

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 FEE PAYMENT***		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	2070 S Franklin St Holdings LLC	Representative Name	Joe Miller
Address	1355 S Fillmore St	Address	1355 S Fillmore St
City, State, Zip	Denver, CO 80210	City, State, Zip	Denver, CO 80210
Telephone	720-933-5050	Telephone	720-933-5050
Email	jdmiller9@gmail.com	Email	jdmiller9@gmail.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. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	2070 S Franklin St, Denver, CO 80210		
Assessor's Parcel Numbers:	05262-13-010-000		
Area in Acres or Square Feet:	9,370		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
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 checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>TBD</u> <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?	10/8/21 on-site meeting with Councilman Paul Kashmann <input checked="" 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 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>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 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>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 checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="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 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>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.)
- ☐ **Other Attachments.** Please describe below.

REZONING GUIDE

Rezoning Application Page 4 of 4

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
Joseph Miller	1355 S Fillmore St Denver, CO 80210 (720) 933-5050 jdmler9@gmail.com	50%	<i>J Miller</i>	12 / 28 / 21	A	n/a
Mitchell Benson	7781 S Eudora Ct Centennial, CO 80122 (435) 823-5885 mitchell.benson@gmail.com	50%	<i>Mitchell Benson</i>	12/27/21	A	YES NO
						YES NO
						YES NO

2070 S Franklin St Holdings LLC

Joe Miller (jdmiller9@gmail.com)

Mitch Benson (mitchell.benson@gmail.com)

LEGAL DESCRIPTION

2070 S Franklin St

Denver, CO 80210

L 17 TO 19 INC BLK 12 EVANSTON

Parcel ID: 05262-13-010-000

2070 S Franklin St Holdings LLC

Joe Miller (jdmiller9@gmail.com)

Mitch Benson (mitchell.benson@gmail.com)


2070 S Franklin St Holdings LLC
Joe Miller (jdmliller9@gmail.com)
Mitch Benson (mitchell.benson@gmail.com)

December 27, 2021

To Whom It May Concern:

This letter serves to confirm that Joe Miller is a Manager and owner of 2070 S Franklin St Holdings LLC (along with a second Manager named Mitchell Benson), and as such is authorized to act on behalf of the entity and as a signatory for the purposes of submitting and processing the rezoning application for the property owned by 2070 S Franklin St Holdings LLC.

Sincerely,

A handwritten signature in dark ink, appearing to be 'J Miller', is written over a horizontal line.

Joe Miller

Date: *12/27/2021*

2070 S FRANKLIN ST

Owner	2070 S FRANKLIN ST HOLDINGS LLC 143 LEDGESTONE PL SPRING, TX 77382-1777
Schedule Number	05262-13-010-000
Legal Description	L 17 TO 19 INC BLK 12 EVANSTON
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description			
Style:	13: 1 STORY	Building Sqr. Foot:	720
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1921	Basement/Finish:	0/0
Lot Size:	9,370	Zoned As:	U-SU-C
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land	\$591,400	\$42,290	\$0
Improvements	\$1,000	\$70	
Total	\$592,400	\$42,360	

Prior Year			
Actual	Assessed	Exempt	
Land	\$485,800	\$34,740	\$0
Improvements	\$1,000	\$70	
Total	\$486,800	\$34,810	

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..195** *
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/28/2021	6/15/2021	
Original Tax Levy	\$1,291.35	\$1,291.38	\$2,582.73
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,291.35	\$1,291.38	\$2,582.73
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: **\$2,510.36**

Assessed Value for the current tax year

Assessed Land	\$34,740.00	Assessed Improvements	\$70.00
Exemption	\$0.00	Total Assessed Value	\$34,810.00



FIRSTBANK
MORTGAGE SERVICING
PO BOX 150099
LAKEWOOD CO 80215-0099

Mortgage Billing Statement
Statement Date: December 16, 2021



Online Information: www.efirstbank.com



Mon - Fri, 8:00 am to 5:00 pm MST
Telephone: 303-239-5130 or 855-277-2265



Correspondence and Payments
PO BOX 150099
LAKEWOOD, CO 80215-0099

6500 0610 2B RP 17 12172021 NNNNNN 01 980031

2070 S FRANKLIN STHOLD LLC
MITCHELL BENSON
7781 S EUDORA CT
CENTENNIAL CO 80122-3709

Property Address:
2070 S FRANKLIN ST
DENVER, CO 80210

Account Number:	0008961209
Next Payment Due Date:	02/01/2022
Total Amount Due:	\$1,822.65
<i>\$68.87 late fee will be charged if payment is not received by 02/16/2022.</i>	

