

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☒ CHECK IF POINT OF CONTACT FOR APPLICATION		☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Stephen Edson Elkins, Jr.	Representative Name	
Address	1245 N. Quince St.	Address	
City, State, Zip	Denver, CO, 80220	City, State, Zip	
Telephone	(505)459-6243	Telephone	
Email	steveelkins82@gmail.com	Email	
*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.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
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. 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.			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	1245 N. Quince St.		
Assessor's Parcel Numbers:	06042-24-014-000		
Area in Acres or Square Feet:	7,320 sf		
Current Zone District(s):	E-SU-Dx		
PROPOSAL			
Proposed Zone District:	E-SU-D1x		

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REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	☒ 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. ☒ 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. ☒ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8	Justifying Circumstances - One of the following circumstances exists: ☐ The existing zoning of the land was the result of an error. ☐ The existing zoning of the land was based on a mistake of fact. ☐ 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. ☒ 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. ☐ 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. ☒ 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.

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:

Exhibit A - Denver Zoning Code Section 4.3.4.5.A
 Exhibit B - Denver Zoning Code Section 11.8.2

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed 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
Stephen Edson Elkins, Jr.	1245 N. Quince St. Denver, CO 80220 (505) 459-6243 steveelkins82@gmail.com	100%	<i>Stephen Edson Elkins, Jr.</i>	12/19/18	A	NO

Last updated: May 24, 2018

 Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

 720-865-2974 • rezoning@denvergov.org

**THE NORTH 20 FEET OF LOT 31 AND ALL OF LOT 32 AND THE SOUTH 15
FEET OF LOT 33, EXCEPT THE WESTERLY 8 FEET THEREOF, BLOCK 17,
KENSINGTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO**

1245 N QUINCE ST

Owner	ELKINS,STEPHEN EDSON JR 1245 QUINCE ST DENVER , CO 80220-3108
Schedule Number	06042-24-014-000
Legal Description	L 32 & N 20FT OF L 31 & S 15FTOF L 33 EXC REAR 8FT TO CITY BLK 17 KENSINGTON
Property Type	RESIDENTIAL
Tax District	DENV

Print Summary

Property Description

Style:	ONE-STORY	Building Sqr. Foot:	719
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1947	Basement/Finish:	0/0
Lot Size:	7,320	Zoned As:	E-SU-DX

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

Current Year

Actual	Assessed	Exempt	
Land	\$105,200	\$7,570	\$0
Improvements	\$136,700	\$9,840	
Total	\$241,900	\$17,410	

Prior Year

Actual	Assessed	Exempt	
Land	\$105,200	\$7,570	\$0
Improvements	\$136,700	\$9,840	
Total	\$241,900	\$17,410	

Real Estates Property Taxes for current tax year

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

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/28/2018	6/12/2018	
Original Tax Levy	\$671.46	\$671.45	\$1,342.91
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$671.46	\$671.45	\$1,342.91
Due	\$0.00	\$0.00	\$0.00

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 ⓘ	N
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: **\$1,150.62**

Assessed Value for the current tax year

Assessed Land	\$7,570.00	Assessed Improvements	\$9,840.00
Exemption	\$0.00	Total Assessed Value	\$17,410.00

I. INTRODUCTION

This Official Map Amendment is a request to rezone 1245 N. Quince St. from E-SU-Dx to E-SU-D1x. The existing zone district is E-SU-Dx. Section 4.2.2.2.D describes the subject 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 the subject 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 to be constructed in the subject 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 in-migration. This demand for housing has placed upward pressure on the values for Denver's housing stock and land. The subject property is large (7,320 square feet) with an existing house and attached garage comprising approximately 1,000 square feet. The subject property's existing condition represents the development pattern of its block and the greater East Colfax statistical neighborhood which is small homes on large lots. As a homeowner, with my current zone district classification, I have two options: 1) I can demolish the house and build a much larger house or 2) I can expand the house to a larger building envelope and from one (1) story to two and a half (2.5) stories. The proposed Official Map Amendment would allow me to build an accessory dwelling unit in my backyard that would be in keeping with my block's and neighborhood's existing form, mass, and scale. 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.

In reviewing the drafts of Comprehensive Plan 2040 and Blueprint Denver 2019, it is apparent that, like me, many Denverites appreciate the form, mass, and scale of our current houses and neighborhoods. 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. Hence 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. An accessory dwelling unit would add to the City's housing stock while allowing me to continue to preserve my existing home as it is without the need to demolish and rebuild it or complete a large addition to it preserving the materials, labor, and energy that were expended to build it. The accessory dwelling unit could be provided to my family members or rented to allow me to continue to live in the home while meeting a small part of the City's demand for more housing stock.

The City and County of Denver and the East Colfax neighborhood have experienced significant changes since the subject property's zone district classification was approved on June 25, 2010. Taken together with these changes, the adoption of Comprehensive Plan 2040, Blueprint Denver (2019), and Housing An Inclusive Denver further recognize the need for more and different housing types such as this Official Map Amendment's proposed accessory dwelling unit.

II. CONSISTENCY WITH ADOPTED PLANS

A. Introduction

Four (4) adopted plans apply to 1245 N. Quince St. The applicable plans are the East Montclair/East Colfax Neighborhood Plan (1994), Blueprint Denver (2019), Comprehensive Plan 2040, and Housing An Inclusive Denver (2017). 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. (This Official Map Amendment application will not address the pending East Area Neighborhood Plan because there is currently no review draft available.) This Official Map Amendment Application addresses and uses terminology from the Denver Moves: Transit Plan. While the Plan will not be adopted, its information about transit service is relevant to the review of this Application.

B. East Montclair/East Colfax Neighborhood Plan

Generally, the East Montclair/East Colfax Neighborhood was focused on the coming redevelopment of the Lowry and Stapleton neighborhoods and the redevelopment of the East Colfax Avenue corridor. The subject property is near the Lowry and Stapleton neighborhoods. This Official Map Amendment will analyze the Plan's framework as it relates to the proposed request.

1. Land Use and Zoning Vision (Page 28)

- *"Protection of the residential character of the neighborhood."*

This Official Map Amendment supports the protection of the residential character of the neighborhood. The allowance of an accessory dwelling unit at the subject property maintains the overall low-density character of the East Colfax neighborhood. The East Colfax neighborhood, while predominantly detached single family housing, contains small and large apartment complexes, quadplexes, triplexes, and duplexes. Two small, detached single homes on a single zone lot is an existing example of slightly higher density near the subject property.

1188 Quince St. (Figure 1), approximately a half city block from the subject property, has contained two small, single family homes since their construction as kit homes in 1910 (Denver County Assessor records). This configuration has been maintained even as the greater Kensington subdivision developed in the late 1940s and early 1950s as small, single-family homes on large lots. This proposed housing type is already exists in the neighborhood and this Official Map Amendment's proposed zone district, E-SU-D1x, is consistent with this vision element and protects the residential character of the neighborhood.



Figure 1: 1188 Quince St. (Two Small Houses on a Single Lot)

2. Transportation Vision (Page 36)

- “Quiet local residential streets.”

The City block for 1245 Quince St. is bounded by Quebec Street to the west, 13th Avenue to the north, Quince Street to the east, and 12th Avenue to the south. Quince Street and 12th Avenue are undesignated local streets. Quebec Street and 13th Avenue are designated as resident arterial streets.

This Official Map Amendment, if approved, will maintain the “quiet local residential streets” vision element. Quince Street is a quiet residential street and will remain so if the Official Map Amendment is approved because the subject property’s City block has a dedicated rear public alley.

The Urban Edge Neighborhood Context's Accessory Dwelling Unit Building Form standards (see attached Exhibit A) in the Urban Edge Neighborhood Context require that any vehicular access for the subject property be taken from the alley. Further, the City's accessory dwelling units mandate that access must be shared with the primary residence. If this Official Map Amendment is approved the accessory dwelling unit will comply with the Building Form standards.

- “Convenient RTD bus transit service to all areas of the neighborhood.”

The subject property is within the quarter mile buffer of Quebec Street's Speed and Reliability Corridor as designated by Denver Moves: Transit Plan Figure 4-2 (Page 4-12). Quebec Street's RTD Route 73, a regional route connecting to light rail in Stapleton, and the Denver Tech Center, are within a City block of the subject property. RTD Route 10, along East 11th Avenue, which is partially served by a Speed and Reliability Corridor as designated by Denver Moves: Transit Plan Figure 4-2 (Page 4-12), a commuter route between East Aurora and Downtown Denver, is two City blocks from the subject property. The RTD Routes 15L and 15 regional routes along East Colfax Avenue, designated by Denver Moves: Transit Plan Figure 4-2 (Page 4-12) as a High Capacity Transit Corridor, and home to the future Colfax Bus Rapid Transit are two blocks away (approximately a third of a mile) from the subject property. If this Official Map Amendment is approved the accessory dwelling unit will be within a convenient walking distance of major transit routes.

- “A neighborhood friendly to walking and bicycling.”

The subject property hosts an attached sidewalk that is frequently used by residents who enjoy walking to the nearby Lowry Open Space and Denison Park. Bicyclists often use Quince Street to enjoy the amenities of the Lowry neighborhood. The City's proposed reconstruction project of Quebec Street will further enhance the transit, bicycle, and walking opportunities for subject property's City block.

3. Housing Vision (Page 55)

- “A strong and vital residential neighborhood.”

The proposed Official Map Amendment supports “a strong and vital residential neighborhood.” By allowing an accessory dwelling unit to be constructed in the subject property's rear yard, this Official Map Amendment will reinforce the strong and vital aspects of the existing residential neighborhood by making the retention of the existing primary economically feasible in its current form, mass, and scale. As Blueprint Denver (2019) and my own conversations with my neighbors have shown, there is a strong desire to retain existing housing stock. An accessory dwelling unit will also put additional “eyes on the street” on the subject property's public alley further contributing to this Official Map Amendment's consistency with a strong and vital residential neighborhood.

- “Sound management and a mix of income levels in rental single family homes and apartments.”

This Application is consistent with this vision element because it provides an additional housing opportunity in the East Colfax statistical neighborhood. As a housing unit for family members or a rental housing unit, the addition of this accessory dwelling unit will further this vision element’s goal of a mix of income levels.

- “Renovated and well-maintained housing.”

I have recently renovated the subject property’s primary residence which contributes to a strong and vital neighborhood. The construction of an accessory dwelling unit is consistent with the Plan’s vision element to promote renovated and well-maintained housing. The intent is for the accessory dwelling unit to mimic the existing primary residence’s form, mass, and scale, and architectural style. The existing primary residence is a proto Ranch style home that is half stucco and brick. These materials, as well as a hipped roof, may be incorporated into the design of the new accessory dwelling unit.

4. Housing Policies (Page 56)

- “H-1. Encourage home ownership and purchase of single homes by families and person will live in the homes.”

