



**TO:** Denver City Council  
**FROM:** Francisca Peñafiel, Senior City Planner  
**DATE:** February 16, 2023  
**RE:** Official Zoning Map Amendment Application #2022I-00118

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2022I-00118.

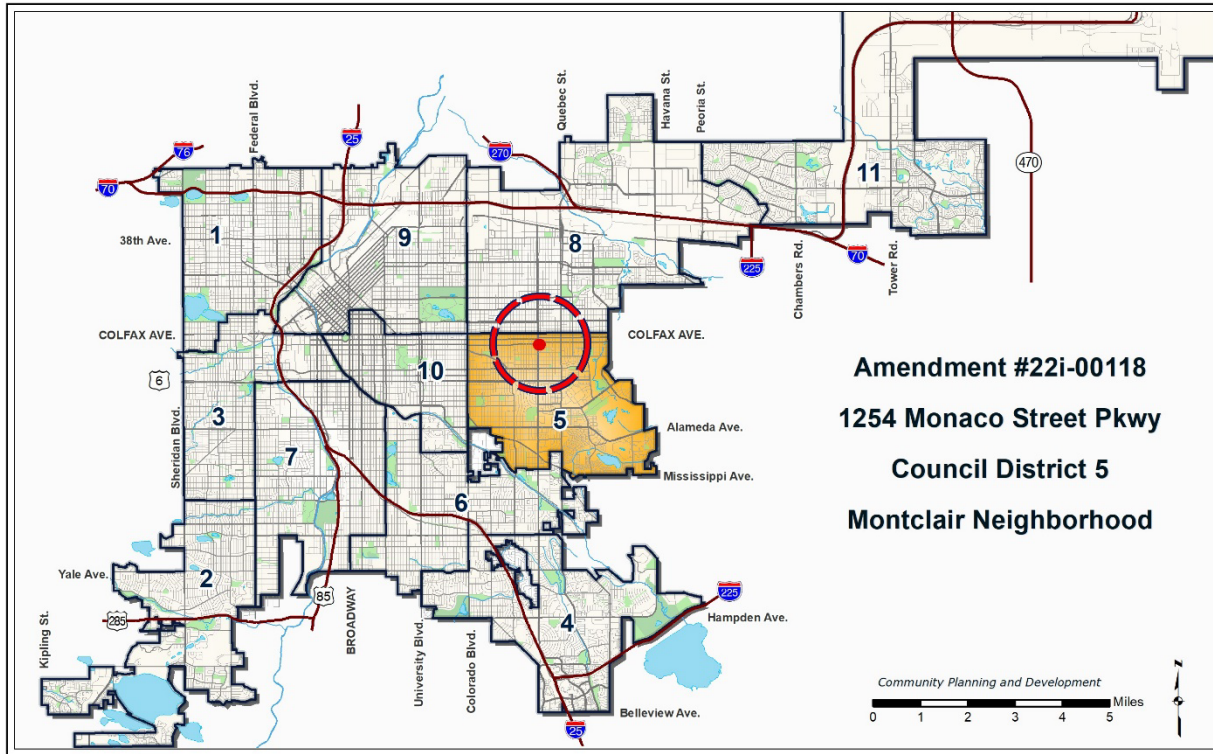
### Request for Rezoning

Address: 1254 North Monaco Street Parkway  
Neighborhood/Council District: Montclair / Council District 5 – Amanda Sawyer  
RNOs: Inter-Neighborhood Cooperation (INC), Strong Denver, Historic Montclair Community Association Inc (HMCAI), Mayfair Neighbors, Inc., City Park Friends and Neighbors (CPFAN), Colfax Mayfair Business Improvement District.  
Area of Property: 12,000 square feet or 0.27 acres  
Current Zoning: E-SU-Dx  
Proposed Zoning: E-SU-D1x  
Property Owner(s) Representative: Claire Carwell  
Property Owner(s): Stephanie Burns and Lewis Williams, Jr.

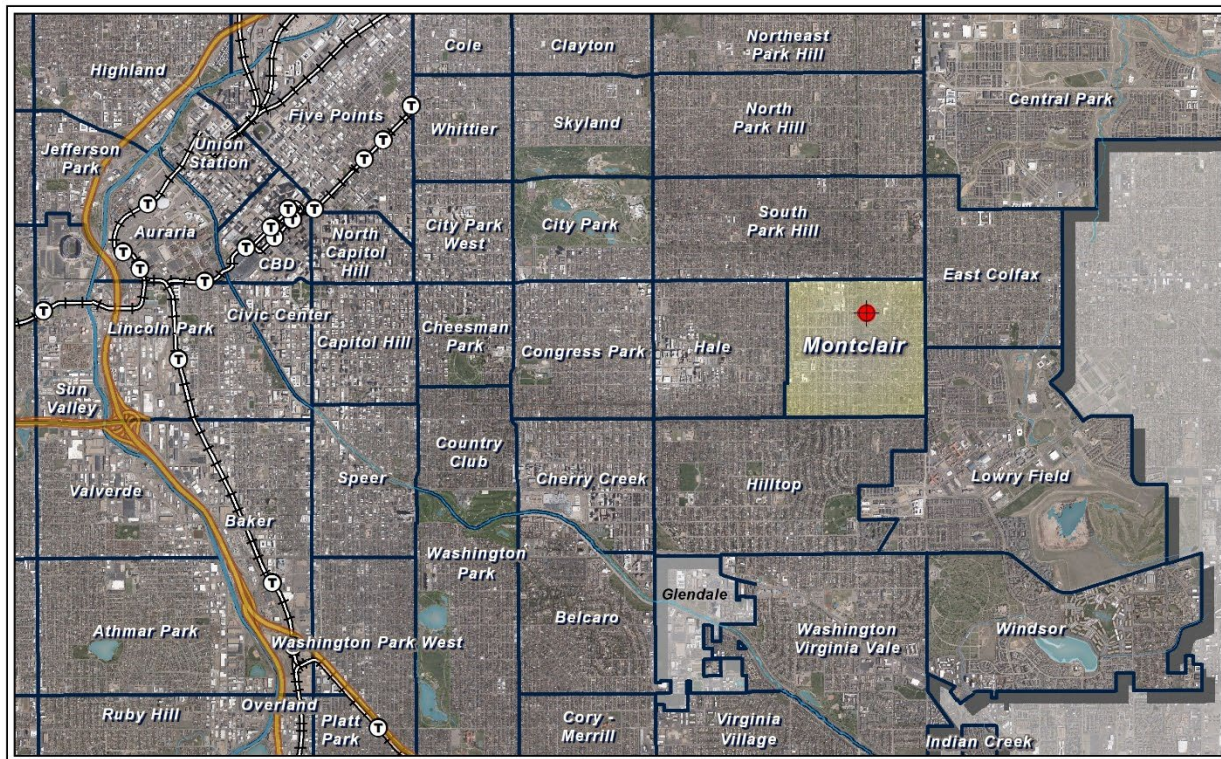
### Summary of Rezoning Request

- The subject property contains a single-unit home built in 1891 located between East 12<sup>th</sup> Avenue and East 13<sup>th</sup> Avenue, along North Monaco Street Parkway.
- The property owner is proposing to rezone the property to allow an accessory dwelling unit (ADU).
- The proposed E-SU-D1x, Urban **E**dge, **S**ingle-**U**nit, **D1x** (6,000 square feet minimum zone lot size allowing accessory dwelling units (ADUs)) zone district is intended for use in the Urban Edge Neighborhood Context which is characterized by elements from the Urban and Suburban neighborhood contexts and is primarily single-unit and two-unit uses. Single-unit residential uses are typically located along local and arterial streets and structures can be either the Urban or Suburban House building form. The maximum height of both the Urban House building form is 30 to 35 feet for the front 65% of the zone lot, and 17 to 19 feet in the rear 35% of the zone lot. The Suburban House building form allows up to 30 to 35 feet in height for the entirety of the zone lot depth, with a shorter side bulk plane. The Detached Accessory Dwelling Unit form can be a maximum height of 24 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 4 of the Denver Zoning Code (DZC).

