

Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Councilman Paul Kashmann - legislative rezoning
Address		Address	1437 Bannock Street, #451
City, State, Zip		City, State, Zip	Denver, CO 80202
Telephone		Telephone	720-337-6666
Email		Email	paul.kashmann@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	All properties zoned E-SU-Dx located in the University Park Neighborhood between I-25 and Harvard Gulch. See attached exhibits and legal descriptions.		
Assessor's Parcel Numbers:	Multiple		
Area in Acres or Square Feet:	Approximately 275.8 acres		
Current Zone Districts:	E-SU-Dx		
PROPOSAL			
Proposed Zone Districts:	E-SU-D		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan	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.	
	<input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.		
	<input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.		



THE HONORABLE
Paul Kashmann
 COUNCILMAN DISTRICT 6

City and County of Denver
 CITY COUNCIL

City and County Building
 1437 Bannock Street, Room 451
 Denver, CO 80202
 p: 720.337.6666
 paul.kashmann@denvergov.org

Chandler VanSchaack
 Community Planning and Development

Dear Chandler,

As Councilman for District 6, I am requesting that Community Planning and Development prepare a legislative map amendment that would eliminate the option to construct the suburban “long house” form for the properties shown within the yellow boundaries on the map below. As you know the suburban form allows for two-story construction from front to back on a lot, while the urban form limits two-stories to the front 65% percent of the lot. The motivation for this change is to maximize privacy and solar access in back yards throughout the rezoning area.

This proposal is the result of a robust community engagement process that included mailings to every property owner in the area to be considered, as well as two public meetings held in the District to answer any questions and an on-line survey designed to collect property-owner concerns.

The only negative issue I have heard from residents has been a concern that by eliminating the suburban house form in favor of the urban form CPD would be limiting the square footage that could be built on a parcel. It turns out that modeling indicates the urban house form actually allows for more square feet due to the second story setbacks that bulk plane restrictions force on second story construction in the suburban form.

I ask for your support of this legislative rezoning that I am putting forward.

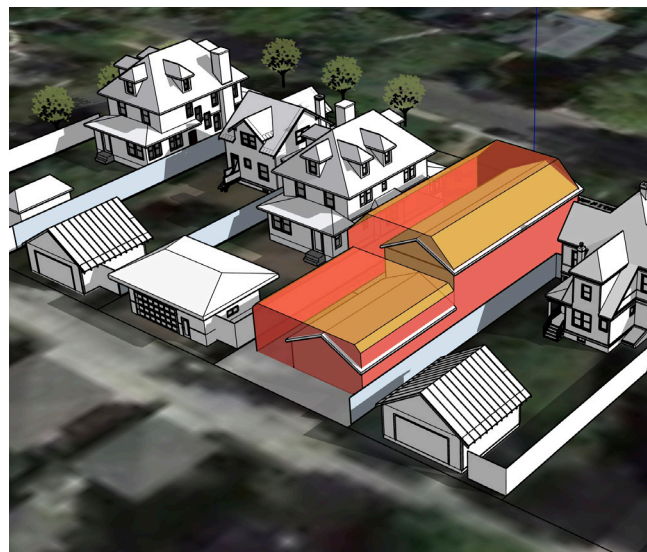
Regards,

Paul

Paul Kashmann
 Denver City Council, District 6
 720-260-0638



E-SU-Dx — Dx is a zone district that allows both the “Suburban ‘LONG’ House” and “Urban House” building forms.



E-SU-D — D is a zone district that allows the “Urban House” building forms but prohibits the “Suburban ‘LONG’ House.”

