

REZONING GUIDE

COMMUNITY PLANNING &

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"/> x CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> x CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Holy Spirit Assn For The Unification Of World Christianity	Representative Name	Pastor Michael Hentrich, Alex Smyth,
Address	3418 W14th Ave.	Address	3418 W14th Ave.
City, State, Zip	Denver, CO 80204	City, State, Zip	Denver, CO 80204
Telephone	720-744-2532	Telephone	720-744-2532, 619-410-3406
Email	info@coloradofamilychurch.org	Email	info@coloradofamilychurch.org, alex@smythaccounting.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
		***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	3418 W14th Ave., Denver, CO 80204 1371 N Julian St., Denver, CO 80204		
Assessor's Parcel Numbers:	0505212029000		
Area in Acres or Square Feet:	21,777 sf ≈ 0.49 acres		
Current Zone District(s):	GRH3		
PROPOSAL			
Proposed Zone District:	GMU5		
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 <input type="checkbox"/> No - Describe why not (in outreach attachment, see page 3)		
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?	<input type="checkbox"/> x Yes - State date below and describe method in outreach attachment, see page 3		

Return completed form and attachments to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205
Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

Last updated: February 4,

REZONING GUIDE

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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"/> x Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.</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 section.</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</i>’s 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, 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): West Area Plan</p>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p>Only check this box if your application is not consistent with 12.4.10.7.A</p>	<p><input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city’s plans.</p> <p>Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city’s plans.</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 the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p>	<p><input type="checkbox"/> x Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</p> <p><input type="checkbox"/> x 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>

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REQUIRED ATTACHMENTS

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

x 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>

x 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.

x Review Criteria Narratives. See page 2 for details.

x Outreach documentation. Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, please include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

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)

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)

x 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 is document is required.) (if applicable)

Affordable Housing Review Team Acceptance Letter (if applicable)

Other Attachments. Please describe below.

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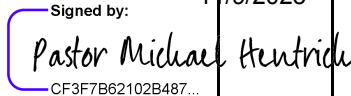
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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION						
We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power 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) <small>(please type or print legibly)</small>	Property Address <small>City, State, Zip Phone Email</small>	Property Owner Interest % of the Area Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	John Alan Smith <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Holy Spirit Assn For The Unification Of World Christianity	3418 W14th Ave. Denver, CO 80204 720-744-2532 info@coloradofamilychurch.org	100%	Michael Hentrich Signed by:  CF3F7B62102B487...	11/9/2025	D	YES
						YES NO
						YES NO
						YES NO

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Denver, CO 80202

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Last updated: February 4,

PROOF OF OWNERSHIP

Key Information

Schedule Number	0505212029000	Situs Address	1370 N JULIAN ST
Owner(s)	HOLY SPIRIT ASSN FOR THE UNI- FICATION OF WORLD CHRISTIANITY	Class	MIXED-USE
Land Use Code	33M - SOCIAL/RECREATION W/MIXED USE		
Zoning	G-RH-3	Tax District	DENV
Land Sq Ft	21,777		
Building Sq Ft	7,776		
Legal Description	COLFAX AVENUE SUB OF MAPLE GROVE B15 L44 TO 50		
Prior Year Mill Levy (2024)	79.202		



HSA-UWC

THE HOLY SPIRIT ASSOCIATION FOR THE UNIFICATION OF WORLD CHRISTIANITY

August 28, 2025


Colorado Family Church
1371 N. Julian St
Denver, CO 80204

Re: Authorization to Seek Rezoning of Denver Church Property

Ladies and Gentlemen:

Approval is hereby given for the Colorado Family Church, acting on behalf of the corporation The Holy Spirit Association for the Unification of World Christianity, to seek the rezoning of the Denver Church Property located at 1371 N. Julian St, Denver, CO 80204, to whatever zoning classification will best serve the community in its growth and development.

Sincerely,

DocuSigned by:

D1E5BFA78DAA4EE...
Rev. Demian Dunkley
President

G O D ' S D R E A M , O N E F A M I L Y



Colorado Family Church (HSA-UWC)

3418 W. 14th Ave. Denver, CO 80204

ColoradoFamilyChurch.org

(720) 744-2532

November 10, 2025

To whom it may concern,

The Colorado Family Church gives authorization to Alex Smyth and Pastor Michael Hentrich to submit and sign paperwork on its behalf for the currently ongoing rezoning application.

