



TO: Denver City Council
FROM: Libbie Adams, AICP, Associate City Planner
DATE: April 21, 2022
RE: Official Zoning Map Amendment Application #2021I-00258

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2021I-00258.

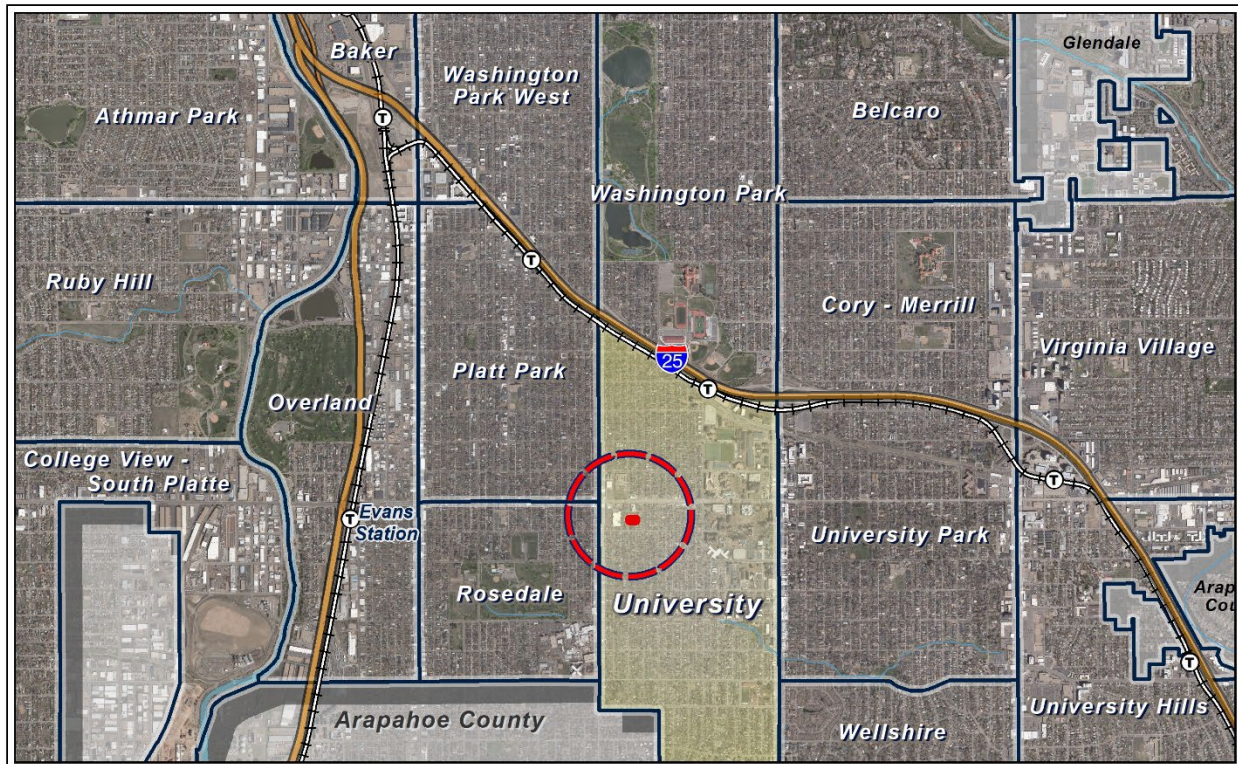
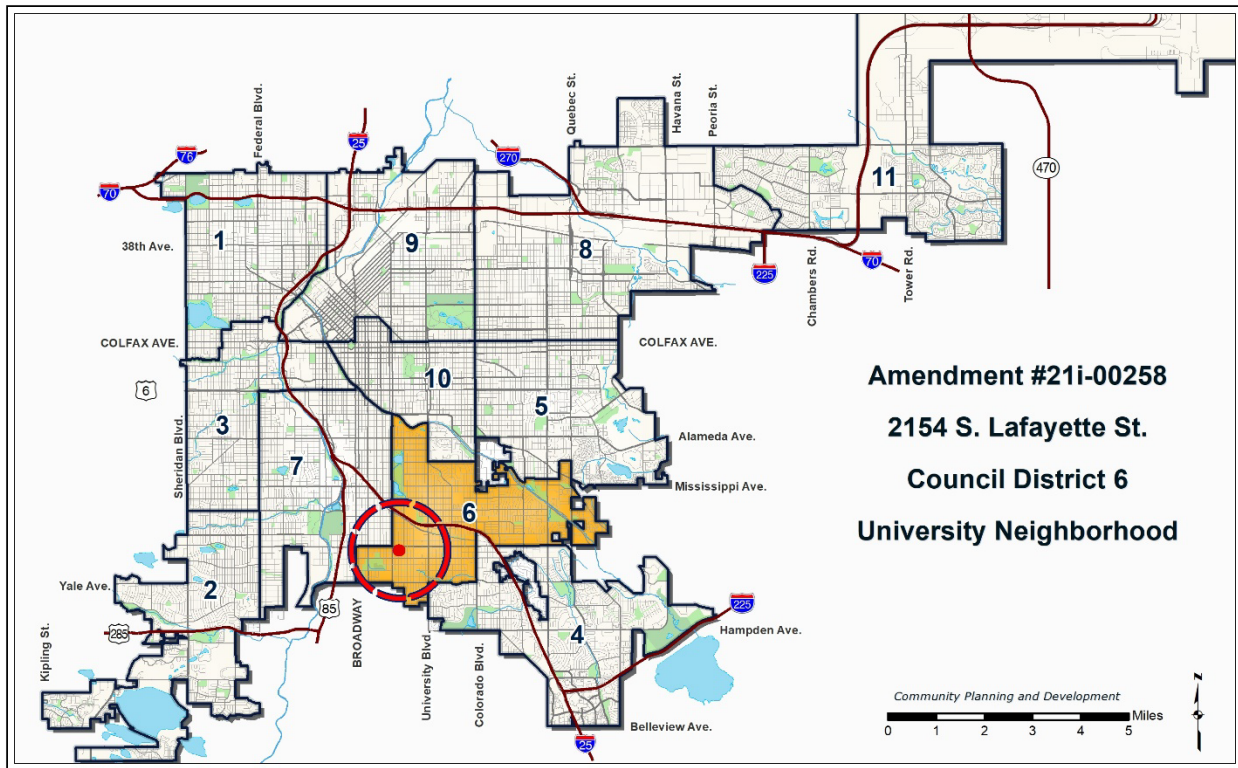
Request for Rezoning

