

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	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager 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.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria</p> <p>DZC Sec. 12.4.10.7</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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria</p> <p>DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <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: 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. <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. Please provide an attachment describing the justifying circumstance.
	<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. Please provide an attachment describing how the above criterion is met.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- ☐ Legal Description (required to be attached in Microsoft Word document format)
- ☐ Proof of Ownership Document(s)
- ☐ Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- ☐ Written Authorization to Represent Property Owner(s)
- ☐ Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:



REZONING GUIDE

Rezoning Application Page 3 of 3

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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
Kory Farthing and Shelby Farthing	1901 S Clarkson St. Denver, CO 80210 303-908-9238 kory.farthing@gmail.com	100%	<i>Kory Farthing</i> <i>Shelby Farthing</i>	3/16/20	(B)	NO

Last updated: August 29, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

Kory and Shelby Farthing

1901 S Clarkson St.

Denver, CO 80210

Full Legal Description of 1901 S Clarkson St. Denver, CO 80210

For Map Amendment

Lot 48 and North 1/2 of Lot 47, Block 6, Second Santa Fe Addition to the Town of South Denver,
City and County of Denver, State of Colorado

Thank you,

Kory Farthing

WARRANTY DEED

THIS DEED, Made this 1st day of November, 2018 between

Stephanie Hawley and Nathaniel Hawley

of the Denver and State of Colorado, grantor, and

Kory Farthing and Shelby Farthing

whose legal address is 1901 S Clarkson Street, Denver, CO 80210-4103

of the Denver, State of Colorado, grantee(s);

State Doc Fee \$65.50

WITNESS, That the grantor, for and in consideration of the sum of Six Hundred Fifty-Five Thousand And No/100 Dollars (\$655,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the City and County of Denver, and State of COLORADO, described as follows:

Lot 48 and North 1/2 of Lot 47, Block 6, Second Santa Fe Addition to the Town of South Denver,
City and County of Denver, State of Colorado

Also known by street and number as: 1901 S Clarkson Street, Denver, CO 80210-4103

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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, of, in and to the above bargained premises, with the hereditaments and appurtenances.

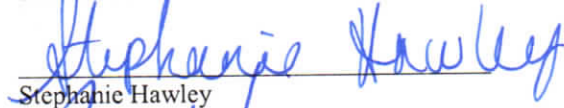
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a (Title Review), of the contract dated 5th day of October, 2018, between the parties.**

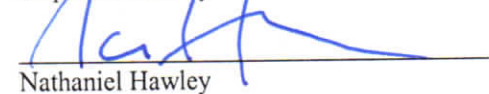
The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

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

SELLER:

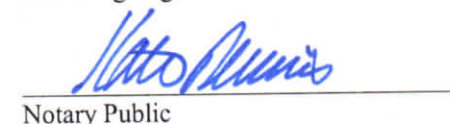

Stephanie Hawley


Nathaniel Hawley

STATE OF COLORADO

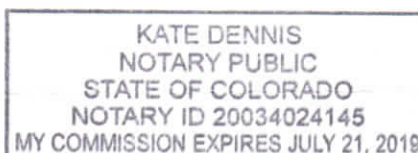
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 1st day of November, 2018, by Stephanie Hawley and Nathaniel Hawley


Notary Public

Witness my hand and official seal.

My Commission Expires:



1901 S CLARKSON ST OFFICIAL MAP AMENDMENT

Review Criteria

Kory and Shelby Farthing
3-16-2020

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I. INTRODUCTION

This Official Map Amendment is a request to rezone 1901 S Clarkson St. from U-SU-C1 to U-SU-B1. Rezoning the property from U-SU-C1 to U-SU-B1 is consistent with the City of Denver's Adopted Plans, displays uniformity of district regulations and restrictions, and follows public health, safety and general welfare requirements.

The existing zone of the property is U-SU-C1, which states:

U-SU-C1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot-wide-lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard.

The proposed zone of the property is U-SU-B1, which states:

U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot-wide-lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.

The purpose of the proposed Official Map Amendment is to allow an accessory dwelling unit (ADU) to be built in the property's back yard. The lot size of the subject property is 4,690 square feet, which is below the required 5,500 square feet lot size to build an ADU in U-SU-C1. Because of this, we are requesting to be rezoned to U-SU-B1 since the current property's lot size is over the 4,500 square feet minimum required to build an ADU in U-SU-B1.

This rezone would obviously impact the surrounding neighborhood and as such, it is imperative that the proposed zone would cohesively align with the City's Adopted Plans consisting of Blueprint Denver 2019, Comprehensive Plan 2040, and Housing an Inclusive Denver. After studying and reviewing these plans, the proposed map amendment to allow an ADU to be built accurately follows these plans and is consistent with the City's long-term and short-term goals. The following sections of this document will describe in detail how this proposed map amendment completely aligns with the City's Adopted Plans and is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

II. CONSISTENCY WITH ADOPTED PLANS

Blueprint Denver 2019, Comprehensive Plan 2040 and Housing an Inclusive Denver were all reviewed and will be detailed in the following paragraphs proving how this proposed map amendment shows consistency with the goals and strategies of each of these plans.

1. BLUEPRINT DENVER (2019)

With the subject property's existing and proposed zone district being "U-SU", the Neighborhood Context is "Urban". The proposed U-SU-B1 zone is still an "Urban" neighborhood and offers no significant change other than the minimum lot size to build an ADU. Within the Urban Neighborhood Context, 1901 S Clarkson St. is in a "Residential Low" area of Platt Park. According to Blueprint Denver 2019, Residential Low is defined as (pg. 230):

*"Predominately single- and two-unit uses on smaller lots. **Accessory dwelling units and duplexes are appropriate** and can be thoughtfully integrated where compatible. Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Medium building coverage. Buildings are generally up to 2.5 stories in height."*

As stated above, ADU's are appropriate and the proposed rezoning would follow the existing neighborhood context. Nothing about building an ADU differs from U-SU-C1 to U-SU-B1 other than the minimum lot size required to do so. If ADUs can be built in U-SU-B1 on lot sizes that are very similar to the subject property's lot size in U-SU-C1, this stands to reason that building an ADU on the subject property's lot is not out of the ordinary and follows existing neighborhood compatibility.

A) HOUSING RECOMMENDATIONS FOR LAND USE AND BUILT FORM

Most importantly, Blueprint Denver provides recommendations and guidance on how land use and zoning regulations could provide more housing choices throughout the city. These recommendations are laid out through a number of policies, most of which promote the development of ADUs. These policies are described below and how this proposed map amendment follows these policies:

Policy #3:

Incentivize the preservation and reuse of existing smaller and affordable homes. The character of many older neighborhoods is defined by the older houses, which tend to be smaller than what would be built new today. These smaller houses tend to be a more attainable choice and, while not officially income-restricted, provide more affordable options than if a new home was built on the lot. Preserving these choices in neighborhoods is important for affordability and for maintaining character.

