



TO: Denver City Council
FROM: Libbie Adams, AICP, Senior City Planner
DATE: June 9, 2022
RE: Official Zoning Map Amendment Application #2021I-00223

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2021I-00223.

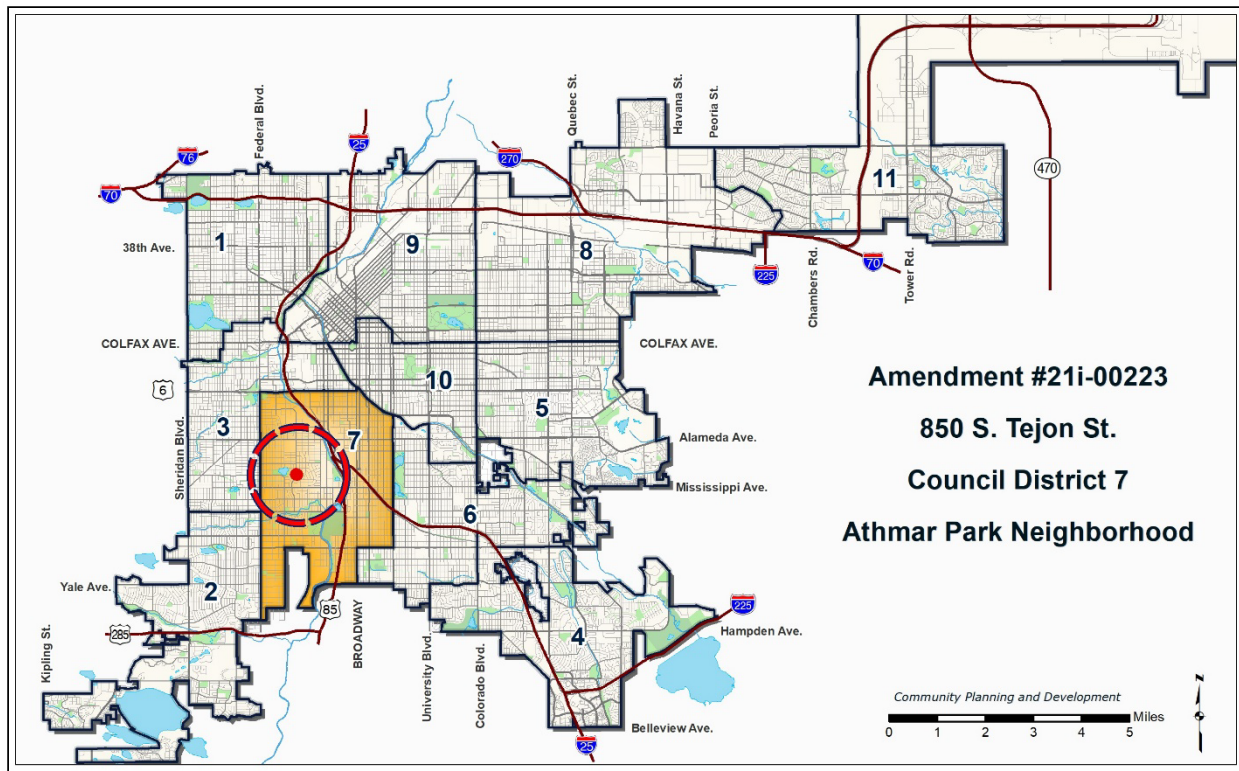
Request for Rezoning

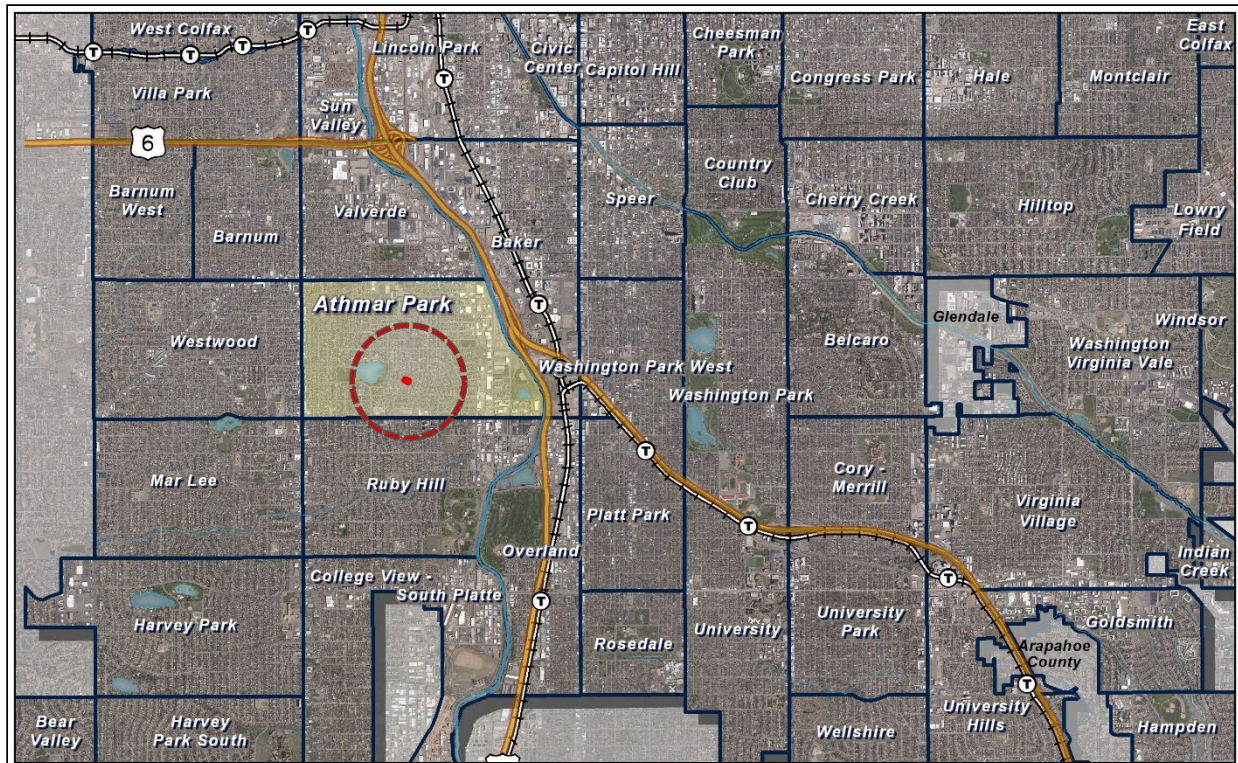
Address:	850 S. Tejon St.
Neighborhood/Council District:	Athmar Park / Council District 7
RNOs:	Athmar Park Neighborhood Association, SouthWest Improvement Council, and Inter-Neighborhood cooperation (INC)
Area of Property:	7,670 square feet or 0.17 acres
Current Zoning:	E-SU-Dx
Proposed Zoning:	E-SU-D1x
Property Owner(s):	Christina, German, and Guadalupe Ordonez
Owner Representative:	None

Summary of Rezoning Request

- The subject property contains a single unit home built in 1952 and is located mid-block along S. Tejon St. between W. Ohio Ave. and W. Kentucky Ave.
- The property owner is proposing to rezone the property to build an accessory dwelling unit.
- The proposed E-SU-D1x, Urban Edge, Single-Unit, 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. Whereas the Suburban House building form allows up to 30 to 35 feet in height for the entirety of the zone lot depth. 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).

Existing Context





The subject property is in the Athmar Park statistical neighborhood, which is characterized primarily by single-unit residential uses. There are both regular rectangular blocks and irregular shaped blocks with more curvilinear streets. Alley access is prevalent throughout the neighborhood. The subject site is

about two blocks east of Huston Lake Park where curvilinear streets are more prevalent. Bus Route 11 runs along Exposition and Mississippi Avenues, a block and a half north of the site with a 30-minute headway.

