



TO: Denver City Council
Mary Beth Susman, Chair

FROM: Tim Watkins, Senior City Planner

DATE: August 4, 2015

RE: Official Zoning Map Amendment Application #2014I-00090
59 -75 South Jackson
Rezoning from Planned Unit Development #512 to G-RH-3

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2014I-00090 for a rezoning from **PUD #512 to G-RH-3**.

Request for Rezoning

Application:	#2014I-00090
Address:	59 – 75 South Jackson Street
Neighborhood/Council District:	Cherry Creek
RNOs:	Cherry Creek East Association, Harman Neighborhood Association, Inc., Cherry Creek Steering Committee, Denver Neighborhood Association, Inc., Inter-Neighborhood Cooperation
Area of Property:	18,788 square feet
Current Zoning:	PUD #512
Proposed Zoning:	G-RH-3
Property Owner(s):	Carol Aronowitz
Owner Representative:	Kelly Chopin

Summary of Rezoning Request

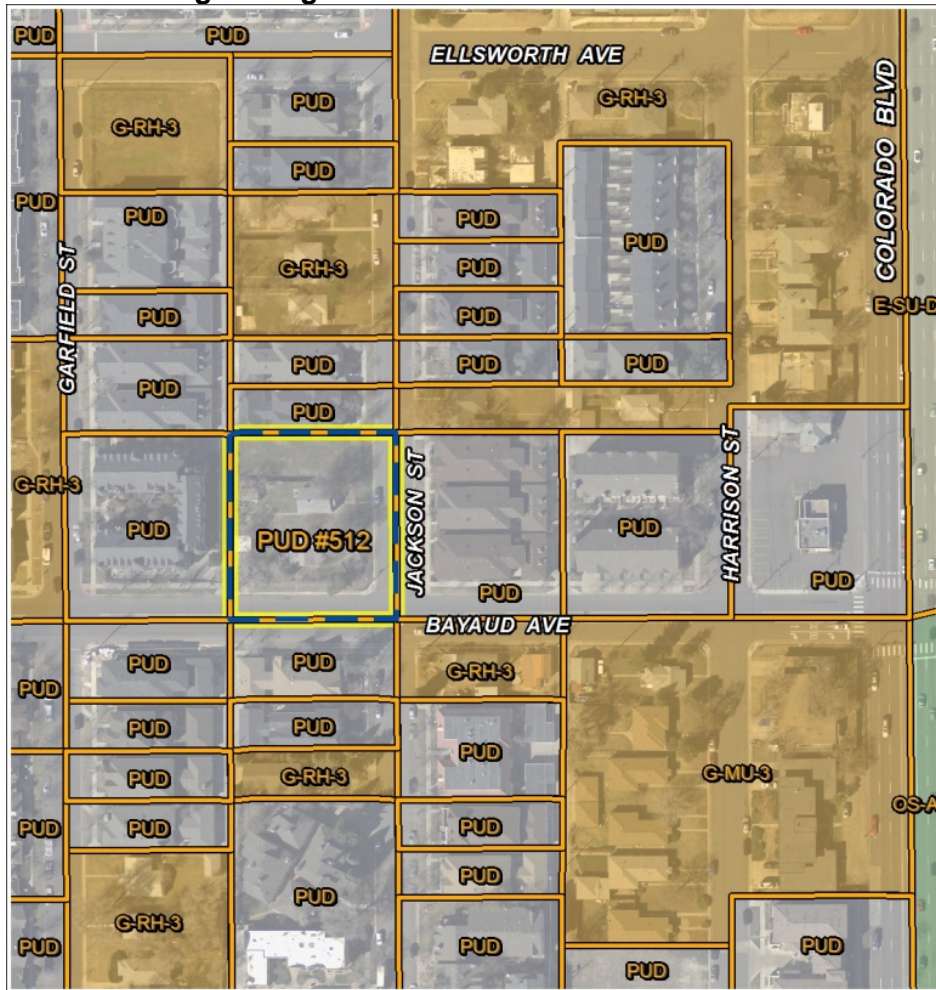
- The applicant proposes changing the zoning to G-RH-3 in order to permit development of town homes that are more current with recent housing trends and construction methods compared to the more narrow design limitations outlined in PUD #512.
- The property is currently two single story residential units on the corner lot bounded by Bayaud Ave. to the south and Jackson St. to the east. Multi-family low rise duplexes and row houses are predominant around the site on all sides, with a few single-family homes along Bayaud Ave and Jackson St.
- The property is currently zoned PUD #512, which allows for a 7 unit row-home building.
- The requested zone district title, G-RH-3, is defined as the **General Urban** Neighborhood Context – **Row House** that allows buildings up to **three (3) stories**. The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Further details of the zone districts can be found in Article 6 of the Denver Zoning Code (DZC).

Existing Context

The following table summarizes the existing residential multi-unit context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD 512	Single Family	1 story buildings	Typical Denver City street grid. Property is currently accessible from a rear alley.
North	PUD	Multi-unit homes	2 story buildings	
South	PUD	Multi-unit homes	2 story buildings	
East	PUD	Multi-unit homes	2 story buildings	
East	PUD	Multi-unit homes	2.5 story building	

1. Existing Zoning



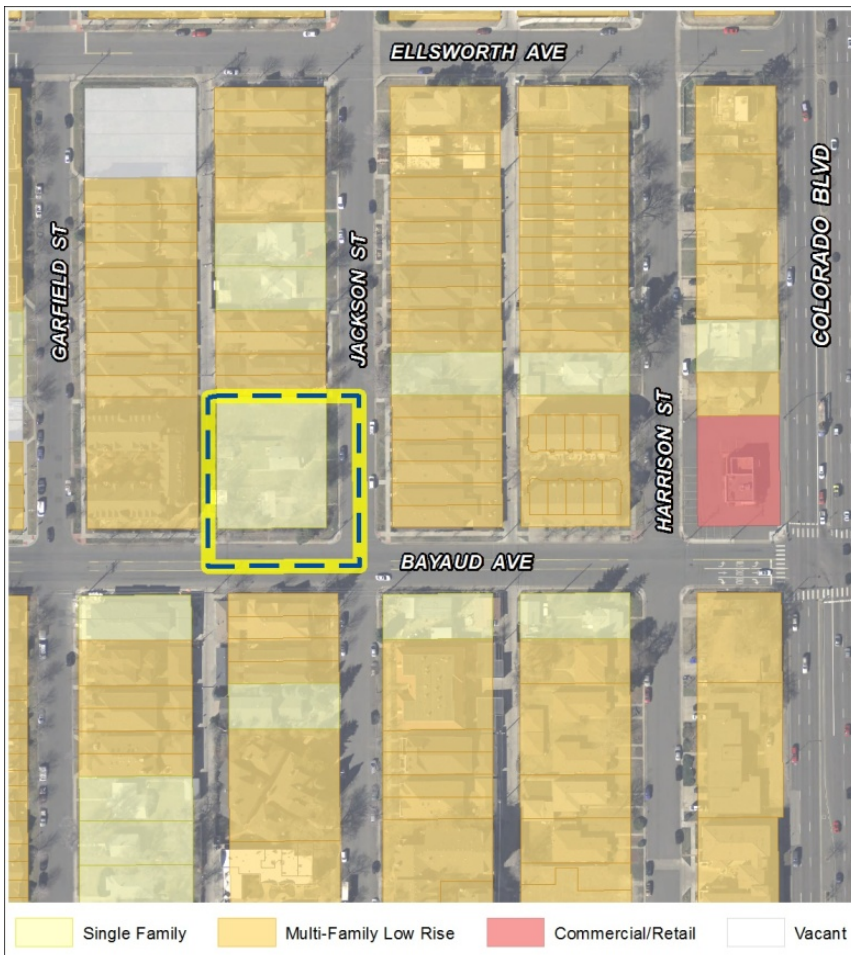
The property is currently zoned PUD 512, a planned unit development approved in 2001 for a specific multi-family development proposal of 7 row-home units.

