Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* ☒ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Peter Hill Cleworth
Address	735 North Race Street
City, State, Zip	Denver, Colorado 80206
Telephone	(206) 660-2189
Email	peter@chathen.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(S) REPRESENTATIVE** ☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	
Address	
City, State, Zip	
Telephone	
Email	

**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.

SUBJECT PROPERTY INFORMATION	
Location (address):	735 N. Race Street, Denver, CO 80206
Assessor's Parcel Numbers:	0502416012000
Area in Acres or Square Feet:	6,240 square feet
Current Zone District(s):	U-SU-C

PROPOSAL	
Proposed Zone District:	U-SU-C1

PRE-APPLICATION INFORMATION	
Did you receive and review the slide deck: "Constructing an Accessory Dwelling Unit"?	☑ **Yes - I have received and reviewed this information** ☐ **No - I have not received these slides**
Did you contact the City Council District Office regarding this application ?	☑ **Yes - if yes, state date and method** 10/30/23 via email ☐ **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	
General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7	☑ **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.** ***Denver Comprehensive Plan 2040*** The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including: • **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. ***Blueprint Denver*** The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in ***Blueprint Denver***, including: • **Policy 4, Strategy E** - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. **Neighborhood/ Small Area Plan (list all, if applicable):** Not applicable
General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7	☑ **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.** The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including Blueprint Denver which recommends "the expansion of accessory dwelling units throughout all residential areas" (***Blueprint Denver,*** p. 84).

Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8	☑ **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: 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 ***Blueprint Denver*** as the Justifying Circumstance. As discussed above, ***Blueprint Denver*** 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. ☑ **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-SU-C1 Zone District.

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

- ☑ Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html
- ☑ Proof of Ownership Document (e.g. Assessor's record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

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

- ☐ Written Narrative Explaining Project
- ☐ Site Plan/ Drawings (if available)
- ☐ Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- ☐ Written Authorization to Represent Property Owner(s) (if applicable)
- ☐ Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

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	01/01/12	(A)	YES
PETER HILL CLEWORTH	735 N. RACE ST. DENVER, CO 80206 (206) 660-2189 PETER@CHATHEN.COM	100%	Peter H. Cleworth	11/22/23	(A)	NO

735 N RACE ST

Owner	CLEWORTH,PETER HILL 735 RACE ST DENVER, CO 80206-3731
Schedule Number	05024-16-012-000
Legal Description	L 32 & 33 BLK 162 SOUTH DIVISION OF CAPITOL HILL
Property Type	SFR Grade B
Tax District	DENVER

Print Summary

Property Description

Style:	13: 1 STORY	**Building Sqr. Foot:**	1086
Bedrooms:	2	**Baths Full/Half:**	1/0
Effective Year Built:	1937	**Basement/Finish:**	1086/600
Lot Size:	6,240	**Zoned As:**	U-SU-C

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

Current Year

	Actual	Assessed	Exempt
Land	$748,300	$46,450	$0
Improvements	$274,800	$18,410	
Total	$1,023,100	$64,860	

Prior Year

	Actual	Assessed	Exempt
Land	$685,900	$47,670	$0
Improvements	$64,700	$4,500	
Total	$750,600	$52,170	

Real Estates Property Taxes for current tax year

System Upgrade Underway: