

TO: Denver City Council, Land Use, Transportation and Infrastructure Committee
FROM: Theresa Lucero, Senior City Planner
DATE: June 13, 2019
RE: Official Zoning Map Amendment Application #2018I-00041

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for application #2018I-00041.

Request for Rezoning

Application:	#2018I-00041
Address:	4600 South Kipling Street
Neighborhood/Council District:	Marston / City Council District 2
RNOs:	Glenbrook, Parkwest, Village West Neighbors; Inter-Neighborhood Cooperation
Area of Property:	369,600 SF, 8.48 Acres
Current Zoning:	OS-B
Proposed Zoning:	S-RH-2.5
Property Owner:	Timothy and Karin Van Gorden
Owner Representative:	Bonnie Niziolek, Norris Design

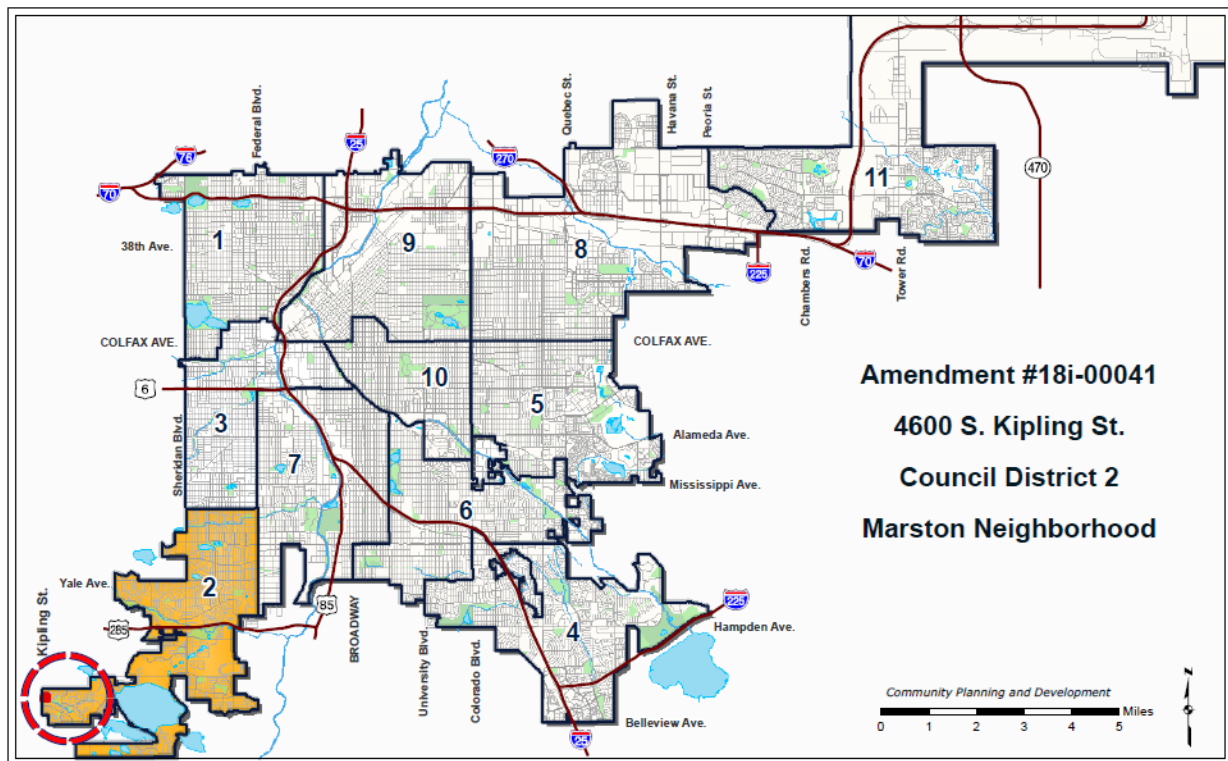
Summary of Rezoning Request

- The subject property contains a one-story barn structure and is mainly vacant. The property is located on the City boundary with Jefferson County. The requested map amendment is being sought to allow the property owner to sell the property for residential redevelopment. A combination of single-unit residential and duplexes are proposed.
- The **S-RH-2.5**, **S**uburban, **R**ow **H**ouse, **2.5**-story (30-35 feet maximum building height), zone district is intended for use in the Suburban Neighborhood Context which is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. The block patterns in the Suburban Neighborhood Context are irregular and shaped by curvilinear streets and modified grid streets. The S-RH-2.5 zone district is a multi-unit residential zone district intended to promote and protect desirable residential areas and reinforce desired development patterns. See the table below for allowed building forms. In the S-RH-2.5 zone district the Suburban House, Duplex, and Row House forms are allowed primary building forms. Further details of the zone district can be found in Article 3 of the Denver Zoning Code.

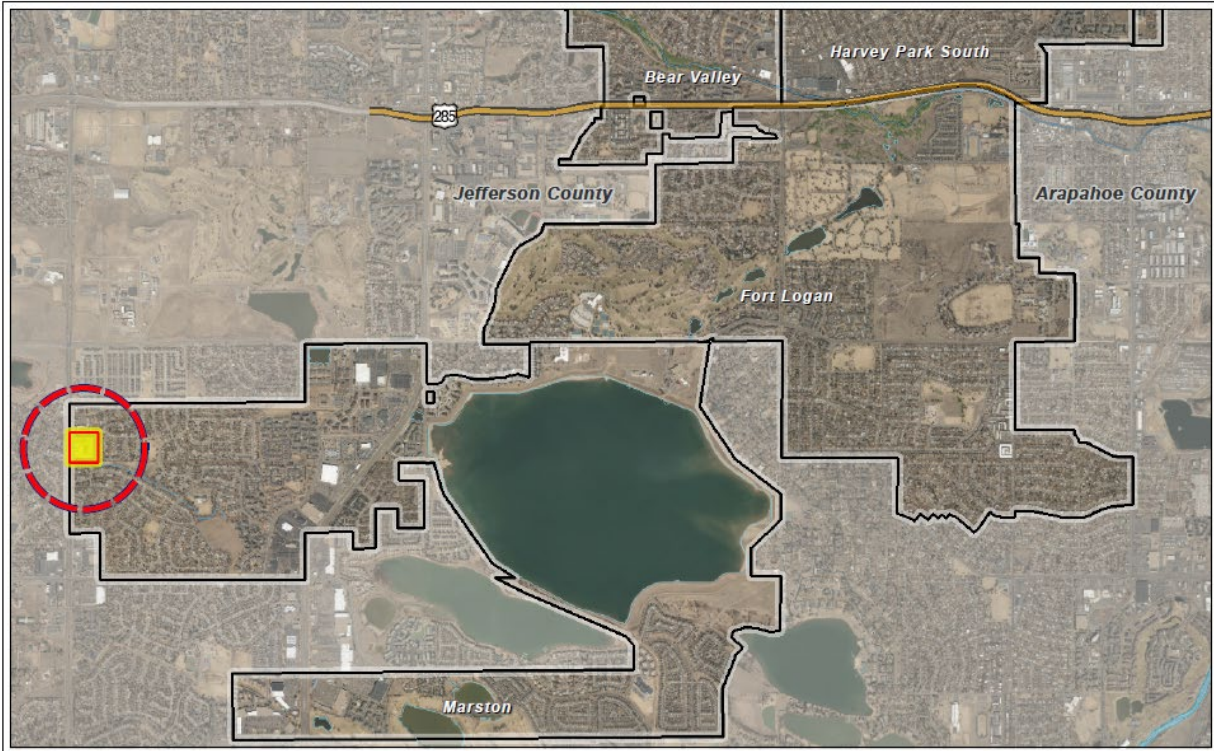
Suburban (S) Neighborhood Context Zone District		Building Forms												
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront	
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum								
Row House (RH)	S-RH-2.5	■		■		■								