As previously discussed, the proposed Official Map Amendment is consistent with this Housing Policy because the ability to build an accessory dwelling unit on the subject property will encourage my continued ownership of the subject property and my ability to maintain the subject property. In Denver and nationwide accessory dwelling units have been shown to support the ability of homeowners to remain in their homes. Further, the City’s use limitations for accessory dwelling units in Section 11.8.2 (see attached Exhibit B) require that either the primary dwelling unit or the accessory dwelling unit be the “owner’s legal and permanent residence.” If approved, the referenced use limitations require consistency with this Housing Policy because they require the owner to reside on the subject property.

- “H-6. Familiarize residents with housing programs such as single family rehab loans, emergency home repair, and low interest loan programs for first time homebuyers. Encourage homeowners to add on additions and modernize single family homes. Utilize bank home equity loans, FHA Title One loans, FHA 203(k) loans, and other loan programs for rehabilitating and completing home upgrades.”

If approved, the proposed Official Map Amendment will allow me to obtain a construction loan to build the accessory dwelling unit. Without the appropriate zone district, E-SU-D1x, a lender will not issue a construction loan to build the accessory dwelling unit.

I have utilized a home equity loan to improve the existing primary residence. The potential income from the accessory dwelling unit will allow me to repay the construction loan for the accessory dwelling unit and my existing home equity loan. This Housing Policy also encourages additions and the modernization of single family homes. While an accessory dwelling unit is not an addition, because of its accessory nature to a primary residence, the approval of this Official Map Amendment is consistent with this Housing Policy's goal to encourage reinvestment in the neighborhood's existing single-family housing stock. The approval of this Official Map Amendment is consistent with this Housing Policy's goal to enable homeowners to improve their homes as part of the overall vision for a strong and vital neighborhood.

5. Public Safety and Crime Prevention (Page 61)

- "Increased sense of safety within the neighborhood."

This Official Map Amendment is consistent with this Public Safety and Crime Prevention vision element because the construction of an accessory dwelling unit adjacent to the subject property's public alley will put additional "eyes on the street" on the alley. My neighbors have told me about theft from their garages and their backyards. By increasing the public alley's users and the construction of the accessory dwelling unit in the subject property's rear yard, additional activation of the alley will help reduce crimes of opportunity because of the presence of additional residents. The block's alley has numerous large garages that are used infrequently as compared to an accessory dwelling unit. The construction of an accessory dwelling unit will increase the frequency of "eyes on the street" and the accessory dwelling unit will have windows that face the alley increasing the sense of safety within the neighborhood.

- "Reduced crime and 100% participation in the Neighborhood Watch Program."

As previously discussed, increased "eyes on the street" for this block's alley will assist in reducing current issues with crimes of opportunity because the alley will be further activated through the construction of the proposed accessory dwelling unit. Increased activation of the alley will help reduce crime in the block because of the alley's use as walking, biking, and driving connection to the neighborhood's streets.

C. Blueprint Denver (2019)

Introduction

Blueprint Denver is the City's newly adopted Land Use and Transportation Plan. This Plan recognizes the changes the City has experienced in the last 17 years and lays out an ambition vision to successfully accommodate the City's future growth. As part of its vision, the City recognizes the importance of the need for a mix of housing choices Citywide in response to increased population growth.

The Plan understands Denver's important role in meeting the region's growth while recommending smart growth strategies where the City's existing growth is prepared to accommodate it. The Plan, by incorporating many of Housing An Inclusive Denver's housing strategies, offers strong encouragement of this Official Map Amendment due to its plan guidance on accessory dwelling units. This Guidance encourages the allowance of accessory dwelling units, especially in areas of the City most at risk to involuntary displacement and near City designated Speed and Reliability and High Capacity Transit Corridors, such as this proposed Official Map Amendment.

1. Page 82, Housing Policy 3: "Incentivize the reuse of existing smaller and affordable homes."

This Official Map Amendment is an example of this Housing Policy. The existing smaller and affordable home is approximately 719 square feet. Denver Moves: Transit Plan Figure 3-5 (Page 3-26) shows the subject property is within the quarter mile buffer of Quebec Street, which the Plan designates as a Speed and Reliability Corridor. The subject property is also near the transit routes on East Colfax Avenue, designated by the Plan as a High Capacity Transit Corridor, and East 11th Avenue, designated by the Plan as a Speed and Reliability Transit Corridor. The allowance of an accessory dwelling unit at the subject property incentivizes the reuse of an existing smaller and affordable house by allowing a second unit to be constructed in the rear yard. The allowance of this unit removes the incentive to demolish and replace the existing home with a new, larger home.

- Housing Strategy A, "Study and implement zoning tools to incentivize the preservation of smaller, more affordable housing options. An example would be to allow the owner of an existing home to add an additional unit if the existing structure is preserved."

While these zoning tools do not currently exist, this Official Map Amendment is an interesting case study of the Housing Strategy's example. While the proposed rezoning does not require the existing primary residence to be retained, it is the intent of the Applicant to retain the existing primary residence. Further, the approval of this Official Map Amendment incentivizes the Applicant and any future property owners to retain the existing primary residence through the allowance of an additional accessory unit because the highest and best use of the property is no longer a very large home but will now be two smaller units. This Official Map Amendment can serve as a case study for the proposed example and how, in exchange for a small amount of additional density, the property owner could be required to build an accessory dwelling unit that is reflective of the surrounding structures' form, mass, and scale creating an important context sensitive outcome for the neighborhood.

2. Page 84, Housing Policy 4, “Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.”

This Official Map Amendment is an example of this Housing Policy. The subject property’s current zone district classification contains a prohibition on accessory dwelling units. This prohibition restricts the ability to expand housing choices on the subject property and incentivizes the existing home to be demolished and rebuilt to its maximum square footage. The addition of an accessory dwelling unit for the subject property will allow for the existing small, affordable home with its current form, mass, and scale to be preserved and a similarly small accessory unit to be constructed in the backyard. As previously discussed, the nearby property at 1188 Quince St. is an historic example of two small homes on one zone lot as part of the surrounding neighborhood’s larger mix of low to medium intensity residential and commercial zone districts and land uses (See Figures 2-6). This Official Map Amendment’s proposed retention of the existing home along with the addition of a small accessory unit meets the intent of this Housing Policy.

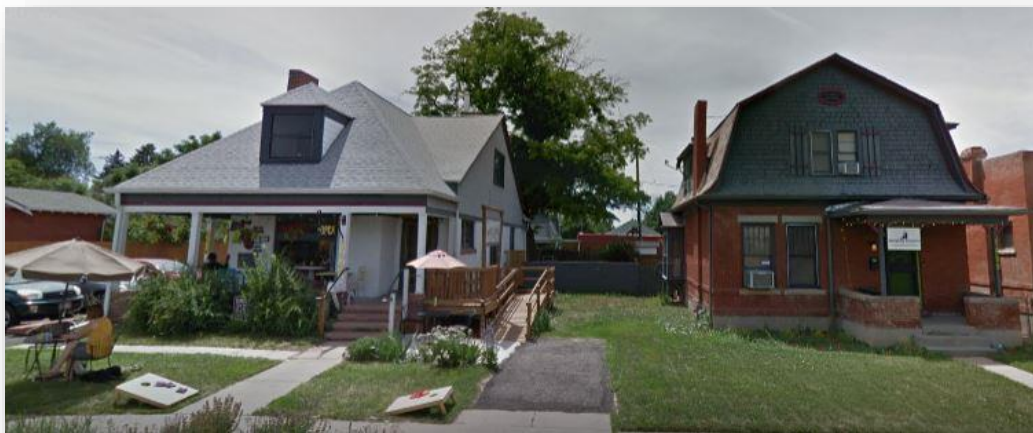


Figure 2: 1445-1447 Quince St. (Quince Essential Coffee and Sprightly Escapes)



Figure 3: 1461 Quince St. (Residential Duplex)

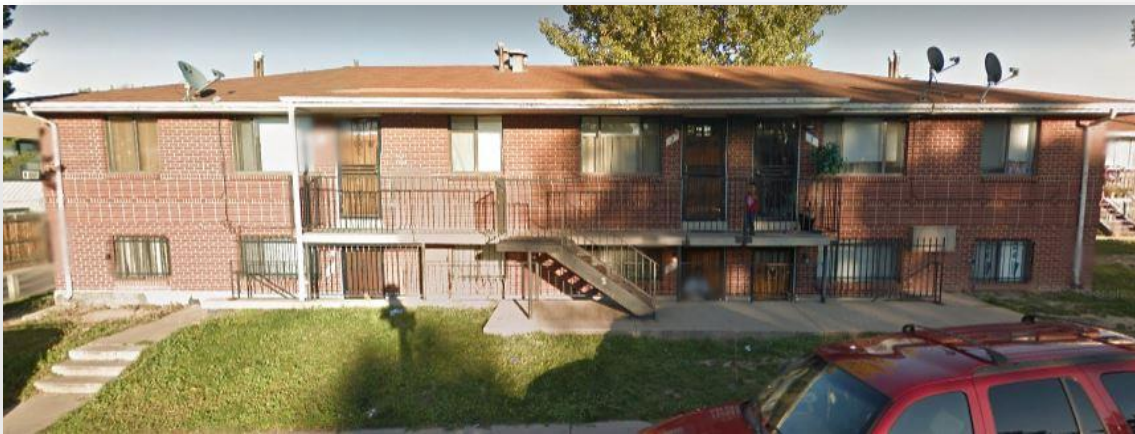


Figure 4: 1100 Block Rosemary St. (Small Apartment Building)



Figure 6: 1100 Block Syracuse St. (Commercial Property Center)



Figure 6: 1100 Block Syracuse St. (Neighborhood Retail Center)

- Strategy E: “A citywide approach to enable ADUs (accessory dwelling units) is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where adjacent to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, these rezonings should be small in area in order to minimize impacts to the surrounding residential area.”

This Official Map Amendment is an example of this Housing Strategy. A holistic approach for the allowance of accessory dwelling units is not currently in place nor will that approach be in place for some time. This Housing Strategy provides strong plan support to this Official Map Amendment. As previously discussed, this Official Map Amendment is within one-quarter mile of a Speed and Reliability Transit Corridor along Quebec Street and is also within one-half mile of a High Capacity Transit Corridor, East Colfax Avenue.

The Denver Moves: Transit Plan states, “By 2040, the goal is for 75% of households and 75% of jobs in Denver to be within one-quarter mile of the FTN (Frequent Transit Network)... and one-half mile from an enhanced BRT or rail stop or station... (Page 3-24).” The proposed expansion of Quebec Street and the City’s \$55 million investment in Colfax Avenue Bus Rapid Transit show that the proposed accessory dwelling unit is adjacent to nearby Transit Corridors as envisioned by the Denver Moves: Transit Plan, which supports this Housing Strategy. This Official Map Amendment is for a single property, which will minimize its impact to the surrounding residential area in support of this Housing Strategy.

