

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			



REZONING GUIDE

Rezoning Application Page 2 of 3

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 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. 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 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 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 Rezonings: 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 type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</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. Please provide an attachment describing the justifying circumstance.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.</p>

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

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	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	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Shawn Jolie Hann	1925 N. Olive Street Denver, CO 80220 303-249-8181 denverhann@comcast.net	100%	<i>Shawn Jolie Hann</i>	03/19/20	A	no

Hann Legal Description

Owner:

HANN, SHAWN JOLIE
1925 OLIVE ST
DENVER , CO 80220-1847

Schedule Number: 01324-02-009-000

Legal Description:

Lot 21 and the North 12.5 feet of Lot 20, and the South 18.75 feet of Lot 22, except the rear 8 feet of said Lots, Block 4, Montrose, City and County of Denver, State of Colorado

Property Type: RESIDENTIAL

Tax District: DENV

Property Description

Style: Two Story

Bedrooms: 4

Effective Year Built: 1948

Lot Size: 6860

Mill Levy: 72,116

Building Sqr Foot: 2176

Baths Full/Half: 3/0

Basement/Finish: 0/0

Zoned As: E-SU-DX

Document Type: WD

Schedule Number: 0132402009000

Zoning

Zone District: E-SU-DX

Neighborhood: South Park Hill

Subdivision: Montrose

Historic Landmark District: No

Individual Historic Landmark: No

Enterprise Zone: Yes

Floodplain Designation: Zone: X

Floodway: No

Surrounding Zoning:

•E-SU-G

•CMP EI UO-3

•E-SU-DX UO-3

•CMP-EI2

Land Use: Single-Unit Residential

Surrounding Land Uses: •Public/Quasi-public

1925 N OLIVE ST

Owner	HANN,SHAWN JOLIE 1925 OLIVE ST DENVER , CO 80220-1847
Schedule Number	01324-02-009-000
Legal Description	MONTROSE 01324 B4 L21 & N 12.5FT OF L20 & S 18.75FT OF L22 EXC REAR 8FT TO CITY
Property Type	RESIDENTIAL
Tax District	DENV

Print Summary

Property Description			
Style:	TWO-STORY	Building Sqr. Foot:	2176
Bedrooms:	4	Baths Full/Half:	3/0
Effective Year Built:	1948	Basement/Finish:	0/0
Lot Size:	6,860	Zoned As:	E-SU-DX

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

Current Year			
Actual	Assessed	Exempt	
Land		\$267,700	\$19,140 \$0
Improvements		\$335,100	\$23,960
Total		\$602,800	\$43,100

Prior Year			
Actual	Assessed	Exempt	
Land		\$133,800	\$9,630 \$0
Improvements		\$223,400	\$16,090
Total		\$357,200	\$25,720

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			
Original Tax Levy	\$1,554.11	\$1,554.09	\$3,108.20
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$1,554.11	\$1,554.09	\$3,108.20

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	Y
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$1,989.82**

Assessed Value for the current tax year

Assessed Land	\$19,140.00	Assessed Improvements	\$23,960.00
Exemption	\$0.00	Total Assessed Value	\$43,100.00

INTRODUCTION

This Official Map Amendment is a request to rezone 1925 N. Olive Street from E-SU-Dx to E-SU-D1x. The existing zone district is E-SU-Dx. Section 4.2.2.2.D describes our property's current zone district classification as "E-SU-Dx is a single unit district allowing suburban and urban houses with a minimum zone lot area of 6,000 square feet." Section 4.2.2.2.F describes our property's proposed zone district as "E-SU-D1x is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard." The purpose of the proposed Official Map Amendment is to allow an accessory dwelling unit (ADU) to be constructed in our property's back yard. The Denver metro region, in particular the City and County of Denver, faces an unprecedented demand for housing due to a natural population increase coupled with continuing strong immigration. This demand for housing has placed upward pressure on the values for Denver's housing stock and land. Our property is 6,860 square feet with an existing house and a detached 440 square foot garage.