Address:	2154 S. Lafayette St.
Neighborhood/Council District:	University / Council District 6 (Kashmann)
RNOs:	University Neighbors, Denver for ALL, and Inter-Neighborhood cooperation (INC)
Area of Property:	6,250 square feet or 0.14 acres
Current Zoning:	U-SU-C
Proposed Zoning:	U-SU-C1
Property Owner(s):	Daniel Cord Jennings
Owner Representative:	None

Summary of Rezoning Request

- The subject property contains a single-unit home built in 1923 and is located mid-block on S. Lafayette St. between Evans and Warren Avenues.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed U-SU-C1, **Urban, Single-Unit, C1** (5,500 square feet minimum zone lot size allowing accessory dwelling units (ADUs)) zone district is intended for use in the Urban Neighborhood Context which is characterized primarily by single- and two-unit uses on smaller lots. Single-unit residential uses are typically located along local and arterial streets and structures are typically the Urban House building form. The maximum height of the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, and 17 to 19 feet in the rear 35% of the zone lot. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

Existing Context



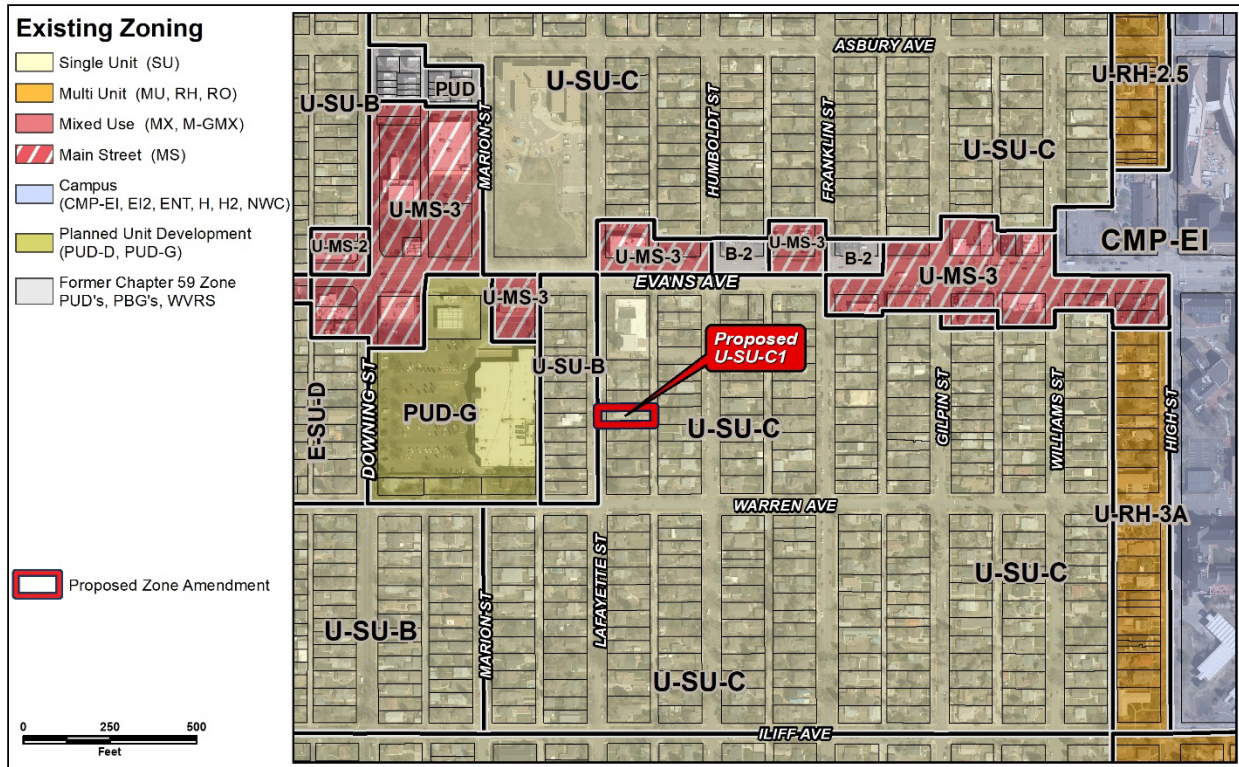


The subject property is in the University statistical neighborhood, which is characterized primarily by single-unit residential uses. Evans Avenue is located a half block to the north, and a commercial retail area including a grocery store is located a half block to the West along Downing St. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. RTD Bus Route 12 runs along N. Washington St. and N. Downing St., directly west of the site with a 15-minute headway, and RTD Bus Route 21 runs along Evans Avenue, directly north of the site with a 30-minute headway.

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	U-SU-C	Single-unit Residential	1-story House with curb cut on S. Lafayette St. and detached sidewalk.	Block sizes and shapes are generally consistent and rectangular. Detached sidewalks and existing alleys are present.
North	U-SU-C	Single-unit Residential	2-story House with detached sidewalk.	
South	U-SU-C	Single-unit Residential	2-story House with curb cut on S. Lafayette St. and detached sidewalk.	
East	U-SU-C	Single-unit Residential	1-story House with detached sidewalk.	
West	U-SU-B	Single-unit Residential	1-story House with curb cut on S. Lafayette St. and detached sidewalk.	

1. Existing Zoning



The U-SU-C zone district is a single-unit residential district allowing the Urban House primary building form on a minimum zone lot of 5,500 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet. Additionally, the Urban House form allows for a maximum of 1 story or 17 feet to 19 feet in the rear 35% of the zone lot. U-SU-C allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

2. Existing Land Use Map



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3. Existing Building Form and Scale (Source for all photos: Google Maps)



View of subject property looking east.