2. Cranmer Park View Plane



The property lies within the Cranmer Park View Plane, which was established to protect and preserve a panoramic view of the mountains from the park. The view plain establishes a height control for structures that lie within the established view plane area. The approximate maximum height for the property (shown at left with a star) is 102 to 104 ft, which is well above the 35 ft maximum height limit in the proposed G-RH-3 zone district.

3. Existing Land Use Map

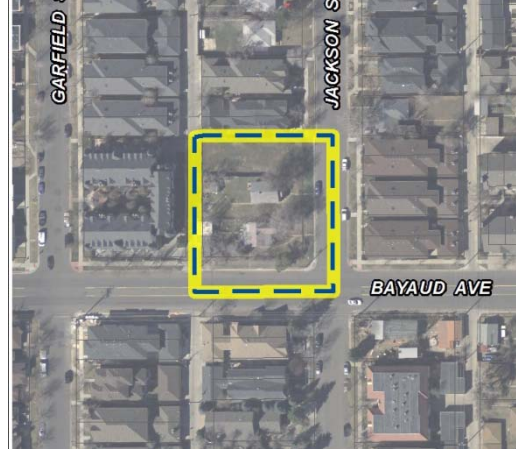


Single Family Multi-Family Low Rise Commercial/Retail Vacant

4. Existing Building Form and Scale



Site facing Jackson St.



Site and surrounding built environment



North - facing Jackson St.



East - facing the subject property along Jackson St.



South - along Bayaud Ave.



East - Adjoining the site at the alley and facing Garfield 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.

Denver Fire Department: No Comments

Environmental Health: Approved: DEH reviewed the historical use and environmental conditions of the property and has no objection to the requested rezoning.

Development Services – Wastewater: Approved - There is no objection to the rezone, however applicant should be under notice that Public Works will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be required. These studies may results in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning change.

Parks and Recreation: Approved – No Comments

Public Works – City Surveyor: Approved – No Comments

Development Services - Transportation: The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right-of-way improvements. The extent of the required design and improvements will be determined once this property begins the redevelopment process.

Development Services – Project Coordination: No Comments to present

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 **March 6, 2015**.
- The property was legally posted for a period of 15 days announcing the **June 3, 2015**, Denver Planning Board public hearing, and written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members.
 - **Public Comment:** A representative of CCEA spoke in favor of the application at the Planning Board public hearing, with a request that the City assure that appropriate sidewalk and tree lawn are required when redevelopment under G-RH-3 zoning occurs.

- The Denver Planning board voted unanimously in favor (9-0) to recommend approval of the map amendment to City Council.
- **The Neighborhoods and Planning Committee of City Council** met to consider this request and moved the bill out of committee on June 24th 2015. Written notification of the Neighborhoods and Planning Committee meeting was sent to all affected registered neighborhood organizations and City Council members on June 10th 2015.
- The property was legally posted for a period of 21 days announcing the August 10th, 2015 **Denver City Council public hearing**, and written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members on July 20th 2015.
- **Registered Neighborhood Organizations (RNOs)**
 - **Cherry Creek East Neighborhood Association**
 - A letter in support of the application was submitted by Susan Smernoff, President of the Cherry Creek East Association (see attachment).
 - The other RNOs identified on page 1 were also notified of this application. At the time of this staff report, no further RNO correspondence had been received.

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

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.*
- 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.*

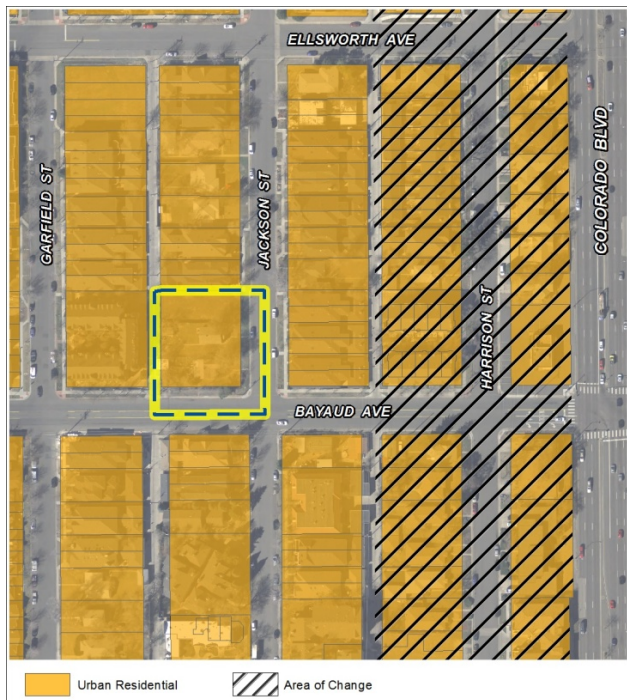
The proposed map amendment will ensure quality infill development consistent with city goals and strategies can occur on this property. The rezoning is consistent with these plan recommendations.

Blueprint Denver

According to the 2002 Blueprint Denver Plan Map, this site had a concept land use of Single-Family Duplex, and Cherry Creek Area Plan updated the land use concept to Urban Residential in 2012. The site is located in an Area of Stability, and Jackson Street has a future street classification of Undesignated Local.

Future Land Use

The Blueprint Denver Future Land Use concept for the site is “Urban Residential” as updated to reflect the recommendations of the Cherry Creek Area Plan that was adopted by City Council in 2012. According to Blueprint Denver, “Urban residential neighborhoods are higher density and primarily residential but may include a noteworthy number of complementary commercial uses”.



2002 Blueprint Denver
Future Land Use Map

Area of Change / Area of Stability

The site is an Area of Stability, where some investment is appropriate to stabilize the neighborhood, but in a more limited and targeted way than in Areas of Change.

The proposed G-RH-3 zoning would promote development of a vacant property, reinvestment into the neighborhood, and ensure a compatible development with adjacent existing land uses and building forms. The predominant land use / building form is multi-unit residential. The rezoning application is consistent with the Blueprint Denver Urban Residential, Area of Stability concept.

Street Classifications

The property fronts Jackson Street, an undesignated local street, and Bayaud Avenue, a residential collector street. As collectors and local streets, residential streets are designed to emphasize walking, bicycling and land access over mobility. In both cases, residential streets are intended to be pedestrian oriented, giving a higher priority to landscaped medians, tree lawns, sidewalks, on-street parking and bicycle lanes. The design features of local streets are influenced less by traffic volumes and are tailored more to providing local access.

G-RH-3 is a zone district that only allows residential uses and is consistent with the Blueprint Denver future street classification of Jackson Street as a local street and Bayaud Avenue as a residential Collector Street.

Small Area Plan: *Cherry Creek Area Plan*

- The Cherry Creek Area Plan was adopted by City Council in July 2012, and applies to the subject property. The Plan has individual sections for the various parts Cherry Creek, including Cherry Creek East, where this property is located. Cherry Creek East identified goals for the neighborhood including the rezoning of PUDs and respecting the existing scale. The property contains two vacant single family homes, and is currently zoned as a Chapter 59 PUD that has not developed since it was adopted 14 years ago, and is surrounded by lower-scale multi-unit structures.

Cherry Creek Area Plan Recommendations

- **Reinforce the residential character.** Maintain and enhance the existing character and walkable environment of Cherry Creek East. New development will respect the predominant urban form of detached sidewalks, tree lawns, landscaped block-sensitive setbacks, alley access to structures, limited curb cuts and building entry features that are visible from the street. Land uses should respect existing boundaries between residential and mixed-use areas.

Recommended land use categories are depicted on the future land use map:

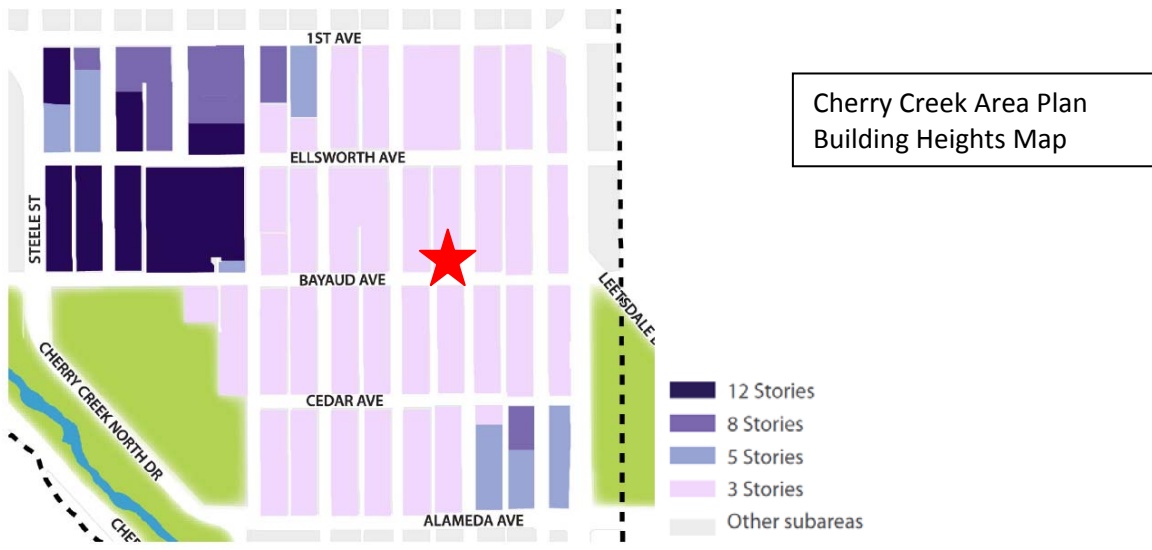
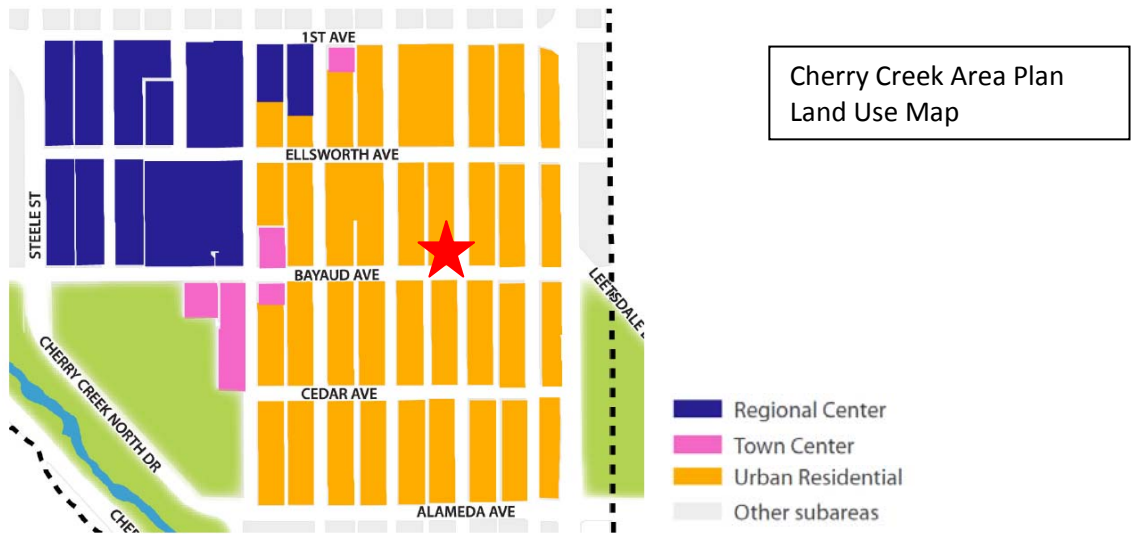
- **Urban Residential.** Continue supporting a variety of housing types including low and mid-rise multifamily, row houses, duplex, single family and accessory dwelling units.
- **Respect the existing scale.** Enhance the existing pattern of development intensity with low scale buildings in the residential areas. Mid-rise buildings may be appropriate near Alameda and Colorado. The mixed-use area between Steele and Madison will remain the most intensely developed portion of the neighborhood, with building heights ranging from 5 to 12 stories, per the maximum building heights map.
- **Rezone PUDs.** As opportunities arise with new development or property owner interest, property owners and neighborhood representatives will work together with the City to determine an appropriate Denver Zoning Code district that serves to implement this plan.

G-RH-3 implements the Small Area Plan in three main areas:

- **Building Heights** – The plan recommends heights up to 3 stories for the property. G-RH-3 allows up to 3 story development, respecting the scale of the existing neighborhood.
- **Land Use** – The plan specifically calls for the Blueprint Denver Map to be Urban Residential in this part of Cherry Creek East. G-RH-3, a zone district that permits the low-scale multi-unit

development pattern found in this section of Cherry Creek, and only allows residential uses, is appropriate for the Urban Residential land use concept.

