

DENVER PLANNING BOARD

June 15th, 2016

MEETING RECORD

1.	<p>Call to Order 3:03</p> <p>Board: Andy Baldyga, Jim Bershof, Don Elliott, Renee Martinez-Stone, Joel Noble, Susan Pearce, Chris Smith, Susan Stanton, Arleen Taniwaki (arrived 3:07) and Julie Underdahl. Staff: Evelyn Baker, Steve Chester, Kyle Dalton, Morgan Gardner, Analiese Hock, Courtland Hyser, Andy Rutz, Corey Staver, Heidi Tippetts, and Sara White (CPD); Adam Hernandez (CAO).</p>
2.	<p>Approval of Meeting Records June 1st, 2016 Motion by J. Noble: I move to approve the June 1st meeting record. Second by: J. Bershof Vote: Unanimous in favor (9-0, A. Taniwaki absent), motion carries.</p>
3.	<p>Public Comment</p>
4.	<p>Consent</p>
	<p style="text-align: center;">Comprehensive Plan Supplement</p>
5.	<p>Westwood Neighborhood Plan (hearing) <i>Public Hearing to approve, approve with conditions, or deny the Westwood Neighborhood Plan, and transmit its decision to the CPD Executive Director, Mayor and City Council. See DRMC Section 12-61(d).</i> Chair Underdahl opened the public hearing. Steve Chester, CPD-Planning Services, presented the plan overview and staff recommendation. Board questions to staff. Public comment:</p> <ol style="list-style-type: none">1. Councilman Paul López – District 3 representative2. Karen Fox Elwell – 360 Acoma St3. Jack Reutzel – 1801 California St #2600 <p>Board questions to commenters. Chair Underdahl closed the public hearing. Board deliberation. Motion by J. Noble: I move to approve the Westwood Neighborhood Plan with the following conditions, finding that the applicable review criteria have been met:</p> <ol style="list-style-type: none">1. That the active edge along Kentucky Avenue be revised from Mixed Use to Residential; and2. That the plan be edited for clarity and consistency. <p>Second by: A. Baldyga Vote: Unanimous in favor (10-0), motion carries.</p>
	<p style="text-align: center;">Official Map Amendments</p>
6.	<p>Official Map Amendment, Application #2016I-00021, Rezoning 45 Harrison St. from PUD #453 to G-RH-3 with a waiver <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>S. Pearce and Chair Underdahl recused themselves from the public meeting and left the room. Vice Chair A. Baldyga chaired this item.</i></p>

	<p>Chair Baldyga opened the public hearing. Courtland Hyser, CPD-Planning Services presented the review criteria and staff recommendation. Board questions to staff. Public comment:</p> <ol style="list-style-type: none"> 1. Susan Smernoff – 240 S. Madison St <p>Chair Baldyga closed the public hearing. Board deliberation. Motion by D. Elliott: I move to recommend that City Council approve application #2016I-00021, rezoning of property at 45 Harrison St., from PUD 453 to G-RH-3 with a waiver, finding that the applicable review criteria have been met. Second by: J. Bershof Vote: Unanimous in favor (8-0, Chair Underdahl and S. Pearce recused), motion carries.</p> <p><i>S. Pearce and Chair Underdahl returned to the meeting.</i></p>
	<p>CPD Rules and Regulations</p>
<p>7.</p>	<p>Proposed Amendments to and Restatement of the Broadway Station Development Urban Design Standards and Guidelines (formerly known as the Cherokee Redevelopment of the Former Gates Rubber Factory Urban Design Standards and Guidelines)</p> <p><i>Public hearing to recommend to CPD Executive Director (Manager) approval, approval with conditions, or denial of the proposed amendments and restatement. See DRMC, Section 12.18.</i></p> <p>Chair Underdahl opened the public hearing. Andy Rutz, CPD-Planning Services presented the plan and staff recommendation. Board questions to staff. Public comment:</p> <ol style="list-style-type: none"> 1. Charlotte Winzenburg – 590 S. Sherman – Ceded her time to Charlie Busch 2. Charlie Busch – 715 S. Sherman <p>Board questions to commenters. Chair Underdahl closed the public meeting. Board deliberation.</p> <p>Motion by J. Noble: I move to recommend that the CPD Manager approve the amendments to and restatement of the Broadway Station Development Urban Design Standards and Guidelines as presented in the Planning Board Review Draft with the following conditions:</p> <ol style="list-style-type: none"> 1. On page 35, add an intent statement substantially similar to the following: “to minimize light glare from the Broadway Station Development to roads and adjacent neighborhoods, including West Washington Park”; 2. That the reflective factor in design guideline 3.3.B.10 on page 35 of the document be revised from “0.25” to “0.20” and the immediately following “and” be changed to “or”; and 3. 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 Vote: Unanimous in favor (9-0, A. Taniwaki abstained), motion carries.</p>
<p>8.</p>	<p>Manager/Chair time</p>
<p>9.</p>	<p>Adjournment 6:25</p>