

# DENVER PLANNING BOARD

April 20th, 2016, 3:00 p.m.

Parr-Widener Community Room #389

1437 Bannock St.

*After 5:30pm, enter through the North Bannock entrance.*

## MEETING RECORD

1.	<p><b>Call to Order 3:05</b></p> <p><b>Board:</b> Andy Baldyga, Jim Bershof, Renee Martinez-Stone, Joel Noble, Susan Pearce, Frank Schultz (joined the meeting at 3:42), Arleen Taniwaki (joined the meeting at 3:11) and Julie Underdahl.</p> <p><b>Staff:</b> Evelyn Baker, Abe Barge, Kyle Dalton, Morgan Gardner, Analiese Hock, Steve Nalley, Sarah Showalter, Heidi Tippetts, and Curt Upton (CPD); Adam Hernandez (CAO), Nate Lucero (CAO).</p>
2.	<p><b>Approval of Meeting Records</b></p> <p>March 30<sup>th</sup>, 2016</p> <p><i>This item was continued to the next meeting.</i></p> <p>April 6<sup>th</sup>, 2016</p> <p>Motion by J. Bershof: I move to approve the April 6<sup>th</sup>, 2016 meeting record.</p> <p>Second by: A. Baldyga</p> <p>Vote: Unanimous in favor (6-0), motion carries.</p>
3.	<p><b>Public Comment</b> None</p>
4.	<p><b>Consent</b> None</p>
	<p style="text-align: center;"><b>Related Denver Zoning Code Map and Text Amendments</b></p>
5.	<p><b>Denver Zoning Code Text Amendment # 9, Creation of Arapahoe Square Zone Districts</b></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>J. Noble recused himself from this item and left the room.</p> <p>Chair Underdahl opened the public hearing. Abe Barge and Analiese Hock, CPD-Planning Services presented the review criteria and staff recommendation. Councilman Albus Brooks spoke. Board questions to staff and Councilman Brooks. Public testimony:</p> <ul style="list-style-type: none"><li>• Richard Farley, 2500 Walnut, #112 (agenda item #5)</li><li>• Brum Batra, 12 Buell Mansion Parkway (agenda item #5)</li><li>• Chris Wahlen, 3341 S Eudora (agenda items #5 and #6)</li><li>• Craig Supplee, 2120 Glenarm (agenda items #5 and #6)</li><li>• Eileen Feltuian, 2534 Arapahoe (agenda items #5 and #6)</li><li>• Keith Pryor, 2418 Champa (agenda item #5 and #6)</li><li>• John Haden, 2418 Champa (agenda item #5 and #6)</li><li>• Kathleen Struble, 2343 Stout (agenda item #5)</li><li>• Larry Bell, 2403 Champa (agenda item #5)</li></ul> <p>Questions from board to public. Board deliberation.</p>

6.	<p>Motion by S. Pearce: I move to recommend that City Council approve Denver Zoning Code Text Amendment #9, to create new downtown Arapahoe Square zone districts, with the following conditions, finding that the applicable review criteria have been met:</p> <ul style="list-style-type: none"> <li>• That the Planning Board Review Draft be edited for clarity, correctness, illustrative graphic, section references, and other non-substantive matters as well as any other changes to the Planning Board Review Draft made necessary by such edits.</li> </ul> <p>Second by: R. Martinez-Stone Vote: Unanimous in favor (6-0, J. Noble recused, F. Schultz absent), motion carries.</p> <p><b>Official Map Amendment, Application #2016I-00035, Rezoning multiple properties from D-AS and C-MX-12 UO-1, UO-2 to D-AS-20+, D-AS-12+, C-MX-8, C-MX-5, and C-MX-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></p> <p>Chair Underdahl opened the public hearing. Abe Barge and Analiese Hock, CPD-Planning Services presented the review criteria and staff recommendation. Councilman Brooks spoke. Board questions to staff and Councilman Brooks. Public testimony (as stated above). Questions from board to public. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by S. Pearce: I move to recommend that City Council approve application #2016I-00035, rezoning of multiple properties from D-AS and C-MX-12 UO-1, UO-2 to D-AS-20+, D-AS-12+, C-MX-8, C-MX-5, and C-MX-3, finding that the applicable review criteria have been met.</p> <p>Second by: R. Martinez-Stone Vote: Unanimous in favor (6-0, J. Noble recused, F. Schultz absent), motion carries.</p> <p>J. Noble returned to the meeting. F. Schultz joined the meeting.</p>
	<b>Official Map Amendments</b>
7.	<p><b>Official Map Amendment, Application #2015I-00039, Rezoning of 446 Sheridan Blvd., from PUD 119 to E-MX-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></p> <p>Chair Underdahl opened the public hearing. Curt Upton, CPD-Planning Services, presented the review criteria and staff recommendation. No questions for staff. Chair Underdahl closed the public hearing. There was no deliberation between the board.</p> <p>Motion by F. Schultz: I move to recommend that the City Council approve application #2015I-00039, rezoning of property at 446 Sheridan Boulevard, from PUD 119 to E-MX-3, finding that the applicable review criteria have been met.</p> <p>Second by: A. Taniwaki Vote: Unanimous in favor (8-0), motion carries.</p>
	<b>Information Item</b>
8.	<p><b>Peña Station Next District Plan, first draft</b> <i>Information item: Review and discuss first draft of the district plan.</i></p> <p>Staff presentation by Steve Nalley, CPD-Planning Services. Board questions to staff.</p>