Account Information	
Outstanding Principal Balance*	\$262,148.63
Escrow Balance	\$3,363.95
Interest Rate (Until 06/01/2026)	4.250%
Prepayment Penalty	No
*The Principal Balance above is NOT the total amount required to pay your loan in full	

Explanation of Amount Due	
Principal	\$448.99
Interest	\$928.44
Escrow (Taxes and Insurance)	\$376.35
Additional Amounts	\$0.00
Regular Monthly Payment	\$1,753.78
Total Late Charges and Fees Due	\$68.87
Past Due Payment(s)	\$0.00
Total Amount Due	\$1,822.65
Partial Payment (Unapplied Balance)	\$0.00

Transaction Activity (11/23/21 - 12/16/21)						***History continued on Page 3***		
Date Paid	Description	Principal	Interest	Escrow	Additional Amounts	Charges and Fees	Partial Payment (Unapplied)	Total
11/30/21	LATE CHARGE FEE PAID	\$0.00	\$0.00	\$0.00	\$0.00	\$68.87	\$0.00	\$68.87
11/30/21	PRINCIPAL PAYMENT	\$1,667.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,667.58
12/01/21	MISAPPLICATION REVERSAL	-\$1,667.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/01/21	MISAPPLICATION REVERSAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,667.58	\$0.00
12/01/21	MISAPPLICATION REVERSAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.87	\$0.00

Special Messages	

Important News

How are we doing? We work hard to maintain the highest level of customer service possible. However, if we make a mistake or you receive poor service from any of our employees, we want you to let us know. Please call one of our customer service representatives at 303-231-2000 (1-800-230-1060 outside metro Denver) with any questions or complaints and we will do our best to solve your problem. We welcome any suggestions you might have about new products or ways we can improve our service. If you received great service, we would like to hear about that too. Thank you for banking with us!

If You Are Experiencing Financial Difficulty: See back for information about mortgage counseling or assistance.

Past Payments Breakdown		
	Paid Last Month	Paid Year to Date
Principal	\$2,183.85	\$10,283.48
Interest	\$930.03	\$11,437.70
Escrow (Taxes and Insurance)	\$376.35	\$4,429.55
Additional Amounts	\$0.00	\$0.00
Fees and Charges	\$0.00	\$0.00
Partial Payment (Unapplied)*	\$0.00	\$0.00
Total Payment	\$3,490.23	\$26,150.73
<i>* Partial Payments: Any partial payments that you make are not applied to your mortgage, but instead are held in a separate suspense account. If you pay the balance of a partial payment, the funds will then be applied to your mortgage. If you are operating under a temporary payment plan, plan payments may be considered partial payments.</i>		
<i>** Paid Year to Date is defined as December 19th of the previous year through the current date, excluding the Partial Payment (Unapplied) field, which is the current balance in that account.</i>		

Detach here and send bottom portion of the statement with your payment. Retain top portion for your records.



2070 S FRANKLIN STHOLD LLC and MITCHELL BENSON

PAYMENT COUPON

Account Number	Next Payment Due Date	Regular Payment	Past Due Amount	Fees and Charges	Total Amount Due
0008961209	02/01/2022	\$1,753.78	\$0.00	\$68.87	\$1,822.65
				If Received After	Add Late Charge
				02/16/2022	\$68.87

Additional Principal	\$_____.
Additional Escrow	\$_____.
Fees and Charges	\$_____.
Total Amount Enclosed	\$_____.

FIRSTBANK
PO BOX 150099
LAKEWOOD, CO 80215-0099



Your loan is set up on our automated drafting program. Your next scheduled monthly payment of \$1,753.78 will be drafted on 02/10/2022.

Housing Counselor Information

If you would like counseling or assistance, you may contact the U.S. Department of Housing and Urban Development (HUD). For a list of homeownership counselors or counseling organizations in your area, go to <http://hud.gov/offices/hsg/sfh/hcc/hcs.cfm> or call 800-569-4287.