3. Page 84, Housing Policy 5, “Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.”

This Official Map Amendment is an example of this Housing Policy because its approval will remove an existing regulatory barrier to constructing accessory dwelling units. The rezoning of the subject property from E-SU-Dx to E-SU-D1x will remove the prohibition on the construction of an accessory dwelling unit, which supports this Housing Policy. In addition, the City’s current accessory dwelling unit building form for the E-SU-D1x zone district (see attached Exhibit A) provides an important baseline for reviewing bodies—City Council and Planning Board—as well as the public to understand the allowed form, mass, and scale of accessory dwelling units in the E-SU-D1x zone district.

- Strategy C, “Revise detached ADU (accessory dwelling unit) form standards to be more context-sensitive, including standards for height, mass, and setbacks.”

While this Official Map Amendment does not revise the building form standards for accessory dwelling units, the Applicant’s intent is to build an accessory dwelling unit in keeping with the existing neighborhood and its structures form, mass, and scale. The existing City block contains one story structures. The proposed accessory dwelling unit will be one story and built out of the same materials as the subject property’s primary residence. The proposed development outcome for the accessory dwelling unit exemplifies this Housing Strategy and can be a model for its future outcomes.

4. Page 142, The Future Places Map designates the subject property as a low intensity residential area.

Page 149 describes low intensity residential areas’ Land Use/Built Form as, “Predominantly one-and two-unit though many areas are mostly one-unit. Includes Accessory Dwelling Units. In some contexts, some higher-intensity residential uses may be mixed throughout. Neighborhood-serving retail may be found in some key locations. Buildings are predominantly low-scale houses and duplexes. Setbacks and lot coverages vary across neighborhood contexts.”

This Official Map Amendment is consistent and supported by Blueprint Denver's Future Places Map's designation of the subject property as a low intensity residential area. Low intensity residential areas specifically include accessory dwelling units. The approval of this Official Map Amendment maintains the subject property and surrounding neighborhood as a low intensity residential area while accommodating a small increase in density. The existing primary residence and proposed accessory dwelling unit will be low-scale in nature.

- Page 149 describes low intensity residential areas' Mobility as, "Access is mostly from local streets, and there may be less choice of multimodal networks. Available walksheds and bikesheds vary based on neighborhood context."

This Official Map Amendment is consistent with the low intensity residential areas' Mobility because the subject property abuts a local street. Its mobility is increased due to the presence of a public alley connected to 12th and 13th Avenue and its location on a City block bounded by two residential arterial streets, Quebec Street and 13th Avenue. The subject property's location within a quarter mile of the Quebec Street Safety and Reliability Transit Corridor and within a half mile of the East Colfax Avenue High Capacity Transit Corridor provides the subject property with an excellent choice of multimodal networks. The subject property has average to above average walksheds and bikesheds relative to available sidewalk and bicycle infrastructure.

- Page 149 describes low intensity residential areas' Quality of Life Infrastructure as, "A wide range of designated parks and recreational amenities are prevalent. Nature based, active and passive recreational opportunities are all common. Access to outdoor amenities varies depending on context."

This Official Map Amendment is consistent with the low intensity residential areas' Quality of Life Infrastructure. The subject property enjoys easy access to several designated parks including Denison Park at East 11th Avenue and Quebec Street, Crescent Park at Roslyn Street and East 8th Avenue, and the Lowry Open Space at Uinta Way and East 11th Avenue. Taken together with its close proximity to employment opportunities and neighborhood-serving and regional retail, the subject property has appropriate quality of life infrastructure to support an accessory dwelling unit.

D. Comprehensive Plan 2040

Introduction

Comprehensive Plan 2040 lays out the City's overarching planning vision for the next 20 years. This Vision contains elements, goals, and strategies that support the proposed Official Map Amendment.

The Plan's guidance encourages an expansion and mix of housing opportunities by leveraging the City's investments in infrastructure to encourage growth in areas of the City where current and proposed infrastructure can successfully accommodate it. The proposed Official Map Amendment is supported by Comprehensive Plan 2040 because it assists the City in meeting the Plan's vision elements, goals, and strategies.

I. Vision Elements: Equitable, Affordable, and Inclusive

- A. Page 18, Goal 1.1, "Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities."

The proposed Official Map Amendment furthers Plan Goal 1.1 because the allowance for accessory dwelling unit will ensure that future residents of the subject property have safe, convenient and affordable access to basic services and a variety of amenities. The subject property is in close proximity to the Quebec Street and East 11th Avenue Speed and Reliability and East Colfax Avenue High Capacity Transit Corridors. The subject property's excellent access to mass transit ensures that current and future residents will have easy access to basic services and a variety of amenities. The subject property is also in close proximity to the neighborhood/regional centers in the Stapleton and Lowry neighborhoods. Finally, the subject property is in close proximity to several neighborhood parks and open space including the Lowry Open Space and Denison and Montclair Parks. The proposed Official Map Amendment assists the City in achieving this Plan Goal by providing an additional housing unit near basic services and amenities.

- B. Page 18, Goal 1.2, "Support housing as a continuum to serve residents across a range of needs, ages and needs."

The proposed Official Map Amendment furthers Plan Goal 1.2 because this application assists the City to meet this Goal. This proposal supports the expansion of housing types and opportunities because it allows the subject property to build an additional, small scale dwelling unit. This housing unit will provide an affordable housing unit either as a rental unit or a housing unit for aging family members. The majority of the City's new housing built in the last 10 years has been geared towards the City's high-income housing needs both in single and multi-family residential development. The addition of an accessory dwelling unit at the subject property allows for not only a new dwelling unit to be built but incentives the retention of the existing primary residence, which fits in well with its surrounding form, mass, and scale of the neighborhood.

- I. Page 28, Goal 2, Strategy A, "Create a greater mix of housing options throughout the City for all individuals and families."

The proposed Official Map Amendment further this Strategy because this Official Map Amendment will allow for a mix of housing options where currently only single-family housing is allowed.

1188 Quince St. is an early example of two small homes on the same zone lot that predated the City's zoning regulations. The City's zoning regulations, prior to the adoption of the Denver Zoning Code, encouraged the separation of land uses and their accompanying zone districts.

This Plan Strategy encourages the surrounding neighborhood's historic development pattern of low to medium intensity residential and commercial zone districts and land uses. The proposed Official Map Amendment embraces this Strategy by recognizing the need for a mix of housing options for all of Denver's citizens.

C. Page 28, Goal 3, "Develop housing that is affordable to residents of all income levels."

The proposed Official Map Amendment furthers Plan Goal 3 because this proposal assists the City in achieving this Goal. This proposal will allow the addition of one new affordable housing unit to the City's housing stock. Moreover, the allowance for an accessory dwelling unit on the subject property will help maintain the affordability of the subject property and decrease the pressure on the existing primary residence to be redeveloped into a larger residence. Through the allowance of an accessory dwelling unit and the retention of the existing primary residence, current and new affordable housing will be maintained and expanded.

I. Page 28, Goal 3, Strategy B, "Use land use regulations that incentivize the private development of affordable and mixed-income housing."

The proposed Official Map Amendment furthers Strategy A because it supports land regulations that incentivize private development of affordable and mixed-income housing. Blueprint Denver encourages accessory dwelling units as a mechanism to introduce affordability and a mix of incomes in existing low density, single family neighborhoods. This Official Map Amendment proposes to allow a small-scale expansion of the subject property's. If this application is approved the newly constructed accessory dwelling unit will offer affordable and mixed-income housing and will allow for either renters or family members of the owner of the primary residence to live in a neighborhood where they may have been unable to live without this proposed housing unit.

D. Page 28, Goal 4, "Preserve existing affordable housing."

The proposed Official Map Amendment furthers Goal 4 by directly addressing the retention of an existing affordable single-family housing unit. Instead of the redevelopment of the existing single-family housing unit into a larger single-family housing unit. The addition of an accessory dwelling unit on the subject property will allow for the support, upkeep, and maintenance of the existing primary residence while helping to preserve its affordability. Blueprint Denver speaks directly to this issue as a reason to encourage accessory dwelling units throughout the City.

E. Page 28, Goal 5, “Reduce the involuntary displacement of residents and businesses.”

The proposed Official Map Amendment furthers this Goal because this proposal will assist the current and future property owner’s risk to involuntary displacement. Rising property values and their associated property tax increases, in addition to the escalating cost to maintain the property, are contributors to involuntary displacement. Blueprint Denver, as well as many City planning and policy initiatives, recognize the East Colfax neighborhood as highly vulnerable to displacement. As the neighborhood changes as public infrastructure and private development increases, the current and existing pressures on the East Colfax neighborhood will increase in tandem. The allowance for an accessory dwelling unit, and more broadly the larger neighborhood in future Official Map Amendment applications and planning efforts, will help address the current and future pressures on the neighborhood to gentrify. Involuntary displacement puts particular pressure on low and middle income Denverites and the allowance for accessory dwelling units will assist current residents to remain in the City.

I. Page 28, Goal 5, Strategy B, “Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community.”

The proposed Official Map Amendment furthers this Strategy because the request for an accessory dwelling unit will stabilize current and future property owners and help them stay in their existing community. The allowance of an accessory dwelling unit incentivizes the retention of the existing primary residence which is affordable than the larger houses which are currently allowed in the existing current zone district. Smaller homes assist individual properties at the micro-level and the neighborhood at a macro-level to stabilize allowing residents to avoid displacement. As previously discussed, Blueprint Denver, as well as other City planning and policy initiatives, recognize that the East Colfax neighborhood is particularly vulnerable to displacement.

E. Housing An Inclusive Denver

Introduction

In February 2018, the Denver City Council passed a 5-year plan to address the City’s housing goals and priorities. Housing An Inclusive Denver emphasized the role of accessory dwelling units to combat displacement and provided needed affordable housing. The Plan also recognizes the role of accessory dwelling units in wealth building for low and moderate income Denverites. The Plan broadly encouraged the City to not only re-examine its regulatory approach to accessory dwelling units but also the City’s commitment to take an active role in the promotion of accessory dwelling units in existing neighborhoods vulnerable to displacement and gentrification. This Plan provides an important blueprint to encourage accessory dwelling units as a means for achieve and maintain attainable homeownership.

In addition, the Plan recognizes the importance of accessory dwelling units as Denverites desire multi-generational housing so that the City's families can not only remain together but remain in the City for the long term. Housing An Inclusive Denver contains many goals and policies that show the City's support for the proposed official map amendment.

I. Page 8, Legislative and Regulatory Priorities, "*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."

The proposed Official Map Amendment assists the City's achievement of this Priority by allowing a zoning modification to expand the development of an accessory dwelling unit on the subject property. This Priority specifically states that the City should support regulations that expand the development of accessory dwelling unit. The approval of this proposed Official Map Amendment will assist the City in meeting this priority to expand the development of accessory dwelling units where they are not currently allowed especially in the East Colfax neighborhood, which the Plan identifies as a neighborhood vulnerable to involuntary displacement and gentrification.