■ = Allowed *See Section 1.2.3.5 for exceptions

General Location



Neighborhood Location - Marston



Aerial - 2018



Map Date: May 7, 2019

1. Existing Context

The subject property is on the boundary between Denver and Jefferson County. In the general vicinity are:

- Denver City boundary, 1 block north,
- West Belview Avenue, 3 blocks south,
- Jefferson County's Kipling Marketplace, 3 blocks south,
- Garland and Saratoga Park, 6 blocks south
- Wagon Trail Park, adjacent on southeast,
- South Wadsworth Boulevard, 1 mile east,
- Garrison and Union Park, 3 blocks east,
- Southwest Recreation Center, 5 blocks southeast,
- Jefferson County's Harriman Lake, 1 block west.

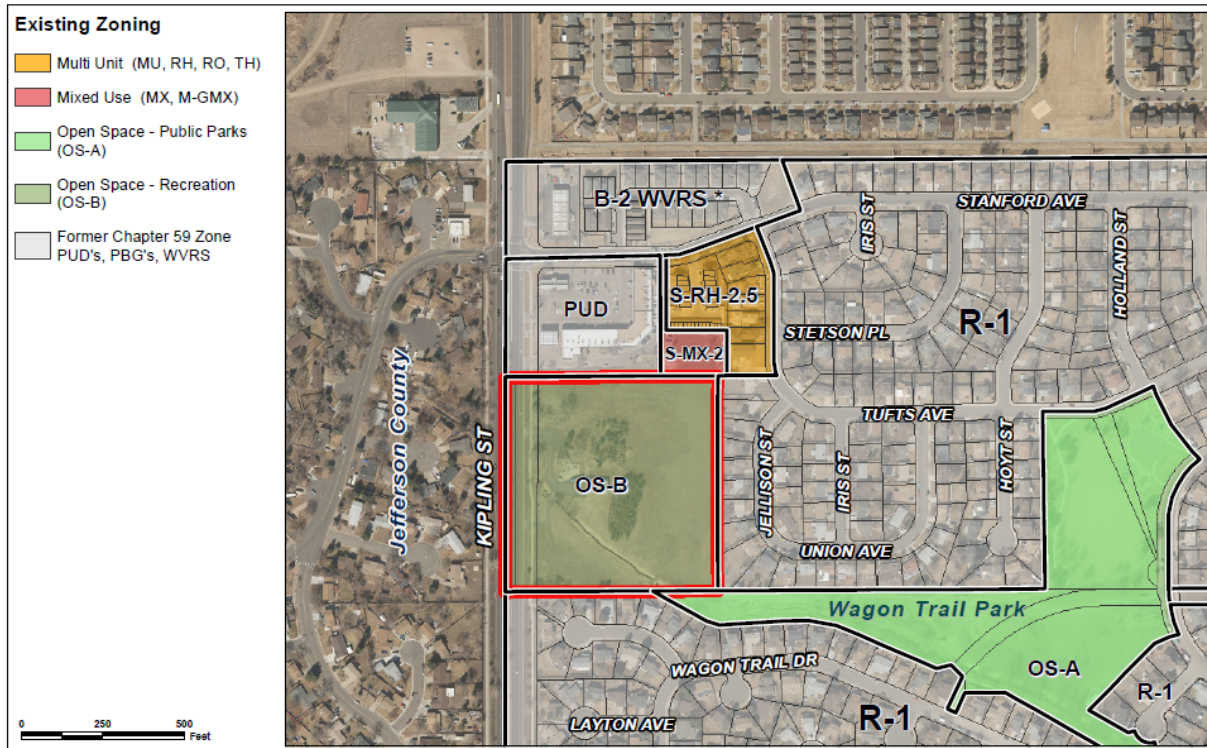
The subject property is surrounded on three sides by single-unit residential uses, as well as commercial, office, and two-unit residential land uses on West Stanford Avenue to the north.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form, Scale	Existing Block, Lot, Street Pattern
Site	OS-B	Vacant	1-story barn	Irregular block formed by curvilinear streets with attached sidewalks. No alleys.
North	PUD 402	Commercial	1-story shopfront structures with gasoline filling station and parking in front of one continuous L-shaped structure.	
South	R-1	Single-unit Residential	1-2-story single-family structures	
West	R-1A (Jeff. County)	Single-unit Residential	1-2-story single-family structures	
East	R-1	Single-unit Residential	1-2-story single-family structures	

2. Existing Zoning

Existing Zoning



Map Date: May 6, 2019

The current zoning of the subject property, OS-B, is a district used for private open space, intended for active and passive recreation. Building form standards allow 3-story structures up to 40 feet in height. Allowed land uses are mainly civic uses with some limited Arts, Recreation and Entertainment commercial uses such as sports arenas or artists' studios.

Surrounding the subject property on the south and east is R-1 zoning, Former Chapter 59 single-family residential zoning. To the west is Jefferson County R-1A zoning, a single-family zoning. On the north is a PUD 402 which allows commercial uses; S-MX-2, a mixed use district; and S-RH-2.5, a Row House district.

3. Existing Land Use

Existing Land Use



Map Date: May 7, 2019

Land Use Data Compiled 2018

4. Existing Building Form and Scale

(Source: Google Maps)



Summary of City Agency Referral Comments

This rezoning has been reviewed concurrently within the context of the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

Asset Management: Approved – No Comments.

Denver Public Schools: Approved – No Response.

Development Services – Fire Prevention: Approved – No Response.

Development Services – Project Coordination: Approved – No Response.

Development Services – Transportation: Approved – No Response.

Development Services – Wastewater: Approved – No Response.

Environmental Health: Approved – See comments below. Notes. DDPHE is not aware of environmental concerns at the site and concurs with the proposed rezoning.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.

The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays.

Parks and Recreation: - Approved – No Response.

