

DENVER PLANNING BOARD

Wednesday, March 2nd, 2016, 3:00 p.m.

MEETING RECORD

1.	<p>Call to Order 3:03 Board: Andy Baldyga (arrived 4:04pm), Jim Bershof, Don Elliott, Renee Martinez-Stone, Joel Noble, Susan Pearce, Chris Smith, Arleen Taniwaki, Julie Underdahl Staff: Evelyn Baker, Brad Buchanan, Kyle Dalton, Morgan Gardner, David Gaspers, Greg Savage, Sarah Showalter, Heidi Tippetts, Tim Watkins, Curt Upton, Ryan Winterberg-Lipp (CPD); Nate Lucero (CAO)</p>
2.	<p>Approval of Meeting Records February 17th, 2016 Motion by: S. Pearce Second by: J. Noble Vote: Unanimous in favor (8:0, A. Baldyga not present for vote), motion carries.</p>
3.	<p>Public Comment (limited to 2 minutes per speaker) None</p>
4.	<p>Consent (limited to 2 minutes per speaker) None</p>
Updates to the Denver Comprehensive Plan	
5.	<p>I-25 & Broadway Station Area Plan <i>Public Hearing to recommend to City Council approval, approval with conditions, or denial of the I-25 & Broadway Station Area Plan. See DRMC Section 12-61(d).</i> A. Taniwaki recused herself from the meeting and left the room. Chair Underdahl opened the public hearing and David Gaspers, CPD-Planning Services, presented the project update summary. Board questions to staff. Public testimony:</p> <ul style="list-style-type: none">• Lisa Ingle, 1821 Blake Suite 3C• Derek Medina, 660 Alcott St• K. Choquette, Washington Park• Virgil Ridgely, 10217 S. Andee Way• David Morrison, 678 E Louisiana Ave #301• Jeff Walker, 1600 Blake St• Victoria Cornell, 1369 S. Umatilla St• Charles K. Knight, 1620 S. Pearl• Charlie Bush, 715 S. Sherman• Charlotte Winzenberg, 590 S. Sherman <p>Questions from board to commenters, staff, and applicant. Chair Underdahl closed the public hearing and the board moved into deliberation. Motion by J. Noble: I move to approve the I-25 & Broadway Station Area Plan with the condition that the document be edited for clarity and correctness, finding that the applicable review criteria have been met. Second by: R. Martinez-Stone</p>

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	<p>Vote: Unanimous in favor (7-0, A. Baldyga abstained, A. Taniwaki recused), motion carries. A. Taniwaki returned to the meeting.</p>
	<p>Official Map Amendments</p>
6.	<p>Official Map Amendment, Application #2015I-00125 Rezoning 4100 and 4050 N. Kittredge Street from Gateway with Waivers and Conditions to S-CC-5x <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 opened the public meeting. Ryan Winterberg-Lipp, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by D. Elliot: I move to recommend that City Council approve application #2015I-00125, rezoning of property at 4100 and 4050 North Kittredge Street, from Gateway with waivers and conditions to S-CC-5x, finding that the applicable review criteria have been met. Second by: J. Noble Vote: Unanimous in favor (9-0), motion carries.</p>
7.	<p>Official Map Amendment, Application #2015I-00082 Rezoning 2765 S. Colorado Blvd., from B-3 with waivers and conditions to S-CC-3x <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> <i>The board took a five-minute recess.</i></p> <p>Chair Underdahl opened the public hearing. Tim Watkins, CPD-Planning Services presented the review criteria and staff recommendation. Board questions to staff and applicant. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by J. Noble: I move to recommend that City Council approve application #2015I-00082, rezoning of property at 2765 South Colorado Boulevard, from B-3 with waivers and conditions to S-CC-3x, finding that the applicable review criteria have been met. Second by: A. Baldyga Vote: 8 in favor, 1 opposed (D. Elliot), motion carries.</p>
	<p>Related Denver Zoning Code Map and Text Amendments</p>
8.	<p>Denver Zoning Code Text Amendment #6, Peña Station Next Design Overlay (DO-6) and DIA Signage <i>Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text amendment. See Denver Zoning Code Section 12.4.11.</i></p> <p>Chair Underdahl opened the public hearing. Brad Buchanan, CPD, presented. Kyle Dalton, CPD-Planning Services, presented the summary and staff recommendation. Board questions to staff. Public testimony:</p> <ul style="list-style-type: none"> • Ferd Belz, 1125 17th St • Councilwoman Stacie Gilmore <p>Board questions to commenters. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by D. Elliott: I move to recommend that City Council not approve Denver Zoning Code Text Amendment #6 to revise sign standards in DIA zone district and to create a Pena Station NEXT design overlay district DO-6 finding that it has not met the applicable criteria and standards for text amendment in the Denver Zoning Ordinance.</p>

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	<p>No second.</p> <p>Motion by D. Elliott: I move to continue the Denver Zoning Code Text Amendment #6 and the related map amendment (#2016I-00010) to May 4th, 2016, and that staff come back with a revised text that helps address the various concerns raised.</p> <p>Second by: S. Pearce</p> <p>Vote: Unanimous in favor (9-0), motion carries.</p>
9.	<p>Official Map Amendment, #2016I-00010 Rezoning Peña Blvd. to Tower Rd., 56th Avenue to 64th Avenue, to add the new proposed DO-6 overlay zone district.</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>This item was postponed with agenda item #8 to May 4th, 2016.</p>
Denver Zoning Code Text Amendment	
10.	<p>Denver Zoning Code Text Amendment #7, Airport Influence Overlay (AIO) District Revisions</p> <p><i>Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text amendment. See Denver Zoning Code Section 12.4.11.</i></p> <p>Chair Underdahl opened the public hearing. Kyle Dalton, CPD-Planning Services, presented project summary and staff recommendation. Board questions to staff and applicant. Chair Underdahl closed the public hearing.</p> <p>Motion by J. Noble: I move to recommend that the City Council approve Denver Zoning Code Text Amendment #7, to revise the Airport Influence Overlay (AIO) Zone District, with the following conditions, finding that the applicable review criteria have been met:</p> <ol style="list-style-type: none"> 1. That the text of section 9.5.3.5. be replaced with language cross-referencing D.R.M.C. Chapter 5 regarding noise disclosure notices. 2. 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. <p>Second by: R. Martinez-Stone</p> <p>Vote: Unanimous in favor (9-0), motion carries.</p>
Official Map Amendments	
11.	<p>Official Map Amendment, Application #2015I-00101 Rezoning, 17701-18400 E 64th Ave, 6004-6294 Rifle St, 6006-6106 Salida St, 6007-6208 Telluride Way & 6297 Tower Rd,</p> <p>From: C-MU-10 with waivers and conditions AIO, C-MU-20 with waivers and conditions AIO, C-MU-30 with waivers and conditions UO-1 AIO</p> <p>To: S-MX-8 AIO, S-MX-8 -A AIO, S-MX-12 AIO, C-MX-8 AIO, C-MX-12 AIO, S-CC-5 AIO</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>The applicant requested a postponement.</p> <p>Motion by D. Elliot: I move to postpone the Planning Board’s consideration of Official Map Amendment #2015I-00101 dealing with 17701-18400 E 64th Ave, 6004-6294 Rifle St, 6006-6106 Salida St, 6007-6208 Telluride Way & 6297 Tower Rd, from C-MU-10 with waivers and conditions AIO, C-MU-20 with waivers and conditions AIO, C-MU-30 with waivers and conditions UO-1 AIO to S-MX-8 AIO, S-MX-8 -A AIO, S-MX-12 AIO, C-MX-8 AIO, C-MX-12 AIO, S-CC-5 AIO to be considered at a future Planning Board Meeting.</p> <p>Second by: J. Noble</p> <p>Vote: Unanimous in favor (8-0, R. Martinez-Stone absent), motion carries.</p>

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	Design Review
12.	<p>Design Review, Application No. 2015-PROJMSTR-0000447, Design Plans for New Construction at 21st & Welton Street.</p> <p><i>Design review of development project located at 21st & Welton Street; project is subject to compliance with B-8-A/Arapahoe Square Design Standards and Guidelines (Adopted 1998, Amended 2014). See DRMC Section 12-45(3).</i></p> <p>Greg Savage, CPD-Development Services presented project summary. Applicant presented. Board questions to staff and applicant. Public comment:</p> <ul style="list-style-type: none"> • Keith Pryor, 2418 Champa • Craig Supplee, 2120 Glenarm <p>Board deliberation.</p> <p>Motion by J. Bershof: I move to recommend that the Zoning Administrator approve application #2015-PROJMSTR-0000447, located at 21st and Welton Street, finding that the project is compliant with the Arapahoe Square Design Standards and Guidelines (Adopted 1998, Amended 2014).</p> <p>Second by: A. Taniwaki</p> <p>Vote: 8 in favor, 1 opposed (C. Smith), motion carries.</p>
	Manager/Chair time
	Adjournment 8:14

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