E-SU-Dx Zone Districts Outlined in Yellow



January 2017

University Park

 University Park Neighborhood
E-SU-Dx Zone Districts

 Parcels

**Zone Map Amendment 17i-00122
DRAFT Legal Description**

A part of Sections 24, 25, and 36, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

E-SU-DX to E-SU-D

(Area North of Evans Ave. See Exhibit A)

COLUMBIA PARK SUBDIVISION OF BLOCK 8 MAPLEWOOD SUBDIVISION

Block 8, Lots 19 to 30

CORNELL PARK SUBDIVISION OF BLOCK 6 MAPLEWOOD SUBDIVISION

Block 6, Lots 22 to 26

DOUGLAS PARK BEING A SUBDIVISION OF BLOCK 13 MAPLEWOOD SUBDIVISION

Block 13, Lots 1 to 46

FIRST ADDITION TO UNIVERSITY PARK

Block 3 , The portion of Lot 30 Defined in RCP #2001063759 4/26/2001

Blocks 4 to 6, Lots 17 to 32

Block 7, Lots 17 to 24

Block 8, Lots 1 to 24

Block 9, Lots 1 to 48

Block 10, Lots 1 to 24 And that portion of Vacated Jewell Ave. Adjoining Lot 24

Block 10, Lots 25 to 48

Block 11, Lots 1 to 23 and Lots 25 to 48

Block 12, Lots 1 to 48

HARVARD PARK SUBDIVISION OF BLOCK 12 MAPLEWOOD SUBDIVISION

Block 12, Lots 1 to 48

Observatory Terrace Subdivision Filing No.1

Block 1, Lots 1 to 11 and Tract A

RESUBDIVISION OF LOT 11 MAPLEWOOD SUBDIVISION

Block 11, Lots 1 to 48

SCOTT PARK SUBDIVISION OF BLOCK 10 MAPLEWOOD

Block 10, Lots 1 to 48

University Park Amended Map

Block 6, Lots 27 to 44

Block 7, Lots 3 to 41

Block 8, Lots 6 to 38

Block 9, Lot 1, and Lots 9 to 35, and Lots 42 to 44

Block 10, Lots 1 to 4, and Lots 12 to 32, and lots 39 to 44

Block 11, Lots 1 to 7, and Lots 15 to 29, and Lots 36 to 44

Block 12, Lots 1 to 10, and Lots 18 to 26, and Lots 33 to 44

Block 13, Lots 1 to 13, and Lots 21 to 23, and Lots 30 to 44

Block 20, Lots 1 to 22

Block 21, Lots 1 to 44

Block 22, Lots 1 to 44

Block 23, Lots 1 to 44

Block 24, Lots 23 to 44

WEAVER PARK SUBDIVISION OF BLOCK 7 MAPLEWOOD

Block 7, Lots 21 to 28

YALE PARK SUBDIVISION OF BLOCK 9 MAPLEWOOD

Block 9, Lots 1 to 48

(Area South of Iliff Ave. See Exhibit B)

ARAPAHOE GARDENS

Block 1, Lots 1 to 12

Block 2, Lots 1 to 12

ASBURY PARK

Block 1, Lots 1 to 48

Block 2, Lots 1 to 20, and Lots 31 to 48

Block 3, Lots 1 to 16

Block 3, That part of the East 68' of Lot 21, South of a line extending from a point 5' South of the Northeasterly corner of Lot 21 to a point 8' North of the Southwesterly corner of said Lot 21 Block 3

Block 3, The East 68' of Lots 22 to 24

Block 3, Lots 25 to 28, and Lots 32 to 48

Block 4, Lots 1 to 14,

Block 4, That part of Lot 20, South of a line extending from a point 63.75' East of the Northwesterly corner of Lot 20 to a point 5' South of the Northeasterly corner of said Lot 20

Block 4, Lots 21 to 28 and Lots 35 to 48

Block 5, Lots 1 to 48

Block 6, Lots 1 to 24 And that portion of Vacated Yale Ave. Adjoining Lot 24

Block 6, Lots 25 to 48

Block 7, Lots 1 to 24 And that portion of Vacated Yale Ave. Adjoining Lot 24

Block 7, Lots 25 to 48

Block 8, That part of Lots 5 to 10, Southeast of a line extending from the Northeast corner of Lot 5 to the Southwest corner of Lot 10

Block 8, Lots 11 to 24 And that portion of Vacated Yale Ave. Adjoining Lot 24

Block 8, Lots 25 to 46

ASBURY PARK 2ND FILING

Block 9, Lots 1 to 48

Block 10, Lots 1 to 48

Block 11, Lots 1 to 48

Block 12, Lots 1 to 48

Block 13, Lots 15 to 34

Block 14, Lots 25 to 34

And all of Vacated College Place Adjacent to Block 13 and 14

FIRST ADDITION TO UNIVERSITY GARDENS

Block 1, The West 125' of the South 82.5' of the East 300'

