

**From:** Michael Cerbo  
**To:** [Van Schaack, Chandler - CPD CE0429 Senior City Planner](#)  
**Subject:** Re: 5611 E Iowa Proposed Rezoning (20171-00190)  
**Date:** Tuesday, June 12, 2018 10:41:45 AM  
**Attachments:** [image001.png](#)

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Hi Chandler - I have not had a chance to specifically discuss with our board, but many of our general members have expressed concern about the rezone to S-RH-2.5.

Most that I've spoken with are concerned that 3 story structures do not fit within the context of the existing neighborhood, and that this zoning, if approved, would set an undesirable precedent along the east side of Holly. I also understand that Cook Park is opposed to the rezone application.

Although the S-RH-2.5 zoning exists across the street, the size of that lot is much bigger than the rezoning application being considered, and this lot would be surrounded by S-SU-D zoning on three sides instead of two.

If we are able to consider as a board and take an official position I will let you know.

Thank you,  
Mike Cerbo

On Mon, Jun 4, 2018 at 4:32 PM, Van Schaack, Chandler - CPD CE0429 Senior City Planner <[Chandler.VanSchaack@denvergov.org](mailto:Chandler.VanSchaack@denvergov.org)> wrote:

Hello Mike,

I am writing with regards to the above-referenced rezoning request. Have you had a chance to look at this on behalf of the Virginia Village/ Ellis Community Association? If so, do you have a stance on the proposal? I am just trying to get a sense of how the RNOs feel about it prior to the public hearing on June 20<sup>th</sup>. Please feel free to email or call me to discuss.

Thanks!

**Chandler Van Schaack, AICP** | Senior Planner



Community Planning and Development | City and County of Denver

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**From:** CLAUDIA KERN  
**To:** [Van Schaack, Chandler - CPD CE0429 Senior City Planner](#)  
**Subject:** application#20171-00190  
**Date:** Wednesday, June 06, 2018 11:31:58 PM

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Hello,

my name is Claudia Kern and I am the owner of the single family house at 1381 S Holly St. I am writing to you as I am opposed to an approval of rezoning of the property on the corner of Holly and Iowa, 3 blocks south of me.

This neighborhood is single family only for the most part, and the infrastructure has been planned accordingly.

Also, the general character of the neighborhood is single family homes only and any new development should fit the bill of the existing surroundings, therefore, please do not approve re-zoning for a multi-story, multi family unit on this lot.

Sincerely,

Claudia Kern

**From:** Teresa  
**To:** [Van Schaack, Chandler - CPD CE0429 Senior City Planner](#)  
**Subject:** Rezoning request for lot at Holly and Iowa  
**Date:** Thursday, June 14, 2018 4:38:39 PM

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I am a resident in the neighborhood at Holly and Iowa. Our community group told us to email you with our opinion regarding the rezoning at Holly and Iowa. If you are not the appropriate person to notify regarding this matter, please forward this email on to the appropriate person.

My husband and I strongly oppose any lot rezoning from single family to multi-unit in our neighborhood, including the request for the Holly and Iowa lot.

In our opinion which is also held by many of our neighbors, the last thing Virginia Village or Virginia Vale needs is developers coming into our neighborhoods and scraping houses to build townhouses or apartment complexes. Other neighborhoods allowed that to happen (Curtis Park, the Highlands, etc) and it has destroyed the look, feel, atmosphere, and community relationships in those neighborhoods. We don't want that here!! Let the developers go elsewhere! This is a single family housing community. If they bought the lot thinking they could jam a rezoning down our throats via the City, too bad!

Teresa and Chris Reinhardt

Sent from Teresa's cellphone

We recently updated our Privacy Policy. [Learn more about the changes.](#)



## No rezoning of 5611 E. Iowa St., Denver, CO



85 have signed. Let's get to 100!



**Linda Ingram** signed this petition

First name

Last name

Email

Denver, 80203

United States

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By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

**Linda Ingram** started this petition to [Linda Ingram](#)

Dear Denver City Councilmembers,

As concerned neighbors surrounding the parcel at 5611 E. Iowa, Denver, CO, we are opposed to the proposed rezoning of the parcel for “up to 20 units”. We respectfully request no zoning change for the parcel, not because we are anti-growth, but because we support smart, well planned urban development for Denver.

- 1) The neighborhood surrounding 5611 E Iowa is an Area of Stability.

a. While remodeling and renovation has occurred in many residences and businesses in the area, adding residential units of this nature would alter the established character of the neighborhood, which would be inconsistent with Blueprint Denver (DZC §12.4.10.7.A). Spot zoning of this parcel is unnecessary and antithetical to the neighborhood.

2) There is inadequate road infrastructure in this area for “up to 20 units”.

a. The proposed rezoning would exacerbate a problematic parking situation and increase traffic in an area which is already congested. The Montessori School is a block away and The Rocky Mountain School of Expeditionary Learning is two blocks away, along with multiple businesses along this area of Holly Street. The addition of significant traffic flow to this area poses a notable risk to students, residents and other pedestrians.

3) There is No Circumstance Justifying the Rezoning (DZC §12.4.10.8).

a. There has been no change to the neighborhood justifying the rezoning of the parcel. – The CPD Report states that the “justifying circumstance” for the rezoning is that the neighborhood has changed or is changing “to such a degree that it is in the public interest to encourage a redevelopment of the area” (DZC § 12.4.10.8.A.4). Both residents of and visitors to this neighborhood understand that it does not

require redevelopment. The neighborhood is sought after by both individuals and families seeking residential property and business owners seeking commercial space. Quite simply, this rezoning is unnecessary to encourage the development of the parcel.

For the foregoing reasons, we the undersigned request you vote against the proposed zoning change. Thank you for your consideration in this matter.



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## Updates

50 supporters

3 weeks ago

Linda Ingram started this petition

3 weeks ago

## Reasons for signing



**Sharon Pearson** · 3 weeks ago

Our south Denver neighborhoods appear to be up for sale to the highest bidder and not in the interests of

the integrity of the neighborhoods. It is getting impossible to cope with the density, as no new infrastructure is going along with this rampant development. Have you tried to get anywhere on S. Colorado Blvd lately? I think all the additional... [Read more](#)

□ 4 · Report



**Pablo Morgan** · 2 weeks ago

It's just not right!

□ 1 · Report

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**Say NO to a Cross-**

□ Promoted by 91 supporters



**Save artist William**

□ Promoted by 24 supporters



**Save Reinhart Park**

**From:** Ed Hornung  
**To:** [Van Schaack, Chandler - CPD CE0429 Senior City Planner](#)  
**Cc:** [andre@realarchitecture.com](mailto:andre@realarchitecture.com); [maggie.janco@gmail.com](mailto:maggie.janco@gmail.com); [rv711r@aol.com](mailto:rv711r@aol.com); [kgninvestments@hotmail.com](mailto:kgninvestments@hotmail.com)  
**Subject:** Cook Park Neighborhood Association Good Neighbor Agreement  
**Date:** Tuesday, July 03, 2018 11:58:08 AM

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Hi Chandler,

The Cook Park Neighborhood Association has received the initial draft of the Good Neighbor Agreement, and we are in the process of reviewing the document at this time. Generally, the Cook Park Neighborhood Association membership has voted to support the rezoning of the property located at 5611 East Iowa Ave. We look forward to continuing to work with, and support Andre and Keith.

Thanks,

Ed Hornung  
Cook Park Neighborhood Association