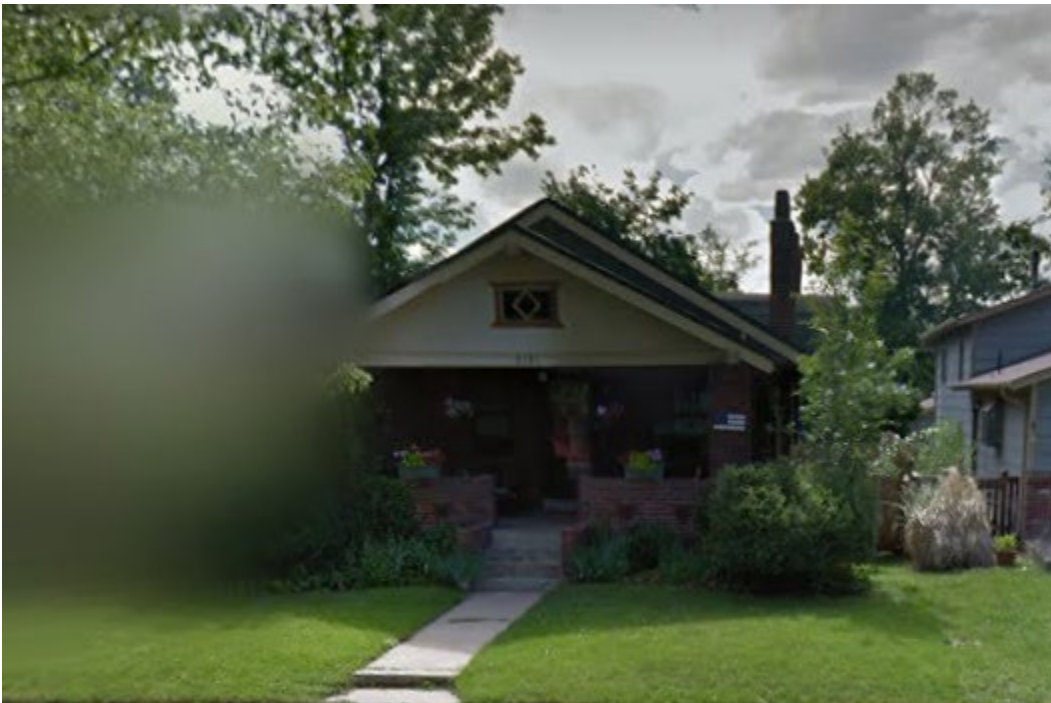
View of the property to the north looking east.



View of property to the west across S. Lafayette St., looking west.



View of the property to the south, looking east.



View of the properties to the east across the alley, looking west.

Proposed Zoning

U-SU-C1 is a single-unit residential zone district with a minimum zone lot size of 5,500 square feet allowing the Urban House primary building form. A variety of residential and civic uses are permitted as primary uses in the U-SU-C1 district. Compared to the U-SU-C zone district, U-SU-C1 introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit building form has a maximum height of 1.5 stories or 24 feet. This form also allows an exemption from the 37.5% building coverage standard allowing the lesser of 50% or 500 square feet. The subject site has a lot size of 6,250 square feet, allowing a maximum building footprint of 864 square feet for the ADU.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-SU-C (Existing)	U-SU-C1 (Proposed)
Primary Building Forms Allowed	Urban House	Urban House
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 30 feet	2.5 stories / 30 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 17 feet	1 story / 17 feet
DADU Maximum Heights in Stories / Feet	DADUs not permitted	1.5 stories / 24 feet
Zone Lot Size (Min.)	5,500 square feet	5,500 square feet
Zone Lot Width (Min.)	50 feet	50 feet
Primary Street Block Sensitive Setback Required / If not (Min.)	Yes / 20 feet	Yes / 20 feet
Side Interior Setback (Min.)*	5 feet	5 feet
Rear Alley / No Alley (Min.)	12 feet / 20 feet	12 feet / 20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5 %	37.5%
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

*Based on subject property with width of approx. 50 feet

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:

Assessor: Approved – No response

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No response

Department of Public Health and Environment: Approved – No comments

Denver Parks and Recreation: Approved – No comments

Transportation & Infrastructure - City Surveyor: Approved – No comments

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – No response

Development Services – Project Coordination: Approved – No response

Development Services – Fire Prevention: Approved – No response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	12/02/2021
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	02/01/2022
Planning Board Public Hearing (unanimously recommended approval on the consent agenda):	02/16/2022
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	02/14/2022
Land Use, Transportation and Infrastructure Committee of the City Council:	03/01/2022
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	04/04/2022
City Council Public Hearing:	04/25/2022

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received any comments from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has received two comments in opposition to the request – on email and one phone call. Both cite concerns with increased density and rentals in the area.

