Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	GSW Ventures
Address	4956 W. Maplewood Pl
City, State, Zip	Littleton, CO 80123
Telephone	see Representative
Email	see Representative

*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(S) REPRESENTATIVE**	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☑ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Brian Blair
Address	263 Second Ave., Ste. 205
City, State, Zip	Niwot, CO 80544
Telephone	(415) 269-2448
Email	brian@masseq.com

**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):	1305 N. Osage St.
Assessor's Parcel Numbers:	0504107020000
Area in Acres or Square Feet:	25,019 sf (.57 acres)
Current Zone District(s):	G-MX-3, UO-2
PROPOSAL	
Proposed Zone District:	G-RX-5, UO-2
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?	☑ **Yes - State the contact name & meeting date** Olga Mikhailova - Feb 15, 2021 ☐ **No - Describe why not (in outreach attachment, see bottom of p. 3)**
Did you contact the City Council District Office regarding this application ?	☑ **Yes - if yes, state date and method** Meeting with CW Torres - 4/27/21 ☐ **No - if no, describe why not (in outreach attachment, see bottom of p. 3)**

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	DTCB Inc
Address	10029 Whistling Elk Dr
City, State, Zip	Littleton, CO 80127
Telephone	see Representative
Email	see Representative

*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(S) REPRESENTATIVE**	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☑ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Brian Blair
Address	263 Second Ave., Ste. 205
City, State, Zip	Niwot, CO 80544
Telephone	(415) 269-2448
Email	brian@masseq.com

**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):	1339 N. Osage St. and 1520 W. 14th Ave. Denver, CO 80204-3422
Assessor's Parcel Numbers:	1339 N. Osage 0504107026000 | 1520 W. 14th 0504107024000
Area in Acres or Square Feet:	43,464 sf (0.99 acres)
Current Zone District(s):	G-MX-3, UO-2
PROPOSAL	
Proposed Zone District:	G-RX-5, UO-2
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?	☑ **Yes - State the contact name & meeting date** Olga Mikhailova - Feb 15, 2021 ☐ **No - Describe why not (in outreach attachment, see bottom of p. 3)**
Did you contact the City Council District Office regarding this application ?	☑ **Yes - if yes, state date and method** Meeting with CW Torres - 4/27/21 ☐ **No - if no, describe why not (in outreach attachment, see bottom of p. 3)**

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Nippon Kan - AHAN
Address	1365 Osage St.
City, State, Zip	Denver, CO 80204
Telephone	see Representative
Email	see Representative

*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(S) REPRESENTATIVE**	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☑ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Brian Blair
Address	263 Second Ave., Ste. 205
City, State, Zip	Niwot, CO 80544
Telephone	(415) 269-2448
Email	brian@masseq.com

**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):	1365 N. Osage St. Denver, CO 80204
Assessor's Parcel Numbers:	0504107023000
Area in Acres or Square Feet:	20,354 sf (0.467 acres)
Current Zone District(s):	G-MX-3, UO-2
PROPOSAL	
Proposed Zone District:	G-RX-5, UO-2
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?	☑ **Yes - State the contact name & meeting date** Olga Mikhailova - Feb 15, 2021 ☐ **No - Describe why not (in outreach attachment, see bottom of p. 3)**
Did you contact the City Council District Office regarding this application ?	☑ **Yes - if yes, state date and method** Meeting with CW Torres - 4/27/21 ☐ **No - if no, describe why not (in outreach attachment, see bottom of p. 3)**

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm **and** include sections in the review criteria narrative attachment	☑ **Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.** Please provide 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. **1. *Denver Comprehensive Plan 2040*** In this section of the attachment, describe **how** the proposed map amendment is consistent with *Denver Comprehensive Plan 2040*'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies. **2. *Blueprint Denver*** 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 *Blueprint Denver*. **3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):** La Alma/Lincoln Park Neighborhood Plan
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm **and** include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.	☑ **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.** ☑ **Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.** 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.
Review Criteria for Non-Legislative Rezonings: DZC Sec. 12.4.10.8 For Justifying Circumstances, check box and include a section in the review criteria narrative attachment. For Neighborhood Context, Purpose and Intent, check box **and** include a section in the review criteria narrative attachment.	**Justifying Circumstances - One of the following circumstances exists:** ☐ The existing zoning of the land was the result of an error; ☐ The existing zoning of the land was based on a mistake of fact; ☐ 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; ☑ Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. ☐ 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. 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. ☑ **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.** 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.