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

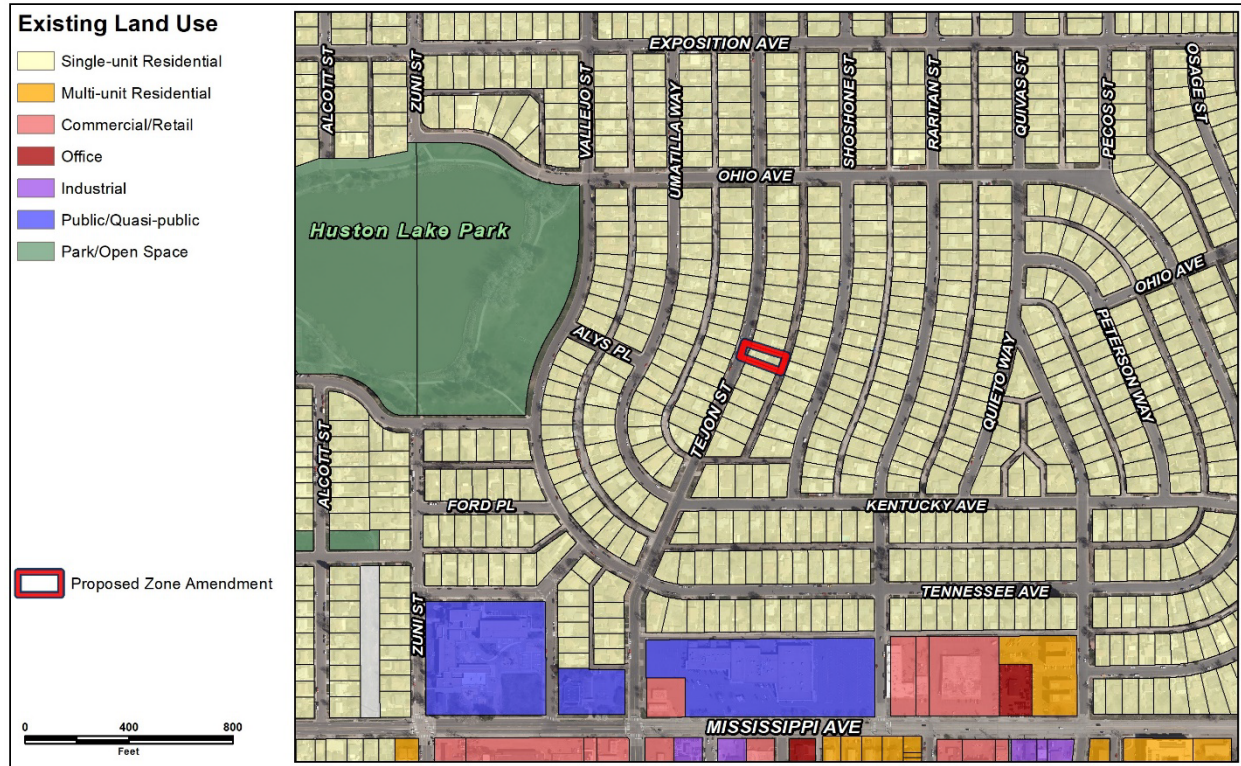
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	E-SU-Dx	Single-unit Residential	1-story House with 2 curb cuts on S. Tejon St. for circle drive.	Block sizes and shapes are inconsistent with curvilinear streets. Attached narrow sidewalks and existing alleys are present. Garage types vary throughout the neighborhood with some attached and some detached near the alley.
North	E-SU-Dx	Single-unit Residential	1-story House with curb cut on S. Tejon St.	
South	E-SU-Dx	Single-unit Residential	1-story House with curb cut on S. Tejon St.	
East	E-SU-Dx	Single-unit Residential	1-story House with 2 curb cuts on S. Shoshone St. for circle drive with attached garage.	
West	E-SU-Dx	Single-unit Residential	1-story House with curb cut on S. Tejon St.	

1. 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.

2. Existing Land Use Map



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



View of subject property looking east.



View of the property to the north looking east.



View of the property to the west across S. Tejon St., looking west.



View of the property to the south, looking east.



View of the property to the east across the alley, 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. Compared to the E-SU-Dx zone district, E-SU-D1x introduces the accessory dwelling unit use and Detached Accessory Dwelling Unit (DADU) building form. The Detached Accessory Dwelling Unit 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 the lesser of 50% or 500 square feet. The subject site has a lot size of 6,870 square feet, allowing a maximum gross floor area of 864 square feet for the ADU.

The primary 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 / 31 feet	2.5 stories / 31 feet
Maximum Height in Stories/Feet, Rear 35% of Zone Lot*	1 story / 17 feet (Urban House), 2.5 / 32 feet (Suburban House)	1 story / 17 feet (Urban House), 2.5 / 32 feet (Suburban 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.)	35 feet	35 feet
Primary Street Block Sensitive Setback Required / If not (Min.)	Yes / 20 feet	Yes / 20 feet
Side Interior Setback (Min.)*	5 feet	5 feet
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 with width of approx. 60 feet

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.

Department of Public Health and Environment: Approved – No response.

Denver Parks and Recreation: Approved – No comments.

Transportation & Infrastructure - City Surveyor: Approved – See comments below.
Description matches most recent recorded QC deed 2014029535

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – No response.

Development Services – Project Coordination: Approved – No comments.

Development Services – Fire Prevention: Approved – No response.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	01/13/2022
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:	04/05/2022
Planning Board public hearing (unanimously recommended approval on the consent agenda):	04/20/2022
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:	04/18/2022
Land Use, Transportation and Infrastructure Committee of the City Council:	05/03/2022
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:	05/23/2022
City Council Public Hearing:	06/13/2022

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received any comments from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has received one comment in opposition to the request citing that adding a second unit to the property would not conform to the exiting neighborhood.