II. Page 10, Attainable Homeownership, "*Promote programs that help families 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."

The proposed Official Map Amendment assists the City in achieving this Goal because it promotes the ability of families to maintain their existing homes through the allowance of an accessory dwelling unit. This Goal recognizes that the development of accessory dwelling units is an important wealth-building tool to allow low and moderate-income homeowners to maintain and stay in their homes. The proposed Official Map Amendment will allow the current and future owners of the subject property to maintain and stay in their home while receiving additional income that will help achieve this Goal.

III. Page 26, *Expand and strengthen land use regulations for affordable and mixed-income housing*, "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..."

The proposed Official Map Amendment assists the City in achieving this Goal because it promotes the streamlining and facilitating the development of an accessory dwelling unit on the subject property.

The proposed accessory dwelling unit will be a key tool for the subject property's long-term affordability and assists the current and future owners of the subject property who are at risk of displacement. The East Colfax neighborhood remains an important affordable single-family neighborhood for Denver residents. The allowance of an accessory dwelling unit on the subject property and future applications will assist the City in realizing this Goal. The Plan specifically calls upon the City to utilize accessory dwelling units to combat displacement and gentrification, and the proposed Official Map Amendment furthers the purpose and intent of this Goal.

IV. Page 51, Key Action 3, "Promote development of accessory dwelling units as a wealth building tool for low and moderate-income homeowners in vulnerable neighborhoods and to support intergenerational households."

The proposed Official Map Amendment furthers this Goal because the Plan, as well as other City plans such as Blueprint Denver, recognizes the vulnerable nature of the East Colfax neighborhood to displacement and gentrification. The Plan understands that accessory dwelling units can serve as wealth building tools to not only support the property owners who build them but to allow property owners to utilize accessory dwelling units to accommodate intergenerational households. As Colorado's population grays and requires care and assistance from other generations, accessory dwelling units provide an important component for independence for Denverites to age in place in the care of their families. The rising costs of health care and long term make accessory dwelling units an important mechanism for households to retain wealth to care for their larger intergenerational households. The proposed Official Map Amendment furthers the goals of wealth building and intergenerational households through the allowance of an accessory dwelling unit.

V. Pages 51-52, *Promote programs that help families maintain their existing homes.* "Recognizing the potential for ADUs to stabilize low and moderate-income families at risk of becoming displaced from their existing homes due to rising prices, the City and partners are developing programs aimed at providing financial tools, streamlined permitting, and property management support to promote development of ADUs."

The proposed Official Map Amendment recognizes the potential of an accessory dwelling unit to combat displacement due to the rising prices of their homes and the impacts of rising property taxes on existing homeowners who are vulnerable to displacement. This Goal shows the City's commitment to assisting individual homeowners to maintain their residences in Denver by assisting them to obtain accessory dwelling units. The Plan recognizes the City's commitment to citizens through the overarching goal to allow accessory dwelling units. The proposed Official Map Amendment will allow an accessory dwelling unit thereby assisting the City in achieving this goal by encouraging homeowners to remain in their homes through this additional but limited density. Moreover, this Official Map Amendment supports the long-term vision to maintain smaller homes that are more affordable in exchange for some additional density to support the retention of existing smaller homes.

III. UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS

The proposed Official Map Amendment is consistent with the uniformity of the E-SU-D1x's district regulations and restrictions because the current and future property improvements will be constructed according to the E-SU-D1x zone district's building forms and its current and future uses will be regulated and restricted through the proposed zone districts permitted, limited, and unpermitted uses. The proposed Official Map Amendment will therefore result in the uniform application of the E-SU-D1x zone district because this zone district's building and design standards and uses will be consistently applied as they are to all other zone lots in the City with the same zone district.

IV. PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE

The proposed Official Map Amendment furthers the City's public health, safety, and general welfare because the subject property is close to existing transportation infrastructure. The subject property's location is located within a quarter mile of the Quebec Street's Speed and Reliability Transit Corridor and within a half mile of the East Colfax Avenue High Capacity and East 11th Avenue Speed and Reliability Transit Corridors, and near other major regional transit routes, allowing for current and future residents to enjoy a healthier lifestyle by walking to and from transit. The subject property's location near neighborhood and regional services also contributes to the quality of life for its current and future residents. The will also support nearby employment centers in the Lowry and Stapleton neighborhoods. The proposed Official Map Amendment is consistent with the City's adopted zoning regulations and restrictions because it furthers public health, safety, and general welfare for all its citizens.

IV. JUSTIFYING CIRCUMSTANCES

- A. Justifying Circumstance 1: A justifying circumstance for this Official Map Amendment are changing conditions in the neighborhood and the City generally since June 25, 2010, when the subject property's current zone district classification, E-SU-Dx, was adopted.

Since the adoption of the subject property's zone district classification, the neighborhood has changed and continues to change because of redevelopment and the City's planned infrastructure and transit projects. Phoenix on the Fax, at 7171 E. Colfax Ave., was built in 2011 representing coming changes that continue to evolve in the East Colfax neighborhood. The City and County of Denver Office of Economic Development recently purchased the properties at 8315 E. Colfax Avenue and 1500 N. Valentia St. and 7900 E. Colfax Avenue and recently rezoned them from E-MS-3 to E-MS-5. The City's purchase and rezoning of these properties was to catalyze their redevelopment as affordable housing. The City's involvement will help continue the trend begun by Phoenix on the Fax. In addition, the City secured the closure of the Saturday's strip club, at 8315 E. Colfax Avenue, to support the neighborhood's renaissance.

Neighborhood businesses such as Quince Essential Coffee at 1447 Quince St. and Pablo's Coffee at 7701 E. Colfax Avenue represent the reinvestment in not only the greater E. Colfax Avenue commercial corridor but the reinvestment happening in the neighborhood's existing housing stock. Residents and investors have made significant improvements in the neighborhood's existing homes supporting the overall renaissance taking place in the East Colfax neighborhood. The opening of Stanley Marketplace just over the Denver/Aurora border shows the continued changing nature of the greater neighborhood providing an important gathering place for not only Aurora residents but East Denver residents as well. Continued investment and redevelopment of the adjacent Lowry and Stapleton neighborhoods including the construction of Lucky's Market at Lowry Blvd. and Quebec Street and the continue residential and commercial build out of east Stapleton compliment the East Colfax neighborhood's changed and changing conditions.

The City and County of Denver has experienced tremendous change since the adoption of the Denver Zoning Code and the subject property's subsequent rezoning into the Denver Zoning Code. In the last 8 years, the City has added over 100,000 new residents (Denver Post, March 22, 2018). Downtown Denver's workforce alone has grown by 17% to 130,227 jobs in the last 8 years (Downtown Denver Partnership). The accelerated rate of growth for populations and jobs that the City experienced since the adoption of the subject property's zone district classification serves as a justifying circumstance for this rezoning. The approval of this rezoning will result in the addition of one additional housing unit in a City that is in desperate need for more housing especially near job centers and major transit corridors. The development of new job centers in the nearby Lowry and Stapleton neighborhoods in Denver, the construction of the new Veteran's Hospital in Aurora, and the subject property's proximity to Downtown make it an ideal candidate to provide an additional housing unit. The subject property's location within a quarter mile of the Quebec Street Speed and Reliability Transit Corridor and within a half mile of the East Colfax Avenue High Capacity and East 11th Avenue Speed and Reliability Transit Corridors shows this Application meets the Denver Moves: Transit Plan's goal of high quality transit access for 75% of Denver residents and jobs by 2040 (Page 3-24). The 2017 City bond election provided an important \$55 million investment in the Colfax Avenue Bus Rapid Transit (BRT) route. This Route will provide an enhanced, faster transit experience to current and future neighborhood residents as well as Denver's citizens providing an enhanced mode of transportation from the subject property to Downtown. The subject property is approximately 3 City blocks from the planned Quebec Street and Colfax Avenue transit stop for the Colfax Avenue Bus Rapid Transit route.

- B. Justifying Circumstance 2: A justifying circumstance for this rezoning is the adoption of Blueprint Denver, Comprehensive Plan 2040, and Housing An Inclusive Denver.

The adoption of Blueprint Denver, Comprehensive Plan 2040, and Housing An Inclusive Denver provide a strong justifying circumstance for this rezoning. Taken together, the Plans provide significant plan support for additional housing of all types. While the Plans have been previously analyzed by this Official Map Amendment, Blueprint Denver (Page 56) has specific plan support for this Official Map Amendment request, “A citywide approach to enable ADUs (accessory dwelling units) is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially when adjacent to transit, are appropriate. These rezonings should be small in area in order to minimize impacts to the surrounding residential areas.” The proposed rezoning is an example of this plan guidance because the rezoning is within a quarter mile of the Quebec Street Speed and Reliability Transit Corridor and within one half mile of the East Colfax Avenue High Capacity and East 11th Avenue Speed and Reliability Transit Corridors and is small in area. Taken together, these Plans offer strong general support to the expansion of housing opportunities, especially affordable housing, on a Citywide basis. The adoption of these Plans serves as a justifying circumstance for this rezoning.

- C. 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.

1. The description of the Urban Edge Neighborhood Context is outlined in Division 4.1 and analyzed in this Section.

- A. *Section 4.1.1, General Character, “The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms. Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses. Commercial buildings are typically the Shopfront and General building forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.”*

The proposed Official Map Amendment is consistent with the General Character of the Urban Edge Neighborhood Context because the existing neighborhood is a mix of elements from both the Urban and Suburban Neighborhood Contexts.

This part of the East Colfax statistical neighborhood contains some City blocks with dedicated public alleys while some City blocks contain no alleys at all or private alleys. The neighborhood is characterized by mostly consistent Primary Street setbacks.

Small-scale to medium scale residential and commercial zone districts exist in the surrounding neighborhood including existing multi-family housing at East 11th Avenue and Roslyn Street and a small neighborhood commercial center at the northeast corner of East 11th Avenue and Syracuse Street. Most single-unit residential structures contain elements of the Urban House and Suburban Housing building forms even though the majority of the neighborhood's housing stock was constructed prior to the adoption of building forms in the Denver Zoning Code as adopted in 2010. Single and two-unit residential uses are primarily located along local and residential arterial streets as evidenced by the subject property's City block. The neighborhood's mix of housing stock is interspersed among a variety of street types. The neighborhood context for the proposed Official Map Amendment is consistent with description of the Urban Edge Neighborhood Context's General Character per the above referenced section and was a significant contributing factor to this Official Map Amendment's proposed zone district, E-SU-D1x.