**Related Denver Zoning Code Map and Text Amendments**

**Denver Zoning Code Text Amendment #6, Peña Station Next Design Overlay (DO-6) and DIA Signage**

*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.*

***This item is continued from March 2, 2016.***

Chair Underdahl reopened the public hearing. Kyle Dalton, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff.

Public testimony:

- Ferd Belz, 1125 17<sup>th</sup> St.

Board deliberation.

Motion by F. Schultz: I move to recommend that City Council approve Denver Zoning Code Text Amendment #6, to revise sign standards in the DIA zone district and to create a Peña Station Next Design Overlay District, DO-6, with the following conditions, finding that the applicable review criteria have been met:

9.

1. 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.

Second by: J. Bershof

Amendment to motion by J. Noble: I move to amend the motion on the floor to add a second condition that Section 9.4.5.10.U.12.b.iii incorporate language from Section 10.10.20.1 regarding “fostering civic pride in the beauty of the city, enhancing the aesthetic values of the city and its economic vitality, protecting property values, protecting and enhancing the city’s attraction to tourists and visitors, and promoting good urban design.”

Second by: S. Pearce

Vote: 7 in favor, 1 opposed (F. Schultz), motion carries.

Vote on amended motion: 7 in favor, 1 opposed (F. Schultz), motion carries.

**Official Map Amendment, #2016I-00010 Rezoning Peña Blvd. to Tower Rd., 56<sup>th</sup> Avenue to 64<sup>th</sup> Avenue, to add the new proposed DO-6 overlay zone district.**

*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.*

***This item is continued from March 2, 2016.***

Chair Underdahl reopened the public hearing. Kyle Dalton, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Chair Underdahl closed the public hearing. Board deliberation.

10.

Motion by F. Schultz: I move to recommend that the City Council approve map amendment proposal #2016I-00010, rezoning of property from Peña Boulevard to Tower Road and 56<sup>th</sup> Avenue to 64<sup>th</sup> Avenue to the DO-6 overlay zone district, finding that the applicable review criteria have been met.

Second by: J. Noble

Vote: Unanimous in favor (8-0), motion carries.

*The meeting took a short break.*

**Official Map Amendments**

<p><b>11.</b></p>	<p><b>Official Map Amendment, Application #2015I-00101 Rezoning 17701-18400 E 64th Ave, 6004-6294 Rifle St, 6006-6106 Salida St, 6007-6208 Telluride Way &amp; 6297 Tower Rd,</b> <b>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</b> <b>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</b> 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><b>This item was postponed on March 2, 2016.</b></i> J. Bershof recused himself from the meeting and left the room. Chair Underdahl opened the public hearing. Curt Upton, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Applicant spoke. Chair Underdahl closed the public hearing. Board Deliberation. Motion by J. Noble: I move to recommend that City Council approve application #2015I-00101, rezoning of property at 17701-18400 E 64<sup>th</sup> Avenue, 6004-6294 Rifle Street, 6006-6106 Salida Street, 6007-6208 Telluride Way and 6297 Tower Road, 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, finding that the applicable review criteria have been met. Second by: A. Baldyga Vote: Unanimous in favor (7-0, J. Bershof recused), motion carries.</p>
<p><b>12.</b></p>	<p><b>Manager/Chair time</b></p>
<p><b>13.</b></p>	<p><b>Adjournment 7:06</b></p>