



TO: Land Use, Transportation, and Infrastructure Committee
FROM: Fritz Clauson, AICP, Associate City Planner
DATE: January 9, 2025
RE: Official Zoning Map Amendment Application #2023I-00242

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends denial of Application #2023I-00242.

Request for Rezoning

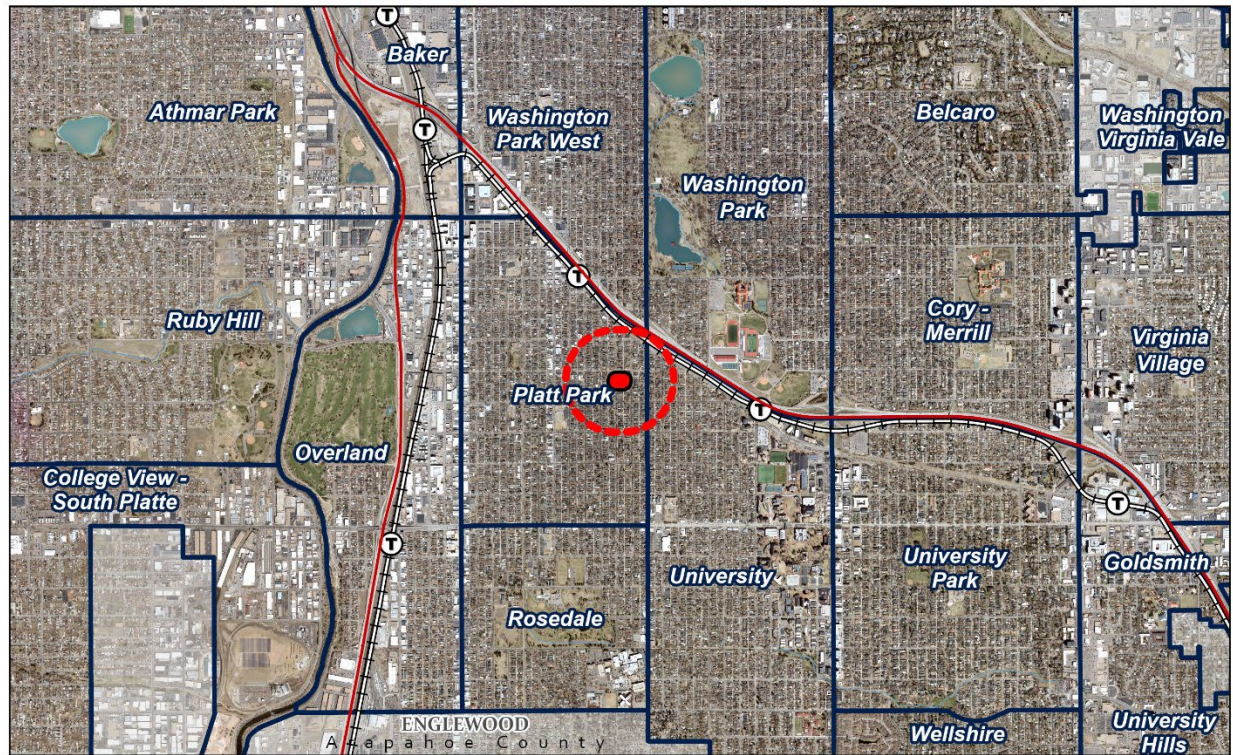
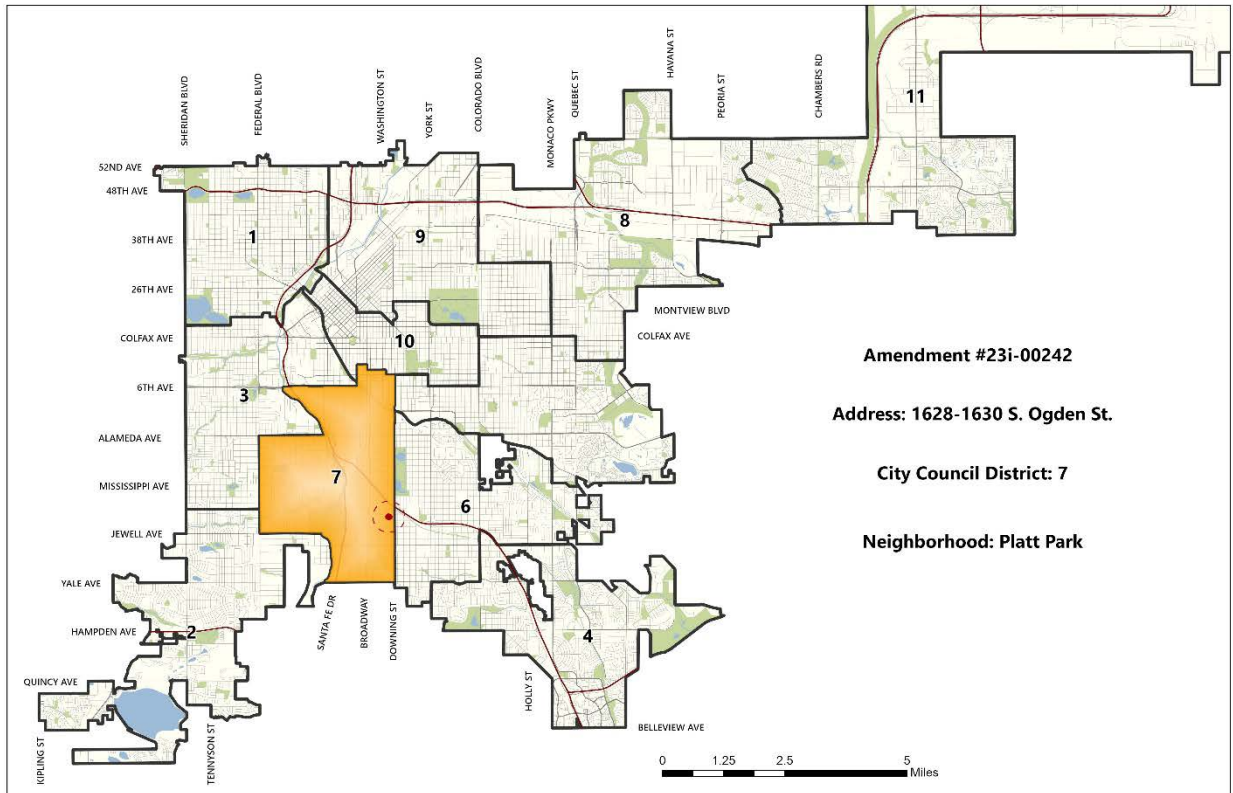
Address: 1628-1630 S Ogden St.
Neighborhood/Council District: Platt Park / Council District 7
RNOs: Platt Park People's Association (3PA), Strong Denver, and Inter-Neighborhood Cooperation (INC)
Area of Property: 6,240 square feet or 0.14 acres
Current Zoning: U-SU-C
Proposed Zoning: U-TU-C
Property Owner(s): Brendan & Kathryn Harrison
Owner Representative: Caitlin Quander

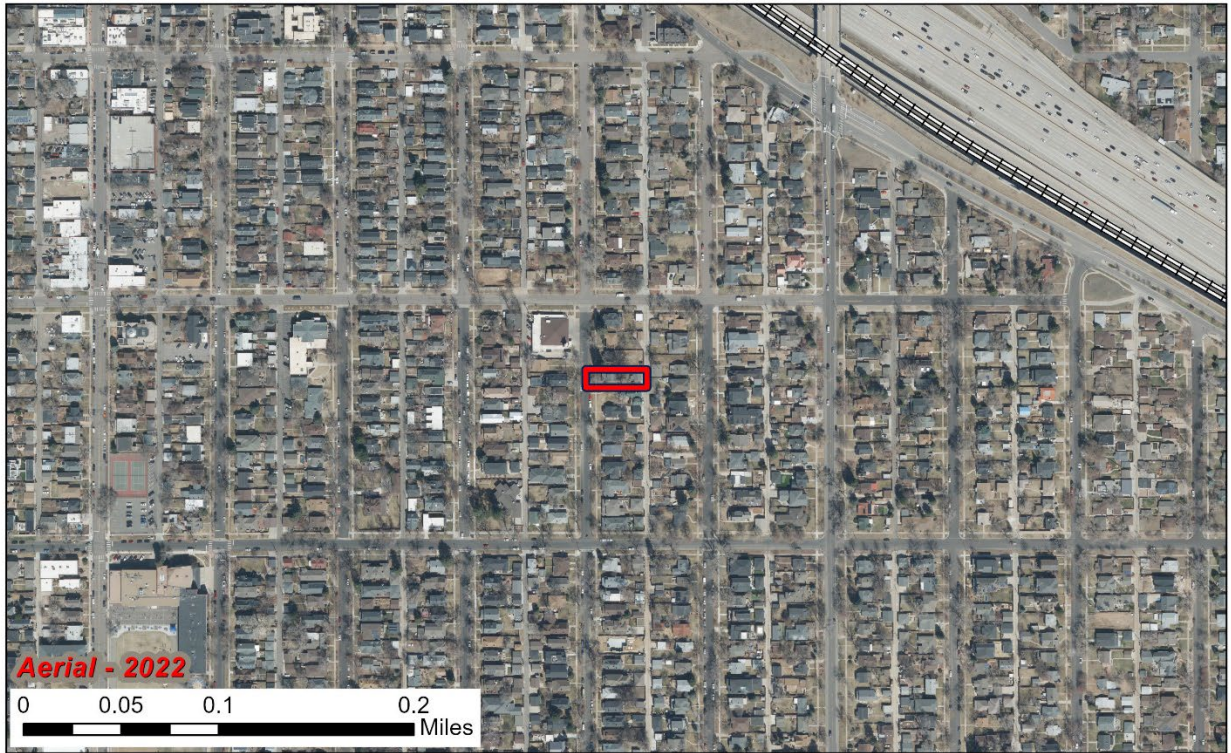
Summary of Rezoning Request

- The subject property is in the Platt Park neighborhood, on the east side of South Ogden Street between East Iowa Avenue and E Mexico Avenue.
- The subject property currently contains two single-unit dwellings. According to a compliance letter sent to the applicants by Development Services in 2023, the current use of the property by two single-unit dwellings is legal Conforming, however the structures themselves are legal Non-Conforming under the current zoning.
- The property owner is proposing to rezone the property to allow redevelopment as a single duplex structure.
- The proposed U-TU-C, Urban, Two-Unit, C (5,500 square feet minimum zone lot size) zone district is intended for application in the Urban Neighborhood Context which is characterized primarily by single- and two-unit uses on smaller lots. Duplex, Tandem House, Urban House and Detached Accessory Dwelling Units building forms are allowed in this zone district. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

Existing Context

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1628-1630 S Ogden Street
January 9, 2025





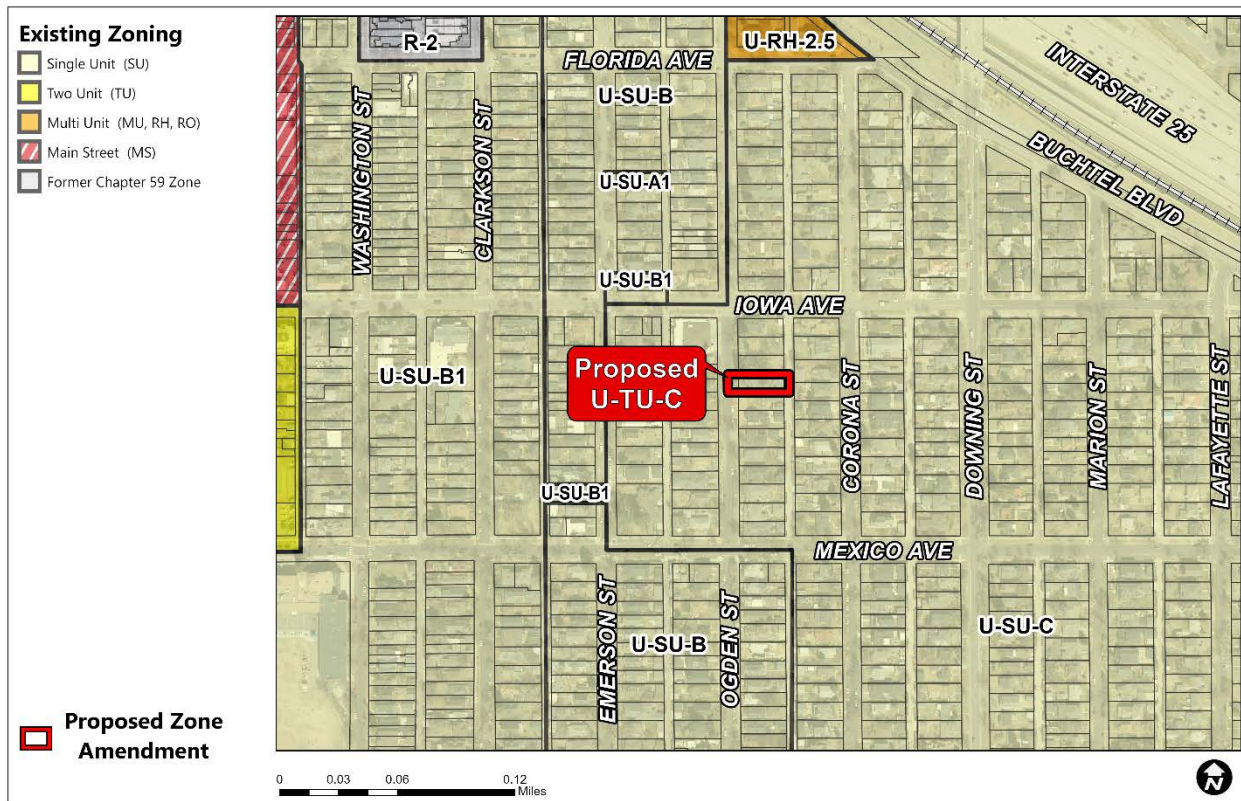
The subject property is in the Platt Park statistical neighborhood, on the east side of South Ogden Street between East Iowa Avenue and E Mexico Avenue. The neighborhood is primarily characterized by single-unit residential uses, with some public/quasi-public and two- and multi-unit residential uses. There is a pattern of regular blocks with a mix of curb cuts and alley access. RTD bus route 12 runs along East Iowa Avenue to the north, with a stop .1 miles away at S Downing St. Denver Fire Station 16 sits across the street at the intersection of S Ogden St and E Iowa Ave, with I-25 .2 miles to the north, and across the highway, Denver South High School and Washington Park are each around a half-mile away. The Old South Pearl Street retail district is located .3 miles to the east, and the Louisiana/Pearl RTD light rail station is .5 miles 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	U-SU-C	Single-unit Residential	Two single-story houses with shared interior area	Generally regular grid of streets. Block sizes and shapes are consistent and rectangular with alleys in the middle of blocks. Detached
North	U-SU-C	Single-unit Residential	2-story residence with detached garage	
South	U-SU-C	Single-unit Residential	2-story house with deep front setback and attached garage/accessory dwelling with alley access.	

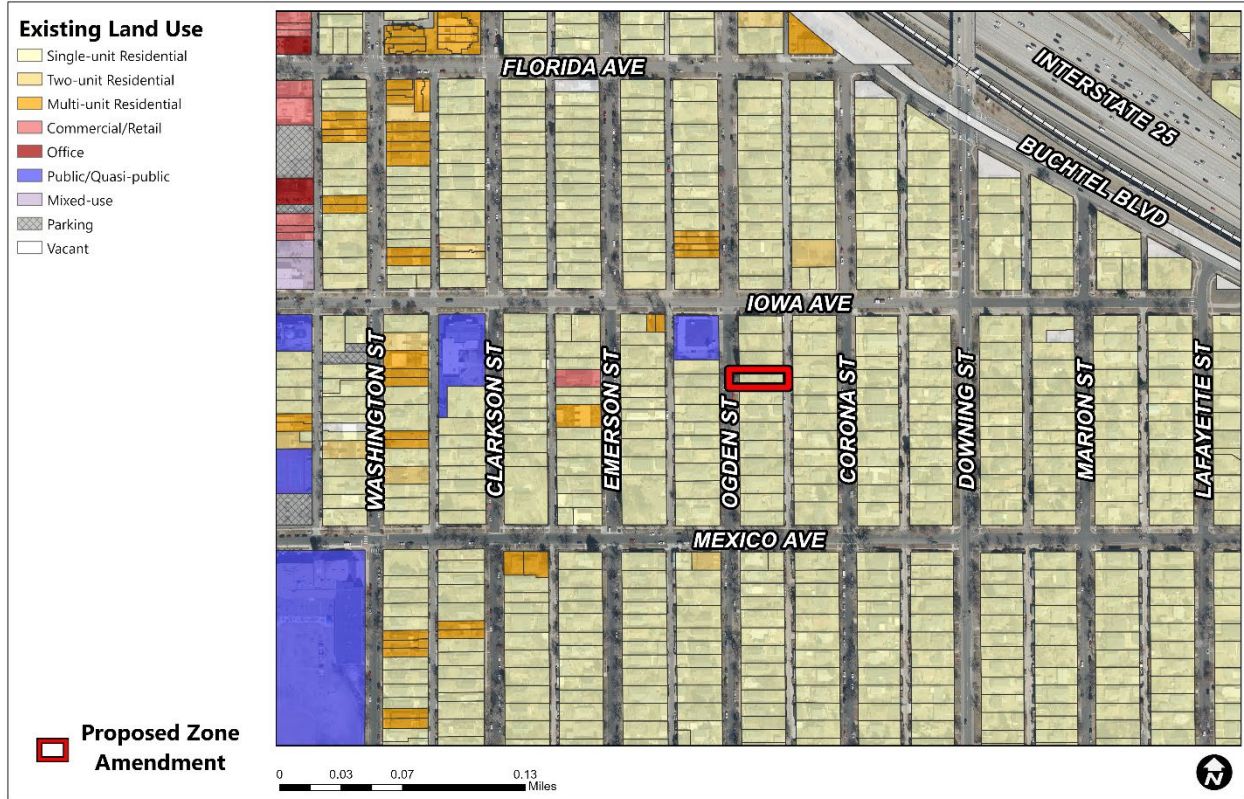
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
East	U-SU-C	Single-unit Residential	1.5-story brick house with detached garage	sidewalks with tree lawns and existing alleys. Garages and on-street vehicle parking.
West	U-SU-C	Single-unit Residential	1.5-story brick house with detached garage	