The policy has 3 major strategies that are shown in the table below along with the reasoning why this proposed map amendment does in-fact completely align with those strategies:

		Follows Strategy?	Reasoning
Strategy A	<i>Implement zoning tools to incentivize the preservation of smaller, more affordable housing options. An example would be to allow the owner of an existing house to add an additional unit or accessory dwelling unit if the original structure is preserved.</i>	YES	The original house on the property will be preserved and as strategy A states, the proposed ADU can be considered a “zoning tool to incentivize the preservation of smaller, more affordable housing options...” Instead of tearing down the existing home and building one, massive home, an ADU allows the preservation of the existing home while providing smaller, more affordable housing options.
Strategy B	<i>Consider increased incentives in transit-rich areas and in areas that score high for Vulnerability to Displacement.</i>	YES	The proposed ADU provides more options for individuals living in the aforementioned areas above to live their life in a vibrant, desirable, central location that they otherwise may not have been able to.
Strategy C	<i>Partner with public health to support upgrades to older homes to meet modern code, safety and quality of life standards</i>	YES	An existing storage shed is in the location where the ADU will be. This structure will be torn down and the ADU that replaces it will be built to modern code, thereby eliminating an out-of-code structure. This revitalization modernizes the neighborhood and replaces the old structure with a new, up-to-code, livable dwelling unit.

Policy #4:

Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

The policy has 4 major strategies that are shown in the table below along with the reasoning why this proposed map amendment does in-fact completely align with those strategies:

		Follows Strategy?	Reasoning
Strategy A	<i>Study and implement allowances for ADUs—including those attached and detached from the primary home— in all neighborhood contexts and residential zone districts. Use an inclusive community input process to respond to unique considerations in different parts of the city</i>	YES	By rezoning the subject property to allow an ADU to be built is continuing to follow the City’s plan for establishing an Inclusive Community. A rigid, rule-stricken neighborhood does not lay the foundation for positive growth and allowing this proposed map amendment will only promote inclusion in the Platt Park neighborhood.
Strategy B	<i>Identify strategies to prevent involuntary displacement — especially in areas that score high for Vulnerability to Displacement—in conjunction with expanding the allowance for ADUs.</i>	YES	With housing and living costs soaring in Denver, an ADU can help build value and prevent involuntary displacement. Families need to find ways to minimize possible relocation due to unnecessary hardships and an ADU can be part of that equation to eliminate any unforeseen circumstances by providing a possible secondary income stream, adding value to the property and opening more living options for the property owner.
Strategy C	<i>Study and implement a citywide program to expand access to ADUs as a wealth-building tool for low- and moderate-income homeowners.</i>	YES	By having an ADU, we are able to subsidize our mortgage, thus building our family’s wealth and allow us to be more prosperous while living in Denver.
Strategy D	<i>Study and implement incentives or requirements for income restricted ADUs, so they are more likely to provide affordable housing options, and tools to encourage the use of ADUs for long-term housing options, rather than short term rentals.</i>	YES	An ADU opens many more doors to individuals looking to live in a vibrant part of the city at a reasonable cost.

Strategy E	<i>A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially 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.</i>	YES	With Platt Park being very centrally located and within a mile of the nearest light rail station, allowing an ADU to be built on this property can give possible tenants access to this transportation to further their professional and recreational growth while living in Denver. The more people who can access public transportation and live in a very desirable part of Denver will only promote City economic growth.
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Policy #5:

Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.

The policy has 5 major strategies that are shown in the table below along with the reasoning why this proposed map amendment does in-fact completely align with those strategies:

		Follows Strategy?	Reasoning
Strategy A	<i>Evaluate existing barriers to ADU permitting and construction and revise codes and/or fees to remove or lessen barriers for homeowners. Consider programs and resources to help reduce barriers to ADUs for homeowners, especially in neighborhoods that score high in Reducing Vulnerability to Displacement.</i>	YES	This map amendment clearly follows this strategy. A barrier currently exists to allow an ADU to be built on a U-SU-C1 lot; however ADUs can be built on the same lot size in U-SU-B1 which is adjacent to the property's current zone. Approving the map amendment will remove the "existing barrier to ADU permitting and construction..."
Strategy B	<i>Revise the zoning code to allow ADUs as accessory to more uses than only single-unit homes.</i>	YES	By allowing the property to be rezoned will allow an ADU to be built that can be used as more uses than only single-unit homes.
Strategy C	<i>Revise detached ADU form standards to be more context-sensitive, including standards for height, mass and setbacks.</i>	YES	The proposed ADU will follow all proposed zone restrictions, standards, setbacks, etc.

