

DENVER PLANNING BOARD

Wednesday, February 3rd, 2016, 3:00 p.m.

DRAFT MEETING RECORD

1.	<p>Call to Order 3:04</p> <p>Board: Andy Baldyga, Jim Bershof, Don Elliott, Renee Martinez-Stone, Brittney Morris-Saunders (arrived 3:05), Joel Noble, Susan Pearce, Arleen Taniwaki, Julie Underdahl</p> <p>Staff: Evelyn Baker, Mallory Bettag, Morgan Gardner, Theresa Lucero, Steve Oliver, Andy Rutz, Sarah Showalter, Heidi Tippetts, Tim Watkins, Ryan Winterberg-Lipp (CPD); Adam Hernandez (CAO)</p>
2.	<p>Approval of Meeting Records</p> <p>January 20th, 2016</p> <p>Motion by: J. Noble</p> <p>Second by: A. Baldyga</p> <p>Vote: Unanimous in favor (8:0, B. Morris-Saunders not present for vote), motion carries.</p>
3.	<p>Public Comment (limited to 2 minutes per speaker)</p> <ol style="list-style-type: none">1. Sarah McCarthy, 375 S. Clarkson2. Charlie Bush, 715 S. Sherman
Design Review	
4.	<p>Design Review, Application #2015-PM-0000458, Project Plans for New Construction at 1880 Little Raven St</p> <p><i>Design development project located at 1880 Little Raven St: project is subject to compliance with the Commons Urban Design Standards & Guidelines (December 2011). See DRMC Section 12-45(3). This item was pulled from the consent agenda.</i></p> <p>Steve Oliver, CPD-Planning Services, presented project summary and staff recommendation. Applicant presented. Board questions to staff.</p> <p>Public Comments:</p> <ul style="list-style-type: none">• Elise Brenninkmeyer, Board of Directors for Brownstone HOA, 1832 Little Raven Street <p>Chair Underdahl closed the public hearing. Board discussion. Motion by B. Morris-Saunders: I move to recommend that the Zoning Administrator approve application #2015-PM-0000458, located 1880 Little Raven Street, finding that the project is compliant with the Commons Urban Design Standards and Guidelines.</p> <p>Second by: R. Martinez-Stone</p> <p>Vote: Unanimous in favor (9-0), motion carries.</p>
Official Map Amendments	
5.	<p>Official Map Amendment, Application #2015I-00169, Rezoning 210 St. Paul St., from PUD G #1 to C-CCN-7 & C-CCN-8</p> <p><i>Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed map amendment. See Denver Zoning Code, Section 12.4.10.</i></p> <p>Chair Underdahl recused herself and left the meeting; A. Baldyga stepped in to Chair and opened the public hearing. Theresa Lucero, CPD-Planning Services, presented the review criteria and staff recommendation. Applicant presentation. Questions from board to staff and applicant. Chair Baldyga closed the hearing. Board discussion. Motion by D. Elliott: I move to recommend that City Council approve application #2015I-00169, rezoning of</p>

	<p>property 210 St. Paul Street, from PUD-G #1 to C-CCN-8, finding that the applicable review criteria have been met. Second by: B. Morris-Saunders. Vote: Unanimous in favor (8-0, J. Underdahl recused), motion carries. <i>Chair Underdahl returned to the meeting.</i></p>
6.	<p>Official Map Amendment, Application #2015I-00136, Sliver Parcel, rezoning 601 S Bannock, 801 S Broadway, 99 W Kentucky from T-MU-30 W/C UO-1/I-B-UO-2 to C-MX-16 UO-1/C-MX-16 UO-2 <i>Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed map amendment. See Denver Zoning Code, Section 12.4.10.</i> Chair Underdahl opened the public hearing. Ryan Winterberg-Lipp, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Chair Underdahl closed the public hearing. Board discussion. Motion by D. Elliott: I move to recommend that City Council approve application #2015I-00136, rezoning of property at 601 South Bannock Street, 801 South Broadway, and 99 West Kentucky Avenue, from T-MU-30 with waivers and conditions UO-1 / I-B UO-2 to C-MX-16 UO-1 / C-MX-16 UO-2, finding that the applicable review criteria have been met. Second by: J. Noble. Vote: Unanimous in favor (9-0), motion carries.</p>
	CPD Rules and Regulations
7.	<p>Amendment to the Denver Design District Urban Design Standards & Guidelines <i>Public hearing to recommend to the CPD Executive Director (Manager) approval, approval with conditions, or denial of proposed amendments to the Denver Design District Urban Design Standards & Guidelines. See DRMC, Section 12-18.</i> Presenters: Ryan Winterberg-Lipp, CPD-Planning Services Staff Recommendation: Approval <i>This item has been postponed to the February 17th, 2016 meeting.</i></p>
	Information Items
8.	<p>38th & Blake Station Area Height Amendments – Information item Tim Watkins & Mallory Bettag Tim Watkins & Mallory Bettag, CPD-Planning Services, provided information on the 38th & Blake Station Area Height Amendments. Questions and comments from board to staff.</p>
9.	<p>Update on Broadway Station Implementation Strategy – Information Item Ryan Winterberg-Lipp & Andy Rutz Ryan Winterberg-Lipp & Andy Rutz, CPD-Planning Services, provided information on the implementation strategy for the I-25 and Broadway Station Area Plan. Questions and comments from board to staff.</p>
	Manager/Chair time
	Adjournment 6:56