Block 1, The West 108' of the South 165' of the East 300' excluding the South 82.5'

Block 1, The West 115' of the South 247.5' of the East 300' excluding the South 165'

Block 1, The West 109.17' of the North 77.5' of the East 300'

Block 2, The West 250' of the North 150'

Block 2, The West 125' of the East 300' of the north 150'

Iliff's University Addition

Block 15, Lots 1 to 24

Block 16, Lots 1 to 48

Block 17, Lots 1 to 48

Block 18, Lots 1 to 48

Block 19, Lots 1 to 48

Block 20, Lots 1 to 48

Block 21, Lots 25 to 48

Block 22, Lots 25 to 39 and Lots 44 to 48

Block 23, Lots 1 to 5

Block 23, Lots 9 to 38, Excluding part of Lot 9 Beginning at the Northeast corner then South 20' then Northwesterly to a point 28' West of the Northeast corner then East to the POB

Block 23, Lots 42 to 48, Excluding part of Lot 42 Beginning at the Northwest corner then Southeasterly to a point 60' of the East of the Southwest corner then West 60' then North to the POB

Block 24, Lots 1 to 7, and Lots 12 to 32

Block 24, North 10' of Lot 41 and Lots 42 to 48

Block 25, Lots 1 to 12, and Lots 33 to 48

Block 26, Lots 1 to 16, and Lots 31 to 48

Block 27, Lots 1 to 13, and Lots 37 to 48

Block 28, Lots 1 to 9, Excluding parts of Lots 8 and 9 Beginning at the Southeast corner of Lot 9 then North to the Northeast corner of Lot 8 then Southwesterly to a point 30' west of the Southeast corner of Lot 9 then East to the POB

SHAKESPEAR ADDITION TO DENVER COLORADO

Block 1, Lots 13 to 24

Block 2, Lots 1 to 24

UNIVERSITY GARDENS

Block 1, The West 225.5' appx

Block 2, The West 1/2 and the West 100' of the South 82.5' of the East 1/2

Block 3, The South 302.5' of the West 250'

Block 3, The West 115' of the East 300' of the North 230'

Block 3, The West 120' of the East 300' of the South 100'

Block 4, The West 109.17' of the South 82.5' of the East 300'

Block 4, The West 75' of the South 165' of the East 300' excluding the South 82.5'

