

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Tyler and Robin Kiggins	Representative Name	
Address	1880 S. Monroe St.	Address	
City, State, Zip	Denver, CO 80210	City, State, Zip	
Telephone	970.988.8869	Telephone	
Email	robinandtyler@gmail.com	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.	
SUBJECT PROPERTY INFORMATION			
Location (address):	1880 S. Monroe St., Denver, CO 80210		
Assessor's Parcel Numbers:	05244-27-011-000		
Area in Acres or Square Feet:	11,400 SF		
Current Zone District(s):	E-SU-D		
PROPOSAL			
Proposed Zone District:	E-SU-D1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> Yes - if yes, state the meeting date <input type="checkbox"/> No - if no, describe why not	01/27/2021	_____
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <input type="checkbox"/> No - if no, describe why not (in outreach attachment)	Please see attached Outreach Narrative	_____

REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>University Park Neighborhood Plan</u></p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including Blueprint Denver which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria.</p> <p>(Check boxes to affirm.)</p> <p>DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: 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> <ul style="list-style-type: none"> a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u> E-SU-D1 </u> Zone District.</p>
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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 (e.g. Assessor’s record, property deed, etc). Proof of ownership 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.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

- Written Narrative Explaining Project
- Site Plan/ Drawings (if available)
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- 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 an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

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>	01/01/12	(A)	YES
Tyler Kiggins Robin Kiggins	1880 S Monroe St. Denver, CO 80210	100%	<i>Tyler Kiggins</i> <i>Robin Kiggins</i>	02/08/21	A	No

Tyler and Robin Kiggins
1880 South Monroe St.
Denver, CO 80210

Legal Description

Lots 19, 20 and 21, and the North 15 feet of Lot 22, Douglas Park, City and County of Denver, State of Colorado



12/08/2015 04:29 PM
City & County of Denver
Electronically Recorded

R \$11.00

WD

D \$43.50

WARRANTY DEED

THIS DEED , Made this **December 4, 2015** between

Jonathan D. Stites
of the City and County of **Denver** and State of **COLORADO**, grantor, and

SDF \$ 43.50

Tyler J. Kiggins and Robin CS Kiggins

whose legal address is **1880 South Monroe Street, Denver, CO 80210-3731**

of the City and County of **Denver**, State of Colorado, grantee(s);

WITNESS, That the grantor, for and in consideration of the sum of **FOUR HUNDRED THIRTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$435,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of **COLORADO**, described as follows:

Lots 19, 20 and 21, and the North 15 feet of Lot 22, Douglas Park,
City and County of Denver, State of Colorado

also known by street and number as **1880 South Monroe Street, Denver, CO 80210-3731**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 grantees, their heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a (Title Review), of the contract dated November 3, 2015, between the parties.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

SELLER:

Jonathan D. Stites

STATE OF COLORADO
COUNTY OF Denver

}SS:

The foregoing instrument was acknowledged before me this **04** day of **December, 2015**, by **Jonathan D. Stites**

SAMANTHA KOCHIOVELOS
Notary Public
State of Colorado
My Commission Expires: August 15, 2018
LIC# 20064032202

Witness my hand and official seal.

Notary Public

My Commission expires:

Tyler and Robin Kiggins
1880 South Monroe St.
Denver, CO 80210

Project Description

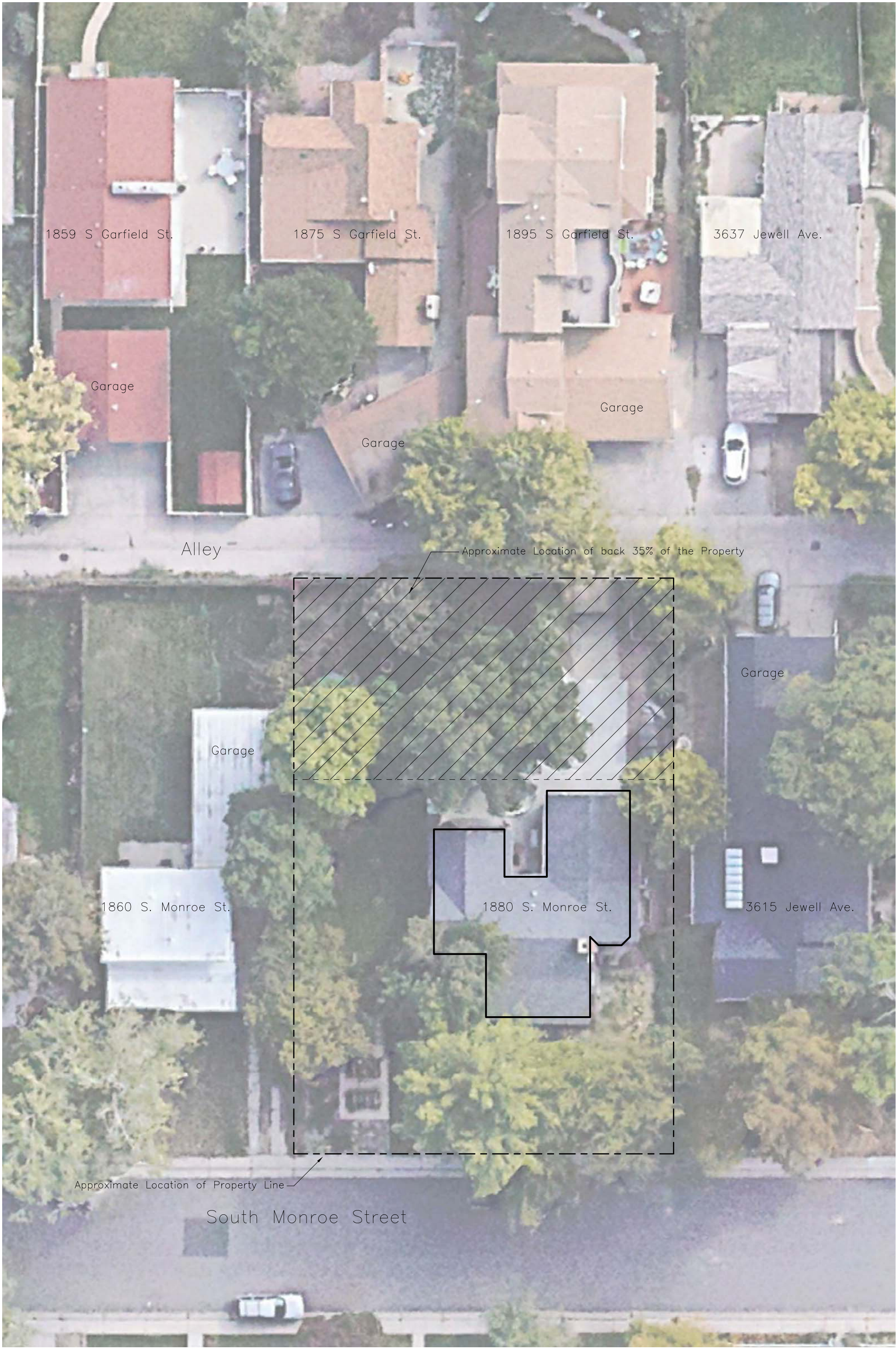
We would like to change our zoning from E-SU-D to E-SU-D1 to allow for an ADU in the back of our lot. After initial conversations with an architect we are thinking that the first floor would be a garage and the top floor a small apartment for one of our parents.

Outreach Narrative

1. Attached are a few letters of support that we received after talking about our plans with various neighbors over the last year or so.
 - a. Jessica Guido – 1870 S. Madison St. Denver, CO 80210
 - b. Tony and Della Ortiz – 1891 S. Monroe St. Denver, CO 80210
 - c. Mike Cox – 1861 S. Monroe St. Denver, CO 80210
 - d. Cori Depeu – 1894 S. Madison St. Denver, CO 80210

2. Councilman Paul Kashmann has made two visits to our property to get a better understanding of our intent and we had one meeting in his office.
 - a. 02/18/2020 Meeting at the City and County Building with Councilman Kashmann.
 - b. 02/19/2020 On-site meeting with Councilman Kashmann.
 - c. 02/05/2021 On-site meeting with Councilman Kashmann.