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 is document is required.)
- ☐ **Other Attachments.** Please describe below.

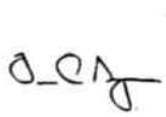
201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

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%	*John Alan Smith* *Josie Q. Smith*	01/12/20	(A)	YES
GSW Ventures LLC	1305 North Osage St. Denver, CO 80204	28%		1/15/21	A	Yes
DTCB Inc	1520 W. 14th Ave Denver, CO 80223 & 1339 N. Osage St. Denver, CO 80223	49%		1/15/21	A	Yes
Nippon Kan George A. Pazmino Jr. Nippon Kan - President	1365 N. Osage Street Denver, CO 80204	23%		1/16/2021	A	Yes

June 3, 2021

Community Planning & Development
City and County of Denver
201 Colfax Avenue
Denver, CO

RE: Authorization with respect to the land use applications for the certain real property located at 1339 & 1305 Osage and 1425 W. 13th Street ("Property") in the City and County of Denver.

To Whom it May Concern:

The undersigned ("Owner"), as owner(s) of the Property, hereby designates Mass Equities, Inc. and MEQ Holdings, LLC ("Representative"), as authorized representative of Owner to submit on behalf of Owner all applications and supporting materials required or requested by the City and County of Denver in connection with the proposed Zone Map Amendment, Zoning Amendment, and Site Plan Development (SDP) for the Property and any related development approvals in connection therewith. In furtherance of the foregoing, Owner request that any verbal or written communication regarding this application be given to Representative pursuant to such contact information provided by Representative to the City.

Sincerely,

Owner(s):

1305 N. Osage Street

GSW Ventures, LLC, a Colorado limited liability company

Tom Green

And

1339 N. Osage & 1425 W. 13th Street

DTCB, Inc, a Colorado corporation

Tim Pleune

June 3, 2021

Community Planning & Development
City and County of Denver
201 Colfax Avenue
Denver, CO

RE: Authorization with respect to the land use applications for the certain real property located at 1339 & 1305 Osage and 1425 W. 13th Street ("Property") in the City and County of Denver.

To Whom it May Concern:

The undersigned ("Owner"), as owner(s) of the Property, hereby designates Mass Equities, Inc. and MEQ Holdings, LLC ("Representative"), as authorized representative of Owner to submit on behalf of Owner all applications and supporting materials required or requested by the City and County of Denver in connection with the proposed Zone Map Amendment, Zoning Amendment, and Site Plan Development (SDP) for the Property and any related development approvals in connection therewith. In furtherance of the foregoing, Owner request that any verbal or written communication regarding this application be given to Representative pursuant to such contact information provided by Representative to the City.

Sincerely,

Owner(s):

1305 N. Osage Street

GSW Ventures, LLC, a Colorado limited liability company

_____
Tom Green

And

1339 N. Osage & 1425 W. 13th Street

DTCB, Inc, a Colorado corporation

_____
Tim Pleune

Nippon Kan
Headquarters of
A.H.A.N.
Aikido Humanitarian Active Network
Founding place of Engaged Budoism©

Since 1978

Nippon Kan - AHAN
1365 Osage St. Denver, CO 80204

1/16/2022

Community Planning & Development
City and County of Denver
201 Colfax Avenue
Denver, CO
Re: Authorization with respect to land use applications for the real property located at 1365 Osage Street, Denver, CO 80204

To Whom It May Concern:

This letter provides notification of Nippon Kan's resolution concerning authorization of property actions on its behalf.

Nippon Kan resolved on 16 January 2022 that:

1. Nippon Kan (NK) as owners of the property, hereby designate Mass Equities, Inc. and MEQ Holdings, LLC ("Representative"), as authorized representative of the owner to submit on behalf of Owner all applications and supporting materials required or requested by the City and County of Denver in connection with the proposed zone map amendment, zoning amendment, and Site Plan Development (SDP) for the property and any other related development approvals in connection therewith.
2. Any one NK Director (President, Vice-President, or Treasurer) of this non-profit corporation (NK) is authorized to sign all documents and perform such acts as may be necessary or applicable in executing the above resolution in "1."

Sincerely,

George A. Pazmino, Jr. - Nippon Kan President — George A. Pazmino Jr. 1/16/2022

Hien Pham – Nippon Kan Vice-President — 1/17/22

Sang Ong – Nippon Kan Treasurer — S.O. 1/16/2022

La Alma Lincoln Park
Registered Neighborhood Association

Subject: Letter of Support for Rezoning
1305 North Osage Street, 1339 North Osage Street & 1520 West 14th Ave.