1. Existing Zoning

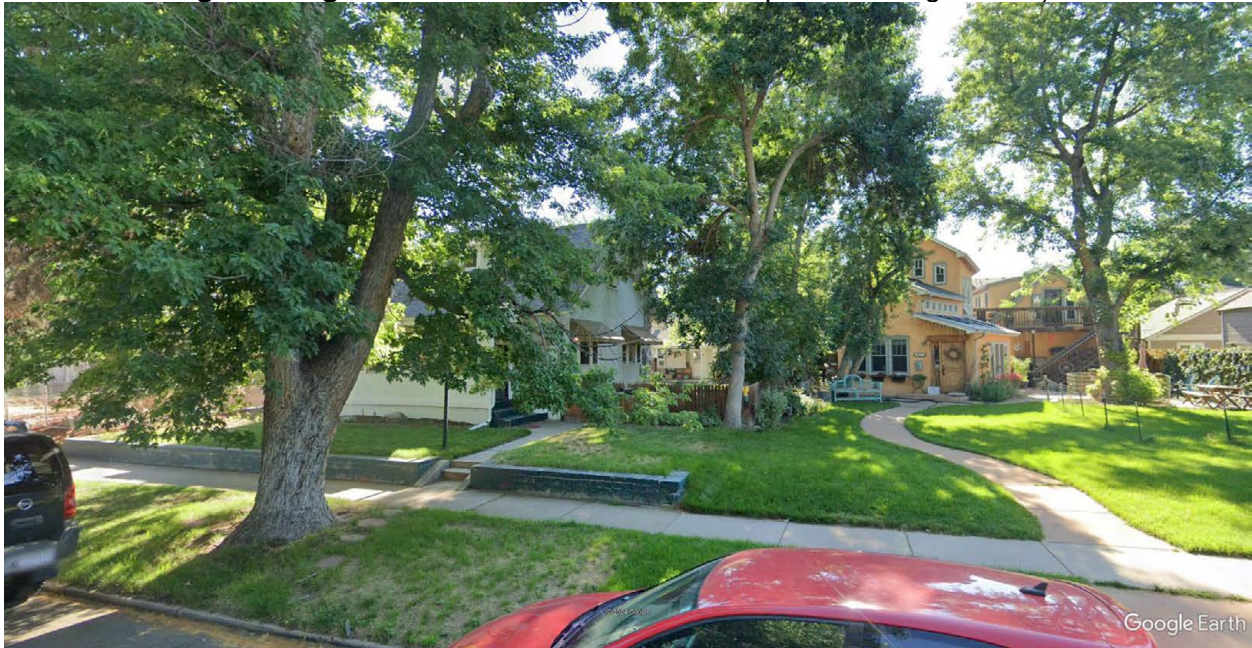


The subject property is zoned U-SU-C, a single-unit residential district allowing the Urban House primary building form on a minimum zone lot of 5,500 square feet. Blocks with U-SU-C zoning typically have a consistent pattern of 50-foot-wide lots. The maximum allowed height is 2.5 stories or 30 to 35 feet in the front 65% of the zone lot, 1 story and 17 to 19 feet in the rear 35% of the zone lot. It allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. For additional details of the existing zone district, see DZC Section 5.2.2.

2. Existing Land Use Map



3. Existing Building Form and Scale (Source for all photos: Google Earth)



View of the subject property, looking east from S Ogden St.

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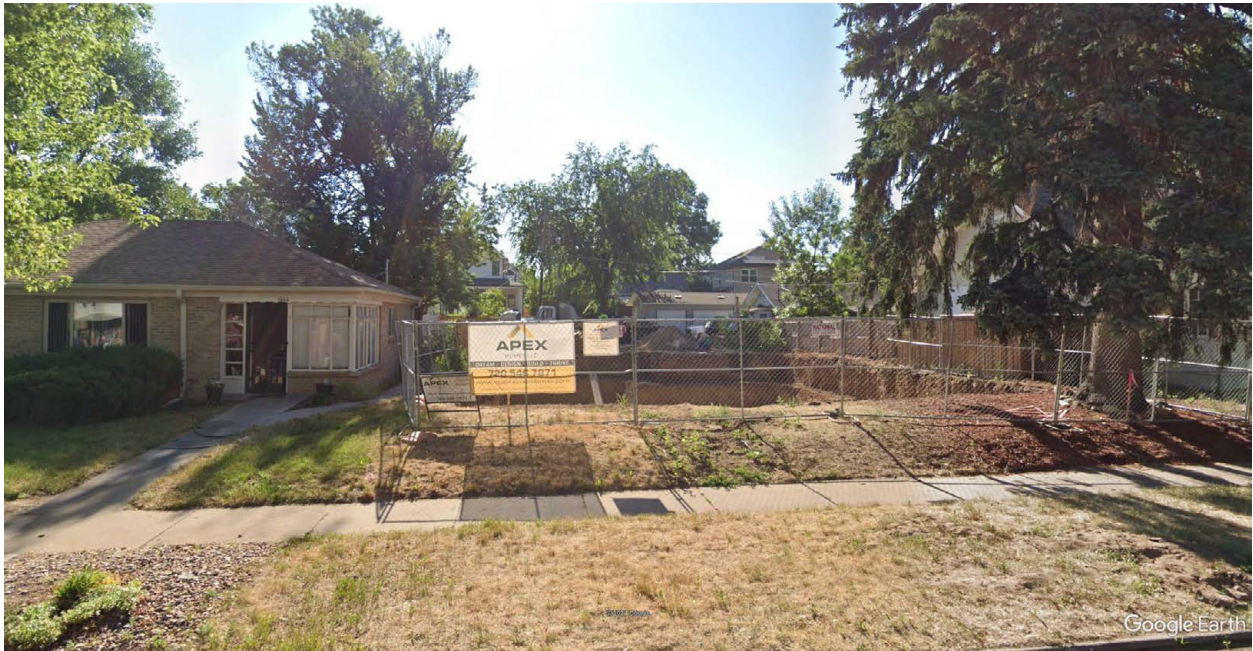


View of the properties to the south of the subject site, looking east from S Ogden St.

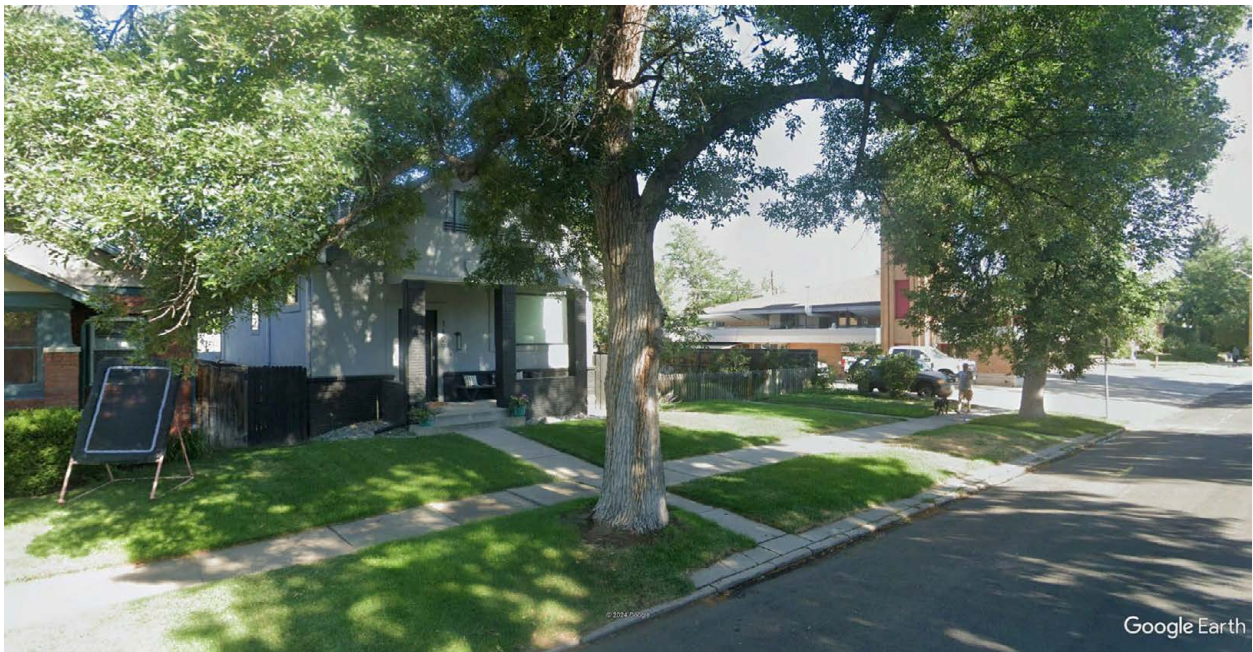


View of the properties to the east of the subject site, looking west from S Corona St.

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View of the properties to the north of the subject site, looking east from S Ogden St.



View of the properties to the west of the subject site, looking northwest from S Ogden St.

Proposed Zoning

The requested U-TU-C is a two-unit residential zone district. Different than the existing U-SU-C zone district that only allows the urban house building form, the proposed U-TU-C zone district also allows up to a two and a half story duplex, and tandem house building forms.

The U-TU-C zone district requires a minimum zone lot size of 5,500 square feet and allows for the urban house, detached accessory dwelling unit, duplex and tandem house building forms. U-TU-C has the same minimum zone lot size requirement as the current U-SU-C zone district, but U-TU-C introduces two-unit dwellings in the duplex and tandem house building forms. The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-SU-C (Existing)	U-TU-C (Proposed)
Primary Building Forms Allowed	Urban House	Urban House, Duplex, Tandem House
Maximum Height in Stories/Feet, Front 65% of Zone Lot	2.5 stories / 30'	2.5 stories / 30' (all forms)
Maximum Height in Feet, Rear 35% of Zone Lot	17'	Urban House & Duplex: 17' Tandem House: 24'
Zone Lot Size (Min.)	5,500 SF	Urban House: 4,500 SF Duplex & Tandem House: 5,500 SF
Zone Lot Width (Min.)	50'	Urban House: 35' Duplex & Tandem House: 50'
Side Interior Setback (Min.) – for 50' wide lot	5'	5' Tandem House: 5' (one side)/10' (combined)
Rear Alley / No Alley (Min.)	12' / 20'	Urban House & Duplex: 12' / 20' Tandem House: 50% of lot depth (structure 1) / 5' (structure 2)
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5% for lots with a width between 40' and 75'	37.5% for lots with a width between 40' and 75'
Detached Accessory Building Forms Allowed	Detached Garage, Other Detached Accessory Structures	Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No response.

Asset Management: Approved – No comment.

Denver Public Schools: Approved – No response.

Department of Public Health and Environment: Approved - No Comments

Denver Parks and Recreation: Approved – No response.

Department of Transportation and Infrastructure – R.O.W.- City Surveyor: Approved - See Comments Below

Recommend adding the quarter section, township, and range to the description. A revised .docx file is attached.

Development Services – Project Coordination: Approve Rezoning Only - Will require additional information at Site Plan Review

- 1) Proposed development and new construction for single and two unit projects will be reviewed by the Residential Review Team. The project will need to receive both zoning and building permit approvals from that team prior to starting any new construction.
- 2) All new development will need to conform with the Denver Zoning Code and building / fire codes in place at the time of permit approvals.
- 3) Please be aware that a text amendment bundle is in draft review for the Denver Zoning Code that will impact over 100 items to allow for a more efficient review process. Adoption is anticipated in early November. The proposed changes do impact some items of interest, including detached structures building forms related to single and two-unit dwellings and zone lot coverage. The draft is available for public viewing:
<https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments/2024-Text-Amendment-Bundle>

Development Services - Fire Protection: Approved - No Comments

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved - See Comments Below

There is no objection to the rezone. Upon rezoning applicant will need to obtain a building permit. Refer to concept plan communication on required public sanitary easement. Commitment to serve proposed structure will be based on permit issuance.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	8/6/2024
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, registered neighborhood organizations, and property owners:	10/22/2024
Planning Board public hearing: Planning Board voted 5-1 to approve recommendation of application (against staff recommendation). Please see the Document of Deliberation included in the case packet for additional detail.	11/06/2024
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:	12/31/2024
Land Use, Transportation, and Infrastructure Committee of the City Council (tentative):	1/14/2025
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	2/3/2025
City Council Public Hearing (tentative):	2/24/2025

- **Notes:** Following the Planning Board hearing on 11/6/2024, applicants elected to delay their originally scheduled LUTI committee date to pursue mediation with neighbors. An initial mediation meeting was held the first week of January, and the process is ongoing.
- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received any comments from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has received:
 - 35 comment letters in opposition to the proposed rezoning, including 27 signed form letters

- 3 comment letters in support of the proposed rezoning
- Comments in opposition expressed concern about traffic, provision of street parking (with consideration of restricted parking around nearby fire station), and difficulty or disruption of alley access by neighboring property owners, and potential change of neighborhood character. Comments in support expressed personal support of the applicants, and general support for the application and two-unit use on the property.

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 General 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 following adopted plans apply to this application:

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

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with some of the adopted Denver Comprehensive Plan 2040 strategies, which are organized by vision element.

Equitable, Affordable and Inclusive Vision Element

- 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).

The proposed rezoning would allow for a reconfiguration of the existing two-unit use on the property and expand the range of housing options available on the property.

Strong and Authentic Neighborhoods Vision Element

- 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).

While the proposed rezoning would broaden the range of housing types available, consistent with Goal 1, Strategy B, it would also allow different building forms and higher intensity uses than what is currently in the neighborhood, inconsistent with Goal 1, Strategy D of the Strong and Authentic Neighborhoods vision element.

Environmentally Resilient Vision Element

- Environmentally Resilient Goal 8, Strategy A - *Promote infill development where infrastructure and services are already in place* (p. 54).

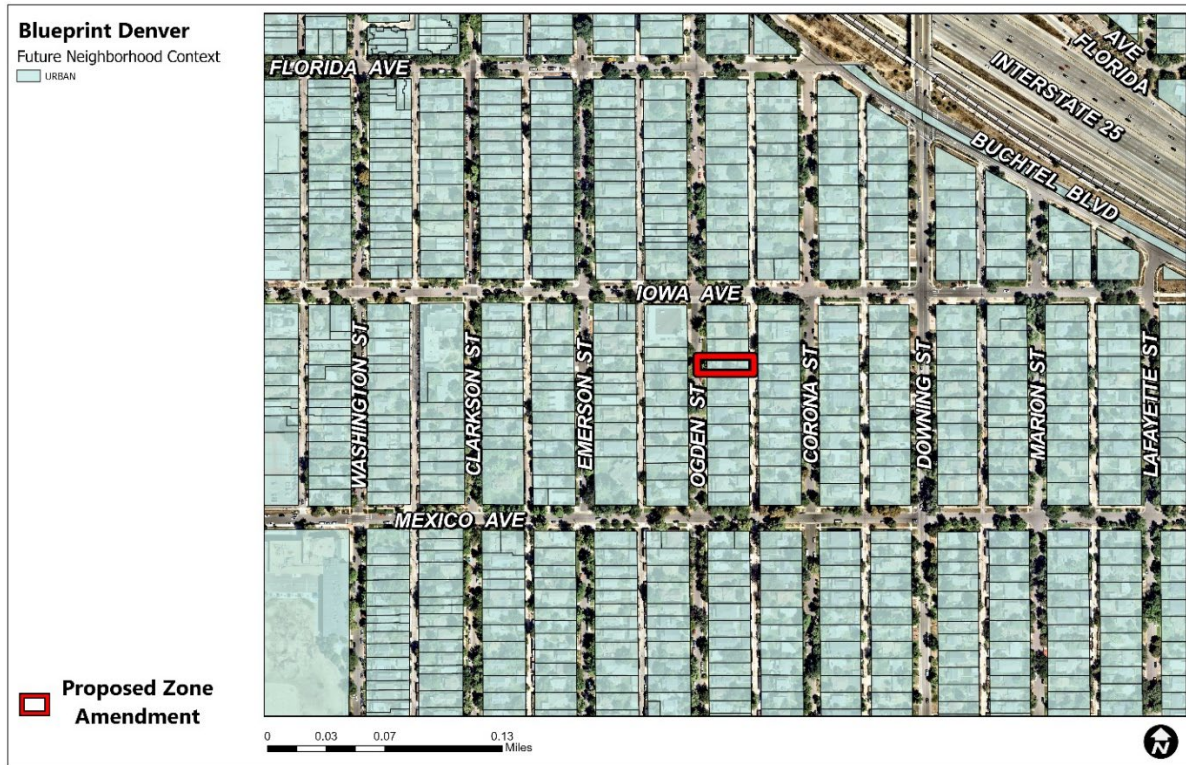
The requested map amendment would allow for a reconfiguration of the existing two-unit residential use in a location where infrastructure and services are already in place.

In summary, the proposed rezoning is consistent with some of the plan policies identifying the need for an increase in housing options and for a variety of housing types to be offered. The rezoning request would allow more and different building forms that could accommodate a wider variety of housing types within the neighborhood. The request would allow for infill development that may provide additional units that would help with responsible growth. The proposed rezoning is also inconsistent with Denver Comprehensive Plan 2040 goals to encourage quality infill development that is consistent with the surrounding neighborhood. The new building forms and higher intensity of uses that would be allowed in the requested zone district are not consistent with the building forms found near the subject site and surrounding blocks.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Residential Low place within the Urban Neighborhood Context and provides guidance from the future growth strategy for the city.

