



**DENVER**  
THE MILE HIGH CITY

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Denver, CO 80202  
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**APPLICATION FOR ZONE MAP AMENDMENT**

<b>Application #</b>	20091-00029	<b>Date Submitted</b>	Oct. 6, 2009	<b>Fee Required</b>	N/A	<b>Fee Paid</b>	N/A
<b>APPLICANT INFORMATION</b>				<b>CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)</b>			
<b>Applicant Name</b>	Legislative Rezoning by Councilwoman Judy Montero			<b>Contact Name</b>	City Staff Contact: Chris Gleissner		
<b>Address</b>	3457 Ringsby Court Ste. 215			<b>Address</b>	201 West Colfax Avenue Dept. 205		
<b>City, State, Zip</b>	Denver, Colorado 80216			<b>City, State, Zip</b>	Denver, CO 80202		
<b>Telephone / Fax</b>	(303) 458-8960 / Fax (303) 964-1021			<b>Telephone / Fax</b>	(720) 865-2938 / Fax (720) 865-3056		
<b>Email</b>	Judy.Montero@denvergov.org			<b>Email</b>	<a href="mailto:Chris.Gleissner@denvergov.org">Chris.Gleissner@denvergov.org</a>		
<b>Subject Property Location [Please Include Assessor's Parcel Number(s)]</b>							
Approx. 1001 Osage Street (05044-06-006-000)							
<b>Legal Description of Subject Property</b>							
<u>See Attached Legal Description</u>							
<b>Area of Subject Property (Acres/Sq Ft)</b>	<b>Present Zone District</b>		<b>Proposed Zone District (Waivers and Conditions Require Separate form)</b>				
68,780± sq. ft. / 1.6± acres	I-1		R-MU-30				
<b>Describe the nature and effect of the proposed Zone Map Amendment</b>							
<p>The nature of the proposed map amendment is to permit the development of a 1.6± acre parcel of land. The property is located in the 10<sup>th</sup> &amp; Osage Station area in the La Alma / Lincoln Park neighborhood. The proposed development will provide an intensity of uses that is appropriate for an urban setting near a transit station. The current I-1 zoning does not permit higher density residential uses.</p> <p>The effect of this map amendment will be to place an appropriate zone district on the property (R-MU-30) and thus promote transit-oriented development.</p>							
<b>Select Legal Basis for the Zone Map Amendment and explain in detail</b>				<b>Error in the map as approved by City Council</b>			
				<b>Changed or Changing Conditions that make a Zone Map Amendment Necessary</b>			
				<b>X</b>			
<p>The proposed map amendment is necessary due to the changed and changing conditions in this area.</p> <p>The I-1 zoning dates from the 1956 revision of the city's zoning code. One changed condition that necessitates rezoning is the city's purchase of the land in 2007 from the Regional Transportation District for purposes of transit-oriented development. The zone map amendment is also necessitated by the changed condition of the construction of the 10<sup>th</sup> &amp; Osage light rail station. The construction of an adjacent mass transit station makes this an excellent site for redevelopment. The station area has been further changed by the voter-approved FasTracks program which, with extension of the regional transit system, has already brought expanded ridership through the adjacent</p>							

light rail line and promises even more in the future.

The Lincoln Park Neighborhood Assessment identified this area as appropriate for opportunities for transit oriented development, that a mixed-use district should be considered, that the land is appropriate for housing and retail, and that any redevelopment should maximize the opportunities for transit and pedestrian use (pages 26-28). The proposed R-MU-30 district would better achieve these objectives than the current I-1 zoning.

The 10<sup>th</sup> & Osage Station Plan & La Alma / Lincoln Park Neighborhood Plan is currently being drafted. The latest draft of the plan calls for a transit-supportive mix of housing types, with the highest density immediately adjacent to the station with a range of unit types.

City development of this property for dense, mixed-income housing is also supported by the Public Housing Strategy and 10<sup>th</sup> & Osage Station Recommendations in the Community Planning & Development Department 2006 Transit-Oriented Development Strategic Plan. In September 2009, Denver Housing Authority received a Ten Million (\$10,000,000) dollar award of federal American Recovery and Reinvestment Act ("stimulus") funding for development on this property.

Supporting policies for the zoning request are listed below. They are extracted from the Environmental Sustainability, Land Use, Mobility, and Housing Chapters of Denver Comprehensive Plan 2000.

#### **Environmental Sustainability Chapter**

**Strategy 2-F.** Conserve land by:

- Promoting infill development within Denver at sites where services and infrastructure are already in place.
- Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.
- Creating more density at transit nodes.

#### **Land Use Chapter**

**Objective 3: Residential Neighborhoods and Business Centers**

**Strategy 3-B.** Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

**Objective 4: Land Use and Transportation**

**Strategy 4-A.** Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

#### **Mobility Chapter**

**Objective 4: Changing Travel Behavior**

**Strategy 4-E.**

Continue to promote mixed-use development, which enables people to live near work, retail and services.

#### **Housing Chapter**

**Objective 6: Preferred Housing Development**

**Encourage mixed-use, mixed-income housing development in Denver's core area and along transit lines.**

**Strategy 6-A.** Support mixed-use development consistent with the goals of the Comprehensive Plan's land-use and mobility strategies.

*Blueprint Denver* also supports this zoning request. The property is in an Area of Change and designated "Mixed Use", which is a neighborhood that is higher in intensity than other residential areas, where residential and non-residential uses are within walking distance of one another.

**State the land use and the development proposed for the subject property. Include the time schedule (if any) for development**

Approval of the proposed R-MU-30 zone district will permit a variety of appropriate uses to develop that are consistent with the neighborhood and adopted plans.

The anticipated time schedule is contingent upon approval of this zoning request. With the September 2009 announcement of an award of federal American Recovery and Reinvestment Act ("stimulus") funding for development on this property, it is expected that development would commence soon after approval of the rezoning.

Required Exhibits		Additional Exhibits	
Applicant & Owner Information Sheet	<input checked="" type="checkbox"/>		
Maps – Required for Final Submissions	<input type="checkbox"/>		
Signature			Date

### APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicants Name
2009I-00029	Councilwoman Judy Montero Council District 9

**Property Address(es)**  
 1001 Osage Street (approx.)  
 Denver, Colorado

**Applicant's Address**  
 3457 Ringsby Court, Suite 215  
 Denver, Colorado 80216

**NOTE:** If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

<b>Fee Title Owner (Has Deed of Ownership)</b>	<b>All</b>	<input type="checkbox"/>
	<b>A Portion</b>	<input type="checkbox"/>
<b>Contract Owner</b>	<b>All</b>	<input type="checkbox"/>
	<b>A Portion</b>	<input type="checkbox"/>
<b>Holder of a Security Interest</b>	<b>All</b>	<input type="checkbox"/>
	<b>A Portion</b>	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

City and County of Denver  
 201 W. Colfax Ave. Dept. 902  
 Denver, CO 80202

Legal Description

HUNTS ADD B26 BEG NE COR B26  
TH S 500FT W 87.12FT NW 506.08  
FT E 44.42FT N 40FT E 125.25FT  
S 40FT TO POB