Notice of Error/Request for Information

If you believe there is an error, or if you need additional information regarding the servicing of your mortgage loan, you must send a written Notice of Error or Request for Information to the following address:



FirstBank
Mortgage Servicing
PO Box 150099
Lakewood, CO 80215-0099

Your Notice of Error or Request for Information must include your name, loan number, and sufficient detail to inform us of the basis of your request.

Service Members

Service Members Civil Relief Act (SCRA) may offer protection or relief to members of the military who have been called to active duty. If either you or your spouse has been called for active duty – or are a financial dependent of someone who has – and you haven’t made us aware of your status, contact us at 303-239-5130 or 1-855-277-2265.

Foreclosure Hotline

Additional foreclosure assistance is available to you through the following hotlines:

- Colorado Residents: Call the Colorado Foreclosure Hotline at 1-877-601-4673
- Arizona Residents: Call the Arizona Mortgage Foreclosure Hotline at 1-877-448-1211
- California Residents: Call the Homeownership Preservation Foundation at 1-888-995-HOPE (4673)



Mortgage Billing Statement
Statement Date: December 16, 2021

2070 S FRANKLIN STHOLD LLC
MITCHELL BENSON

Account Number: 0008961209

CONTINUED FROM PAGE 1

Transaction Activity (11/23/21 - 12/16/21)								
Date Paid	Description	Principal	Interest	Escrow	Additional Amounts	Charges and Fees	Partial Payment (Unapplied)	Total
12/01/21	LATE CHARGE REVERSAL	\$0.00	\$0.00	\$0.00	\$0.00	-\$68.87	\$0.00	-\$68.87
12/02/21	PRINCIPAL PAYMENT	\$1,736.45	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,736.45	\$0.00
12/10/21	PAYMENT	\$447.40	\$930.03	\$376.35	\$0.00	\$0.00	\$0.00	\$1,753.78

Official Map Amendment Request

Address: 2070 S Franklin St, Denver, CO 80210

Parcel: L 17 TO 19 INC BLK 12 EVANSTON / Parcel ID: 05262-13-010-000

Current Zoning: U-SU-C

Proposed Zoning: U-SU-B1

Introduction

This application proposes to rezone the 9,370 SF property located at **2070 S Franklin St from U-SU-C to U-SU-B1** to facilitate use of the property to be consistent with the recommendations in the **Denver Comprehensive Plan 2040 & Blueprint Denver (2019)**.

The subject site is located within Denver City District 6 and in the University neighborhood on the East side of S Franklin Street just North of Evans Ave. The property is currently zoned U-SU-C, a residential zone district allowing urban houses with a minimum lot area of 5,500 SF. Existing contexts surrounding the property include U-SU-B, U-MS-3, U-MS-2X, U-RH-3A, U-RH-2.5, PUD-G, PUD, B-2.

The request to rezone the property to U-SU-B1 Zone District will allow the homeowner to build two (2) separate single-family homes with accessory dwelling units each with a minimum lot size of 4,500 SF.

Consistency with Adopted Plans:

The proposed map is consistent with objectives from the **Denver Comprehensive Plan 2040**, including but not limited to:

- **Equitable, Affordable and Inclusive**
 - Goal 1 Strategy A: On page 28 it states that the strategy is to “Increase development of housing units close to transit and mixed-use developments.” This will allow additional housing close (0.6 miles) to the University of Denver Light Rail Station and multiple RTD bus lines on Evans Ave and Downing St.
 - Goal 2 Strategy A: On page 28 it states that the strategy is to “Create a greater mix of housing options in every neighborhood for all individuals and families.” This would increase the number of housing options in the University Neighborhood.
 - Goal 2 Strategy D: On page 28 it states that the strategy is to “Increase the development of senior-friendly and family friendly housing, including units with multiple bedrooms in

2070 S Franklin St Holdings LLC

Joe Miller (jdmliller9@gmail.com)

Mitch Benson (mitchell.benson@gmail.com)

multifamily developments.” This will allow for one run-down, two-bedroom house to be replaced by two family friendly houses with accessory dwelling units (ADUs). The ADUs are desired so that grandparents of the owners have a place to live close to help (and grandchildren).

- **Strong and Authentic Neighborhoods**

- Goal 1 Strategy B: On page 34 it states that the strategy is to “Ensure neighborhoods offer a mix of housing types and services for diverse populations.” This will allow additional housing in a dense neighborhood close to the University of Denver that would otherwise be at capacity.

