

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	Katherine Kelner	Representative Name	
Address	3625 W 46th Ave	Address	1500 W Hampden Ave Suite 3H
City, State, Zip	Denver, CO 80211	City, State, Zip	Sheridan, CO
Telephone	303.888.1305	Telephone	720.281.8729
Email	kjkelner@yahoo.com	Email	Imorley@cpandm.net
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	3625 W 46th Ave Denver, CO 80211		
Assessor's Parcel Numbers:	02191-14-031-000		
Area in Acres or Square Feet:	5,090		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-B1		
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 checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>Libbie Adams - 3/4/2021</u> <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 checked="" type="checkbox"/> Yes - if yes, state date and method <u>Email - 3/22/2021</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING GUIDE

Rezoning Application Page 2 of 4

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):</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.)
- ☐ **Other Attachments.** Please describe below.

REZONING GUIDE

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES



LEGAL DESCRIPTION

3625 W 46th Ave

Denver, CO 80211

T 3 R68 S19 NE/4 DIF BOOK 2606-313

3625 W 46TH AVE

Owner	KELNER,KATHERINE J 2464 MEADE ST DENVER, CO 80211-4436
Schedule Number	02191-14-031-000
Legal Description	T 3 R68 S19 NE/4 DIF BOOK 2606-313
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description			
Style:	1 STORY	Building Sqr. Foot:	1013
Bedrooms:	2	Baths Full/Half:	1/0
Effective Year Built:	1940	Basement/Finish:	1013/913
Lot Size:	5,090	Zoned As:	U-SU-C
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land		\$300,300	\$21,470 \$0
Improvements		\$182,900	\$13,080
Total		\$483,200	\$34,550

Prior Year			
Actual	Assessed	Exempt	
Land		\$300,300	\$21,470 \$0
Improvements		\$182,900	\$13,080
Total		\$483,200	\$34,550

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **74.195** *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/28/2021		
Original Tax Levy	\$1,281.72	\$1,281.73	\$2,563.45
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,281.72	\$0.00	\$1,281.72
Due	\$0.00	\$1,281.73	\$1,281.73

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$2,491.60**

Assessed Value for the current tax year

Assessed Land	\$21,470.00	Assessed Improvements	\$13,080.00
Exemption	\$0.00	Total Assessed Value	\$34,550.00



March 22nd, 2021

Lauren Morley &
Jason Domecq
CPM Construction Services Inc
1500 W Hampden Ave Suite 3H
Sheridan, CO 80110

To whom it may concern:

This letter serves as authorization for Lauren Morley & Jason Domecq with CPM Construction Services Inc to act on behalf of and represent Katherine Kelner for the purpose of submitting and processing the rezoning application for the property owned by Katherine Kelner at 3625 W 46th Ave in Denver, CO.

Sincerely,

 3-22-21

Katherine Kelner

Date

1500 W. HAMPDEN AVE., SUITE 3H, SHERIDAN, COLORADO 80110
phone 303-671-5556 fax 303-671-5558
www.cpandm.net

City and County of Denver
TREASURY DIVISION
PO BOX 17420
DENVER CO 80217-0420
TEL 720-913-9300 WWW.DENVERGOV.ORG/TREASURY
THIS STATEMENT IS FOR PROPERTY TAX ON THE PROPERTY SHOWN BELOW TO BE COLLECTED ON BEHALF OF THE DENVER PUBLIC SCHOOLS AND THE CITY AND COUNTY OF DENVER.