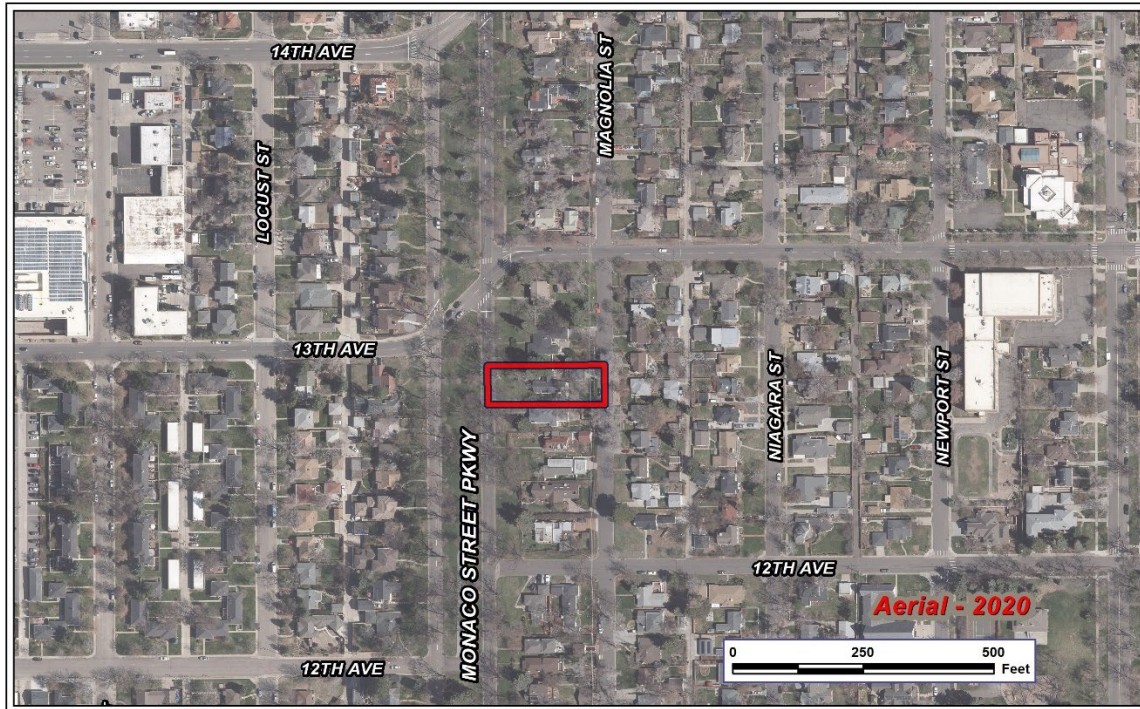
### City Location



### Neighborhood Location – Montclair



## 1. Existing Context

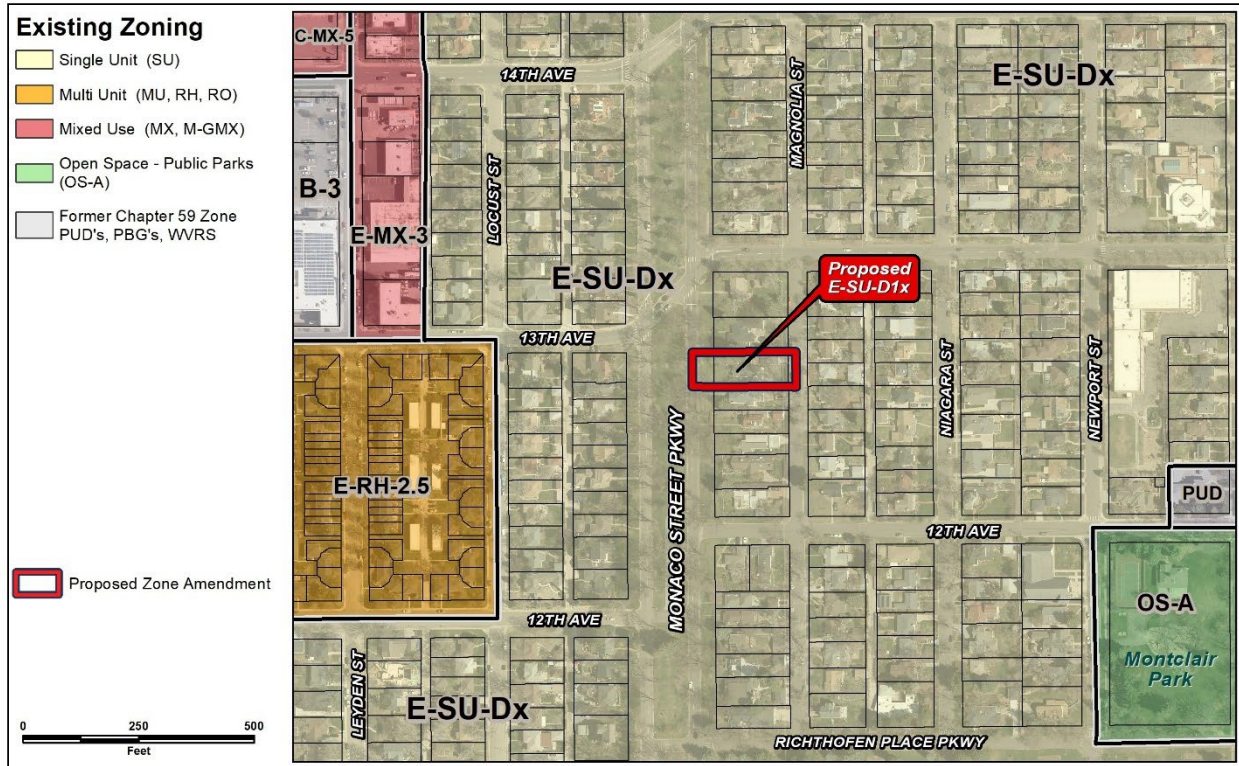


The subject property is in the Montclair statistical neighborhood, which is characterized mostly by single-unit residential uses. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access. The east side of Monaco Street Parkway presents a pattern of bigger zone lots, with pedestrian access on Monaco and driveways/garage access on Magnolia Street. The subject property is three blocks northwest from Montclair Park and two blocks north from the Montclair School of Academics, the elementary school that serves the area. RTD Bus Route 65 runs north-south along North Monaco Street Parkway and has a bus stop one block south from the subject property. RTD Route 10 and 15/15L run east-west along East 10<sup>th</sup> Avenue and East Colfax Avenue respectively.

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

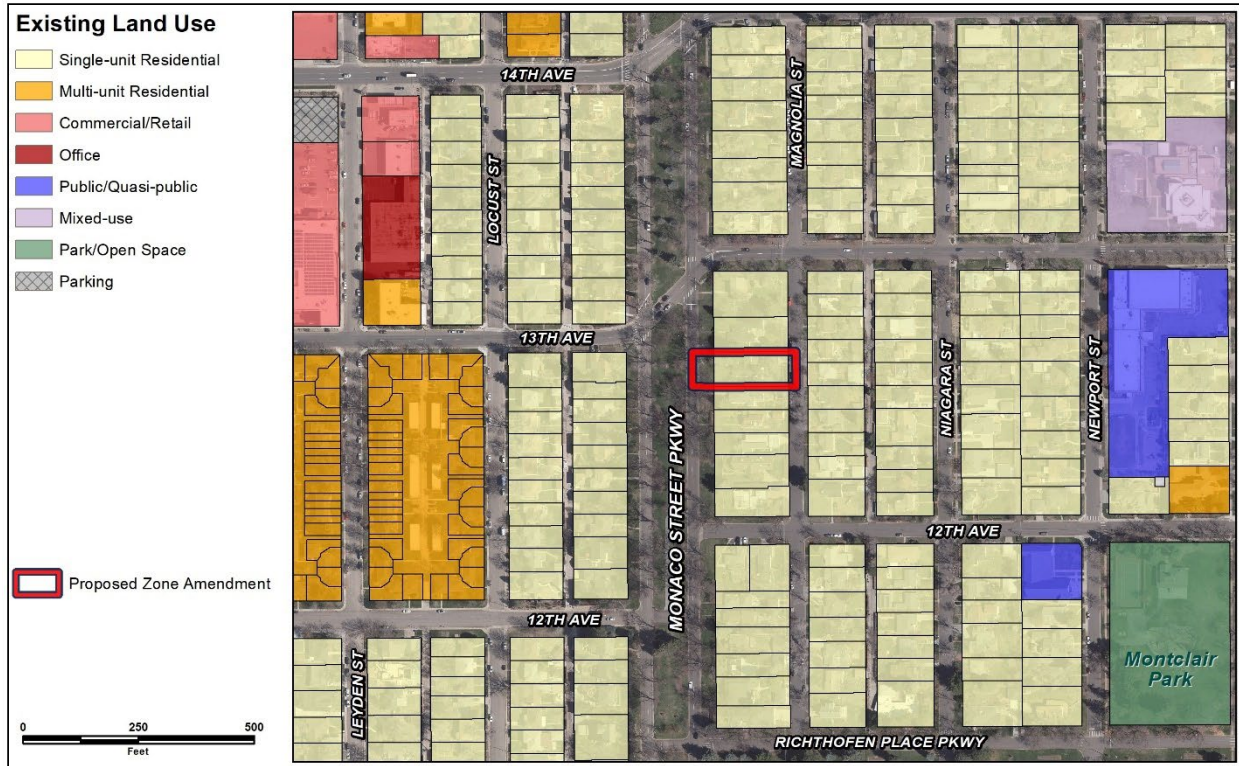
|       | Existing Zoning | Existing Land Use       | Existing Building Form/Scale   | Existing Block, Lot, Street Pattern   |
|-------|-----------------|-------------------------|--|---|
| Site  | E-SU-Dx         | Single-unit Residential | 2 story house with deep front yard and detached garage on Magnolia Street            | Generally regular grid of streets. Block sizes and shapes are consistent and rectangular. Detached sidewalks with tree lawns and existing alleys. Detached garages and on-street vehicle parking. |
| North | E-SU-Dx         | Single-unit Residential | 1 story brick house with deep front yard detached garage on Magnolia Street          |   |
| South | E-SU-Dx         | Single-unit Residential | 1 story brick house with deep front yard detached garage on Magnolia Street          |   |
| East  | E-SU-Dx         | Single-unit Residential | 1 story brick house with deep front yard and detached garage                         |   |
| West  | E-SU-Dx         | Single-unit Residential | 1 story house with deep front yard and garage access on East 13 <sup>th</sup> Avenue |   |