- B. *Section 4.1.2, Street, Block, Access Patterns, "The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. Orthogonal streets provide connection and a mixed presence of alleys.*

Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, treelawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback."

The proposed Official Map Amendment is consistent with the Urban Edge Neighborhood Context's Street, Block, and Access Pattern. The subject property's City block and surrounding neighborhood show a mostly consistent regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. The subject property's City block is more consistent with an Urban Neighborhood Context in an orthogonal grid though the surrounding neighborhood is more consistent with infill development that responded to the existing subdivision plat and opportunities to develop new single-family homes on regular and irregular shaped zone lots. There is a mixed presence of alleys, which is consistent with Urban Edge Neighborhood Context. Block sizes and shapes are typically consistent with the Urban Edge Neighborhood Context and show the original subdivision as the driving force in the development of the neighborhood and its street and alley pattern. The surrounding neighborhood shows a mix of attached and non-existent sidewalks. The surrounding neighborhood has no tree lawns, however, most of the neighborhood's single-family homes provide landscaping on the front setback.

The proposed Official Map Amendment's zone district, E-SU-D1x, is consistent with the neighborhood's existing street, block, and access pattern.

- C. *Section 4.1.3, Building Placement and Location, "Single-, two-unit and multi-unit residential buildings typically have consistent moderate to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking."*

The residential buildings of the subject property's block and surrounding neighborhood have consistent moderate to deep front setbacks. Building orientations along the subject property's block and face block are consistent as are the building placements on the City blocks to the immediate north and south. The face block to the immediate east of the subject property has inconsistent setbacks that represent an inconsistent build out over that block's build out. The proposed Official Map Amendment is consistent with the Urban Edge Neighborhood Context's building placement and location.

- D. *Section 4.1.4, Building Height, "The Urban Edge Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets."*

The subject property's City block and surrounding neighborhood is characterized by predominantly one and one-half story single family residential structures. At nodes and along arterial streets, this building height is maintained. The subject property's building height, its City block, and surrounding neighborhood are consistent with the Urban Edge Neighborhood's building height.

- E. *Section 4.1.5, Mobility, "There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system."*

The subject property's City block and surrounding neighborhood do rely on the automobile to access essential services such as groceries, neighborhood and regional serving retail, and other services. However, the revitalization of the East Colfax Avenue corridor and the neighborhood's existing commercial nodes, as well as the redevelopment of the Lowry and Stapleton neighborhoods provide the neighborhood with important access to services and amenities. In addition, the presence of major regional transit routes allows for the neighborhood to attain the level of transit service seen in the City's Urban Neighborhood context neighborhoods. The proposed Official Map Amendment is consistent with the Urban Neighborhood Context's mobility.

2. The proposed Official Map Amendment is consistent with the stated purpose and intent of the proposed zone district as described in the following analysis.
- A. Section 4.2.2.1 contains the general purpose of the Urban Edge Neighborhood Context's Residential Districts:
 1. Section 4.2.2.1.A: *"The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood."*

The proposed Official Map Amendment promotes and protects the subject property's residential neighborhood because, while the proposed zone district allows an accessory dwelling unit in the rear yard, this zone district maintains the existing scale and density of the surrounding neighborhood. The proposed zone district allows for an accessory dwelling unit that will not detract from the overall image and character of the residential neighborhood, which shows the proposed Official Map Amendment's consistency with this general purpose statement.

2. Section 4.2.2.1.B: *"The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi unit building forms that typically address the street in the same manner as an urban house building form."*

The proposed Official Map Amendment's zone district promotes desirable residential areas through its employment of building form standards, design standards, and uses to provide a harmonious outcome for the City's Urban Edge neighborhoods. The standards of the proposed zone district accommodate the existing neighborhood's varied pattern of housing stock that closely align with the suburban and urban house building forms. Lot coverage in the existing neighborhood is relatively low in keeping with this general purpose statement. The subject property's City block and surrounding neighborhood's single-family homes address their adjoining Primary Streets. The proposed Official Map Amendment is therefore consistent with this general purpose statement because the proposed zone district matches this existing neighborhood pattern and context.

3. Section 4.2.2.1.C: *“These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts.”*

The proposed Official Map Amendment recognizes this general purpose statement’s common residential characteristics through its harmonious building form and design standards and allowed uses and their limitations. The proposed E-SU-D1x zone district accommodates the neighborhood’s current and existing variation of multiple housing types and building configurations and therefore the proposed Official Map Amendment is consistent with this general purpose statement.

4. Section 4.2.2.1.D: *“The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.”*

The proposed Official Map Amendment provides certainty to the current and future property owners of the subject property about the limits of what is allowed in a residentially-zoned area. The proposed zone district, E-SU-D1x, is consistent with the neighborhood’s current housing types and the subject property’s current zone district except the new zone district will allow for the construction of an accessory dwelling unit in the rear yard. The regulations of the E-SU-D1x zone district support the surrounding neighborhood’s mix of low to medium intensity residential and commercial zone districts and land uses, while accommodating the desired reinvestment by the East Montclair/East Colfax Neighborhood Plan’s vision. Therefore, the proposed Official Map Amendment is consistent with this general purpose statement.

- B. *Specific Intent, Single Unit D1x, (E-SU-D1x), “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 proposed Official Map Amendment is consistent with the specific intent of the Single Unit D1x (E-SU-D1x) because this zone district allows for the requested accessory dwelling unit, which is not allowed in the subject property’s current zone district, E-SU-Dx. The subject property’s zone lot is 7,320 square feet which exceeds the proposed zone district’s minimum zone lot area of 6,000 square feet. The subject property The setback and lot coverage standards match the subject property’s existing front and side yards. In addition, the subject property has an expansive rear yard which can accommodate the allowable building footprint for the proposed accessory dwelling unit. Therefore, the proposed Official Map Amendment is consistent with the E-SU-D1x zone district’s specific intent.

DETACHED ACCESSORY DWELLING UNIT

HEIGHT		E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5
A	Stories (max)	1.5	1.5	1.5	1.5	1.5	1.5
A	Feet (max)	24'	24'	24'	24'	24'	24'
B	Bulk Plane Vertical Height at Side interior and side street zone lot line	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side interior and side street zone lot line	45°	45°	45°	45°	45°	45°
SITING		E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5
ZONE LOT							
Zone Lot Size (min)		6,000 sf	6,000 sf	9,000 sf	4,500 sf	5,500 sf	4,500 sf
Exemption from Maximum Building Coverage (Lesser of)		50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf
		An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached ADU form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 sf. To qualify, the ADU form shall comply with minimum 15' building separation, as measured according to Article 13, and at least 80% of the Street Level GFA of the ADU form shall be used for vehicle parking.					
Additional Standards		See Section 4.3.4.3					
SETBACKS							
Location		Located in the rear 35% of the zone lot depth					
C		5'	5'	5'	5'	5'	5'
	Side Interior and Side Street (min)	If exceeding one story or 17' must be located adjoining the southern most side setback line					
D	Rear (min)	5'	5'	5'	5'	5'	5'
PARKING							
Vehicle Access		From Alley; or Street access allowed when no Alley present see Sec. 4.3.7.6 for exceptions					
DESIGN ELEMENTS							
BUILDING CONFIGURATION							
Building Footprint (max)		650 sf	864 sf	1,000 sf	1,000 sf		
Habitable Space (max)		650 sf	864 sf	1,000 sf	na		
E	Overall Structure Length (max)	36'	36'	36'	36'		
Rooftop and/or Second Story Decks		Not allowed - See Section 4.3.5.2					
USES		E-SU-D1, -D1x; E-SU-G1; E-TU-B, -C; E-RH-2.5; E-MU-2.5					
		Accessory Uses Only Accessory to a Primary Single Unit Dwelling Use, including accessory dwelling unit where permitted.					
		See Division 4.4 for permitted Accessory Uses					
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions							

DIVISION 11.8 USES ACCESSORY TO PRIMARY RESIDENTIAL USES - LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations applicable to permitted primary, accessory, or temporary uses. This Division contains limitations applicable to specific uses accessory to primary residential uses across multiple zone districts and neighborhood contexts. In addition to meeting the general conditions and standards applicable to all accessory uses in Division 11.7 above, the following specific accessory uses shall comply with this Division's use-specific standards.

SECTION 11.8.1 [RESERVED]

SECTION 11.8.2 ACCESSORY DWELLING UNIT ("ADUS")

11.8.2.1 All Zone Districts

In all zone districts where permitted with limitations:

A. Accessory to Primary Single Unit Dwelling Uses Only

1. An Accessory Dwelling Unit is permitted as accessory only to a primary Single Unit Dwelling use according to the following requirements, except that an Accessory Dwelling Unit use is not permitted as accessory to a Single Unit Dwelling use in a Tandem House building form.
2. In case of conflict between the requirements for Accessory Dwelling Units stated in this Section 11.8.2.1 and the general conditions stated in Division 11.7, Accessory Use Limitations, the requirements in this subsection shall apply.

B. General Building Requirements

1. Mobile homes, recreational vehicles, and travel trailers shall not be used as Accessory Dwelling Units.
2. Accessory Dwelling Units established in a detached accessory structure shall comply with the Detached Accessory Dwelling Unit Building form standards in the applicable zone district.

C. Structural and Location Requirements

All Accessory Dwelling Unit uses shall meet the following requirements:

1. The primary Single Unit Dwelling use shall not be altered in any way so as to appear from a public street to be a multiple-unit dwelling use.
2. The structure housing an Accessory Dwelling Unit shall not be served by a driveway separate from that serving the primary Single Unit Dwelling except to utilize a new access from an alley.
3. The Accessory Dwelling Unit may be accessed by a separate outside stairway located in conformance with all building and zoning requirements, except outside access stairways shall not be located on the front facade of the building housing the primary Single Unit Dwelling use.
4. Roof and exterior wall materials and finishes for a detached structure housing the Accessory Dwelling Unit use shall be comparable in composition and appearance to that of the primary single unit dwelling structure on the zone lot.
5. Wherever feasible, water and sewer shall be supplied to both the primary Single Unit Dwelling use and the Accessory Dwelling Unit use through single taps, and electric and/or gas utilities shall be supplied through a single meter.

6. A dwelling unit containing an Accessory Dwelling Unit use may be established with either a Partial Kitchen or Full Kitchen, but only 1 kitchen per Accessory Dwelling Unit is allowed. A Partial Kitchen in an Accessory Dwelling Unit may be permitted to change to a Full Kitchen.

D. Special Allowance for ADUs on Existing Carriage Lots

Accessory Dwelling Unit uses may be established on a carriage lot, even in the absence of a primary Single Unit Dwelling use on such carriage lot, provided the Accessory Dwelling Unit use complies with the standards in this Section 11.8.2 and with all applicable standards in Section 12.10.4, Development on Carriage Lots.