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 application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, Affordable and Inclusive Goal 2, Strategy A – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28).

U-SU-C1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit residential neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes and ages.

- Environmentally Resilient Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place” (p. 54).

The proposed map amendment will allow an additional housing unit on the site of an existing single-unit home where infrastructure and services such as water and stormwater already exist. This allows Denver to grow responsibly and promotes land conservation.

Blueprint Denver

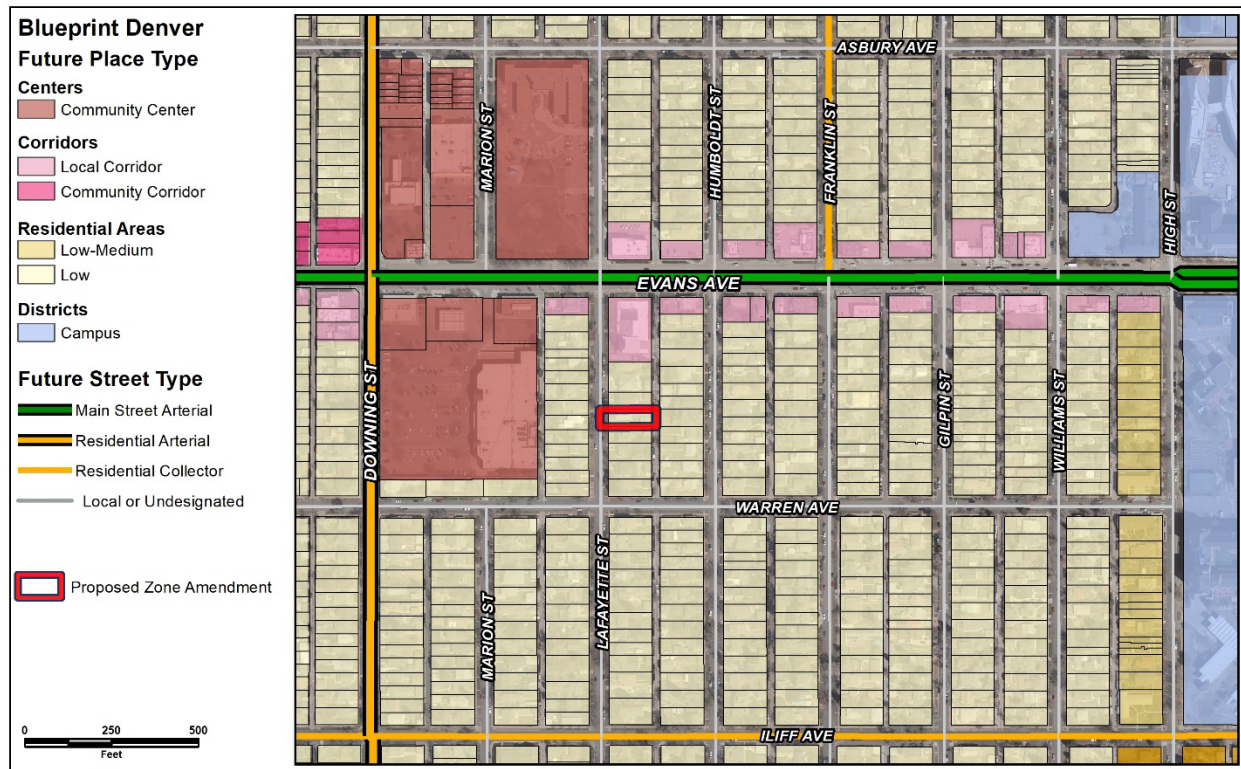
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Neighborhood Context and provides guidance on the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as the Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as “small multi-unit residential and mixed-use areas typically embedded in 1-unit and 2-unit residential areas” with “good walkability with short, predictable blocks.” (p. 136). U-SU-C1 is a zone district within the Urban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). U-SU-C1 is consistent with the Blueprint future neighborhood context of Urban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