Our property's existing condition represents the development pattern of its block and the greater Park Hill statistical neighborhood, which is small homes on large lots.

The proposed Official Map Amendment would allow me to build a living space that will be used by my family, friends, or as a means to help solve Denver's affordable housing crisis. A central goal of this Official Map Amendment is to introduce additional housing in an area of

the City that can support it due to its location and access to employment centers and regional mass transit. An ADU on our property will allow my elderly parents who currently reside in the Montclair neighborhood to move to our lot where I can assist them on a daily basis and allow them to remain a part of this community.

In reviewing the drafts of Comprehensive Plan 2040 and Blueprint Denver 2019, it seems like most Denverites want to stay in the neighborhoods that they have grown up in or lived in for quite some time. They do not want to move out into suburbs, but love the city of Denver and want to make their current neighborhood work for their growing family. We want new development to match the existing fabric of our neighborhoods while understanding Denver's important role in meeting our City's housing needs. My parents own a four-bedroom house in Montclair which is the adjacent neighborhood south of my own. We have a large lot that we could create a handicapped accessible ADU that will allow my parents to live on our lot and stay in the community in which they have come to love.

This is my request for this Official Map Amendment to change the current zone district classification to allow for one (1) additional accessory dwelling unit in my large backyard built on top of an existing two-car garage- which we would rebuild to insure it has the proper supports necessary to support the second story. An accessory dwelling unit would add to the City's housing stock while allowing me and my parents to continue to live in this community.

area to go to that school. We are also across the street from Johnson and Wales University. There are not many housing options for college students within walking distance of the campus.

However, for the next decade this ADU will be used as a handicapped accessible alternative to a nursing home for my 85-year-old parents and then for my husband's 70-year old mother moving here from AZ.

Allowing A.D.U. development at 1925 Olive St would create a greater mix of housing options in every neighborhood for all individuals and families. Presently housing options in my neighborhood are very limited. Not everyone needs a three-bedroom, two bath house and the accompanying expense. I suggest that allowing an A.D.U. at 1925 Olive St addresses a dearth of housing for students, singles and working individuals.

Equitable, Affordable and Inclusive

Goal 3

Strategy B: *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (pg. 28).*

o Compliance: We are middle class Denverites. We have popped the top to my 1947 bungalow that I purchased in 2003 as a single teacher. I have existed on a very limited budget moving from single teacher to single mom of an adopted daughter, to now a married mom with three kids-hence the popped top. Adding this ADU helps another family be in the heart of the city, within 15 minutes of downtown, but in walking and biking distance from parks and Stapleton area amenities.

*Strong and Authentic Neighborhoods***Goal 1**

Strategy B: *Ensure neighborhoods offer a mix of housing types and services for a diverse population (p.34)*

o Compliance: My parents live six-blocks away in the Montclair neighborhood. They are valued members of their community, still attending church at Trinity Methodist, my mother is a part of arts groups and swims at the National Jewish Hospital. We want to create a handicapped accessible ADU in our backyard so their lives are easier. We can check on them morning, afternoon, and evening. We can help by bringing dinner to them nightly and do their shopping for them with ease. Keeping my parents in this community adds to the diverse population. Having my children stay connected to their older grandparents and learning from their generation is very important.

The proposed A.D.U for 1925 Olive St. would offer a mix of housing serving a more diverse population. In my neighborhood you have either lived here a long time or you bought one of the older houses and have done a scrape and build for close to a million dollars. This is a very narrow slice of residents and a far cry from a diverse population. Housing choices and availability are often if not always driven by affordability and allowing A.D.U. development in my neighborhood would ensure a more diverse population as it becomes more affordable.