3. Email correspondence and one meeting with the University Park Community Council president Candace Kristensson and zoning representative Pat Cashen.
 - a. 02/28/2020 On-site meeting with Pat Cashen.



1859 S Garfield St.

1875 S Garfield St.

1895 S Garfield St.

3637 Jewell Ave.

Garage

Garage

Garage

Alley

Approximate Location of back 35% of the Property

Garage

Garage

1860 S. Monroe St.

1880 S. Monroe St.

3615 Jewell Ave.

Approximate Location of Property Line

South Monroe Street



February 2, 2021

RE: Zoning Request of 1880 S. Monroe St.

Dear Denver City Council Members,

Please consider my full support of the requested rezoning of the property at 1880 S. Monroe St. My reasoning is as follows:

1. I believe ADU's are a fair and logical solution to managing growth, density, and highest and best use issues, while respecting a community's desire to preserve the consistent look and feel of an established neighborhood.
2. Speaking specifically to this interior lot, I do not have any concerns with sightlines, conformity or safety, especially given the rear of the house is on an alley.
3. This last point is the most important to me. The Kiggins family is not making this request based on profit motive. This project is to accommodate a rapidly growing demographic in housing, multi-generational households. ADU's offer a real sense of independent living, while providing the safety and security of having support immediately available.

Since the Kiggins moved into the neighborhood a few years ago, they have taken tremendous pride in taking care of, and improving, their current structure and landscaping. I have no doubt that the construction and use of an ADU will meet their same high standards.

Please do not hesitate to contact me with any questions or concerns.

Respectfully,
Mike Cox
1861 S. Monroe St.
Denver, CO 80210
303-638-4689

City Council Members

Re: 1880 S. Monroe Zoning

Dear City Council Members

I'm sending this letter in support for the proposed rezoning of 1880 S. Monroe Denver, Co 80210 to E-SU-G1. We have lived in our home at 1891 S. Monroe for 20 years, we are very confident this proposed rezoning will not harm the character of our neighborhood. I believe it will only help by increasing the availability of affordable house in the city limits.

I am asking you to vote yes on this project because it will be the kind of redevelopment that is good for our neighborhood.

Tony & Della Ortiz
1891 S. Monroe
Denver, Co 80210

City Council Member

Re: 1880 S. Monroe Zoning

Dear City Council Member,

I write this letter to express my support for the proposed rezoning of 1880 South Monroe, Denver CO 80210 to E-SU-G1. I have lived in the neighborhood for almost 3 years now and am confident that the applicant's proposed zoning will not harm the neighborhood character.

In addition, I appreciate that this project will allow for appropriate and much needed growth while maintaining its character. The character present in the historic University Park neighborhood is unparalleled and one of the reasons we chose to move here. I also appreciate that this decision is not one based on profit, but rather improving access to housing, which is already difficult to attain for so many in Denver County.

The Kiggins family takes extremely great care of their lot, home structure, and landscaping. This gives me great confidence that this new addition to their home will be upheld to their same standards. I urge you to vote yes on this project because it is the kind of redevelopment that is good for University Park and the city of Denver. Please let me know if you have any questions. Thank you.

Sincerely,

Cori Depue

1894 S Madison St

Denver, CO 80210

949-683-2762

City Council Member

Re: 1880 S. Monroe Zoning

Dear City Council Member,

This letter to express my support for the proposed rezoning of 1880 South Monroe, Denver CO 80210 to E-SU-G1. I have lived in the neighborhood for 13 years and am confident that the applicant's proposed zoning will not harm the neighborhood character, and with the addition of the accessory dwelling unit will actually increase the availability of attainable housing within the city limits.

In addition, I appreciate that this project will allow for appropriate and much needed growth without requiring a home to be scraped and rebuilt. This allows the neighborhood to maintain its character which is extremely important to me, as I am the third generation of my family living in University Park.

In conclusion, I urge you to vote yes on this project because it is the kind of redevelopment that is good for the neighborhood and the city as a whole.

Sincerely,

Jessica Guido
1870 S. Madison St.
Denver, CO 80210
720-290-4342