

# DENVER PLANNING BOARD

March 30th, 2016

## MEETING RECORD

1.	<p><b>Call to Order 3:02</b></p> <p><b>Board:</b> Andy Baldyga, Jim Bershof, Don Elliott (left at 4:36), Joel Noble, Susan Pearce, Frank Schultz, Chris Smith, and Arleen Taniwaki</p> <p><b>Staff:</b> Evelyn Baker, Caryn Champine, Morgan Gardner, Analiese Hock, Theresa Lucero, Steve Oliver, Sarah Showalter, Heidi Tippetts (CPD); Nate Lucero (CAO); Courtney Livingston (Parks and Recreation); Crissy Fanganello (Public Works)</p>
2.	<p><b>Approval of Meeting Records</b></p> <p>March 15<sup>th</sup>, 2016</p> <p>Motion by D. Elliott</p> <p>Second by J. Bershof</p> <p>Vote: Unanimous in favor (7:0, A. Taniwaki abstained)</p>
3.	<p><b>Public Comment</b> (limited to 2 minutes per speaker) None</p>
	<p style="text-align: center;"><b>Design Review</b></p>
4.	<p><i>This item was removed from the consent agenda.</i></p> <p><b>Design Review, Application No. 2014D00387, Design Plans for New Construction at 1999 Chestnut Place.</b> <i>The project located at 1999 Chestnut Place is subject to compliance with The Commons Urban Design Standards &amp; Guidelines (December 1997, Amended 2011). See DRMC Section 12-45(3). <a href="#">Click here for CommonsDesignStandards.</a></i></p> <p>Steve Oliver, CPD-Planning Services</p> <p>Steve Oliver, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff and applicant.</p> <p>Motion by F. Schultz: I move that we approve the materials for the stucco color and finish type as presented but if the owner does not approve the materials as presented today, the applicant would need to return with the alternative and therefore recommend approval to the zoning administrator for the whole application.</p> <p>Second by: D. Elliott</p> <p>Vote: Unanimous in favor (8-0), motion carries.</p>
	<p style="text-align: center;"><b>Information Item</b></p>
5.	<p><b>Update on Citywide Planning Initiative</b></p> <p>Caryn Champine and Sarah Showalter – CPD-Planning Services, Courtney Livingston – Parks and Recreation, Crissy Fanganello – Public Works</p> <p>Staff presentation. Board questions to staff.</p>
	<p style="text-align: center;"><b>Official Map Amendments</b></p>
6.	<p><b>Official Map Amendment, Application #2015I-00143 Rezoning, 3401 Pecos St., from PUD #27 to CMP-E12 with waiver</b></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 Baldyga opened the public hearing. Sara White presented the review criteria and staff recommendation. Board questions to staff. Chair Baldyga closed the public hearing and board deliberated.</p>

	<p>Motion by D. Elliott: I move to recommend that City Council approve application #2015I-00143, rezoning of a property at 3401 Pecos Street, from PUD #27 to CMP-EI2 with waiver, finding that the applicable review criteria have been met.  Second by: F. Schultz  Vote: Unanimous in favor (8-0), motion carries.</p>
<p>7.</p>	<p><b>Official Map Amendment, Application #2015I-00174 Rezoning, 3441 W 39th Ave &amp; 3914 N King St., from PUD #406 to U-SU-B1</b>  <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 Baldyga opened the public hearing. Analiese Hock, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Public testimony:</p> <ul style="list-style-type: none"> <li>• Bob Ridgeway – 3937 Julian St</li> <li>• Marie Edgar – 3532 W 39th</li> <li>• Ray Defa yielded time to Marie Edgar for Berkeley Regis Neighborhood Association</li> <li>• Amanda Sundoval – Council District 1</li> <li>• Additional speaking time granted to Bob Ridgeway, 3937 Julian St</li> </ul> <p>Chair Baldyga closed the public hearing. Board deliberation.</p> <p><i>D. Elliott left the meeting at 4:36.</i></p> <p>Motion by C. Smith: I move to recommend that City Council approve application #2015I-00174, rezoning of property at 3914 N King St and 3441 W 39<sup>th</sup> Ave, from PUD #406 to U-SU-B1, finding that the applicable review criteria have been met with the recommendation that the prospective owner consider a historic designation for the Steele gymnasium building.  Second by: J. Bershof  Motion withdrawn.</p> <p>Motion by A. Taniwaki: I move to recommend that City Council approve application #2015I-00174, rezoning of property at 3914 N King St and 3441 W 39<sup>th</sup> Ave, from PUD #406 to U-SU-B1, finding that the applicable review criteria have been met with a note to the applicant to continue to meet with neighbors to discuss issues of concern including Landmark status for the Steele gymnasium.  Second by: J. Noble  Motion withdrawn.</p> <p>Motion by S. Pearce: I move to recommend that City Council approve application #2015I-00174, rezoning of a property at 3914 N. King Street and 3441 W. 39<sup>th</sup> Avenue, from PUD #406 to U-SU-B1, finding that the application review criteria have been met.  Second by: F. Schultz  Vote: In favor (7-0, D. Elliot absent for vote).</p> <p><i>Meeting took a short break.</i></p>
<p>8.</p>	<p><b>Official Map Amendment, Application #2015I-00051 Rezoning, 30-50 S. Colorado Blvd., from E-SU-D to G-RH-3</b>  <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>J. Bershof recused himself from the meeting.</i></p>

Chair Baldyga opened the public hearing. Theresa Lucero, CPD-Planning Services, presented the review criteria and staff recommendation. Applicant presented project overview. Board questions to staff and applicant. Public testimony:

- Michael Hughes – 40 S Bellaire St
- Tom Hart – 4530 E Cedar Ave
- Jenny Brinen – 46 S. Albion St
- Elaine Vecchioni – 3550 S Albion

Board questions to speakers. Chair Baldyga closed the public hearing. Board deliberation.

Motion by F. Schultz: I move to recommend that City Council approve application #2015I-00051, rezoning of property at 30-50 S Colorado Boulevard from E-SU-D to G-RH-3, finding that the applicable review criteria have been met.

Second by: A Taniwaki.

Vote: In favor (6-0, J. Bershof recused, D. Elliott absent). Motion carries.

**Manager/Chair time**

**Adjournment 6:40**