11.8.2.2 All SU Zone Districts

In all SU zone districts, where permitted with limitations:

1. The Accessory Dwelling Unit use shall be operated and maintained under the same ownership as the primary Single Unit Dwelling use.
2. No more than one Accessory Dwelling Unit shall be established on the same zone lot as the primary Single Unit Dwelling use.
3. Accessory Dwelling Units shall not be sold apart from the primary dwelling unit.
4. The owner of the zone lot on which an Accessory Dwelling Unit use is maintained shall occupy either the primary dwelling unit or the ADU as the owner's legal and permanent residence. For purposes of this provision, "the owner's legal and permanent residence" shall mean a property owner who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means.
5. An Accessory Dwelling Unit use, whether detached or attached, shall not exceed a maximum size as stated in the following table, unless otherwise specifically permitted by this Code.

ZONE LOT OR CARRIAGE LOT SIZE	MAXIMUM FLOOR AREA OF ACCESSORY DWELLING UNIT USE
6,000 ft ² or less	650 ft ²
Greater than 6,000 ft ² and up to 7,000 ft ²	864 ft ²
Greater than 7,000 ft ²	1,000 ft ²

6. In order to avoid overcrowding of the accessory dwelling unit, the Accessory Dwelling Unit use shall contain a minimum of 200 square feet of gross floor area per occupant.

SECTION 11.8.3 DOMESTIC EMPLOYEES

In all zone districts, where permitted with limitations, housing of one or more domestic employee(s) is permitted as accessory to all primary residential household living uses.

SECTION 11.8.4 GARDEN

11.8.4.1 All Zone Districts

In all zone districts, where permitted with limitations, the growing of marijuana shall comply with the following:

- A. No more than 6 plants may be grown for each registry identification card holder or for each adult 21 years or older residing in a dwelling unit, not to exceed 12 plants per dwelling unit.
- B. Growing and/or storage of marijuana shall occur within a completely enclosed structure.
- C. Growing and/or storage of marijuana shall not occur in a common area associated with the dwelling unit.

March 4, 2019

Ella Stueve, Senior City Planner
Community Planning and Development Department
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear Ms. Stueve:

Please let this letter serve as an addendum to my rezoning application, 2018I-00166, to memorialize the outreach I have done about this application since my initial pre-application meeting with Planning Services Division staff on November 7, 2018.

- Mid-November 2018: I had informal conversations with four (4) near neighbors where I generally discussed the application. Neighbors were generally neutral supportive.
- Mid-November 2018: I emailed the East Colfax, Historic Montclair, and Corridor of Opportunity Registered Neighborhood Organizations (RNO). The East Colfax neighborhood RNO responded by saying they were generally supportive of accessory dwelling units. The Historic Montclair RNO responded with a request to remain informed about the process. The Corridor of Opportunity RNO did not respond.
- Mid-November 2018: I reached out and met with Councilwoman Mary Beth Susman and her staff. Councilwoman Susman stated she could not take a position on the rezoning application.
- Early December 2018: I reached out to the owners of 1255 N. Quince St., Ms. Ellen West, and of 1250 N. Quebec St., Ms. Beth Ann Lennon and Mr. Micah Parsons, by mail to inquire if they would be interested in joining the rezoning application. No response was received prior to submitting the application in early January. I had previously spoken with the owner of 1240 N. Quebec St., Ms. Scarlett Simmons, and she was not interested in joining the application.
- Mid-January 2019: I received the postcard from the Community Planning and Development Department stating that a complete rezoning application for my property had been received for my property. In reviewing the postcard, I felt that some important information was missing.
- Mid-January 2019: I attended the monthly meeting of the East Colfax RNO. The meeting was attended by approximately 60 people. I answered questions about the application. One attendee was concerned about outreach. I spoke with her at length, and my conversation reinforced that I should provide additional information to neighbors. I also updated the Historic Montclair RNO that I had filed the application but have not received any communication back.

- Mid-January 2019: I sent forty (40) letters to adjacent property owners and near tenants with a description of the rezoning request, my contact information, your contact information, a link to the rezoning application, a support form, and a stamped envelope to return the support form. My main goal for the letter was so that my neighbors had my contact information and your contact information so that their questions and concerns could be addressed.
- Mid-January 2019: I was informed by you that there was a nearby property owner in opposition to the rezoning. You let me know that you offered the property owner mediation services, which are offered for controversial rezoning cases, from Mr. Steve Charbonneau.
- Mid-January 2019: I joined the Next Door social media platform after I was informed my rezoning application was being discussed. I replied to the conversation saying I was willing to meet with neighbors to discuss the application. A resident of Park Hill came to my home and we discussed the application. He opposes accessory dwelling units but we had a respectful discourse about the concept.
- Mid-January 2019-February 2019: Nearby property owners and neighbors have either mailed support forms back to me and/or have called me with questions and support for the rezoning application.
- Mid-February 2019: You emailed me to let me know that the property owner opposed to the rezoning application was Ms. Ellen West. I emailed you about some of my concerns about her opposition. You encouraged me to reach out to Mr. Charbonneau. I reached out to Mr. Charbonneau and discussed my concerns with him. He responded, asked my permission to reach out to you and Ms. West, and began emailing with Ms. West.
- Early March 2019: Mr. Charbonneau emailed to let me know that, after several emails between him and Ms. West, Ms. West, while being willing to discuss other changes I'd like to make to my property, is not interested in discussing the construction of a second building on my property for an accessory dwelling unit because she is adamantly opposed. I accept Ms. West's wishes that she does not want to discuss the rezoning with me. I will not make any further attempts to communicate with her.

I am hopeful that this addendum illustrates the commitment I have made to perform outreach to my neighbors and any other affected parties about this application. I remain committed to meet with anyone to discuss the application.

Sincerely,



Steve Elkins

Amy Braziller
1981 S. Sherman St.
Denver, CO 80210-4013

Dear Ms. Braziller:

Hello. My name is Steve Elkins. I am a nearby property owner at 1245 Quince St. By now, you've received a post card from the City and County of Denver's Community Planning and Development Department about a complete rezoning application I recently submitted for my property. I also received the post card, and while the intent of the post card is to provide information, I feel like the post card left you, my neighbors, with more questions than answers. I'm hopeful that this letter will provide you with the additional information you need to get your questions answered and provide comments and feedback if you choose. My apologies if you've already received this information or we have discussed my request previously, but I wanted to ensure everyone has the same information.

I would like to start by telling you what I'm asking for. All of our properties are zoned E-SU-Dx, which is a complicated way of saying they are zoned only for single family detached homes. I'm requesting E-SU-D1x, which is still a single family detached home zone district, but will allow me to build a small second unit in my large backyard. Other than a new roof, new garage door, a new coat of paint, a new fence, some new flat work, and extensive interior remodeling, my house remains the same as it was when it was built in 1947. My sister came to visit me this week and having her sleep in my living room drove home the fact that I need more space. However, I also like my house exactly the way it is, though with aging parents who will need long term care and a sister and her family looking to find a permanent home, instead of expanding my house as I can under our current zone district, I'd prefer to build this small unit in my backyard. My current house would not change. My request will not rezone anyone else's property. While I'd prefer to have family in the unit, my second option, to pay for the unit's construction, would be to rent the unit to tenants. In terms of building design, my goal is to have the second unit be one story faced with brick and stucco with a hipped roof to match my existing home's character. To be able to build the second unit, long before financing, drawings, and getting a permit to build it, I must rezone the property which required a complete application and a \$1,000 application fee.

You can access the application submittal at this link:
<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/proposed-rezonings.html> If you scroll down to near the end of the web page, you'll see my address and be able to click on a blue link with "January 4, 2019" to download a PDF copy of the application submittal. If you have questions, concerns, or want to provide feedback, you can contact the City's case manager for my application, Ella Stueve, at ella.stueve@denvergov.org or 720-865-2974 and ask to speak with her. She can also be reached at Ella Stueve, 201 W. Colfax Ave., Dept. 205, Denver, CO, 80202.

I would also like to say that my application is in its early stages and you will have multiple opportunities to comment, by phone call, email, letter, or appearing in person at public meetings: Planning Board, the City Council's Land Use, Transportation, and Infrastructure, and the final City Council hearing. No meetings have been scheduled at this time. The hearings are held at the City/County Building at 1437 Bannock St., Denver, CO, 80202. When the hearing for Planning Board is scheduled, you will get another post card from the Community Planning and Development Department with the date, time, and location of the meeting well in advance of the hearing. In addition, I am required to place a sign in my front yard that is readable from the sidewalk that will inform you well in advance of the hearing. This rezoning process will last approximately for the next 3-4 months though this timeframe is subject to change.

I wanted to send you this letter so that you can hear from me what this application is all about, what my intentions are, and to connect you to the resources you need to understand my request. I would also like to ask for your support for my application. Please feel free to return the support form I've included with this letter to me in the enclosed stamped envelope (or please feel free to use the stamped envelope as you wish), to email or write Ella Stueve directly, and/or attend the public meetings to support me. I sincerely appreciate your support for my application. I feel like my application is a smart way to maintain our low density, residential character by removing the incentive to build the very large houses built to their maximum that we have seen in Mayfair, Montclair, and in our own neighborhood at the southeast corner of Montview Boulevard and Valentia Street. By allowing a second unit, I and other property owners who will have similar requests, will have more options to expand beyond making additions to our current homes.

Please also feel free to reach out to me directly at my home address, by email at steveelkins82@gmail.com, or by phone at 505-459-6243. I also encourage you when you're out walking our neighborhood to walk the alley in the middle of my block and look at my property. You'll see that I have a lot of room in my backyard for the proposed unit. When my application was presented to the East Colfax Registered Neighborhood Organization last week, I was reminded of the importance of reaching out to you, my neighbors, by another neighbor about this application. I have also been heartened because of the outreach and support I have received in return. A welcome bonus from this process has been the opportunity to meet and hear from you, my neighbors.

Thank you so much for your time and consideration. Please don't hesitate to reach out to or check in with me as this rezoning process continues and in the future as neighbors.

Sincerely,

Steve Elkins

The East Colfax Neighborhood Association

January 27, 2019

City and County of Denver
Community Planning and Development
Ella Stueve
201 W. Colfax Avenue, Dept. 201
Denver, CO 80202

RE: Letter of Support for Rezoning Case 18I-00166, 1245 Quince, Denver, CO 80220

Dear Ms. Stueve,

Please treat this as a letter of support from a "Party in Interest".

The East Colfax Neighborhood Association (ECNA) is a Registered Neighborhood Organization. Our boundaries are East 11th Avenue to East 23rd Avenue between Quebec Street and Syracuse Street and East 11th Avenue to Montview Blvd between Syracuse Street and Yosemite Street. Approximately 11500 total residences and businesses.