## 2. Existing Zoning



The E-SU-Dx zone district is a single-unit district allowing both the Urban House and Suburban House primary building forms on a minimum zone lot of 6,000 square feet. The maximum allowed height is 2.5 stories or 30 to 35 feet. Additionally, the Urban House form allows for a maximum of 1 story or 17 feet to 19 feet in the rear 35% of the zone lot. E-SU-Dx allows two accessory structure forms: Detached Garage and Other Detached Accessory Structure with a maximum height of 15 to 17 feet. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context.

### 3. Existing Land Use Map



### 4. Existing Building Form and Scale (all images from Google Maps)



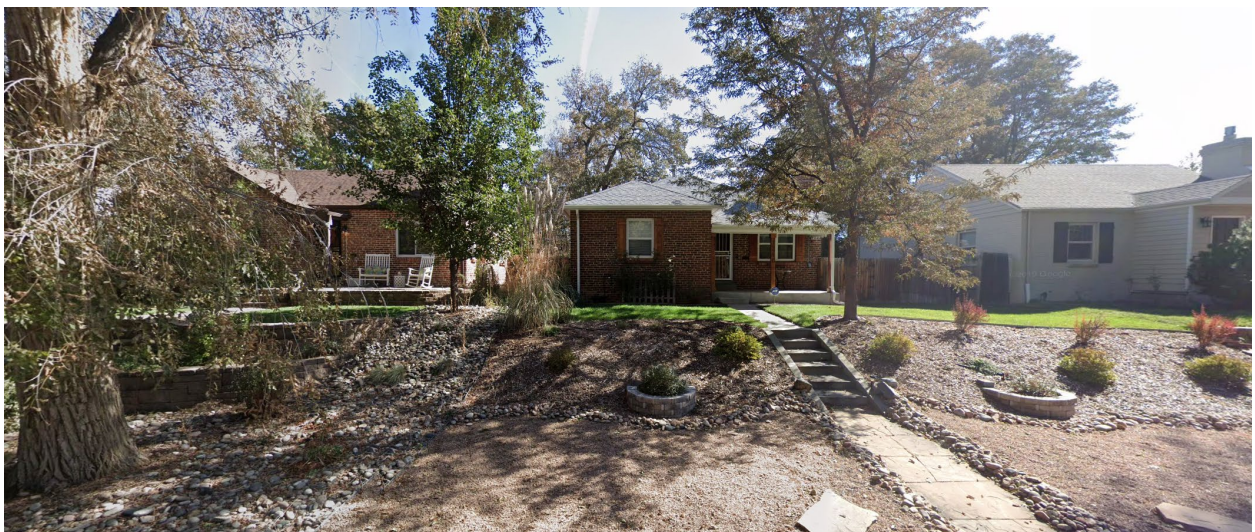
Subject Site - View of the subject property, looking east.



**North** - View of the properties to the north, looking northeast.



**South** - View of properties to the south, looking east.



**East** - View of properties to the east, looking east (Magnolia Street).



**West** - View of the properties to the west (directly across Monaco Street Parkway), looking west.

### Proposed Zoning

E-SU-D1x is a single-unit zone district with a minimum zone lot size of 6,000 square feet allowing both the Urban House and Suburban House primary building forms. A variety of residential and civic uses are permitted as primary uses in the E-SU-D1x district. The district allows the Detached Accessory Dwelling Unit, Detached Garage, and Other Detached Accessory Structures as detached accessory building forms. The Detached Accessory Dwelling Unit (DADU) building form has a maximum height of 1.5 stories or 24 feet. A bulk plane that rises 10 feet vertically from the side interior or side street zone lot line, then slopes 45 degrees applies to the DADU building form. This form also allows an exemption from the 37.5% building coverage standard, allowing 50% of the building footprint of the DADU to be excluded up to a maximum of 500 square feet. The subject site has a lot size of 12,000 square feet, allowing a maximum gross floor area of 1,000 square feet for the ADU.

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

| Design Standards  | E-SU-Dx (Existing)   | E-SU-D1x (Proposed)  |
|---|--|--|
| Primary Building Forms Allowed  | Urban House, Suburban House  | Urban House, Suburban House  |
| Maximum Height in Stories/Feet, Front 65% of Zone Lot*  | 2.5 stories/35 feet  | 2.5 stories/35 feet  |
| Maximum Height in Stories/Feet, Rear 35% of Zone Lot*   | 2.5 stories/35 feet Suburban House<br>1 story/17-19 feet Urban House | 2.5 stories/35 feet Suburban House<br>1 story/17-19 feet Urban House                   |
| Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth | 10 feet / 10 feet Suburban House<br>17 feet / 10 feet Urban House    | 10 feet / 10 feet Suburban House<br>17 feet / 10 feet Urban House                      |
| DADU Maximum Heights in Stories / Feet  | DADUs not permitted  | 1.5 stories / 24 feet  |
| Zone Lot Size (Min.)  | 6,000 square feet  | 6,000 square feet  |
| Zone Lot Width (Min.)   | 50 feet  | 50 feet  |
| Primary Street Block Sensitive Setback Required / If not (Min.)   | Yes / 20 feet  | Yes / 20 feet  |
| Side Interior Setback (Min.)*   | 7.5 feet Suburban House<br>5 feet Urban House                        | 7.5 feet Suburban House<br>5 feet Urban House  |
| Rear Alley / No Alley (Min.)  | 12 feet / 20 feet  | 12 feet / 20 feet  |
| Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions                  | 37.5%  | 37.5%  |
| Detached Accessory Building Forms Allowed   | Detached Garage, Other Detached Accessory Structures                 | Detached Accessory Dwelling Unit, Detached Garage, Other Detached Accessory Structures |

\*Based on subject property width of 75 feet

\*\*1' for every 3' increase in side setback up to a maximum height of 19'



## **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 Comments.

**Denver Public Schools:** Approved – No Response.

**Development Services - Fire:** Approved – No Response.

**Development Services – Project Coordination:** Approved – Will require additional information at Site Plan Review

A zoning and building permit will be needed based on site specific plans.

The residential review team will conduct the zoning reviews.

Any new construction will need to meet the designated building form standards and comply with zoning regulations.

Zone lot line designations will need to be made by the Residential review team

**Development Services - Transportation:** Approved – No Response.

**Development Services – Wastewater:** Approved – No Response.

**Parks and Recreation:** Approved – See comments below.

No structures are allowed within the 20 ft parkway setback along N Monaco St Pkwy

**Public Health and Environment:** Approve Rezoning Only - Will require additional information at Site Plan Review.

Denver Department of Public Health & Environment - Division of Environmental Quality (EQ) does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

**Department of Transportation & Infrastructure – City Surveyor:** Approved – No Comments.

**Public Review Process**

|   | <b>Date</b>       |
|---|-------------------|
| CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:  | <b>10/11/2022</b> |
| 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:         | <b>11/22/2022</b> |
| Planning Board Public Hearing:  | <b>12/07/2022</b> |
| 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: | <b>12/23/2022</b> |
| Land Use, Transportation and Infrastructure Committee of the City Council:  | <b>01/10/2023</b> |
| 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:                                     | <b>01/30/2023</b> |
| City Council Public Hearing:  | <b>02/21/2023</b> |

- **Registered Neighborhood Organizations (RNOs)**
  - To date, staff has not received comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
  - To date, staff has not received any comment letters from the public.

## **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)
- East Area Plan (2020)

### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- 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).

E-SU-D1x allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit homes that characterize most of the Montclair neighborhood.

- Strong and Authentic Neighborhoods Goal 1, Strategy B – “Ensure neighborhoods offer a mix of housing types and services for a diverse population” (p. 34).

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available.

- Environmentally Resilient Goal 8, Strategy A – “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 single-unit home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.

### **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 Edge Neighborhood Context and provides guidance on the future growth strategy for the city.

