



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 APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		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. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
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 type="checkbox"/> Yes - State the contact name & meeting date _____	<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 ?	<input 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 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): <u>Overland Neighborhood Plan (1993), Shattuck District Plan (2003), Evans Stations Area Plan (2009)</u></p>
<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 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 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 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 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.)
- Affordable Housing Review Team Acceptance Letter**
- 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
SRR HMM, Rae Mattingly	2000 S Bannock St Denver, CO 80223	100%	DocuSigned by: <i>Rae Mattingly</i> 1FD4CA2B27A1449...	7/9/24	B	YES NO
						YES NO
						YES NO
						YES NO

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EXHIBIT A: Legal Description and Survey

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LOTS 1 AND 2, BLOCK 7, ROSEDALE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXHIBIT B

**Proof of Ownership
Warranty Deed**

QUITCLAIM DEED

THIS DEED, Made this December 7, 2015, between **WoodGuys RRS, LLC**, a Colorado Limited Liability Company of the County of Denver and the State of Colorado, grantor and **SRR HMM LLC**, whose legal address is 2000 S Bannock Street, Denver, CO 80223 of the County of Denver and the State of Colorado, grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee, his heirs, successors and assigns, forever all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Denver and State of Colorado, described as follows:

**Lots 1 and 2, Block 7,
Rosedale
City and County of Denver,
State of Colorado.**


Also know by street and number as: 2000 South Bannock Street, Denver, Colorado 80223

TO HAVE AND TO HOLD the same, together with all and singular hereditaments and appurtenances thereto belonging, or in anywise thereunto appertaining and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee, his heirs and assigns forever except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

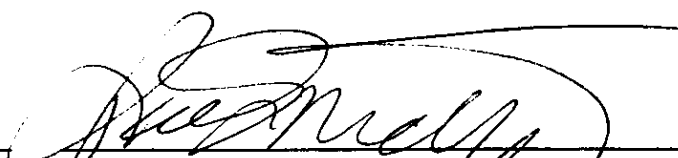
The singular number shall include all plural, the plural the singular and the use of any gender shall by applicable to all genders.

IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

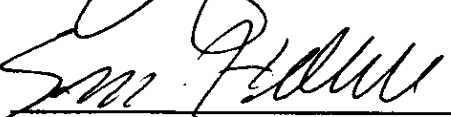
WOODGUYS RRS, LLC
A Colorado limited liability company



Roger L. Mattingly, Manager



Rai S. Mattingly, Member



Samuell C. Helbush, Member

NOTARY HUNTER GLICK
SIG Hunter Glick 12/10/15

**HUNTER JAMES GLICK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154037265
MY COMMISSION EXPIRES 03/18/2019**

12/15/2015 12:31 PM
City & County of Denver
R \$11.00
QCD
2015173140
Page: 1 of 1
D \$0.00

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

SRR HMM, LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "llc", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

3228 S Pearl St

(Street number and name)

Englewood

(City)

CO

(State)

80113

(ZIP/Postal Code)

United States

(Country)

(Province - if applicable)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP/Postal Code)

(Province - if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

Mattingly

(Last)

Rai

(First)

(Middle)

(Suffix)

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

3228 S Pearl St

(Street number and name)

Englewood

(City)

CO

(State)

80113

(ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) CO _____
(State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) Mattingly Rai
(Last) (First) (Middle) (Suffix)

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Mailing address 3228 S Pearl St
(Street number and name or Post Office Box information)

Englewood CO 80113
(City) (State) (ZIP/Postal Code)
United States
(Province - if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

one or more managers.

or

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

<u>Mattingly</u>	<u>Rai</u>		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
<u>3228 S Pearl St</u>			
<small>(Street number and name or Post Office Box information)</small>			
<hr/>			
<u>Englewood</u>	<u>CO</u>	<u>80113</u>	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
<u>United States</u>			
<small>(Province - if applicable)</small>	<small>(Country)</small>		

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

Exhibit C

Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)

This application seeks to rezone the approximately 0.14-acre property, located at 2000 S Bannock Street, from I-A to C-RX-5, aligning its usage with the recommendations outlined in the adopted Plans. Situated within the Overland Neighborhood, north of Evans Avenue, the property is surrounded by diverse zoning classifications, including I-A, UO-2, C-MX-8, and U-RH-2.5. Adjacent zones include Mixed Use (MX), Residential Mixed Use (RX), Main Street (MS), Multi-Unit (MU), and Industrial Mixed Use zoning. Within close proximity, the RTD Evans Station connects commuters to multiple light rail lines and bus routes, while Broadway and Evans Avenue serve as designated High and Medium Capacity Transit Corridors, respectively. Additionally, numerous bicycle priorities are accessible within a 1/4-mile radius along Bannock Street, Evans Avenue, and Asbury Avenue.