The grounds of support submitted by The East Colfax Neighborhood Association and qualifications to make it are as follows:

1. 1245 Quince is within the boundaries of The East Colfax Neighborhood Association. This gives The East Colfax Neighborhood Association and its members justification to support the rezoning.
2. The East Colfax Neighborhood Association had unanimous support for this rezoning at its January 15, 2019, meeting, with 15 voting in favor, 0 (zero) not in favor, and 1 abstaining.
3. The East Colfax Neighborhood Association endorses the extensive research done by the applicant for the rezoning and reflected in his application. We agree that accessory dwelling units can be an important component of a development plan that works against undue displacement of residents.

Sincerely,

Tim Roberts, President
The East Colfax Neighborhood Association
PO Box 201273
Denver, CO 80220
Eastcolfaxneighborhood.org

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to **rezoning@denvergov.org**. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at **rezoning@denvergov.org** or by telephone at 720-865-2974.

Application Number	2018I-00166
Location	1245 Quince Street
Registered Neighborhood Organization Name	East Colfax Neighborhood Association
Registered Contact Name	Tim Roberts
Contact Address	7935 East 14th Avenue, Denver, CO 80220
Contact E-Mail Address	tr@counterpathpress.org
Date Submitted	January 17, 2019

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on January 15, 2019 , with 50 members in attendance.

With a total of 16 members voting,

15 voted to support (or to not oppose) the application;

0 voted to oppose the application; and

1 voted to abstain on the issue.

It is therefore resolved, with a total of 16 members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

approve



Application # 018I-00166

.

Comments:

Dear Ms. Stueve,

I am submitting these comments in opposition to the proposed change to the zoning of 1245 Quince Street from E-SU-Dx to E-SU-D1x. I own the property at 1255 Quince Street which is immediately north of the property seeking the change.

The change to permit construction of an Accessory Dwelling Unit would have a negative impact on my property, the residents of the block and the surrounding area of East Colfax. The proposed change to increase the permitted density of housing on a relatively small lot is not consistent with the East Montclair/East Colfax Neighborhood plan that established the zone for single family homes. Nor by setting a precedent that others may follow, is it in the best interest of preserving a stable, quiet, affordable Denver neighborhood. If many lots on the block were to build an ADU the area would become unaffordable and congested with many additional tenants.

As a widowed senior citizen, I purchased the home in 2013 as a back-up plan should I become unable to maintain my current 3 story townhome. I was drawn to 1255 Quince Street because of the quiet nature of street, sturdy construction of the home and proximity to family members. The peaceful tree shaded backyard was especially attractive to me. Since then I have worked to upgrade the property, replacing a carport that had been burned down with a 2 car garage, replacing a deteriorating slab patio and concrete on the backside of the home with a brick patio and walkway, removing dead trees and trimming the remaining trees, and replacing rotted siding and warped trim.

The neighborhood has stabilized in a very good way in the last six years. The drug dealers across the street have moved out and younger families are moving into the block. They are attracted by the affordability of the homes which in most cases are very well cared for and many have updated features. Homeowners have upgraded landscaping and are taking better care of lawns. The removal of dumpsters in the alley resulted in a major cleanup of trash and debris that were often strewn about. As a result, the neighborhood has become much more stabilized and because the homes are in good condition there is no indication scrape-offs will occur.

The addition of an Accessory Dwelling Unit, which could be as large as 1,000 square feet, in the backyard of 1245 Quince Street would have a very negative impact on my property. There would be another home, (dwelling unit) occupying much of the adjacent backyard, with only a five foot side yard easement required. Green space would be replaced with brick and mortar and two homes would be sharing an extremely small remaining backyard green space. Peaceful enjoyment of my backyard would be over and will negatively impact the value of my property.

The approval of this zoning change would have a negative impact on others living on the block through increased density of housing, more traffic on the street and in the alley, loss of green space and the loss of affordability.

Quince Street is quiet with a low volume of traffic and few cars parked on the street. There is a narrow sidewalk on the west side of Quince Street adjacent to the street that becomes difficult to use when parked SUV's and trucks with large side mirrors further restrict this space. Many people simply walk down the street. Because an ADU is not required to have off street parking, this could result in more cars on the street which will hamper the use of sidewalks and increase

traffic. Traffic in the alley would also increase as it would be the primary way to access the backyard dwelling unit. Safety on the street and in the alley would be negatively impacted by increased traffic.

Housing an Inclusive Denver (2017) encourages the development of more affordable housing options. The proposed zoning change would have the opposite impact on the property. The homes on the west side of the 1200 block of Quince Street that have the original footprint of 719 square feet, such as 1245 Quince Street, have been selling for about \$325,000 which is affordable and attractive to young families. The additional cost of an Accessory Dwelling Unit would remove the property from the affordable category. And, it is unlikely that the ADU would be offered at a rental rate affordable for a lower income family.

The current zoning code which was adopted in 2010 specifically did not include the East Colfax Neighborhood in the list of neighborhoods authorized for Accessory Dwelling Units. Accessory Dwelling Units were introduced to the public as a way for lower income, long term residents of near west side neighborhoods (which often had larger lot sizes) to make additional income to offset higher property taxes. This is not the case with 1245 Quince Street. The property was purchased recently by Mr. Elkins in 2017. It is doubtful that he is low income and cannot afford the property taxes.

The approval of the proposed zoning change would most likely open the door for others to follow suit. While there is currently the requirement for one of the housing units to be occupied by the owner of the property, as Mr. Elkins states in his letter of December 4, 2018 to residents "However, the City may change its Accessory Dwelling Unit regulations in the future and therefore the requirements may be affected in the future." He works for Denver's Community Planning and Development Department so perhaps he knows change may be coming to permit both dwellings to be rented short or long term. Developers would love that and a number of homes on the block are owned by investors. Currently there is no protocol in place for verifying that the owner of a property housing an ADU continues to reside on premises.

Another concern is that an Accessory Dwelling Unit could be used for short-term rentals, provided that the proper licensing has been completed. That could greatly decrease the safety of the neighborhood because residents would not easily know whether persons were renters who belonged or were criminals casing properties. It would change the quiet, stable, affordable family neighborhood forever.

I realize that the population of Denver has increased dramatically in recent years, and that housing is at a premium. But does that justify changing the nature of a well preserved, modest, affordable block that has finally stabilized – right now? Above all, I am very concerned that an increase in the density of housing units on relatively small lots would change the very essence of this quiet neighborhood.

Respectfully submitted,

Ellen West

303-377-3867

9 March 2019

RE: Rezoning at 1245 Quince St., Denver, CO 80220

To whom it may concern:

My name is Logan Fry. My wife and I reside at 1200 Rosemary St. Our property is two blocks to the east of the subject property (1245 Quince).

I am writing this letter in support of the proposed rezoning (official map amendment change) to the property at 1245 Quince St.

I find that the proposed map amendment is supported in the following ways:

1. The proposed rezoning is consistent with adopted and proposed plans.
 - a. The primary plan for the East Colfax neighborhood is the East Montclair/East Colfax Neighborhood Plan from 1994. While this plan is twenty-five years old, its vision is our guiding principle. The primary directive from this plan is: "Protection of the residential character of the neighborhood". I believe that a rezoning of a single family property to a single family property with the potential for another dwelling unit fits into this plan as our neighborhood does have many higher density properties and this increased density would not be out of character in the slightest. It would also maintain the residential focus of our neighborhood, which I think is the crux of this plan.
 - b. Blueprint Denver calls for an emphasis on affordable housing. Allowing standard single family homes to have the potential to construct accessory dwelling units on the property will, without a doubt, contribute to the affordable housing stock in our neighborhood. By increasing the much needed supply of housing stock, the prices in the marketplace should trend downwards in a corresponding manner. This is the intent and vision of the Blueprint Denver Plan for the City as a whole.
 - c. Comprehensive Plan 2040 tends to mirror, in a broader sense, the specific goals of Blueprint Denver. As such, any effort to ensure affordable housing to the widest range of Denverites and prevent displacement of residents is the keystone to these plans and is reflected in the application for the map amendment at 1245 Quince St.
2. The proposed rezoning is consistent with the uniformity of district regulations and restrictions.
 - a. The character of our neighborhood is primarily single family with a smattering of medium to medium high density properties. The proposed rezoning to E-SU-D1x does not create any irregularity with the existing district regulations. The primary character of our neighborhood, and the block, remains low density.
3. The proposed rezoning benefits the public health, safety, and general welfare of the block, neighborhood, and the city.

- a. Allowing for accessory dwelling units in a predominately single family neighborhood is a wonderful way to begin to address the affordable housing crisis in our city. By allowing the possibility of a small second unit to be constructed on the zone lot we can: 1. Increase our housing stock, 2. Lower rents as a result of greater supply, and 3. Prevent unwanted displacement by allowing owners to create another source of income and/or allow for additional family to help with the rising costs of owning property in the City of Denver. All three of these reasons provide for the public health, safety, and general welfare of Denverites.
4. The proposed rezoning has justifying circumstances.
- a. Our neighborhood of East Colfax is changing. Denver's own Gentrification Study from the Office of Economic Development called East Colfax a, "Vulnerable Neighborhood" for potential gentrification. The location to transit and businesses along Colfax and the proximity to the Syracuse and Mayfair shops have also helped to speed development in our neighborhood. By allowing a rezoning to a zoning that allows accessory dwelling units the City would be helping owners of East Colfax homes to create more income and wealth and therefore be better able to withstand the coming forces of gentrification and displacement.

Finally, I would also like to thank Mr. Elkins for his precience, diligence, and transparency in this process.

Our neighborhood is changing and Mr. Elkins is leading the way to allow the rest of us to protect ourselves and our property from the adverse effects of gentrification by allowing us to tap the capitol in our land.

Mr. Elkins' application and notes are some of the most thorough and complete zoning research documents I have ever seen and show that his thoughts and desires are not only needed, but they are supported by the City and County of Denver's own agencies.

Finally, I would like to applaud Mr. Elkins' transparency in this process. I know he has made all his neighbors within 200 feet away by mail but he has also taken to the time to speak with neighbors outside that radius and explain his goal and the positive effects it will have on our neighborhood. Mr. Elkins' made himself and his documents available to me, and to everyone, whenever and wherever we requested.

I fully support the proposed map amendment to the Denver Zoning code and I am grateful for the leadership and courage of Mr. Elkins to help our neighborhood prepare for and conquer the challenges that other neighborhoods have faced.

Sincerely,



Logan Fry

1200 Rosemary St., Denver, CO, 80220.

From: [charlie dyrsten](#)
To: [Stueve, Ella C. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Rezoning at 1245 Quince
Date: Monday, April 22, 2019 11:02:50 PM

Hi Ella,

My wife and I own the property at 1265 Quince St, 2 houses north of Steve. We'd like to show our support for his rezoning effort in order to build an accessory dwelling unit on his property.

Thank you for your consideration.