Strong and Authentic Neighborhoods

Strategy D: *Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities (p.34)*

o Compliance: The zone map amendment for 1925 Olive St is consistent with the surrounding neighborhood. The existing neighborhood and those immediately surrounding are well-established, vibrant and among the most desirable in central Denver. Homes vary from low-rise and mid-rise multi-unit to single-unit homes, from early 20th Century Mansions to compact single-unit homes. Construction of new housing has occurred consistently, from the earliest days to the neighborhoods development to the present, offering a wide range of styles. The Accessory Dwelling Unit proposed for 1925 Olive St, is an exceptional opportunity to provide a housing gem. Conversion of an existing garage into a handicapped accessible apartment with its inherently small living space suggests that it will be occupied by a single person or a couple, who might not otherwise be able to find or afford a home in this exceptional neighborhood, and not many housing options are completely designed with ADA standards in place. Our style of home is modern so we are attempting to duplicate the style and have a fresh contemporary design inside to make the home a place in which the occupants will be proud to live.

Strong and Authentic Neighborhoods

Goal 1

Strategy A: *Build a network of well connected, vibrant, mixed use centers and corridors (D. 34)*

o Compliance: It is beyond the scope of this proposed Accessory Dwelling Unit to add to the existing network of “well-connected, vibrant, mixed use centers and corridors”. Its objective, however, is to afford the opportunity to access this existing network to a person or couple who might otherwise not be able to.

*Environmentally Resilient***Goal 8**

Strategy A: *Promote infill development where infrastructure and services are already in place.*

(p.54)

o Compliance: The proposed ADU is consistent with the strategy mentioned above. All utilities and infrastructure are already in place. The ADU build could happen with no outward change to the neighborhood except to add a great addition to the housing stock.

Park Hill sits between Northfield/Stapleton and Lowry and is only a 15-minute drive to downtown. The entire neighborhood is well-served by designated bike routes, and offers easy access to RTD transit lines. There is an RTD stop one block up on Quebec, two blocks over on 23rd, and 4 blocks over on Colfax. There is a park and ride light rail to DIA within a mile drive.

The neighborhood allows convenient access to Safeway, King Soopers, Trader Joes and soon Sprouts markets, each of which anchors collections of smaller neighborhood shops. A wide range of many restaurants at all price points similarly is close by – Oneida Park is a simple two-block stroll. Outstanding parks and sights are close by: City Park, all the Stapleton parks, the Denver Zoo as well as the Nature and Science Museum are a short bike ride from our doors.

Environmentally Resilient

Strategy B: *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*

o Compliance: Park Hill is a close jump to DIA, close to downtown- we can make it almost to anywhere in the Denver metro area in 20-30 minutes. Neseled between the powerhouse neighborhoods of Northfield, Stapleton, Aurora, and City Park, makes it one of Denver's most desirable neighborhoods, offering a myriad of existing opportunities to live, work

and play in the neighborhood and in the neighborhoods immediately adjacent. There are employment opportunities in all these areas as well as along Colfax. Johnson and Wales University is literally across the street from our home making that an attainable education or career opportunity as well.

Blueprint Denver (2019)

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 Edge Neighborhood Context and provides guidance from the future growth strategy for the city.

Future Neighborhood Context

Urban Edge

“The urban edge context areas are predominately residential and tend to act as a transition between urban and suburban areas. Homes in this context are typically low-scale single-and two-unit residential with some small-scale multi-unit residential. Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development.”

o Compliance: Most of the houses available for sale in this neighborhood are between \$500 and a million dollars stopping many from settling here vs. the suburbs. There is a beautiful development in our neighborhood, Oneida Park, offering restaurants and social opportunities within a walking distance. We are definitely urban edge as it takes about 20-30 minutes to really get anywhere in Denver- downtown, DIA, suburbs. We’d love to keep our parents in this area and not have them suffer in a nursing home complex as neither want that.

The Blueprint Denver describes urban context as small multi –unit residential and mixed-use areas are typically embedded in single unit and two-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and closer to the street.

The current zoning of E-SU-Dx falls under the “Urban” neighborhood as described above. The proposed zoning change to E-SU-D1x, also falls under “Urban” which remains consistent with Future Neighborhood Context. The proposed garage conversion to an A.D.U has a footprint of 864 sq.ft. Access will be via the service alley with a parking space dedicated off the alley as well. No setback or bulk plane variances are necessary as the building already exists.