WELLSHIRE HILLS FILING NO 1

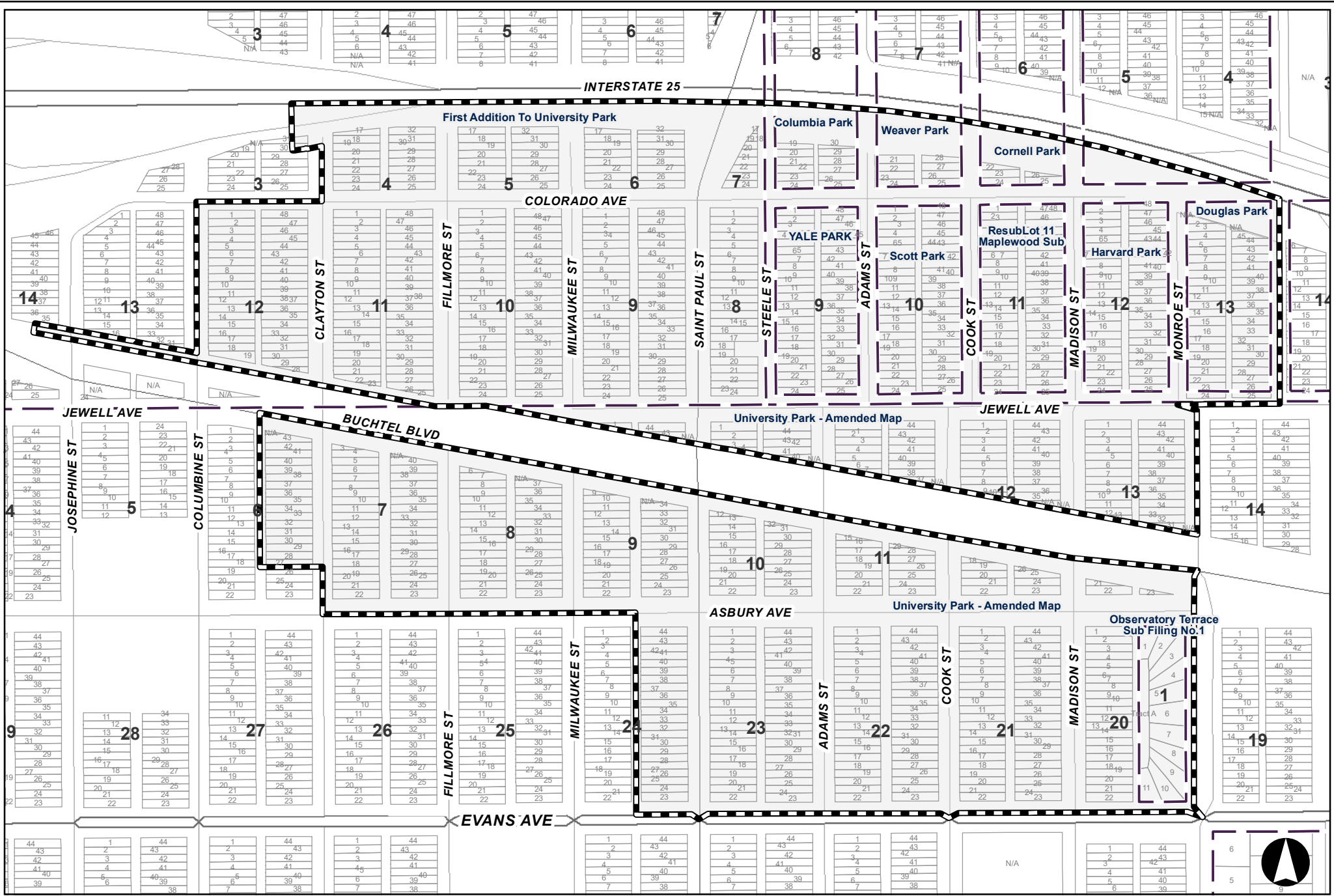
Block 1, Lots 1 to 6

Block 2, Lots 1 to 6

Block 3, Lots 1 to 4

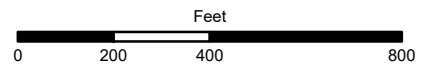
All Vacated Street or Alley Rights of Way lying adjacent to described areas.

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.