The proposed map amendment seeks to rezone the property from I-A to C-RX-5 Zone District, enabling a diverse range of neighborhood-serving activities. Historically recognized for its industrial heritage, parks, and open spaces, the Overland neighborhood maintains its allure as a sought-after destination for living, working, and recreational pursuits. As Denver undergoes rapid expansion, particularly in close proximity to downtown, the rezoning initiative aims to harmonize with adopted Plan directives and address evolving community demands. By embracing a mix of uses that integrate seamlessly with the neighborhood's existing fabric, the effort to rezone aims to maintain and preserve its distinct character.

The successful implementation of this rezoning proposal will not only accommodate the evolving needs of the community but also contribute to the preservation and enhancement of the Overland neighborhood's distinct identity. As Denver continues to undergo significant transformation, it is imperative to proactively adapt zoning regulations to reflect the dynamic landscape and support the aspirations outlined in established Plans. Thus, this rezoning initiative serves as a strategic response to the evolving urban fabric, ensuring that future developments align with the neighborhood's vision and foster a vibrant, inclusive environment for residents and visitors alike.

REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), Overland Neighborhood Plan (1993), Shattuck District Plan (2003), and the Evans Station Area Plan (2009).

1. Consistency with Adopted Plans

– Denver Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well connected, vibrant, mixed-use centers and corridors (p. 34).

The above rezoning to C-RX-5 will facilitate the above strategies for both Goal 1 and Goal 8

– Blueprint Denver

The Blueprint Denver Place designation for the property is Community Center in an Urban Center neighborhood context. Each will be addressed and show how the proposed map amendment aligns with Blueprint Denver.

Urban Center

"The Urban Center neighborhoods are dense and vibrant areas that support residents and visitors...This context contains high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity. Residents living in this context are well served by high-capacity transit and have access to ample amenities and entertainment options. Urban center areas are easily navigated and accessible due to predictable street grids, well-connected sidewalk networks, and strong connections to rail service and the transit priority street network. These areas offer good walkability and access to amenities. Parking is predominantly managed on-street, with off-street demand met with parking garages." (BPD, 251)

Future Place

Community Center Land use and Built Form "provides a mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels during different times of the day will vary depending on the type and mix of uses. Buildings are larger in scale than local centers and orient to the street or other public spaces. Strong degree of urbanism with mostly continuous building frontages and distinct streetscape elements that define the public realm. Heights can be generally up to 12 stories in the taller areas and should transition gradually within the center's footprint to the surrounding residential areas." (BPD, 226)

The C-RX-5 zoning district aligns with the principles outlined in Blueprint Denver and harmonizes with the qualities of Urban Center neighborhoods, while also fitting within the framework of a Community Center area. According to the Denver Zoning Code, RX zone districts are designed to ensure that new developments positively contribute to established residential areas, enhancing their character and facilitating smoother transitions between commercial and residential zones. In comparison to Main Street districts, Residential Mixed-Use

districts aim to cultivate diverse and inclusive communities. Positioned near a transit station, and situated off the commercial arteries of Evans Avenue and Broadway, this location is well-suited for a mixed-use zoning designation. Such a district can provide amenities and services that cater to both residents and visitors alike.

Growth Strategy

"Growth Strategy for this area is designated as Community Center: 20% of new jobs and 25% of new households". (BPD, 51)

The RX zoning proposal effectively executes and specifically targets the growth strategy of this region for both residential and commercial purposes. Situated amidst a blend of residential and mixed-use zoning, it becomes an ideal spot for a residential mixed-use zone district, poised to provide amenities and services that enhance the experience for residents and visitors alike. Enhanced by its proximity to multiple RTD trains, bus routes, and bike-friendly paths, this location emerges as an accessible hub accommodating various modes of transportation for both residents and visitors seeking services and amenities

Street Type for Property is designated as Local

"Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses." (BPD, 161)

Adjacent Street Type:

- Evans, Commercial Arterial

"Commercial streets typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with on-site parking." (BPD, 159)

- Broadway, Main Street Arterial

“Characterized by a mix of uses including retail, services and restaurants, as well as residential. Buildings are pedestrian- oriented, with little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including cafe seating in the right-of-way.” (BPD, 159)

The RX zoning supports the uses of the street type that the property is located on as well as the intersecting streets.

– Shattuck District Plan (2003)

Land use and Transportation

- Recognize the proximity and importance of the commercial and transit corridors to the site, including nearby light rail stations.
- Identify, encourage and plan for quality infill development that will broaden the variety of compatible uses.