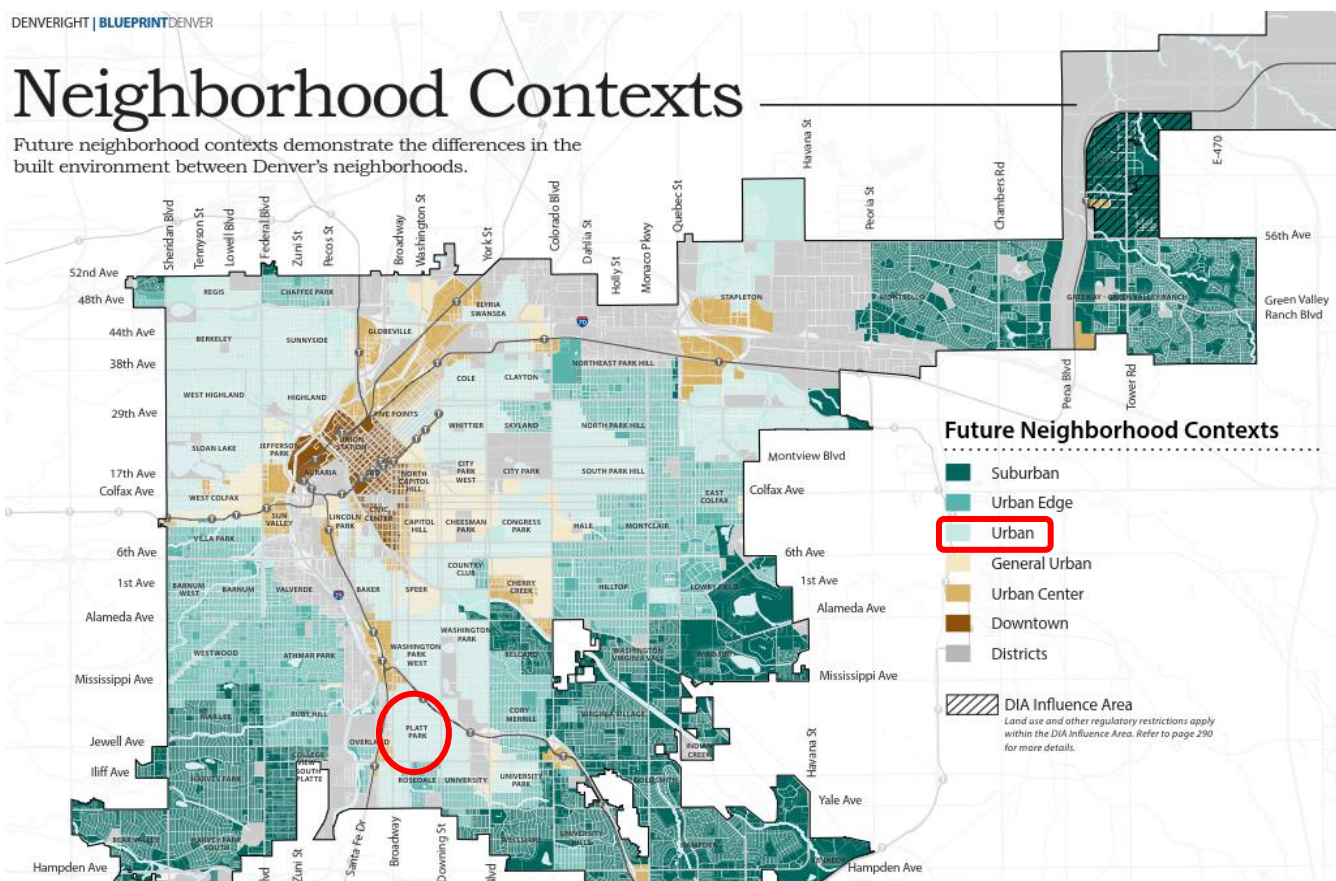
1901 S Clarkson St. – Official Map Amendment – Review Criteria

Strategy D	<i>Establish context-specific patterns or templates to facilitate the approval process of detached ADUs.</i>	YES	This map amendment will help establish a pattern to allow ADUs to be built and will furthermore aid future approvals of detached ADUs where applicable.
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B) FUTURE PLACES

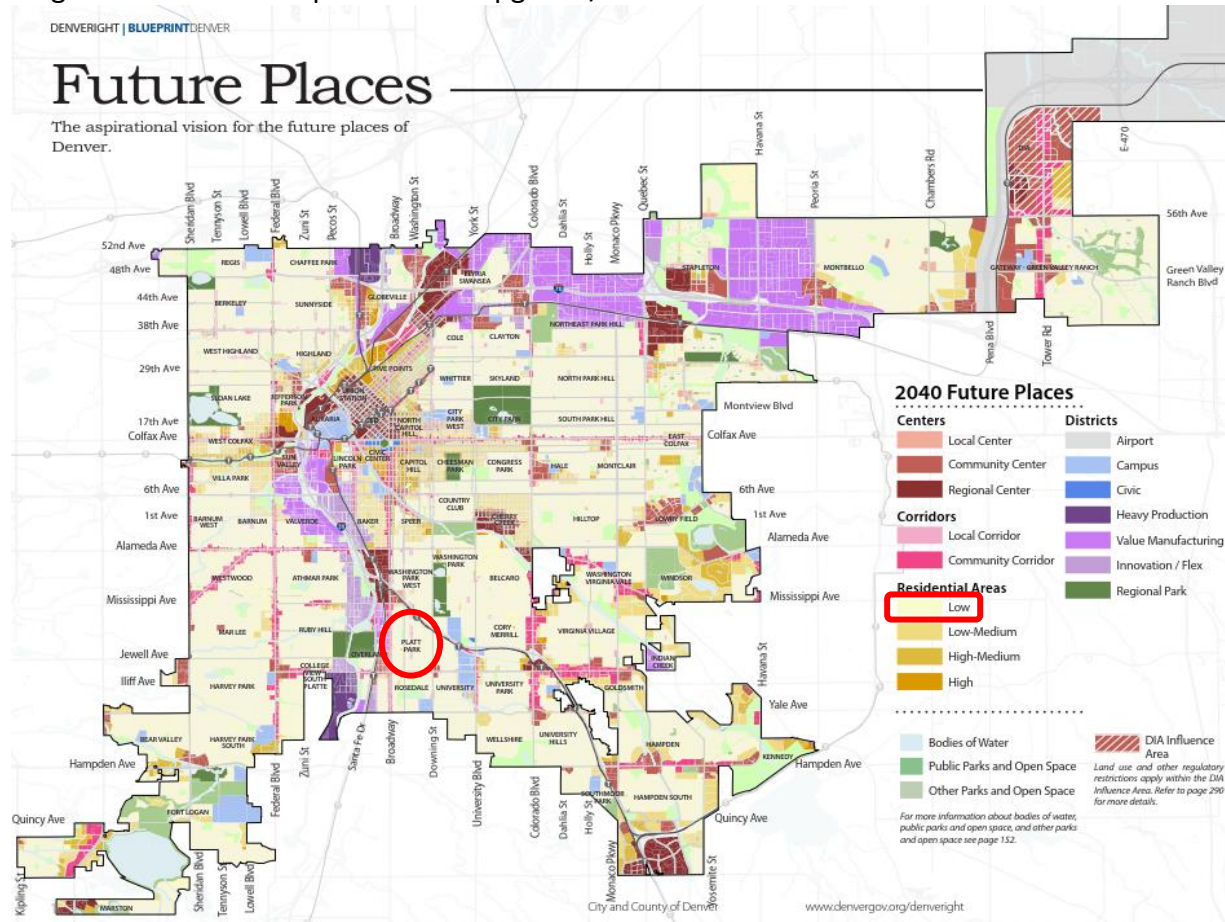
Neighborhood Context:

The current neighborhood context is defined as “Urban” and Blueprint Denver’s aspirational vision for the Platt Park neighborhood is to remain an “Urban” neighborhood. The rezone request to change from U-SU-C1 to U-SU-B1 continues to zone the subject property in an “Urban” neighborhood, which follows the City’s plan for the Platt Park neighborhood going forward.