Public Works – City Surveyor: Approved – See comments below. The legal description provided is acceptable for the parcel. If the area to be rezoned includes the area as shown on Map It Denver, then the portion of S. Kipling St. adjacent to the parcel may need to be included in the legal description. (This issue was resolved by submission of deeds showing the area to be public right-of-way.)

Public Review Process

	Date
CPD sent informational notice of receipt of the rezoning application to all affected members of City Council, and Registered Neighborhood Organizations and property owners within 200 feet:	01/31/19
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, and Registered Neighborhood Organizations and property owners within 200 feet:	04/29/19
Planning Board public hearing and unanimous (5-0) recommendation of approval:	05/15/19
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and Registered Neighborhood Organizations, at least ten working days before the meeting:	06/03/19
Land Use, Transportation and Infrastructure Committee of the City Council:	06/18/19
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and Registered Neighborhood Organizations:	07/28/19 (tentative)
City Council Public Hearing:	08/19/19 (tentative)

To date staff has received one letter of support from the Glen Brook, Autumn Run and Parkwest Neighborhood Organization, a Registered Neighborhood Organizations. The RNO and the property owner have agreed to a development agreement that specifies a mix of single-family and duplex land uses and the location of the single-family uses adjacent to existing area single-family uses. See the attached letter.

To date, staff has received three letters of opposition. One letter expresses concern about the loss of open space to the development of more housing. A second letter expressed concerns about additional traffic in the area and how traffic will leave the property. Additional concerns

were how run-off from the property will be accommodated and the loss of open space. The third letter expressed concern about safe access to the property stating that all traffic from the proposed development will be required to make a U-turn at Kipling Street and Stanford Avenue to the north. Traffic impacts in the area will vary depending upon the amount and type of development proposed. Denver Public Works will review traffic impacts during site plan review and enforce right-of-way standards to mitigate traffic impacts. And during site plan review Denver Wastewater staff will also review runoff issues to ensure proper drainage from the site. See the attached letters.

Criteria for Review/Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The criteria for review of this rezoning application include conformance with adopted regulations, and with the Comprehensive Plan and applicable supplements. Applicable documents are:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

Denver Comprehensive Plan 2040

- Equitable, Affordable and Inclusive, Goal 2, - "*Build housing as a continuum to serve residents across a range of incomes, ages and needs*" (p. 28).
- Equitable, Affordable and Inclusive, Goal 2, Strategy A – "*Create a greater mix of housing options in every neighborhood for all individuals and families*" (p. 28).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – "*Ensure neighborhoods offer a mix of housing types and services for a diverse population*" (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – "*Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities*" (p. 34).
- Environmentally Resilient Goal 8, Strategy A - "*Promote infill development where infrastructure and services are already in place*" (p. 54).

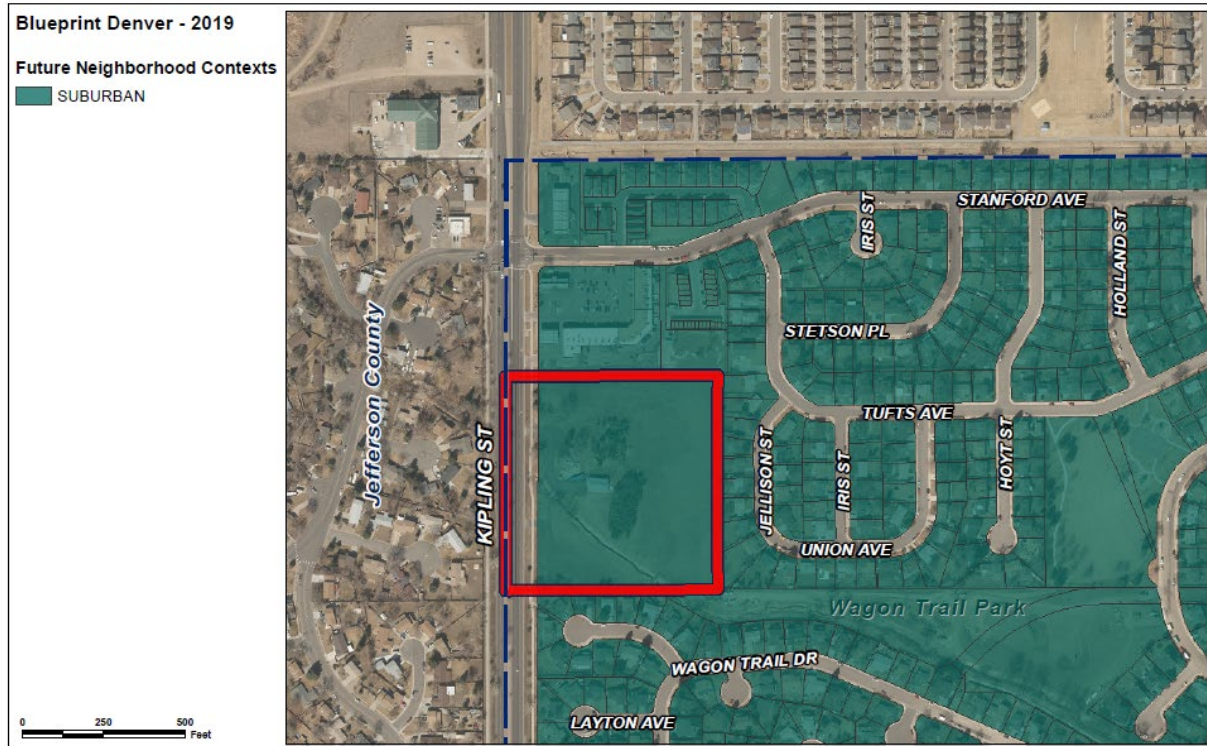
The proposed map amendment will enable the development of both single- and multi-unit residential development that is in character with the surrounding single-unit properties. With the redevelopment, the new structures will be limited to the same 30-35 feet building heights allowed in the surrounding R-1 zone district, keeping the redevelopment at the same scale as the surrounding properties. The rezoning is consistent with the Comprehensive Plan policies that encourage broadening the mix of housing types in every neighborhood and encouraging development where infrastructure and services are already in place. The S-RH-2.5 zone district

will also allow single- and multi-unit residential development that is in character with the surrounding development.

Blueprint Denver 2019

Blueprint Denver 2019 identifies the subject property as within the Suburban Neighborhood Context, in a Low-Medium residential future place with a growth strategy of “All other areas of the city.”