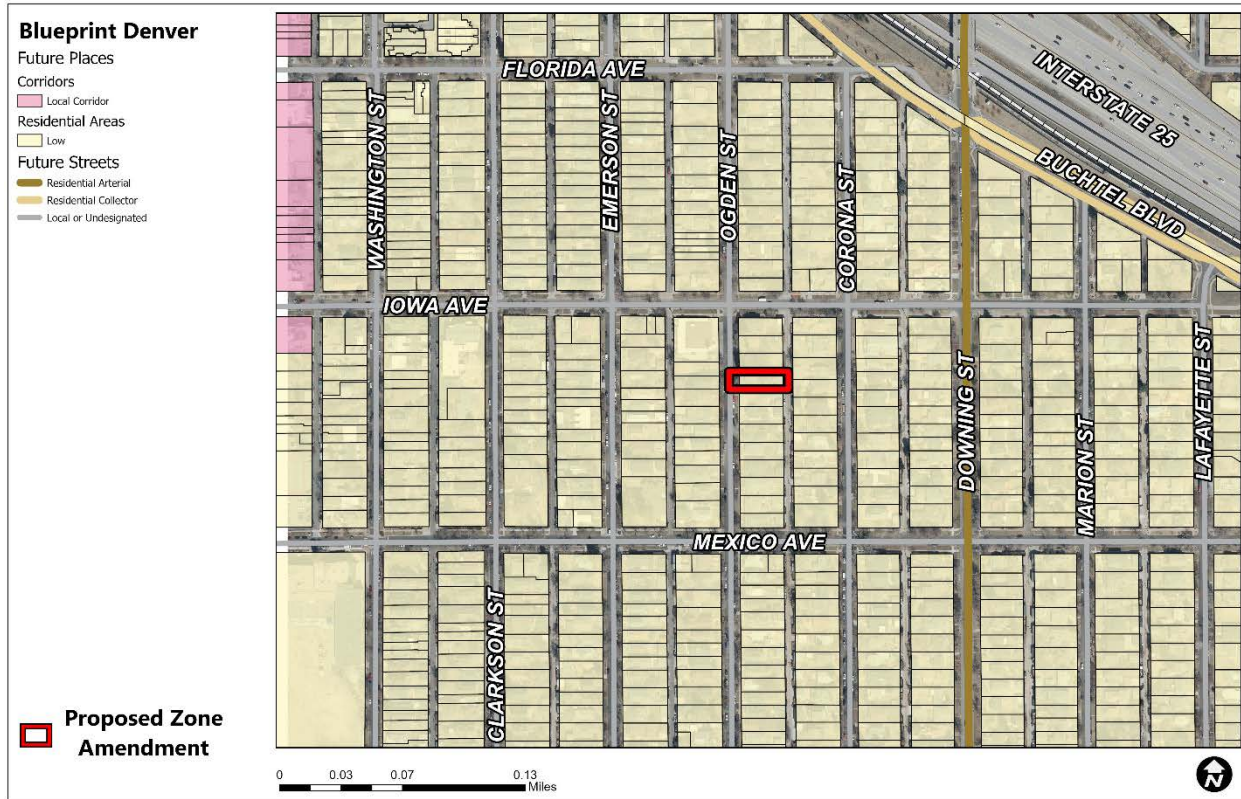
Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject sites are shown on the context map as the Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as “small multi-unit residential and mixed-use areas typically embedded in 1-unit and 2-unit residential areas” with “good walkability with short, predictable blocks.” (p. 136).

U-TU-C is a zone district within the Urban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC 5.2.2.1). While *Blueprint* sees U-TU-C as generally consistent with the Urban future neighborhood context, it also states that “Development should be compatible with the existing neighborhood character.” (p. 222) As this area is predominantly single-family residential, U-TU-C may not be compatible with the existing character of the area.

Blueprint Denver Future Places



Blueprint Denver identifies the property as being within the Low Residential Future Place Type, described as containing “Predominately single- and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.” (p. 230). *Blueprint Denver* stipulates several key principles for guiding application of plan recommendations to Residential Low places when zone districts allowing two-unit uses are proposed, and states “Although the description of the low residential places includes both single-unit and two-unit uses, two-unit uses are not appropriate in all low areas.” *Blueprint Denver* provides further guidance for rezonings in Residential Low places regarding uses and minimum lot sizes. The plan states “when a rezoning request is made to change the zoning to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns. A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input” (p. 231).

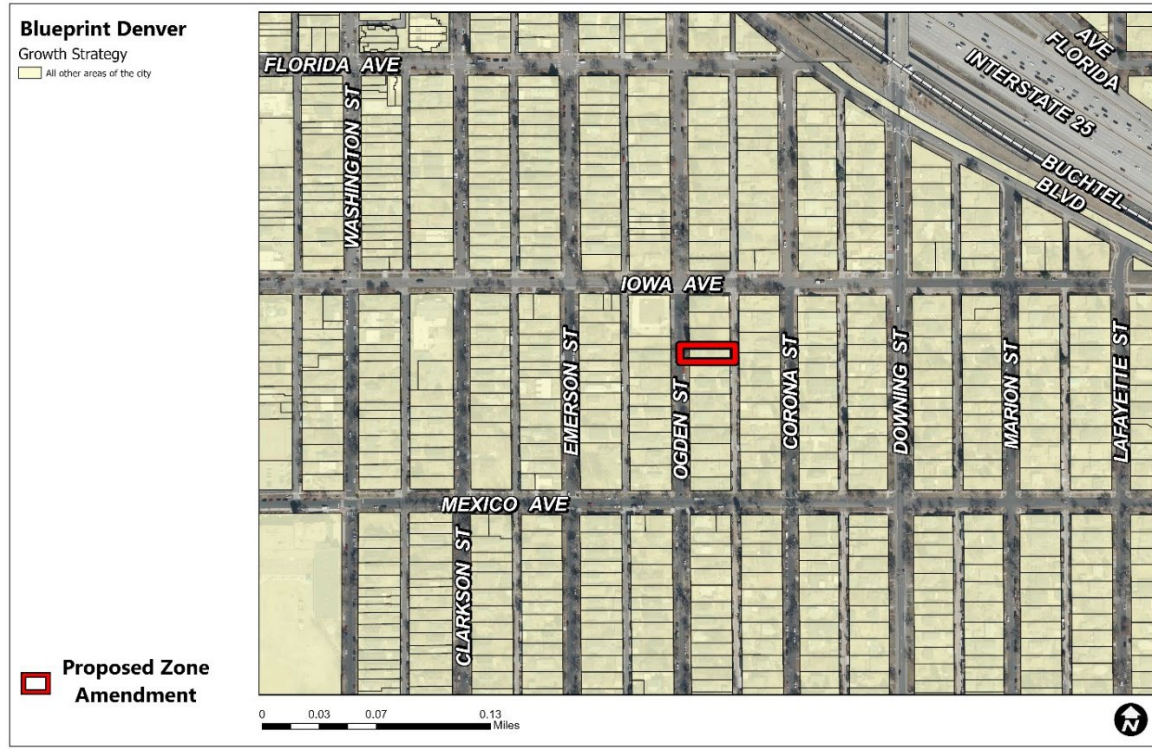
In this case, there is no adopted small area plan or significant neighborhood input showing the intent to set a new pattern for the area. In addition, the zoning around the property is consistently single-family, and although there are intermittent two-family or multi-family uses, the guidance is specifically looking to “existing zoning patterns.” Despite the presence of an existing two-unit use, these factors, and the single-property nature of this rezoning application, as opposed to the “intent [...] to set a new pattern for the area,” demonstrate that a rezoning to U-TU-C is not consistent with the specific *Blueprint Denver* guidance on rezoning for two-unit uses in Low Residential areas.

The rezoning request is not consistent with *Blueprint Denver's* identified Residential Low place type.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies S Ogden St as a Local or Undesignated street. “Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 155). Both the current U-SU-C and the proposed U-TU-C district are appropriate uses and intensities adjacent to a local residential street.

Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject properties are part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is “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 proposed map amendment to U-TU-C is potentially consistent with the growth strategy, but would have a neutral effect as the property already contains two dwelling units, and the proposed map amendment would not allow any additional units.

Summary of Plan Guidance

Based on a review of the applicable plan guidance the requested U-TU-C zone district is not supported by city adopted plans and the current U-SU-C zone district is an appropriate zone district at this location.

2. Uniformity of District Regulations and Restrictions

The proposed rezonings will result in the uniform application of zone district building form, use, and design regulations.

3. Public Health, Safety and General Welfare

While the proposed official map amendment is unlikely to harm the public health, safety, and general welfare, it is also unclear if it materially furthers it. The proposed rezoning to U-TU-C would allow a reconfiguration of the existing two-unit use but is inconsistent with Blueprint Denver's plan policies, and therefore does not contribute to implementing the city's adopted land use plan. Because of this, the proposed official map amendment does not further the public health, safety, and general welfare of the City through implementation of the city's adopted land use plan.

4. Justifying Circumstance

The application identifies changed or changing conditions in the area, as well as the city's adopted plans, as the Justifying Circumstances 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 a 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 references growth in the specific local area, as well as in the city at large, as a justifying circumstance. While growth has certainly occurred, it is arguable whether the proposed change to U-TU-C would have an impact beneficial to the public, given that a two-unit use already exists on the property and can continue to exist in the current form indefinitely. The application also identifies city adopted plans as an additional justifying circumstance. However, as discussed above, *Blueprint Denver* specifies clear criteria for proposed two-unit zoning in Residential Low areas, which this application fails to meet. Since there is a lack of new neighborhood plan direction that is consistent with the requested zone district, the rezoning request of U-TU-C is not justified as being in the public interest.

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

The requested U-TU-C zone district is within the Urban Neighborhood Context of the Denver Zoning Code. The neighborhood context is "primarily single-unit and two-unit residential uses" and "single-unit residential structures are typically the Urban House building form" (DZC, Division 5.1). These areas consist of a "regular pattern of block shapes surrounded by an orthogonal street grid" (DZC, Division 5.1). The neighborhood context description is consistent with the proposed rezoning to U-TU-C.

Denver Zoning Code Section 5.2.2 states the general purpose of the Residential zone districts as “promot[ing] and protect[ing] residential neighborhoods within the character of the Urban Neighborhood context... The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form.” While the subject property contains an established two-unit use, the surrounding context is predominantly single-unit, which is reflected in the current U-SU-C zoning of the area. The proposed rezoning to the U-TU-C district reflects the character of the subject property, but would underscore the distinction between it and the surrounding neighborhood context.

The specific intent of the U-TU-C zone district is “allows up to two units on a minimum zone lot area of 5,500 square feet. Urban houses are also allowed on certain smaller Zone Lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.” (DZC 5.2.2.2.P). The proposed zone district recognizes the subject site’s existing condition and the surrounding context, fulfilling this Specific Intent statement.

The proposed U-TU-C zone district is not fully consistent with the Denver Zoning Code context description and purpose and intent statements.

Attachments

1. Application
2. Public Comments



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____	<input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</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 of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-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.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, 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.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) 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, (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>	01/12/20	(A)	YES

June 14, 2024

Caitlin S. Quander
Attorney at Law
303.223.1233 direct
cquander@bhfs.com

City and County of Denver
Community Planning and Development
Attn: William Prince
201 W. Colfax Ave., Dept 205
Denver, CO 80202

RE: Cover Letter to 1628 and 1630 S Ogden Street, Rezoning Application to U-TU-C

Mr. Prince:

We represent Brendan and Katie Harrison (the "Harrisons") with respect to the enclosed application to rezone the 6,240 sq. ft. parcel located at 1628 and 1630 S. Ogden Street (the "Property") from U-SU-C to U-TU-C (the "Rezoning"). The Property is located in Denver City Council District 7, within the Platt Park neighborhood of the City and County of Denver, Colorado (the "City"). Brendan and Katie Harrison own the Property.

This letter is provided as part of the application for the Rezoning and to provide the City with additional information that may aid City staff and City Council in reviewing and approving the application.

BACKGROUND

The Property is currently zoned U-SU-C; however, it has been maintained and continually operated with two detached residential dwelling units on one parcel for approximately 80 years.

The primary driving force behind the Rezoning is to allow the Harrisons to reconfigure the parcel from the existing legal nonconforming configuration of two detached dwelling units to a two-unit attached configuration, that conforms with the current Denver Zoning Code (the "Code"). The proposed configuration would be consistent with the recommendations and policy goals found in the Denver Comprehensive Plan 2040 and Blueprint Denver (2019). The proposed Rezoning would enable a safer and more family friendly configuration of dwelling units on the Property.

Existing zone districts and neighborhood contexts surrounding the Property include U-SU-C, U-SU-B, U-SU-B1, U-TU-C, and U-MS-2. Additionally, there are currently 22 parcels that contain attached two-unit dwellings on a single parcel, all within a two-block radius of the Property. 20 of the 22 parcels are located within the same U-SU-C zone district, which indicates the incongruity of the zone district

patterns compared to the development patterns in the area. The building forms of these 22 nearby residential parcels range from duplex to row house.

While the Property is currently zoned U-SU-C, it is located in an area characterized by a rich mixture of small-scale uses, including single unit, two unit, and multi-unit residential, commercial, and retail uses, centered around the vibrant Old South Pearl Street and the Louisiana and Pearl Street RTD light rail station.

NEIGHBORHOOD OUTREACH

The Harrisons have been proactive in their community outreach activities. Beginning in April 2023, the Harrisons met with Denver City Councilman Jolon Clark to discuss options. Councilman Clark provided recommendations on various options. They explored a variety of different options to achieve a better building configuration, looking at building designs and lot split, but they were not workable.

On August 2, 2023, the Harrisons met with newly elected Councilwoman Flor Alvidrez to discuss the potential for rezoning the Property to reconfigure the parcel from two detached dwelling units to one attached two-unit residence. Councilwoman Alvidrez recommended conducting additional outreach to neighbors in Platt Park to gather neighborhood feedback and recommendations.

In August 2023, the Harrisons also contacted the Platt Park People's Association ("**3PA**"), to discuss the Rezoning application. Jennifer Beason, 3PA President, connected the Harrisons with Dave Eyvazzadeh, lead of the 3PA committee for responsible development ("**CFRD**").

Between September and November, 2023, the Harrisons exchanged multiple emails with Mr. Eyvazzadeh. During that exchange, Mr. Eyvazzadeh notified the Harrisons that 3PA would likely acknowledge the rezoning request with a neutral position.

In October 2023, upon the recommendation of both Councilwoman Alvidrez and 3PA, the Harrisons began a multi-month effort to engage Platt Park neighbors to request feedback on the proposed Rezoning. Between October 2023 and May 2024, the Harrisons met with many neighbors and obtained 17 signed letters of support (attached with the Rezoning application) from 28 individual neighbors.

The Harrisons conducted this outreach by walking neighborhood streets on the following dates, during which each of the following neighbors expressed support for the Rezoning. For those neighbors that the Harrisons were unable to make face-to-face contact with, they left flyers providing a description of the Rezoning proposal (attached with the Rezoning application) and offered to discuss the project via phone, text or email.

- **October 1-3, 2023**
 - 1690 S Ogden Street
 - 1692 S Ogden Street
 - 1670 S Ogden Street
 - 1650 S Ogden Street
 - 1625 S Corona Street
 - 1663 S Ogden Street
 - 1655 S Ogden Street
 - 1653 S Ogden Street
- **October 9, 2023**
 - 1609 S Corona Street (email letter attached)
- **October 18, 2023**
 - 1568 S Ogden Street
 - 1585 S Ogden Street
 - 1593 S Ogden Street
 - 1601 S Corona Street
 - 1621 S Ogden Street
- **November 7, 2023**
 - 2089 S Washington Street (signed letter attached)
- **February 14, 2023**
 - 1593 S Ogden Street (signed letter attached)
 - 1670 S Ogden Street (signed letter attached)
- **February 21, 2024**
 - 1568 S Ogden Street (signed letter attached)
 - 1562 S Pennsylvania Street (signed letter attached)
- **February 22, 2024**
 - 1510 S Clarkson Street (signed letter attached)
 - 1502 S Clarkson Street (signed letter attached)
- **February 23, 2024**
 - 1871 S Pennsylvania Street (signed letter attached)
 - 1625 S Corona Street (signed letter attached)
- **February 24, 2024**
 - 1632 S Clarkson Street (signed letter attached)
 - 1739 S Clarkson Street (signed letter attached)
- **February 25, 2024**
 - 1695 S Corona Street (signed letter attached)
 - 1647 S Clarkson Street (signed letter attached)

- **February 26, 2024**
 - 1764 S Washington Street (signed letter attached)
 - 1562 S Washington Street (signed letter attached)
- **February 27, 2024**
 - 1754 S Corona Street (signed letter attached)
- **February 28, 2024**
 - 1690 S Ogden Street (signed letter attached)
 - 1526 S Pennsylvania Street (signed letter attached)

The general feedback received from supportive neighbors was that there is a need for more soft density in the neighborhood and the City as a whole, and that they support the two unit density that is both existing and proposed. Neighbors also felt the Rezoning would have essentially zero impact to the community, as there are already two residences on the same parcel. Supporters agreed that the reconfiguration of the lot from two detached dwelling units to one attached two-unit structure would not adversely impact density or surrounding homes.

One individual had some concerns which focused on the style and design of the future attached two-unit structure the Harrisons intend to construct. The Harrisons are confident in their ability to build a new home that maintains the same architectural and aesthetic charm for which the Platt Park neighborhood is known. In fact, several supportive neighbors recommended multiple local architects and builders who know the neighborhood context well.

The Harrisons appreciate the support from these 28 Platt Park neighbors, and are confident that redevelopment of the Property can assist the City in meeting its goals of increasing soft density, while maintaining the residential charm of the neighborhood.

The Harrisons will continue to meet with 3PA and individual neighbors, as needed, throughout the duration of the Rezoning process.

ANALYSIS

For the Rezoning of the Property from U-SU-C to U-TU-C, City Council may approve a zone map amendment if the proposed rezoning complies with specified criteria. Code, § 12.4.10.7. What follows is an analysis of how the application for the Rezoning satisfies each of these criteria.

I. Criteria for Zone Map Amendments

City Council may approve an official zone map amendment if the proposed rezoning complies with specified criteria. Code, § 12.4.10.7. The Rezoning of the Property to U-TU-C complies with those criteria, as explained in detail below.

- a. 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.

The Rezoning of the Property to U-TU-C is consistent with the City's adopted plans.

i. Comprehensive Plan 2040

The City's Comprehensive Plan 2040 ("**Comp Plan 2040**") is the vision for Denver and its people for the next twenty years. The vision is composed of six elements that set long-term, integrated goals to guide the future of the City and provide guidance for City leaders, institutions and community members to shape the City. The Rezoning aligns closely with several of these elements, including, but not limited to:

- Equitable, Affordable and Inclusive
 - Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.
 - Strategy A. Increase development of housing units close to transit and mixed-use developments.