Residential Area:

The current neighborhood context is defined as “Residential Low” and Blueprint Denver’s aspirational vision for the Platt Park neighborhood is to remain an “Residential Low” neighborhood. See map below from pg. 142/143.



i. Land Use and Built Form (pg. 148):

“Predominantly one-and two-unit, though many areas are mostly one-unit. Includes Accessory Dwelling Units. In some contexts, some higher-intensity residential uses may be mixed throughout. Neighborhood-serving retail may be found in some key locations. Buildings are predominantly low-scale houses and duplexes. Setbacks and lot coverage vary across neighborhood contexts.”

The aspirational vision as defined by Blueprint Denver is for the subject property to remain in an Urban, Low Intensity Residential area that includes accessory dwelling units as described above. An approval of this proposed map amendment would continue to follow the City’s plan for the Platt Park Neighborhood since ADU’s are included in this development plan. By rezoning the subject property from U-SU-C1 to U-SU-B1 would allow an ADU to be built, which would continue to support the City’s Adopted Plans.

ii. Mobility

“Access is mostly from local streets, and there may be less choice of multimodal networks. Available walksheds and bikesheds vary based on neighborhood context.”

This Official Map Amendment is consistent with the low intensity residential areas’ Mobility because the subject property borders two local streets and is within 1 block of Old South Pearl District where many bikesheds are available. In summary, this proposed rezone to eventually allow an ADU to be built on the property does not impose or limit any mobility for any inhabitant of the ADU. The proposed ADU once again, provides the mobility a “low residential” neighborhood requires.

iii. Quality of Life/Infrastructure

“A wide range of designated parks and recreational amenities are prevalent. Nature based, active and passive recreational opportunities are all common. Access to outdoor amenities varies depending on context.”

This Official Map Amendment is consistent with low intensity residential areas’ Quality of Life/Infrastructure requirement because 3 parks are nearby (Washington Park, Platt Park and Harvard Gulch) where access to outdoor activities and recreational amenities are abundant. This fact coupled with the subject property’s very close proximity to employment opportunities and neighborhood retail, the subject property possesses the appropriate quality of life infrastructure to support an accessory dwelling unit.

C) APPLYING RESIDENTIAL “LOW” GUIDANCE TO PROPOSED REZONINGS

As defined, Residential Low areas do include accessory dwelling units and this map amendment follows the residential low guidance to allowing a rezoning to occur for minimum lot sizes. See below text highlighted in yellow from pg. 231:

Minimum Lot Size

In the Denver Zoning Code single-unit and two-unit zone districts are regulated based on minimum lot size. Different zone districts have different required minimums to build allowed building forms, such as the urban house or duplex forms. When a rezoning request is made to change the zoning to allow smaller lots for multiple properties in an area, the appropriateness of the request depends upon the existing character and applicable adopted neighborhood plan guidance. For applicant-driven requests that are individual sites or small assemblages, typically it is only appropriate to allow smaller lot sizes than the existing zone district if there is an established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request. A departure from the established lot pattern may be appropriate if the request includes a larger area, generally greater than one block, and the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input.

An “established pattern in the surrounding blocks of smaller lots with similar uses that would be consistent with the zone district request” is a matter of fact for the subject property. The adjacent U-SU-B1 zone allows for ADUs to be built on the same lot size as 1901 S Clarkson St

(4,690 sq. ft.), which establishes the pattern for smaller lots with similar uses that would be consistent with the zone district request. The guidance as set-forth above from Blueprint Denver states that is appropriate to allow smaller lot sizes if an established pattern exists (which it does).

2. COMPREHENSIVE PLAN 2040

A) INTRODUCTION

The City of Denver’s Comprehensive Plan 2040 is a holistic view of what the future of Denver looks like and this official map amendment falls directly in-line with this guiding document for molding what the city is to become over the next 20 years.

Afterall, the vision of Denver’s Comprehensive Plan is set-forth from the residents of Denver, which is to say that the future of Denver has been defined by the very people who live here. As stated on page 14:

Denverites shaped the community values and vision that are the foundation for this plan. The vision of Comprehensive Plan 2040 represents the voice of our community. Throughout a three-year planning process, thousands of Denverites shared their unique perspectives on what makes Denver great and how it can evolve to be even better.

By rezoning 1901 S Clarkson St. from U-SU-C1 to U-SU-B1 not only follows the current and future Blueprint of Denver, it follows the voice of the people as defined by Denver’s Comprehensive Plan 2040. This is done through the Comprehensive Plan’s Vision Elements.

B) VISION ELEMENTS

The Vision Points as defined on pg. 18 show that this proposed rezoning to allow construction of an ADU accurately coincides with all applicable Vision Elements. The applicable Vision Elements are shown below along with an explanation for how exactly this official map amendment truly aligns with these Vision Elements:

Equitable, Affordable, and Inclusive

GOAL 1

Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

STRATEGIES

- A.** Increase development of housing units close to transit and mixed-use developments.
- B.** Implement a high-quality, affordable and accessible multi-modal transportation system.
- C.** Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.
- D.** Improve equitable access to city resources and city meetings through proactive and transparent communications, easy-to-access information and materials available in more than one language.

Allowing this proposed map amendment to pass would therefore allow an ADU to be built on the property that will be an additional housing unit close to transit and mixed-use developments such as Old South Pearl Business District. The ADU would also be within a mile of the nearest Light-Rail station and even closer to other means of public transportation. This strategy explicitly states to “increase housing units” and allowing this map amendment to pass would therefore allow an ADU to be built, thus falling in-line with Strategy A.

The proposed ADU that will be built on the property by means of this approved Map Amendment will give both the property owners and possible tenants of the ADU increased equitable access to activities that improve quality of life. The ADU could open alternate revenue streams that would once again, help improve our quality of life and promote economic growth in Denver.

GOAL 2

Build housing as a continuum to serve residents across a range of incomes, ages and needs.

STRATEGIES

- A.** Create a greater mix of housing options in every neighborhood for all individuals and families.
- B.** Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.
- C.** Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.
- D.** Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.

This proposed map amendment completely follows this strategy because the future ADU that will be built would create a greater mix of housing options in the desirable Platt Park neighborhood for families and individuals to take advantage of that otherwise might not be able to. The proposed official map amendment further this Strategy because this official map amendment will allow for a mix of housing options where currently only single-family housing is allowed.

Approving this proposed map amendment would only exemplify adopting the appropriate policies and regulations that would encourage the Platt Park Neighborhood to provide all-inclusive housing options. The very map amendment process is in-fact an established process to allow every neighborhood to provide complete housing options. Having an ADU be built at 1901 S Clarkson St. is once again, providing more housing options for everyone.

Allowing an ADU to be built on the subject’s property is fostering a baseline that promotes positive economic mobility for the subject property owners and thus creates a housing strategy that further endorses financial flexibility.

GOAL 3

Develop housing that is affordable to residents of all income levels.