Blueprint Denver 2019 Future Neighborhood Contexts

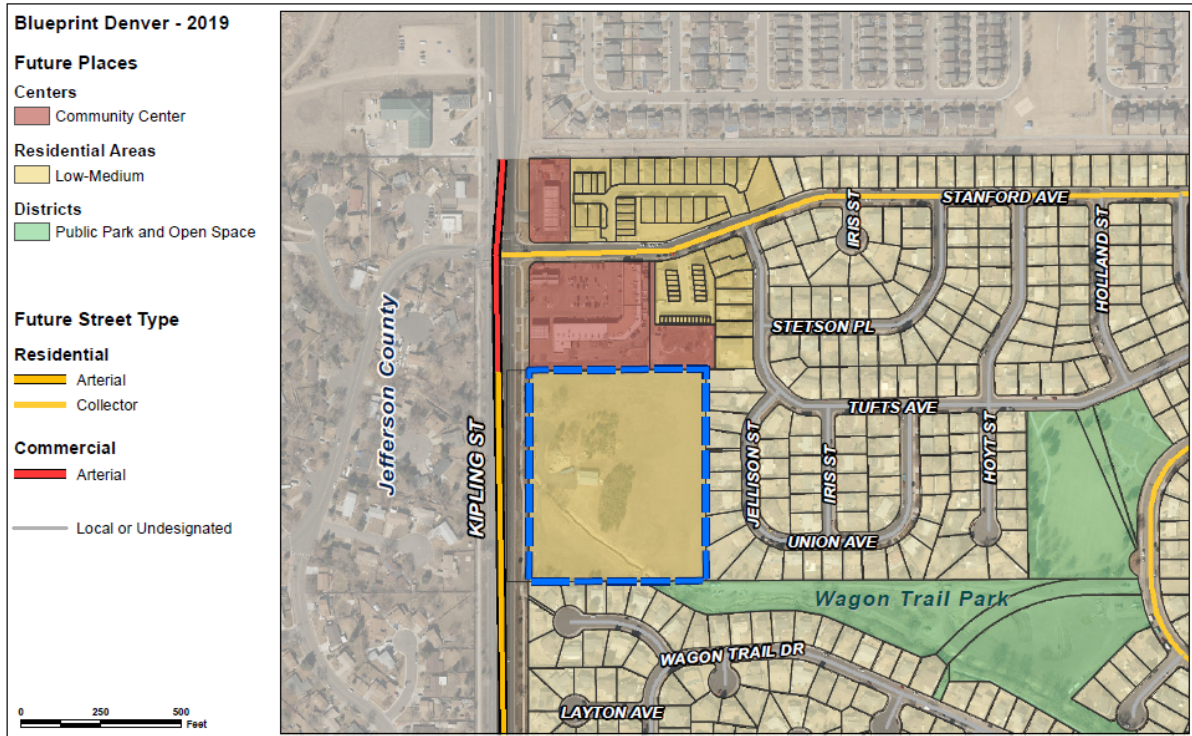


Future Neighborhood Context

Blueprint Denver 2019 is organized by neighborhood contexts since a context-based approach sets guidelines for character-compatible development. On the *Blueprint Denver* context map the subject property is within a Suburban Neighborhood Context. These areas are generally found at the edges of Denver and contain a range of uses from single-unit and multi-unit residential to commercial corridors and centers. Though all intensities of residential uses are found in this context, they are generally separated from the other types. Block patterns are generally irregular with curvilinear streets and no alley. The intensity and scale of uses are dependent upon the surrounding character. The proposed S-RH-2.5 zone district will allow the range of residential land uses envisioned in the Suburban context with the intensity of development very much in character with the existing surrounding development.

Future Places

Blueprint Denver 2019 Future Places and Streets



Map Date: May 7, 2019

The subject property is within a Low-Medium residential future place. Per Blueprint Denver “Future places are an organizational system that describes the desired character of an area. Future places work together to promote complete neighborhoods for the residents living within or near each of them. Each place expresses itself differently depending on which neighborhood context it is located within.”

Low-Medium residential places are a “mix of low-to mid-scale residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential. Limited mixed-use along some arterial and collector streets and some intersections...A variety of lower-scale residential forms including row houses and small multi-family buildings are found. Buildings are generally 3 stories or less in height” (p. 200). The proposed S-RH-2.5 zone district allows low-scale single-family, duplex and row house building forms to a maximum height of 35 feet. The allowed uses and building forms of this zone district are consistent with the Low-Medium residential place recommendation of *Blueprint Denver*.

Street Type

Blueprint Denver 2019 classifies South Kipling Street as a Residential Arterial street. Residential streets have “Primarily residential uses, but may include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback” (p. 160). Arterial streets are designed for the highest degree of through movement.

The location of the subject property on a Residential Arterial street supports the higher level of development intensity density allowed in the S-RH-2.5 zone district.

Growth Strategy

Blueprint Denver 2019 Future Growth Strategy



Map Date: May 7, 2019

The subject property is within an area of "All other areas of the city" on the Growth Strategy map. *These types of places are anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040* (p. 51). *The remaining growth areas are smaller but still play a key role in meeting the diversity of new job and housing needed for our dynamic city. Higher intensity residential areas near downtown, mid-scale housing in innovation/flex districts and low-scale greenfield residential all contribute to Denver's future housing stock. The remaining parts of Denver, mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods*" (p. 49). The S-RH-2.5 will allow low-intensity growth in a low-medium place where its zoning standards are compatible with the existing character of the area.

Additional Blueprint Denver recommendations speak to the city's need for housing:

Goal 1: "Serve all Denver residents with a diverse range of affordable housing options and quality employment opportunities throughout the city" (p. 22).

Land Use & Built Form: Housing 02 *"Diversify housing options by exploring opportunities to integrate missing middle housing into low and low medium residential areas. The 'missing middle' refers to housing types that fall between high-density and single-unit houses, including duplexes, fourplexes, row homes, townhomes and cottage housing. Missing middle is not just*

housing – it captures units that are attainable to middle-income households who still struggle to afford housing in Denver” (p.82).

Housing an Inclusive Denver (2018)

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

- **Core Goals:**
 - 1) Create affordable housing in vulnerable areas AND in areas of opportunity.
 - 2) Promote equitable and accessible housing options...for Denver residents along the housing continuum.”

The proposed map amendment to S-RH-2.5 is consistent with these *Housing an Inclusive Denver* recommendations because it will allow the development of a mix of new housing units on an opportunity property.

2. **Uniformity of District Regulations and Restrictions:** Rezoning the site to S-RH-2.5 will further the uniform application of district regulations in the City. The same regulations will apply to the subject site as to all other areas zoned S-RH-2.5 in the city.
3. **Public Health, Safety and General Welfare:** The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily by allowing the re-development of the property for residential development that is in character with the surrounding neighborhood in scale and intensity, by supporting reinvestment in the existing neighborhood and by implementing the City’s plan.