- Cherry Creek East states the desire to rezone PUDs “as opportunities arise with new development or property owner interest”.



2. Uniformity of District Regulations and Restrictions

The proposed rezoning from PUD 512 to G-RH-3 will result in the uniform application of zone district building form, use and design regulations. G-RH-3 is found throughout this part of the Cherry Creek neighborhood and is found directly adjacent to the southeast of the subject property.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City by implementing recommendations for land use and building heights provided in adopted plans, including the recently adopted Cherry Creek Neighborhoods plan. G-RH-3 is a zone district that allows more flexibility in building multi-unit row-house structures consistent with the vision of Urban residential for this sub-area. New investment will further enhance the neighborhood character, and bring more economic activity and productive use of underutilized property.

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, adopted plan recommendations state that redevelopment of the area is desired and that rezoning within the Cherry Creek East neighborhood to a standard zone district will catalyze redevelopment, providing predictable development standards...This is an appropriate justifying circumstance for the proposed rezoning.

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

The requested G-RH-3 zone district is within the General Urban Neighborhood Context. The neighborhood context is generally characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. (DZC, Division 6.1). The proposed rezoning to G-RH-3 is consistent with the neighborhood context description.

According to the zone district intent stated in the Denver Zoning Code, the G-RH-3 district “is a multi unit district allowing urban house, duplex, tandem house and row house building forms.” Row houses are not taller than three stories (DZC Section 6.2.2.2.A).

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning the property located at 59 South Jackson Street to a G-RH-3 zone district meets the requisite review criteria. Accordingly, staff recommends approval.

Attachments

1. Application
2. PUD 512
3. CCEA Letter

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Carol Aronowitz	Representative Name	Kelly Chopin
Address	520 Monroe St	Address	PO Box 40417
City, State, Zip	Denver, CO 80206	City, State, Zip	Denver, CO 80204
Telephone	303-489-3550	Telephone	303-746-7347
Email	carol.aronowitz@gmail.com	Email	kellychopin@gmail.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>		<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):	59-75 South Jackson Street Denver, CO		
Assessor's Parcel Numbers:	0512514028000		
Area in Acres or Square Feet:	18788		
Current Zone District(s):	PUD		
PROPOSAL			
Proposed Zone District:	G-RH-3		
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><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.</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	
Please ensure the following required attachments are submitted with this application:	
<input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input checked="" type="checkbox"/> Proof of Ownership Document(s) <input checked="" type="checkbox"/> Review Criteria	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	

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 Josie Q. Smith</i>	01/01/12	(A)	NO
Carol Aronowitz	520 Monroe Street Denver, CO 80206 (303) 489-3550 carol.aronowitz@gmail.com	100%	<i>Carol Aronowitz</i>	2/19/15	(A)	NO
Kelly Chopin	PO Box 40417 Denver, CO 80204 (303) 489-3550 kellychopin@gmail.com	0%	<i>Kelly Chopin</i>	2/19/15	(A)	YES
Jeffrey Chopin	PO Box 40417 Denver, CO 80204 (720) 837-3817 jeff@foothillsco.com	0%	<i>[Signature]</i>	2/19/15	(A)	YES
					(A)	
					(A)	

Last updated: February 4, 2015

 Return completed form to rezoning@denvergov.org

Legal Description-59-75 South Jackson Street Denver, CO

BURLINGTON CAPITOL HILL ADD B25 L21 TO 26

Denver Property Assessment and Taxation System (3.2.3)

59 S JACKSON ST UNIT -75

Owner	Schedule Number	Legal Description	Property Type	Tax District
ARONOWITZ,CAROL 1199 BANNOCK ST DENVER , CO 80204-3628	0512514028000 PIN 162939923	BURLINGTON CAPITOL HILL ADD B25 L21 TO 26	RESIDENTIAL	DENV

Summary

Style:	ONE-STORY	Reception No:	2012145803	Year Built:	1925
Recording Date:	10/24/2012	Building Sqr. Foot:	692	Document Type:	QC
Bedrooms:	2	Sale Price:	000000000	Baths Full/Half:	1/0
Mill Levy:	83.054	Basement/Finish:	486/486	Zoning Used for Valuation:	GRH
Lot Size:	18,788				

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

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$1,019,400	\$81,140	\$0
Improvements	\$2,000	\$160	
Total	\$1,021,400	\$81,300	
Prior Year			
Land	\$1,019,400	\$81,140	\$0
Improvements	\$2,000	\$160	
Total	\$1,021,400	\$81,300	

February 11, 2015

Carol Aronowitz
520 Monroe Street
Denver, CO 80206

Dear Kelly and Jeff,

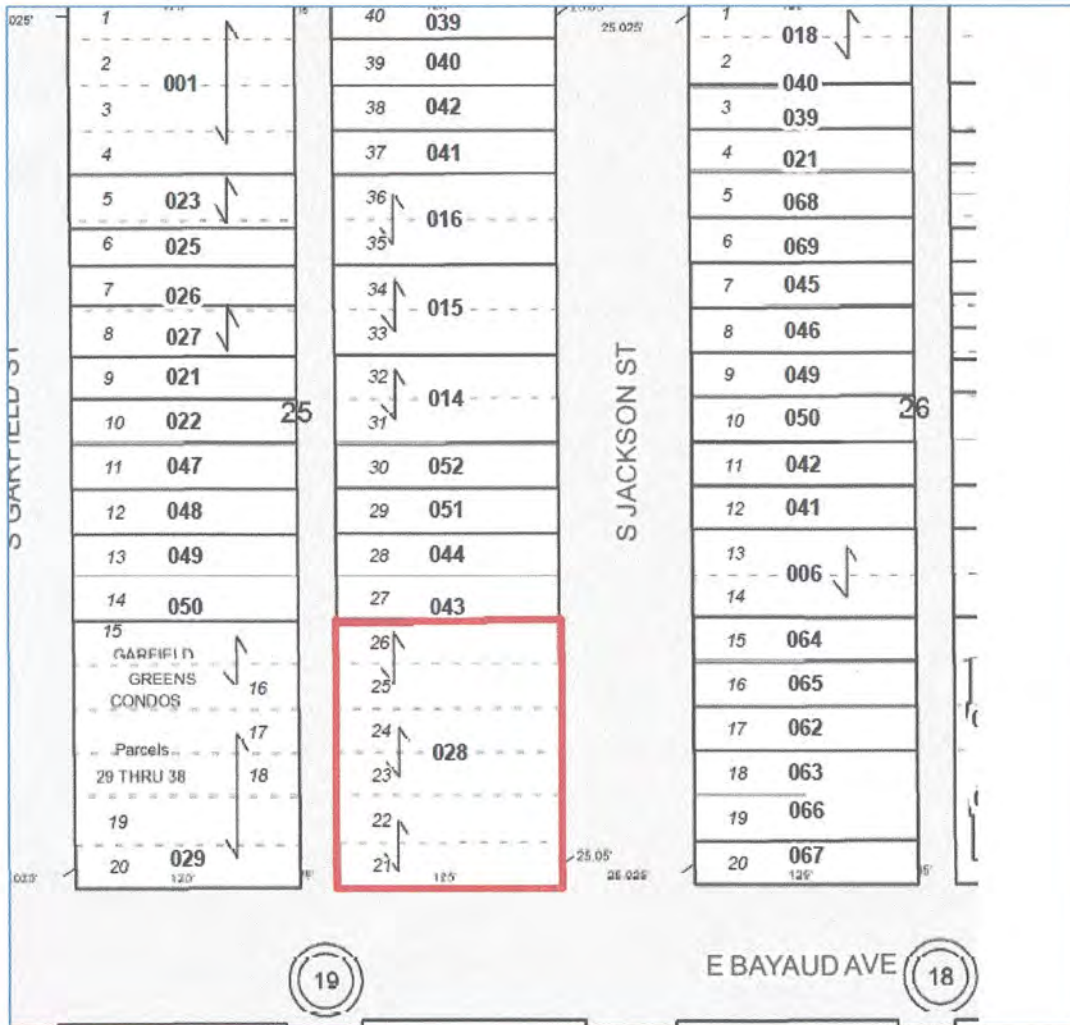
I, Carol Aronowitz, sole owner of 59-75 South Jackson Street, Denver, CO
authorize Kelly Chopin and Jeff Chopin to act as my representatives on my
behalf in the rezoning efforts for the above mentioned property.