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)
- Athmar Park Neighborhood Perimeter Plan (2000)

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 residential neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes and ages.

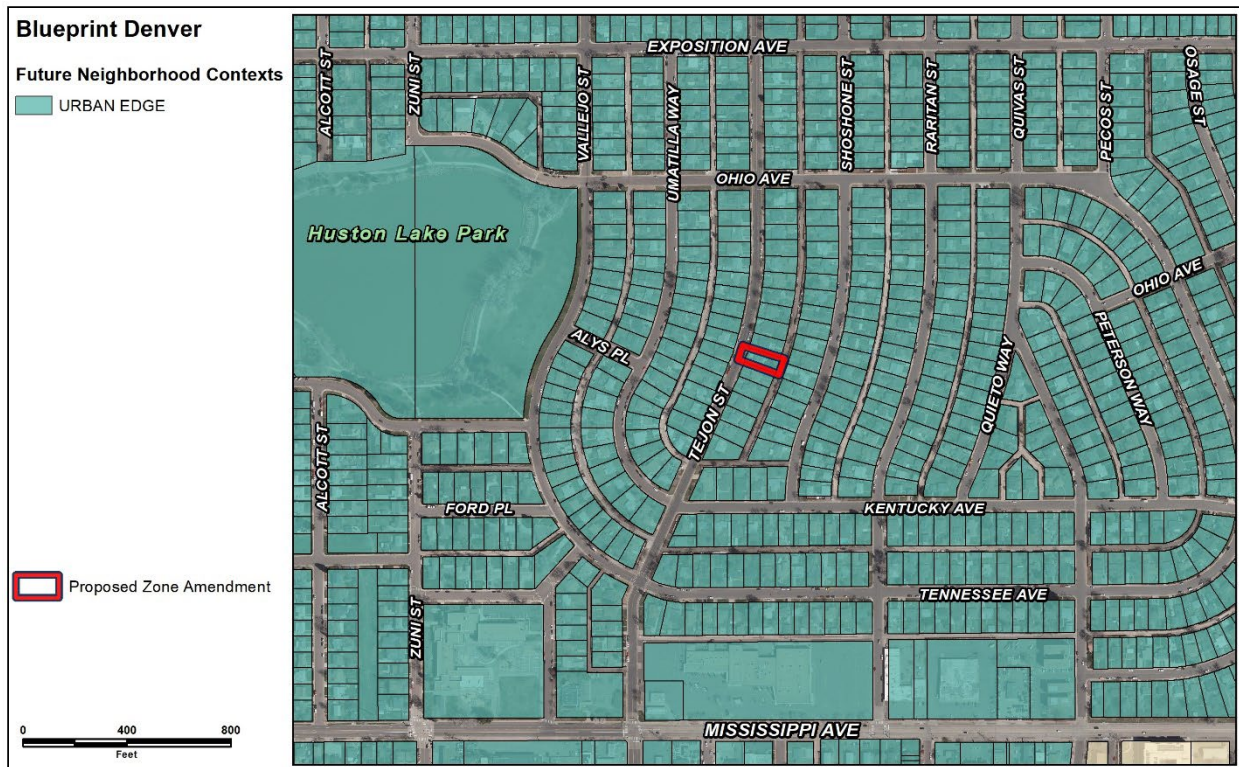
- Environmentally Resilient Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place” (p. 54).

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 transit already exist. This allows Denver to grow responsibly and promotes land conservation.

