



TO: Denver City Council
FROM: Theresa Lucero, Senior City Planner
DATE: August 17, 2017
SUBJECT: Petition of Protest - Council Bill #0750, Series 2017

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

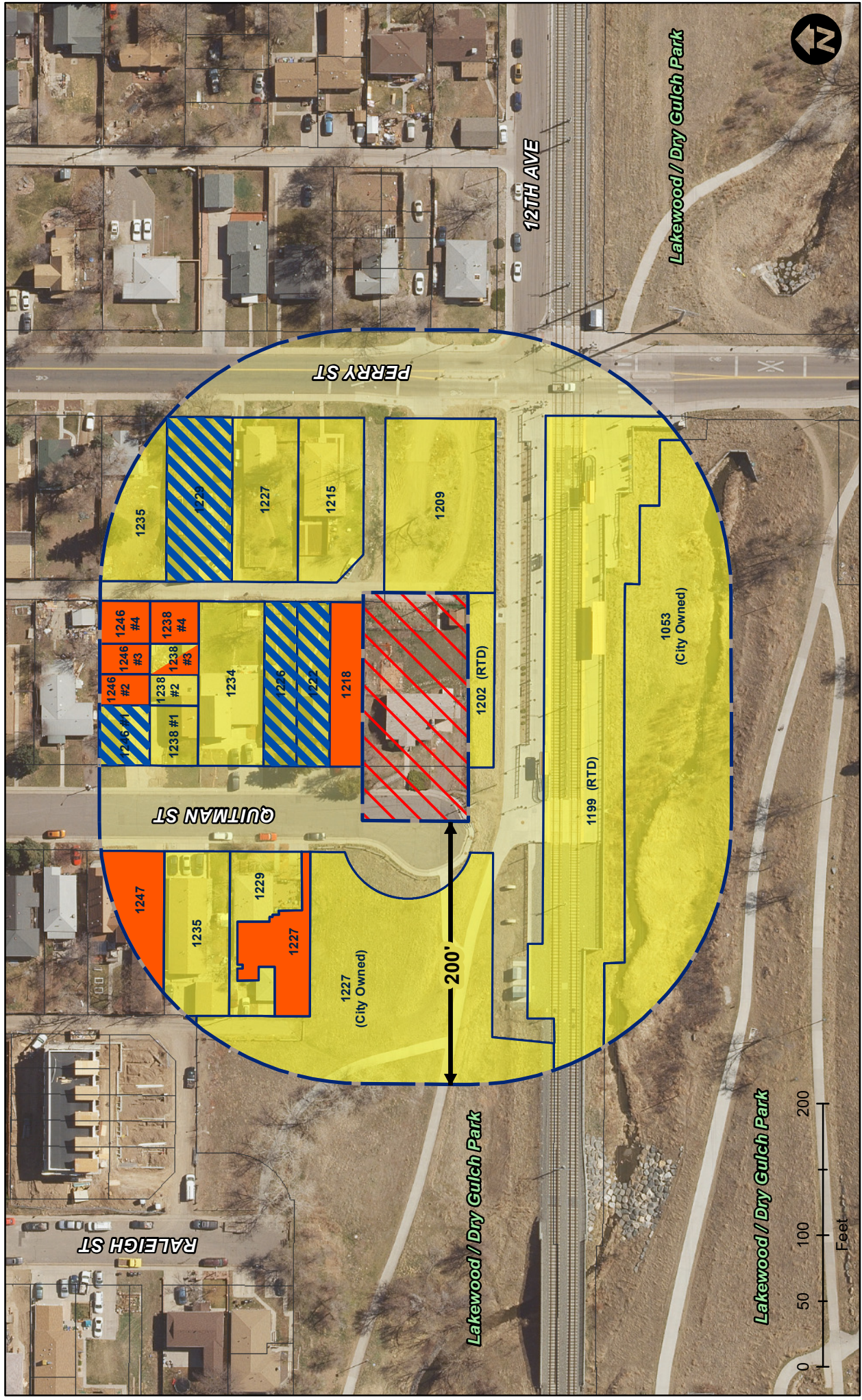
- The total gross land area within 200 feet **outside** the area proposed for rezoning equals 226,945 square feet, or 5.2 acres. 20% of the area equals 45,389 square feet, or 1.04 acres.

LAND AREA OF VALID SIGNATURES SUBMITTED

0% 0 SF	inside the subject area
6.5% 14,673 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.



Protest Area Map

Results

8/15/2017

-  Proposed Map Amendment 171-00039
-  Signature Not Accepted No Credit Area
-  Credit for signature
-  Full or Partial Parcels Within 200' Buffer
-  200' distance from perimeter of proposed map amendment

Total area of 200' distance from the perimeter of the amendment = 5.20 Acres / 226,945 Sq Ft

20% = 1.04 Acres / 45,389 Sq Ft Needed

Total Credit Area = 14,763 Sq Ft 20% Area Requirement Not Met