The Rezoning will allow for additional housing close (0.5 miles) to the Louisiana and Pearl Street RTD light rail station, and multiple RTD bus lines, while providing safe updated homes.

- Goal 2: Build housing as a continuum to serve residents across a range of incomes, ages and needs.
 - Strategy A. Create a greater mix of housing options in every neighborhood for all individuals and families.
 - Strategy B. Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.
 - Strategy C. Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.
 - Strategy D. Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.

The Rezoning will support the intent of providing a greater mix of housing options, while providing access to transit, and walkability to the vibrant Old South Pearl Street district. This will better support economic mobility and improve access to opportunity than if the Rezoning were not granted.

- Goal 3: Develop housing that is affordable to residents of all income levels.
 - Strategy B. Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.

The Rezoning will utilize land use regulations to enable private development of two residential dwelling units, within very close proximity to multiple transit options, as well as local small businesses and the South Pearl Street Farmer’s Market. Missing middle housing includes two-unit and multi-unit residential structures such as duplexes or rowhomes. The Rezoning will help advance this goal and strategy, by replacing existing dilapidated missing middle housing units with the same number of new missing middle housing units.

- Strong and Authentic Neighborhoods
 - Goal 1: Create a city of complete neighborhoods.
 - Strategy A. Build a network of well-connected, vibrant, mixed-use centers and corridors.
 - Strategy B. Ensure neighborhoods offer a mix of housing types and services for a diverse population.
 - Strategy D. Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

The Rezoning will allow for a mix of housing for a diverse population, further enabling the connectivity to the vibrant mixed-use center of Old South Pearl Street. In terms of development patterns, the Rezoning is consistent with the surrounding neighborhood, as there are currently 22 other two-unit residences within a two-block radius of the Property. This mix of housing will allow for increased access to both the walkable amenities of the Old South Pearl Street business district, as well as the Louisiana and Pearl Street RTD light rail station (5 blocks), multiple RTD bus lines, and parks.

- Connected, Safe and Accessible Places
 - Goal 8: Strengthen multimodal connections in mixed-use centers and focus growth near transit.
 - Strategy B. Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership.

The Rezoning will allow for higher soft density than the U-SU-C zone district currently allows, near a plethora of multimodal transportation options. From the Louisiana and Pearl Street RTD light rail station to multiple RTD bus stops, the walkability of the Property directly supports the plan for an accessible City.

- Economically Diverse and Vibrant
 - Goal 3: Sustain and grow Denver’s local neighborhood businesses.
 - Strategy A. Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.

The Rezoning will support higher density than the current U-SU-C zoning allows, near locally owned neighborhood businesses in Platt Park. The walkability of the parcel to nearby businesses and restaurants will make a positive economic impact on the area.

- Environmentally Resilient
 - Goal 8: Clean our soils, conserve land and grow responsibly.
 - Strategy A. Promote infill development where infrastructure and services are already in place.
 - Strategy B. Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.
 - Strategy C. Focus growth by transit stations and along high-and medium-capacity transit corridors.

The Rezoning will promote responsible growth by reconfiguring two detached residential dwelling units into one attached two-unit residential structure, which will comply with current Denver green building permits and codes. It would also further the goal of increasing soft density in a mixed-use community where residents can live, work and play in their own Platt Park neighborhood. Finally, the Rezoning would promote soft density near the Louisiana and Pearl Street RTD light rail station.

- Healthy and Active
 - Goal 2: Provide high-quality parks, recreation facilities and programs that serve all Denver residents.
 - Strategy A. Ensure equitable access to parks and recreation amenities for all residents.
 - Strategy B. Make Denver’s healthy outdoor lifestyle accessible to residents of all ages and backgrounds.

The Property provides nearby access to multiple parks and recreation amenities, including Washington Park and Platt Park. The Rezoning will allow more people to live near, and access, these amenities than would be possible under the existing U-SU-C single unit zone district.

- Denver and the Region
 - Goal 1: Be a regional leader in smart growth.
 - Strategy A. Demonstrate the benefits of compact, mixed-use development for the region.

- Goal 2: Embrace Denver’s role as the center of regional growth.
 - Strategy A. Direct significant growth to regional centers and community centers and corridors with strong transit connections.

The Rezoning will provide for continued smart growth using soft density near a major RTD light rail station (0.5 blocks to the Louisiana and Pearl Street station) with direct access to both the City’s downtown and the Denver Tech Center (“**DTC**”).

As previously mentioned, the Property has continuously operated with two residences on one parcel for over 80 years. Both residences are old and dilapidated, and do not provide safe shelter for families to live in. Under the current U-SU-C zone district, the Harrisons are unable to rebuild two separate, safe homes. Instead, the current U-SU-C zone directs the Harrisons to replace the two buildings with one residence. This decrease in density in this location contradicts the goals and directives of Comp Plan 2040.

Instead, the Rezoning would enable the Harrisons to reconfigure the Property from two detached dwelling units, to one attached two-unit structure. A like-for-like replacement in terms of existing and proposed density. This would provide the opportunity to build a structure that complies with new building safety and green building codes, while maintaining the soft density that has been on the Property for over 80 years, and which is envisioned by both Comp Plan 2040 and Blueprint Denver (2019). The Rezoning also provides walkability, bikeability, and ample access to public transit, parks and recreation facilities, and the local businesses of Old South Pearl Street.

The above list demonstrates the extent to which the Rezoning is consistent with many of the general tenets of the Comp Plan 2040.

ii. Blueprint Denver (2019)

Blueprint Denver: A Blueprint for an Inclusive City (“Blueprint”) implements and provides further structure around the six elements that comprise the vision for Denver set forth in Comp Plan 2040 and sets forth the recommendations and strategies for achieving the six elements of the City’s vision. The Rezoning aligns closely with many of the strategies and recommendations in Blueprint, including, but not limited to:

- Land Use & Built Form: General Policy 01 – Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets.
 - Strategy A. Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: regional centers and community centers, community corridors where transit priority streets are planned, and high and medium-high residential areas in the downtown and urban center contexts.

The Property is located near the Louisiana and Pearl Street RTD light station, as well as many RTD bus routes. The proposed Rezoning will maintain a residential density of two dwelling units, to support public transit in the area.

- Land Use & Built Form: Housing Policy 02 – Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas.
 - Strategy A. Integrate missing middle housing into low and low-medium residential areas. Zoning code revisions could include allowing 2- to 4-unit structures where slightly higher density may be appropriate. This might include lots on corners, near transit, and/or adjacent to centers or corridors.

Missing middle housing includes a variety of development types such as duplexes, rowhomes and townhomes, all of which can provide a greater range of housing options and affordability. The Property currently contains two detached dwelling units. The proposed Rezoning would allow the construction of one attached two-unit structure to replace the existing units, which fits this definition of missing middle housing. Under current zoning, the property could only be redeveloped by decreasing the residential density from two units to one unit. Under the proposed Rezoning, the Property can instead be redeveloped to maintain the two unit density, which will be naturally more affordable.

- Land Use & Built Form: Housing Policy 06 – Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.
 - Strategy A. Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit.

The Rezoning aids in achieving this goal by providing additional, naturally affordable housing, near the community corridor of Old South Pearl Street, as well as multiple transit options, including the Louisiana and Pearl Street RTD light rail station (5 blocks from the Property).

- Land Use & Built Form: Economics Policy 02 – Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities.
 - Strategy B. Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities, in and near regional centers, community centers and community corridors.

Strategies for implementing this policy include promoting affordable and family-friendly housing, as well as a full range of job opportunities, and providing opportunities for locally-owned businesses. The Rezoning will provide two affordable units near the vibrant Old South Pearl Street district, within walking distance of supporting locally owned and operated businesses. The Property also provides walkable access to an RTD light rail station (5 blocks from the Property) and RTD bus stops (multiple

routes within blocks). As emphasized in this Blueprint goal, having walkable access to businesses located across the City is important to equitable access to employment.

- Land Use & Built Form: Design Policy 02 – Ensure residential neighborhoods retain their unique character as infill development occurs.

The Rezoning will allow context-appropriate adaptation and redevelopment of the Property. By maintaining two units on the parcel, but reconfiguring to an attached two-unit structure, the new structure will be better able to align with the current Code and building codes. The Rezoning will ensure that the surrounding neighborhood retains its unique character, even as changes on the Property take place.

- Mobility: Policy 01 – Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements.
 - Strategy D. Increase the number of services and amenities that are available by walking, rolling and biking by integrating more local centers, and corridors into residential areas.

Strategies to implement this policy include increasing the number of services and amenities by integrating more local centers and corridors into residential areas and promoting mixed-use development. The Property is a perfect example of maintaining soft density within a local center. South Pearl Street has multiple small business employers embedded within the existing neighborhood. The Rezoning would enable more access to the services and amenities of the surrounding neighborhood and beyond, while ensuring South Pearl Street and the Platt Park neighborhood maintain their signature mixed-use character. The Rezoning will encourage more trips from the Property to Old South Pearl Street via walking, rolling and biking, as well as more trips to other areas in the City via the Louisiana and Pearl Street RTD light rail station.

Blueprint includes a Neighborhood Contexts Map and a Future Places Map. The Property is designated “Urban” on the Neighborhood Contexts Map. The land use and built form in Urban is described as where “Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.” Further, this context has a “[h]igh degree of walkability, bikeability, and good access to transit with less reliance on cars” as well as public parks of various sizes and scales, schools, civic and social spaces. The Property’s location provides outstanding access to local corridors and mixed-use areas to meet this intent as a low-intensity two-unit residential parcel.

The Future Places Map designates the Property as a “low” residential area, which is characterized by predominantly one- and two-unit dwelling units. In some contexts, higher-intensity residential uses may be mixed throughout. The proposed Rezoning to U-TU-C is consistent with the “low” residential area category and would allow for a single structure with two attached dwelling units on a 6,240 sq. ft. parcel. Additionally, 22 other parcels with two-unit structures currently exist within a two-block radius

of the Property. Furthermore, the Property already contains two residential dwelling units, so the Rezoning would facilitate a minor configuration to the site, but no increased intensity in use or the number of dwelling units.

Regarding Blueprint's Growth Areas Strategy, the Property is located within the area designated as "all other areas of the city" that is expected to absorb a relatively small share of new jobs and households in the future. As stated previously, the Property currently contains two residential dwelling units, so the Rezoning will only facilitate the replacement of two existing detached dwelling units with two attached dwelling units. The small size of the Property and the small scale of the request are consistent with these growth patterns and the Blueprint designation for the area.

There are currently 22 parcels within a two-block radius of the Property that also contain attached two-unit homes. The Rezoning would not be a departure from the consistency of neighborhood character of the surrounding block(s). Additionally, four blocks to the west resides South Pearl Street, which is designated as a Main Street Collector. Main Streets are characterized by a mix of uses, with pedestrian-oriented buildings with short front setbacks and highly active street uses. The Rezoning is appropriate for its street classification, and would provide additional access to the Main Street Collector and nearby commercial uses.

As provided in Blueprint, when a rezoning request is made to change the zoning in a residential "low" area to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns. A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input. Unfortunately, there is not yet a small area plan for the Platt Park neighborhood, so guidance for the Rezoning must come from Comp Plan 2040 and Blueprint. As discussed at length above, the proposed Rezoning advances many policy goals and strategies from both Comp Plan 2040 and Blueprint. Through extensive neighborhood outreach, the Harrisons were able to gather widespread support, which proves that the neighborhood is supportive of increased residential density. Additionally, while there may not be an "established zoning pattern" of two-unit dwellings, there is a well-established development pattern of two-unit dwellings, as evidenced by the 22 parcels within a two-block radius that also contain two-unit dwellings.

iii. Housing an Inclusive Denver

Housing an Inclusive Denver is the City's five-year housing policy, strategy, and investment plan, which outlines strategies to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents. While the plan includes many policy and investment recommendations and strategies that the proposed Rezoning would advance, the following are most directly related:

- Legislative and Regulatory Priorities: Recommendation 2 – Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint 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.
 - Multi-unit residential housing development can increase overall housing supply and provide more affordable housing options for low and moderate-income households in Denver. Examples might include duplexes or rowhomes. The City should encourage the development of these “missing middle” development types throughout Denver neighborhoods to provide residents with a diversity of housing choices. Housing an Inclusive Denver § 4.
 - With the City’s past population growth (and anticipating more in the next few years), the update to Blueprint and subsequent implementation measures such as zoning should also direct more dense development to appropriate areas throughout Denver neighborhoods, especially focusing on current or planned transit corridors. Housing an Inclusive Denver § 4.

The proposed Rezoning will allow the Property to be redeveloped with two attached dwelling units, to replace the existing two detached dwelling units. This density advances the goals of increasing overall housing supply and providing more affordable housing options. By allowing two units on the Property instead of one, the City can help accommodate its population growth in a way that maintains the existing character of the Property and the surrounding neighborhood.

- b. 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 Rezoning of the Property to U-TU-C will result in uniform application of the Code to the Property in context of the surrounding area. The Harrisons plan to use the Rezoning to allow the reconfiguration of the Property from two detached dwelling units on one parcel, to one attached two-unit dwelling structure. The Rezoning is unlikely to have any other effect on the parcel except this reconfiguration. The Rezoning of the Property will provide continuity and consistency of development patterns, as the proposed site reconfiguration will reflect the built form of 22 other parcels within a two-block radius of the Property.

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

The City has adopted multiple plans in the interest of public health, safety, and the general welfare, including Comp Plan 2040 and Blueprint. As described in detail above, the Rezoning furthers the goals, policies, and strategies in these City plans, and thus furthers the health, safety, and general welfare of the City. Additionally, the Rezoning will allow for the redevelopment of the Property, the demolition of two dilapidated and unsafe structures, and the construction of new, safe, family-friendly dwelling units.

II. Criteria for Non-Legislative Rezonings

In addition to the foregoing criteria, the City Council may approve an official zone map amendment that the City Attorney has determined is not a legislative rezoning only if one of a set list of justifying circumstances exists.

- a. Justifying Circumstances

In this case, the Rezoning is a non-legislative rezoning and the applicable justifying circumstance is that, 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 changes include changed or changing conditions in a particular area, or in the city generally, and changes to a City adopted plan. Code, § 12.4.10.8.A.

This circumstance is met because there have been significant changes in the Platt Park and Old South Pearl Street neighborhoods since the two existing homes were constructed 80 years ago. Since that time, South Pearl Street has become a key neighborhood business hub that is home to vibrant local businesses, retailers, and restaurants. Additionally, the City continues to experience significant population growth, and the area immediately surrounding the Property has become an extremely desirable place to live, creating a need for more diverse affordable housing. By allowing two dwelling units on this lot instead of one, the Rezoning will result in more naturally affordable housing within a highly walkable area near City amenities and public transit.

The Rezoning acknowledges the City's population growth, need for affordable and missing middle housing, and the need to support nearby local businesses. The Property has contained two dwelling units for over 80 years. As the City continues to grow and the need for more attainable housing options increases, it is important that the Property maintain its residential density. If the Property were redeveloped under the current U-SU-C zone district, it would be reduced to one dwelling unit. The Rezoning will maintain the existing density, which is necessary to ensure that housing prices remain attainable.

Additionally, since the original construction of the existing homes, and since the property's original zoning, Comp Plan 2040 and Blueprint Denver have been updated. Each plan stresses the importance of providing more affordable housing options across the City, which is achieved in part by encouraging the development of missing middle housing types like attached dwelling units. The proposed Rezoning will result in the subsequent construction of a two-unit attached dwelling, which helps achieve the vision and goals of these plans.

b. Consistency with the Neighborhood Context, Zone District Purpose and Intent.

The other criterion for non-legislative rezonings is “the purpose of the amendment is consistent with the description of the applicable neighborhood context, and the stated purpose and intent of the proposed zone district.” Code § 12.4.10.8.B.

The general character of the Urban Neighborhood Context, which includes the U-TU-C zone district, is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Code § 5.1.1. This context further emphasizes a balance of pedestrian mobility with other modes of transit. Code, § 5.1.5. Further, the specific intent of the U-TU-C zone district is to allow up to two units on a minimum zone lot of 5,550 sq. ft. and accessory dwelling units. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem housing building forms. Code, § 5.2.2.2.P.

The intent of residential districts within the Urban Neighborhood Context is to promote and protect residential neighborhoods. Furthermore, the building form and design standards of the two unit districts are to promote existing and future patterns of lower scale multi-unit building forms. The Rezoning will allow the Harrisons to reconfigure the existing parcel from two detached dwelling units to one attached two-unit structure. This proposed use of a U-TU-C property is consistent with the general purpose and intent of this residential zone district and would promote and protect the existing development patterns of the neighborhood. The Rezoning would also allow for greater diversity in housing, will further public health, safety, and welfare, and will advance the vision and goals of City plans. It will “reinforce the desired development patterns in existing neighborhoods while accommodating reinvestment” in the neighborhood, and “promote desirable residential areas,” as envisioned by the City. Code §§ 5.2.2.1.B and D.

As described in this letter, the Rezoning is consistent with the Urban Neighborhood Context and the stated purpose and intent of the U-TU-C zone district. In addition, for the reasons detailed above, because the Rezoning is consistent with Comp Plan 2040, Blueprint, and Housing an Inclusive Denver, this criterion is met.

CONCLUSION

We hope the foregoing information proves helpful in the City's review of the proposed Rezoning. As discussed in detail above, the Rezoning satisfies all the criteria in the Code for approval of a zone map amendment and a rezoning to U-TU-C. The Harrisons have coordinated with the City, City Councilwoman Alvidrez, 3PA, neighbors, and various other interested parties to ensure that the Rezoning could be conducted in a harmonious way that will enhance the neighborhood. Therefore, we respectfully request that the City approve the proposed Rezoning.

Sincerely,

A handwritten signature in blue ink that reads "Caitlin S. Quander". The signature is written in a cursive, flowing style.

Caitlin S. Quander

May 22, 2024

City and County of Denver
Community Planning and Development
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

To Whom it May Concern,

As the owners of 1628 and 1630 S. Ogden Street (Parcel #05233-09-004-000), we affirm ownership of the property and hereby authorize Caitlin Quander and Brownstein Hyatt Farber Schreck, LLP to represent us in the rezoning application for the property listed above.