PROPERTY TAX STATEMENT
IMPORTANT: SEE REVERSE SIDE

SITE ADDRESS 3625 W 46TH AVE		PARCEL ID 02191-14-031-000	
LEGAL DESCRIPTION or PERSONAL PROPERTY LOCATION 13 R68 S19 NE/4 Blk B00K 2606-313		CODE TYPE SEQUENCE NUMBER 2020007 DC 14,595	
		MORT CODE LOAN NUMBER	
02191-14-031-000 KELNER, KATHERINE J 2464 MEADE ST DENVER CO 80211-4436		NOTE 2019 REAL ESTATE TAX DUE IN 2020. FIGURES GOOD UNTIL: 02/29/2020	
TAXING ENTITY	MILL LEVY (\$ PER THOUSAND OF ASSESSED VALUE)	TAX AMOUNT	
SCHOOL GENERAL FUND SCHHOL BOND FUND CAPITAL MAINTENANCE SOCIAL SERVICES CITY BOND FUND POLICE PENSION FIRE PENSION URBAN DRAINAGE/FLOOD CONTROL * AFFORDABLE HOUSING DEVELOPMENTALLY DISABLED GENERAL FUND, DENVER TOTAL LEVY	37.096000 9.568000 2.528000 2.479000 6.500000 1.243000 1.042000 0.997000 0.392000 1.011000 9.260000 72.116000	1,281.66 330.57 87.34 85.65 224.57 42.95 36.00 34.45 13.54 34.94 319.93	
* NOTE: INCLUDES TEMPORARY MILL LEVY RATE REDUCTION.			
Make Check Payable to: Manager of Finance	DUE APRIL 30 TOTAL TAX \$	2,491.60	
<div><div><div>NOTE: 65% OF THESE TAXES ARE DETERMINED BY AND COLLECTED FOR THE DENVER PUBLIC SCHOOLS.</div><div><div>Your School District No. 1 General Fund Mill Levy would have been 39.994 mills without State aid.</div><div><div>ACTUAL VALUATION ASSESSED VALUATION EXEMPTIONS NET VALUATION</div><div>483,200 34,550 0 34,550</div></div></div><div><div>DUE FEB 29 FIRST HALF TAX AND FEES</div><div>1,245.81</div><div>DUE JUNE 15 SECOND HALF TAX AND FEES</div><div>1,245.79</div></div></div></div>			

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT -- RETAIN TOP PORTION FOR YOUR RECORDS

PROPERTY TAX STATEMENT
2019 REAL ESTATE TAX DUE IN 2020.

RETURN TO:
TREASURY DIVISION
PO BOX 17420
DENVER CO 80217-0420

Make payment for only one of the exact amounts. No partial payments may be made.
Please include PARCEL ID Number on face of check and/or any correspondence.

PAYABLE ONLINE AT: WWW.DENVERGOV.ORG/TREASURY BY CHECK TO: MANAGER OF FINANCE		PARCEL ID 02191-14-031-000	ALT KEY 0677604
If paid after due date contact us for correct amounts due		Due June 15 SECOND HALF TAX AND FEES	1,245.79

☐ Check here if receipt other than the cancelled check is desired.

RE 2019 DC 00 0677604 00 0000000000 00000000 02 0000124579 20200622 8

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT -- RETAIN TOP PORTION FOR YOUR RECORDS

PROPERTY TAX STATEMENT
2019 REAL ESTATE TAX DUE IN 2020.
FIGURES GOOD UNTIL: 02/29/2020

RETURN TO:
TREASURY DIVISION
PO BOX 17420
DENVER CO 80217-0420

Make payment for only one of the exact amounts. No partial payments may be made.
Please include PARCEL ID Number on the face of check and/or any correspondence.

PAYABLE ONLINE AT: WWW.DENVERGOV.ORG/TREASURY BY CHECK TO: MANAGER OF FINANCE		PARCEL ID 02191-14-031-000	ALT KEY 0677604
If paid after due date contact us for correct amount due		Due FEB 29 FIRST HALF TAX AND FEES	1,245.81

☐ Check here if receipt other than the cancelled check is desired.

KELNER, KATHERINE J

109726 11/20/19

RE 2019 DC 00 0677604 03 0000249160 20200507 01 0000124581 20200309 8

THE PROPERTY TAX PROCESS

Colorado Revised Statutes, as amended, require the County Assessor to determine the actual value of property pursuant to specific guidelines. Assessed valuation is 7.15 percent of actual value for residential property and 29 percent of actual value for commercial property.

The mill levy (tax rate) for each fund or entity is multiplied by the assessed valuation to determine the tax amount for each fund or entity. The Denver funds (General Fund, Capital Maintenance, Social Services, City Bond Fund, Developmentally Disabled, Fire and Police Pensions, and Affordable Housing) are established by Denver City Council. The capital maintenance mill levy was approved by Denver voters in 2007. School levies are established by the School Board, and other district rates by their governing bodies.

County Assessors are responsible for VALUATION of property. For Real Property Valuation questions (720) 913-1311. For Personal Property Valuation questions (720) 913-1311.