June 7, 2021

To: Erik Okland

Thank you for reaching out to adjacent neighbors and our registered neighborhood association.

The purpose of this letter is to communicate our initial support to rezone 1305 North Osage Street 1339 North Osage Street and 1520 West 14th Ave. from G-MX-3 to G-MU-5. This project is an opportunity to enhance the neighborhood with more affordable housing, green space and architecturally celebrate the neighborhood character. You have our initial support if the intentions are to:

- Provide dedicated affordable units on site instead of opting to pay the in-lieu fee
- Enhance the neighborhood and adjacent experience/environment
- Consider pursuing concepts for a low impact design right of way and inviting public realm
- Show a sunshade study that proves to not hinder the Domo landscape/courtyard or cast shade on the solar panels on the adjacent properties
- Consider first floor activation or community space
- Consider stepping the height of the building gradually from 3 stories to 5 stories

We look forward to continuing the conversation with you and your team and expect that we would be able to provide formal support as you proceed to the public hearing process.

Sincerely,

Christine Sprague

Christine Sprague, President
La Alma/Lincoln Park Neighborhood Association
lincolnparkneighbors@gmail.com

LALP is a registered neighborhood organization. We strive to represent the interests of and build relationships between our ~6600 residents as well as business owners, students, and community stakeholders, and to share the pride in our sense of place. Our neighborhood extends from Colfax to W 6th Ave and the Platte river (I-25) to Speer Boulevard.

~~January 21, 2022~~
~~Revised February 4, 2022~~
Revised March 11, 2022

Community Planning & Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Rezoning Application for 1305, 1339 & 1365 N. Osage Street and 1520 W. 14th Ave.

Dear Community Planning & Development:

This letter is submitted in support of the application for rezoning of the Property from General Urban Mixed Use 3 (G-MX-3) to **General Urban Residential Mixed Use 5 (G-RX-5)**, while maintaining the existing Billboard Use Overlay (UO-2), under the Denver Zoning Code, as discussed at the pre-application meeting with Planning Services for the Rezoning on March 26, 2021 (Brandon Shaver).

Prior to submitting this application, the development team met with the registered neighborhood organization and other community groups to discuss the proposed Rezoning and will continue to engage with such groups throughout the Rezoning process.

- Meeting with Councilwoman Jamie Torres: 4/27/2021
- Meeting with Councilwoman at-large Deborah Ortega: 4/27/2021
- Meeting with La Alma Lincoln Park RNO: 4/30/2021
  (see attached letter in support dated 6/7/21)
- Meeting with Councilwoman at-large Robin Kniech: 5/17/2021

The development team has also worked closely with HOST and Councilwoman Torres in connection with the rezoning. The development team has submitted a Concept Plan to run parallel to the Rezoning process; and has meet with Denver Development Services (Project Coordinator Olga Mikhailova) on Feb 15, 2022. The Concept Plan is currently under review by Development Services. Regarding affordable housing, preliminarily the development team is proposing 10% to 12% of the total units at an average of 80% AMI

Property Background and Context

The Property is an approximately 88,837 square foot parcel located on the West side of N. Osage Street between 13th Avenue and 14TH avenue within the La Alma/Lincoln Park neighborhood of the City of Denver. The Property is currently improved with warehouse structures with associated surface parking stalls and one restaurant. The area surrounding the Property comprises a broad mix of industrial and residential uses.

Criteria for Rezoning

Pursuant to the Code, applications for rezoning must meet all "general review criteria" set forth in Section 12.4.10.7, one of the "justifying circumstances" of the first group of "additional review criteria" set forth in Section 12.4.10.8.A, and one general additional review standard set forth in Section 12.4.10.8.B.

Cuningham

1500 Wynkoop Street
Suite 300
Denver, Colorado
80202

Tel 303 861 1600

cuningham.com

The Rezoning to G-RX-5 meets these review criteria as follows:

General Review Criteria: 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 the adoption of the City's plan.*

The city of Denver has adopted three plans that guide the use and development of this Property:

- Denver Comprehensive Plan 2040
- Blueprint Denver 2019
- La Alma/Lincoln Park Neighborhood Plan

The Denver Comprehensive Plan includes goals to increase development of housing units close to transit with mixed use developments and create a greater mix of housing options in every neighborhood for all individuals and families. As noted above, the proposed rezoning would provide for multi-family residential development in an area that contains a diverse mix of uses and proximity to several transit options, consistent with the Denver Comprehensive Plan.