Carol Aronowitz

Carol Aronowitz

Zone Map Amendment

59-75 South Jackson Street



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Proof of Ownership Documents	
Written Authorization to Represent Property Owner	

REZONING SUMMARY

Property Address: 59-75 South Jackson Street Denver, CO

Legal Description: BURLINGTON CAPITOL HILL ADD B25 L21 TO 26

Parcel#: 0512514028000

PUD 512, which was approved in February of 2001, granted approval for development of a 7 unit brick row-home project to be built in Cherry Creek East. In the 14 years since the PUD was approved, the type of housing unit demanded by homebuyers has changed drastically. While Cherry Creek East was once comprised mainly of row-home style dwellings, the current market demand is for duplexes and possibly even single family homes. Homebuyer's preferences in architectural design, unit size, and unit layout have changed dramatically in 14 years. Thus, PUD 512 does not provide the flexibility to react to the changing real estate market. Therefore, the property owner wishes to change from a PUD to G-RH-3 zoning to better conform to the surrounding neighborhood and better meet the needs of the community.



CONSISTENCY WITH ADOPTED PLANS

The proposed official map amendment is consistent with the City's adopted plans as follows:

Blueprint Denver (2002)

Cherry Creek was listed as an Area for Change in Blueprint Denver. Blueprint Denver states:

To the north and east of the shopping district, what historically was essentially a single-family residential neighborhood, is being redeveloped with new single-family and multi-family residences, primarily townhomes. The neighborhood vision is to continue redeveloping the area in a manner that focuses on livability and produces a well-integrated blend of residential, regional and neighborhood retail, office, hotel, open space, and public uses in a pedestrian-friendly environment. (p. 134)

The proposed official map amendment would enhance this neighborhood vision by allowing development of well integrated multi-family or single family housing. The proposed map amendment would also provide for development of pedestrian-friendly public right-of-way improvements, which currently do not exist on the parcel.

Cherry Creek Area Plan (2012)

The Cherry Creek Area Plan states:

As a result, small cottage style houses have been replaced with duplexes, row houses, large single family homes, accessory dwelling units and multi-family structures... The majority of the area has PUD or Denver Zoning Code G-RH-3 zoning. Recent development has resulted in a mix of housing types and an urban form that enhances the character of the neighborhood. (p. 70)

The proposed official map amendment of G-RH-3 zoning is consistent with the Cherry Creek Area Plan's vision for the Cherry Creek East neighborhood. The Cherry Creek Area Plan also states:

There are nearly 100 individually adopted PUDs in Cherry Creek East and some of these properties have not been developed. Because PUD zoning typically does not provide the flexibility needed to react to the changing real estate market

and updating a PUD entails a lengthy rezoning process, these unbuilt PUD projects create uncertainty for the owner and community. (p. 71)

The proposed official map amendment would assist in helping solidify the future plans and vision for the Cherry Creek East neighborhood.

Subarea recommendations for Cherry Creek East of the Cherry Creek Plan states:

New development will respect the predominant urban form of detached sidewalks, tree lawns, landscaped block-sensitive setbacks, alley access to structures, limited curb cuts and building entry features that are visible from the street. (p. 72)

The proposed map amendment would provide for development of these items, especially pedestrian-friendly public right-of-way improvements, which currently do not exist on the parcel.

Lastly, subarea recommendation for Cherry Creek East of the Cherry Creek Plan states:

Encourage the reconfiguration of Bayaud to include bike lanes, sidewalks, tree lawns and improved urban design. (p. 73)

The proposed map amendment would provide for development of sidewalks, tree lawns, and improved urban design along Bayaud.

UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS

The proposed official map amendments would result in regulations and restrictions that are consistent with the surrounding neighborhood. The property is adjacent to two G-RH-3 zoned parcels and PUD's. There are seven parcels zoned G-RH-3 on Jackson Street between Bayaud and Ellsworth. On Jackson Street, between Ellsworth and Bayaud, all the housing units are either duplexes or single family residences. Within one block of the subject property, there have been two different parcels that were PUD's rezoned to G-RH-3. In both circumstances the lots were successfully developed into duplexes which were well received by the neighborhood and homebuyers.



PUBLIC HEALTH, SAFETY AND GENERAL WELFARE

The proposed official map amendment would further the public health, safety, and general welfare of the city because it would allow for redevelopment of buildings that have exceeded their useful lives. Furthermore, the proposed map amendment would provide for infrastructure improvements, such as sidewalks, that would further the health, safety, and general welfare of the community. These public improvements would help improve the pedestrian friendliness of the neighborhood.

ADDITIONAL REVIEW CRITERIA

JUSTIFYING CIRCUMSTANCES

The land and its surroundings have changed and have changed to such a degree that it is in the public interest to redevelop the area. While row homes were once the desired housing unit in Cherry Creek East, today's homebuyers want duplexes or single family homes. It is in the public's best interest that the map amendment is approved to encourage the development of this parcel.

Per Section 6.2.2.2 of the Denver Zoning Code, "G-RH-3 is a multi unit district allowing urban house, duplex, and row house building forms. Row houses are not taller than three stories." The proposed map amendment is consistent with the description of the neighborhood context, and with the stated purpose and intent of the proposed Zone District.

COMMUNITY OUTREACH

At the time of this application, we have met with the following members of the community:

- Councilwoman Jeanne Robb
- Susan Smernoff, President of Cherry Creek East Association
- Board of Directors, Cherry Creek East Association

Feedback for the proposed map amendment has been positive thus far, with the Cherry Creek East Association giving us their support in this zone map amendment.