STRATEGIES

- A. Maximize and ensure the long-term sustainability of city funding sources for workforce and affordable housing.
- B. Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.
- C. Continue to advocate for changes to state law that remove barriers to access affordable housing options.
- D. Develop and promote programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing.
- E. Leverage available publicly owned land for affordable housing development.

The proposed Official Map Amendment furthers Strategy B because it supports the city's established land regulations that incentivize private development of affordable and mixed-income housing. The future ADU will provide affordable housing options for either renters or family members that want to live in the Platt Park Neighborhood.

By allowing an ADU to be built at 1901 S Clarkson would remove the barrier to allow individuals to access affordable housing options. Not only would the ADU provide an affordable housing option in a very expensive, desirable neighborhood in Denver, it would perhaps most importantly, maintain the affordability of the subject property and relieve the pressure of living in the smaller, existing structure. An ADU would offer more options for expanding the habitable area of the property.

GOAL 5

Reduce the involuntary displacement of residents and businesses.

STRATEGIES

- A. Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability.
- B. Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community.
- C. Evaluate city plans, projects and major regulatory changes for the potential to contribute to involuntary displacement; identify and implement strategies to mitigate anticipated impacts to residents and businesses.

The proposed map amendment accurately follows this strategy because allowing an ADU would mitigate involuntary displacement. Because Denver is a very desirable place to live, property values, property taxes and overall cost of living are increasing every year. Due to these increases, many individuals and families are forced to relocate; however, the addition of an ADU on the property would give more financial freedom to the property owners because of potential rental income and/or additional habitable space for family members.

By approving this official map amendment would without a doubt, stabilize the property owner's existence in the Platt Park Neighborhood. This approval would directly follow the existing programs and processes that are in-place that will help the property owners remain in their current community.

As shown above, this proposed map amendment follows over 40% of the strategies listed in Denver Comprehensive's Plan 2040 as Vision Elements that provide equitable, affordable and inclusive housing options. Not allowing this map amendment would go against the very strategies the people of Denver would like to see implemented for the City over the next 20 years.

3. HOUSING AN INCLUSIVE DENVER

A) INTRODUCTION

With the City of Denver's unemployment rate being at an historic low percentage, coupled with an extremely high workforce participation and housing costs rapidly rising, individual and family incomes can simply not follow the pace. Housing an Inclusive Denver lays out strategies to combat this disparity. Below are the City's strategies and the applicable recommendations to ensure Denver is and continues to be an inclusive city. It will be shown that this proposed map amend follows the City's plans and goals through the applicable recommendations as stated in Housing an Inclusive Denver. This plan provides a complete blueprint that boosts the development of accessory dwelling units as a method to achieve and maintain attainable homeownership. Furthermore, Housing An Inclusive Denver recognizes the importance of accessory dwelling units to give the people of Denver options to increase property owner and city economic growth as well as giving Denverites more housing options to allow families to not only grow together but remain the City for years to come.

1. LEGISLATIVE AND REGULATORY PRIORITIES

Under this section, recommendation 2 states:

Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.

As explicitly stated in this recommendation, the City's adopted plan is advocating for the development of accessory dwelling units, which is to say that the approval of this map amendment will continue to follow the City's recommendations for creating an inclusive Denver. The future ADU can be considered an additional unit that will provide affordable housing, thereby giving Denverites more housing options to allow for positive economic growth.

2. Attainable Homeownership

Under this section, recommendation 2 states:

The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners.

The proposed map amendment completely falls under this recommendation because the future ADU could be an additional income generating vehicle for the subject property owners, therefore creating a more stable, attainable home ownership in an expensive neighborhood. The development of an ADU on the subject property will create a firm “wealth-building tool for low and moderate-income homeowners” to flourish and remain the Platt Park Neighborhood. This approval of this proposed rezoning can give the current and future owners of the subject property a possible additional income generating stream to preserve home ownership in the Platt Park Neighborhood.

3. Legislative and Regulatory Strategies

Under this section, recommendation 2 states: Expand and strengthen land use regulations for affordable and mixed-income housing.

...the City’s long-range land-use and transportation plan and part of Denveright: 1) streamlining and facilitating the development of accessory dwelling units as a tool for affordability and to stabilize residents at risk of displacement...

The proposed map amendment continues to assist city in achieving this recommendation because if this map amendment is approved, an ADU will be constructed on the subject property, thereby creating a “tool for affordability” and will “stabilize residents at the risk of displacement.” The Platt Park Neighborhood remains a prosperous neighborhood and the development of an ADU on the subject property only continues to solidify the existing neighborhood compatibility, affordable home ownership and decreasing involuntary displacement. This recommendation continues to state the following:

.... currently, about 25% of Denver, excluding Denver International Airport, is zoned to support development of an “accessory dwelling unit,” a secondary unit that can be attached or detached from the primary residence. However, some of the lots in these areas are not large enough to qualify for an accessory dwelling unit—or ADU. This building form can provide more affordable rental housing options throughout predominantly single-family neighborhoods and can act as a wealth building tool to help low and moderate-income residents remain in vulnerable neighborhoods. Expanding the number and type of neighborhoods that allow ADUs should be explored as part of the Blueprint Denver update.

By approving this official map amendment once again, continues to mirror the City’s all-inclusive housing plan since the subject property is located in a single-family neighborhood and as stated above, “expanding the number and type of neighborhoods that allow ADUs should be explored...” The City recognizes that map amendments should be considered to allow ADUs and this proposed map amendment is for exactly that: to build an ADU.

III. UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS

This proposed official map amendment is consistent with the uniformity of the U-SU district regulations, restrictions and descriptions because any and all future property improvements will follow the current district’s codes, standards and regulations. Approval of this map amendment will result in uniform application of the U-SU zone district because the ADU uses will be regulated through the proposed U-SU-B1 district’s codes, permits and regulations.

IV. PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE

The proposed Official Map Amendment furthers the City’s public health, safety, and general welfare because the proposed ADU will only be used in a manner that promotes these necessary attributes for a safe, prosperous and desirable city of live in. As previously mentioned, the subject property is located within a mile of the nearest lightrail station, a few blocks from the vibrant Old South Pearl District and within walking distance of multiple parks (Harvard Gulch, Platt Park and Washington Park), which will only aid in providing current and future residents a high quality of life. This proposed map amendment will also supply nearby businesses fiscal opportunity and most importantly is unwavering to the City’s public health, safety and general welfare.