County Treasurers are responsible only for COLLECTION of tax (Phone: (720) 913-9300).

For information on property tax deferral for the elderly, call or write the Treasurer's office (Phone: (720) 913-9500).

RPTD. A fee for failure to submit a Real Property Declaration. This fee will be imposed yearly, until the required transfer declaration is submitted to the County Assessor. 39-14-102(1)(b) CRS.

PARCEL ID

The parcel ID is a unique number identifying this property. Please write this number on your check and on any correspondence sent to the Treasury Division or the Assessment Division.

Please verify the Legal Description for real estate and the property location for personal property to be sure you are paying taxes on the right property.

MORTGAGE COMPANY PAYMENTS

Payment of property taxes is the property owner's responsibility. If a mortgage company pays your taxes for you, you should not receive a delinquent notice after June 15th. If you receive a delinquent notice and were expecting your mortgage company to make payment, contact your mortgage company immediately.

109725 11/06/19

If the due date for filing any of the optional payments falls on a Saturday, Sunday or a legal holiday, the tax will be timely filed if paid on the next business day. CRS 39-10-104.5.

WHEN TO PAY PROPERTY TAXES

You have the option to pay your taxes in full in one payment or in first and second half installments.

First half. The first half becomes delinquent after the last day of February along with fees for General Improvement, Business Improvement, and Maintenance Districts as well as Service Liens.

Second half. The second half becomes delinquent after June 15th.

Full Amount. The full amount becomes delinquent after April 30th (unless first half was paid). Tax bills totaling less than \$25.00 must be paid in full in one payment by April 30th.

THE FOLLOWING INTEREST WILL ACCRUE ON LATE PAYMENTS.

DEADLINE--	February 29th	June 15th	April 30th
MONTH PAID	HALF TAX OPTION 1ST	2ND	FULL TAX OPTION
March	1 %	--	----
April	2 %	--	----
May	3 %	--	1 %
June 15	4%	--	2 %
June 16-30	4%	1 %	2 %
July	5%	2 %	3 %
August	6%	3 %	4 %
September	7%	4 %	5 %
October	8%	5 %	6 %
November	9%	6 %	7 %
December	10%	7 %	8 %

Payments must be RECEIVED in the Treasury Division or postmarked by the U.S. Postal Service on or before due dates or delinquent interest may be charged.

Paying by check authorizes the City & County of Denver to debit your bank account electronically or by presenting your check. If payment is dishonored, we may resubmit your check up to three additional times before referring it to a collection agency.

There is a \$20.00 FEE FOR ALL INSUFFICIENT FUND CHECKS.

Mailing address changes for property notifications may be sent to the Assessor's Office by mail to 201 W. Colfax Ave., Dept. 406, Denver, CO 80202; or by emailAssessor@denvergov.org; or by fax (720) 913-4101.

Mailing address changes for property notifications may be sent to the Assessor's Office by mail to 201 W. Colfax Ave., Dept. 406, Denver, CO 80202; or by emailAssessor@denvergov.org; or by fax (720) 913-4101.

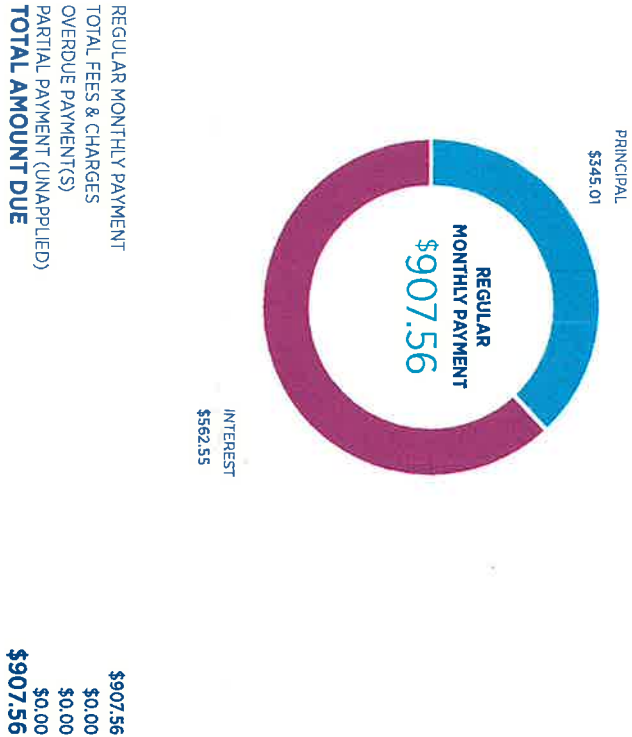
If the due date for filing any of the optional payments falls on a Saturday, Sunday or a legal holiday, the tax will be timely filed if paid on the next business day. CRS 39-10-104.5.

109725 11/06/19

0003232 02 AB 0.405 02 TR 00016 RNRGEHT2 100000
KATHERINE J KELNER
2464 MEADE ST
DENVER CO 802114435



EXPLANATION OF AMOUNT DUE



HERE'S SOME HELPFUL INFORMATION (See Page 2 for Additional Critical Notices)

If you do not wish to receive paper statements, simply log into your account at www.mrcooper.com and alter your selection to Paperless. Paperless offers convenient monthly email reminders, no lost mail, and archived online access to view or download to your personal computer.

You can make your payment online at www.mrcooper.com. There is no charge for this service.

TRANSACTION ACTIVITY (02/03/2018 to 03/12/2018)				
DATE	DESCRIPTION	TOTAL	PRINCIPAL	INTEREST
03/01/2018	Payment	\$907.56	\$343.90	\$563.66

Mr. Cooper is simply a new brand name for Nationstar Mortgage LLC. Nationstar Mortgage LLC is doing business as Nationstar Mortgage LLC d/b/a Mr. Cooper. Mr. Cooper is a service mark of Nationstar Mortgage LLC. All rights reserved.

Nationstar Mortgage LLC d/b/a Mr. Cooper is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you are currently in bankruptcy or have received a discharge in bankruptcy, this communication is not an attempt to collect a debt from you personally to the extent that it is included in your bankruptcy or has been discharged, but is provided for informational purposes only.



CHANGING THE FACE OF HOME LOANS www.mrcooper.com

PLEASE CHECK BOX IF MAILING ADDRESS OR PHONE NUMBER HAS CHANGED. ENTER CHANGES ON BACK OF COUPON.

KATHERINE J KELNER

MR. COOPER
PO BOX 650783
DALLAS, TX 75265-0783



06459966950 000090756 000095294

MORTGAGE LOAN STATEMENT

STATEMENT DATE 03/12/2018
LOAN NUMBER 0645996695
PROPERTY ADDRESS 3625 W 46TH AVE
DENVER, CO 80211
AMOUNT DUE \$907.56
If payment is received on or after 04/17/2018, a \$45.38 late fee will be charged.

QUESTIONS? WE'RE HERE TO HELP.

CUSTOMER SERVICE: 888-480-2432
Mon-Thu 7 a.m. to 8 p.m. (CT)
Fri 7 a.m. to 6 p.m. (CT)
Sat 8 a.m. to 2 p.m. (CT)
www.mrcooper.com

ACCOUNT OVERVIEW

INTEREST BEARING PRINCIPAL BALANCE \$174,208.73
INTEREST RATE 3.875%
ESCROW BALANCE \$0.00

The Principal Balance does not represent the payoff amount of your account and is not to be used for payoff purposes.

PAST PAYMENTS BREAKDOWN

CATEGORY	PAID SINCE 02/03/2018	PAID YEAR TO DATE
PRINCIPAL	\$343.90	\$686.69
INTEREST	\$563.66	\$1,128.43
ESCROW (TAXES & INSURANCE)	\$0.00	\$0.00
OPTIONAL INSURANCE	\$0.00	\$0.00
FEES & CHARGES	\$0.00	\$0.00
LENDER PAID EXPENSES	\$0.00	\$0.00
PARTIAL PAYMENT (UNAPPLIED)	\$0.00	\$0.00
TOTAL	\$907.56	\$1,815.12

ACCOUNT NUMBER 0645996695	TOTAL AMOUNT DUE* \$907.56
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WRITE YOUR LOAN NUMBER ON YOUR CHECK OR MONEY ORDER AND MAKE PAYABLE TO MR. COOPER*