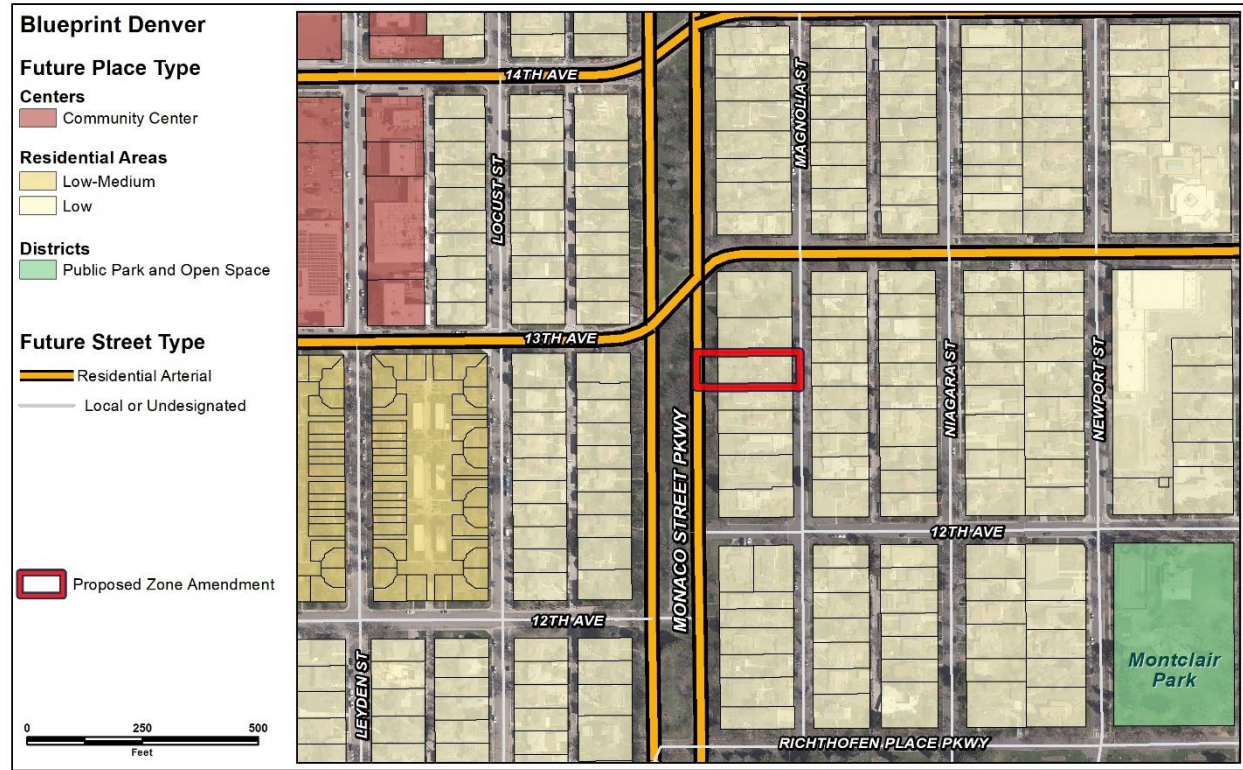
### **Blueprint Denver Future Neighborhood Context**



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 site is shown on the context map as the Urban Edge neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban Edge neighborhood context is described as “predominately residential and tends to act as a transition between urban and suburban areas” with “good walkability with short, predictable blocks” (p. 205).

E-SU-D1x is a zone district within the Urban Edge neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC Section 4.2.2.1). E-SU-D1x is consistent with the *Blueprint Denver* future neighborhood context of Urban Edge because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

### **Blueprint Denver Future Place**

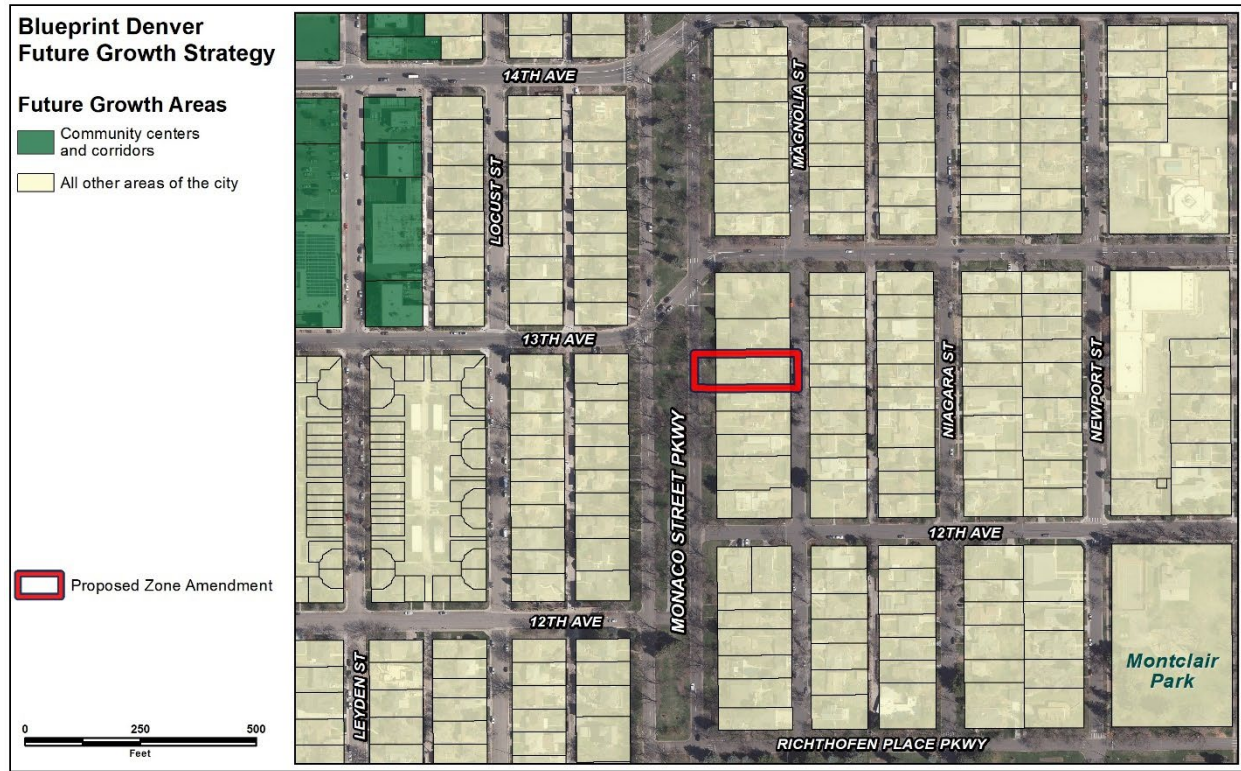


The subject site is designated within a Residential Low future place on the *Blueprint Denver* Future Places map. This place type is “predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 214). E-SU-D1x is a single-unit residential district that allows for an additional dwelling unit accessory to an established single-unit home, consistent with the Residential Low future place description. It allows the Urban House and Suburban House primary building forms, which have a maximum height of 2.5 stories, also consistent with the future places map.

### **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 North Monaco Street Parkway as a Residential Arterial Future Street Type, along which the land use and built form is described as, “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and others similar uses. Buildings on residential streets usually have a modest setback” (p. 160). East 13<sup>th</sup> Avenue and Magnolia Street are classified as Local or Undesignated Future Street Type, which are described as “most often characterized by residential uses” (p. 161). The proposed E-SU-D1x district is consistent with these descriptions because it allows for residential and some civic uses.

**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 property is 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 E-SU-D1x will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit and is therefore consistent with the growth strategy.