Blueprint Denver Future Places

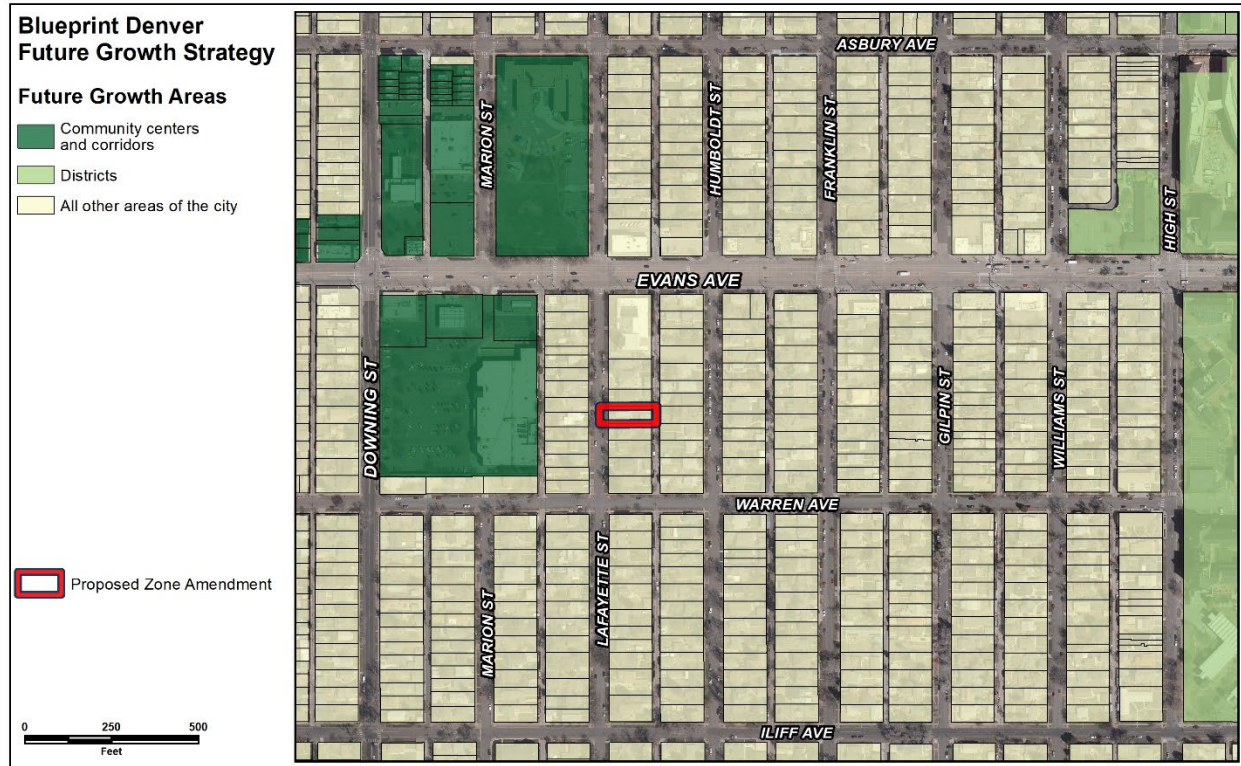


The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is “predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 230). U-SU-C1 is a single-unit residential district that allows for an additional dwelling unit accessory to an established single-unit home, consistent with the Low Residential future place type description. It allows the Urban House primary building form, which has a maximum height of 2.5 stories, also consistent with the future places map.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies S. Lafayette St. as a Local or Undesignated street. “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 155). The proposed U-SU-C1 district is consistent with this description because it allows for residential and some civic uses.

Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is "mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed map amendment to U-SU-C1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

Blueprint Denver Strategies

Blueprint Denver provides recommendations related to rezoning to allow for ADUs. Land Use & Built Form Housing Policy 4, Strategy E. says "A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically 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" (p. 84). This rezoning to allow an ADU zone district is for a single lot and will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-C1 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 through implementation of the city's adopted land use plan which recommends "the expansion of accessory dwelling units throughout all residential areas" (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood. It will also bring a new type of housing unit to a largely single-unit residential area, which has close access to higher education (University of Denver) and healthy food options (Safeway).

4. Justifying Circumstance

The application identifies the adoption of *Blueprint Denver* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

Blueprint Denver was adopted after the existing zoning and include new direction for the subject property to allow an accessory dwelling unit. The direction from this plan justifies a change in zoning from U-SU-C to U-SU-C1.

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

The requested U-SU-C1 zone district is within the Urban Neighborhood Context. The neighborhood context is "primarily single-unit and two-unit residential uses" and "single-unit residential structures are typically the Urban House building form" (DZC, Division 5.1). These areas consist of a "regular pattern of block shapes surrounded by an orthogonal street grid" (DZC, Division 5.1). The University neighborhood consists of mostly single-unit residential uses in rectangular blocks. The proposed rezoning to U-SU-C1 is consistent with the neighborhood context description.

Denver Zoning Code Section 5.2.2 states the general purpose of the Residential zone districts as "promot[ing] and protect [ing] residential neighborhoods within the character of the Urban Neighborhood context." It accommodates one and two and a half story urban house form oriented towards the street in the single unit districts. This is consistent with the U-SU-C1 district as it allows for a two and a half story urban house and will protect the character of the residential areas in the Urban neighborhood context.

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The specific intent of the U-SU-C1 zone district is “a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet” (DZC 5.2.2.2.H). The subject site is in an area where Urban Houses and lots over 5,500 square feet are common. The site at 2154 S. Lafayette St. is 6,250 square feet with a width of approximately 50 feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

Attachments

1. Application
2. Public Comment

Accessory Dwelling Unit 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	Daniel Cord Jennings	Representative Name	
Address	2154 South Lafayette Street	Address	
City, State, Zip	Denver, Colorado, 80210	City, State, Zip	
Telephone	303-356-0483	Telephone	
Email	cord.jennings@gmail.com	Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	2154 South Lafayette Street		
Assessor's Parcel Numbers:	05262-22-006-000		
Area in Acres or Square Feet:	6,250 square feet		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <input type="checkbox"/> No - if no, describe why not	<u>March 1, 2021</u> <hr/>	
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	<u>October 6, 2021</u> <hr/>	

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) 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>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>University</u></p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</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>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including Blueprint Denver which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: 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:</p> <ul style="list-style-type: none"> a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</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>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SU-C1</u> Zone District.</p>
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REQUIRED ATTACHMENTS

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of Ownership Document (e.g. Assessor’s record, property deed, etc). Proof of ownership 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. 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.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- Written Authorization to Represent Property Owner(s) (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:



REZONING GUIDE

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) 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)
Daniel Cord Jennings and Robin Soukup	2154 South Lafayette Street Denver, CO 80210	100%		11/9/2021	(B)	No



State Documentary Fee
 Date: April 09, 2020
 \$40.50

Special Warranty Deed
 (Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **BETTY HERZBERG**, whose street address is **2154 SOUTH LAFAYETTE STREET, DENVER, CO 80210**, City or Town of **DENVER**, County of **Denver** and State of **Colorado**, for the consideration of **(\$405,000.00) ***Four Hundred Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **DANIEL CORD JENNINGS AND ROBIN SOUKUP**, as Joint Tenants whose street address is **2154 SOUTH LAFAYETTE STREET, DENVER, CO 80210**, City or Town of **DENVER**, County of **Denver** and State of **Colorado**, the following real property in the County of **Denver** and State of **Colorado**, to wit:

LOTS 14 AND 15, BLOCK 19, EVANSTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: **2154 SOUTH LAFAYETTE STREET, DENVER, CO 80210**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **April 09, 2020**.