PAYMENT DUE IF RECEIVED ON OR AFTER 04/17/2018 \$952.94

ADDITIONAL ESCROW \$
**ADDITIONAL PRINCIPAL \$

TOTAL AMOUNT OF YOUR CHECK DO NOT SEND CASH

**All amounts must be paid in full before additional principal reduction can be made.



Official Map Amendment Request

Address: 3625 W 46th Ave Denver, CO 80211

Parcel:

Current Zoning: U-SU-C

Proposed Zoning: U-SU-B1

Introduction

This application proposes to rezone the 5,090 SF property located at 3625 W 46th Ave from U-SU-C to U-SU-B1 to facilitate use of the property to be consistent with recommendations that are consistent with the Denver Comprehensive Plan 2040 & Blueprint Denver (2019).

The subject site is located within Denver City District 1 & in the Berkeley neighborhood on the North side of 46th Street just North of Lowell. The property is currently zone U-SU-C, a residential zone district allowing urban houses with a minimum lot area of 5,500 SF. Existing contexts surrounding the property include U-SU-C1, U-SU-B1, U-MS-3, U-TU-C.

The request to rezone the property to U-SU-B1 Zone District will allow the homeowner to build an accessory dwelling unit with a minimum lot size of 4,500 SF.

Consistency with Adopted Plans:

The proposed map is consistent with objectives from the Denver Comprehensive Plan 2040, including but not limited to:

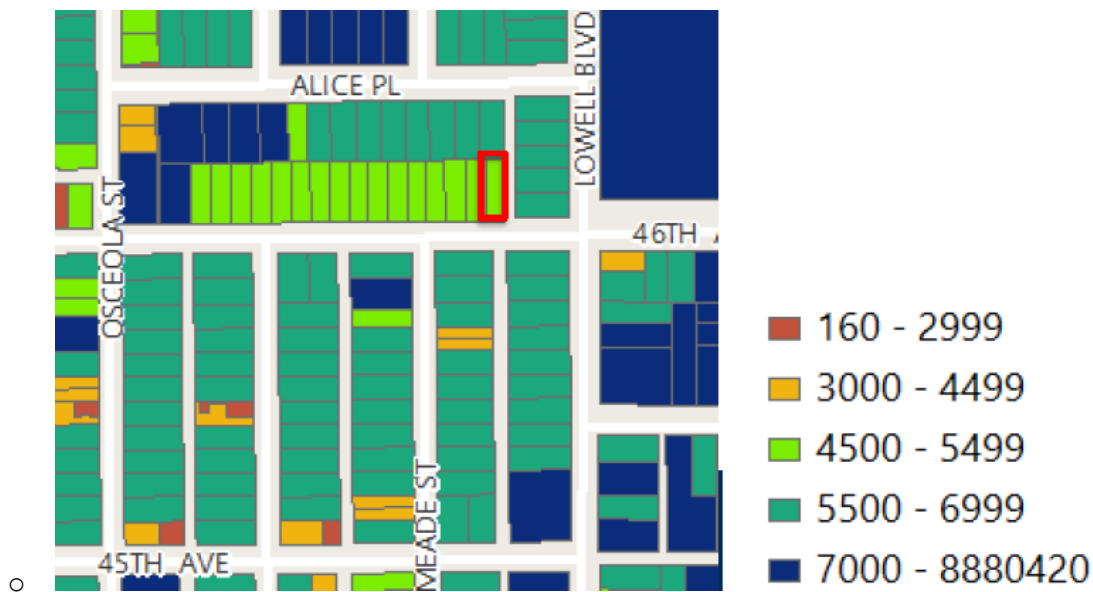
- Goal 1 Strategy B: On page 34 it states that the strategy is to “Ensure neighborhoods offer a mix of housing types and services for diverse populations.” This will allow additional housing in a dense neighborhood that would otherwise be at capacity.
- Goal 2 Strategy A: The equitable, affordable and inclusive goal. On page 28 it states that the strategy is to “Create a greater mix of housing options in every neighborhood for all individuals and families.” This rezone would fall under this category as allowing for an accessory dwelling unit will add to the housing options for the family who plans to use the unit for a “granny flat”.
- Goal A Strategy A: The environmentally resilient goal. On page 54 it states that the strategy is to “Promote infill development where infrastructure and services are already in place.” Allowing for an accessory dwelling unit in this location, which will allow for an additional structure on the lot without placing additional burden on city infrastructure. This also will increase housing along a walkable neighborhood within close proximity to city transit.