The Blueprint Denver Plan specifically describes the Property as appropriate for future land uses consistent with a "High-Medium Residential" uses. Blueprint Denver notes that residential uses are to be high to medium density, Blueprint labels much of the area surrounding the Property as a high to medium residential use. There is a small section along 14th Ave indicated as "Commercial Corridor" as the existing uses are services areas for buildings that face North Osage.

Similarly, the La Alma/Lincoln Neighborhood Plan notes that the intent of the plan is to promote desired neighborhood improvements, urban design, housing, business types, traffic and public services which encourage, and contribute to the economic, social and physical health, safety and welfare of the people who live and work in the area. The Rezoning would allow for development that better compliments the existing uses by allowing for more dense residential uses and contributes to the existing mix of land uses surrounding the Property.

All the above-mentioned plans generally stress the importance of allowing for density, and particularly residential density, in and around areas where investment in transit options has occurred. For example, residential development, which would be permitted by the G-RX-5 district, is desirable at this location because of the Property's proximity to multi-modal transportation, including three RTD light rail transit stations. In addition to motorized public transit options, Blueprint designates the Property and much of the surrounding area as pedestrian enhanced to encourage placemaking for pedestrians and bicycles within the area. The Rezone will help to concentrate higher density developments along the light rail has shown to increase ridership in public transportation. Along with this increase in ridership, residents are likely to either walk or ride their bicycle to the station, thus enhancing a pedestrian environment. Also, higher density development encourages infill retail to serve the daily needs of such developments, such as grocery stores and restaurants. As retail infill develops resident in these areas are more likely to walk or ride bicycles to nearby establishments.

General Review Criteria: 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.*
Approval of the Rezoning will result in the uniform application of building form, use, and design regulations.

General Review Criteria: Public Health. Safety, and Welfare.

The proposed official map amendment furthers the public health, safety and general welfare of the City…By providing much needed market rate and affordable housing near job centers and especially transit. The Project will also be designed to meet Denver Green Ordinance requirements for a Project of this size. And will create a vibrant residential experience that is connected to the community, it will engage the neighborhood, provide apartments that are integrated into its environment. Reinforce the human connection to natural and urban spaces by designing to the outstanding views to the downtown core and the vast Colorado mountains.

Additional Review Criteria: 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 rezoning is in the public interest. Such change may include: a changed or changing conditions in a particular area, or in the City generally; or (b) a City adopted plan; or (c) that the City adopted the Code and the property retained Former Chapter 59 zoning.*

Following approval of the Rezoning, the Property may be developed under the requested G-RX-5 zoning, subject to the maximum height allowed under the G-RX-5 designation (70 feet), which will be more consistent with its current surroundings on Osage north of 14th Ave. Various properties along Osage from Colfax to 10th Ave, as well as several in the Denver Housing Authority development of Mariposa are zoned for varying heights of five to eight stories. The property's current G-MX-3 designation no longer reflects either current actual uses on the site or this area, nor the evolving trend toward taller more dense mixed-use development that the City envisions along the Osage corridor; thus, Justifying Circumstance (a) applies to this rezoning request.

Additional Review Criteria: *Consistency with Neighborhood Context Description. Zone District Purpose, and Intent Statements. 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.*

The G-RX-5 zone district falls within the general multi-unit context description set forth in the Code, meaning that the approval of the Rezoning is consistent with the applicable neighborhood context. The Property is within an area of transition between more traditional industrial uses to its west and predominantly commercial, residential and mixed uses to its east. To the west, on either side of the light rail, exists a combination of industrial districts. To the east are mostly commercial and multi-unit and single-family residential districts. Therefore, the G-RX-5 district contemplated by the Rezoning is consistent with the transitional nature of the Multi-Unit residential context and creates an important buffer between the diverging uses.

The general purpose of the General Multi-Unit use districts, which includes G-RX-5, is to promote and protect higher density residential neighborhoods within the character of the

General Urban Neighborhood Context. The G-RX-5 district zoning will allow the Property to serve both purposes.

For the above-mentioned reasons, which are supported by the city Planners, the development team respectfully submits this application for rezoning as it complies with the applicable rezoning criteria.

We look forward to supplementing this application with any required information.

Sincerely,

Curtis R. Proctor, AIA, LEED AP BD+C
Associate | Project Manager

Acting as Agent for:
Brian Blair

Cuningham