Betty Herzberg

BETTY HERZBERG

State of **Colorado**)
)ss.
 County of **douglas**)

The foregoing instrument was acknowledged before me on this day of **April 9th, 2020** by **BETTY HERZBERG**

Witness my hand and official seal

My Commission expires: 3/25/23

Elizabeth Franklin

 Notary Public

ELIZABETH FRANKLIN
NOTARY PUBLIC
STATE OF COLORADO
 NOTARY ID 20154012066
 My Commission Expires March 25, 2023

When recorded return to: **DANIEL CORD JENNINGS AND ROBIN SOUKUP**
2154 SOUTH LAFAYETTE STREET, DENVER, CO 80210



Legal Description

Lots 14 and 15 Block 19, Evanston, City and County of Denver, State of Colorado

Written Narrative Describing Project

Rezone property to allow for an ADU over my existing, detached garage. Change roof to 12 pitch to allow for 500 square foot, half-story space. Intend to use the ADU as an apartment for personal use and as DU student rental.

Narrative describing any outreach to City Council office, Registered Neighborhood Organizations, and surrounding neighbors

21 January 2021 – Met with Community Planning and Development office (attachment 1 and 2). Discussed rezoning application process and the applicability of my project as relates to rezoning. Noted as follow-up to discuss feasibility with the Denver Residential Development Services team, City Council, Registered Neighborhood organizations, and immediate surrounding neighbors.

1 March 2021 – After four separate attempts to contact with email, called the Denver Residential Development Services office. Finally got ahold of a team member and discussed the feasibility of an ADU project over attached garage. Noted as take-aways that a prescriptive method of building could be used on the project, that the ADU would have to be 1.5 stories (or less), 500 square feet at most, and would have to adhere to required set-backs should a new building be erected.

7 August 2021 – At an organized block party, discussed our plans with surrounding neighbors (approximately 10 owners of houses). Neighbors were either on Lafayette St. or immediately to our east on Humboldt. All neighbors were supportive of the rezoning process and building of the ADU.

9 September 2021 – Attended in-person University Neighbor meeting (University's Registered Neighborhood Organization). Asked about the process for rezoning and insights from the RNO. Noted that other residents have applied to rezone within the neighborhood and that depending on the project neighbors could be supportive or against. Suggested to reach out the Hon. Paul Kashmann's office as well as immediate neighbors.

6 October 2021 – Met with Councilman Paul Kashmann in person on property to view detached garage, discuss the project, and talk about rezoning process. Kashmann suggested to document out-reach to neighbors before formally submitting a rezoning application. See attachment 3 for email.

11 November 2021 – Formally documented immediate neighbors' support of rezoning and project (attachment 4).

To the members of The Community Planning and Development Office, City Council, and Planning Board:

By signing my name and address below I am confirming that I am a neighbor to Cord Jennings and Robin Soukup at 2154 South Lafayette Street, that they have informed me of their intention to apply for a rezoning to allow for an Auxiliary Dwelling Unit above their garage, and that I am supportive of their application to rezone.

Name: Courtney Collins and Ricardo Behrens

Date: November 6th, 2021

Address: 2140 S. Lafayette Street, Denver, CO 80210

Name: Liz and Sean Gill

Date: November 7th, 2021

Address: 2164 S. Lafayette St. Denver, CO 80210

Name: Peter and Andrea Petkovich

Date: 11/8/2021

Address: 2148 S. Lafayette St. Denver, CO 80210

Planning Board Comments



Submission date: 10 February 2022, 3:15PM
Receipt number: 149
Related form version: 2

Your information

Name	L. Marc Winter
Address or neighborhood	2186 South Lafayette Street
ZIP code	80210
Email	winter1054@msn.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	2154 SOUTH LAFAYETTE ST
Case number	2021I-00258

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

I live down the block and have for 35 years. My concern is for the future, once the door is opened to this zoning variance where does it lead? 2, 3 5, etc more residences want to do the same. We greatly could increase the block population - we totally change the neighborhood. Increase traffic, congestion, parking, trash, etc.. I am aware of the need for housing but this is not the answer for me. How high will we build our future garage structures? Maybe 2 or 3 stories? Projects are being built where they belong, Broadway and Evans , Colorado and Evans, Evans and I 25 - let us not change our older beautiful family neighborhoods.

Look forward to a response and would like to have a phone conversation if possible. Forward a phone number i can call if it is possible.

Thank you.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.