V. JUSTIFYING CIRCUMSTANCES

While this proposed rezoning completely satisfies the review criteria in the above sections, it continues to satisfy the justifying circumstance of:

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:

1. JUSTIFYING CIRCUMSTANCE 1A: *Changed or changing conditions in a particular area, or in the city generally; or*

With Denver’s population growing at a continual positive rate, the City is changing to accommodate the influx of people. With around 10,000 moving to the city each year (see table below from www.worldpopulationreview.com), housing options must expand and the development of ADUs is one of those options.

Year ▼	Population	Growth	Annual Growth Rate
2018	716,492	11,053	1.57%
2017	705,439	8,821	1.27%
2016	696,618	12,953	1.89%
2015	683,665	18,795	2.83%
2014	664,870	15,357	2.36%
2013	649,513	14,236	2.24%
2012	635,277	14,764	2.38%

Old South Pearl Street is constantly being updated and improved with new businesses to support the growing neighborhood. In the past 6 to 10 years, Platt Park Brewing Company, Sweet Cow and Ototo (just to name a few) have opened their doors, with more restaurants and shops being added. There is currently construction of a new a restaurant going in on South Pearl St. between Iowa and Florida. Change is imminent and has already taken shape in the Platt Park Neighborhood.

2. JUSTIFYING CIRCUMSTANCE 1B: *A City adopted plan*

Everything about the City’s adopted plans of Blueprint Denver 2019, Comprehensive Plan 2040 and Housing an Inclusive Denver supports ADUs and the approval of this proposed map amendment directly supports these plans. The proposed rezoning is in the public interest because the City of Denver has documented support of ADUs and this map amendment will allow an ADU to be built on the subject property. In-fact, ADUs can already be built on the proposed adjacent U-SU-B1 zone, which is to say that the proposed rezone follows existing neighborhood compatibility and continues to follow all City adopted plans.

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.

VI. CONSISTENCIES WITH NEIGHBORHOOD

1. CONSISTENT WITH THE DESCRIPTION OF APPLICABLE NEIGHBORHOOD CONTEXT

The General Character of an Urban Neighborhood Context as defined in section 5.1.1:

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types. Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed-use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

The proposed map amendment is consistent with the General Character of the Urban Neighborhood Context because the development of an ADU on the property would increase the number of habitable units on the property from one to two, which is what the Urban Neighborhood Context is primarily characterized as. Because of this, rezoning the property from U-SU-C1 to U-SU-B1 would continue to follow the general characteristics of a property in an Urban Neighborhood Context. The proposed zone is still a “Urban” Neighborhood Context, which is to say that this rezoning is entirely consistent with the description of the current and proposed Urban Neighborhood Context.

2. CONSISTENT WITH THE STATED PURPOSE AND INTENT OF THE PROPOSED ZONE DISTRICT.

The General Purpose of Residential Districts including U-SU-B1 and U-SU-C1 in section 5.2.2:

- A. *The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.*

The proposed map amendment is consistent with the General Purpose and Intent of the proposed zone district because nothing is different about the proposed U-SU-B1 zone other than the minimum lot size to build an ADU. The proposed map amendment continues to “promote and protect residential neighborhoods...” and allows for “some multi-units districts”, which the proposed U-SU-B1 zone allows. The Urban designation of the proposed zone continues to keep the property consistent with the purpose and intent and the proposed zone district.

- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form.*

The proposed map amendment is consistent with the building form standards, design standards and uses to promote desirable residential areas because upon a successful rezoning, an ADU can be built on the property, which only makes the property and neighborhood a more desirable place to live. The ADU can provide more affordable housing options, help increase neighborhood traffic to local businesses and shops as well as improve the quality of life for any potential renters as well as the subject property owners. As stated above, “there are single unit districts that allow detached accessory dwelling units in the rear of the yard...” which is exactly the intent of the proposed map amendment.

- C. These standards recognize common residential characteristics within the Urban Neighborhood Context but accommodate variation by providing eleven Residential Zone Districts.*

The proposed map amendment recognizes the common residential characteristics within the Urban Neighborhood Context because the future ADU will be built to code and will harmoniously blend in with the existing neighborhood, ultimately displaying the common residential characteristics of the Platt Park Neighborhood. Once again, the proposed zone of U-SU-B1 is still an Urban Zone, which continues to follow the intent of the existing neighborhood especially because U-SU-B1 is the adjacent zone to U-SU-C1.

- D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.*

The proposed map amendment provides certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zone area because the limits of what is allowed in an Urban Neighborhood Context remain unchanged since this official map amendment is to rezone from U-SU-C1 to U-SU-B1. The projected zone of U-SU-B1 is still consistent with the current neighborhood and as previously stated, U-SU-B1 is adjacent

to U-SU-C1, therefore the proposed rezone would simply be rezoning a property to a zone that already exists in the neighborhood.