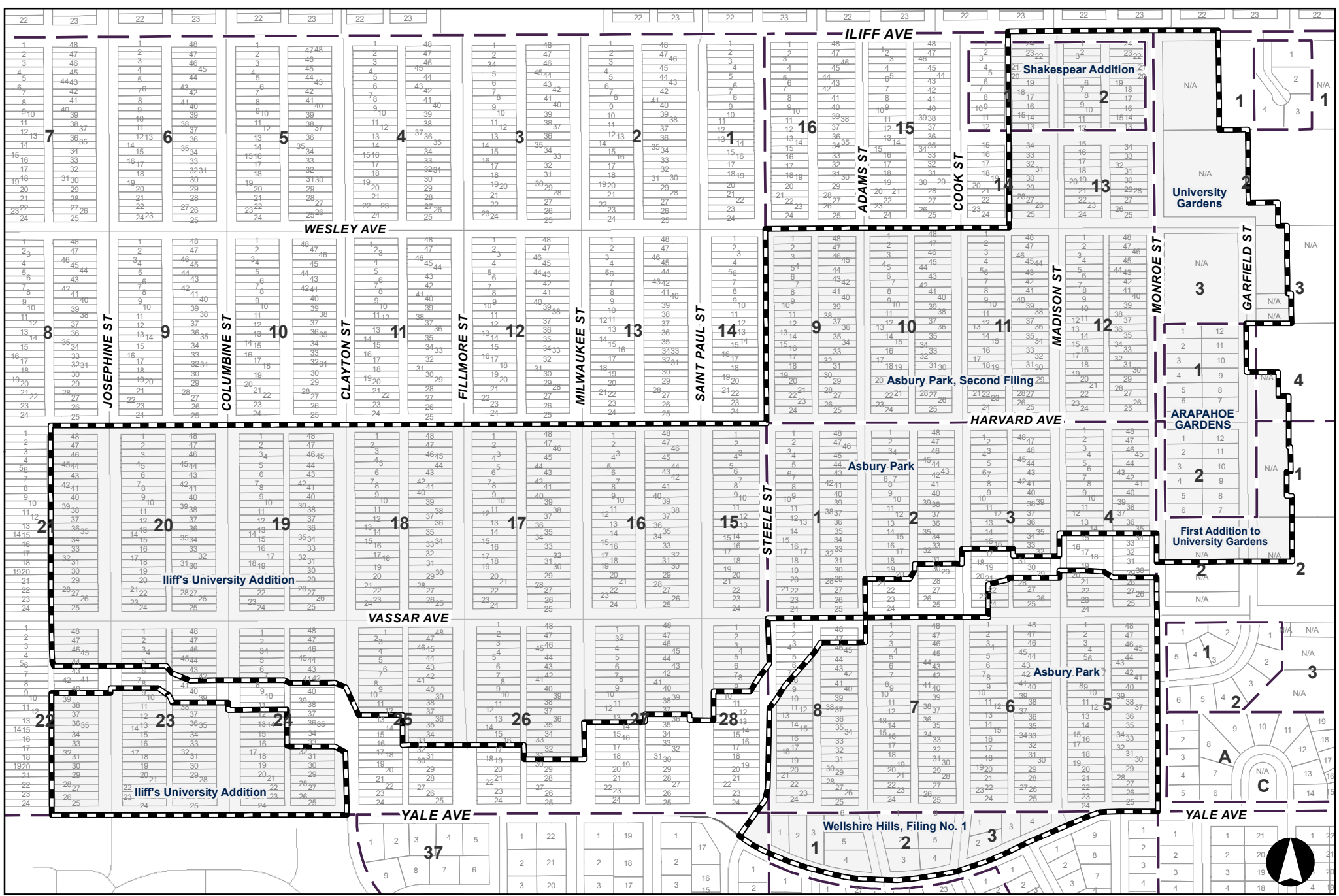
**University Park
Statistical Neighborhood**

**EXHIBIT A
Zone Map Amendment 17i-00186**



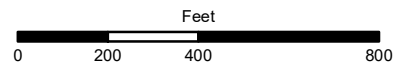
 **Area to be changed from Zone District E-SU-Dx To E-SU-D**

November 2018



**University Park
Statistical Neighborhood**

**EXHIBIT B
Zone Map Amendment 17i-00186**



 **Area to be changed from Zone District E-SU-Dx To E-SU-D**

November 2018

A. 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 the adoption of the City's plan.

There are three adopted plans that apply to the subject area: Comprehensive Plan 2000, Blueprint Denver and The University Park Neighborhood Plan (2008). Consistency with each of these plans is discussed below.

Comprehensive Plan 2000

- *Land Use Strategy 3-B* Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.
- *Legacies Strategy 2-C* Identify community design and development issues, and target specific concerns with appropriate controls and incentives.

The proposal to rezone the subject area from E-SU-Dx to E-SU-D is consistent with the above Comprehensive Plan strategies in that it is intended to address a community design and development issue while ensuring that future infill development is consistent with the character of the surrounding neighborhood.

Blueprint Denver (2002)

According to Blueprint Denver, the area proposed to be rezoned has a concept land use of Single Family Residential and is located in an Area of Stability.

Future Land Use

Blueprint Denver describes Single Family Residential areas as those with “densities fewer than 10 units per acre, often less than six units per acre neighborhood-wide,” and “an employment base significantly smaller than the housing base” with “single family homes as the predominant residential type”. The existing land use in the area proposed for rezoning is comprised almost entirely of single family residential uses, with a small number of zone lots (10), containing small-scale multi-unit residential uses. Overall, the area is consistent with the concept land use description, and would remain consistent following the proposed rezoning to E-SU-D, which is still a single family zone district with the same overall allowable density and land uses.