1500 W. HAMPDEN AVE., SUITE 3H, SHERIDAN, COLORADO 80110
phone 303-671-5556 fax 303-671-5558
www.cpandm.net



The proposed map is consisted with objectives from the Blueprint Denver 2019, including but not limited to:

- Future neighborhood context – This property is located within the Urban category of the future neighborhood context map which consists of a mixture of small multi-unit residential, as well as 1-unit and 2-unit residential areas. The proposed zoning if U-SU-B1 is still an “urban” neighborhood and does not offer a significant change outside of the minimum lot size change which allows for the build-out of an ADU.
- Future places designation – This property is located within a the low category on residential areas, which would stand to represent predominabtly single and two unit uses on smaller lots. This would stand to reason that accessory dwelling units can be appropriate when integrated where compatible. This property is a lot within the correct size with an alley swelling unit and would be 2 stories which would fit within this residential context.
 - When looking at the block between Lowell and Osceola on 46th Ave where the property sits, you can see that the rezone to accommodate the smaller lot size is consistent with the rest of the block.



- Land Use & Built Form, Housing Policy 4 – On page 84 it states “A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezoning to enable ADU’s in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADU’s rezoning should be small in area in order to minimize impacts to the surrounding residential area.” Seeing as this proposed rezone would be within the same context as the current zoning to a smaller lot size to accommodate an ADU it would fit directly into this strategy.



Uniformity of District Regulations:

The request to rezone from U-SU-C to U-SU-B1 is a minor zoning adjustment that will keep the lot consistent with the uniformity of the U-SU district regulations, restrictions & descriptions. Any improvements to this property would still fall under the current district's codes, standards and regulations of the U-SU district. Approval of the map amendment would simply result in the property being within the same U-SU zone district because the uses of the ADU being proposed will still be regulated under the new zoning code of **U-SU-B1** district's codes, permits & regulations.

Public Health, Safety, and General Welfare:

The proposed map amendment furthers the public health, safety, and general welfare of the City. The ADU would add an affordable housing option by acting as a multi-generational housing option. It will increase the housing supply for residents of Denver and increase density near a main highway. Interstate 70, light rail, and several bus routes that are located off of 44th Ave, Federal Blvd, and Sheridan Blvd also means increasing density in a location close to public transit. This also increases density in a highly walkable neighborhood with close access to three neighborhoods parks, as well as business off of 44th Ave, Tennyson, and Lowell.

Justifying Circumstances:

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed reasoning is in the public interest. Such change may include:

- Changed or changing conditions in a particular area or in the city general
 - In the years since the approved zoning district, Berkeley has become an extremely desirable place to live, creating a need for more diverse affordable housing. An ADU will help to grow additional housing to a highly walkable area near city amenities and public transit.
- A city adopted plan
 - The proposed change in zoning would allow for an ADU which would follow the path laid out by all city adopted plans. Please see the consistency with adopted plans section.



Consistency with Neighborhood Context, Zone District Purpose & Intent:

- a) The Urban Neighborhood context is characterized by single and two unit residential units that are typically the Urban House building form and located along local and residential arterial streets. The proposed map amendment would keep the lot within the Urban Neighborhood context and would be in keeping with the current neighborhood that has Accessory Dwelling Units throughout the neighborhood.
- b) The intent of the residential zoning code is to promote and protect residential neighborhoods within character of the Urban Neighborhood context. Allowing for the use of an ADU on this lot would be consistent with the general purpose and intent of this residential district and would promote and protect the residential neighborhood in every way. The rezone would allow for greater diversity in housing, further public health, and conform with the visions of the city.
- c) U-SU-B1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum lots area of 4,500 SF. This is for blocks that have a consistent pattern of 50 foot wide lots and set backs and lot coverage standards to accommodate front and sides yards that are similar to U-SU-B but allowed for ADU in the rear yard. The proposed map amendment would follow these guidelines exactly and fall directly into the U-SU-B1 zoning category.