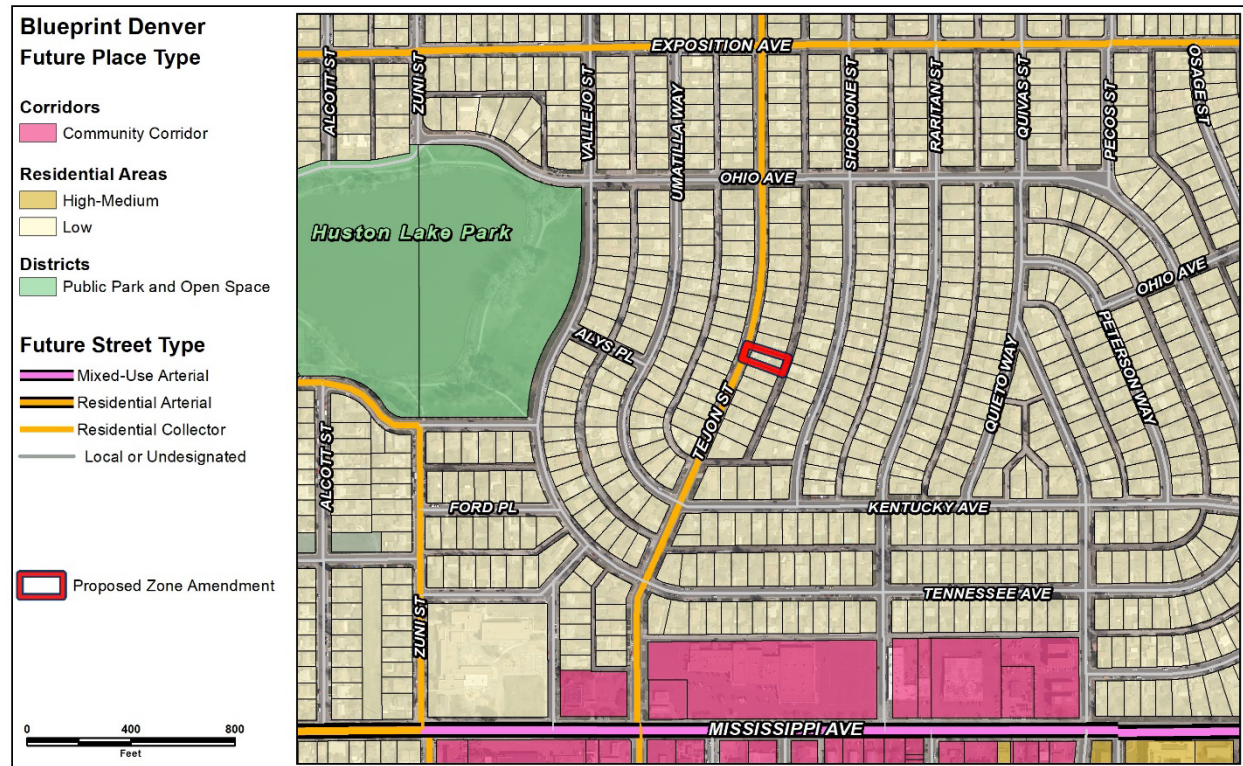
Blueprint Denver

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 Low Residential 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 4.2.2.1). E-SU-D1x is consistent with the Blueprint 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 Places

The subject site is designated within a Low Residential future place type 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. 215). 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 Low Residential future place type 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 S. Tejon St. as a Residential Collector. Collector streets “collect movement from local streets and convey it to arterial streets” (p. 154), and residential streets are “primarily residential uses, but may also include schools, civic uses, parks, small retail modes and other similar uses” (p. 160). The proposed E-SU-D1x district is consistent with this description 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 in the number of households in this area by allowing an accessory dwelling unit.

Blueprint Denver Strategies

Blueprint Denver provides recommendations related to rezoning to allow for ADUs. Land Use & Built Form Housing Policy 4, Strategy E. says "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). This rezoning to allow an ADU zone district is for a single lot and will have minimal impacts on the surrounding neighborhood and is consistent with *Blueprint Denver* recommendations.

Athmar Park Neighborhood Perimeter Plan

The Athmar Park Neighborhood Perimeter Plan was adopted by City Council in 2000 and is applicable to the subject property. The proposed rezoning to a single-unit district is consistent with the action agenda item #5, Implementation Strategy: “Maintain existing residential R-1 and R-2 zoning in the neighborhood...” (p. 59). The plan also recommends “continu[ing] to monitor zoning change, variance, street and alley vacation, and conditional use requests to ensure the continuity and character of the neighborhood in all zone districts” (p. 59). Rezoning to allow an ADU will maintain the existing residential character of the Athmar Park neighborhood.

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” (p. 84). The proposed rezoning would also provide the benefit of an additional housing unit that is compatibly integrated into the surrounding neighborhood. It will also bring a new type of housing unit to a largely single-unit residential area, which will increase the housing diversity in the area.

4. Justifying Circumstance

The application identifies the adoption of *Blueprint Denver* 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.”