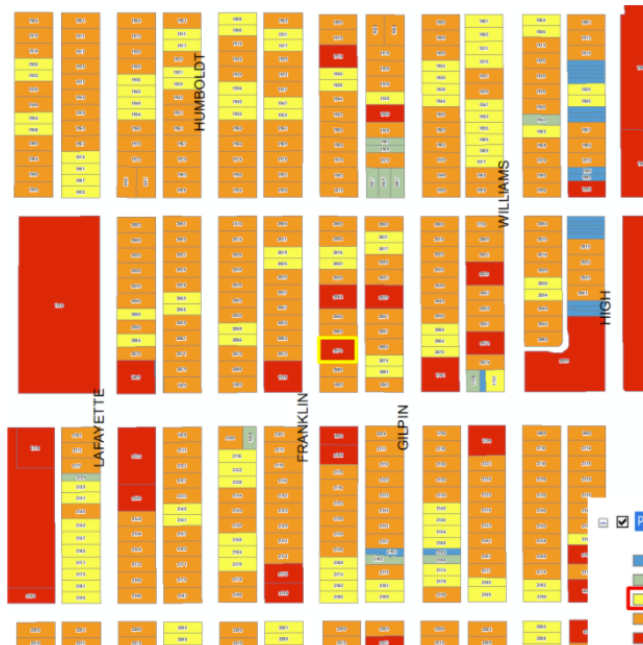
- **Environmentally Resilient**

- Goal 8 Strategy A: On page 54 it states that the strategy is to “Promote infill development where infrastructure and services are already in place.” This will allow for a second single-family home with accessory dwelling units in this location without placing additional burden on the city’s infrastructure. In fact, the lot already has two (2) Denver Water meters so was likely split at some point in its history. This also will increase housing along a walkable neighborhood within close proximity to city transit.
- Goal 8 Strategy C: On page 54 it states that the strategy is to “Focus growth by transit stations and along high- and medium capacity transit corridors.” This will allow additional housing within 0.6 miles of the University of Denver Lightrail Station and multiple RTD bus routes.

The proposed map is consistent with objectives from the **Blueprint Denver 2019**, including but not limited to:

- **Future neighborhood context** – This property is located within the “Urban” category of the future neighborhood context map which consists of a mixture of small multi-unit residential, as well as 1-unit and 2-unit residential areas. The proposed zoning of U-SU-B1 is still an “Urban” neighborhood and does not offer a significant change outside of the minimum lot size change which allows for an additional single-family home. Indeed, it fits in with the general urban setting as this property sits three doors down from a former Starbucks, across the street from a very lively Birdcall restaurant, etc.
- **Future places designation** – This property is located within the “Low” category of Residential Areas, which would stand to represent predominantly single and two unit uses on smaller lots. The proposed zoning of U-SU-B1 is consistent with this Residential Area and would allow for two single-family houses with ADUs on 4,500+ SF lots.
- **Growth Strategy** - This property is located in “All other areas of the city” which is expected to see some growth which is consistent with this proposal.

- **Adjacent Street Types** - When looking at the block where this home sits, as well as the blocks one street north, west, east and south, you can see that the rezone to accommodate the smaller lot size is consistent with the rest of the block as well as the surrounding blocks (most notably, one block north on Williams Street 71% of the homes are on 4,500 to 5,500 SF lots (U-SU-B); additionally, the homes directly behind this home, as well other homes on the same street are zoned as such.



Neighborhood Pattern



- **Plan Policies and Strategies** - As outlined above, this project is consistent with many of the policies and strategies outlined in the Denver Comprehensive Plan 2040 and Blueprint Denver 2019.
- **Equity Concepts** - This project aligns with the Denver Blueprint equity concepts by increasing housing that is close to quality public transit (both RTD Lightrail and bus routes).

Uniformity of District Regulations:

The request to rezone from U-SU-C to U-SU-B1 is a minor zoning adjustment that will keep the lot consistent with the uniformity of the U-SU district regulations, restrictions & descriptions. Any improvements to this property would still fall under the current district's codes, standards and regulations of the U-SU district, and in general everything considered in this matter is in line with the general character of the district.