Area of Change/ Area of Stability

The subject site is located in an Area of Stability. The goal for Areas of Stability is “to maintain the character of an area while accommodating some new development and redevelopment” at appropriate locations (p. 127). In terms of the area character, the University Park neighborhood is comprised almost exclusively of single family residential uses. The proposed rezoning from E-SU-Dx to E-SU-D would maintain the area character in that it would remain a single family zone

district with the same minimum lot size requirements while removing the suburban house building form, which has been identified by area residents as being out of character with existing development.

Street Classifications

The area proposed for rezoning includes undesignated primarily local streets as well as residential collectors and a mixed use arterial. The northern area is bounded by I-25 on the north, and is intersected by two collector streets, S. Saint Paul St. and Buchtel Ave., with Evans Ave., a Mixed Use Arterial, forming the southern boundary. The southern area is bounded by two residential collectors: Iliff Ave to the north and Yale Ave to the south. In both areas, local access is provided by undesignated local streets, with the collector and/or arterial streets providing connections through the neighborhood to the surrounding area.

Blueprint Denver states “the design features of local streets are influenced less by traffic volumes and are tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets” (p. 51). Anticipated traffic volumes on local streets are less than 2,000 vehicles per day. Blueprint Denver states “collectors are designed to provide a greater balance between mobility and land access within residential, commercial and industrial areas. The makeup of a collector street largely depends on the density, size and type of nearby buildings” (p. 51).

Given that the proposed rezoning would not affect the overall development potential of the area in terms of density or intensity of uses, there would be no notable impact to the existing streets. Since the neighborhood is well-served by arterial and collector streets, with local access provided by an established grid of local streets, the proposed rezoning would remain consistent with the street classifications for the area.

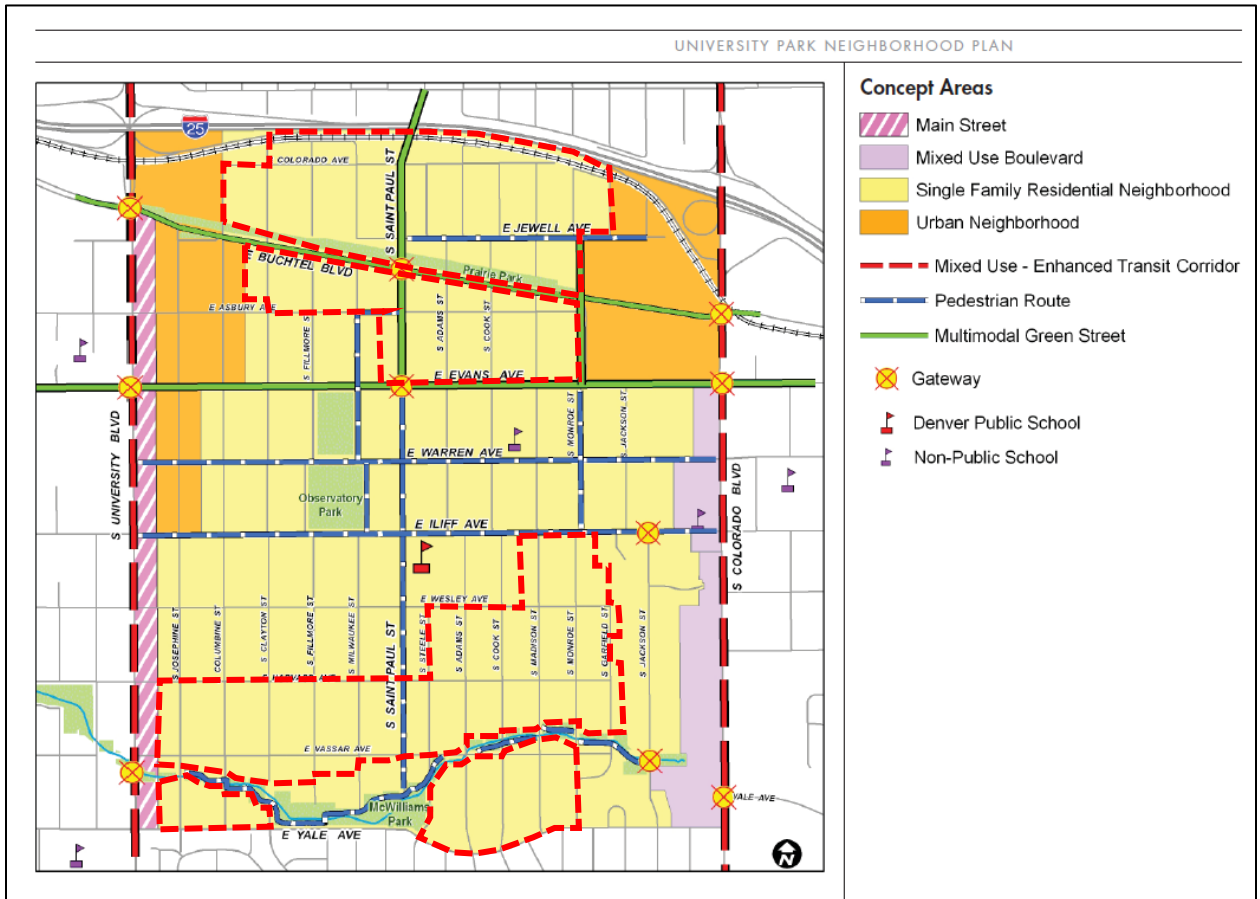
University Park Neighborhood Plan (2008)