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 Athmar Park 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.F). The subject site is in an area where Urban and Suburban Houses and lots over 6,000 square feet are common. The site at 850 S. Tejon St. is 7,670 square feet with a width of approximately 60 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
2. Public Comment

Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Christina, German & Guadalupe Ordonez	Representative Name	
Address	850 S Tejon St.	Address	
City, State, Zip	Denver, CO 80223	City, State, Zip	
Telephone	720-243-2475	Telephone	
Email	christyordonez@yahoo.com	Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

SUBJECT PROPERTY INFORMATION	
Location (address):	850 S. Tejon St
Assessor's Parcel Numbers:	0516310030000
Area in Acres or Square Feet:	7,670 sf
Current Zone District(s):	E-SU-DX

PROPOSAL	
Proposed Zone District:	E-SU-D1x

PRE-APPLICATION INFORMATION	
Did you have a pre-application meeting with Development Services Residential Team?	<input type="checkbox"/> Yes - if yes, state the meeting date _____ <input checked="" type="checkbox"/> No - if no, describe why not <u>I have consulted an Architect</u>
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>11/23/21 via email</u> <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. (Check box to the right to affirm)</p> <p>DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Denver Comprehensive Plan 2040 The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> • Goal 2, Strategy A. Equitable, Affordable and Inclusive – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods. • Goal 8, Strategy A. Environmentally Resilient - "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation. <p>Blueprint Denver The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> • Policy 4, Strategy E - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. <p>Neighborhood/ Small Area Plan (list all, if applicable): <u>Athmar Park Neighborhood Perimeter Plan</u></p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm)</p> <p>DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).</p>

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Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8	<div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: <ul style="list-style-type: none"> a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. 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. </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <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. The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>E-SU-D1x</u> Zone District. </div>
REQUIRED ATTACHMENTS	
Please check boxes below to affirm the following required attachments are submitted with this rezoning application:	
<div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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. </div>	
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.):	
<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> Written Narrative Explaining Project <input type="checkbox"/> Site Plan/ Drawings (if available) <input checked="" type="checkbox"/> Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. <input type="checkbox"/> Written Authorization to Represent Property Owner(s) (if applicable) <input type="checkbox"/> 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.) </div>	
Please list any other additional attachments:	

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Christina Ordonez, German Ordonez & Guadalupe Ordonez	850 S Tejon St. Denver, CO 80223 (720) 243-2475 christyordonez@yahoo.com	100%	<i>Christina Ordonez</i> <i>German Ordonez</i> <i>Guadalupe Ordonez</i>	12/23/21	(A)	NO

LEGAL DESCRIPTION -- 850 South Tejon Street, Denver, CO 80223

Lot 29, Block 23, ATHMAR PARK UNIT NO 2
City and County of Denver, State of Colorado

850 S TEJON ST

Owner	ORDONEZ,CHRISTINA ORDONEZ,GERMAN ORDONEZ,GUADALUPE 850 S TEJON ST DENVER, CO 80223-2518
Schedule Number	05163-10-030-000
Legal Description	L 29 BLK 23 ATHMAR PARK UNIT NO 2
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description

Style:	13: 1 STORY	Building Sqr. Foot:	810
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1952	Basement/Finish:	0/0
Lot Size:	7,670	Zoned As:	E-SU-DX

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

Current Year

	Actual	Assessed	Exempt
Land			
		\$199,600	\$14,270
			\$0
Improvements			
		\$114,400	\$8,180
Total			
		\$314,000	\$22,450

Prior Year

	Actual	Assessed	Exempt
Land			
		\$116,100	\$8,300
			\$0
Improvements			
		\$164,400	\$11,760
Total			
		\$280,500	\$20,060

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.

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	4/27/2021	4/27/2021	4/27/2021
Original Tax Levy	\$744.16	\$744.19	\$1,488.35
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$744.16	\$744.19	\$1,488.35
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) ⓘ	Y		
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: **\$1,446.65**

Assessed Value for the current tax year

Assessed Land	\$8,300.00	Assessed Improvements	\$11,760.00
Exemption	\$0.00	Total Assessed Value	\$20,060.00

Zone Map Amendment Application -- 850 S. Tejon Street

Introduction

The intent of this application is to rezone 850 S. Tejon Street from the current E-SU-Dx to the proposed E-SU-D1x, and with this change accommodate the need for an Additional Dwelling Unit (ADU). This rezoning would not require demolition or the redevelopment of the site, and the character of the neighborhood would be preserved. Per DZC Sec 4.2.2.2 both residential districts, E-SU-Dx and E-SU-D1x, are typically of a zone lot area of 6,000 square feet and allow for suburban and urban houses, with the difference being that E-SU-D1x allows for an accessory dwelling unit in the rear yard.

The city of Denver currently has a high demand for housing, thus property value, mortgages, and rents have been rising up. The property owner seeks to help with the current housing crisis by contributing with one affordable living space. The proposed map amendment will allow an ADU to be constructed in the backyard of the property which would help satisfy the demand for affordable housing in the Denver metro area, a demand which was not anticipated at the time of the current City's Plan adoption and at the time of the approval of the current Zone District. Not only would this ADU be a more affordable housing option than a typical single family home, it would also make living in Denver a better experience due to this property's proximity to public transportation, schools and public amenities. This would help the renter and me as the landlord offset some of the rising costs of living in this city.