Please contact us with any questions.

Regards,



Kathryn Q. Harrison

Brendan Harrison and Kathryn Harrison
(425) 417-7348 and (303) 223-1233
911 Gaylord Street
Denver, CO 80209

June 12, 2024

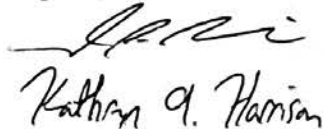
City and County of Denver
Community Planning and Development
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

To Whom it May Concern,

As the owners of 1628 and 1630 S. Ogden Street (Parcel #05233-09-004-000) and the applicants for this rezoning, we confirm that we held a pre-application meeting with the City on March 21, 2023. The assigned planner is William Prince. We corresponded with Mr. Prince again in December 2023, and he confirmed that there was no change regarding the pre-application analysis, and indicated that a new pre-application meeting was not necessary prior to submitting this application.

Please contact us with any questions.

Regards,

A handwritten signature in black ink, appearing to read "Kathryn A. Harrison". The signature is written in a cursive, flowing style.

Brendan Harrison and Kathryn Harrison
(425) 417-7348 and (303) 223-1233
911 Gaylord Street
Denver, CO 80209

SPECIAL WARRANTY DEED

State Doc Fee: \$99.50
Recording Fee: \$23.00

THIS DEED is dated the 4th day of October, 2022, and is made between
(whether one, or more than one),

Kimberly Lean

the "Grantor" of the County of Jefferson and State of Colorado and

Brendan Harrison and Kathryn A. Harrison

as **Joint Tenants**, (whether one, or more than one), the "Grantee", whose legal address is 1630 South Ogden Street, Denver, CO 80210 of the County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Nine Hundred Ninety Five Thousand Dollars and No Cents (\$995,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver and State of Colorado described as follows:

Lots 7 and 8, Block 46,
STEBBINS HEIGHTS,
City and County of Denver, State of Colorado.

also known by street address as: 1630 South Ogden Street, Denver, CO 80210

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.



Kimberly Lean

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 4th day of October, 2022 by Kimberly Lean.

Notary Public: 
My Commission Expires: 12/22/2025

LINDA DENISE CUMMING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934016852
MY COMMISSION EXPIRES 12/22/2025

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, That

Kimberly Lean

of the County of Jefferson, State of Colorado (Seller) for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, to him in hand paid, at or before the ensembling or delivery of these presents by

Brendan Harrison and Kathryn A. Harrison

of the County of Denver, State of Colorado (Buyer), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant and convey unto the said Purchaser(s), his personal representatives, successors and assigns, the following property, goods and chattels, to wit:

a. **Inclusions.** The Purchase Price includes the following items (Inclusions):

1. **Inclusions - Attached.** If attached to the Property on the date of this Contract, the following items are included unless excluded under **Exclusions:** lighting, heating, plumbing, ventilating, and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories), garage door openers (including N/A remote controls). If checked, the following are owned by the Seller and included (leased items should be listed under **Due Diligence Documents**): **None** **Solar Panels** **Water Softeners** **Security Systems** **Satellite Systems** (including satellite dishes). If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2. **Inclusions - Not Attached.** If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under **Exclusions:** storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

3. **Other Inclusions.** The following items, whether fixtures or personal property, are also included in the Purchase Price:

1628 S Ogden Includes: Microwave, Oven/Stove, Fridge, Washer/Dryer.

1630 S Ogden Includes: Oven/Stove, Fridge, Washer/Dryer.

if the box is checked, Buyer and Seller have concurrently entered into a separate agreement for additional personal property outside of this Contract.

4. **Encumbered Inclusions.** Any inclusions owned by Seller (e.g., owned solar panels) must be conveyed at Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and encumbrances, except:

N/A

5. **Personal Property - Conveyance.** Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

6. **Parking and Storage Facilities.** The use or Ownership of the following parking facilities: N/A and the **Use** or Ownership of the following storage facilities: N/A

7. **Leased Items.** The following personal property is currently leased to Seller which will be transferred to Buyer at Closing (Leased Items):

N/A

b. **Exclusions.** The following items are excluded (Exclusions):

Tenants personal property

c. **Water Rights, Water Interests, Water and Sewer Taps.**

1. **Deed Water Rights.** The following legally described water rights: N/A.

Any deeded water rights will be good and sufficient N/A deed at closing.

2. **Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at closing: N/A

3. **Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well," used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer

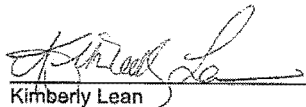
must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in conjunction with the transaction, Buyer shall file the form with the Division within sixty days after Closing. The Well Permit # is N/A.

- 4. **Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows: N/A.
- 5. **Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights) or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.
- 6. **Water Rights Review.** Buyer Does Does Not have a Right to Terminate if examination of the Water Rights is unsatisfactory to Buyer on or before the **Water Rights Examination Deadline**.

Located at: **1630 South Ogden Street, in the County of Denver, State of Colorado.**

TO HAVE AND TO HOLD the same unto the Purchaser(s), his personal representatives, successors and assigns, forever. The said Seller(s) covenants and agrees to and with the Purchaser(s), his personal representatives, successors and assigns, to **WARRANT** and **DEFEND** the sale of said property, goods and chattels, against all and every person or person whomever. When used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

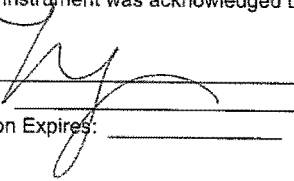
IN WITNESS WHEREOF, the Seller has executed this Bill of Sale this 4th day of October, 2022.



 Kimberly Lean

State of COLORADO
 County of DOUGLAS

The foregoing instrument was acknowledged before me this 4th day of October, 2022 by Kimberly Lean.

Notary Public: 
 My Commission Expires: _____

LINDA DENISE CUMMING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934016852
MY COMMISSION EXPIRES 12/22/2025

List of Community Outreach – Harrison’s – 1628 & 1630 S Ogden St – Rezoning

14 Apr 2023:

Meeting – Councilman Jolon Clark - Coffee – Lucky District 7

2 Aug 2023:

Meeting – Councilwoman Flor Alvidrez - Zoom – Lucky District 7

25 Aug 2023:

3PA email correspondence – Jolon Clark – Board Member, 3PA

30 Aug 2023:

3PA email correspondence – Jennifer Beason – President, 3PA

2 Sep 2023:

3PA email correspondence – Dave Eyvazzadeh – Chair of CFRD board

11 Sep 2023:

3PA email correspondence – Dave Eyvazzadeh – Chair of CFRD board

1 Oct 2023:

1690 S Ogden St – Cart expressed support

2 Oct 2023:

1692 S Ogden St – Jen expressed support

1670 S Ogden St – Phil expressed support

1650 S Ogden St – Sarah & Grant expressed support

1625 S Corona St – John & Emily expressed support

3 Oct 2023:

1663 S Ogden St – Jenifer & Scott expressed support

1655 S Ogden St – Jocelyn & Matt expressed support

1653 S Ogden St – Kristin & Joel expressed support

9 Oct 2023:

1609 S Corona St – Jessica & Jeff Zucker – email letter received

18 Oct 2023:

1568 S Ogden St – Adam expressed support

1585 S Ogden St – Sam expressed support

1593 S Ogden St – Becky expressed support

1601 S Corona St – Barb expressed support

1621 S Ogden St – Jim expressed support

7 Nov 2023:

2089 S Washington St – Sean Billings – signed letter

9 Nov 2023:

3PA email correspondence – Dave Eyvazzadeh – Chair of CFRD board

15 Dec 2023:

Meeting – Councilwoman Flor Alvidrez – District Office – Lucky District 7

14 Feb 2024:

1593 S Ogden St – Rebecca Lintz – signed letter

1670 S Ogden St - Philip Darrow – signed letter

21 Feb 2024:

1568 S Ogden St – Janet Struharik – signed letter

1568 S Ogden St – Adam Bergfelder – signed letter

1562 S Pennsylvania St – Alexei Chertihin – signed letter

1562 S Pennsylvania St – Natalie Ritter – signed letter

22 Feb 2024:

1510 S Clarkson St – Teddy Kane – signed letter

1510 S Clarkson St – Elizabeth Kane – signed letter

1502 S Clarkson St – Kevin Golk – signed letter

1502 S Clarkson St – Heather Golk – signed letter

23 Feb 2024:

1871 S Pennsylvania St - Adrian Sullesta – signed letter

1871 S Pennsylvania St – Amanda Murphy – signed letter

1625 S Corona St – Emily Blair – signed letter

1625 S Corona St – John Blair – signed letter

24 Feb 2024:

1632 S Clarkson St – Abbey DeBoyes – signed letter

1739 S Clarkson St – Sharon DeBoyes – signed letter

1739 S Clarkson St – Nick Kocherka – signed letter

25 Feb 2024:

1695 S Corona St – Anthony Groene – signed letter

1647 S Clarkson St – Elouise Craig – signed letter

26 Feb 2024:

1764 S Washington St – Kristen Burke – signed letter

1764 S Washington St – James Burke – signed letter

1562 S Washington St – Lindsay Heller – signed letter

1562 S Washington St - Grayson Heller – signed letter

27 Feb 2024:

1754 S Corona St – Mitchell Goldman – signed letter

28 Feb 2024:

1690 S Ogden St – Cart Pierson – signed letter

1526 S Pennsylvania St – Emily Harris – signed letter

25 Mar 2024:

Email correspondence – Councilwoman Flor Alvidrez - office – Lucky District 7

12 Apr 2024:

3PA email correspondence – Dave Eyvazzadeh – Chair of CFRD board

3 May 2024:

3PA meeting – Dave Eyvazzadeh – coffee - Chair of CFRD board

Hello again from the Harrison Family!

We stopped by again to let you know we have been making good progress in our pursuit to rezone 1630/1628 S Ogden Street. As we discussed in October, a large part of the process is the community outreach. We are very pleased with the amount of support we have received around the block. As such, both the Platt Park neighborhood organization (3PA), and the city of Denver, would ideally like to receive letters of support, in the event neighbors felt so inclined. Because you had previously expressed positive feedback, we were curious if you would be willing to provide us a short letter of support for our idea to re-zone? Nothing fancy is required, a simple email is plenty sufficient. We know these are busy times, so we appreciate any support you might be willing to provide!

As a refresher, 1628-1630 S Ogden is a unique lot, in that we currently have two separate detached homes on the one property. Our desire would be to build an attached/more typical two-unit/paired home on the lot, instead of having two separate older homes. We recently learned that we need to apply for a “re-zoning” to get approval for this idea. The two homes we currently have are very old, and the layout is unsafe for children with steep stairs and old windows, wiring, etc. We would love the opportunity to keep two units on the property but align them with the applicable zoning and construction codes with a new build. Our goal is to use a local architect and builder who knows/appreciates Platt Park; and build something that fits the current styles and character of the neighborhood.

Thank you again for your support, and we look forward to hearing from you!

Brendan & Katie Harrison

Brendan.Harrison00@gmail.com

425-417-7348



Hello from the Harrison Family!

Sorry we missed you! We popped by to introduce ourselves and let you know we are considering a little project in the neighborhood on Ogden Street. We own 1630/1628 S Ogden Street, and are looking into the idea of building a new home there. It is a unique lot, in that we currently have two separate detached homes on the one property. Our desire would be to build an attached/more typical two-unit home on the lot, instead of having two separate older homes. We have recently learned that we need to apply for a "re-zoning" to get approval for this idea. The two homes we currently have are very old, and the layout is unsafe for children with steep stairs and old windows, wiring, etc. We would love the opportunity to keep two units on the property but align them with the applicable zoning and construction codes with a new build. Our goal is to use a local architect and builder who knows/appreciates Platt Park; and build something that fits the current styles and character of the neighborhood.

We wanted to touch base to see if you or your loved ones have any concerns, questions, or support for this idea. We welcome any feedback and look forward to hearing from you!

Thank you for your time!

Brendan & Katie Harrison
Brendan.Harrison00@gmail.com
425-417-7348



Community Support Received for Harrison's - 1628 & 1630 S Ogden St – Rezoning

9 Oct 2023:

1609 S Corona St – Jessica & Jeff Zucker – email letter received

7 Nov 2023:

2089 S Washington St – Sean Billings – signed letter

14 Feb 2024:

1593 S Ogden St – Rebecca Lintz – signed letter

1670 S Ogden St - Philip Darrow – signed letter

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27 Feb 2024:

1754 S Corona St – Mitchell Goldman – signed letter

28 Feb 2024:

1690 S Ogden St – Cart Pierson – signed letter

1526 S Pennsylvania St – Emily Harris – signed letter

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

To Whom It May Concern,

I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Teddy Kane 1510 S Clarkson St
Denver, CO 80210

Name / Address

Teddy Kane 2/22/24

Signature / Date

Elizabeth Kane 1510 S
Clarkson St
Denver, CO
80210

Name / Address

[Signature] 2/22/24

Signature / Date

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Thank you for your consideration,

Lindsay Heller ^{1562 S.} Washington St.

Name / Address

Lindsay Heller 2-26-24

Signature / Date

Grayson Heller ^{1562 S.} Washington St.

Name / Address

GMJ 2/27/24

Signature / Date

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Thank you for your consideration,

Emily Harris 1526 S. Pennsylvania St

Name / Address

Emily Harris 2/28/24

Signature / Date

Name / Address

Signature / Date

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Thank you for your consideration,

Adam Bergfelder 1568 S. Ogden
Denver, CO
80210
Name / Address

Adam Bergfelder 2/21/2024
Signature / Date

Janet Struharik
Janet Struharik
1568 S. Ogden St
Denver, CO
80210
Name / Address

Janet Struharik
Signature / Date 2/21/2024

RE: Rezone Request for
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Thank you for your consideration,

Kevin Gork
1502 S CLARKSON ST
DENVER CO 80210


Name / Address

 2/22/24.

Signature / Date

Heather Gork

Name / Address

 2/22/24

Signature / Date



Brendan Harrison <teamharrison@gandjrealestate.com>

Fwd: 1630 s ogden support

Brendan Harrison <brendan.harrison00@gmail.com>
To: Brendan Harrison <TeamHarrison@gandjrealestate.com>

Mon, Oct 9, 2023 at 9:34 PM

Begin forwarded message:

From: Jessica Zucker <jessica.g.zucker@gmail.com>
Date: October 9, 2023 at 19:01:54 MDT
To: Brendan.Harrison00@gmail.com
Subject: 1630 s ogden

Go wild! Make your dream home, enjoy every second living in it, and making memories together.

Your ally neighbors,
Jessica and Jeff Zucker
1609 S Corona

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

To Whom It May Concern,

I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Abbey DeBayes 1632 S. Clark St

Name / Address

Abbey DeBayes

Signature / Date

Name / Address

Signature / Date

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

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Thank you for your consideration,

<u>Elouise Craig</u>	<u>1642 S. Clarksm</u>	<u>Elouise Craig</u>	<u>2/25/28</u>
Name / Address	St. Denver 80210	Signature / Date	

Name / Address

Signature / Date

To Whom It May Concern,


I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I do not feel reconfiguring to an attached two-unit would have a negative impact on our neighborhood.

Thank you for your consideration,

Philip Darrow
1670 S. Ogden St.
Denver, CO 80210



Name / Address
Rebecca Lintz
1593 South Ogden Denver 80210

Signature


Name / Address

Signature

Name / Address

Signature

Name / Address

Signature

Name / Address

Signature

Name / Address

Signature

Name / Address

Signature

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Thank you for your consideration,

CART Pierson

Name / Address

1690 S Ogden St

Name / Address

Cat Pierson 2/28/24

Signature / Date

Signature / Date

Flor -

I also support re-zoning for
ADU's in Platt Park -

Thank You

CART Pierson

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

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Thank you for your consideration,

Emily Blair
1625 S Corona St

Name / Address

Emily Blair 2/23/2024

Signature / Date

John Blair
1625 S Corona St

Name / Address

John Blair 2/23/2024

Signature / Date

RE: Rezone Request for
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Thank you for your consideration,

Sharon DeBoyes 1739 S. Clarkson St Sharon DeBoyes 2/24/2024

Name / Address

Signature / Date

Nick Kocherka 1739 S. CLARKSON

Nick Kocherka 2/24/24

Name / Address

Signature / Date

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Thank you for your consideration,

Anthony Braene 1695 S Corona St
Denver, CO 80210

Name / Address

[Signature] 2/25/09

Signature / Date

Name / Address

Signature / Date

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

To Whom It May Concern,

I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Mitchell Goldman 1754 S Corona St., Denver CO 80210  2/27/2024

Name / Address

Signature / Date

Name / Address

Signature / Date

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

To Whom It May Concern,

I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Kristen Burke / 1764 S. Washington St.
Denver, CO 80210

Name / Address

KCB / 2/26/24

Signature / Date

James Burke / 1764 S. Washington St.
Denver CO 80210

Name / Address

James Burke / 2/26/24

Signature / Date

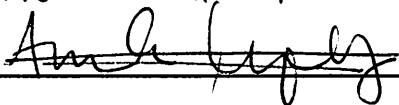
RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

To Whom It May Concern,


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Thank you for your consideration,

Adrian Sullesta 1871 S Pennsylvania St.



Name / Address



Signature / Date

Amanda Murphy 1871 S Pennsylvania

Name / Address

 2/23/24

Signature / Date

To: 3PA
Re: 1628-1630 S Ogden rezone support

November 7th, 2023

To Whom It May Concern,

I am writing this letter to express my support for the Harrison's request for a re-zone at 1628-1630 S Ogden Street. I am aware this has been a two-unit property for decades, and we think their plan for rezoning and building a new two-unit home would fit nicely within the Platt Park neighborhood.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "S. Billings". The signature is fluid and cursive, with a large initial "S" and a stylized "B" followed by "illings".

Sean Billings
2089 S Washington St
Denver, CO 80210

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

To Whom It May Concern,

I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Natalie Ritter 1562 S. Pennsylvania

Name / Address

Natalie Ritter 2/27/24

Signature / Date

Alex Chertihin 1562 S Pennsylvania St.

