's Parcel Numbers:	0224426029000, 0224426014600, 0224426015000, 0224426016000, 0224426017000, 0224426030000, 0224426026000, 0224426027000, 0224426028000, 0224426024000
Area in Acres or Square Feet:	75,083 sqft (10 Parcels)
Current Zone District(s):	E-SU-DX

PROPOSAL	
Proposed Zone District:	U-RH-2.5
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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 checked="" 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 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.</p> <p><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.</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 checked="" 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>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 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.</p> <p>Please provide an attachment describing how the above criterion is met.</p>

REQUIRED ATTACHMENTS

E-SU-DX

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)

Please list any additional attachments:

Square Footage Calculations Sheet

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
Michael Reidzie	3965 COOK ST	100%	[Signature]	8/10/15	(A) REALIST TAX RECORDS	YES
Rebecca M Bell Rebecca M Bell	3975 Cook Street	15% 100%	Rebecca M Bell	8/10/15	(A) REALIST TAX RECORDS	YES
STREET						
Saba wata Denderfu	3955 COOK	100% 100%	[Signature] Saba	8/10/15	(A) REALIST TAX RECORDS	YES
Stuart Street LLC Ken Gellman	3901, 3909, 3925 Cook St	100% 45%	KG	8/10/15	(A) REALIST TAX RECORDS	YES

Last updated: February 4, 2015

Return completed form to rezoning@denvergov.org

311 FOR INFORMATION & CITY SERVICES

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

CBM Surveys, Inc.

1418 South Addison Court
Aurora, Colorado 80018
Tel (720) 373-8376
Fax (866) 395-6482

PROPERTY DESCRIPTION

(39th to 40th Cook St.)

Lots 25 through 48, Block 2, South Swansea Addition to Denver,
City and County of Denver, State of Colorado.

Randy Fortuin, PLS 27263

Date: September 29, 2015

Job No.: 2062

For and on Behalf of
CBM Surveys, Inc.

N Cook St, 39th-40th Ave

<u>Street Address</u>	<u>Lot Size</u>	<u>Owners Signature</u>
3901 Cook St	9,390.00	Y
3909 Cook St	6,260.00	Y
3925 Cook St	12,500.00	Y
3943 Cook St	6,260.00	N
3945 Cook St	6,261.00	N
3955 Cook St	6,261.00	Y
3965 Cook St	6,261.00	Y
3975 Cook St	9,390.00	Y
3985 Cook St	6,250.00	N
3991 Cook St	6,250.00	N

Total Lot Size, all Parcels 75,083.00

Total Sqft of Lots with Signature 43,801.00

Percentage of Sqft with Signature 58.3%



Stuart Street, LLC
3209 Tejon Street
Denver, Co 80211

Monday, September 28, 2015

Re: Re-Zoning of 3901-3975 Cook St

To Whom It May Concern:

Stuart Street, LLC gives our written consent to Kenneth Gellman to represent our properties at 3901, 3909, and 3925 N Cook St in Denver. Mr. Gellman has the authority to act on our behalf in all manners regarding these properties.

Stuart Street, LLC

Ken Gellman, Managing Partner
Stuart Street, LLC
3209 Tejon St, Denver CO 80211
303.717.9374

Michael Turra, Managing Partner
Stuart Street, LLC
3209 Tejon St, Denver CO 80211
720.771.1160

3975 COOK ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
BELL,REBECCA M 3975 COOK ST DENVER , CO 80205-3713	0224426024000 PIN 160772631	L 42 TO 44 INC BLK 2 S SWANSEAADD	RESIDENTIAL	DENV

- Summary
- Assessment
- Assessment Protest
- Taxes
- Comparables
- Neighborhood Sales
- Chain of Title

- Property Summary
- Property Map

Assessment

Actual Value Year: 2015
 Actual Value: \$160,800
 More

Property

Year Built: 1952
 Square Footage: 913
 More

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0224429009000	3920 JACKSON ST Denver CO	11/2013	\$130,000	160772887
0225110004000	3621 STEELE ST Denver CO	04/2014	\$199,500	160775550
0225117002000	3648 JACKSON ST Denver CO	06/2014	\$207,900	160776424
0225126019000	3560 STEELE ST Denver CO	02/2013	\$169,000	160777722
0225112004000	3626 ADAMS ST Denver CO	04/2014	\$247,000	160775703

3955 COOK ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
DULLO,DADAFU WOTICHA,SABA 3955 COOK ST DENVER , CO 80205-3713	0224426027000 PIN 163770218	S SWANSEA ADD B2 L38 & 39	RESIDENTIAL	DENV