This ADU would be in line with many of the recently adopted plans and their recommendations for a more affordable, more diverse housing option while simultaneously maintaining the character of the Athmar Park neighborhood. Once amended, the property will continue to be consistent with the adopted city plans such as the Comprehensive Plan 2040, Blueprint Denver, Housing an Inclusive Denver Plan, and the Athmar Park Neighborhood Perimeter Plan.

General Review Criteria: Consistency with Adopted Plans

1) Consistency with Comprehensive Plan 2040

According to the Comprehensive Plan 2040, the City of Denver will become more equitable, affordable and inclusive (Goal 2 & 3, pg. 28) by granting landowners the opportunity to build a greater (but reasonable) variety of spaces that will help with affordable housing. In Goal 1 (pg. 34), the Comprehensive Plan also envisions strong authentic neighborhoods by allowing development of diverse housing types and amenities that will be consistent with the surrounding context. Goal 8 (pg.54) explains that the development is encouraged to take place in a setting in which existing structure is present already.

2) Consistency with Blueprint Denver

Blueprint Denver (pg 66-67) describes how the plan applies to rezoning. The new proposed zone district should be consistent with the neighborhood context, the place, and street type. The proposed zone district shall not stand out among the surrounding neighborhood and

not vary at the lot level (pg. 205). The place needs to comply with the places map and descriptions envisioned to take place in the designated zones. The encompassing street type needs to be taken into consideration and be appropriate for the designation of the proposed district zone. The current and surrounding code implies that the land be used as residential low level structures (pg 214).

3) Consistency with Athmar Park Neighborhood Perimeter Plan

The Athmar Park Neighborhood Perimeter Plan seeks to promote neighborhood stability, support preservation of the neighborhood character, and to create a sense of place.

The proposed map amendment will comply with The Comprehensive Plan 2040, Blueprint Denver, and the Athmar Park Neighborhood Perimeter Plan(2000). The amendment will allow the development of a Detached Accessory Dwelling which is a diverse housing type that will be more affordable and will help promote Athmar Park as a unique neighborhood and as a good place to live. This ADU will be located in the rear yard and it will be constructed with a similar manner and materials as the primary structure, so this property will continue to maintain the integrity of this residentially zoned area. This ADU's proximity to parks (Hudson Lake Park) and transit priority streets (W. Mississippi Ave = Medium Capacity Transit, and W. Exposition Ave = Residential Collector) could foment neighbor interaction/collaboration as walking to the park or walking to public transportation are a convenient option. The construction of this ADU will be the single exclusive change to the property and it will only make it and its surrounding neighborhood more appealing.

Uniformity of District Regulations and Restrictions

The proposed map amendment will continue to conform to the uniformity of the District Regulation and Restrictions because all development will comply with E-SU-D1x Zoning Regulations and Restrictions.

Public Health, Safety and General Welfare

The proposal for this map amendment will enable the property owner to increase public health, safety and general welfare by allowing the contribution of an affordable ADU in a great location.

Justifying Circumstances: Change in A City Adopted Plan

On page 84, the city adopted plan: Blueprint Denver recommends that Denver diversifies the housing choices by allowing more ADU's to be built in residential areas. Additional Dwelling Units are a great option because they provide affordable housing in residential areas that are in convenient proximity without drastically changing the neighborhoods' character. Blueprint Denver mentions that eventually, a citywide approach to allow ADUs will be in place, however for the time being, individual rezoning to enable ADUs are appropriate, as long as they do not impact the surrounding areas.

The proposed map amendment will enact the plans in Blueprint Denver. 850 S. Tejon St is a convenient location to place an ADU that will provide affordable housing to its future residents. Since the surrounding area is still zoned E-SU-DX, there will be little to no change to the surrounding areas, therefore the zoning amendment would not be a concern, but rather a benefit.

Consistency with Description of Applicable Neighborhood

The context is categorized (by Article 4, Division 4.1) mostly as urban edge, therefore the surrounding areas are organized by orthogonal streets and are predominantly used for cars and bikes. The blocks consist of mostly low level residential single unit or double unit properties along the streets and mid-rise commercial or mixed use properties along the main streets. The context is sub-categorized (Section 4.2.2) as a residential district, therefore it seeks to protect and promote desirable residential areas. The lots in this zone vary in size but usually have low lot coverage (greater setbacks and yard space).