Sincerely,

Justino Alves

Justino Alves (Council Chairperson)

Margaret Yujiri

Mitsuko Kuramoto

Richard Buessing

Colorado Family Church

Local Church Council

Rezoning Review Criteria Narrative Attachment

Introduction

The Colorado Family Church (HSA-UWC) is submitting this narrative regarding its map amendment application for real property located at 3418 W. 14th Ave. This narrative addresses the application's compliance with the applicable map amendment approval criteria.

Consistency With Adopted Plans

The City's existing, adopted plans provide clear guidance in support of the requested zoning map amendment. The current zoning designations for the subject property (the "Property") include G-RH-3. The proposed new zoning designations of G-MU-5 will bring all the Property under the current version of the Denver Zoning Code. The City's adopted plan guidance clearly encourages additional housing opportunities in this area. The proposal to rezone the Property will more closely align the zoning with the recommendations of the adopted City plans including the following:

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- West Area Plan
- Denver Zoning Code

1. Denver Comprehensive Plan 2040

The application for rezoning is consistent with the Denver Comprehensive Plan 2040 (the "Comprehensive Plan") goals and strategies. The plan establishes six vision elements and further identifies goals and strategies to implement each of the six vision elements. The vision elements identified by the Comprehensive Plan are: 1) a city that is equitable, affordable, and inclusive; 2) strong and authentic neighborhoods; 3) connected, safe, and accessible places; 4) a city that is economically diverse and vibrant; 5) a city that is environmentally resilient; and 6) a city that is healthy and active.

The application for rezoning is consistent with many goals identified within the plan. The proposed rezoning would allow for mixed-use development, including substantial amounts of new housing in a location where services are generally available. The proposed rezoning will help advance the City's goal to create a city of complete, connected neighborhoods.¹ The zone districts that are the subject of the rezoning request will advance the City's goal to

¹ Denver 2040 Comprehensive Plan, Strong and Authentic Neighborhoods, Goal 1.

enhance Denver’s neighborhoods through high-quality urban design.² The proposed rezoning will allow for an increase in development of housing units close to transit and mixed-use developments.³

2. Blueprint Denver

In Blueprint Denver, the area around the property in question is already seeing more and more higher density structures. We are seeing many multi-story apartment buildings especially. Rezoning this property for a similar use seems to be in accord with the plans for this neighborhood.

Blueprint Denver – General

Blueprint Denver was updated in 2019 (“Blueprint Denver”) and is a supplement to the Comprehensive Plan. The Blueprint Denver plan establishes a framework that integrates the City’s land use and transportation decisions. Blueprint Denver “provides a nuanced way to handle growth and development, preserving our most cherished historic and cultural assets while directing growth to key centers, corridors and high-density residential areas where there is underutilized and strong transportation options.”

Blueprint Denver – Neighborhood Context

Blueprint Denver establishes neighborhood contexts that guide appropriate selection of zone districts. The “General Urban” context, which includes the Property, is described as “dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity.”⁴ Blueprint Denver deems the General Urban context as an appropriate area for the uses and building forms allowed within the G-MU-5 zone district.

Blueprint Denver – Future Places

Blueprint Denver also identifies a future place type within each of the neighborhood contexts. The Property is designated as a “Residential High-Medium.”⁵ Under Blueprint Denver, “Residential areas range from low-intensity areas to high-intensity areas. Higher intensity areas are typically located in more compact areas with good access to transit and often contain a wide mix of uses”. Also, residential high-medium areas should be “Predominantly multi-unit residential. A mix of neighborhood-serving retail may also be

² Denver 2040 Comprehensive Plan, Strong and Authentic Neighborhoods, Goal 2.

³ Denver 2040 Comprehensive Plan, Equitable, Affordable, and Inclusive, Goal 1.

⁴ Blueprint Denver, p.237

⁵ Blueprint Denver, p.143

found in key locations. Mid-scale residential buildings, usually mixed with a variety of lower-scale residential types. Small mixed-use buildings may be found on corners and have a pedestrian orientation.”⁶

3. West Area Plan

The “West Area Plan” growth strategy notes that certain areas “provide an opportunity to increase density, mixed-uses, and building heights. To ensure that more intense development can be accommodated effectively, this plan identifies specific nodes and centers that would be most appropriate for growth based on land availability, proximity to existing or future high-capacity transit stations, and parcel depth. Key locations include areas near high-capacity transit stations, which are primarily made up of community and regional centers, corridors, and high-medium residential areas.”⁷ The property is located in such an area.

West Area Plan - Building Height

The West Area has a section dedicated to future base heights for buildings.⁸ located in a plot identified to be up to 5 stories tall.

Public Interest

More housing is needed in Denver, so rezoning this property, where there is currently very light density, creates more housing for people that need it and that may benefit from access to multimodal transportation, thus also cutting down on carbon emissions and vehicles on the road.

This rezoning is in the public interest of the city because it is in accordance with what the city has established an intent to do. According to our understanding, the city would like to have higher density in this area due to its proximity to downtown and proximity to multimodal transportation. This contributes in a small way to easing the housing crisis in Denver.

Consistency with the Neighborhood Context, Zone District Purpose and Intent

The property is currently located in a General Urban residential zone district. Denver Zoning Code references that the “intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context.” Specifically, G-MU-5 is a “multi-unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest building form has a maximum height of five stories.” This zoning form is consistent with the West Area Plan and Blueprint Denver designations for this area and specific property as well as the building height.

Community Engagement

7/5/2025 Passed out letters to adjacent neighbors.

6/1/2025 Initial email to councilwoman Jamie Torres

5/25 Initial Email to WeCAN neighborhood association

July 1, 2025



Dear neighbor,

Greetings to you from our community at the Colorado Family Church. We wanted to let you and about a rezoning application we are in the process of submitting. The application is for our building here at 1371 N. Julian St. As your neighbor, we wanted to make sure you knew about this development.

Just for some context, we don't have plans to sell the church at this time, but the reality is that we are outgrowing the capacity at this building and we foresee that we will need to move at some point in the future. Ideally, we would sell to another church or entity that would use the building as-is, but the reality is that we may need to sell to a developer, and having the property zoned for higher density makes our property more usable and more appealing to a potential buyer. This would likely be a G-MU-5 or G-MU-8 zoning.

We have also informed our local councilperson and neighborhood association of this development.

We welcome your questions and input throughout this process, as we understand that it affects our neighbors in this community. You may reach out to us at rezoning@coloradofamilychurch.org.

Sincerely,

Michael & Adonia Hentrich
Pastors
Colorado Family Church

Rezoning

7 messages

Michael Hentrich <hentrichmichael@gmail.com>

Sun, May 25, 2025 at 9:24 AM

To: Leah Rounds <leah@wecanddenver.org>, Leah Rounds <leahr@wecanddenver.org>

Hi Leah,

I hope you and your family are doing well. I wanted to let you and WeCAN know about a rezoning application we are in the process of submitting. If you are not the best person to send this to, please let me know.

The application is for our church at 1371 N. Julian St. Just for some context, we don't have plans to sell the church at this time, but the reality is that we are outgrowing the capacity at this building and we foresee that we will need to move at some point in the future. Ideally, we would sell to another church, but the reality is that we may need to sell to a developer, and having the property zoned for higher density makes our property more valuable all-around. I think we are looking at a multi-unit zoning, 5 or 8 story.

I welcome and appreciate any advice or feedback you or the rest of WeCan may have on this and look forward to ongoing communication with you or whoever would be the best person.

Sincerely,
Michael Hentrich

Leah Rounds <leah@wecanddenver.org>

Mon, May 26, 2025 at 2:02 PM

To: Michael Hentrich <hentrichmichael@gmail.com>

Hi Michael,

Good to hear from you! We're doing well and looking forward to summer break.

I am looping in a few more people on this email who are more knowledgeable about the rezoning stuff.)

Shantelle, Tony and Heidi, can you read through Michael's email about his church's upcoming rezone and respond with any info you have?

I think the West Area plan already calls for more density in this area but I've also heard Councilwoman Torres has been holding back on some of these up-zones ??

TJ, I just included you so you have an idea of the kind of zoning requests that come through the RNOs.

Leah

[Quoted text hidden]

--

****Please note: I will be traveling June 4-24 with very limited email access****

Leah Rounds

Administrative Coordinator, West Colfax Association of Neighbors (WeCAN)

Bringing Neighbors Together to Build Communitywww.wecanddenver.org

+Sign up for the [WeCAN Newsletter](#)

+Search the [West Colfax Community Database](#) for city agencies, nonprofits, and organizations serving the neighborhood.

Michael Hentrich <hentrichmichael@gmail.com>

Sun, Jun 1, 2025 at 5:57 PM

To: Leah Rounds <leah@wecanddenver.org>

Thank you Leah for your response. We are also looking forward to some exciting summer plans.

I have also written Councilwoman Torres and am in the process of preparing letters for the neighbors. I don't see anyone else cc'd on this email, but maybe you bcc'd them. Just thought I'd double-check.

[Quoted text hidden]

Leah Rounds <leah@wecandenvr.org>
To: Michael Hentrich <hentrichmichael@gmail.com>

Mon, Jun 2, 2025 at 6:56 AM

Sounds great! I did forward your email onto the people I mentioned in the original email right after I sent it to you. I forgot to cc.

Lmk when the application is submitted, and we can follow up from there.

Please note: I will be traveling June 4-24 with very limited email access

Leah Rounds

Administrative Coordinator, West Colfax Association of Neighbors (WeCAN)

Bringing Neighbors Together to Build Community

www.wecandenvr.org



+Sign up for the [WeCAN Newsletter](#)

+Search the [West Colfax Community Database](#) for city agencies, nonprofits, and organizations serving the neighborhood.

[Quoted text hidden]

Shantelle Mulliniks <shantelle@wecandenvr.org>
To: Leah Rounds <leah@wecandenvr.org>, Heidi Newhart <heidi@heidinewhart.com>, Tony <tony@wecandenvr.org>, "Terrence Bowman (TJ)" <tbowman.oh@gmail.com>, Michael Hentrich <hentrichmichael@gmail.com>

Mon, Jun 2, 2025 at 9:41 AM

Hi Michael,

I only know a little about rezoning. Yes, the [West Area plan](#) has maps in it for future zoning of what's possible for a rezoning.

And as Leah mentioned, there is a [hold on rezonings](#) in the West Area right now. Basically, they are holding rezonings to curb the displacement that occurs when a developer rezones, tears down the current property (displacing residents), and then builds something that the previous residents cannot afford to live in. I'd probably set up a meeting with someone from community planning and development at the city to get a better hold on if you can even proceed, since your property is a little different already.

Shantelle

From: Leah Rounds <leah@wecandenvr.org>

Date: Monday, May 26, 2025 at 2:03 PM

To: Heidi Newhart <heidi@heidinewhart.com>, Shantelle Mulliniks <shantelle@wecandenvr.org>, Tony <tony@wecandenvr.org>, Terrence Bowman (TJ) <tbowman.oh@gmail.com>

Subject: Fwd: Rezoning

Meant to include you all on this.

[Quoted text hidden]

Michael Hentrich <hentrichmichael@gmail.com>

Mon, Jun 2, 2025 at 11:32 AM

To: Shantelle Mulliniks <shantelle@wecandenvr.org>
Cc: Leah Rounds <leah@wecandenvr.org>, Heidi Newhart <heidi@heidinewhart.com>, Tony <tony@wecandenvr.org>, "Terrence Bowman (TJ)" <tbowman.oh@gmail.com>

Thank you Shantelle. That is useful information. I wasn't aware of the hold on rezonings. We had a preliminary meeting with someone from Denver planning and development a few months ago, and they didn't indicate that there are any issues. Maybe our situation is a little bit different, as you mentioned, or maybe we will just hit a roadblock along the way. I guess we will see.



Virus-free. www.avast.com

[Quoted text hidden]

Michael Hentrich <hentrichmichael@gmail.com>

Thu, Jun 5, 2025 at 8:35 PM

To: Shantelle Mulliniks <shantelle@wecandenvr.org>

Cc: Leah Rounds <leah@wecandenvr.org>, Heidi Newhart <heidi@heidinewhart.com>, Tony <tony@wecandenvr.org>, "Terrence Bowman (TJ)" <tbowman.oh@gmail.com>

Hi again,

We reached out to the city planning department about the hold on rezonings in this area and this is the response they sent us. Unless I am misunderstanding their response, it seems that our rezoning application would fall under the latter situation and should be able to proceed.

It is true that some rezoning applications within the West Area Plan boundary are not found to be consistent with our plans without an affordable housing element. However, this is generally for developments ranging from 2-9 units. Any development of 10 or more units is subject to our "Expanding Housing Affordability" ordinance, which sets mandatory affordability requirements. You can read a bit more about it in the memo linked below, but let me know if you have follow-up questions.

[Quoted text hidden]



Michael Hentrich <hentrichmichael@gmail.com>

Rezoning at 1371 N. Julian St.

5 messages

Michael Hentrich <hentrichmichael@gmail.com>
To: Jamie.Torres@denvergov.org

Sun, Jun 1, 2025 at 5:15 PM

Dear Councilwoman Torres,

I wanted to let you know about a rezoning application we are in the process of submitting.

The application is for our church at 1371 N. Julian St. Just for some context, we don't have plans to sell the church at this time, but the reality is that we are outgrowing the capacity at this building and we foresee that we will need to move at some point in the future. Ideally, we would sell to another church, but the reality is that we may need to sell to a developer, and having the property zoned for higher density makes our property more valuable and more useful all-around. I think we are looking at a multi-unit zoning, 5 or 8 story.

I have already reached out to WeCAN as we begin this process and welcome any feedback from your office as well.

Sincerely,
Michael Hentrich

Torres, Jamie C. - CC Member District 3 Denver City Council
<Jamie.Torres@denvergov.org>
To: Michael Hentrich <hentrichmichael@gmail.com>

Mon, Jun 2, 2025 at 11:30 AM

Hello Michael, have you been in conversation with the City about the recent memo on rezonings that we have in place?

Councilwoman Jamie Torres

Denver City Council, District 3

she/her/hers

Jamie.torres@denvergov.org

720.337.3333

>
>

<https://www.avast.com/sig-email?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=webmail>
Virus-free. www.avast.com

<https://www.avast.com/sig-email?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=webmail>

<#DAB4FAD8-2DD7-40BB-A1B8-4E2AA1F9FDF2>

[Quoted text hidden]

Torres, Jamie C. - CC Member District 3 Denver City Council

Mon, Jun 2, 2025 at 12:09

<Jamie.Torres@denvergov.org>

PM

To: Michael Hentrich <hentrichmichael@gmail.com>

Ok, please do. The memo would still apply to your case so I want to be sure you have all the right info as you move forward.

Councilwoman Jamie Torres

Denver City Council, District 3

she/her/hers

Jamie.torres@denvergov.org

720.337.3333



311 | pocketgov.com | denvergov.org | Denver 8
TV

Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.

From: Michael Hentrich <hentrichmichael@gmail.com>

Sent: Monday, June 2, 2025 11:36 AM

To: Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>

Subject: Re: [EXTERNAL] Rezoning at 1371 N. Julian St.

Hello and thank you for your response. We had a meeting with the city planning and development team a couple months ago and they didn't bring up any issues, but perhaps they were going off of outdated information at the time. I also was just informed this morning by the neighborhood association about the memo. At the same time, they mentioned that maybe our situation would be a little bit different since we would be going from a property that currently doesn't house anyone to one that could potentially house many. In any case, we can reach out to them again.

On Mon, Jun 2, 2025 at 11:30 AM Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org> wrote:

>

> Hello Michael, have you been in conversation with the City about the recent memo on rezonings that we have in place?

>

>

>

> Councilwoman Jamie Torres

>

> Denver City Council, District 3

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> she/her/hers

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It is true that some rezoning applications within the West Area Plan boundary are not found to be consistent with our plans without an affordable housing element. However, this is generally for developments ranging from 2-9 units. Any development of 10 or more units is subject to our “Expanding Housing Affordability” ordinance, which sets mandatory affordability requirements. You can read a bit more about it in the memo linked below, but let me know if you have follow-up questions.

https://www.denvergov.org/files/assets/public/v/3/community-planning-and-development/documents/planning/projects/west-area-plan/west-area-plan_implementation-memo_10-09-2024.pdf

[Quoted text hidden]