- Summary
- Assessment
- Assessment Protest
- Taxes
- Comparables
- Neighborhood Sales
- Chain of Title

Property Summary	Property Map	Assessment
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Assessment
Actual Value Year: 2015
Actual Value: \$249,900
[More](#)

Property

Year Built: 2012
Square Footage: 1196
[More](#)

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0225119002000	3546 HARRISON ST Denver CO	05/2013	\$185,000	160776751
0225104002000	3730 MONROE ST Denver CO	03/2014	\$132,860	160774839
0225117003000	3638 JACKSON ST Denver CO	12/2013	\$180,000	160776432
0225104013000	3720 MONROE ST Denver CO	10/2013	\$162,740	160774928
0225133017000	3430 MONROE ST Denver CO	06/2014	\$252,000	160778796

3925 COOK ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
STUART STREET LLC 3209 TEJON ST DENVER , CO 80211-3430	0224426016000 PIN 160772577	L 30 TO 33 INC BLK 2 S SWANSEAADD	RESIDENTIAL	DENV

Summary | Assessment | Assessment Protest | Taxes | Comparables | Neighborhood Sales | Chain of Title

Property Summary	Property Map
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Assessment

Actual Value Year: 2015
Actual Value: \$197,000
More

Property

Year Built: 1919
Square Footage: 1027
More

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0225129013000	3429 ADAMS ST Denver CO	10/2013	\$238,000	160778249
0224429009000	3920 JACKSON ST Denver CO	11/2013	\$130,000	160772887
0224426029000	3985 COOK ST Denver CO	06/2013	\$160,000	163883489
0225110004000	3621 STEELE ST Denver CO	04/2014	\$199,500	160775550
0225104002000	3730 MONROE ST Denver CO	03/2014	\$132,860	160774839

3909 COOK ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
STUART STREET LLC 3209 TEJON ST DENVER , CO 80211-3430	0224426015000 PIN 160772569	L 28 & 29 BLK 2 S SWANSEA ADD	RESIDENTIAL	DENV

- Summary
- Assessment
- Assessment Protest
- Taxes
- Comparables
- Neighborhood Sales
- Chain of Title

Property Summary	Property Map	
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Assessment

Actual Value Year: 2015
 Actual Value: \$207,300
 More

Property

Year Built: 1906
 Square Footage: 1073
 More

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
0225129013000	3429 ADAMS ST Denver CO	10/2013	\$238,000	160778249
0225128010000	3401 STEELE ST Denver CO	05/2014	\$211,550	160778036
0225142016000	3233 MADISON ST Denver CO	08/2012	\$150,000	160779687
0224426029000	3985 COOK ST Denver CO	06/2013	\$160,000	163883489
0225147007000	3221 ADAMS ST Denver CO	03/2014	\$306,000	160780545



Stuart Street, LLC
3209 Tejon Street
Denver, Co 80211

Tuesday, August 25th, 2015

Attn: Community Planning & Development
City and County of Denver
Re: Re-Zoning of N Cook St, 39th-40th Ave

1. Consistency with Adopted Plans

The re-zoning of this block aligns with the stated goal E.2 in the Elyria and Swansea Neighborhoods plan by encouraging investment in residential areas of stability. The recommendations in that section of the plan for areas of stability include exploring opportunities to introduce building forms such as duplexes, accessory dwelling units, or row houses. A re-zoning to U-RH-2.5 allows homeowners to explore any of these options, depending on their lot size. This change will also increase the local supply of relatively affordable housing in the neighborhood, creating greater housing density and increased support for local retail and other services in the neighborhood.

2. Justifying Circumstances

With the building of the light rail station at 40th and Colorado as well as the adoption of the Elyria and Swansea Neighborhoods plan by the city it is obvious that these neighborhoods are changing to such a degree that it is in the public interest to encourage investment in order to contribute to stabilizing the neighborhood. Introducing some levels of higher living density within walking distance to the station to accommodate new demand for the area can be achieved while maintaining the character of the neighborhood through duplexes, carriage houses, and multi-unit living such as row homes.

3. Consistency with the Description of the Applicable Neighborhood Context

Typical multi-unit living in the urban neighborhood context is primarily in the form of row homes, and is embedded in residential areas. Our plans for development match not only these criteria, but also will have main entrances on the street with the same setback as the rest of the block and garages with alley access in order to address the street in the same manner as an urban house. The general intent of the zoning is to arrange residential spaces to be compatible with transit, such as allowing for a higher number of people to live within walking distance of the light rail station.