**Blueprint Denver Strategies**

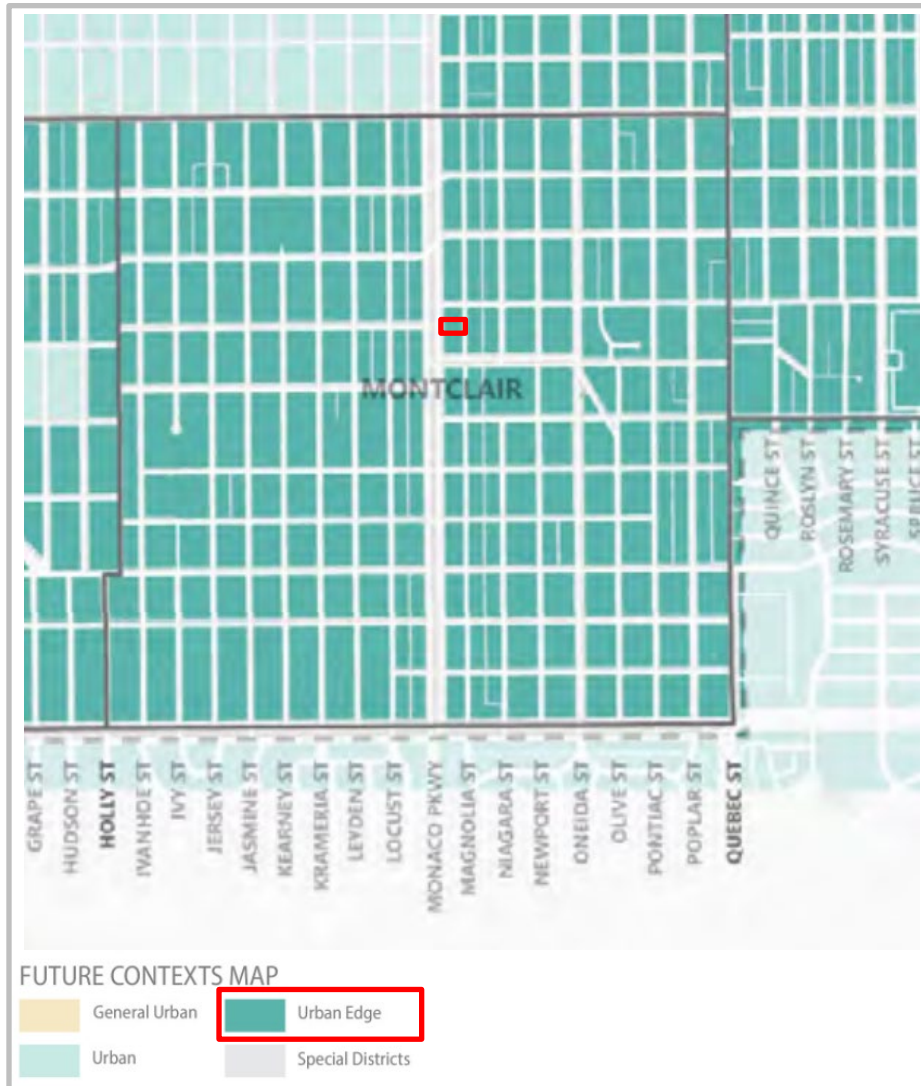
*Blueprint Denver* provides additional recommendations related to rezoning to allow for ADUs.

- Policy 4 Strategy E - A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, specifically where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area (p. 84).

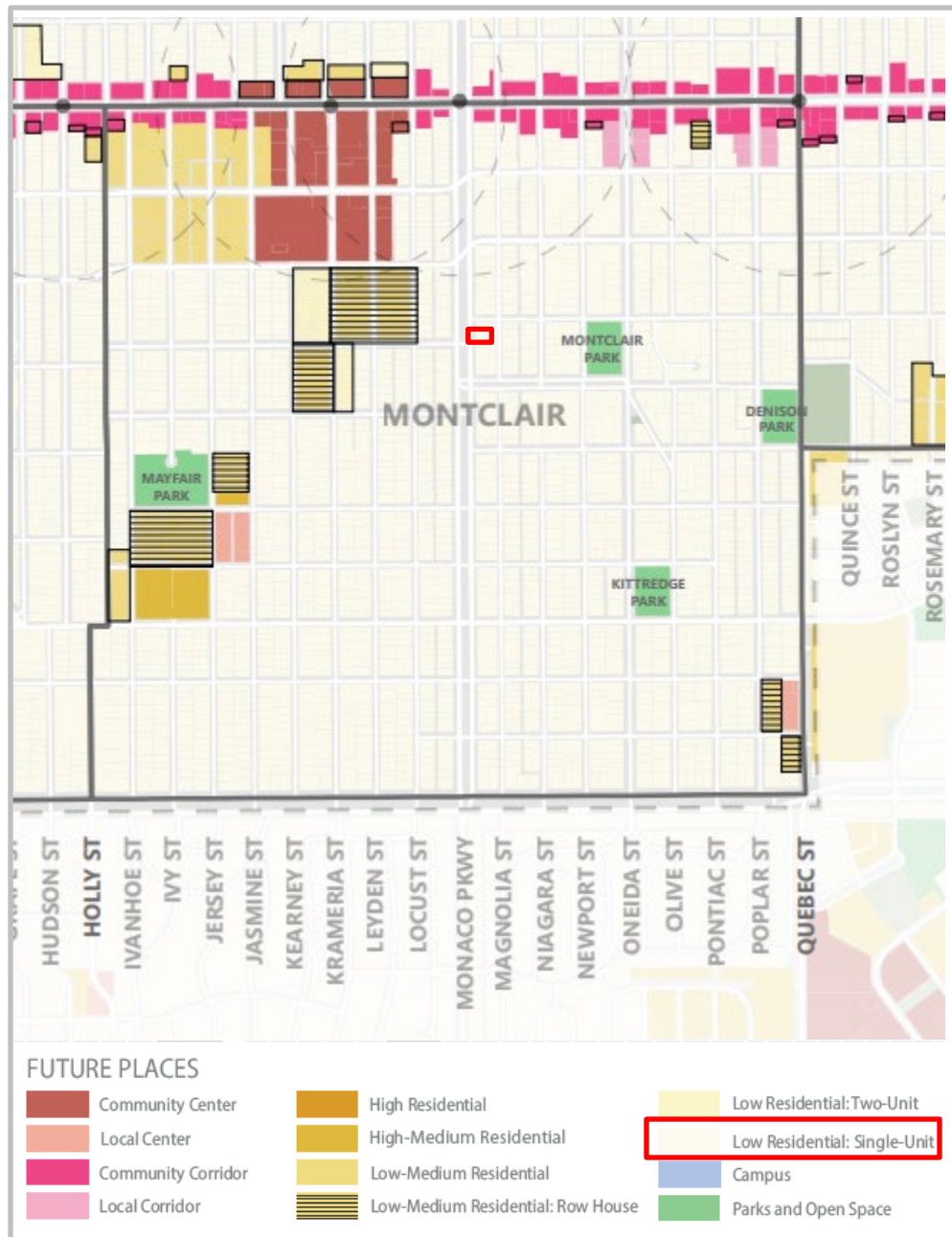
In this case, the requested rezoning is a single lot in a residential area within walking distance of multiple bus routes. This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

**East Area Plan**

The *East Area Plan*, adopted in 2020, updates the guidance in Comprehensive Plan 2040 and Blueprint Denver. Within the *East Area Plan*, the subject property is within the Urban Edge Neighborhood Context, is in the Low Residential: Single-Unit future place type and is recommended for a maximum building height of 2.5 stories.



The *East Area Plan* designates the subject property as within the Urban Edge Neighborhood Context and describes the context as “primarily single and two-unit residential with some small scale multi-unit residential, particularly close to Colfax Avenue and near the 9<sup>th</sup> and Colorado node” (p. 25). The proposed E-SU-D1x district will allow single-unit development with an accessory dwelling unit in conformance with the Urban Edge Neighborhood Context.



The *East Area Plan* designates the subject property as within the Low Residential: Single-Unit future place. The plan recommends this subcategory “in areas where single-unit homes with accessory dwelling units are appropriate” (p. 27). Land Use and Built Form policy L6 states that East Area neighborhoods should be inclusive places that integrate missing middle housing and accessory dwelling units (p. 39). The E-SU-D1x zone district allows for a single-unit residential use with an additional dwelling unit accessory to the primary single-unit use. Therefore, the proposed E-SU-D1x zone district is consistent with the direction given in the *East Area Plan*.



### **East Area Plan Strategies**

The *East Area Plan* provides additional recommendations related to rezoning to allow for ADUs.

- Policy L6 - Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations.
  - Strategy D - Implement adopted citywide policies in Blueprint Denver to diversify housing choice through expansion of ADUs throughout all residential areas while also addressing context-sensitive ADU design and removing barriers to ADU construction.
    1. While missing middle housing (2-4 units) should be integrated into appropriate locations, ADUs should be allowed on all lots.
    2. Until a citywide ADU approach is complete, consider neighborhood-wide rezonings to allow ADUs (p. 39).

In this case, the requested rezoning is a single lot in a residential area. This rezoning to an ADU zone district will have minimal impacts on the surrounding neighborhood and is consistent with the *East Area Plan* recommendations.

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to E-SU-D1x will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted land use plan which recommends "the expansion of accessory dwelling units throughout all residential areas" (*Blueprint Denver* p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood.

## **4. Justifying Circumstance**

The application identifies the adoption of *Blueprint Denver and the East Area Plan* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such as 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."

As discussed above, *Blueprint Denver* and the *East Area Plan* specifically recommend 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 district. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

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

The requested E-SU-D1x zone district is within the Urban Edge Neighborhood Context. The neighborhood context is “primarily single-unit and two-unit residential uses” and “single-unit residential structures are typically the Urban House and Suburban House building forms” (DZC, Division 4.1). These areas consist of a “regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid” (DZC, Division 4.1). The Montclair neighborhood consists of mostly single-unit residential uses in rectangular blocks. The proposed rezoning to E-SU-D1x is consistent with the neighborhood context description.