4. Justifying Circumstances

The application identifies changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, “*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: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.*”

The application identifies changes to the overall city and cites the vacancy of the subject property and the need for “missing middle” housing in the city. With the city’s growth of 150,000 residents since 2002 the city, in general, is experiencing difficulties housing these new residents. However, the appropriate justifying circumstance is the adoption of Blueprint Denver 2019 and the Plan’s change of the subject property from an Area of Stability with a Single Family Residential land use concept to a Residential Low-medium place type. The newly recommended place type represents a change that opens the possibility of developing the property with multi-unit development, increased density exceeding the previously recommended Single Family Residential. With no small area plan for the subject

property the Blueprint Denver Plan provides the only available guidance for future development. This change is an appropriate justifying circumstance.

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

The fifth review criterion in the Denver Zoning Code is that the proposed official map amendment must be consistent with the descriptions of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district. Overall, the proposed map amendment is consistent with the Suburban Neighborhood Context. The Denver Zoning Code describes the Suburban Context which is characterized by single-unit, and multi-unit residential, commercial strips and centers, and office parks. Multi-unit building forms are typically separated from single-unit residential and consist of Duplex or Town House and occasional mid- and high-rise Apartment building forms. The block patterns in the Suburban Context are irregular and shaped by curvilinear streets and modified grid streets.

The Suburban residential zone districts are intended to *“promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context. The standards of the townhouse and multi-unit districts promote existing and future patterns of multiple building forms on a single lot. These building forms include duplex, townhouse and apartments and are typically organized around common open space and parking areas with in internal circulation system...These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestments”* (p. 3.2-2). The S-RH-2.5 zone district is a multi-unit zone district intended to promote desirable residential areas with multiple building forms on a single lot. In the S-RH-2.5 zone district the Suburban House, Duplex and Row House primary building forms are allowed.

The proposed map amendment is consistent with the multi-unit residential described in the Suburban Neighborhood Context. The proposal will separate the single-family and duplex structures. The proposed development will be limited to a moderate scale, the same maximum height as the surrounding subdivisions, and will contain multiple structures on the zone lot. The proposed development will have an internal circulation of the same character as existing surrounding development. The S-RH-2.5 zone district is consistent with both the general and specific purpose and intent of the Suburban Context and the S-RH-2.5 zone district description.

Attachments:

1. Application
2. Legal Description
3. Comment letters (4)

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Timothy & Karin Vangorden	Representative Name	Norris Design/ Bonnie Niziolek
Address	4600 S. Kipling Street	Address	1101 Bannock Street
City, State, Zip	Denver, CO 80127	City, State, Zip	Denver, CO 80204
Telephone		Telephone	303-892-1166
Email	t.vangorden@att.net	Email	bniziolek@norris-design.com
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	4600 S. Kipling Street		
Assessor's Parcel Numbers:	0910200005000		
Area in Acres or Square Feet:	8.48 acres/ 369,600 SF		
Current Zone District(s):	OS-B		
PROPOSAL			
Proposed Zone District:	S-RH-2.5		

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	

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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Timothy and Karin Vangorden	4600 S Kipling St. Denver, CO 80127	100%	<i>[Handwritten Signature]</i> <i>Timothy F. Vangorden</i>		A	YES

4600 S KIPLING ST

Owner	VANGORDEN,TIMOTHY RALPH & VANGORDEN,KARIN MARIA 4600 S KIPLING PKWY DENVER , CO 80127-1138
Schedule Number	09102-00-005-000
Legal Description	E 560FT OF W 660FT OF S 660FT OF S/2 OF NW/4 SEC 10-5-69
Property Type	COMMERCIAL - MISC IMPROVEMENTS
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	369,600	Zoned As:	OS-B

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

Current Year			
	Actual	Assessed	Exempt
Land		\$110,900	\$32,160 \$0
Improvements		\$25,300	\$7,340
Total		\$136,200	\$39,500

Prior Year			
	Actual	Assessed	Exempt
Land		\$110,900	\$32,160 \$0
Improvements		\$25,300	\$7,340
Total		\$136,200	\$39,500

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	6/15/2018	
Original Tax Levy	\$1,523.41	\$1,523.39	\$3,046.80
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,523.41	\$1,523.39	\$3,046.80
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) ⓘ	Y	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: **\$3,211.32**

Assessed Value for the current tax year

Assessed Land	\$32,160.00	Assessed Improvements	\$7,340.00
Exemption	\$0.00	Total Assessed Value	\$39,500.00

January 18, 2019

City and County of Denver
Community Planning and Development
Attn: Theresa Lucero
201 West Colfax
Denver, CO 80202

Re: 4600 S Kipling Street Rezoning :: Letter of Authorization

We, Timothy and Karin Vangorden, Owners of the property at 4600 S Kipling Street, authorize Norris Design as well as Meritage Homes, as representatives to my interest throughout the rezoning request submitted on December 21, 2018.

Name Timothy Vangorden *TIMOTHY R. VAN GORDEN*
Signed: *Timothy R. VanGorden*
Date: *01-21-2019*

Name Karin Vangorden *KARIN M. VAN GORDEN*
Signed: *Karin M. VanGorden*
Date: *01-21-2019*

January 24, 2019

City and County of Denver
Community Planning and Development
Attn: Planning Services
201 West Colfax
Denver, CO 80202

Re: 4600 S Kipling Street :: Rezoning Request

Dear Planning Services,

Norris Design, on behalf of Meritage Homes, respectfully requests the City to consider the rezoning of 4600 S. Kipling Street property in the Marston neighborhood. Our team, noted below, has included the following documents for your review as part of the Rezoning Application process:

- Rezoning application
- Legal description of proposed zone district
- Conceptual Site Plan explaining zoning request
- Proof of Ownership
- Letter of Authorization

Owner

Timothy and Karin Vangorden
4600 S. Kipling Street
Denver, CO 80127
303-321-5888
t.vangorden@att.net

Applicant

Meritage Homes
Contact: Glenn Nier
303-406-4323
8400 E. Crescent Parkway
Suite 200
Greenwood Village CO 80111
glenn.nier@meritagehomes.com

Planner / Landscape Architect

Norris Design
Contact: Bonnie L. Niziolek
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
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Civil Engineer

JR Engineering
Contact: Kurtis Williams, P.E
7200 S. Alton Way, Suite
C400
Centennial, CO 80112
303-267-6190
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Land Use Attorney

Otten Johnson Robinson Neff and
Ragonetti
Contact: Brian Connolly
950 17th Street, Suite 1600
Denver, CO 80202
303-575-7589
bconnolly@ottenjohnson.com

The proposed site is located between W. Saratoga Place and W. Stanford Avenue, fronting S. Kipling Street in Denver. The 8.48-acre site is currently zoned Open Space (OS-B). Following the rezoning of this parcel to Suburban Row House 2.5 (S-RH-2.5) a Site Development Plan would be submitted to redevelop the land with a mix of suburban single-family detached homes and single-family attached duplexes.