If the proposed map amendment is approved, the context will remain consistent with the previous zone district designation, with the exception of allowing an Detached Accessory Dwelling which will be located in the rear yard. The lot will continue to have a low lot coverage, because the ADU will not occupy a large part of the lot.

Subject Re: Rezoning request E-SU-Dx to E-SU-D1x (^_ADU^_)

From christina ordonez
<christyordonez@yahoo.com>

To: president@athmarpark.com
<president@athmarpark.com>

Cc: vicepresident@athmarpark.com
<vicepresident@athmarpark.com>

Date Dec 8 at 11:40 AM

RNO Outreach Attempt

-I tried to communicate with the RNO multiple times (11-17-21, 12-02-21 & 12-08-21) and did not receive a response to any of my attempts.

Good Afternoon,

Hope all is well, I'm checking in to see if you received an email about my ADU inquiry a few weeks ago. I look forward to hearing back from you.

Thanks,

Christina Ordonez

On Thursday, December 2, 2021, 10:34:52 AM MST, christina ordonez <christyordonez@yahoo.com> wrote:

Good Morning,

Hope all is well, I'm checking in to see if you received an email about my ADU inquiry a few weeks ago. I look forward to hearing back from you.

Thanks,

Christina Ordonez

Sent from Yahoo Mail for iPhone

On Wednesday, November 17, 2021, 3:45 PM, christina ordonez <christyordonez@yahoo.com> wrote:

Athmar Park Neighborhood Association,

I have submitted a request to rezone 850 S. Tejon St Denver, CO 80223 from E-SU-Dx to E-SU-D1x (ADU). I purchased the property at 850 S. Tejon St back in August 2012. An ADU will provide affordable more diverse housing option as well as additional living square footage in the Athmar Neighborhood. I hope we can count on your approval for this potential change. If you have any additional questions please feel free to give me a call at 720-243-2475.

Sincerely,
Christina Ordonez

[View less](#)

Subject Rezoning Change Proposed for
^_ADU^_
From christina ordonez
<christyordonez@yahoo.com>
To: jolon.clark@denvergov.org
<jolon.clark@denvergov.org>
Date Nov 17 at 3:41 PM

Hi Jolon,

I have submitted a request to rezone 850 S. Tejon St Denver, CO 80223 from E-SU-Dx to E-SU-D1x (ADU). I purchased the property at 850 S. Tejon St back in August 2012. An ADU will provide affordable more diverse housing option as well as additional living square footage in the Athmar Neighborhood. I hope we can count on your approval for this potential change. If you have any additional questions please feel free to give me a call at [720-243-2475](tel:720-243-2475).

Sincerely,
Christina Ordonez

City Council Office Outreach Attempt

-I reached out to the office of Jolon Clark on 11-17-21. I received response from Jolon's Senior Aide

Subject ^_ADU^_ Rezoning

From Thompson, Maggie M. - CC Senior
City Council Aide District 7
<Maggie.Thompson@denvergov.org>

To: christyordonez@yahoo.com
<christyordonez@yahoo.com>

Date Nov 23 at 6:24 PM

Christy-

Thank you so much for reaching out to our office!
Because rezoning are quasi-judicial hearings Jolon
can't express any opinions regarding your rezoning
ahead of the final hearing and vote or risk having to
recuse himself from the vote. That being said I'm
always here to answer any questions or help out. I
personally built an ADU about 6 years ago and we
have been supportive of legislation to increase their
possibility across District 7!

Be well and let me know if you need anything!
Maggie

Maggie Thompson | Senior Aide
Preferred Pronouns- she/her
Office of City Councilman Jolon Clark- District 7

[720.337.7777](tel:720.337.7777)

maggie.thompson@denvergov.org | Dial 3-1-1 for
City Services

Hablamos español

Correspondence with this office is an open record
under the Colorado Open Records Act and must be
made available to anyone requesting it unless the
correspondence clearly states or implies a request
for confidentiality.

Planning Board Comments



Submission date: 12 April 2022, 1:26PM

Receipt number: 184

Related form version: 2

Your information

Name	DiAnne Jameson
Address or neighborhood	834 S Tejon St
ZIP code	80223
Email	Ddtdiamond@aol.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	850 S. Tejon St., Denver, Co 80223
Case number	#2020I-00223

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Strong opposition

Your comment:

Our Athmar Park neighborhood does not need a second home build on a single property. One home per single unit of property is what we have and have had since the being of Athmar Park. Adding another residence to this property will be totally be non conforming to the homes that are in this neighborhood.

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