AREA3: Jewell Avenue, Acoma Street to Bannock Street:

This location may support more residential oriented home-office work/live development. Two story buildings, either townhomes or stacked flats with gable roofs, very residential in character. Carriage homes in back over some of the parking spaces may fit well. These units provide a transition between the commercial storefront architecture on Broadway and the more industrial uses to the west, and extend the pattern of residential land uses found to the south of this block along Acoma Street. (SDP, 48)

The Shattuck District Plan aimed to optimize land use and transportation to foster the area's growth. Specifically, AREA 3 embodies the plan's vision for residential oriented home-office work/live spaces, capitalizing on convenient transportation

access. The C-RX-5 zoning harmonizes perfectly with the essence of the Shattuck District Plan.

– Overland Neighborhood Plan (1993)

“Urban design is how a city or neighborhood is put together, how it looks, feels and functions. It involves deliberate actions to create a physical environment that meets social, economic, functional, environmental and aesthetic objectives. It can create a neighborhood's awareness of its unique and important role within the city. Where urban design has occurred, the citizens continually value the result, sometimes not exactly knowing why they like an area or why the area holds attraction.” (ONP, 25)

The existing conditions of the neighborhood is that “Commercial and industrial business make up 50% of the land uses in the neighborhood. The businesses in overland are an important source of employment for the neighborhood as well as the city.” (ONP, 39)

The area has been designated Business/Industrial Sub-area III: “This area is predominantly industrial...There is a lot of potential for business growth in this area without impacting the existing residential community...There is some potential for higher density residential and mixed-use development in the Sub-area III once light rail come into this section of the neighborhood...the potential is there for long range future planning.” (ONP, 40)

Preceding the construction of Evans Station, the Overland Neighborhood Plan dates back almost 30 years. It anticipates the potential for commercial and community-oriented facilities in the vicinity. It explicitly advocates for mixed-use development, particularly around the station area. The C-RX-5 zoning designation aligns with the Overland Neighborhood Plan's recommendations by allowing for a blend of uses, thereby fostering increased housing options and employment prospects. Embracing the mixed-use trend prevalent in the region, the proposed project aims to

enhance accessibility, connectivity, and environmental standards. These efforts promise to elevate the community's perception and preserve its distinctive character, while also upgrading public infrastructure.

– Evans Station 2009

The first primary strength listed in the Evans Station Plan is its surrounding residential areas which includes Overland Park where this property is located. One of the emerging opportunities listed in the plan is:

“A strong market for residential development along transit lines and a community that supports a variety of housing types will translate into a supply of diverse housing options within the station area.” (ESAP, 9)

The suggested map amendment aligns with the aims of the Evans Station Area Plan, encompassing:

- Bring most activities of daily living within walking distance by encouraging a mixture of land uses.
- Improve streetscape to increase mobility choice; provide walkable and bikeable connectivity throughout the area.
- Encourage reinvestment in and/or redevelopment of industrial areas while maintaining and creating diverse employment opportunities.
- Maintain residential character of surrounding communities and encourage development of a full range of housing types and housing price points. (ESAP, 10)

The plan designates this area as Mixed-Use Residential:

“Support the transformation of industrial and commercial property to an active, pedestrian- oriented mixed-use community. The primary use is intended to be residential, but office and retail may also be supported. This transformation is facilitated by the aggregation of vacant and underutilized industrial property that has already occurred in this part of the station area.

“Encourage a mixture of housing types and density including but not limited to: row houses, stacked flats, live-work, low rise apartments or multi-family condos. Active ground floors throughout the district should include residential amenities, leasing lobbies, workout facilities, parking entrances and convenience retail at strategic locations that reinforce the overall connectivity and access plans for the station. High lot coverage, zero to shallow setbacks, alley loaded parking, and an urban form is appropriate for this district. This land use is recommended for the following areas: Redevelopment area north of Evans and west of Broadway.” (ESAP, 14)

The proposed map amendment is located on the corner sharing two active edges.

“Active edges are characterized as building entry features with direct entries from the sidewalk and a high degree of transparency and pedestrian interest. This increases visual and physical interaction between people inside and outside of the buildings, creating a safer and more vibrant pedestrian environment.” (ESAP, 22)

The chosen map amendment aligns with the stated primary strength of the Evans Station Plan as well as directly supports the concept of active edges as outlined in the statement. By incorporating building entry features with direct access from the sidewalk and emphasizing transparency, our amendment promotes increased visual and physical interaction between individuals both inside and outside the buildings. This design approach fosters a safer and more dynamic pedestrian environment, aligning perfectly with the goal of creating vibrant, engaging streetscapes.