Denver Zoning Code Section 4.2.2 states the general purpose of the Residential zone districts as “promot[ing] and protect[ing] residential neighborhoods within the character of the Urban Edge Neighborhood context.” It accommodates one and two and a half story urban and suburban house forms oriented towards the street in the single unit districts. This is consistent with the E-SU-D1x district as it allows for a two and a half story urban house and will protect the character of the residential areas in the Urban Edge neighborhood context

The specific intent of the E-SU-D1x zone district is “a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet” (DZC 4.2.2.2.G). The subject site is in an area where Urban and Suburban Houses and lots over 9,000 square feet are common. The site at 1254 North Monaco Street Parkway is 12,000 square feet with a width of approximately 75 feet. The adopted plan direction recommends allowing detached accessory dwelling units. Therefore, rezoning this site would be consistent with the specific intent of the zone district.

### **Attachments**

1. Application



# Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

| PROPERTY OWNER INFORMATION*   |   | PROPERTY OWNER(S) REPRESENTATIVE**   |                                     |
|---|---|--|-------------------------------------|
| <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION  |   | <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION                            |                                     |
| Property Owner Name   | Stephanie & Lewis Williams  | Representative Name  | Claire Carwell                      |
| Address   | 1254 N. Monaco Street Parkway   | Address  | 3721 N. Fillmore St.                |
| City, State, Zip  | Denver, CO 80220  | City, State, Zip   | Denver, CO 80205                    |
| Telephone   | 720-425-2302  | Telephone  | 403-387-7423                        |
| Email   | lewis@edebitdirect.com  | Email  | hello@revivearchitecturaldesign.com |
| *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):   | 1254 N. Monaco street Parkway   |  |                                     |
| Assessor's Parcel Numbers:  | 0605124003000   |  |                                     |
| Area in Acres or Square Feet:   | 12,000 sq ft  |  |                                     |
| Current Zone District(s):   | E-SU-DX   |  |                                     |
| PROPOSAL  |   |  |                                     |
| Proposed Zone District:   | E-SU-DX1  |  |                                     |
| PRE-APPLICATION INFORMATION   |   |  |                                     |
| Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?   | <input checked="" type="checkbox"/> Yes - I have received and reviewed this information<br><input type="checkbox"/> No - I have not received these slides                       |  |                                     |
| Did you contact the City Council District Office regarding this application?  | <input checked="" type="checkbox"/> Yes - if yes, state date and method <u>email 9/6/2022</u><br><input type="checkbox"/> No - if no, describe why not (in outreach attachment) |  |                                     |

**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.<br/>(Check box to the right to affirm)<br/>DZC Sec. 12.4.10.7</p> | <p><input checked="" type="checkbox"/> <b>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.</b></p> <p><b>Denver Comprehensive Plan 2040</b><br/>The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – "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.</li> <li>• <input checked="" type="checkbox"/> <b>Goal 8, Strategy A. Environmentally Resilient</b> - "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.</li> </ul> <p><b>Blueprint Denver</b><br/>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"> <li>• <input checked="" type="checkbox"/> <b>Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.</b></li> </ul> <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>East Area Plan</u></p> |
| <p>General Review Criteria: The proposal must comply with all of the general review criteria.<br/>(Check boxes to affirm)<br/>DZC Sec. 12.4.10.7</p>            | <p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></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 Rezoning: The proposal must comply with both of the additional review criteria.<br/>(Check boxes to affirm.)<br/>DZC Sec. 12.4.10.8</p> | <p><input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists:</b><br/>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"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or,</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> <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"/> <b>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.</b></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>E-SU-DX1</u> Zone District.</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 (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)<br>(please type or print legibly)            | Property Address<br>City, State, Zip<br>Phone<br>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) |
|---|---|--|---|----------------|---|--|
| <b>EXAMPLE</b><br>John Alan Smith and<br>Josie Q. Smith             | 123 Sesame Street<br>Denver, CO 80202<br>(303) 555-5555<br>sample@sample.gov                    | 100%   | <i>John Alan Smith<br/>Josie Q. Smith</i>   | 01/01/12       | (A)   | YES  |
| Representative:<br>Claire Carwell<br>Revive Architectural<br>Design | 3721 N. Fillmore St.<br>Denver, CO 80205<br>603-387-7423<br>hello@revivearchitecturaldesign.com | %<br>(REP)   | <i>Claire Carwell</i>   | <i>1/12/22</i> | warranty deed   | YES<br><i>see attached</i>                                     |
|   |   |  |   |                |   |  |
|   |   |  |   |                |   |  |

# 1254 N MONACO STREET PKWY

|                          |   |
|--------------------------|---|
| <b>Owner</b>             | BURNS,STEPHANIE<br>WILLIAMS,LEWIS JR<br>1254 MONACO PKWY<br>DENVER, CO 80220-2841 |
| <b>Schedule Number</b>   | 06051-24-003-000  |
| <b>Legal Description</b> | L 18 & S1/2 OF L 19 & W 30FT OF MAGNOLIA ST VAC ADJ BLK 46MONTCLAIR               |
| <b>Property Type</b>     | SFR Grade B   |
| <b>Tax District</b>      | DENVER  |

## Print Summary

| Property Description         |             |                            |         |
|------------------------------|-------------|----------------------------|---------|
| <b>Style:</b>                | 15: 2 STORY | <b>Building Sqr. Foot:</b> | 3768    |
| <b>Bedrooms:</b>             | 4           | <b>Baths Full/Half:</b>    | 3/1     |
| <b>Effective Year Built:</b> | 1891        | <b>Basement/Finish:</b>    | 849/807 |
| <b>Lot Size:</b>             | 12,000      | <b>Zoned As:</b>           | E-SU-DX |

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

| Current Year |        |                    |                 |     |
|--------------|--------|--------------------|-----------------|-----|
|              | Actual | Assessed           | Exempt          |     |
| Land         |        | \$514,500          | \$35,760        | \$0 |
| Improvements |        | \$613,300          | \$42,620        |     |
| <b>Total</b> |        | <b>\$1,127,800</b> | <b>\$78,380</b> |     |

| Prior Year   |        |                    |                 |     |
|--------------|--------|--------------------|-----------------|-----|
|              | Actual | Assessed           | Exempt          |     |
| Land         |        | \$514,500          | \$36,790        | \$0 |
| Improvements |        | \$613,300          | \$43,850        |     |
| <b>Total</b> |        | <b>\$1,127,800</b> | <b>\$80,640</b> |     |

## Real Estates Property Taxes for current tax year

### System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy \* 74..618 \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

|                   | Installment 1<br>(Feb 28<br>Feb 29 in Leap Years) | Installment 2<br>(Jun 15) | Full Payment<br>(Due Apr 30) |
|-------------------|---|---------------------------|------------------------------|
| Date Paid         | 2/1/2022  | 6/8/2022                  |                              |
| Original Tax Levy | \$3,008.60  | \$3,008.60                | \$6,017.20                   |
| Liens/Fees        | \$0.00  | \$0.00                    | \$0.00                       |
| Interest          | \$0.00  | \$0.00                    | \$0.00                       |
| Paid              | \$3,008.60  | \$3,008.60                | \$6,017.20                   |
| Due               | \$0.00  | \$0.00                    | \$0.00                       |

## Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

|                                |   |                              |   |
|--------------------------------|---|------------------------------|---|
| Additional Assessment ⓘ        | N | Prior Year Delinquency ⓘ     | N |
| Additional Owner(s) ⓘ          | N |                              |   |
| Adjustments ⓘ                  | N | Sewer/Storm Drainage Liens ⓘ | N |
| Local Improvement Assessment ⓘ | N | Tax Lien Sale ⓘ              | N |
| Maintenance District ⓘ         | N | Treasurer's Deed ⓘ           | N |
| Pending Local Improvement ⓘ    | N |                              |   |

Real estate property taxes paid for prior tax year: **\$6,039.49**

## Assessed Value for the current tax year

|               |             |                       |             |
|---------------|-------------|-----------------------|-------------|
| Assessed Land | \$36,790.00 | Assessed Improvements | \$43,850.00 |
| Exemption     | \$0.00      | Total Assessed Value  | \$80,640.00 |





Dear Valued Customer:

Enclosed you will find your original document(s) that were electronically submitted to the County Clerk and Recorder in conjunction with your closing that Guardian Title Agency facilitated. You will also find a copy of the first page of the recorded document that gives the recording information. Please retain this important information for your records.

Thank you for the opportunity to service your title needs and we look forward to working with you again.

Sincerely,  
Guardian Title Agency, LLC

1355 S. Colorado Blvd. #C-306  
Denver, CO 80222  
(303) 777-4207 phone

WARRANTY DEED

RECORDER'S STAMP

THIS DEED, made this 16 day of NOVEMBER, 2018, between

JON E. STRICKLER AND ZORA S. DANIELS

of the County of Denver, State of Colorado, grantor(s), and

STEPHANIE BURNS AND LEWIS WILLIAMS Je  
m

whose legal address is 1254 Monaco Parkway, Denver, CO 80220

of the County of Denver, State of Colorado,

grantee(s)

DOC FEE \$112.29

WITNESS, that the grantor(s), for and in consideration of the sum of One Million One Hundred Twenty-Two Thousand Eight Hundred Ten and 00/100, (\$1,122,810.00) the receipt and sufficiency of which is hereby acknowledged, have/has granted, bargained, sold and conveyed, and by these presents do(es) 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 County of DENVER, State of Colorado, described as follows:

**LOT 18, AND THE SOUTH 1/2 OF LOT 19, BLOCK 46, MONTCLAIR, TOGETHER WITH THAT PORTION OF THE WEST 1/2 OF VACATED STREET ADJACENT TO SAID LOTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

also known by street and number as **1254 MONACO PARKWAY, DENVER, CO 80220;**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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(s), 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. And the grantor(s), for him/herself, its/their heirs and personal representatives do(es) covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents are well seized of the premises above conveyed, have/had good, sure, perfect absolute and indefeasible estate of inheritance, in law, in fee simple, and have/had 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 AND SUBSEQUENT YEARS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD IF ANY; AND DISTRIBUTION UTILITY EASEMENTS; AND MATTERS NOT SHOWN BY THE PUBLIC RECORDS BUT OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE; AND INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT; AND BENEFITS AND BURDENS OF ANY DECLARATION AND PARTY WALL AGREEMENTS, IF ANY AND SUBJECT TO THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT NO. 3115318-06883 ISSUED BY GUARDIAN TITLE AGENCY, LLC.

The grantor(s) 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.

IN WITNESS WHEREOF the grantor(s) have/had executed this deed on the date set forth above.

[Signature]  
JON E. STRICKLER

Zora S Daniels by [Signature] AAIF  
ZORA S. DANIELS BY JON E. STRICKLER AS ATTORNEY IN FACT

STATE OF COLORADO  
COUNTY OF DENVER }ss.

The foregoing instrument was acknowledged before me on November 16, 2018, by JON E. STRICKLER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR ZORA S. DANIELS.

Witness my hand and official seal.

[Signature]  
Notary Public

My commission expires \_\_\_\_\_



Guardian Title #3115318-06883

**REAL PROPERTY TRANSFER DECLARATION  
(TD-1000)**

**GENERAL INFORMATION**

**Purpose:** The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

**Requirements:** All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(l)(a), C.R.S.

**Penalty for Noncompliance:** Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sales price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(l)(b), C.R.S.

**Confidentiality:** The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller is filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S. and 39-13-102(5)(c), C.R.S.

1. Address or legal description of real property:

1254 Monaco Parkway, Denver, CO 80220

2. Type of property purchased: (  ) Single Family Residential (  ) Townhome (  ) Condominium (  ) Multi-Unit Res. (  ) Commercial (  ) Industrial (  ) Agricultural (  ) Mixed Use (  ) Vacant Land (  ) Other \_\_\_\_\_

3. Date of Closing: NOVEMBER 16, 2018

Date of Contract if different than date of Closing: October 03, 2018

4. Total sale price: Including all real and personal property. \$1,122,810.00

5. Was any personal property included in the transaction? Personal property would include, but is not limited to, carpeting, window coverings, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.

(  ) Yes (  ) No If yes, approximate value \$ 20,000.00. Describe Appliances, wall coverings, etc.

6. Did the total sale price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.

(  ) Yes (  ) No If yes, value \$ \_\_\_\_\_

If yes, does this transaction involve a trade under IRS Code Section 1031? (  ) Yes (  ) No

7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased. (  ) Yes (  ) No If no, interest purchased \_\_\_\_\_%

8. Is this transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.

(  ) Yes (  ) No

9. Check any of the following that apply to the condition of the improvements at the time of purchase.

(  ) New (  ) Excellent (  ) Good (  ) Average (  ) Fair (  ) Poor (  ) Salvage

If the property is financed, please complete the following:

10. Total amount financed \$898,248.00

11. Type of financing: (Check all that apply)

(  ) New (  ) Assumed (  ) Seller (  ) Third Party (  ) Combination; Explain \_\_\_\_\_

12. Terms:

(  ) Variable; Starting interest rate \_\_\_\_\_%

(  ) Fixed; Interest rate \_\_\_\_\_%

Length of time 30 years

Balloon payment (  ) Yes (  ) No. If yes, amount \$ \_\_\_\_\_ Due date \_\_\_\_\_

13. Mark any that apply: (  ) Seller assisted down payments (  ) Seller concessions (  ) Special terms or financing.

If marked, please specify \_\_\_\_\_

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee? (  ) Yes (  ) No  
If yes, franchise or license fee value \$ \_\_\_\_\_

15. Did the purchase price involve an installment land contract? (  ) Yes (  ) No  
If yes, date of contract \_\_\_\_\_

16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing?  
(  ) Yes (  ) No

Remarks: Please include any additional information concerning the sale you may feel is important.

---

---

17. Signed on NOVEMBER 16, 2018

Enter the day, month, and year, have at least one of the parties to the transaction sign the document, and include an address and daytime phone number.

  
\_\_\_\_\_  
Signature of Grantee (Buyer)

\_\_\_\_\_  
Signature of Grantee (Buyer)

18. All future correspondence (tax bill, property valuation, etc.) regarding this property should be mailed to:

1254 MONACO PARKWAY, DENVER, CO 80220  
Address (mailing)

720-425-2302  
Daytime Phone

Machelle C. Pens, Closing Officer  
Guardian Title Agency, LLC  
201 Columbine St., Suite 201  
Denver, CO 80206  
(303) 336-3243



2018149033

Page: 1 of 1

11/20/2018 07:36 AM  
City & County of Denver  
Electronically Recorded

R \$13.00

WD

D \$112.28

WARRANTY DEED

RECORDER'S STAMP

THIS DEED, made this 16 day of NOVEMBER, 2018, between

JON E. STRICKLER AND ZORA S. DANIELS

of the County of Denver, State of Colorado, grantor(s), and

STEPHANIE BURNS AND LEWIS WILLIAMS Jr

whose legal address is 1254 Monaco Parkway, Denver, CO 80220

of the County of Denver, State of Colorado,

grantee(s)

DOC FEE \$112.29

WITNESS, that the grantor(s), for and in consideration of the sum of One Million One Hundred Twenty-Two Thousand Eight Hundred Ten and 00/100, (\$1,122,810.00) the receipt and sufficiency of which is hereby acknowledged, have/has granted, bargained, sold and conveyed, and by these presents do(es) 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 County of DENVER, State of Colorado, described as follows:

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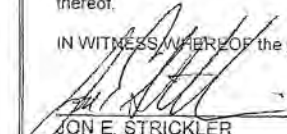
also known by street and number as 1254 MONACO PARKWAY, DENVER, CO 80220;


TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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(s), 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. And the grantor(s), for him/herself, its/their heirs and personal representatives do(es) covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents are well seized of the premises above conveyed, have/had good, sure, perfect absolute and indefeasible estate of inheritance, in law, in fee simple, and have/had 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 AND SUBSEQUENT YEARS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD IF ANY; AND DISTRIBUTION UTILITY EASEMENTS; AND MATTERS NOT SHOWN BY THE PUBLIC RECORDS BUT OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE; AND INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT; AND BENEFITS AND BURDENS OF ANY DECLARATION AND PARTY WALL AGREEMENTS, IF ANY AND SUBJECT TO THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT NO. 3115318-06883 ISSUED BY GUARDIAN TITLE AGENCY, LLC.

The grantor(s) 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.

IN WITNESS WHEREOF the grantor(s) have/had executed this deed on the date set forth above.

  
JON E. STRICKLER

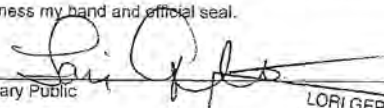
  
ZORA S. DANIELS BY JON E. STRICKLER AS ATTORNEY IN FACT

STATE OF COLORADO  
COUNTY OF DENVER

)ss.

The foregoing instrument was acknowledged before me on November 16, 2018, by JON E. STRICKLER, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR ZORA S. DANIELS.

Witness my hand and official seal.

  
Notary Public

My commission expires \_\_\_\_\_



Guardian Title #3115318-06883

Warranty Deed - Joint Tenants

Rezoning Facilitator

CLAIRE CARWELL  
3721 N Fillmore  
Denver, CO 80205

e hello@revivearchitecturaldesign.com

General Contractor:

Brooks & Tenn  
Hoke & Sarah Stapp  
Denver, CO 80220

e sarah@brooksandtenn.com

hoke@brooksandtenn.com

HOMEOWNERS:

Stephanie & Lewis Williams  
1254 N Monaco Street Parkway  
Denver, CO 80220

To the Rezoning Staff for the City and County of Denver:

This letter is to acknowledge that we authorize Claire Carwell of REVIVE Architectural Design to represent us on behalf of our interests in rezoning our property at 1254 N Monaco Street Parkway.