ATTACHMENTS

- Rezoning Application
- Legal Description
- Proof of Ownership Documents
- Written Authorization to Represent Property Owner



Application For Zone Map Amendment

City and County of Denver
Department of Zoning Administration

200 W. 14th Avenue, Room 201
Phone: 303-640-2191 Fax: 303-640-2364

1. Application Number
4548

2. Date Submitted
February 23, 2001

3. Fee
\$1500

4. Applicant (attach completed ownership information)
South Jackson Associates 1, LLC
By: Robert J. Aronowitz

5. Address
1644 Emerson St.
Denver, CO 80218

6. Phone Number
(303) 813- 1177

7. Interest
Owner

8. Contact Person
Brooks Bond

9. Contact Person's Address
165 Madison Street
Denver, CO 80206

10. Contact's Phone Number
(303) 355-3429

11. Location of proposed change
3775 East Bayaud Avenue, 63-91 South Jackson Street

12. Legal Description of property: (If Legal Description is lengthy, Please attach additional Sheet. If your text does not fit in the lot, block and addition form fields use the form field under the asterisk)
Lots: 21 - 26 *
Block: 25
Addition: Burlington Capitol Hill Addition

13. Area of subject property.
18,768.75 sq. ft. 0.43 acres

14. Present Zone.
R-1

15. Proposed Zone.
P.U.D. # 512

16. Describe the nature and effect of the proposed amendment.
The PUD proposes 7 attached residences with 2 car garages. The proposed amendment would allow the property to be developed in a manner that is consistent with the Cherry Creek East Plan and the Denver Comprehensive Plan 2000 ; specifically strategies 1-C, 1-G, 1-I, and 3-B; in terms of permitted uses, height, density, and architectural forms.

17. Explain in detail the legal basis for the proposal: either (a) the error in the map as approved by City Council, or (b) the changed or changing conditions that make the map amendment necessary.
The rezoning is necessary due to the changing character of the surrounding area which consists of new multi-family projects. The rezoning would allow for the construction of a new project which would conform with the desired goals of the Cherry Creek East Plan and the Denver Comprehensive Plan.

18. State the land use and development proposed for the property to be rezoned. Include the time schedule (if any) for development.
Change the current R-1 zoning to accommodate one 4 unit multiple unit dwelling and one 3 unit multiple unit dwelling with a density of 16.3 dwelling units per acre. The time schedule for the start of development two months after final approval of the PUD application by City Council.

19. List all the attached exhibits
PUD Application, PUD summary sheet, Existing Conditions Map, District Plan, Landscape Plan, Utility Plan, Building Regulations, Applicant/Owner Information Sheet, Copy of Power of Attorney

20. Applicant's signature.
Robert J Aronowitz

P.U.D. at 3775 East Bayaud Avenue, 63-91 South Jackson Street

1. SCHEDULE

- a. Date of pre-application conference **November 28, 2000**
City representative(s) present **Dennis Swain, Doug Hendrixson, Damoni Rems, Susan Walsh**
- b. Submittal date of preliminary application **12/22/00**
- c. Submittal date of completed application
- d. Application is scheduled for a:
 - Planning Board Hearing on
 - Planning Office Hearing on February 13, 2001
 - Planning Staff Review.

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

The use of terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like "retail" or "light industrial" require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE

	Use	Maximum Square Feet
A.	Multiple Unit Dwelling Four Unit	
B.	Multiple Unit Dwelling Three Unit	9,214
C.		7,211
D.		
	Total Square Feet	16,425

MAXIMUM FLOOR AREA RATIO (F.A.R) 0.87:1.

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. **NOTE:** Land area dedicated for public streets is not included in the area of the zone lot.

MAXIMUM NUMBER OF DWELLING UNITS: 7

P.U.D. at 3775 East Bayaud Avenue, 63-91 South Jackson Street

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: 16.3 D.U./AC.

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES

	SQUARE FT	% OF SITE AREA
Maximum area of building coverage (including garage(s) and all other accessory structures):		
Maximum area of drives and parking:	11,127.66	59.29
Maximum area of other impervious surfaces:	1,196.44	6.37
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	829.72	4.42
	13,153.79	70.08

c. LANDSCAPED AND/OR PERMEABLE AREAS

	SQUARE FEET	% OF SITE AREA
Minimum area of live or organic landscaped lot coverage:		
Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):	4,610.91	24.57
MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE	1,003.84	5.35
	5,614.75	29.92

d. PROJECT AREA TOTALS (totals of "b" and "c" above)

	SQUARE FEET
Building and impervious surfaces:	
Landscaped and/or permeable areas:	13,153.79
TOTAL SITE AREA: (This area must equal the site area listed on page 1)	5,614.96
	18,768.75

e. SETBACKS

The minimum setbacks for buildings are shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.

North: 9'-3 1/2" building, 3'-2 1/2" garage

South: 5'-0" building, 3'-0" garage

East: 12'-0" building

West: 8'-0" garage

*** Except open front porches may encroach 6'-0" into east setback and 1'-6" into north and south setbacks**

The minimum spacing between buildings shall be 11'-6" between residential buildings and 6'-2" between garages. The minimum distance between residential buildings and garages shall be 16'-1 1/2".

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 - 119(2)d of the R-0, R-1, R-2 Zone District.

*** Except open front porches may encroach 6'-0" into east setback and 1'-6" into north and south setbacks. Porch steps may encroach to property line on the south and 3'-6" on north.**

Official Parkway Setback requirements for this P.U.D. are: n/a feet for buildings and n/a feet for signs.

f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be 3 stories which shall not exceed a total of 38'-0" feet
NOTE: The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by 3 feet.

Bulk plane restrictions shall not be required. If required, bulk plane restrictions shall conform to Section 59 - n/a of the zone district. NOTE: Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

g. OFF-STREET PARKING

This project shall contain off-street parking spaces at the ratios shown in the following chart. If completed to the maximum floor area, the project shall contain a minimum of 14 off-street parking spaces. Parking for residential uses should be expressed in number of spaces per dwelling unit. **NOTE:** Any floor area utilized by a permitted use listed under 2.a. in a story where the ceiling is less than four (4) feet above grade shall be calculated into the off-street parking requirement.