Name / Address

A Chertihin 2/27/24

Signature / Date

EXISTING DUPLEXES, ROW HOUSES and TOWNHOMES – Within 2 BLOCKS

OGDEN STREET (within 2 Blocks North/South)

1466 / 1454 / 1458 S Ogden St (Zone District: U-RH-2.5) - Property Type: Residential Rowhouse

1470 / 1476 S Ogden St (Zone District: U-RH-2.5) - Property Type: Residential Duplex

1581 / 1583 S Ogden St (Zone District: U-SU-B) - Property Type: Residential Rowhouse

1585 / 1587 S Ogden St (Zone District: U-SU-B) - Property Type: Residential Rowhouse

1705 / 1709 S Ogden St (Zone District: U-SU-B) - Property Type: Residential Duplex

914 / 918 E Iowa Ave (Zone District: U-SU-C) - Property Type: Residential Rowhouse

EMERSON STREET (1 Block West and 2 Blocks North/South)

1627 S Emerson St (Zone District: U-SU-B) - Property Type: Commercial – Retail

1637 / 1639 / 1641 S Emerson St (Zone District: U-SU-B) - Property Type: Residential Condominium

CLARKSON STREET (2 Blocks West and 2 Blocks North/South)

1401 / 1405 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1453 / 1457 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Duplex

1462 / 1464 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1577 / 1581 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Duplex

1737 / 1739 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1800 / 1810 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Condominium

1816 / 1818 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1819 / 1821 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1859 / 1861 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Duplex

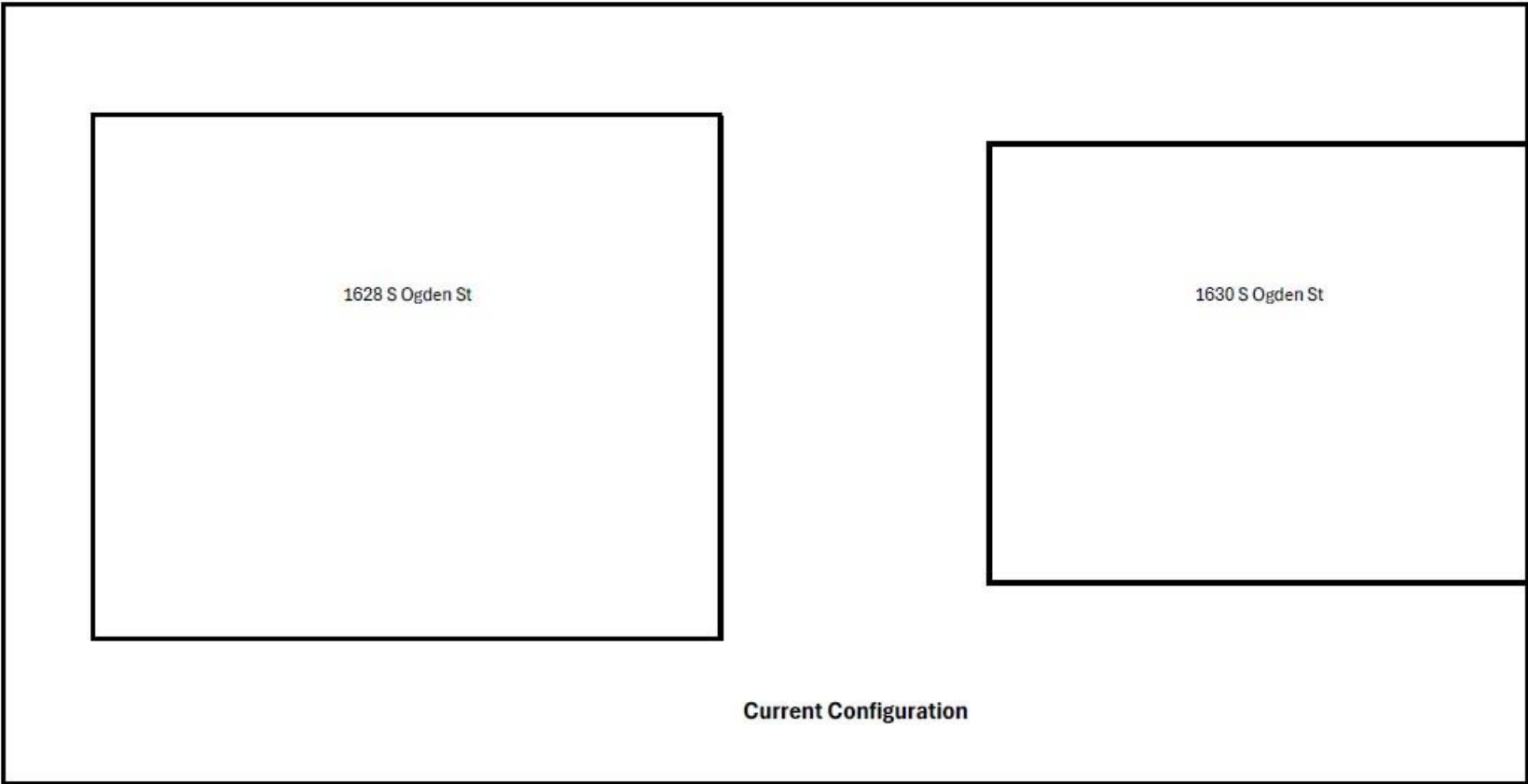
1865 / 1869 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1880 / 1884 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1912 / 1918 S Clarkson St (Zone District: U-SU-C1) - Property Type: Residential Rowhouse

1915 / 1925 S Clarkson St (Zone District: U-SU-C1) - Property Type: Residential Rowhouse

1968 / 1970 S Clarkson St (Zone District: U-SU-C1) - Property Type: Residential Rowhouse



1628 S Ogden St

1630 S Ogden St

Requested Configuration

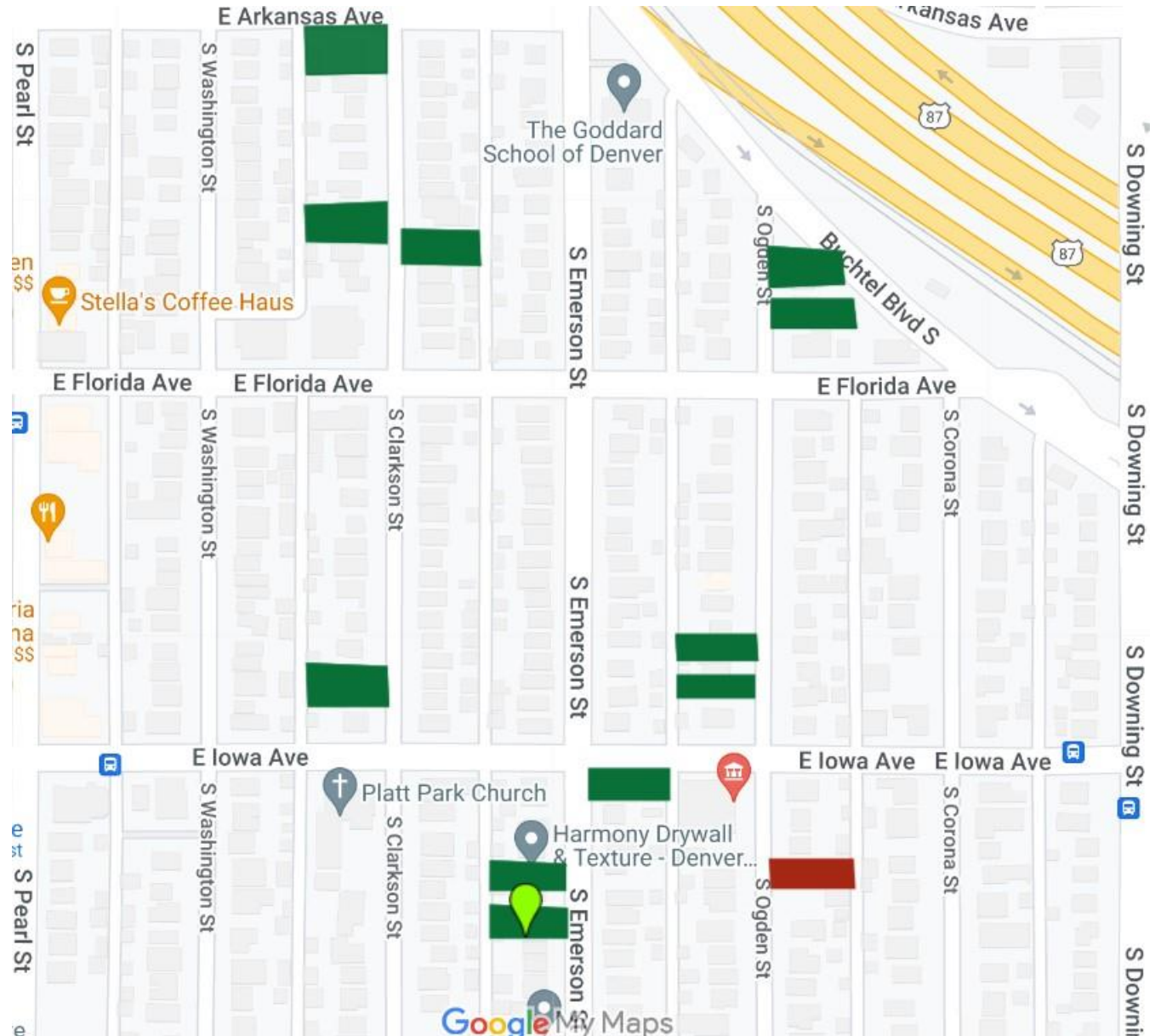
1628 & 1630 S Ogden St - Rezoning

NORTH

**Subject Property
RED**

**Existing Two-Units Parcels
GREEN**

**22 attached two-units
w/in 2 blocks**



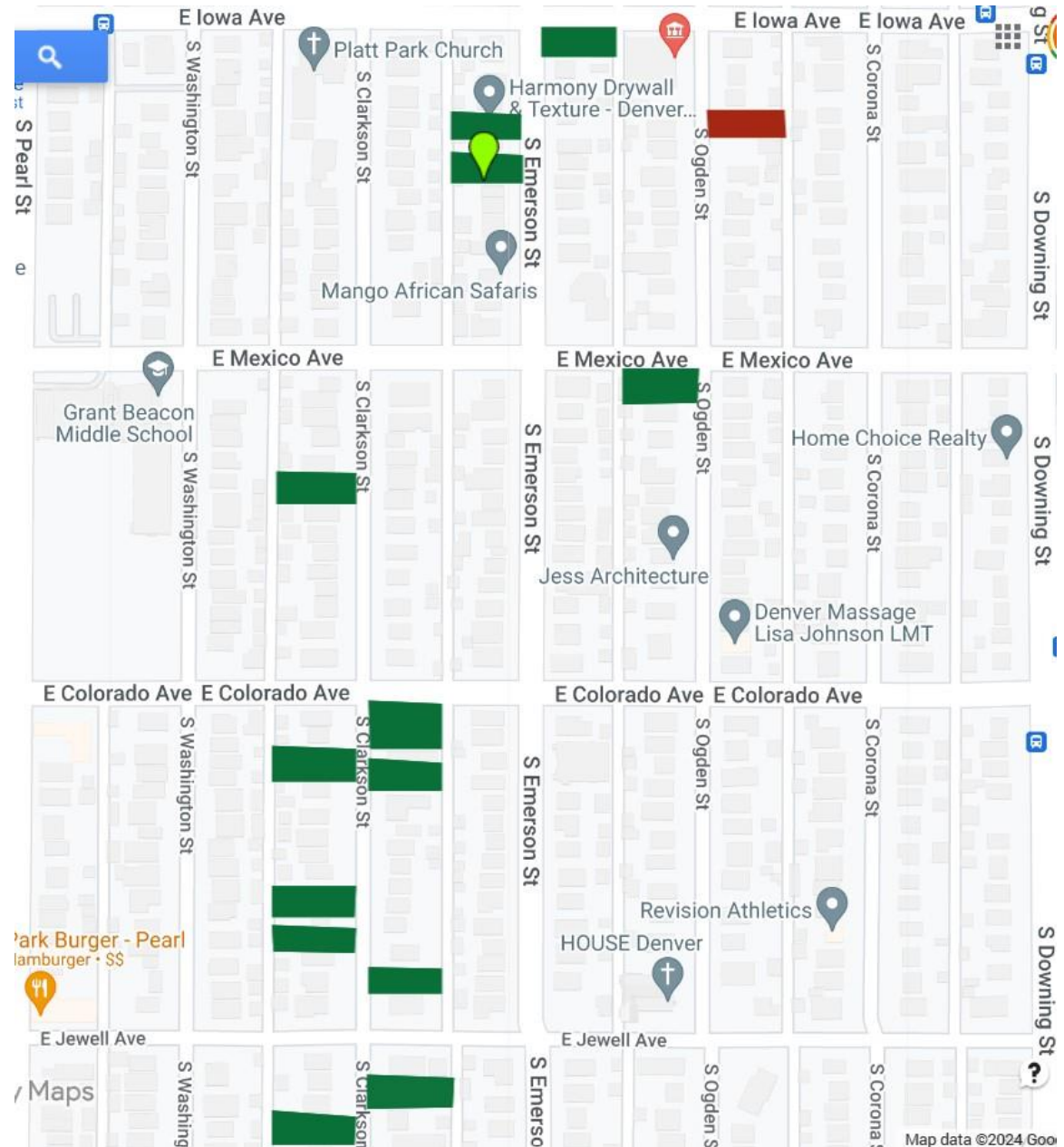
1628 & 1630 S Ogden St - Rezoning

SOUTH

**Subject Property
RED**

**Existing Two-Units Parcels
GREEN**

**22 attached two-units
w/in 2 blocks**



Planning Board Comments



Submitted on	24 October 2024, 9:31PM
Receipt number	712
Related form version	3

Your information

Name	Edward Fron
Address or neighborhood	1590 S Emerson St
ZIP code	80210
Email	ed@fron.org

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1628-1630 S Ogden St
Case number	#20231-00242

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

Request for City Council to deny variance for DUPLEX partnership based on current 2010 zoning code change that prohibited duplexes in single-unit zones (U-SU-C1). Please deny and recommend zoning regulations that wouldn't allow the approved accessory dwelling units (ADUs).

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [Elizabeth Bankhead](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Opposition to re-zone 1628/1630 S. Ogden
Date: Monday, November 4, 2024 10:19:46 AM
Attachments: [Scan_20241104.png](#)

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To: Fritz Clauson
From: Elizabeth and Richard Bankhead
Re: Re-zone of 1628/1630 S. Ogden

We are in opposition to re-zoning this property from single family to duplex. We also have concerns that both dwellings have been rented without the owner living on the property. Not only is parking an issue, but also the precedence this would set in an already crowded neighborhood.

Thank you for your consideration of the attachment.
Best regards,
Liz Bankhead
1712 South Emerson

DOCUMENT OF OPPOSITION TO REZONING

DATE: 10-20-2024

PARCEL NUMBER: 05233-09-004-00

SUBJECT ADDRESS: 1630 South Ogden Street

CURRENT ZONING: U-SU-C

PROPOSED ZONING: U-TU-C

OPPOSITION PARTY NAMES: John McKenna & Nancy Rice

SUMMARY:

The subject property was originally built with a single residence dating back to the original subdivision for City of South Denver in 1909, described as Lot 7 & Lot 8 Block 46 Stebbins' Heights. The subject property remained a single residence until the mid-1950's when an accessory structure was built. Coincidentally, in and around this same time, City of Denver Annexed the area. The intent of the accessory structure that was built, according to the Zoning Ordinance No. 42, Series of 1954, was to allow for 'Professional and Home Occupation Accessory Uses' where the usage was restricted to a 'Professional Person' such as 'physician, dentist, surgeon or other professional person' where they could use the accessory structure as their office, as long as it was used as 'part of the private residence'. At no point in time, was the intent of the accessory structure to be a separate residence. In fact, the City of Denver went to great lengths in their description in 1954 of use to make sure that the accessory structure 'presents no external evidence except one flat sign', of being anything other than an extension of a professional's private residential space.

So clearly, the accessory structure was NOT originally designed to be a second residence on the subject property. This seems in direct contrast to how the applicant's law firm has painted the picture. The lawyer's documents stated the subject property "as maintained and continually operated with two detached residential dwelling units on one parcel for approximately 80 years" (Brownstein Cover Letter, Pg. 1). Truth is, the second structure was never intended to be a residence according to the City of Denver, per the City of Denver's own 1954 Zoning Ordinance document. This can be found in the 1954 Zoning, Ordinance No. 42, Section 612.1-1.

Having lived at the adjoining property since 1997, we can attest that the subject property has NOT had two separate parties as residences for at least 8 years in the past 27 years. The subject property has been utilized as a single-family residence for 8 years, and then, with the owner's son living in one of the subject property's structures for some 9 years after that. Over that time, it has been described both by the City of Denver and by previous property owners as having a 'front house' and a 'grandmother in-laws' apartment' in the rear. It wasn't until 2014, when the owner's son left the back structure, that triggered the subject property to start having two separate parties live in each structure, none of which were the owner or related to the owner. In fact, up until 2014 there was only one Xcel utility meter. So

according to utility company, they viewed the structures on the property as one and the same, since there was only one electric meter.

The applicants law firm has also tried to make a case for the proximity of other “attached two-unit dwellings on a single parcel, all within a two-block radius of the Property. While this is likely true, this is due to those properties existing in different zoning districts. They found 22 parcels claiming them to be within the same U-SU-C district. The truth is only one parcel that is shown on their included proximity map is Zoned as U-SU-C. The other 21 parcels are zoned as something different than U-SU-C. The majority of the parcels claiming to be U-SU-C attached two-unit dwellings are, in fact, either U-SU-B, U-SU-B1, or U-SU-C1. The statement of “incongruity of the zone district” seems largely false, at least 21 out of 22 times. And to top it off, the one U-SU-C parcel used as an example was built in 1909 (914/918 E Iowa) and really cannot be used as an “example” of what the applicants intend to do with the subject property.