Written Narrative

Address: 3625 W 46th Ave Denver, CO 80211

Parcel:

Current Zoning: U-SU-C

Proposed Zoning: U-SU-B1

To whom it may concern:

The intent of rezoning 3625 W 46th Ave from U-SU-C to U-SU-B1 is to allow for the building of an ADU on the rear north side of the property.

The reason for building an ADU is to allow for the homeowner, Katherine Kelner to have a home of her own to live in while her daughter and husband live in the main house. Through the pandemic, it was clear to Kate that while she did not necessarily want to live with her family, she was also not built to live entirely alone. Due to the current housing market and demand of the area, purchasing a home closer to her daughter was not an option. Building and ADU on the current lot was a more affordable way to allow her to stay close to her daughter while maintaining her independence.

We look forward to working through the rezone process and thank you for your consideration.

Thank you,

Lauren Morley
Construction Manager / Partner
lmorley@cpandm.net



From: [Volpe-Beasley, Gina J. - CC City Council Aide](#)
To: [Lauren Morley](#)
Cc: Jason@r3ng.com
Subject: RE: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit
Date: Monday, March 22, 2021 5:09:05 PM
Attachments: [image003.png](#)
[image005.png](#)

Thank you, I just sent the invite.

Take care,
Gina

From: Lauren Morley <LMorley@cpandm.net>
Sent: Monday, March 22, 2021 5:04 PM
To: Volpe-Beasley, Gina J. - CC City Council Aide <Gina.Volpe@denvergov.org>
Cc: Jason@r3ng.com
Subject: [EXTERNAL] RE: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit

Great! Thank you, we really appreciate that. You can invite myself, my business partner Jason, and the homeowner Kate Kelner – kjkelner@yahoo.com

Thank you,



From: Volpe-Beasley, Gina J. - CC City Council Aide <Gina.Volpe@denvergov.org>
Sent: Monday, March 22, 2021 4:58 PM
To: Lauren Morley <LMorley@cpandm.net>
Cc: Jason@r3ng.com
Subject: RE: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit

Hi Lauren,

We could actually meet at 3:30 on the 7th as well. Let me know if and who I should send the invite to.

Take care,
Gina

From: Lauren Morley <LMorley@cpandm.net>
Sent: Monday, March 22, 2021 4:52 PM
To: Volpe-Beasley, Gina J. - CC City Council Aide <Gina.Volpe@denvergov.org>
Cc: jason@r3ng.com
Subject: [EXTERNAL] RE: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit

Gina,
Thank you for the quick response. We are out of town for a client meeting that Thursday and Friday, but can make that work if we need too. Is it at all possible to get a time on Wednesday April 7th?

Lauren

From: Volpe-Beasley, Gina J. - CC City Council Aide <Gina.Volpe@denvergov.org>
Sent: Monday, March 22, 2021 4:47 PM
To: Lauren Morley <LMorley@cpandm.net>
Cc: jason@r3ng.com
Subject: RE: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit

Hello Lauren,

Councilwoman Sandoval would like to meet with you and the homeowners for 3625 W 46th Ave. to discuss this rezone. Please let me know if you are all available on Thursday, April 8th at 3:30 – for 45 minutes. I will send a calendar invite and zoom link once I hear from you.

Take care,
Gina



Gina Volpe • Council Aide

Office of Councilwoman Amanda P. Sandoval • District 1

Phone: 720-337-7701

For City Services: Dial 3-1-1 or www.pocketgov.org

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From: Lauren Morley <LMorley@cpandm.net>
Sent: Monday, March 22, 2021 12:52 PM
To: District 1 Comments <DistrictOne@denvergov.org>
Cc: Jason@r3ng.com
Subject: [EXTERNAL] 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit

Councilwoman Sandoval,

I am reaching out on behalf of the homeowners at **3625 W 46th** Ave in Denver, CO. In the upcoming weeks you will be receiving notification of a rezone request to change zoning from U-SU-C to U-SU-B1. The request to change is to allow the homeowner to build an accessory dwelling unit on the back portion of the lot. The intended use for this ADU is to be a permanent living space for the homeowners mother.

A pre-application meeting was initially completed through the City and County of Denver prior to the application for rezone being submitted. I have included the pre-application request packet for your reference to the project.