Use A Multiple unit dwellings Parking Ratio 2 o.s.p. spaces per dwelling unit

Use B Parking Ratio

Use C Parking Ratio

Use D Parking Ratio

NUMBER OF OFF-STREET PARKING SPACES PER DWELLING UNIT: 2

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: n/a

Does this P.U.D. comply with the use and maintenance requirements of Section 59-585(2)-(9)? **Yes**

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-586, Chart No. 1? **Yes**. If **no** complete the following section:

PARKING SPACE

Universal space dimensions n/a

Compact space dimensions n/a

Large space dimensions n/a

Ratio of compact spaces to large spaces n/a

DRIVING AISLES

Aisle widths n/a

Angle of stalls n/a

Will this project contain parking for bicycles? - **No** If yes, bicycle parking requirements shall be n/a Will this (these) bicycle parking area(s) comply with the rules and regulations for dimensional and equipment standards of Section 59-582(e)? Yes No . If not, bicycle parking fixtures and locations shall be approved by the City Bicycle Planner (303-640-2453)

h. OFF-STREET LOADING

This project contains n/a off-street loading space(s). Will this (these) space(s) conform with dimensions required in Section 59-599? No If not, off-street loading space dimension requirements shall be: n/a

*

i. SURFACE DRAINAGE

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? No Does the site contain wetland areas? No For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

k. EASEMENTS

Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: n/a

l. LANDSCAPING AND BUFFERING

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. NOTE: A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

NUMBER OF EXISTING TREES:

None

MINIMUM NUMBER OF TREES TO BE PLANTED:

21

On private property:

14

On public right of way or in tree lawns:

7

If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-2580).

If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height):	6'-0"
Deciduous (caliper):	2.5"
Ornamental (caliper):	1.75"

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: 10%
MINIMUM NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE PROPERTY: 113

MINIMUM SIZE OF CONTAINER AND SPREAD REQUIREMENTS FOR PLANTED SHRUBS: #5 container, 10" to 24" spread depending on species, see Plant List.

Does the proposed P.U.D. comply with parking lot parking lot landscaping requirements of Section 59-585(10) Yes.

All foliage shall be maintained in a healthy, growing and safe condition.

FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of 6 feet and a maximum of 6 feet.

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of 3.5 feet and a maximum of 3.5 feet.

*** Except that brick fence piers may be 4'-8" high maximum, and brick fence between garage and residential unit on south elevation may be 5.0 feet.**

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. NOTE: Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? No Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms of mounds shall be a minimum of n/a feet and a maximum of n/a feet.

*

m. BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE

Boat, camper, trailer and recreation vehicle storage **is not** permitted on the property. All such storage facilities shall be shown on the District Plan. If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences **required**. Such fences shall be a minimum of **n/a** feet and a maximum of **n/a** feet in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: **n/a**

n. DEDICATIONS AND IMPROVEMENTS

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right-of-way and the construction of certain public improvements. **VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL.** If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 303-640-5405

o. EXTERNAL EFFECTS

Vibration, heat, glare, radiation and fumes shall be regulated by Section **59-81(a)(2)-(5)** of the zone district.

Reflective glass **may not** be used.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. **Yes**

p. NATURAL TERRAIN

The existing grade of the site **will** be altered.

q. UTILITIES

Describe where the utilities (public and private) serving the property are located .

Alley - sanitary sewer, electrical, telephone, and cable tv
South Jackson Street - water, gas
East Bayaud Avenue - storm sewer

For information contact the following:

Denver Water Board	303-628-6100
U.S. West	303-451-2706
Public Service Company	303-571-6636
Wastewater Management	303-446-3590

*

P.U.D. at 3775 East Bayaud Avenue, 63-91 South Jackson Street

r. **SIGNS**

The project is regulated by the following:

- Section 59-537, Signs permitted in all districts
- Section 59-538, Sign area measurement
- Section 59- **548**, Sign regulations for the **R-2** zone district.

If no specific regulations are referenced above, please indicate the following:

- MAXIMUM NUMBER OF SIGNS: n/a
- MAXIMUM SIGN AREA: n/a
- TOTAL MAXIMUM SIGN AREA: n/a
- NUMBER OF GROUND SIGNS ALLOWED: n/a
- NUMBER OF JOINT ID SIGNS ALLOWED: n/a
- MAXIMUM SIGN AREA PER JOINT ID SIGN: n/a
- TOTAL MAXIMUM JOINT ID SIGN AREA: n/a
- TEMPORARY SIGNS ALLOWED: n/a
- NUMBER OF CANOPIES AND AWNINGS: n/a
- CANOPIES AND AWNINGS WILL BE BACKLIT? No

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

s. **OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE**

Outdoor storage of products and/or materials **is not** permitted. If permitted, what products and/or materials are allowed? .

Fences for outdoor storage areas shall be provided. Said fences are solid and shall be a minimum of n/a feet and a maximum of n/a feet in height.

Outdoor storage of solid waste **is not** permitted. If permitted, fences for such outdoor storage areas shall be provided . Said fences shall be solid and shall be a minimum of n/a feet and a maximum of n/a feet in height.

***Solid waste containers shall be located in garages, except on day of trash pick up.**

NOTE: All outdoor storage areas must be shown on the District Plan.

*

t. **TRANSPORTATION**

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (303-640-3958), the Planning Office (303-640-2736) or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

PUBLIC TRANSPORTATION

The nearest bus stop is located on the Northwest corner of East Ellsworth Avenue and South Garfield Street.

u. **SCHOOLS**

Future school sites Will not be dedicated as a part of this project.

v. **HOME OCCUPATIONS**

Home occupations are permitted. If so permitted, home occupations shall conform to Section 59-80(7) of the R-2 zone district.

w. **USES BY TEMPORARY PERMIT**

Uses by temporary permit are regulated by Section 59-80(6)(a) of the R-2 zone district.

x. **ACCESSORY USES**

Accessory uses are regulated by Section 59-80(6)(a) of the R-2 zone district

P.U.D. at 3775 East Bayaud Avenue, 63-91 South Jackson Street

y. **INTERIM USES**

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings: Any R-1 use by right as regulated in Division 4 of Chapter 59 of the Denver Revised Municipal Code for the R-1 Zone District.

z. **PHASING**

Will the project be developed in phases? No If yes, specify the phasing and the improvements to be constructed in each phase.

Anticipated starting date June 2001.

Anticipated completion date January 2002.

NOTE: A separate site plan review is required for all P.U.D.'s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (303-640-2191) for more details. This process may be started after the Planning Board hearing has been completed.

3. **WRITTEN STATEMENT**

On an attached page a written statement is given generally describing:

- a. The proposed P.U.D. and the market which it is intended to serve.
- b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Planning Office (303-640-2736).
- c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

4. **EXISTING CONDITIONS MAP**

The Existing Conditions Map is attached following the written statement described above.

5. **DISTRICT PLAN**

The District Plan is attached following the Existing Conditions Map.

P.U.D. at 3775 East Bayaud Avenue, 63-91 South Jackson Street

This application includes the following listed and attached drawings or renderings:

- Architectural concepts
- Building elevations
- Facade treatments
- Exterior building materials
- and/or other important features (list): Landscape plan, Utility plan

6. ACKNOWLEDGMENT

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner of owners of all the property contained within the proposed P.U.D. District. NOTE: Agents must supply proof of agency from the owner or owners of the property at the time of application.

The applicant understands that vested property rights shall be created ninety (90) days after the approval of this District Plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Section 59-29.