“The urban edge context offers good walkability with short, predictable blocks. Many existing commercial developments in urban edge were established with the rise of the automobile and, as a result, are designed around single-occupancy vehicles. As these areas redevelop, they will be adapted to be more pedestrian-friendly, with buildings oriented to the public realm instead of parking lots.” (Pg. 205)

o Compliance: While we are in a great neighborhood for walking to many areas – from the Oneida Park to restaurants on Colfax to a short bike ride to Stapleton town center. My parents are now moving to needing accessibility hence our plan to use an elevator in the ADU and build it to ADA standards for the handicapped accessible bathroom and kitchen. Planning for the day one or both may need to be in a wheelchair. We are building a covered carport on the alley next to the door for parking their one vehicle which will have easy access to the elevator and stairs up to the ADU. For other tenants down the road, we are within blocks of Quebec and Colfax- RTD is extremely accessible.

Low Residential

Predominately single-and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible. Some civic and

institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Low to medium buildings coverage. Building are generally up to 2.5 stories in height.

o Compliance: There are no open lots in our neighborhood to build new housing. Our lot is large and the use of our backyard is nice for family gatherings and can house an apartment easily. The plan for the ADU is to match our home in style and color and not to exceed 24’ high.

Excerpt from: *Blueprint Denver (2019) pp. 84*

04

Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

GOALS: 1

Accessory dwelling units (ADUs) can add variety to the housing stock in low density residential neighborhoods without significantly changing the existing character. As Denver allows ADUs throughout the city, it is important to understand impacts in areas vulnerable to displacement.

- A.** Study and implement allowances for ADUs—including those attached and detached from the primary home—in all neighborhood contexts and residential zone districts. Use an inclusive community input process to respond to unique considerations in different parts of the city.
- B.** Identify strategies to prevent involuntary displacement—especially in areas that score high for Vulnerability to Displacement—in conjunction with expanding the allowance for ADUs.
- C.** Study and implement a citywide program to expand access to ADUs as a wealth-building tool for low- and moderate-income homeowners.
- D.** Study and implement incentives or requirements for income-restricted ADUs, so they are more likely to provide affordable housing options, and tools to encourage the use of ADUs for long-term housing options, rather than short term rentals.
- E.** A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.

05

Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.

GOALS: 1, 6

The zoning code already allows ADUs in some areas of the city. ADUs can be attached to the main home, such as a basement unit, or detached. ADUs offer a housing option for residents looking for something smaller than a home, such as seniors who want to age in place. There are opportunities to remove barriers—especially since the cost of constructing a detached ADU is high—and to better calibrate form standards for detached ADUs by neighborhood context.

- A.** Evaluate existing barriers to ADU permitting and construction and revise codes and/or fees to remove or lessen barriers for homeowners. Consider programs and resources to help reduce barriers to ADUs for homeowners, especially in neighborhoods that score high in Reducing Vulnerability to Displacement.
- B.** Revise the zoning code to allow ADUs as accessory to more uses than only single-unit homes.
- C.** Revise detached ADU form standards to be more context-sensitive, including standards for height, mass and setbacks.
- D.** Establish context-specific patterns or templates to facilitate the approval process of detached ADUs.

Staying connected to the style in our main home is priority to designing the ADU. We can add to the housing stock in a very desired neighborhood. Keeping our elderly parents as part of the community connects to involuntary displacement from our neighborhoods who are in the lower income range the older they are. Looking into nursing homes they would need to pay almost \$8000 per month to move into one. This will not be a sustainable plan over time.

I do know that ADU's are popular in the Stapleton area only a mile away from our home. It just makes sense for us to add this living area to our lot to house our parents in their last home keeping them connected to our family and our community on a daily basis.