REVIEW CRITERION DZC § 12.4.10.7.B – Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

2. Uniformity of District Regulations

Future development of the Property will result in uniformity of C-RX-5 district regulations and restrictions.

REVIEW CRITERION DZC § 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

3. Further Public Health, Safety and Welfare

The proposed map amendment will advance the public health, safety, and overall well-being of the City by facilitating the enhancement and progress of the Property in alignment with the City's established plan.

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezoning (DZC § 12.10.8)

4. Justifying Circumstances - A City Adopted Plan

“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: Changed or changing conditions in a particular area, or in the city generally.” (Denver Zoning Code 12.4.10.8.A.4)

The 0.14-acre Property lies within an Urban Center neighborhood just outside downtown Denver, known for its appeal as a dynamic hub for living, working, and leisure. Over recent years, the area has witnessed a surge in housing construction to accommodate its growing population, fostering a vibrant community where residents can easily access amenities, entertainment, retail, and services via walking, biking, or public transit. With Denver experiencing substantial growth, this neighborhood remains highly sought-after, prompting the necessity for introducing residential, office, and commercial uses not currently permitted by its zoning. The demand for expanded residential and

employment options is evident, and implementing a C-RX-5 zone district can effectively address these evolving community needs and desires.

CRITERION DZC § 12.4.10.8.B – The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

The Urban Center Neighborhood Context is primarily characterized by “multi-unit” residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along main and mixed-use arterial streets.” (Denver Zoning Code 7.1.1)

The Residential Mixed Use zone districts aim to create vibrant, pedestrian-friendly neighborhoods by using building designs that activate public spaces. They prioritize improving transit accessibility, walking, shopping, and community gathering in residential areas. These standards also emphasize integrating new developments harmoniously with existing residential character, promoting affordable housing, and ensuring smooth transitions between commercial and residential zones. Unlike Mixed Use districts, Residential Mixed Use districts prioritize residential over commercial uses, focusing on providing local shops and offices that cater to residents' needs within walking distance. While street-level spaces can accommodate retail, upper levels are dedicated exclusively to residential or lodging purposes. (Denver Zoning Code 7.2.3.1)

The specific intent of the residential mixed use is that “C-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.” (Denver Zoning Code 7.2.3.2)

Presently, the neighborhood surrounding the Property comprises a blend of mixed-use, residential, and industrial zoning. The proposed C-RX-5 zone district aligns seamlessly with the existing context and ambiance of the Overland neighborhood. It will elevate the accessibility and enjoyment of pedestrian activities, shopping, and communal gatherings through a mixed-use development strategically positioned within a transit-accessible locale. Furthermore, it will foster a secure, dynamic, pedestrian-friendly residential environment while enhancing access to employment, housing, and essential services.

The proposed official map amendment C-RX-5 is congruent with the designated neighborhood context, as well as with the intended purpose and objectives of the proposed Zone District.

EXHIBIT D

Carrasco Kube Cabral Cement Company

2020 S Bannock St 303.761.9499

Alan Kube Owner

Discussed application for re-zoning April 11, Alan had no issues with our re-zoning.

Tico's Mexican Foods

2011 S Bannock St 303.722.2817

Martin Canino representative

Spoke with Marty on April 12 regarding rezoning. Explained his property had recently been re-zoned to build residential units and had no questions or issues with our property being re-zoned

McClure-Hill Incorporated Electrical Supply

1995 S Bannock St 303.805.1839

Tom Cook representative

Visited April 17 regarding re-zoning to ask if there were any questions or comments, no concerns.

Broadway Denver LLC

165 W Asbury Ave

Letter regarding re-zoning information mailed to ownership address on April 26



Jleigh Holloway <jleigh@dakecollaborative.com>

2000 S Bannock St zoning request Neighborhood group meeting

1 message

HappyCat Smith <happycathomes@yahoo.com>
To: Jleigh Holloway <jleigh@dakecollaborative.com>

Fri, Jun 28, 2024 at 3:02 PM

Jleigh, here is the information about my attendance at the neighborhood group. Should I reformat this or cut/paste to a separate email or a word doc?