Antero Homes is the general contractor (please note the license will be under CPM Construction Services Inc) that has been hired to complete the rezone and build-out process. We have been a new home-builder in the Denver Metro area since 1998. We are a privately owned, family run company that works hard to do what is best for our clients and our community. If you would like to learn more about our company, please visit our website at www.anterohomesco.com

If you have any questions or concerns please do not hesitate to reach out.

Thank you,

Lauren Morley
Antero Homes
(720)281.8729
 **ANTERO
HOMES**
www.anterohomesco.com

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From: [Lauren Morley](#)
To: ["districtone@denvergov.org"](mailto:districtone@denvergov.org)
Cc: ["Jason@r3ng.com"](mailto:Jason@r3ng.com)
Subject: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit
Date: Monday, March 22, 2021 12:48:00 PM
Attachments: [image001.png](#)
[3625 W 46th Ave Research.pdf](#)

Councilwoman Sandoval,

I am reaching out on behalf of the homeowners at **3625 W 46th** Ave in Denver, CO. In the upcoming weeks you will be receiving notification of a rezone request to change zoning from **U-SU-C to U-SU-B1**. The request to change is to allow the homeowner to build an accessory dwelling unit on the back portion of the lot. The intended use for this ADU is to be a permanent living space for the homeowners mother.

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If you have any questions or concerns please do not hesitate to reach out.

Thank you,



From: [Lauren Morley](#)
To: BRUNrno@gmail.com; brunzoning@gmail.com
Cc: [Jason Domecq](#)
Subject: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit
Date: Monday, March 22, 2021 12:44:00 PM
Attachments: [image001.png](#)

Hello,

I am reaching out on behalf of the homeowners at **3625 W 46th** Ave in Denver, CO. In the upcoming weeks you will be receiving notification of a rezone request to change zoning from U-**SU-C** to U-**SU-B1**. The request to change is to allow the homeowner to build an accessory dwelling unit on the back portion of the lot. The intended use for this ADU is to be a permanent living space for the homeowners mother.

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If you have any questions or concerns please do not hesitate to reach out.

Thank you,



From: [Lauren Morley](#)
To: dbbc@denverbook.com; mcherveny@comcast.net
Cc: Jason@r3ng.com
Subject: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit
Date: Monday, March 22, 2021 12:44:00 PM
Attachments: [image001.png](#)

Hello,

I am reaching out on behalf of the homeowners at **3625 W 46th** Ave in Denver, CO. In the upcoming weeks you will be receiving notification of a rezone request to change zoning from U-**SU-C** to U-**SU-B1**. The request to change is to allow the homeowner to build an accessory dwelling unit on the back portion of the lot. The intended use for this ADU is to be a permanent living space for the homeowners mother.

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If you have any questions or concerns please do not hesitate to reach out.

Thank you,



From: [Lauren Morley](#)
To: district1NCDen@gmail.com
Cc: Jason@r3ng.com
Subject: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit
Date: Monday, March 22, 2021 12:43:00 PM
Attachments: [image001.png](#)

Hello,

I am reaching out on behalf of the homeowners at **3625 W 46th** Ave in Denver, CO. In the upcoming weeks you will be receiving notification of a rezone request to change zoning from U-**SU-C** to U-**SU-B1**. The request to change is to allow the homeowner to build an accessory dwelling unit on the back portion of the lot. The intended use for this ADU is to be a permanent living space for the homeowners mother.

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If you have any questions or concerns please do not hesitate to reach out.

Thank you,



From: [Lauren Morley](#)
To: ["berkeleyneighborhoodassoc@gmail.com"](#); ["ruddenwendy@gmail.com"](#)
Cc: [Jason@r3ng.com](#)
Subject: 3625 W 46th Ave - Rezone request for Accessory Dwelling Unit
Date: Monday, March 22, 2021 12:42:00 PM
Attachments: [image001.png](#)

Hello,

I am reaching out on behalf of the homeowners at **3625 W 46th** Ave in Denver, CO. In the upcoming weeks you will be receiving notification of a rezone request to change zoning from U-**SU-C** to U-**SU-B1**. The request to change is to allow the homeowner to build an accessory dwelling unit on the back portion of the lot. The intended use for this ADU is to be a permanent living space for the homeowners mother.

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If you have any questions or concerns please do not hesitate to reach out.

Thank you,