Not surprisingly, the Neighborhood Outreach seems misrepresented when it comes to the many neighbors supporting the applicants rezoning application. The claim of 17 out of 28 neighbors signed letters of support is true, based on the application documentation. What is NOT in that group of neighbors are any of the adjoining neighbors or neighbors across the street or sharing a common alley. These are the neighbors that will be directly affected by the change in zoning. Those addresses conspicuously missing from the support are:

1620 South Ogden St (adjoining property)
1634 South Ogden St (adjoining property)
1621 South Ogden St(street)
1629 South Ogden St(street)
1636 South Corona St (alley)

The majority of the REAL neighbors, including the two adjoining neighbors oppose the rezoning.

The feedback that was received from the supportive neighbors, might be true. However, there isn't a discussion about why the rezoning doesn't benefit the city, the neighborhood, or come one step closer to increasing density of the neighborhood. There are some 32 letters of opposition from the same neighborhood that are included with this document.

The subject property doesn't need a rezoning to be able to have two structures on the property, being U-SU-C. If one wanted to work within the existing zoning of the parcel, one could simply rebuild the property with a main structure and an ADU. This type of use is already available to a U-SU-C parcel with a variance. This would allow the subject property to still have the two structures that seem to be important to the applicants. It doesn't allow for a common shared wall, or a modern duplex, but that wouldn't seem to be necessary if one truly wanted to live at the property.

If the applicants wanted to tear down older structures to build a modern common wall duplex or 'two-unit' home, they should have purchased property in the correct zoning to do so. The applicants law firm coats a number of pages restating the city's "Comp Plan 2040" and "Blueprint Denver", highlighting a number of times 'affordable housing' and 'middle missing housing'. And, yet, they fail to conclude as

to how a duplex with a common wall, U-TU-C, is going to provide 'affordable housing' for the greater Denver population in this neighborhood.

There was no projection as to what the 'affordable housing' would look like in terms of cost. Perhaps the City could require truly affordable housing contingent upon rezoning to help meet "Goal 3" of the Comp Plan 2040. It is likely that, left to the open market, that each half of a newly built modern duplex in this neighborhood would sell for somewhere between 1.25 and 1.75 million per side. This doesn't sound particularly affordable in any sense of the word.

There was no discussion about whom was going to live in the two units. Are the applicants planning on living in one of the new units? I suspect not.

Will the City demand that the rezoning requires one of the units be the primary residence for the applicant? Probably not.

Was there any discussion about rent control for the newly built structures? Nope, that wasn't on the table.

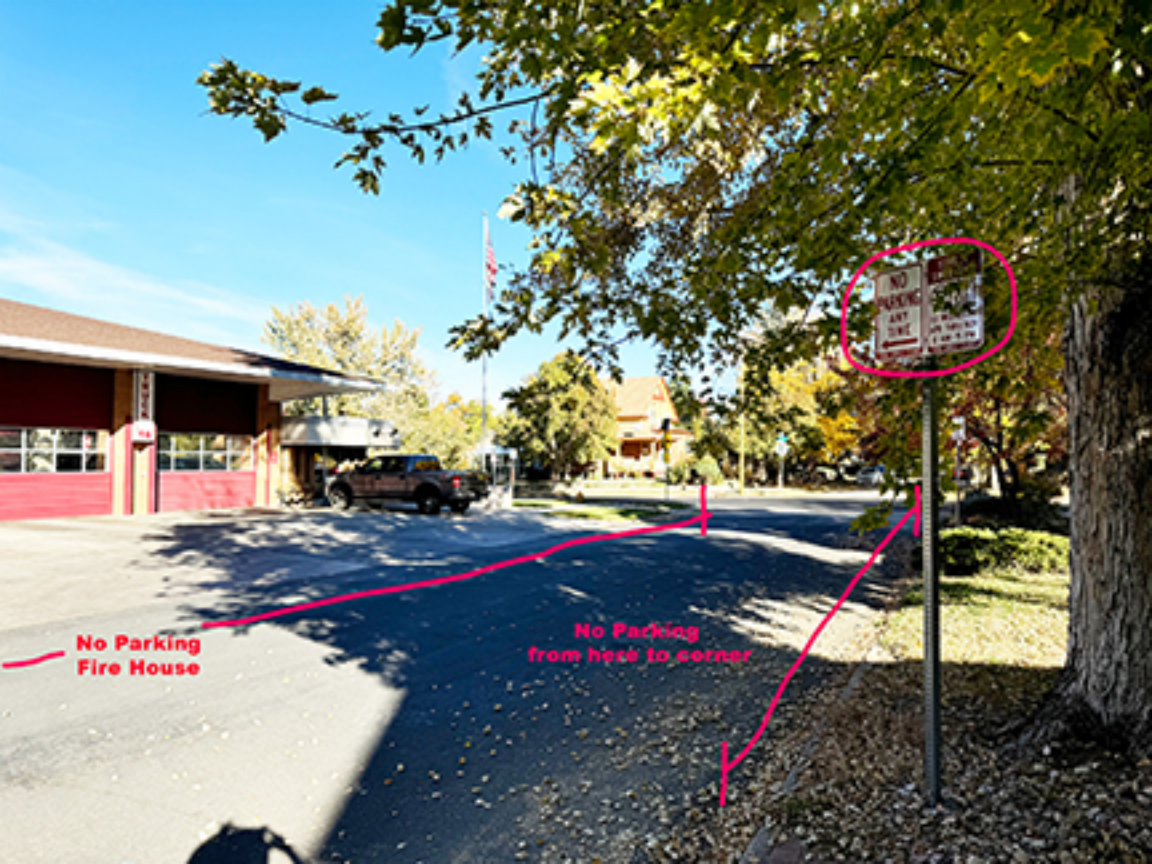
Was there any discussion about impacts to parking? Presently, the fire station at the corner of Ogden and Iowa restricts parking on both sides of the street. Higher density housing, as described in the Brownstein letter, doesn't do anything to address the lack of parking on this part of Ogden. It can be difficult to find parking on the street as it is, and making higher density housing doesn't address the parking.

In terms of rent, the current rent is the least expensive it will ever be. The rebuilt U-TU-C two-unit structures will not rent for less than is currently being charged. In fact, due to the economics, the rent will likely double, if in fact, the properties stay rentals. It is more likely these will be sold as new residence in a desirable neighborhood.

In short, this rezoning is about money and making more money. If the U-SU-C is rezoned to U-TU-C it is likely that the investor in this project would realize another \$500,000 or more by being able to sell separate units. In fact, rezoning this property will only increase the cost of housing, not reduce it for this neighborhood.

In conclusion, the applicant hasn't provided any proof that they public or the city will benefit in any way from the changing of the zoning. There is no hardship presented and no compelling argument to rezone other than the applicant "wants to rezone the property".

It is clear that the board should deny the rezoning request based on the present opposition and lack of benefit to the city. The property should remain U-SU-C and the applicants can put two structures on the property if they so choose with a main house and an ADU, completely within the current zoning district rules.



**No Parking
Fire House**

**No Parking
from here to corner**



**No Parking
from here to corner**



No Parking Sign



No Parking from
here to corner

From: [Kristi Leech](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Comments AGAINST Zoning Change Request/Case#20231-00242
Date: Wednesday, August 14, 2024 11:26:01 AM

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Hello Mr. Clausen,

I hope this email finds you well. I am reaching out to provide comments AGAINST a proposed zoning change to the property at 1628-1630 S. Ogden St, 80210 (case # 20231-00242).

My name is Kristi Leech, and I am also writing on behalf of my husband, Jonathan Leech. We are the property owners at 1637 S. Corona St, which is located directly behind the property cited above. We have owned our home since 2007, and have 2 kids that attend the local public schools.

It appears that the owners of 1628-1630 S. Ogden are requesting a zoning change so that they will be allowed to build a duplex-type dwelling, as opposed to the current setup which functions like an ADU. We have several major concerns with this proposed plan.

1.

Crowding in the alley. We currently do not have enough space for all of the trash cans that have to be placed in the alley each week (see attached photo). These photos do not even include all of the possible cans that could be put out, since some neighbors don't put all of their cans out each week. If there is to be 2 feet of space between cans (per request of the city's waste management program) that puts cans in front of our driveway and garage access. Adding an entire new single-family sized dwelling (½ duplex) would basically add 3 more cans into the mix. This may seem like a trivial complaint, however our garage is where all the cans line up, and getting in and out can already be challenging on trash days.

2.

Increased car traffic in the alley. Again, adding another full-sized, single family unit will bring more cars to the alley going in and out of a garage. As it is now, only 2 cars can reasonably park in this space. Adding another full size unit would likely add an additional 2 cars (at least) needing space to park or coming in and out of a garage. This is assuming that each unit does not have multiple, non-related adults living in the units, which is currently allowed by cite code. If this occurs, then even more cars and traffic is possible. We have a basketball area in our driveway, directly across from the proposed duplex, with neighborhood kids constantly using the hoop and riding bikes or playing in the alley. More cars means less safety for the kids.

3.

Uniformity of the neighborhood/Property Value Concerns. The blocks surrounding our residence have always been zoned for single family homes. This is one of the reasons we purchased our house in this area, because it is less crowded than other streets where duplex and multi-unit dwellings are allowed.

We are extremely concerned that having a duplex behind our house will significantly decrease our property value and impede our ability for resale, as compared to other homes on the surrounding blocks. Our house will be one of the ONLY houses in the area that backs up to a duplex. There are only a few other houses on Corona, Ogden and Emerson where this is the case, and we feel we will be at a distinct disadvantage with potential homebuyers when it comes time to sell, especially because most of the other homes will not have this dilemma.

There are plenty of streets and areas in the nearby vicinity that are zoned for multi-family and apartment type dwellings (Clarkson, Washington, Pearl, Pennsylvania), so diversity of the neighborhood is already being fulfilled. The line was drawn a long time ago, and maintaining single unit zoning in our part of the neighborhood is not a big ask. The fact that 1628/1630 exists as it does is an anomaly in this part of Platt Park, not the norm.

4.

Already using property as an ADU. The only reason I can see for changing the zoning to a duplex, is so that the owners can sell off the units separately and make more money. The property owners are already operating under the ADU provision, with 2 separate parties renting each of the houses on their property. This setup serves the purpose of allowing more density and I would argue even more affordable housing. If they build a duplex, it is guaranteed that in this neighborhood each unit will sell for over \$1 million, which is actually LESS affordable than the current situation. Even if they rent out both duplex units instead of selling, the rental cost for tenants will undoubtedly be MUCH higher with a newly built space, which does nothing to preserve economic diversity on the block.

The zoning is already in place for an ADU, so what is the real motive for making it a duplex? Not to mention allowing a duplex on this property will open the door for surrounding properties to request this rezoning as well, forever changing the fabric of the neighborhood. (And creating more work for the zoning and planning department!)

5.

False community outreach. The owners have provided extensive letters and records indicating how much community outreach they have done regarding this project. We, as the owners who are some of the most impacted, received exactly 1 letter on our

door last fall, indicating that they were looking into this zoning change request. That is the one and only time they attempted to make contact with us. Other neighbors in the immediate vicinity have also cited that they were not contacted or contacted only minimally.

Another neighbor down the street was quoted as “expressing support”. When I talked to her she told me that the owners said they were going to “make some changes to the carriage house”, but mentioned nothing about rezoning or creating a duplex. I just wonder how many of the neighbors who “expressed support” were given all of the details about the full scope of the project.

They have also provided letters of support from neighbors who live nowhere near us, or who already live on streets nearby that are zoned for duplexes, such as Washington, Clarkson and Pennsylvania. In my opinion these letters should be given less weight in decision making, since they will not be impacted at all by this proposed change.

In addition, they have procured letters of support from temporary renters (1625 S. Corona St.), who in my opinion do not have a vested interest in the neighborhood, as they may be gone in the near future. They have also listed residents who no longer live at the addresses cited. Of the 21 houses on their 1600 block of S. Ogden St., they have only received 3 signed letters (including their own, so really only 2), and 6 people “expressed support”. But as mentioned above the accuracy of these statements is questionable given the deception one neighbor fell victim to.

Finally, they have not even made their current renters aware of the proposed zoning change. Since this is now public record, it seems odd that they would not give a heads up to the current residents, who showed genuine shock when told of the situation.

6.

Questionable methods. I know this is not necessarily an official reason to object to a project, but several of their practices have been a little questionable. In the letter the Harrisons left at our door, they cite that the home is unsafe for kids, which is one of the main reasons they want to renovate. Obviously this could be accomplished with a SFH/ADU - a duplex unit is not needed to fulfill this desire.

The term “duplex” is also never actually used in any of their paperwork, which is interesting. It seems that most people would know what a duplex is, but “attached/more typical two unit home” is the vague terminology they have used in their letters, which gives the impression that they are trying to downplay the scope and type of project they are proposing. Also telling a neighbor that they are going to “renovate the carriage house” seems like a deceptive tactic to elicit buy-in from the

neighborhood.

Brendan Harrison has also bought and sold at least 3 properties in the neighborhood over the past 3 years according to public property records. He has owned and sold 2130 S. Emerson St in 2022, bought and currently resides at 911 S. Gaylord St in 2021, and owns the Ogden St properties (bought in 2023) which they currently rent out. It seems that buying and selling properties in the neighborhood is their goal, presumably for a profit. What better way to make a profit than by turning one house into two? Or by building a duplex with 2 larger units that can rent for higher dollar amounts?

The bottom line is that they have been less than forthcoming about the project according to several neighbors, and it seems that they are hoping to silence any objections by hiring an attorney and by showcasing all of their “outreach” and purported “support” in their application. I know for a fact that many of the immediate neighbors are against the rezoning, and will also be contacting the planning department.

I hope that all of the issues above that we have brought to your attention will help you to decide that granting this rezoning request will ultimately not be in the best interest of the neighborhood, but will only benefit the Harrisons.

Thank you for your time and consideration!

Sincerely,

Kristi and Jonathan Leech
1637 S. Corona St
Denver, 80210
(303) 548-1289



1625
CITY AND
COUNTY OF
DENVER

1051
150.010723

1637
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1635210

231.006733

05 608351



NO TRASH
RECYCLABLES
ONLY
NO LIQUIDS

NO TRASH
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From: [Rezoning - CPD](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: FW: [EXTERNAL] Proposed Zoning: U-TU-C 1628-1630 S. Ogden St
Date: Tuesday, September 17, 2024 8:15:12 AM

From: MK Mauro <marykay.mauro@gmail.com>
Sent: Monday, September 16, 2024 1:11 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Proposed Zoning: U-TU-C 1628-1630 S. Ogden St

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Hello,

I live at 1610 S. Ogden St. My neighbor at 1628-1630 S. Ogden St wants to rezone their property from Urban-Single Unit-C to Urban-Two Unit-C.

I **oppose** the proposed zoning of U-TU-C 1628-1630 S. Ogden St as an Urban-Two Unit-C. We have extremely limited parking already and too much traffic and noise on the street, especially with Fire Station 16 across the street and less than a half block away the heavily used Iowa Ave with buses and cars.

We appreciate your consideration and attention to this important neighborhood matter.

Thank you,
Mary Kay

--

Mary Kay Mauro
marykay.mauro@gmail.com | 303.618.1619

From: [R. Grosvenor](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] 1628-1630 S Ogden St App# 20231-00242
Date: Monday, August 19, 2024 12:18:41 PM

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Address: 1628 -1639 S Ogden St.

Application # - 20231-00242

Denver Community Planning & Development

We own the property directly behind this address, 1625 S Corona St, and oppose the rezoning for the construction of a duplex on this lot. Our primary reason is the possibility of a four-car garage or an area necessary for the parking of four cars; there has always been a severe lack of parking on S Ogden St. The duplex would also require area for six new trash/recycle/organic containers, three for each apartment in a single lane alley-way, nine total cans on one wall on pickup days.

We do have a three-car garage but the single stall cannot be used for mid-size or greater sized vehicle due to the newly constructed wood fence right at the alley's single lane edge. We believe that four cars and six bins will create several types of congestion in a small area that may also create unnecessary tension and conflict.

Thank you for your time,

Randy Grosvenor
2255 S Dayton St.
Denver CO 80231
630-564-4495

From: [S Oremus](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Case number: 20231-00242
Date: Saturday, August 17, 2024 7:07:41 AM

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Dear Sir,

It has been brought to my attention that the owner of the property at 1630 S Ogden St has submitted a zoning change from a U-SU-C to U-TU-C.

I want to express my **absolute disapproval** of this submission and request.

It is also my understanding that the property owner has collected signatures of residents approving the change but that those people **do not** live in the current neighborhood/U-SU-C zone.

I kindly ask that you **do not** allow the property to be rezoned from a SINGLE unit to a TWO unit parcel.

Respectfully,
Susan Oremus
1620 S Ogden Ave
Denver, CO

From: [S Oremus](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Opposition of Rezoning 1628 and 1630 S Ogden
Date: Thursday, October 31, 2024 1:44:02 PM

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From: [tucker loosbrock](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Comments rezoning for 1628-1630 S Ogden Street
Date: Thursday, August 15, 2024 10:17:41 PM

This Message Is From an Untrusted Sender

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Hello,

I am writing to share some concerns we have about a rezoning of one of our neighbors that we just learned about through a notice we received in the mail.

We live on a street of families with kids ranging from about 2 months to 16 years old. The following are our concerns:

1.) There is a fire station across the street that already has restricted parking to make room for fire trucks getting in and out to deal with various emergencies. This will only create more issues in the limited space we have with the fire station's restricted parking.

2.) This will change the dynamic of the block that has been built over the last couple decades.

3.) Rezoning a single to a double or more will set a precedent for others wanting to ruin the integrity of the block.

We appreciate your consideration of our concerns.

Thank you,

Tucker Loosbrock

From: [Victoria Ekelund](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Case 20231-00242-AGAINST Zoning Change
Date: Thursday, August 15, 2024 1:04:46 PM

This Message Is From an Untrusted Sender

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[Report Suspicious](#)

Good morning Fritz!
Hope you and the girls are all doing well.