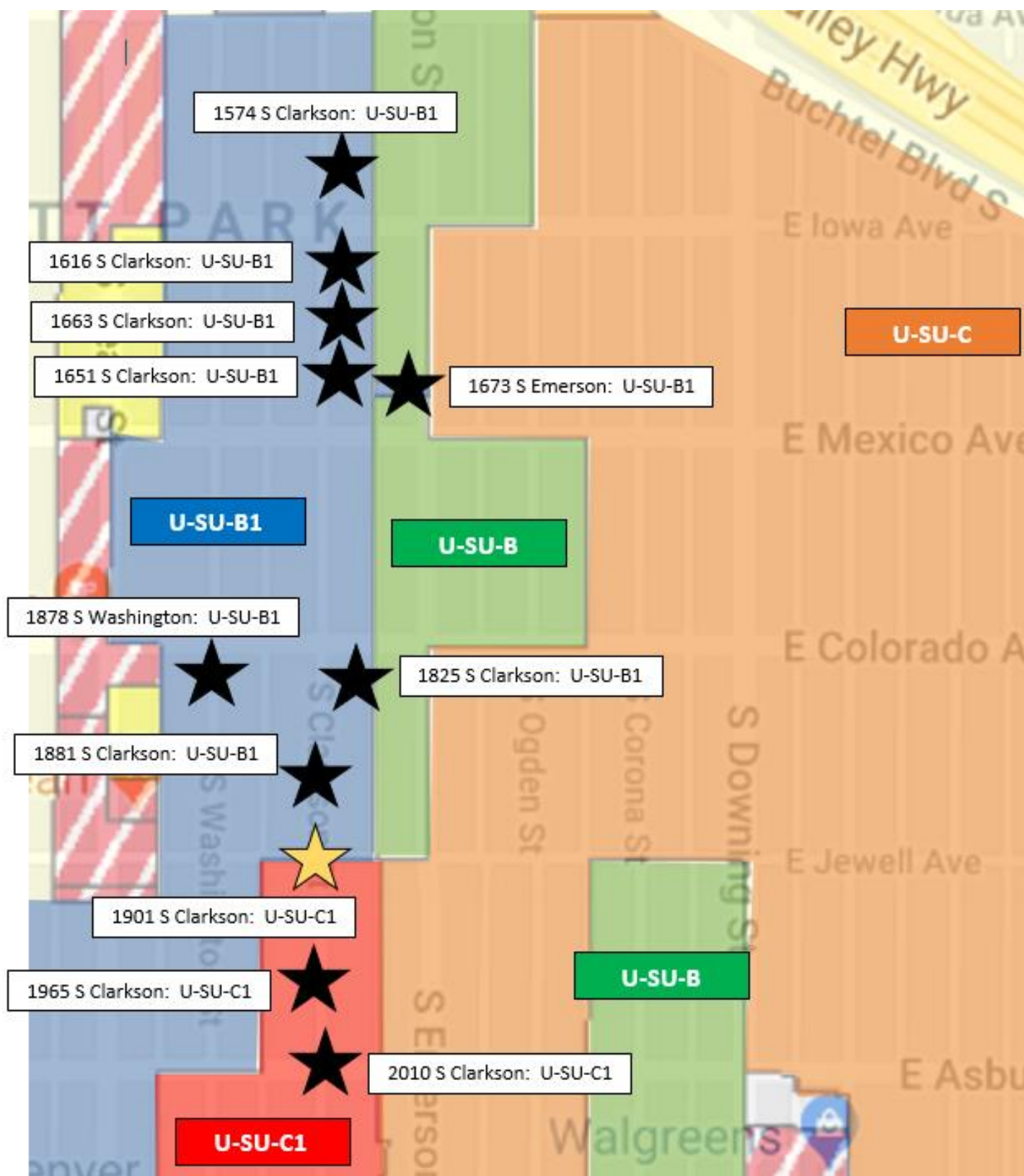
3. SPECIFIC INTENT

The Specific Intent of a U-SU-B1 as defined in section 5.2.2.2:

U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5-foot-wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.

This proposed rezoning completely follows the specific intent of a U-SU-B1 zone because the intention of this rezone is to allow an ADU to be built on the property, which this zone does in-fact allow. In-fact, the lot size of 1901 S Clarkson is more typical of a lot size in U-SU-B1 rather than U-SU-C1 because the lot width is 37.5 feet wide, which is a typical lot width in U-SU-B1 whereas the typical lot width in U-SU-C1 is 50 feet wide. The subject property's lot size of 4,690 sq. ft. is consistent with a lot size in U-SU-B1 and falls above the minimum lot size to build an ADU in U-SU-B1, which is to say that the specific intent of U-SU-B1 is followed by this proposed map amendment.

As shown below, a number of ADUs already exist in the U-SU-C1 and U-SU-B1 zones, which are adjacent to each other. All the black stars shown below show existing ADUs throughout the surrounding neighborhood:



4. DISTRICTS SPECIFIC STANDARD SUMMARY

As shown in the District Specific Standards Summary in section 5.3.4.4, the maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

Urban (U-) Neighborhood Context Zone Districts		Max Number of Detached Accessory Structures per Zone Lot	Building Forms			
			Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures
Single Unit (SU)	U-SU-A, -B, -C, -E, -H	no max*		■	■	
	U-SU-A1, B1, C1, E1, H1	no max*	■	■	■	
	U-SU-A2, -B2, -C2	no max*	□	■	■	
Two Unit (TU)	U-TU-B, -C	no max*	■	■	■	
	U-TU-B2	no max*	■	■	■	
Row House (RH)	U-RH-2.5	no max*	■	■	■	
	U-RH-3A	no max*	■	■	■	
Residential Mixed Use (RX)	U-RX-3, -5	no max				■
Mixed Use (MX)	U-MX-2x	no max				■
	U-MX-2, -3	no max				■
Main Street (MS)	U-MS-2x	no max				■
	U-MS-2, -3, -5	no max				■

■ = Allowed □ = Allowed subject to limitations *One per dwelling unit for structures with vehicle access doors, See Section 1.2.3.5

As shown above, detached accessory dwelling units are allowed in the proposed zone district of U-SU-B1, thereby proving that this official map amendment follows the standard summary as notated Urban Neighborhood Context Design Division 5.3 Design Standards.