A well-attended community meeting in the Marston neighborhood was held on October 24, 2018 at the Southwest Recreation Center to discuss this proposed zoning strategy with the neighbors. At the neighborhood meeting, the development team also proposed recording a deed restriction with the Glenbrook/Parkwest/Village West Neighbors that would provide the neighborhood with a guarantee that only duplexes and single-family homes will be allowed on the land and not rowhomes or townhomes. The neighbors were generally supportive of rezoning the property to S-RH-2.5 coupled with a deed restriction that would ensure that only single-family homes and duplexes would be permitted with the development of the parcel.

As stated previously, the development team intends to record a deed restriction that will run with and encumber the lots that abut the southern and eastern boundaries of the subject property and limit the use of these lots to single-unit dwellings, as such term is defined in the Denver Zoning Code. The deed restriction will impose a 20' rear setback on along the eastern property line and a 20' side setback along the southern property line to ensure that a buffer remains between the adjacent neighbors and any buildings constructed on the encumbered lots. The deed restriction will be enforceable by specific performance, ensuring that the neighbors could seek relief from a court in the event of a violation by a future owner and can only be terminated with the consent of the Glenbrook/Parkwest/Village West RNO.

Meritage Homes Corporation, who would be developing this property, is an American real estate development company that constructs single-family attached and detached homes in over 20 markets within the United States. Meritage is an industry leader in building energy-efficient homes and is a 5-time Energy Star Partner of the Year winner. The Colorado Division is currently providing energy-efficient homes in fourteen communities along the Front Range.

The following items refer to the review criteria to obtain this rezoning:

Statement of Consistency with Adopted Plans

The following table summarizes the existing context proximate to the subject site:

Direction	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	OS-B	Vacant	Accessory building	Irregular pattern of block shapes surrounded by curvilinear streets within a modified or non-existent grid, with cul-de-sacs. Block shapes and sizes vary.
N	S-MX-2 and PUD	Mixed Use and Commercial	Shopfront	
S	R-1	Dwelling, single unit	Single family homes	
E	R-1	Dwelling, single unit	Single family homes	
W	Jefferson County Residential-One A (R-1A)	Single-family dwelling	Single family homes	

The general purpose of the S-RH-2.5 zone district is to “promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context (p.3.2-2).” Specifically, S-RH-2.5 is a multi-unit district that allows suburban house, duplex and row house building forms up to two- and one-half stories in height (p. 3.2-2.). This zone district provides certainty to property owners, developers, and the neighborhood about the limits of what is allowed in a residentially-zoned area and regulations are intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment (p.3.2-2). The S-RH-2.5 zone district is also intended to promote existing and future patterns of multiple buildings on a single zone lot.

Small Area Plan

There is no effective or current small area plan for the Marston neighborhood that can be used to provide planning guidance for this proposal. The Marston neighborhood has been identified by the City as part of the future Far Southwest Area Plan. The Neighborhood Planning Initiative has identified the Marston neighborhood as an area that needs investment.

Denver Comprehensive Plan 2000

Denver's Comprehensive Plan 2000 identifies a set of broad guiding principles that unite to form a coherent and compelling vision of a livable city. The S-RH-2.5 map amendment application is consistent with these "Vision(s) of Success" by encouraging redevelopment of vacant and underutilized parcels. The proposed map amendment is consistent with the objectives of *Denver Comprehensive Plan 2000* strategies including:

- Stewardship of Resources Strategy 2-F: "Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place (p. 39)"
- Environment and the Community Strategy 4-D: "Promote convenient public transit for the community, including buses, light rail and other alternatives to single-occupancy vehicles (p. 41)."
- Citywide Land Use and Transportation Strategy 1-H: "Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan (p. 58)."
- Residential Neighborhoods and Business Centers Strategy 3-B: "Encourage quality infill development that is consistent with the character of the surrounding neighborhood (p. 60)."
- 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. (p. 60).
- Denver's Legacies Strategy 3-A- Identify areas in which increased density and new uses are desirable and can be accommodated. (p. 99).
- Citywide Land Use and Transportation Strategy 1-H: Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan (p. 58).

The proposed map amendment will enable residential development at an infill location where services and infrastructure are already provided, consistent with *Comprehensive Plan 2000*.

Denver Comprehensive Plan 2040 Public Review Draft, January 7, 2019

The goals of the *Equitable, Affordable and Inclusive recommendations* in the *Denver Comprehensive Plan 2040 Public Review Draft* dated January 7, 2019, state "2) Build housing as a continuum to serve residents across a range of incomes, ages and needs" and "3) Develop housing that is affordable to residents of all income levels (p.27)." This rezoning proposal will meet these stated goals by increasing the development of family-friendly housing (*Goal 2, Strategy A p. 27*) and by providing missing middle housing (*Goal 3, Strategy B p. 27*).

Blueprint Denver

According to *Blueprint Denver*, the concept land use recommendation for this site is Single-Family Residential, Areas of Stability. "Neighborhoods of single-family houses represent the majority of Denver's residential areas, particularly those developed after 1900 and especially those built after 1940. Densities are fewer than 10 units per acre, often less than six units per acre neighborhood-wide, and the employment base is significantly smaller than the housing base. Single-family homes are the predominant residential type. (p. 42)."

Area of Stability

According to *Blueprint Denver*, this property falls within the Committed Areas category of the Areas of Stability. The goal for Areas of Stability are to maintain the character of an area while accommodating some new development and redevelopment at appropriate locations (p. 127).

Street Classification

S. Kipling Street is classified as an arterial street. *Blueprint Denver* states "Arterials are designed to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within urban areas. Denver's arterial system interconnects major urban elements such as the central business district, employment centers, large urban and suburban commercial centers and residential neighborhoods (p. 51)."

The RTD 100 bus route on this section of S. Kipling Street arrives every 30 minutes, while the 100L bus route arrives every hour. The subject property, because it is on a corridor with frequent bus service, is in an area where land use and transportation are closely linked. "Smart growth connects residents to transit, jobs and centers of activity and increasing housing and employment opportunities (p. 120)."

This rezoning application is consistent with the *Blueprint Denver* Area of Stability strategies and the Denver Comprehensive Plan strategies. The S-RH-2.5 zoning standards will require orientation to the street and a building scale that is the same as the adjacent Areas of Stability. Finally, improvements to S. Kipling Street will improve pedestrian safety and transit access.

Blueprint Denver Public Review Draft, January 7, 2019

According to the *Land Use and Build Form Housing Recommendations* in the *Blueprint Denver Public Review Draft* dated January 7, 2019, "2) Diversify housing options by exploring opportunities to integrate missing middle housing into low and low medium residential areas. The "missing middle" refers to housing types that fall between high-density and single-unit houses, such as duplexes, fourplexes, row homes and townhomes. Missing middle is not just the type of housing- it captures units that are attainable to middle-income households who still struggle to afford housing in Denver (p. 82)." This rezoning application will provide missing middle housing in an infill location, following *Blueprint Denver's* recommendation.

Marston is identified as a low residential area on the Places Map, within a Suburban context (per the Neighborhood Contexts map) in the latest *Blueprint Denver* draft. Low Residential Areas are defined as "predominantly one-and two-unit, though many areas are mostly one-unit...buildings are predominantly low-scale houses and duplexes (p 148)." One of the policy strategy recommendations identified in the latest *Blueprint Denver* draft is to "Ensure residential neighborhoods retain their unique character as infill development occurs (p.99)." This proposal for S-RH-2.5 with the deed restriction prohibiting rowhomes, gives neighbors assurance that the neighborhood will retain its character with the development of 4600 S Kipling into single family homes and duplexes, while following the future land use recommendations identified in *Blueprint Denver*.

Housing an Inclusive Denver

Housing an Inclusive Denver, adopted in 2018, provides guidance for increasing affordable and attainable housing opportunities within the City. While the rezoning itself will not guarantee an affordable housing outcome, rezoning the property will allow for housing on the site, which is not allowed under the current OS-B zoning.

The rezoning coupled with the deed restriction with the Glenbrook/Parkwest/Village West Neighbors (as noted above) will help meet the goals of the recently adopted *Housing an Inclusive Denver Plan* that sets forth an ambitious five-year housing strategy aimed to:

- Preserve affordability and housing quality (p. 14).
- Promote equitable and accessible housing options (p. 14).

Additionally, *Housing an Inclusive Denver* specifically identifies the need for “missing middle” housing which includes a variety of development types such as duplexes, rowhomes, townhomes and fourplexes, all of which can provide a greater range of housing options in Denver neighborhoods (p.27). These housing types are often more attainable for home buyers. The plan also recommends that that zoning should direct more dense development to appropriate areas throughout Denver neighborhoods, especially focusing on current or planned transit corridors (p.27). This proposal will help create “missing middle” housing at an infill site, along a significant transit corridor (S. Kipling Street).

Statement of Uniformity of District Regulations

This property is requested to be rezoned to S-RH 2.5 to allow for single-family homes and duplexes. The proposed rezoning strategy is sensitive and responsive to the character and quality of life of the neighborhood, while accommodating much needed residential development. Rezoning to S-RH-2.5 will result in the uniform application of zone district building form, use and design regulations.

Statement of Furthering the Public Health, Safety and Welfare

As one of the fastest growing cities in the nation, Denver is also home to a housing market leading the nation for appreciation. Naturally, the large influx of new residents and high appreciation rates are causing a housing shortage. Millennials who represent the majority of the current (and future) workforce are being trapped in the rental market due to the lack of entry-level homes for sale. Rezoning this property to allow duplexes will meet entry-level buyer demand. In a small way, this development can help alleviate a real challenge to Denver’s growth, by providing a spectrum of housing options that can support a vibrant and diverse community.

The proposed map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City’s adopted plans. The rezoning would allow the property to accommodate single family and duplex residential development which is compatible with the existing single-family residences adjacent to the site.

Justifying Circumstances

The rezoning is justified under DZC Section 12.4.10.8, “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 the city generally; and b) A City adopted Plan.” Today the site is essentially vacant. A single shed-like structure exists on the property. All of the directly adjacent properties in both Denver and Lakewood/ unincorporated Jefferson County are fully developed and almost completely residential; the

homes to the south and east within Denver city limits were approved and/or built in the late 1970s and 1980s. Despite the 35-40 years of growth in Denver since these single-family homes were approved along with the current booming real estate market and past 8 years of extreme growth (the population has grown by more than 100,000 since 2010) this site sits vacant. The City of Denver Real Property Map lists the property type as commercial with miscellaneous improvements. It is in the public interest to encourage residential development of this site that is consistent with the character of the surroundings. Denver is seeing an unprecedented demand for building permits and attainably priced single-family homes are in particular demand as the average home price in Denver continues to rise and recently exceeded \$500,000.

While Marston has largely remained unchanged, there has been development of new homes in adjacent Jefferson County. The Quincy Lake Pointe development is anticipated to bring 70 new homes on the southeast side of S. Kipling Parkway and West Quincy Avenue, less than 1 mile from the proposed site. The Quincy Lake Pointe site was vacant for 12 years until it was rezoned from commercial to residential, due to the high demand for single-family housing in the area. Jefferson County is providing missing middle housing, while this site in Denver remains vacant. Housing will continue to be in high demand in this area. There are several existing commercial areas that will serve and support this development, the largest being Kipling Marketplace at the northwest corner of W. Belleview Ave and S. Kipling St, less than a mile south of the proposed site.

According to the *Land Use and Build Form Housing Recommendations* in the *Blueprint Denver Public Review Draft* dated August 6, 2018, identifies specific areas that “missing middle housing” should be located, “Integrate missing middle housing into low residential areas, especially those that score low in Housing and Job Diversity (p. 54)”. According to the Growth Strategy on p. 31, the Marston Neighborhood is identified as having “10% of new jobs and 20% of new households” and scores low according to the Measuring Housing and Jobs Diversity Map on p. 113.

This rezoning proposal is in strong alignment with the vision, goals and recommendations in the latest *Blueprint Denver* draft. Rezoning this property to S-RH-2.5 will allow for the much needed “missing middle” housing types in an area that scores low in housing and job diversity as identified in the *Blueprint Denver Public Review Draft*. The proposed rezoning and subsequent development would match the scale, suburban development pattern, and the surrounding uses- while accommodating new investment into the neighborhood. 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.

Statement of Consistency with Neighborhood Context, Zone District Purpose and Intent

The proposed S-RH-2.5 zone district is within the Suburban Neighborhood Context and is characterized by “single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of the Suburban House building form with street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consist of Row House and occasional mid- and high-rise Apartment building forms. Commercial buildings are typically separated from residential and consist of Shopfront and General forms. Single-unit residential uses are primarily located away from residential and commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets (DZC p. 3.1-1).” The Suburban Context consists of “irregular pattern of block shapes surrounded by curvilinear streets within a modified or non-existent grid...Block shapes and sizes vary. The typical block pattern includes attached sidewalks (though sidewalks may be detached or nonexistent), street and surface parking, and generous landscaping between the street and buildings (p.3.1-1).”

S-RH-2.5 is a multi-unit district and allows Suburban House, Duplex and Row House building forms up to two and one-half stories in height. S-RH-2.5 is intended to “promote and protect residential neighborhoods within the

character of the Suburban 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 (DZC p. 3.2-3).”

The proposed single-family homes and duplexes for this new community, are consistent with the adjacent single-family neighborhood and provide a transition between those existing homes to the adjacent Suburban Context of S-MX-2 and PUD zoning to the north, and R-1 zoning to the east and south of the site. According to the Denver Zoning Code the Suburban Context regulations are “intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment (DZC 3.2.2.1).”