Thanks,
Rae

----- Forwarded Message -----

From: HappyCat Smith <happycathomes@yahoo.com>
To: Jleigh Holloway <jleigh@dakecollaborative.com>
Sent: Friday, May 24, 2024 at 01:35:28 PM MDT
Subject: Re: 2000 S Bannock St

Hi Jleigh, I have an update on the project:

I attended the neighborhood meeting last night - I spoke with Jenn and made a small 'presentation' to the group about our plans. It's a small group but they seem active and involved in the community. They did ask about parking, which I said we had not made definitive plans about yet, but likely we would follow the ideas of other townhome-style buildings down on Delaware and place the parking in the rear of the homes, with the front of the units facing Asbury. Hmm I forgot to ask them if they had worked with that builder to have those units put in. They made a comment about the size we were looking for (as you told me they might), but I explained we were applying for CMX5 as they didn't have a CMX 4 and we were actually planning on a 3.5 story construction. I did wonder about that though - we are right across the street from a 5 story, multi-number-unit complex. Maybe they're concerned about it starting to feel like a tunnel along there....

They also asked about a grocer - I said I thought our lot was much too small for that, but perhaps the developer of the old Century Link location would consider it.

I plan to follow-through and join their group officially, and I put their next meeting on my calendar, however, is there anything else preventing us from moving forward with the application itself at this point? I'd like to move things along as quickly as possible.

Also, we received an updated flood map from FEMA which shows that the entire area near us is now considered a flood zone. I'm glad we don't owe a mortgage on the property as that would require us to obtain flood insurance, which I understand is costly. But I'm wondering how it will affect our plans. I'm sure you guys have worked with these issues before - what are your thoughts?

Talk soon - thanks Jleigh

On Thursday, May 23, 2024 at 10:08:10 AM MDT, Jleigh Holloway <jleigh@dakecollaborative.com> wrote:

Hi Rae,

I just received this from Jenn

----- Forwarded message -----

From: <jenn.greiving@gmail.com>

Date: Thu, May 23, 2024 at 9:48 AM

Subject: Re: Overland Meeting

To: Jleigh Holloway <jleigh@dakecollaborative.com>, Overland Park <opnainfo@gmail.com>

Hi Jleigh,

[Here's a link to the list of questions for Rae.](#) We are meeting at the John Collins Church at 2320 S Bannock from 6:30-8 PM tonight - I've attached a photo to this email to indicate the correct entrance. We have a core group of 10 neighbors who usually attend and then we also have neighbors who drop in and out throughout the year. We have community announcements towards the end of the meeting so Rae is welcome to introduce herself then, and then we can set time on the agenda in the June meeting for a more in-depth discussion of the project.

Thanks,
Jenn

On Wed, May 22, 2024 at 7:16 AM Jleigh Holloway <jleigh@dakecollaborative.com> wrote:

Good morning! It was good connecting with you yesterday on the phone. I talked to Rae Mattingly (owner of 2000 S Bannock) and she said she would like to come to the meeting tomorrow evening. If you could send over the questions you will ask so she can be prepared that would be helpful. Also the location for the meeting and who usually attends the meeting.

Thank you!

Jleigh Holloway

Operations Coordinator

901-233-2145



www.dakecollaborative.com

"...But it's not just learning that's important. It's learning what to do with what you learn and learning why you learn things at all that matters."

[The Phantom Tollbooth](#) by Norton Juster

—
Jleigh Holloway
Operations Coordinator
901-233-2145



www.dakecollaborative.com



Jleigh Holloway <jleigh@dakecollaborative.com>

Re: Email sent to councilwoman Alvidrez

1 message

HappyCat Smith <happycathomes@yahoo.com>
To: Jleigh Holloway <jleigh@dakecollaborative.com>

Fri, Jun 28, 2024 at 2:40 PM

Turns out I did send the email via my email (to have a record! :-)

----- Forwarded Message -----

From: HappyCat Smith <happycathomes@yahoo.com>
To: Flor@FlorforDenver.com <flor@florfordenver.com>
Sent: Tuesday, June 18, 2024 at 12:36:51 PM MDT
Subject: Request for change of Zoning on S Bannock St

Good afternoon! We are the current owners of the property located at 2000 S Bannock Street and are looking for the opportunity to change our zoning from light industrial to an option for residential development. The location just across the street from us (across Asbury Street) has just completed the building of a five story apartment building and it seems that is how the neighborhood is progressing. If you have any questions or advice for us regarding a change of zoning, we would love to hear from you.

Thank you,
Rae Mattingly
[Happycathomes@yahoo.com](mailto:happycathomes@yahoo.com)

SRR HMM LLC
Bannock St
Denver, CO 80223

July 23, 2024

Dake Collaborative
3435 S Inca St Suite C
Englewood, CO 80110
jleigh@dakecollaborative.com
901-233-2145

Dear Will,

This letter serves as authorization for Dake Collaborative to act on behalf of and represent SRR HMM LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 2000 S Bannock Street, Denver, CO.

Sincerely,

Signed by:


Rae Mattingly

Rae Mattingly 27A1449...

SRR HMM LLC