Recommendations

Land use and built form: Housing

#4 Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. (p.84)

#4 A citywide approach to enable ADU's is preferred. Until a holistic approach is in place, individual rezoning's to enable ADU's in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADU's, rezoning should be small in order to minimize impacts to the surrounding residential area. (p.84)

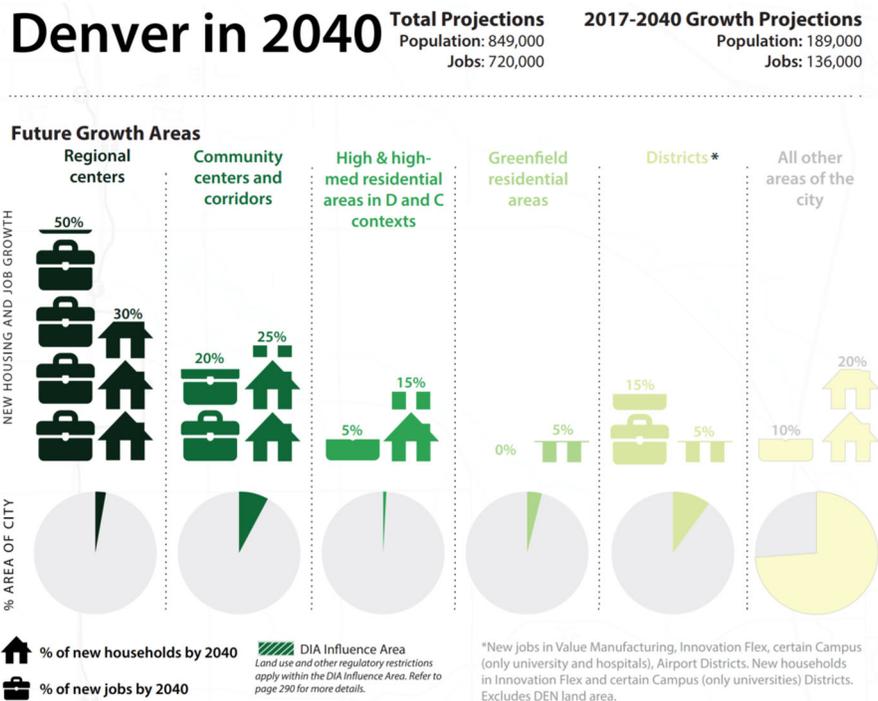
o Compliance: The zone map amendment is consistent with the recommendations suggested above. This rezoning would help bring A.D.U's to all residential areas. Hopefully this application and others like it would encourage the city to adopt an all-encompassing approach to A.D.U. development. Currently only 25% of the city is zoned for A.D.U.'s. This rezoning is small in size involving my property only. This process is one of a lot of steps, money, and time.

If an citywide initiative on ADU’s were launched it would allow for more affordable ways to stay in the city and contribute to the Denver community by a more diverse population.

Growth Areas Strategy

The updated Blueprint Denver 2019 provides a more nuanced way to handle growth, directing growth to key centers, corridors and high-density residential areas that align with transportation options.

o Compliance: Most growth is guided to regional centers, community centers and corridors, select districts and higher intensity residential areas. Other areas of the city are still expected to see some, more limited, growth. Our ADU would be adding an affordable housing unit in a high-density residential neighborhood close to public transportation. This zone map amendment is consistent with Growth Area Strategies. My garage converting into an ADU will bring limited growth to my neighborhood by adding an additional housing unit.



Housing an Inclusive Denver Recommendations

Housing an Inclusive Denver (2018) – *Adopted in 2018, the Housing an Inclusive Denver plan was not adopted as a supplement to the Comprehensive Plan but can be considered an “adopted plan” for this map amendment review criterion when relevant. The Plan includes citywide guidance for using Blueprint Denver to reduce regulatory barriers to development of accessory dwelling units; however, some of its recommendations can be applied to individual map amendments that propose allowing an accessory dwelling unit. In this case, the following plan goals are applicable:*

Legislative and Regulatory Priorities

Recommendation 2:

“Expand and strengthen land use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units” (p. 9).