In summary, rezoning of this property will allow a new residential community, with diverse housing options, consistent with the goals of Blueprint Denver and compatible with the residential uses in the immediate surrounding area of the proposed development. Thanks for your consideration of this request.

Sincerely,
Norris Design

A handwritten signature in cursive script that reads "Bonnie L. Niziolek". The signature is written in black ink and is positioned to the right of the typed name.

Bonnie L. Niziolek
Principal

Rezoning Request | Legal Description
4600 S Kipling St.
Denver, CO 80127

Legal Description:

THE SOUTH 660 FEET OF THE WEST 660 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M., EXCEPTING THEREFROM THOSE PARCELS CONVEYED TO THE COUNTY OF JEFFERSON RECORDED JULY 22, 1994 AT RECEPTION NO. 94124936 AND RECEPTION NO. 94124937, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

From: [Diane Duncanson](#)
To: [Lucero, Theresa - CPD City Planner Senior](#)
Cc: [Alisha Hammett](#)
Subject: [EXTERNAL] 4600 S. Kipling
Date: Monday, May 06, 2019 3:13:20 PM

To the Denver City Planning board,

Please accept this letter of Support for the rezoning of the 4600 S. Kipling property t S-RH-2.5to Allow for single family homes and duplexes. Meritage Homes has been an excellent group to work with and has developed and designed housing units that fit into the character of our neighborhood. They have kept the Glen Brook, Autumn Run ,and Parkwest neighborhood organization informed every step of the way. They have also been responsive to every concern we have raised. We feel that this will be a valuable addition to our neighborhood.

Thank you,

Diane Duncanson

RNO President

Sent from [Mail](#) for Windows 10

From: [BETH MELLENTINE](#)
To: [Lucero, Theresa - CPD City Planner Senior](#)
Cc: [Flynn, Kevin J. - CC Member Denver City Cncl](#)
Subject: [EXTERNAL] Rezoning for 4600 Kipling St 20181-00041
Date: Monday, May 13, 2019 6:37:10 PM

My family and I live right on the edge of the property that the owner wants to rezone! This property is now zoned as OS-B(Open Space Recreational District) Owner wants to rezone to S-RH 2.5, Suburban-Row House Maximum. #1 I am concerned that the additional traffic that will be a great strain , and how will the traffic leave their property , exiting onto Kipling ? How will the water runoff the upper portion of the lot ? I think the natural water runoff has been onto property and then onto Jellison St to run down to Stanfords' drain. With additional buildings how will that water be controlled? I know we are all spoiled living next to an empty field, lined with beautiful Pine trees to break the Kipling auto noise! Pleases consider all aspects of your decision it will affect many residents on this very last piece property of Denver ,called the Forgotten piece of land in Denver!

Sent from [Mail](#) for Windows 10

From: [Bridget Randels](#)
To: [Lucero, Theresa - CPD City Planner Senior](#)
Subject: [EXTERNAL] 4600 S Kipling : 2018I-00041
Date: Tuesday, May 07, 2019 10:37:44 AM

4600 S Kipling : 2018I-00041

Zoning change from OS-B to S-RH-2.5.

- Application: **January 28, 2019**
- Planning Board public hearing: May 15, 2019
- Land Use, Transportation and Infrastructure Committee public meeting: TBD
- City Council public hearing: TBD

Hello-

I am writing regarding the application to rezone 4600 S Kipling from OS-B to S-RH-2.5. I urge you to deny this application as I believe it will negatively impact residents in the immediate vicinity. As a relative newcomer to the adjacent neighborhood, I moved to this area because it was not just the huge suburban sprawl with row after row of houses and strip malls. This neighborhood has some open space and I was taken by the knowledge that planners and residents valued our beautiful nature and would maintain at least some of it. Within the past 2 or so years I have seen building projects multiply in a few blocks and slowly claim these open spaces with more gas stations, apartment complexes, etc. I am not sure why we need even more buildings in this space as we have so many projects underway nearby. To me, it seems like a developer's greediness to capitalize on a quick surge of housing shortages. Pretty soon, I see it as a high likelihood that house prices in the neighborhood will plummet with too much product and frankly no aesthetics. People move to Colorado for its beauty and nature; we should stop destroying this with more housing projects when we have plenty of projects and existing houses nearby. There is a reason this was classified as open space to begin with and to undue that protection now is simply not right.

I appreciate you taking the time to read this and please do not hesitate to reach out with any other questions.

Regards,

Bridget Randels

4712 S Kipling Way
Littleton, CO 80127

From: [Stephen Williams](#)
To: [Lucero, Theresa - CPD City Planner Senior](#)
Cc: [Stephen Williams](#); [Julie Williams](#)
Subject: [EXTERNAL] Fw: Rezoning application Application number 20181-00041 4600 S. Kipling Street Proxy vote request, please
Date: Wednesday, May 15, 2019 10:09:10 AM

Subject: Re: Rezoning application Application number 20181-00041 4600 S. Kipling Street Proxy vote request, please

Good morning. I hope the day is treating you well.

My name is Stephen Williams. I live at 9780 W. Union Avenue, Denver, 80123, with my wife, Julie. We have lived at this property for ten years, now. And, I have been a resident of the immediate area, since 1981.

I have a sincere concern, which you may have noted as general consensus among my affected neighbors. The proposed property will make it necessary for all traffic from this mini-neighborhood to make a U-turn at an already treacherous intersection. And, this corner has already had casualties. Of which I am one.

A few years back, I was run over by an F-150 at the intersection of Kipling and Stanford (Lakehurst), due to an inadequate crosswalk and traffic light for the corner. I am now something of a shut-in, for having been hit, resulting in a traumatic brain injury, and spinal injuries. I mention this, because the property in question is proposing a mini neighborhood development of numerous rowhomes. And, due to this property, and the configuration of Kipling Street, any and all traffic from that proposed development will be required to make a U-turn at that intersection, greatly endangering the citizens, living in this neighborhood, and all pedestrian traffic. Again, I know this, because I count as one such citizen, even before the traffic nightmare that is being proposed, today, at 3PM. I am concerned about this, because I have an intimate knowledge of how dangerous that intersection already is. When looked at on paper, I cannot imagine anyone even considering such a hazardous and negligent proposal. Indeed, this comes down to Public safety.

That traffic is only going to get worse. And, there are children in this neighborhood, not just old 40-something farts like me.

I am greatly concerned for the welfare of the neighborhood. And, I am upset that there is a meeting going on, in regards to same, this afternoon, at 3PM. I am hoping that someone might, either consider this my proxy-voice/vote on the matter, as a concerned, contused citizen, or that someone might direct me toward having that voice, heard, today.

Please note, I am ready to go on record as against this proposal, due to very valid safety concerns, whichever way the decision goes. And, I stand ready, to act as a material witness in any future litigations in regards to same. The safety of our children deserves no less.

I look forward to your reply.

Thank you for your valuable time.

Stephen Williams
303-551-3345