Public Health, Safety, and General Welfare:

The proposed map amendment furthers the public health, safety, and general welfare of the City. It will increase the housing supply for residents of Denver, and more specifically housing supply with greater access to the multi-modal transportation system (balance of pedestrian, bicycle and vehicle), housing that is close to quality transit (both RTD Lightrail and bus routes), increase density near a main thoroughway (Evans Avenue), and near a great University (University of Denver). This also increases density in a highly walkable neighborhood with close access to dozens of restaurants (within minutes of walking), three neighborhood parks, Asbury Elementary School, Harvard Gulch Community Recreation Center, as well as the Porter hospital. Indeed, in the unique times we live in, having more housing options within walking distance to hospitals is more important (and in the interest of the public) than ever!

Justifying Circumstances:

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed reasoning is in the public interest. Such change includes:

- Changed or changing conditions in a particular area or in the city general
 - In the years since the approved zoning district, the area immediately abutting Evans Avenue (and surrounding the University of Denver area) has become an extremely desirable place to live, creating a need for more diverse affordable housing. An additional property on this large lot will help to grow additional housing to a highly walkable area near city amenities and public transit. This is likely why there is already a pattern of U-SU-B homes on the block, and the surrounding blocks, of where this property sits.
- A city adopted plan
 - The proposed change in zoning would allow for a new single-family home and ADUs which would follow the path laid out by all city adopted plans. Please see the Consistency with Adopted Plans section.

Consistency with Neighborhood Context, Zone District Purpose & Intent:

- The Urban Neighborhood context is characterized by single and two unit residential units that are typically the Urban House building form and located along local and residential arterial streets. The proposed map amendment would keep the lot within the Urban Neighborhood context and would be in keeping with the current neighborhood that has U-SU-B homes throughout the neighborhood.

2070 S Franklin St Holdings LLC

Joe Miller (jdmliller9@gmail.com)

Mitch Benson (mitchell.benson@gmail.com)

- The intent of the residential zoning code is to promote and protect residential neighborhoods within the character of the Urban Neighborhood context (without detracting from the overall image and character of the residential neighborhood). Allowing for the use of an U-SU-B1 property would be consistent with the general purpose and intent of this residential district and would promote and protect the residential neighborhood in every way. The rezone would allow for greater diversity in housing, further public health, and conform with the visions of the city. It would “reinforce the desired development patterns in existing neighborhoods while accommodating reinvestment” into the neighborhood, and “promote desirable residential areas”, as envisioned by the city.

2070 S Franklin St Holdings LLC
Joe Miller (jdmiller9@gmail.com)
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Written Narrative

Address: 2070 S Franklin St, Denver, CO 80210

Parcel: L 17 TO 19 INC BLK 12 EVANSTON / Parcel ID: 05262-13-010-000

Current Zoning: U-SU-C

Proposed Zoning: U-SU-B1

To Whom It May Concern,

My name is Joe Miller and I am the owner of 2070 S. Franklin Street. I was born and raised in the Platte Park area of Denver right next to Old Pearl Street, and now live with my wife and two young daughters in Cory Merrill. My lifelong best friend Mitch Benson (who lived one block away my entire childhood!) and I purchased this property together. Our dream has long been to build two properties next to each other. In addition, we would like accessory dwelling units for our aging parents so that they have a place to live close to both to help and their grandchildren.

A pre-application meeting was initially completed through the City and County of Denver prior to the application for rezone being submitted. This application proposes to rezone the 9,370 SF property located at 2070 S Franklin St from U-SU-C to U-SU-B1 to facilitate use of the property to be consistent with the recommendations in the Denver Comprehensive Plan 2040 & Blueprint Denver (2019).

2070 S. Franklin Street has a very large lot, is right off a very lively Evans Avenue near the University of Denver, and is in a group of blocks as well as a broader neighborhood where there is a pattern of homes being zoned as U-SU-B. As the zoning map shows, there is an established pattern in the surrounding blocks of smaller lots with similar uses. We believe that this request is consistent with such uses and the general character of the surrounding blocks, and is sensitive to the existing neighborhood character while offering residents a mix of uses. Importantly, we believe this also furthers the public health, safety, and general welfare of the city and conforms with the great visions of the city (please see more written narrative in each section of this application). Given that, we are looking to rezone the property from U-SU-C to U-SU-B1. The request to rezone the property to

2070 S Franklin St Holdings LLC
Joe Miller (jdmiller9@gmail.com)
Mitch Benson (mitchell.benson@gmail.com)

U-SU-B1 Zone District will allow us to build two (2) separate single family homes with ADUs each with a minimum lot size of 4,500 SF as is permitted in U-SU-B1.