o Compliance: The Accessory Dwelling Unit proposed for 1925 Olive Street conforms to all objectives of Housing an Inclusive Denver. It is an exceptional opportunity to provide a low-cost housing gem. Like fitting into the Comprehensive Plan 2040 – Adding an affordable and handicapped accessible unit to our neighborhood is exciting as nothing like this exists on our block. The house next door to us just was sold for \$430,000 – it is a two-bedroom, one bath 1210 sq foot house. Our plan is to build a two-bedroom handicapped accessible unit at 864 sq feet. Our family members will be living there without any rent or cost. We are trying to also install solar panels to keep the electrical bill at zero for the tenants as well.

Attainable Homeownership

Recommendation 1:

“Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners” (p. 14).

o Compliance: Our parents own a four-bedroom home six blocks from us currently. They can no longer take care of all that property or the size of their home. Keeping them in their own “home” by creating a smaller unit for them in our backyard is huge. Allowing them to maintain their own home- not a nursing facility- is very important to all of us. Giving them the independence in this final stage of life.

The proposed map amendment to E-SU-D1x is consistent with these Housing an Inclusive Denver recommendations because it will expand the availability and allow the development of an accessory dwelling unit at this location.

• *Section 4: Legislative and Regulatory Strategies – Please note #1 and #2 below:*

Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing.

During the public engagement process for this plan, stakeholders shared their ideas about ways that the City could strengthen land-use regulations to both support affordable housing projects and more broadly increase diversity of housing types throughout Denver. These ideas focused around three key areas that could be supported in *Blueprint Denver*, the City’s long-range land-use and transportation plan and part of Denveright: 1) streamlining and facilitating the development of accessory dwelling units as a tool for affordability and to stabilize residents at risk of displacement; 2) promoting a diversity of residential development types throughout Denver neighborhoods, including density as a tool to increase housing supply and introduce affordability; and 3) creating a package of development incentives that support affordable housing projects and promote the development of more mixed-income projects citywide.

Park Hill Neighborhood Plan (2000):

Park Hill vision for the future is to preserve and enhance the positive qualities that make the neighborhood a unique place to live, work, learn, and play.

•Preserve and continue to build on the image of a vibrant community that celebrates diversity of people in ages, income, ethnic and cultural heritage.

o Compliance: Allowing us to build an ADU will preserve our diversity keeping my 84-year-old parents in the community. They are active in their church and art organizations. Both of my parents are retired teachers, my mother is still part of the DAG- Denver Arts Guild. Their income is varied as ours is. Once our family is done with the usage of the ADU we are hoping that students from Johnson and Wales may rent it to offer an affordable option to live in the neighborhood they go to school in and can commute by foot releasing the need for more traffic in the neighborhood and less pollution.

• Continue to build a sustainable neighborhood that values quality of life, environment and talented people.

o Compliance: My parents still give endlessly to the people around them. Sustaining their lives in connection to our family illustrates the quality of life that the Park Hill plan talks about. The art that my mother still produces also upholds the talented people that Park Hill craves.

Once it becomes more of a rental, we hope to bring talented students and/or families of students from Denver School of the Arts to the neighborhood.

•*Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.*

o Compliance: An ADU is a mix of housing types. We will follow the residential character of our existing neighborhood. Our ADU will not be taller than our current home. We will seek to match the current face of our home.

Action Recommendations- LZ-3

Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.

o Compliance: Our ADU fits perfectly into this action item- this is creating a mix of housing type/size and it helps to keep a diversity of ages, incomes, household type in this neighborhood vs. relocating elsewhere.

A goal of the plan: Reduce crime in Park Hill so residents feel safe in their homes, on neighborhood streets and in their open spaces.

o Compliance: We have noted that the alley behind our home tends to be a hangout for youth and they tend to drink/smoke there. We think the addition of a home facing the alley with a carport facing the alley will reduce the hangout location and rid our alley of these potential problems. Visibility with windows overlooking the alley will help contain crime.

Improve lighting on neighborhood streets, alleys and open spaces.

o Compliance: Having the carport on the alley, we will improve the lighting of the entire area.