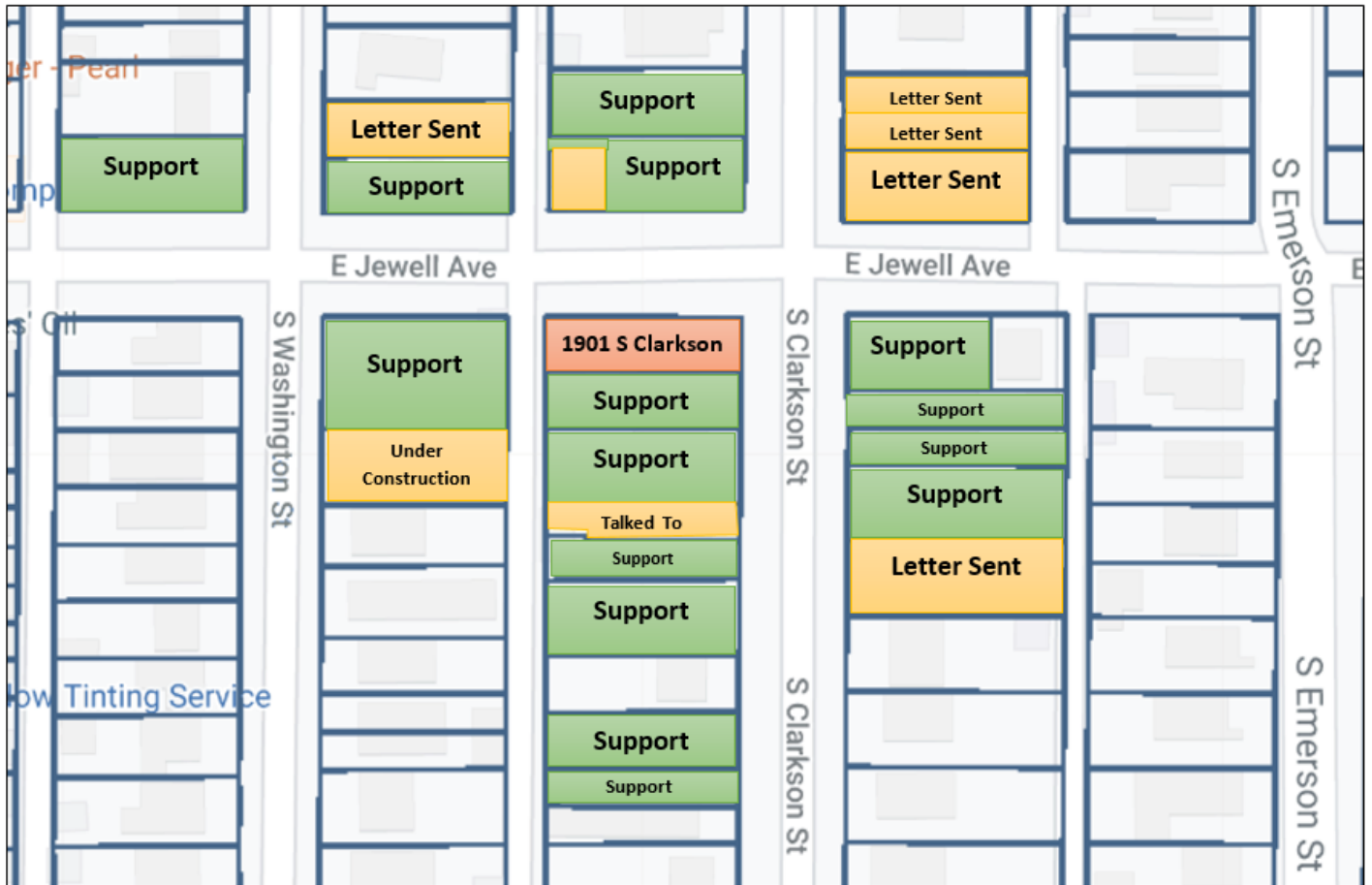
VII. FINAL REMARKS

In summary, this proposed map amendment should be approved because:

1. It shows complete consistency with the City's adopted plans of Blueprint Denver 2019, Comprehensive Plan 2040 and Housing an Inclusive Denver 2018-2023
2. It is uniform of District Regulations and Restrictions
3. It promotes public health, safety and general welfare of the City
4. It is in the best public interest since there has been a change to such a degree that this proposed rezone follows the City's adopted plans
5. It is uniformly consistent with the description of the applicable neighborhood context
6. It follows the intent of the proposed Zone District

Lastly, it must be shown that the immediate surrounding neighbors generally support this rezone. See outreach map and signed petition below that documents the neighborhood support.

Outreach Map








1901 S Clarkson St. – Official Map Amendment – Review Criteria

1901 S Clarkson St. Rezone

We would like to rezone our property from U-SU-C1 to U-SU-B1 because we would like to build an Accessory Dwelling Unit (ADU), which supports existing neighborhood compatibility and adheres to all zone requirements under the U-SU-B1 zone. Our lot size is 4690 sq. ft. and the minimum lot size to build an ADU in our current U-SU-C1 zone is 5500 sq. ft. The minimum lot size to build an ADU in U-SU-B1 is 4500 sq. ft., which we meet.

The proposed ADU will obviously impact our surrounding neighbors so we are graciously asking for your support to rezone our property from U-SU-C1 to U-SU-B1.

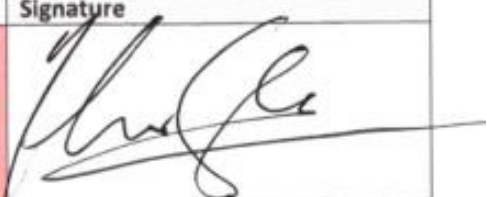


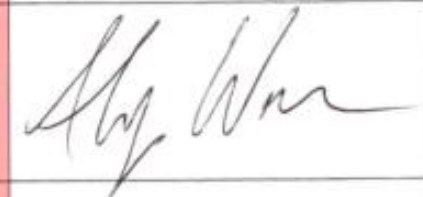

Date	Name	Address	Owner/Renter?		Select Choice		Signature
1-7-2020	Barbara Poole	1905 S. Clarkson St Denver CO 80210	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	
1-7-2020	John & Kathleen Arntz	1900 So Washington Street Denver, CO 80210	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	
1-8-2020	Moses Taylor	1840 S. Washington St Denver, CO 80210	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	
1-18-2020	Ronald T G/Straker	1918 S. Clarkson Denver, CO 80210	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	
1/18/2020	KERRA BOESHEIM	1945 S CLARKSON DENVER, CO 80210	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	

1901 S Clarkson St. – Official Map Amendment – Review Criteria

1901 S Clarkson St. Rezone

We would like to rezone our property from U-SU-C1 to U-SU-B1 because we would like to build an Accessory Dwelling Unit (ADU), which supports existing neighborhood compatibility and adheres to all zone requirements under the U-SU-B1 zone. Our lot size is 4690 sq. ft. and the minimum lot size to build an ADU in our current U-SU-C1 zone is 5500 sq. ft. The minimum lot size to build an ADU in U-SU-B1 is 4500 sq. ft., which we meet.

The proposed ADU will obviously impact our surrounding neighbors so we are graciously asking for your support to rezone our property from U-SU-C1 to U-SU-B1.

Date	Name	Address	Owner/Renter?		Select Choice		Signature
1/18/2020	Chris Gamble Carmen Stavrositu	1931 S. Clarkson St.	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	
1/20/2020	Wendy Tzin	1895 S. Clarkson	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	
1/20/2020	Tom ABELL	1881 S. CLARKSON ST. DENVER, CO 80210	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	
1/26/2020	Alysia + Calvin Ward	1907 S Clarkson Denver, CO 80210	<input type="radio"/> Owner	<input checked="" type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	
1/26/2020	Joe + Rachel Mand	1912 S Clarkson Denver, CO 80210	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	

1901 S Clarkson St. – Official Map Amendment – Review Criteria

1901 S Clarkson St. Rezone

We would like to rezone our property from U-SU-C1 to U-SU-B1 because we would like to build an Accessory Dwelling Unit (ADU), which supports existing neighborhood compatibility and adheres to all zone requirements under the U-SU-B1 zone. Our lot size is 4690 sq. ft. and the minimum lot size to build an ADU in our current U-SU-C1 zone is 5500 sq. ft. The minimum lot size to build an ADU in U-SU-B1 is 4500 sq. ft., which we meet.

The proposed ADU will obviously impact our surrounding neighbors so we are graciously asking for your support to rezone our property from U-SU-C1 to U-SU-B1.

Date	Name	Address	Owner/Renter?		Select Choice		Signature
2/25	Kate Letzmann	1900 S Clarkson	Owner	<input checked="" type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	Kate Letzmann
2/25	Don Dueck	1900 S	<input checked="" type="radio"/> Owner	<input type="radio"/> Renter	<input checked="" type="radio"/> Support	<input type="radio"/> Oppose	Don Dueck