It has come to my attention that the new owner of the property three doors down from me (1630 S. Ogden St) has hired a lawyer to get his proposed zoning change approved. It is the talk of the neighbors most impacted by this change. It has also come to my attention that he didn't just lie to me about his proposed changes but to all the neighbors on either side of the alley to get their approval! This man is a wolf in sheep's clothing and it appears, a master manipulator. I noticed that my address is not listed as one he contacted last fall probably because I was not in support of a duplex, which he would never acknowledge was his goal, either in the postcard he left at my door and in a conversation I had with him in reply, he definitely wanted two units on this property. The two units currently on this property are not legal as such. It is a property, to the best of my knowledge, that was common back in the time of early development of Platte Park where the land owner would build a garage to live in while the house up front was being built and then the garage would revert to its original intent. It is also my understanding that property taxes have only been paid for a SFR.

All that aside, those of us who currently reside on this block bought here as it was zoned SFR or R-1 I think it was called. There are plenty of blocks in Platte Park that are zoned for multiple units on one property and I don't see why this block has to join in. That is what makes it a diverse neighborhood. If every block is the same than we have lost what makes Platte Park what it is. Most of us have no problem with an ADU but a duplex is another story. It is a small lot in comparison to most of the lots on our block and when I question Brendan specifically on how he proposed to situate these two units he vaguely alluded to no plans have been drawn up yet.

The two neighbors directly across the alley from me were told by Brendan that he wanted their approval for renovating the alley (re: garage) house. He told me that the front house was not safe for his three young children; he has NO INTENTION of living in this developed property as he is a known flipper/developer. There are quite a few developers in our neighborhood unfortunately. Most of them are at least likable even if I don't always approve of what they are doing to Platte Park. When Richard and I bought this property back in 1989 it was because it was the only affordable area left in the city that had what we wanted which then decades later has led to the unfortunate landslide of development that has been going on and crushed the mixed economic feel of this neighborhood. I could not afford to buy here now, and I am being priced out as the developed properties have raised my property taxes to where it is year by year that I scrape together enough to pay them. So much for diversity when a house two doors down sold for \$3.1 million as a designer home!

On a personal note, having lived in Denver my whole adult life, I am saddened by what is

being allowed to be built in Denver. Platte Park is surrounded by thousands of apartments as the Broadway corridor explodes with them, as well as along University Blvd and Buchtel. We have all the diversity we need and the traffic increase through our neighborhood has made it darn right dangerous to cross Iowa St.

One last thought. I did talk with one of the neighbors who is in support of this zoning change. Interesting in that she is an architect and her husband is a developer. They bought the rental property next to them and I know they want to do the same thing to that property that Brendan wants to do with the Zoning change at 1630 South. It is, as they say, the proverbial domino effect.

In closing, Brendan is one who gives developers a bad name, as if they needed any help...

Let me know if you need anything more from me,

Thanks,

Victoria Ekelund

1600 S. Ogden Street

303-912-2676

--

Victoria

www.victoriasart.blogspot.com

victoriaekelund.com

Planning Board Comments



Submitted on	4 November 2024, 12:42PM
Receipt number	714
Related form version	3

Your information

Name	Sean Billings
Address or neighborhood	2089 S. Washington St
ZIP code	80210
Email	billings.sean@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1628 / 1630 S. Ogden St,
Case number	

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong support

Your comment:

Dear Planning Board,

My name is Sean Billings, and I live in Platt Park with my young family. I am writing in hopes of adding some context on behalf of Brendan & Katie Harrison. I have known Brendan for 15 years now, as we flew C-17's in the same squadron together for many years in the Air Force. We have many great memories together, and have remained closely connected after multiple deployments, flying together in Afghanistan and Iraq.

I can tell you that he and Katie are not big developers, as they have never built a home here in Colorado. Both Brendan and I fly full-time for major airlines, and I know for a fact they spend the vast majority of time raising three wonderful children, 2nd grade and younger. They are kind people, they are thoughtful, and they are great parents. I believe anyone who would take the time to sit down and get to know them, would feel the same way.

My wife and I are in full support of their rezoning request, as they are looking to simply replace two units for two units. Platte Park desperately needs more housing and their proposal would be a vast improvement from the two, almost unlivable units, currently in place.

Thank you for your time.

Sincerely,
Sean Billings

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	5 November 2024, 8:19PM
Receipt number	718
Related form version	3

Your information

Name	Stephanie Giles
Address or neighborhood	1517 S Grant St
ZIP code	80210
Email	stephanie.g.giles@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1628/1630 S Ogden St.
Case number	20231-00242

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong support

Your comment:

Hello Fritz,
My name is Stephanie Giles and my family and I live in Platt Park (1517 S Grant St). We know Katie & Brendan, as our kiddos currently go to elementary school together. Katie & Brendan's kiddos went to Platt Park Children's Center & they have lived in the area for quite some time now. They are wonderful, hard working people who truly care about others and would be a great addition to our neighborhood. Katie literally juggles it all while Brendan is away half the month flying for the airlines. This rezoning would help their family a great deal. We fully support the idea of taking two separate homes and letting them build a new two unit home on the same lot, at 1628 / 1630 S Ogden Street.
Thank you for your consideration.
Best, Stephanie Giles

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	4 November 2024, 2:30PM
Receipt number	715
Related form version	3

Your information

Name	Teddy Kane
Address or neighborhood	1510 S Clarkson St
ZIP code	80210
Email	teddykane3@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1628 S Ogden St
Case number	

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong support

Your comment:

Good Afternoon, Planning Board,

My name is Teddy Kane. My family & I live in Platt Park, and I am writing this letter in support of the Harrisons.

I know rezoning can be a touchy subject, but I wanted to relay that the Harrison's are not local developers or builders. Our family has known their family for several years now, as our children went to preschool together and remain friends. We still cross paths often through tennis and baseball, and we always look forward to spending time with them. The Harrisons are wonderful people.

With Brendan being an airline pilot, Katie ends up carting the kids to & from school and activities by herself much of the week. I know the idea of having grandparents next door would be a welcome addition. This rezoning request would help the Harrison family realize that goal.

We support rezoning their current lot, as they already have two homes on the property. This seems like a practical way to at least maintain the current density.

Thank you for your consideration in this matter,

Teddy Kane

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Re: Rezone Request for

1628 & 1630 South Ogden Street

To whom it may concern,

I am signing this letter to express my opposition for the request of a re-zone at 1628 and 1630 South Ogden Street.

I oppose the re-zoning as it will set a precedent for other U-SC-C properties in the neighborhood.

Also, I oppose this re-zoning of this property, as Fire Station #16 on the West side of the street limits on-street parking for the north end of Ogden Street. And with the approval of House Bill 24-1007, also known as the HOME (Harmonizing Occupancy Measures Equitably) Act, which prohibits local governments from limiting the number of unrelated people living together under the same roof, there could potentially be 10 unrelated people living in the combined duplexes, which could mean up to 10 cars. If the duplexes house 4 cars, where will the additional 6 cars park?

Thank you for your consideration,

 Aimee Fink 2636 S. Gilpin Denver 80210
Name/Address

 Aimee C Fink 10/26/24
Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

Anne Buteyn 1785 S. Corona St. Denver ⁸⁰²¹⁰
Name/Address

Anne Buteyn 10-28-24
Signature/Date

JOHN BUTEYN 1785 S. Corona St. Denver 80210
Name/Address

John Buteyn 10/28/24
Signature/Date

Re: Rezone Request for

1628 & 1630 South Ogden Street

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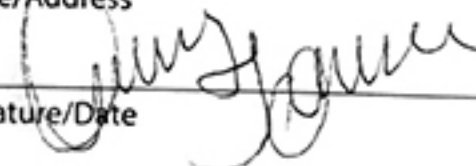
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Thank you for your consideration,

ANNE TANKER 1740 SO CORONA ST.
Name/Address

 10-25-2024
Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

Ashley ARROYO 1526 S. Corona St. Denver 80210

Name/Address



10/27/2024

Signature/Date

Tom Ferrrell 1526 S. Corona St. Denver, CO 80210

Name/Address



10/27/24

Signature/Date

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Thank you for your consideration,

Barbara Fuchs 1965 S. Clarkson St. 80210
Name/Address

B Fuchs 10.25.24
Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

Christopher Walsweer

Name/Address

1637 S. Ogden St Den 80210

Signature/Date

Shannon Walsweer 1637 S. Ogden St.

Name/Address



Signature/Date

10.26.24

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Thank you for your consideration,

Cody Henderson, 1682 S. Ogden St
Name/Address

[Signature]
Signature/Date

Name/Address

Signature/Date

Re: Rezone Request for

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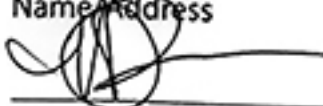
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Thank you for your consideration,

Colleen Attama-Mathews 1790 S. Ogden St
Name/Address Denver CO 80210
 10/28/24
Signature/Date

MICHAEL Mathews 1790 S. Ogden St
Name/Address Denver CO 80210
 10/28/24
Signature/Date

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Thank you for your consideration,

Dave Stanfill 1643 S. Ogden St. 80210
Name/Address

[Signature] 10/25/24
Signature/Date

Name/Address

Signature/Date

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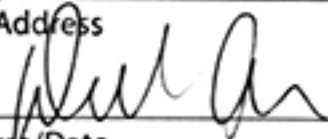
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Thank you for your consideration,

Deborah Alper 1831 Spear St
Name/Address

 10/24/24
Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

ELIZABETH M. BANKHEAD 1712 SOUTH EMERSON DENVER 80210
Name/Address

Elizabeth M. Bankhead 11-1-24
Signature/Date

WILLIAM R BANKHEAD 1712 SOUTH EMERSON DENVER 80210
Name/Address

William R Bankhead 11-1-24
Signature/Date

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Thank you for your consideration,

Gary J. Salvucci 1835 S. Corona St., Denver CO 80210
Name/Address

Danny J. Salvi 10/26/24
Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

Jeffrey S. Martin 1601 S. Corona St. Denver 80210
Name/Address

Jeffrey S. Martin Oct. 27, 2024
Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

JILL EPSTEIN

Name/Address



Signature/Date

10/26/24

PAUL EPSTEIN

Name/Address



Signature/Date

10/26/24

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Thank you for your consideration,

KEVIN COLEMAN / 1628 S Ogden St.

Name/Address



Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

Keisten D. Scott

Name/Address

Keisten D. Scott, October 26, 2024

Signature/Date

Keisten D. Scott, 1608 S. Clarkson St. Denver CO 80202

Name/Address

Signature/Date

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Thank you for your consideration,

Linda Phillips 1592 S. Ogden St
Name/Address

Linda Piff 10/27/24
Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

Lisa Gotow 1525 S. Washington St.

Name/Address

Lisa Gotow Oct 26, 2024

Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

LISA HART 1785 S. EMERSON ST DENVER, CO 80210
Name/Address

 10/26/24
Signature/Date

Name/Address

Signature/Date

Re: Rezone Request for

1628 & 1630 South Ogden Street

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Mary Kay Mauro 1610 S. Ogden St 80210
Name/Address

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Signature/Date

Name/Address

Signature/Date

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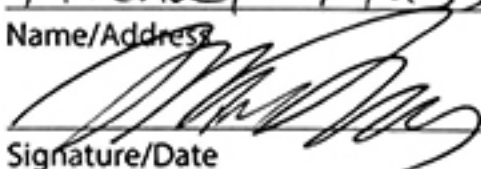
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Michael Massey 1654 S Corona St.
Name/Address
 10/28/2024
Signature/Date

Name/Address

Signature/Date

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Richard Ray 1580 So. Corona St.

Name/Address

Richard Ray 11/26/24

Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

Robin B. Darrow 1670 S. Ogden St. Denver, CO 80210

Name/Address

Robin B. Darrow

Signature/Date

Philip H. Darrow 1670 S. Ogden St. Denver, CO 80210

Name/Address

Philip H. Darrow

Signature/Date

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Thank you for your consideration,

Stephanie Vieau 1640 S. Ogden St. Denver Co, 80210

Name/Address



Signature/Date

10/26/24

KURT TATINSKI 1640 S OGDEN ST DENVER CO 80210

Name/Address



Signature/Date

10/26/24

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Thank you for your consideration,

Susan Oremus 1628 S Ogden St.
Name/Address

Susan Oremus October 30, 2021
Signature/Date

Name/Address

Signature/Date

Sincerely,
Susan Oremus

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Thank you for your consideration,

JULIE + TUCKER LOOSBROOK
Name/Address
Julie Loosbrock - JA
Signature/Date

Name/Address

Signature/Date

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Thank you for your consideration,

Whitney Buttaff 1614 S. Corona St. Denver, CO 80210
Name/Address

Whitney Buttaff 10/25/24
Signature/Date

Name/Address

Signature/Date

12-1-2024

City Council Member – District 3
Jamie Torres
district3@denvergov.org
720-337-3333

RE: City of Denver Planning Board Corruption

Yes it is a bold statement. Something really not to be taken lightly. But something is rotten in the state of Denmark, make that Denver, Colorado.

Let's try to brief and set that stage.

There is/was an application for a zoning change. The applicant's hired Brownstein Law Firm to assist in the zoning application request with the City of Denver. Nothing here that screams foul. Brownstein Hyatt Farber Shrek, LLP has reputation of being able to get through the red tape of the City of Denver concerning real estate zoning and planning. They are by no means an inexpensive avenue to utilize for zoning application for a residential property, but none the less, they were employed by the applicant for assisting with a zoning application. Again, nothing too amazing here.

But there was and is opposition to the zoning application. The presentation made on behalf of the applicant by Brownstein was impressive, though completely full of half-truths and outright misrepresentation of the facts.

The internal City of Denver Planning group reviewed the application. They did a comprehensive review and determined that what the applicant wanted to do with the property didn't meet the current zoning area and guidelines. Their internal conclusion was that the application should be denied for a number of reasons. Plain and simple, should have been over and done, application denied.

But that isn't what happened at the Denver Planning Board meeting that happened on November 6th, 2024. Instead of taking the recommendation of the City's own zoning and planning group, the Denver Planning Board voted to approve the application.

How could that happen? Seems strange to have the Denver Planning Board overturn the City's own recommendation.

Well maybe not so strange when one considers the following:

- 1) The Chair of the Denver Planning Board is a practicing partner at Brownstein, LLP.
- 2) The Chair assisted with writing the residential application submitted to the City of Denver.
- 3) The Chair wrote a cover letter stating that they felt the applicant had met all the requirements for a zoning change that was submitted as part of the application, and read by all the Denver Planning Board members.
- 4) The Chair did recuse themselves from the final vote, as if that was sufficient resolution for the conflict of interest and inherent corruption of the board.

In today's world, one does get used to the inherent lack of a moral compass, but this really does stink of dirty politics and buying one's results with well connected persons in positions of power. The type of behavior displayed by the Denver Planning Board Chair is devoid of any ethical direction.

From the outside looking in, it really is amazing to think that one could just hire a law firm, pay the chair of the Planning Board via the law firm that was hired, and get a result that contradicts the City's own internal determination. That is corruption, plain and simple and collusion of the Denver Planning Board to boot.

There should be no place in the City of Denver that this type of corruption should exist!

So now that you have been made aware of the highly unethical and highly suspect Denver Planning Board recommendation, there seems to be little choice but to vote against the re-zoning request for 1628-1630 South Ogden Street, application #20231-00242 at an upcoming board meeting or else you would be condoning the behavior of the Planning Board Chair and the Denver Planning board recommendation.

+++++

References for the Zoning Application are as follows:

PARCEL NUMBER: 05233-09-004-00
SUBJECT ADDRESS: 1630 South Ogden Street
CURRENT ZONING: U-SU-C
PROPOSED ZONING: U-TU-0C

Application Link=>

https://denvergov.org/files/assets/public/v/1/community-planning-and-development/documents/zoning/map-amendments/2024/23i-00242_combined_application_071224.pdf

City of Denver internal City Planner's denial documents=>

https://denvergov.org/files/assets/public/v/1/community-planning-and-development/documents/zoning/map-amendments/2024/2023i-00242_1628-1630-s-ogden-st_pb-package.pdf

Respectfully submitted in opposition to the zoning application,

John C McKenna & Nancy V Rice

1634 S Odgen Street
Denver, CO 80210
303-720-5900 / 303-910-8082

Attached: Documentation of Opposition Rebuttal to Brownstein Application to City of Denver

At the Planning Board hearing on November 6, 2024, Community Planning and Development Staff recommended that the Board advise City Council to deny the application for Map Amendment 2023I-00242, finding that it was not consistent with plan guidance.

However, the Planning Board voted 5-1 to recommend that City Council approve the application. Planning Board members cited a range of rationale for this recommendation, including:

- If properties are not permitted to rezone to a designation that aligns with the neighborhood context and permits a slight increase in density (in this case, one additional unit), the area will struggle to support Blueprint Denver's Growth Strategy, which calls for this neighborhood to absorb a portion of the city's residential growth. Specifically, the Growth Strategy aims for "all other areas of the city" to collectively accommodate 20% of new households by 2040.
- Our planning documents do not clearly define whether terms like "consistency" or "character" apply to building form, building use, or both. However, some members suggested that context clues in the Denver Comprehensive Plan suggest that "consistent" should be interpreted as referring to building form. In the vision for Strong and Authentic Neighborhoods, Goal 1, Strategy B emphasizes a mix of housing types for a diverse population, followed by Goal 1, Strategy D, which encourages quality infill development consistent with neighborhood form while increasing amenities. Some Planning Board members interpreted "consistency" in this context as relating to form, as requiring uniform use would undermine the goal of housing variety. Here, the form standards for the urban house and duplex building form standards in U-SU-C and U-TU-C are identical.
- Some Board members also raised concerns about Blueprint Denver's guidance for applying Residential "Low" to rezonings, which relies on the established pattern of existing zone districts rather than the pattern of existing uses in the neighborhood. In this case, there is a noticeable pattern of two-unit uses, yet the zoning designates a solid block of SU (single-unit) zoning. This approach could be problematic as it may overlook historical patterns that were disregarded in the 2010 rezoning, failing to reflect "authenticity" as called for in Blueprint Denver's Strong and Authentic Neighborhoods vision.
- While Blueprint Denver supports missing-middle housing through "holistic revisions to the zoning code at a citywide scale," progress has been limited to citywide ADU goals, without addressing broader missing-middle needs. Some Planning Board members expressed concern that waiting for a citywide approach may delay opportunities to increase density, hampering more affordable and equitable housing outcomes in the interim.