Print or type Applicant's Name(s) Robert J. Aronowitz

Applicant's Signature(s) _____

3a. The proposed P.U.D. and the market it intends to serve:

The P.U.D. proposes the construction of seven townhouses in two structures in the Cherry Creek East neighborhood that will be priced in the \$450,000 - \$550,000 range. The townhouses are sized at 2,604 square feet and 2,003 square feet and are to be marketed to persons desiring to live in the Cherry Creek area.

3b. The P.U.D. relationship to the comprehensive plan:

This proposal relates well to the Denver Comprehensive Plan in terms of its close proximity to employment centers and shopping facilities, and is consistent with the Cherry Creek East Plan, and maintains the residential uses as adopted in that plan. The density, height, size, setbacks and architectural detail of the project are in compliance with the Cherry Creek East Plan and Design Guidelines. This proposal creates an opportunity for middle and upper income families to enjoy the quality of life of urban Denver.

3c. How the P.U.D. district is related to the character of the surrounding neighborhood.

The proposed P.U.D. relates well to the existing neighborhood and the newly established character of surrounding development. To the west across the alley is P.U.D. # 404, a brick and stucco eight unit townhome project, to the south are P.U.D.'s # 476, 417 and 427 which consist of new duplexes and triplexes. This proposal meets the Cherry Creek East Design Guidelines.

PUD SUMMARY SHEET

Application # 4548

Address/Location 3775 EAST BAYAUD AVENUE, 63-91 SOUTH JACKSON STREET

Total Land Area 18,768.75 sq.ft

Permitted Uses	
Use A	Multiple Unit Dwelling Four Unit
Use B	Multiple Unit Dwelling Three Unit
Use C	

	Proposed Uses			Total
	Use A	Use B	Use C	
Maximum Gross Floor Area (sq. ft.)	9,214	7,211		16,425
Floor Area Ratio (nonresidential uses)	n/a			n/a
Maximum Number of Dwelling Units	4	3		7
Density (dwelling units per acre)	16.3 du/ac			16.3 du/ac
Land Coverage				
Buildings:	6,298.06	4829.6		11,127.66
Drives and Parking:	1,196.41			1,196.41
Other	829.72			829.72
Parking				
Number of Spaces	14			14
Ratios (spaces:gross floor area):	2 per du			2 per du
Landscaping				
Area of Live Landscaping (sq. ft.):	4,619.37			4,619.37
Area of Non-Live Landscaping (sq.ft.):	1,003.84			1,003.84

Building Setbacks	
North	9'-3 1/2" building, 3'-2 1/2" garage
South	5'-0" building, 3'-0" garage
East	12'-0" building
West	8'-0" garage

Parkway Setbacks	N/a
Required Separation Between Buildings:	11'-6" between res. structures, 16'-1 1/2" between garages and res. structures
Maximum Building Height	
Stories	3 38'-0"

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION # 4548



OWNERSHIP INFORMATION SHEET

City and County of Denver
Department of Zoning Administration
200 W. 14th Avenue Room 201
Phone 303-640-1572 Fax 303-640-2364

The Zoning Ordinance requires that applicants for rezoning provide current and complete ownership information to fulfill consent and notification requirements. If the property is has multiple owners, a separate sheet must be completed for each individual owner or entity. Documentation of ownership interest, including but not limited to: copies of deeds, powers of attorney, and or corporate and partnership registrations with the Secretary of State may be required to verify ownership.

Application Number 4548 Property Address 3775 E. BAYAUD AVE., 63-91 S. JACKSON ST.

Owner's Name SOUTH JACKSON ASSOCIATES I, L.L.C.

Owner's Address 1644 EMERSON ST. DENVER CO 80218

Note: If the application is for rezoning to B-2, B-3, R-X or PUD and the applicant is not the property owner, this form must be accompanied by a power of attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "owner" above.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Fee title owner (has a deed of ownership) | <input checked="" type="checkbox"/> all |
| <input type="checkbox"/> Option holder | <input type="checkbox"/> a portion _____ % |
| <input type="checkbox"/> Contract holder | <input type="checkbox"/> all |
| <input type="checkbox"/> Holder of a security interest | <input type="checkbox"/> a portion _____ % |
| | <input type="checkbox"/> all |
| | <input type="checkbox"/> a portion _____ % |
| | <input type="checkbox"/> all |
| | <input type="checkbox"/> a portion _____ % |

List the names and addresses all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below.

FIRST BANK OF WEST ARVADA
6355 WARD ROAD
ARVADA, CO 80001

FOR SOUTH JACKSON ASSOCIATES I, L.L.C.

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

[Signature]
Signature of applicant

1/18/01
Date



EXISTING CONDITIONS MAP

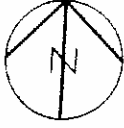
th Jackson Associates 1, LLC
 ert J. Aronowitz
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sed P.U.D. Application # 4548
 ary 23, 2001

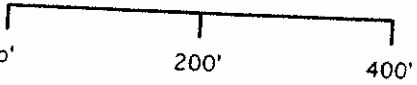
3775 E. Bayaud Avenue, 63-91 South Jackson Street

Legal Description
 Lots : 21-26
 Block : 25
 Burlington Capitol Hill Addition
 City and County of Denver

LEGEND : Single Unit Dwelling
 Multi Unit Dwelling



SCALE : 1" = 200'



East Bayaud and South Jackson ADT
 unavailable.
 ADT increase from proposed P.U.D. : + 28

June 1, 2015

City and County of Denver
City Council, District 10
Denver Planning Board
Denver, CO 80202

Dear Councilwoman Robb and Denver Planning Board Members,

**Subject: Cherry Creek East Association Position Statement
Request for Rezoning – 59-75 South Jackson Street**

Application Number	#2014I-00090
Location	59-75 South Jackson Street
Current Zoning	PUD #512 (18,788 square feet)
Proposed Zoning	G-RH-3
RNO	Cherry Creek East Association (CCEA)
RNO Contact Name	Susan Smernoff
Contact Address	240 South Madison Street
Contact E-mail Address	ssmernoff@gmail.com
Date Submitted	June 1, 2015

As required by DRMC Section 12-96, a meeting of the above reference RNO was held on February 18, 2015. The CCEA Board of Directors voted to unanimously support the application with the following comments.

The Board met with the property owner's representative, Kelly Chopin and discussed the current status of the property and proposed uses. This property is located in the residential heart of the CCEA neighborhood. Presently on the property are three older unoccupied single-family homes. Ms. Chopin indicated that with the G-RH-3 zoning, the property owner intends to raze the existing structures and construct three duplexes. Ms. Chopin indicated the property owner's intent to review the conceptual and final building designs with the Board.

The Board felt the G-RH-3 zoning would result in a more desirable development than PUD 512. The new G-RH-3 zoning is in conformance with the Cherry Creek Area Plan and other adopted plans. G-RH-3 zoning would result in new housing that is a good form and context fit with newer development on nearby parcels.

During the development review process, CCEA requests that five-foot detached sidewalks be required per policy statements in the Cherry Creek Area Plan.

Best regards,

Susan Smernoff, President
Board of Directors, CCEA