



TO: Denver City Council
FROM: Theresa Lucero, Senior City Planner
DATE: November 10, 2016
SUBJECT: Petition of Protest - Council Bill #0818, Series 2016

OVERVIEW OF STAFF REVIEW PROCESS TO IMPLEMENT REVIEW CONSISTENT WITH DIVISION 12.4.10.5 OF THE DENVER ZONING CODE.

- Step 1: Create a map of the 200-foot buffer outside the boundary of the area proposed for rezoning, **and/or** of the total gross land area inside the boundary of the area proposed for rezoning. – Both maps created by CPD and attached.
- The Denver Zoning Code (Section 12.4.10.5.A.1) allows a protest petition of owners of 20% or more of either [1] the total gross land area inside the boundary of the area proposed for rezoning, or [2] the 200-foot buffer outside the boundary of the area proposed for rezoning. A representative of the Villa Park Neighborhood Association requested a map and ownership information for both areas.
- Step 2: Confirm that all addresses of owners who signed are within either area
- Step 3: Confirm that all signatures are valid and accurately represent ownership
- Step 4: Calculate valid signatures to assess percentage of owners who signed for both areas
- Results are depicted on the attached maps of both areas.

CALCULATION RESULTS

- The total gross land area **inside** the area proposed for rezoning equals 193,375 square feet, or 4.44 acres. 20% of the area equals 38,675 square feet, or .88 acres.
- The total gross land area within 200 feet **outside** the area proposed for rezoning equals 513,090 square feet, or 11.77 acres. 20% of the area equals 102,618 square feet, or 2.35 acres.

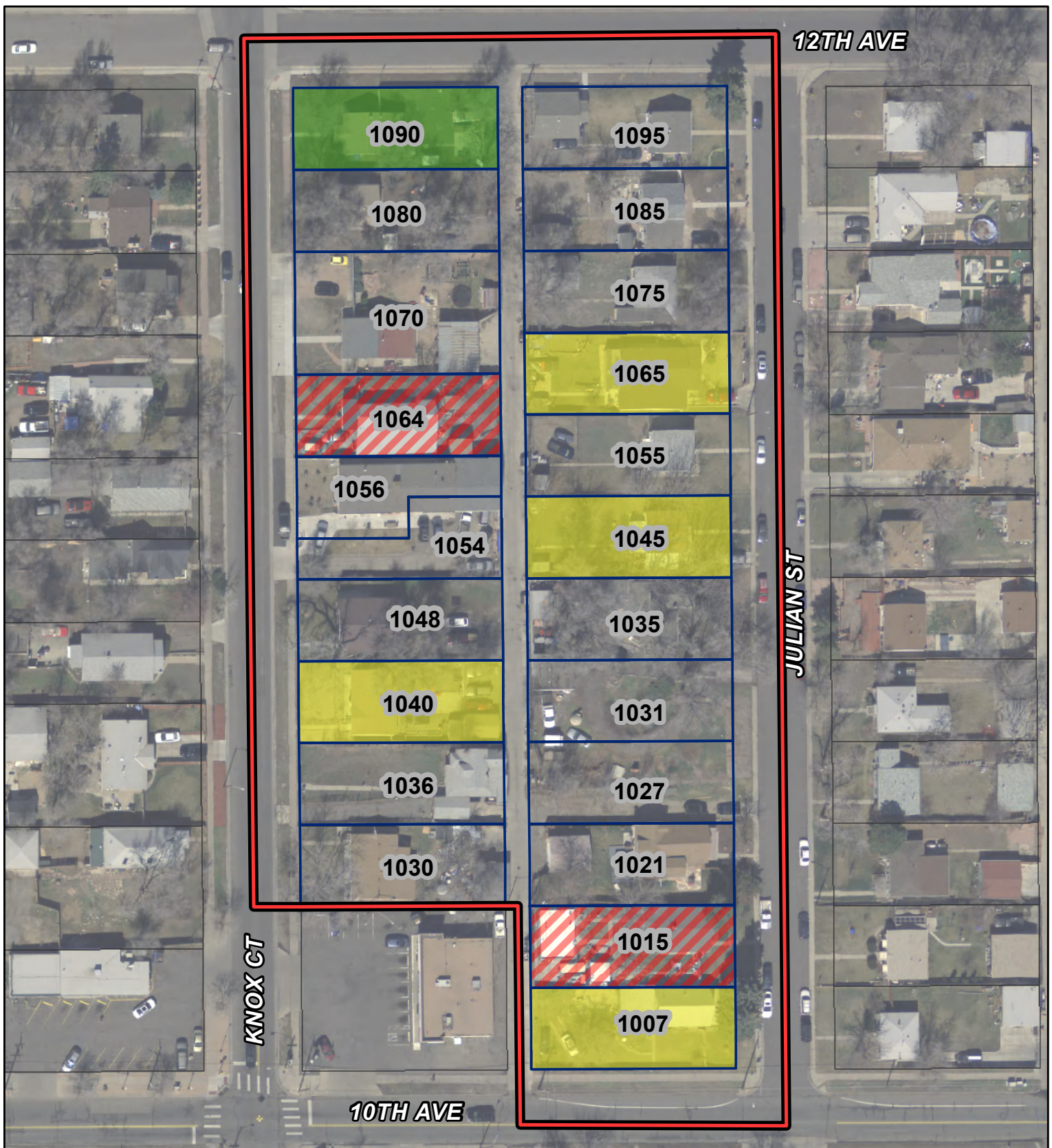
LAND AREA OF VALID SIGNATURES SUBMITTED

13.5% 27,083 SF	inside the subject area
11% 56,940 SF	within 200 feet of the outside of the subject area

RESULTS OF CALCULATION (CHECK AND HIGHLIGHT APPLICABLE BOX)

	In view of the twenty (20) or more percent protest, it will be necessary for City Council to cast ten (10) affirmative votes for passage.
<input checked="" type="checkbox"/>	In view of the less than twenty (20) percent protest in either area, this petition does not constitute a legal protest.

Planning Services
 Community Planning and Development
 201 W. Colfax Ave., Dept. 205 | Denver, CO 80202
www.denvergov.org/CPD
 p. 720.865.2983



Protest Area Map - Final Results

11/9/2016



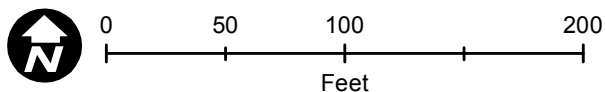
Proposed Map Amendment
14i-00037

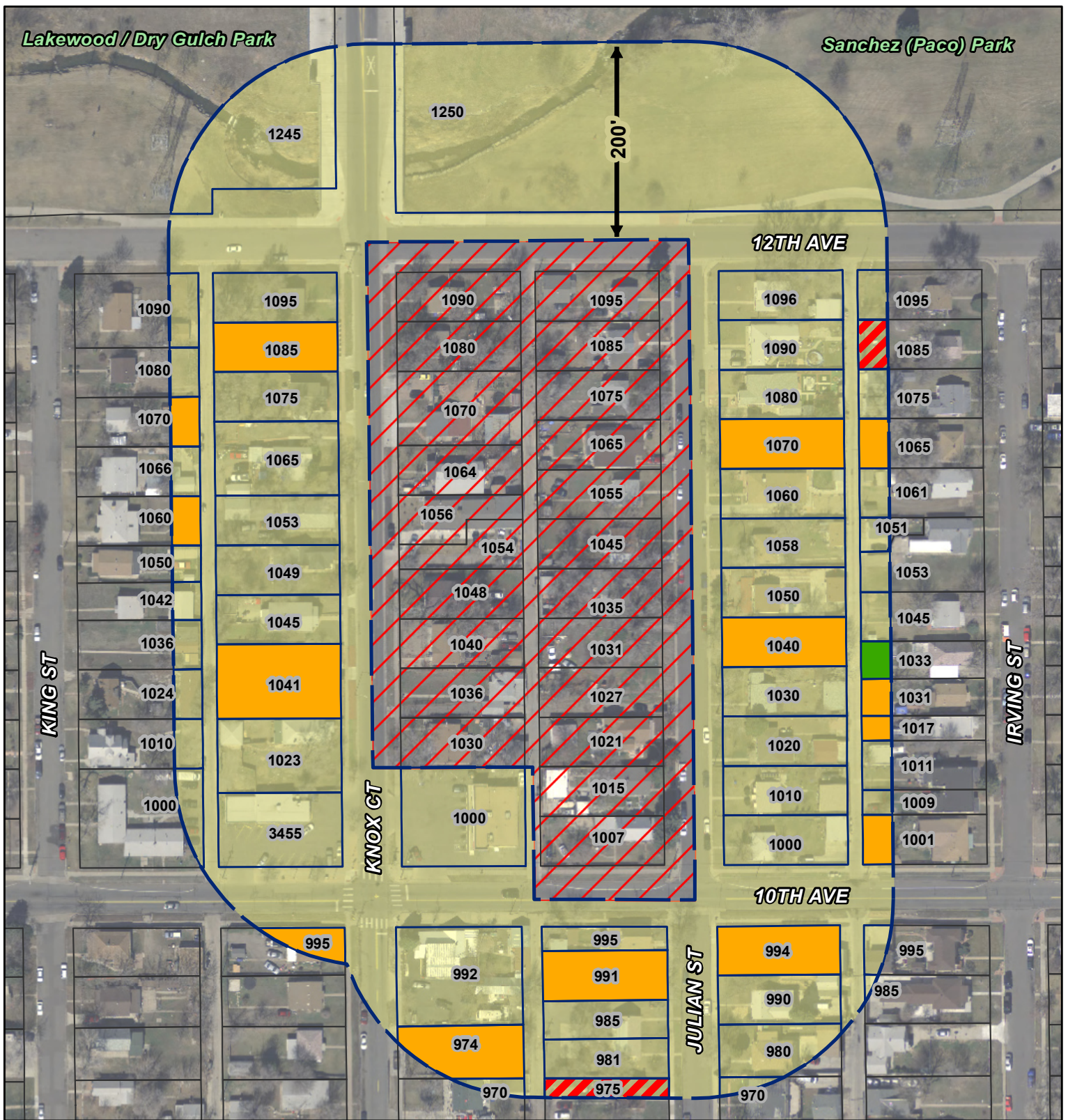
Signature Results: Not Accepted Full Credit Partial Credit

Gross Land area of proposed Amendment
4.44 Acres / 193,375 Sq Ft

20% = .88 Acres / 38,675 Sq Ft Needed


13.5% = .62 Acres / 27,083 Sq Ft Attained






**Protest Area Map
Final Results**

11/9/2016

 Proposed Map Amendment
14i-00037

 200' distance from perimeter
of proposed map amendment

Credit for Parcel Owner Signature

 Not Accepted  Full Credit  Half Credit

Total area of 200' distance from the
perimeter of the amendment = 11.77 Acres / 513,090 Sq Ft
20% = 2.35 Acres / 102,618 Sq Ft Needed

11% = 1.3 Acres / 56,940 Sq Ft Attained