The subject site is located within Denver City District 6 & in the University neighborhood on the East side of S Franklin Street just North of Evans Ave. The property is currently zone U-SU-C, a residential zone district allowing urban houses with a minimum lot area of 5,500 SF. Existing contexts surrounding the property include U-SU-B, U-MS-3, U-MS-2X, U-RH-3A, U-RH-2.5, PUD-G, PUD, B-2.

If you have any questions or concerns, if we can improve our application in any way, or if there is anything else you need, please do not hesitate to reach out to me personally. We are very appreciative of your time and attention, and of your service to our great city!

My very best,

Joe

A handwritten signature in black ink, appearing to read 'Joe Miller', with a long horizontal line extending to the right.

Thank you,

Joe Miller

Home Owner

Manager of 2070 S Franklin St Holdings LLC

jdmiller9@gmail.com

720-933-5050



Joe Miller <jdmiller9@gmail.com>

Re: [EXTERNAL] Rezoning Request

1 message

Joe Miller <jdmiller9@gmail.com>

Mon, Oct 4, 2021 at 11:01 AM

To: "Bupp, Elise - CC YA2245 City Council Aide" <Elise.Bupp@denvergov.org>

Cc: Mitch Benson <mitchell.benson@gmail.com>

Yes, that works for us! We'll plan on it.

On Mon, Oct 4, 2021 at 10:41 AM Bupp, Elise - CC YA2245 City Council Aide <Elise.Bupp@denvergov.org> wrote:

Hi Joe,

Does this Friday, 10/8 at around 8:15am work well? If not, I can get you some other times.

Thanks!

Elise Bupp

Council Aide to Councilman Paul Kashmann

City Council- Council District 6 | City and County of Denver

720.337.6666 Office

elise.bupp@denvergov.org



From: Joe Miller <jdmiller9@gmail.com>**Sent:** Saturday, October 2, 2021 10:05 AM**To:** Bupp, Elise - CC YA2245 City Council Aide <Elise.Bupp@denvergov.org>**Cc:** Mitch Benson <mitchell.benson@gmail.com>**Subject:** Re: [EXTERNAL] Rezoning Request

Hi Elise,

Does Councilman Kashmann have any availability on Friday (perhaps in the morning)? If not, let us know what might work. Friday morning works well, otherwise afternoons may generally be best.

Thank you!

On Oct 1, 2021, at 4:30 PM, Bupp, Elise - CC YA2245 City Council Aide <Elise.Bupp@denvergov.org> wrote:

Hi Joe,

I am one of Councilman Kashmann's aides, he asked that I set up an on-site appointment to view the perspective re-zoning property.

I can send you some days and times that CM Kashmann has available. Would morning, during the day, or early evening work best for you?

Thanks!

Elise Bupp

Council Aide to Councilman Paul Kashmann

City Council- Council District 6 | City and County of Denver

720.337.6666 Office

elise.bupp@denvergov.org

<image001.png>

From: Joe Miller <jdmiller9@gmail.com>

Sent: Friday, October 1, 2021 3:19:00 PM

To: Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>

Cc: Mitch Benson <mitch.benson@empireportfolio.com>

Subject: [EXTERNAL] Rezoning Request

Dear Councilman Kashmann,

My name is Joe Miller and I am the owner of 2070 S. Franklin Street. I was born and raised in the Platte Park area of Denver right next to Old Pearl Street, and now live with my wife and two young daughters in Cory Merrill. My lifelong best friend Mitch Benson (who lived one block away my entire childhood!) and I purchased this property together. The property has a very large lot (9,370 SF), is right off a very busy/commercial Evans Avenue near DU, and is in a group of blocks as well as a broader neighborhood where there is a pattern of homes being zoned as U-SU-B. Given that, we are looking to rezone the property from U-SU-C to U-SU-B. The request to change is to allow us to move forward with our dream of building two homes next to each other each with 4500+ SF lots as is permitted in U-SU-B1.

A pre-application meeting was initially completed through the City and County of Denver prior to the application for rezone being submitted. I have included the pre-application request packet for your reference to the project. In the upcoming weeks you will likely be receiving notification of a rezone request.

If you have any questions or concerns, please do not hesitate to reach out. We would welcome the opportunity to meet with you at the home to discuss (or to do so virtually) if that's helpful. We are very appreciative of your time and attention, and of your service to our great city!