Thank you for your consideration and efforts throughout this process.

Sincerely,

Homeowners Stephanie & Lewis Williams



Sep 9, 2022



Sep 9, 2022

# REZONING NARRATIVE

Homeowners Stephanie & Lewis Williams desire to rezone their property at 1254 N Monaco Street Parkway.

This process would rezone the property from an E-SU-Dx property to the proposed E-SU-Dx1 which would allow an additional unit of density on the lot.

The additional unit of density would allow an Accessory Dwelling Unit that could result in the construction of a unit above the existing garage (in compliance with all ADU zoning constraints).

The Accessory Dwelling Unit would be detached from the house and conform to the neighborhood characteristics as well as any zoning and code compliance.

**General Contractor:**  
Brooks & Tenn  
Hoke & Sarah Stapp  
Denver, CO 80220  
e: sarah@brooksandtenn.com  
hoke@brooksandtenn.com

**Rezoning Facilitator**  
CLAIRE CARWELL  
3721 N Fillmore  
Denver, CO 80205  
e: hello@revivearchitecturaldesign.com

**HOMEOWNERS:**  
Stephanie & Lewis Williams  
1254 N Monaco Street Parkway  
Denver, CO 80220

**Rezoning Facilitator**

CLAIRE CARWELL  
3721 N Fillmore  
Denver, CO 80205  
e: hello@revivearchitecturaldesign.com

**General Contractor:**

Brooks & Tenn  
Hoke & Sarah Stapp  
Denver, CO 80220  
e: sarah@brooksandtenn.com  
hoke@brooksandtenn.com

To Our Councilwoman, Ms. Amanda Sawyer of Denver Council District 5:

This letter is being delivered to let you know that we are pursuing a modification to the zoning of the property at 1254 N Monaco Parkway on behalf of homeowners Stephanie & Lewis Williams. This rezoning adjustment would shift the existing Zone District, E-SU-Dx, to an E-SU-Dx1 Zone District which would accommodate the design and construction of an additional dwelling space above the detached garage on the property for additional living space.

We have discussed the desired zoning change with the City and County of Denver's Community Planning division and have been coordinating with their representative on this pursuit. The proposed rezoning is consistent with the currently adopted city plans and is primarily in keeping with the current the East Area plan passed by City Council in November 2020, and its directive to view additional dwelling units as appropriate on all lots within the target area.

This rezoning allows for diversification of housing types to increase housing choice while also ensuring consistency with the fabric and patterning of the existing neighborhood context by providing low-scale, low-growth density. Additionally, the accessory dwelling constraints and allowances inherent to the proposed Zone District standards (E-SU-Dx1) would prevent the designed and constructed space from visually impacting the Monaco streetscape.

We would like to enlist your support and garner your thoughts as we move through this process. We realize that your close ties to your constituency and efforts to represent their voices will be a big factor in your attitude toward this rezoning. In collaboration with that ideal, we will be reaching out the Registered Neighborhood Organizations, the district's Councilpersons at Large as well as the immediate neighbors to gather their feedback.

More information and resources on the proposed rezoning are included for your review and reference.

We are grateful for your engagement and look forward to hearing your thoughts. We will be reaching out to your office soon to discuss this topic and what next steps might be. Should you have any questions or concerns, please contact me at the email address above.

Sincerely,

Claire Carwell (Architect) on behalf of Homeowners Stephanie & Lewis Williams

#2022i-00118

August 26th, 2022

October 11, 2022 \$1,000 PD CC



**Rezoning Facilitator**

CLAIRE CARWELL

3721 N Fillmore

Denver, CO 80205

e: [hello@revivearchitecturaldesign.com](mailto:hello@revivearchitecturaldesign.com)

**General Contractor:**

Brooks & Tenn

Hoke & Sarah Stapp

Denver, CO 80220

e: [sarah@brooksandtenn.com](mailto:sarah@brooksandtenn.com)

[hoke@brooksandtenn.com](mailto:hoke@brooksandtenn.com)

To Our Registered Neighborhood Organization,

This letter is being delivered to let you know that we are pursuing a modification to the zoning of the property at 1254 N Monaco Parkway on behalf of homeowners Stephanie & Lewis Williams. This rezoning adjustment would shift the existing Zone District, E-SU-Dx, to an E-SU-Dx1 Zone District which would accommodate the design and construction of an additional dwelling space above the detached garage on the property for additional living space.

We have discussed the desired zoning change with the City and County of Denver's Community Planning division and have been coordinating with their representative on this pursuit. The proposed rezoning is consistent with the currently adopted city plans and is primarily in keeping with the current the East Area plan passed by City Council in November 2020, and its directive to view additional dwelling units as appropriate on all lots within the target area.

This rezoning allows for diversification of housing types to increase housing choice while also ensuring consistency with the fabric and patterning of the existing neighborhood context by providing low-scale, low-growth density. Additionally, the accessory dwelling constraints and allowances inherent to the proposed Zone District standards (E-SU-Dx1) would prevent the designed and constructed space from visually impacting the Monaco streetscape.

We would like to enlist your support and garner your thoughts as we move through this process. We realize that your close ties to your constituency and efforts to represent their voices will be a big factor in your attitude toward this rezoning. In collaboration with that ideal, we will be reaching out the Registered Neighborhood Organizations, the district's Councilpersons as well as the immediate neighbors to gather their feedback.

More information and resources on the proposed rezoning are included for your review and reference.

We are grateful for your engagement and look forward to hearing your thoughts. We will be reaching out to your office soon to discuss this topic and what next steps might be. Should you have any questions or concerns, please contact me at the email address above.

Sincerely,

Claire Carwell (Architect) on behalf of Homeowners Stephanie & Lewis Williams

#2022i-00118

August 26th, 2022

October 11, 2022 \$1,000 PD CC

**Rezoning Facilitator**

CLAIRE CARWELL

3721 N Fillmore

Denver, CO 80205

e: [hello@revivearchitecturaldesign.com](mailto:hello@revivearchitecturaldesign.com)

**General Contractor:**

Brooks & Tenn

Hoke & Sarah Stapp

Denver, CO 80220

e: [sarah@brooksandtenn.com](mailto:sarah@brooksandtenn.com)

[hoke@brooksandtenn.com](mailto:hoke@brooksandtenn.com)

To our neighbors:

This letter is being delivered to let you know that we are pursuing a modification to the zoning of the property at 1254 N Monaco Parkway on behalf of homeowners Stephanie & Lewis Williams. This rezoning adjustment will shift the existing Zone District, E-SU-Dx, to an E-SU-Dx1 Zone District which would accommodate the design and construction of an additional dwelling space above the detached garage on the property for additional living space.

We have discussed the desired zoning change with the City and County of Denver's Community Planning division and have been coordinating with their representative on this pursuit. The proposed rezoning is consistent with the currently adopted city plans: Comprehensive Plan 2040, Blueprint Denver, and the East Area plan. The rezoning also allows for diversification of housing types consistent with the fabric and patterning of the existing neighborhood context by providing low-scale, low-growth density. Additionally, the accessory dwelling constraints and allowances inherent to the proposed Zone District standards (E-SU-Dx1) would prevent the designed and constructed space from visually impacting the Monaco streetscape.

In order to enlist your participation and garner your thoughts, we would appreciate your opinion on the rezoning of this property. We encourage you to fill out the questions included and return with the enclosed return envelope.

More information and resources on the proposed rezoning are included for your review and reference.

We are grateful for your engagement and look forward to hearing your thoughts. . Should you have any questions or concerns, please contact me at the email address above.

Sincerely,

Claire Carwell (Architect) on behalf of Homeowners Stephanie & Lewis Williams

**CITY AND COUNTY OF DENVER, COLORADO  
REGISTERED NEIGHBORHOOD ORGANIZATION  
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to [rezoning@denvergov.org](mailto:rezoning@denvergov.org). You may save the form in \*.pdf format if needed for future reference. Questions may be directed to planning staff at [rezoning@denvergov.org](mailto:rezoning@denvergov.org) or by telephone at 720-865-2974.

|   |   |
|---|---|
| Application Number                        | #2022i-00118                              |
| Location                                  | 1254 N Monaco St Pkwy                     |
| Registered Neighborhood Organization Name | Strong Denver                             |
| Registered Contact Name                   | John Inzina                               |
| Contact Address                           | 1255 N Ogden St APT 102, Denver, CO 80218 |
| Contact E-Mail Address                    | DenverVoters@gmail.com                    |
| Date Submitted                            | 1/2/23                                    |

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on  , with  members in attendance.

With a total of  members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of  members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application #  .

Comments: