

# DENVER PLANNING BOARD

April 6th, 2016

## MEETING RECORD

1.	<p><b>Call to Order 3:07</b></p> <p><b>Board:</b> Andy Baldyga, Jim Bershof, Don Elliott, Renee Martinez-Stone, Joel Noble, Susan Pearce, Frank Schultz, Susan Stanton, Arleen Taniwaki (joined the meeting at 4:35) and Julie Underdahl.</p> <p><b>Staff:</b> Evelyn Baker, Abe Barge, Morgan Gardner, Analiese Hock, Andy Rutz, Sarah Showalter, Heidi Tippetts and Ryan Winterberg-Lipp (CPD); Nate Lucero (CAO).</p>
2.	<p><b>Public Comment</b> None</p>
3.	<p><b>Consent</b> None</p> <p><i>Introduction of Susan Stanton as a new member of the board.</i></p>
	<p style="text-align: center;"><b>Official Map Amendments</b></p>
4.	<p><b>Official Map Amendment, Application #2015I-00131 Rezoning, I-25 and Broadway Station Area (multiple addresses) from T-MU-30 with waivers and conditions UO-1, to C-MX-16, C-MX-12, C-MS-12, and C-RX-8</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 Underdahl opened the public hearing. Ryan Winterberg-Lipp, CPD-Planning Services, presented the review criteria and staff recommendation. Questions from board to staff. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by J. Noble: I move to recommend that city Council approve application #2015I-00131, rezoning of multiple city-owned properties in the I-25 and Broadway Station area, from T-MU-30 with waivers and conditions UO-1 to C-MX-16, C-MX-12, C-MS-12, and C-RX-8, finding that the applicable criteria have been met.</p> <p>Second by A. Baldyga</p> <p>Vote: Unanimous in favor (9-0, A. Taniwaki not present for vote), motion carries.</p>
5.	<p><b>Official Map Amendment, Application #2015I-00124 Rezoning, 1100 N. Meade St. Unit Vacant; 1100 N. Meade St.; 1001 N. Meade St. Unit Vacant; 1000 N. Newton St. Unit Vacant; 1048 N. Newton St. Unit Vacant; 1049 N. Stuart St.; 1101 N. Perry St. Unit Vacant from OS-A to E-SU-D1x and E-TU-C</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 Underdahl opened the public hearing. Ryan Winterberg-Lipp, CPD-Planning Services, presented the review criteria and staff recommendation. Questions from board to staff. Comments from Councilman Lopez. Questions from board to staff.</p> <p>Public testimony:</p> <ul style="list-style-type: none"><li>• Thomas Trujillo, 700 Raleigh St</li><li>• JoAnn Phillips, 936 Meade St.</li></ul> <p>Questions from board to public. Chair Underdahl closed the public hearing. Board deliberation.</p>

	<p>Motion by R. Martinez-Stone: I move to recommend that the City Council approve application #2015I-00124, rezoning of multiple city-owned properties in the Villa Park neighborhood on Meade Street, Newton Street, Perry Street and Stuart Street, from OS-A to E-SU-D1x and E-TU-C, finding that the applicable review criteria have been met.</p> <p>Second by J. Noble.</p> <p>Vote: Unanimous in favor (9-0, A. Taniwaki not present for vote), motion carries.</p>
6.	<p><b>Official Map Amendment, Application #2015I-00105 Rezoning, 3800 Franklin St. from U-SU-A1 to U-RH-2.5</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 Underdahl opened the public hearing. Tim Watkins, CPD-Planning Services, presented the review criteria and staff recommendation. Questions from board to staff and applicant.</p> <p>Public testimony:</p> <ul style="list-style-type: none"> <li>• John Schoenwalter, 1618 E 38<sup>th</sup> Ave.</li> <li>• Paul Brown, 3785 Williams St</li> </ul> <p>Chair Underdahl closed the public hearing. Questions from board to staff.</p> <p>Motion by J. Bershof: I move to recommend that City Council approve application #2015I-00105, rezoning of property at 3800 Franklin Street, from U-SU-A1 to U-RH-2.5, finding that the applicable criteria have been met.</p> <p>Second by A. Taniwaki.</p> <p>Vote: Unanimous in favor (10-0), motion carries.</p>
	<b>Denver Landmark Historic District</b>
7.	<p><b>200 Block South Lincoln Street Historic District, located between E. Cedar Ave. and E. Alameda Ave.</b></p> <p><i>Finding: to recommend to the City Council approval, rejection or modification of the proposed district with respect to conformance with the Comprehensive Plan, effect upon the surrounding neighborhood, and other planning considerations. See DRMC Section 30-4(6).</i></p> <p>Kara Hahn, CPD-Planning Services, Landmark Preservation presented the designation review criteria and staff report. Questions from board to staff.</p> <p>Motion by F. Schultz: I move to recommend that City Council approve the landmark designation for the 200 Block South Lincoln Street Historic District, finding that the proposed designation conforms with the Denver Comprehensive Plan and its supplements.</p> <p>Second by J. Noble.</p> <p>Vote: Unanimous in favor (10-0), motion carries.</p>
	<b>Info Items</b>
8.	<p><b>Broadway Station Design Standards and Guidelines –</b></p> <p>Andy Rutz, CPD-Planning Services presented the project. Board questions to staff.</p>
9.	<p><b>Arapahoe Square Zoning and Design Standards/Guidelines –</b></p> <p>Abe Barge and Analiese Hock, CPD-Planning Services presented the project. Board questions to staff.</p>
	<b>Manager/Chair time</b>
	<b>Adjournment 7:02</b>