My very best,
Joe

Joe Miller

720-933-5050

[Jdmiller9@gmail.com](mailto:jdmiller9@gmail.com)

2070 S. Franklin Street Holdings, LLC



Joe Miller <jdmiller9@gmail.com>

Rezoning Request

1 message

Joe Miller <jdmiller9@gmail.com>

Fri, Oct 1, 2021 at 3:29 PM

To: KniechAtLarge@denvergov.org, ortegaatlarge@denvergov.org

Cc: Mitchell Benson <mitchell.benson@gmail.com>

Dear Council Members At-Large,

My name is Joe Miller and I am the owner of 2070 S. Franklin Street. I was born and raised in the Platte Park area of Denver right next to Old Pearl Street, and now live with my wife and two young daughters in Cory Merrill. My lifelong best friend Mitch Benson (who lived one block away my entire childhood!) and I purchased this property together. The property has a very large lot (9,370 SF), is right off a very busy/commercial Evans Avenue near DU, and is in a group of blocks as well as a broader neighborhood where there is a pattern of homes being zoned as U-SU-B. Given that, we are looking to rezone the property from U-SU-C to U-SU-B. The request to change is to allow us to move forward with our dream of building two homes next to each other each with 4500+ SF lots as is permitted in U-SU-B1.

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If you have any questions or concerns, please do not hesitate to reach out. We would welcome the opportunity to meet with you at the home to discuss (or to do so virtually) if that's helpful. We are very appreciative of your time and attention, and of your service to our great city!

My very best,
Joe

Joe Miller
720-933-5050
[Jdmiller9@gmail.com](mailto:jdmiller9@gmail.com)
2070 S. Franklin Street Holdings, LLC



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9214K



Joe Miller <jdmiller9@gmail.com>

Re: Rezoning Request

1 message

Loretta Koehler <lorettakoehler@mac.com>
To: Joe Miller <jdmiller9@gmail.com>

Fri, Oct 1, 2021 at 9:23 PM

Hello Joe-

INC is an umbrella organization and we do not get involved in local issues. Please consult the Cory Merrill Neighborhood association. Please go to our website to learn about about INC. Good luck with your project.

Loretta Koehler
INC President

On Oct 1, 2021, at 3:22 PM, Joe Miller <jdmiller9@gmail.com> wrote:

Dear Loretta,

My name is Joe Miller and I am the owner of 2070 S. Franklin Street. I was born and raised in the Platte Park area of Denver right next to Old Pearl Street, and now live with my wife and two young daughters in Cory Merrill. My lifelong best friend Mitch Benson (who lived one block away my entire childhood!) and I purchased this property together. The property has a very large lot (9,370 SF), is right off a very busy/commercial Evans Avenue near DU, and is in a group of blocks as well as a broader neighborhood where there is a pattern of homes being zoned as U-SU-B. Given that, we are looking to rezone the property from U-SU-C to U-SU-B. The request to change is to allow us to move forward with our dream of building two homes next to each other each with 4500+ SF lots as is permitted in U-SU-B1.

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My very best,
Joe

Joe Miller
720-933-5050
[Jdmiller9@gmail.com](mailto:jdmiller9@gmail.com)
2070 S. Franklin Street Holdings, LLC

<2070 S Franklin.pdf>



Joe Miller <jdmiller9@gmail.com>

Rezoning Request

1 message

Joe Miller <jdmiller9@gmail.com>

Fri, Oct 1, 2021 at 3:26 PM

To: sean_uyeda@msn.com, mpkennedy1@aol.com

Cc: Mitchell Benson <mitchell.benson@gmail.com>

Dear Margy and Sean,

My name is Joe Miller and I am the owner of 2070 S. Franklin Street. I was born and raised in the Platte Park area of Denver right next to Old Pearl Street, and now live with my wife and two young daughters in Cory Merrill. My lifelong best friend Mitch Benson (who lived one block away my entire childhood!) and I purchased this property together. The property has a very large lot (9,370 SF), is right off a very busy/commercial Evans Avenue near DU, and is in a group of blocks as well as a broader neighborhood where there is a pattern of homes being zoned as U-SU-B. Given that, we are looking to rezone the property from U-SU-C to U-SU-B. The request to change is to allow us to move forward with our dream of building two homes next to each other each with 4500+ SF lots as is permitted in U-SU-B1.

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My very best,
Joe

Joe Miller
720-933-5050
[Jdmiller9@gmail.com](mailto:jdmiller9@gmail.com)
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