



DENVER
THE MILE HIGH CITY

Proposed Denver Zoning Code Text Amendment #1

Mailed Rezoning Notice

Sponsored by Councilman Rafael Espinoza

June 18th, 2018

Denver City Council

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

- Initiated by Councilman Rafael Espinoza
- Adding a requirement for mailed notice to *property owners* within a 200-foot radius of an Official Map Amendment (rezoning)
- Goal is to improve notification for neighbors during the Official Map Amendment (rezoning) process
- Applies to Official Map Amendment (Rezoning) process only
 - Complete Application
 - Planning Board Hearing

- Two types of public notice (Section 12.2.9.):
 - Informational Notice
 - Notice of Public Hearing

| TYPE OF PUBLIC NOTICE REQUIRED | | | | | |
|---|--|--|--------------------------|--------|-----------|
| ■ = Notice Required Blank Cell = Notice Not Required | | | | | |
| Informational Notice | | | Notice of Public Hearing | | |
| Written and Posted Notice of Receipt of Application | Posted Notice of Final Administrative Decision | | Written | Posted | Published |
| Official Map Amendment (Rezoning) | ■ - Written Notice Only | | ■ | ■ | ■ |

- Informational Notice
 - Within ten (10) days of the determination of a complete application the City notifies the following parties:
 - The city council members in whose district the subject property is located
 - The at-large city council members
 - Registered Neighborhood Organizations (RNOs) registered according to the Denver Revised Municipal Code (D.R.M.C.) Section 12-94 whose boundaries encompass or are located within 200 feet of the proposed rezoning

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 - **Property owners whose property is located within 200-feet of the proposed rezoning (includes properties to be rezoned)**

- Notice of Public Hearing
 - Fifteen (15) days before a Planning Board hearing the City notifies the following parties:
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|----------------------------------|--|
| February 15 th , 2018 | CPD updated website with a summary of proposed text amendment and provides direction on where to submit comments/questions during the process |
| February 24 th , 2018 | CPD attended Inter-Neighborhood Cooperation (INC) Zoning and Planning Committee for briefing with the sponsor |
| March 19 th , 2018 | Summary of text amendment and redline draft of text amendment posted to CPD website for public review and email notice sent to all Registered Neighborhood Organizations and all Denver City Councilmembers |
| April 2 nd , 2018 | CPD written notice of the Planning Board public hearing sent to all members of City Council and registered neighborhood organizations |
| April 18 th , 2018 | Planning Board voted 9 to 0 to recommend approval to Denver City Council with the condition that the Planning Board Review Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes to the Planning Board Review Draft made necessary by such edits |

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| <i>May 8th, 2018</i> | Land Use, Transportation, and Infrastructure Committee of the Denver City Council meeting recommended the committee move the bill forward for consideration by full City Council |
| <i>June 18th, 2018</i> | City Council public hearing |

- Five letters (via email) of support:
 - INC Full Delegation
 - Overland Park RNO
 - Capitol Hill United Neighborhoods RNO
 - Highland United Neighbors, Inc. RNO
 - Private property owner

- Consistent with City's Adopted Plans and Policies
 - Comprehensive Plan 2000
 - Amendment enhances communication between the City and property owners
 - Amendment reinforces transparency and improves outreach
 - Blueprint Denver
 - Amendment provides public with another opportunity to share ideas, questions and concerns surrounding a rezoning
 - Amendment gives citizens an opportunity to interact directly in the process

- Furthers the Public Health, Safety and General Welfare
 - Amendment reinforces transparency
 - Amendment encourages active citizen participation in the rezoning process

- Results in Regulations that are Uniform with Each Zone District
 - Applicable to each zone district
 - Improves communication during early stages of rezoning process regardless of which zone district the subject property is located

Based on the review criteria for text amendments stated in the Denver Zoning Code, Section 12.4.11 (Text Amendment), staff recommend the Denver City Council approve the Mailed Rezoning Notice Text Amendment #1 to the Denver Zoning Code