Charlie and Faith Dyrsten
303.594.2041

From: alyson@starkidsproducts.com
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Status of rezoning of 1245 Quince
Date: Thursday, March 21, 2019 12:49:29 PM

Hi

I am also looking to either apply for a variance and/or rezoning and wanted an update of this re-zoning application

I highly support it.

How do I know if I need a zoning variance vs a re-zoning amendment?

Thanks
Alyson

**Steve Elkins** <steveelkins82@gmail.com>

Re: Rezone

1 message

Heidi Snow <heidiannesnow@gmail.com>

Fri, Jan 25, 2019 at 9:58 AM

To: Steve E <steveelkins82@gmail.com>

Hello Steve,

Ted and I are in full support of your rezoning application. We will stop by sometime to introduce ourselves!!! I will contact Ella with the City to let her know our stand in reference to this!

Cheers,
Heidi

Me thinks your 1255 neighbor's mom will not give her support!! We can work on this.

Live Each Day To The Fullest!!!

Steve Elkins
1245 Quince St.
Denver, CO 80220

RE: Rezoning Application at 1245 Quince St.

To Whom It May Concern:

I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): Valerie Carter

Signed: Valerie Carter

Date: 1/18/19

Name (Please Print): _____

Signed: _____

Date: _____

Address: 1970 Rosemary Street Denver, CO
80220

1215 Quince St. - SE

Steve Elkins
1245 Quince St.
Denver, CO 80220

RE: Rezoning Application at 1245 Quince St.

To Whom It May Concern:

I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): Taylor M. Butts

Signed: Taylor M. Butts

Date: 1/24/19

Name (Please Print): _____

Signed: _____

Date: _____

Address: _____

Steve Elkins
1245 Quince St.
Denver, CO 80220

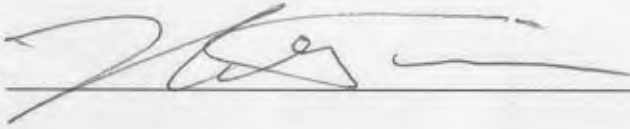
RE: Rezoning Application at 1245 Quince St.

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I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): NICHOLAS GEISEN (1225 QUINCE ST)

Signed: 

Date: 1/27/19

Name (Please Print): Richelle Moulin

Signed: 

Date: 2/1/19

Address: 1225 Quince St, Denver, CO 80220

Steve Elkins
1245 Quince St.
Denver, CO 80220

RE: Rezoning Application at 1245 Quince St.

To Whom It May Concern:

I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): Manuel Rocha

Signed: 

Date: 1/30/19

Name (Please Print): Manuel Rocha

Signed: 

Date: 1/30/19

Address: 1270 N Quebec ST

1230 Quince St - SE

Steve Elkins
1245 Quince St.
Denver, CO 80220

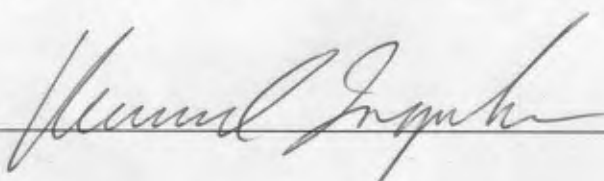
RE: Rezoning Application at 1245 Quince St.

To Whom It May Concern:

I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): Kenneth C. "KC" Ingraham
Ph: 303-919-4796

Signed: 

Date: 1/30/19

Name (Please Print): _____

Signed: _____

Date: _____

Address: _____

Steve Elkins
1245 Quince St.
Denver, CO 80220

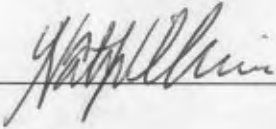
RE: Rezoning Application at 1245 Quince St.

To Whom It May Concern:

I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): Nathaniel Williams

Signed: 

Date: 1/27/19

Name (Please Print): Cassandra Williams

Signed: 

Date: 1/27/19

Address: 1242 Quince St Denver, CO 80220

Steve Elkins
1245 Quince St.
Denver, CO 80220

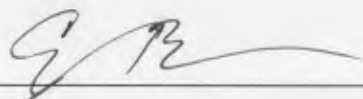
RE: Rezoning Application at 1245 Quince St.

To Whom It May Concern:

I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

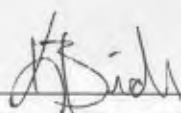
I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): Cory Bindner

Signed: 

Date: 1-27-2019

Name (Please Print): Kara Bindner

Signed: 

Date: 1/27/19

Address: 1258 Quince St. Denver, CO 80220

Steve Elkins
1245 Quince St.
Denver, CO 80220

RE: Rezoning Application at 1245 Quince St.

To Whom It May Concern:

I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): Suzanne Jones

Signed: Suzanne Jones

Date: 2/1/19

Name (Please Print): DAVID JONES

Signed: David M. Jones

Date: 2-1-19

Address: 1172 ROSLYN ST.

Steve Elkins
1245 Quince St.
Denver, CO 80220

RE: Rezoning Application at 1245 Quince St.

To Whom It May Concern:

I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): Beatrice Williams

Signed: Beatrice Williams

Date: FEB. 5, 2019

Name (Please Print): _____

Signed: _____

Date: _____

Address: 1215 Roslyn St., Denver, CO 80220

Steve Elkins
1245 Quince St.
Denver, CO 80220

RE: Rezoning Application at 1245 Quince St.

To Whom It May Concern:

I/We support your rezoning application for your property at 1245 Quince St. from E-SU-Dx to E-SU-D1x.

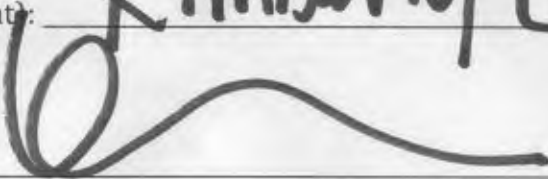
I/We understand that the purpose of this rezoning application is to change your property's zone district to allow 1 accessory dwelling unit, in addition to your existing residence, to be built on your property.

Name (Please Print): Jim LaClair

Signed: 

Date: 1-24-2019

Name (Please Print): Kimberly LaClair

Signed: 

Date: 1/27/19

Address: 1244 Rosemary St.

From: [linda pierce](#)
To: [Stueve, Ella C. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Re: Zoning Request - 1245 Quince St.
Date: Friday, April 19, 2019 7:20:32 PM
Attachments: [image001.png](#)
Importance: High

Oops! I saw a typo... Corrected statement:

From: linda pierce <lhmpierce@yahoo.com>
Date: Friday, April 19, 2019 at 7:02 PM
To: "Stueve, Ella C. - CPD City Planner Senior" <Ella.Stueve@denvergov.org>
Subject: Re: Zoning Request - 1245 Quince St.

Hi Ella,

I decided to write a statement concerning Mr. Elkins proposal to add an accessory dwelling unit to the property at 1245 Quince Street. My biggest concern is how big will the structure be and where will the occupant park his/her vehicle? I am not in favor of a unit anywhere close to 1000 square feet in size. However, I would be okay with a smaller unit that's 520 square feet or smaller, or a unit of that same size that is attached to the original house and has a separate entry. I would also consider it acceptable if he were to add a second floor to the original house to accommodate renters. I would like to see parking available for the renter that allows access to the alley included in the plan. Please consider these options when making your decision, and I hope that this statement is included with others from our neighborhood. Thank you for your time and consideration.

Sincerely,
Linda Pierce
1265 Quebec Street

From: "Stueve, Ella C. - CPD City Planner Senior" <Ella.Stueve@denvergov.org>
Date: Friday, April 19, 2019 at 8:58 AM
To: linda pierce <lhmpierce@yahoo.com>
Subject: RE: Zoning Request - 1245 Quince St.

Hi Linda,

The planning board meeting will be about the rezoning rather than focused on any specific plans to build an accessory dwelling unit. So while the conversation may be about how large the zoning code would allow an accessory building, this is not the stage where any specific plans are finalized (they sometimes come up in the discussion, but nothing at this time is binding). For a lot of this size in the proposed zone district, the maximum accessory dwelling unit building footprint is 1,000 square feet. [Article 4](#) of the Denver Zoning Code details the building form standards, and I've copied the relevant page below.

The planning board makes their final recommendation on May 1st, so that body wouldn't be revisiting this case at a later date. However, you could send any subsequent statement to me after May 1st to be incorporated in the staff report for City Council. Council makes the final determination on cases at the City Council public hearing. You can also take a look at the rezoning guide for more details on the process [here](#).

Cheers,
Ella

From: [Amy Mattern](#)
To: [Stueve, Ella C. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 1245 Quince Street Denver zoning application
Date: Tuesday, April 30, 2019 6:58:40 AM

Ms. Stueve:

My name is Amy Mattern and I own the property at 1235 Quince Street, Denver. I have reviewed the application to change the zoning designation and I am opposed to it. The East Colfax neighborhood our street is located in enjoys open quiet green spaces in the middle of the city. The neighborhood has small, affordable post war homes on large lots. Many of the lots sizes would only be enjoyed by much bigger homes in more affluent neighborhoods.

Denver has more densely populated neighborhoods that struggle with parking, noise and lack of green space. In our neighborhood we enjoy these things and they should not be compromised.

Lastly I am concerned about property values. I see this as a negative drag on my investment in my home.

Denver has a diverse housing stock. Please do not compromise the wonderful and unique qualities of our neighborhood.

Amy Mattern
303.505.8689

[Sent from Yahoo Mail for iPhone](#)

From: [Heidi Snow](#)
To: [Stueve, Ella C. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 1245 Quince zoning
Date: Thursday, May 02, 2019 8:05:53 AM

Hello,

This is in response to rezoning of 1245 Quince Street. I am not in opposition.

Heidi Snow
1216 Quince St
Live Each Day To The Fullest!!!

From: [KC Ingraham](#)
To: [Stueve, Ella C. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 1245 Quince St
Date: Tuesday, April 30, 2019 10:58:15 AM

Hi Ella,

For what it's worth, I wanted to offer my support for the proposed rezoning of 1245 Quince St. I own the property across the street at 1230 Quince Street.

I think this proposed rezoning will offer a creative way for the homeowner to further develop his property for better function and useage.

I'll be very interested to see how the meeting goes tmrw.

Please feel free to contact me if you'd like.

Thank you.

Kenneth C. (KC) Ingraham

Ph: 303-919-4796

From: Steve@FindSolutions.org
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Zoning Change Request for 1245 Quince Street
Date: Saturday, March 02, 2019 11:42:25 AM

Ella,

I have exchanged numerous emails with Ms Ellen West. She is not willing to discuss anything that involves a second structure on Mr Elkins property – PERIOD!

I'm sorry this didn't turn out differently. It would have been nice to even have a discussion.

Thanks, Steve

Steve Charbonneau, Executive Director

"Helping People Talk to People"

Community Mediation Concepts | Find Solutions

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303.717.2167 | Steve@FindSolutions.org | SteveCharbonneau@outlook.com

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