These plans were established as the City’s future vision and this Official Map Amendment will show consistency with the goals and strategies of each of these Plans.

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.

o Compliance: The proposed rezoning to E-SU-D1x will result in the uniform application of zone district building form, use and design regulations.

Further Public Health, Safety and Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the City.

o Compliance: My zone map amendment will contribute to the public health safety and welfare- in all that I have said above I feel like adding an affordable option in a highly desirable location is a win/win for all. The fact that for the next decade we hope to provide handicapped accessible living for my elderly parents to keep them a thriving part of the Denver community should speak to the council members. My mother’s greatest fear in life is to be forgotten and discarded. By having them move in our backyard we will enrich each other’s lives on a daily basis and my children can have a deeper connection to both of my parents. We live in a great neighborhood close to the city but not too close. We enjoy great amenities, convenient shopping in Stapleton and Northfield, recreation at Central Park Rec Center, bike paths and close distances to City Park, the zoo, and the Nature and Science Museum, education (DSA, Johnson and Wales, Park Hill Elementary), transportation RTD and Light Rail to DIA within a mile, all within walking/biking distance of my proposed ADU.

I love my neighborhood and feel very safe here. Many people would like to move into this neighborhood but skyrocketing prices make that not possible. According to Zillow, the median house price for 80220 is \$568,102. My sister who is also a public-school teacher in Denver cannot afford to move into my neighborhood. Consider her or a policeman or nurse who might want to live and work in my neighborhood, they could find buying a house beyond their reach at those prices. Most people myself included could never afford to buy in Park Hill today. This is just one example of where my zone map amendment would benefit the public.

We hope that if our application is approved then that will help the city move towards releasing some of the hoops it takes to build an ADU and this will help create ripple effects of more approved zone map amendments. Other homeowners with a lot of equity and little retirement could use the homes that they worked all their lives to pay off to help subsidize their retirement. Or like us, have their parents move to their property. I have a friend at 12th and Rosemary who is waiting to see how our application goes before applying for her own to bring her elderly parents to her neighborhood from Greeley. They cannot afford the move otherwise. All of these things would contribute to people's financial security which in turn keeps people safe. This zone map amendment would further the health, safety and welfare of my family and I propose that if it benefits my family it benefits the neighborhood.

Justifying Circumstances

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:

- 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.

o Compliance: Since starting this application process Denver has adopted an updated Blueprint Denver. Throughout this revised version the city encourages ADU development through all neighborhoods. This would lead me to believe that my zone map amendment is in fact justified by the updated Blueprint Denver. An excellent opportunity to put the plan in action and a chance to establish a pattern for other homeowners to follow as well.

Consistency with Neighborhood Context, Zone District Purpose and Intent

Article 4:

Urban Edge (E-) Neighborhood Context

o Compliance: The requested E-SU-D1x district is within the Urban Edge Neighborhood Context, which is primarily single-unit and two-unit residential uses with small-scale multi-unit residential uses and commercial areas embedded in residential areas. Buildings are generally low in scale, and residential buildings typically have consistent moderate to deep front setbacks. There typically is a regular pattern of block shapes surrounded by orthogonal streets within a grid (DZC 4.1). The subject site is in an area that reflects these characteristics. Therefore, the proposed rezoning to E-SU-D1x is consistent with the neighborhood context description.

The general purpose of the Urban Edge residential districts is to “promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context...The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied patters of suburban and urban house forms” (DZC 4.2.2.1).

o Compliance: The proposed E-SU-D1x district would allow for compatible infill development fitting with the character of the surrounding residential neighborhood. Therefore, it is consistent with the Urban Edge Residential District purpose statement.

The specific intent of the E-SU-D1x district is “single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard” (DZC 4.2.2.2.F).

o Compliance: The subject site is 6,500 square feet and there is a pattern in the immediate area of detached accessory structures. Therefore, the proposed map amendment is consistent with the E-SUD1x intent.