The stated vision of the University Park Neighborhood Plan is “*To perpetuate and enhance the integrity of the University Park neighborhood,*” with the overriding theme of the plan being “to create and nurture a community that accommodates a wide variety of uses and people in an environment that enhances the quality of life for residents and the vitality of businesses.” The plan largely promotes maintaining and strengthening the existing single family residential character, and includes a recommendation to create “a greater sense of certainty and trust among the neighborhood, the development community and the city in terms of new development and redevelopment.” (P. 51)

The Urban Design & Land Use section of the plan states: “University Park has always been home to a variety of architectural styles, but there is concern that these new homes are not consistent with the overall neighborhood fabric in terms of open space, tree canopy, lot coverage/building orientation (i.e. amount of the lot occupied by building(s) and their placement on the lot), building mass (i.e. the perceived size of buildings) and building heights.” These concerns are further reflected in Urban Design & Land Use Goal 2, Residential Neighborhood Character Stability, which states: “Preserve the single-family nature of University Park’s residential

neighborhood, and respect the urban design and the architectural character of established and preferred residential forms.”

Regarding intended future land use, the Plan includes a Concept Land Use map based on four “urban design districts.” The entire area included in the proposed rezoning is shown on this map as “Single Family Residential Neighborhood,” as shown below (rezoning area boundaries, shown in red, are approximate):



University Park Neighborhood Plan Concept Areas Map (P. 62)

As mentioned in the letter from Councilman Kashmann, this request is based on a robust public outreach process wherein residents largely agreed that the suburban house form is an undesirable building form for the area, both in terms of its impacts to privacy and solar access as well as its incompatibility with the existing architectural character of the area. The proposed rezoning from E-SU-Dx to E-SU-D is consistent with the goals of the University Park Neighborhood Plan in that it would maintain the existing single family residential character of the area while also reducing perceived impacts associated with the suburban house building form.

B. 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.

The proposed map amendment would rezone all properties within University Park currently zoned E-SU-Dx to E-SU-D, and would thus result in uniform regulations across the area. No waivers or conditions are requested.

C. Public Health, Safety and General Welfare

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

As mentioned above, this rezoning request is based on extensive public outreach within the University Park Neighborhood. The request is sponsored by Councilman Paul Kashmann and has been endorsed by the University Park Community Council. The request to “X the x,” as it has become known, came as a result of various neighbors expressing concerns with the Suburban House building form, which is allowed by the E-SU-Dx zone district. Specifically, University Park residents complained that the Suburban House building form was creating privacy concerns, blocking solar access in certain rear yards, and negatively impacting existing neighborhood character. Therefore, in addition to furthering the public health and safety by implementing the City’s adopted plans, the proposed rezoning also furthers the general welfare of University Park residents by removing a building form that they have identified as being problematic while protecting the overall single family residential character of the neighborhood.