

DENVER PLANNING BOARD

August 17th, 2016

MEETING RECORD

1.	Call to Order 3:03 Board: Jim Bershof, Ignacio Correa-Ortiz, Don Elliott, Renee Martinez-Stone, Joel Noble, Susan Pearce, Frank Schultz, Chris Smith, Susan Stanton, Arleen Taniwaki and Julie Underdahl. Staff: Evelyn Baker, Courtland Hyser, Steve Oliver, Sarah Showalter, Heidi Tippetts, Tim Watkins, Sara White, Ryan Winterberg-Lipp (CPD); Adam Hernandez (CAO).
2.	Approval of Meeting Records July 6 th , 2016 Motion by D. Elliott: I move to approve the July 6 th meeting record. Second by: I. Correa-Ortiz Vote: Unanimous in favor, (9:0 A. Taniwaki abstained, R. Martinez-Stone not present for vote). Motion carries. July 20 th , 2016 Motion by I. Correa-Ortiz: I move to approve the July 20 th meeting record. Second by: S. Stanton Vote: Unanimous in favor (6:0 D. Elliott, C. Smith, A. Taniwaki and S. Pearce abstained, R. Martinez-Stone not present for the vote). Motion carries.
3.	Public Comment - None
4.	Consent <ol style="list-style-type: none">1. Official Map Amendment, Application #2016I-00051 Rezoning, 4150 Elati Street, from I-A UO-2 to C-RX-12.2. Design Review, Application #2014D-00337, New Construction at 1959 Wewatta Street Motion by J. Noble: I move to approve the August 17 th consent agenda. Second by: S. Pearce Vote: Unanimous in favor, 11:0. Motion carries. <i>J. Bershof and J. Noble recused and left the meeting.</i>
Updates to Comprehensive Plan	
5.	38th and Blake Station Area Plan Amendment Public Hearing <i>Public Hearing to approve, approve with conditions, or deny the 38th and Blake Station Plan Amendment, 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. Tim Watkins, CPD-Planning Services, presented the summary and staff recommendation. Board questions to staff. Public Comments: <ul style="list-style-type: none">• Andrew Feinstein, 3535 Larimer St.• Justin Croft, 3701 Race St.• Steve Ferris, 38th and Arkins Ct.• Councilman Albus Brooks

	<p>Questions from board to commenters. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by F. Schultz: I move to approve the 38th and Blake Station Plan Amendment based on the findings that the plan amendment is consistent with the Denver Comprehensive Plan and applicable supplements, that an inclusive public process was utilized, and that the plan includes a long-term view, with the following conditions:</p> <ol style="list-style-type: none"> 1. Clarifications of Map and Text <ul style="list-style-type: none"> • Page 7- include map and descriptions of maximum base and incentive heights • Page 8- Recommendation 2 Title (Regulatory design quality to apply throughout entire station area – not just incentive heights) • Page 11 – Text added to implementation activity F-1, to further clarify that design quality tool applies throughout the area (not just incentive heights) 2. That the document be edited for clarity and correctness. <p>Second by: A. Taniwaki</p> <p>Vote: Unanimous in favor (9-0, J. Noble and J. Bershof recused), motion carries.</p> <p><i>J. Bershof and J. Noble returned to the meeting.</i></p>
Official Map Amendments	
6.	<p>Official Map Amendment, Application #2015I-00175 Rezoning, 3700 Marion Street , from U-SU-A1 to U-MX-2x</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. Courtland Hyser, CPD-Planning Services, presented the summary and staff recommendation. Board questions to staff. Applicant presentation. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by R. Martinez-Stone: I move to recommend that City Council approve application #2015I-00175, rezoning of property at 3700 Marion Street, from U-SU-A1 to U-MX-2x, finding that applicable review criteria have been met.</p> <p>Second by: J. Noble</p> <p>Vote: Unanimous in favor, 11-0. Motion carries.</p> <p><i>J. Bershof recused and left the meeting</i></p>
7.	<p>Official Map Amendment, Application #2016I-00058 Rezoning, 1154, 1156, 1160, 1164, and 1166 St Lincoln Street, from R-MU-20 with waivers and conditions to U-RH-2.5</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 summary and staff recommendation. Board questions to staff. Applicant presentation.</p> <p>Public Comments:</p> <ul style="list-style-type: none"> • Greg Pulliam, 1600 S. Logan St. • Brian Connolly, 950 17th Street, Ste. 1600 • Charles Jordy, 1212 S. Broadway, Ste. 100 • Lance Gutsch, 295 Clayton St. • Andrew Meyers, 1174 S. Lincoln St. <p>Questions from board to staff and commenters. Chair Underdahl closed the public hearing. Board deliberation. Chair Underdahl reopened the public hearing.</p>

	<p>Motion by D. Elliott: I move to reopen the public hearing and continue action to September 21st meeting, with the purpose of receiving a graphic presentation from staff regarding the height and bulk plane impacts on properties adjacent to the project. Second by: Susan Pearce. Amendment offered by S. Stanton that the continuance also provide time to collect more information on the General Development Plan. Amendment accepted by D. Elliott and S. Pearce. Vote: 9 in favor, 1 opposed (C. Smith), J. Bershof recused. Motion carries.</p> <p><i>Meeting took a short break.</i> <i>F. Schultz recused and left the meeting.</i> <i>R. Martinez-Stone left the meeting.</i></p>
<p>8.</p>	<p>Official Map Amendment, Application #2015I-00183 Rezoning, 1601-1665 Pearl St & 520-538 E 17th Ave, from C-MX-5, DO-1/ C-MX-8, DO-1/ C-MS-8, DO-1/C-MS-8 to PUD-G15, DO-1</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 summary and staff recommendation. Board questions to staff. Applicant presentation. Public Comments:</p> <ul style="list-style-type: none"> • Annie Levinsky, History Colorado • Chris Chiari, 1601 Emerson St <p>Questions from board to staff. Chair Underdahl closed the public hearing. Board deliberation. Motion by J. Noble: I move to recommend that City Council approve application #2015I-00183, rezoning, 1601-1665 Pearl St & 520-538 E 17th Ave, from C-MX-5, DO-1/ C-MX-8, DO-1/ C-MS-8, DO-1/C-MS-8 to PUD-G15, finding that applicable review criteria have been met, with the following condition: that the document may be edited for clarity and correctness. Second by: S. Stanton Vote: 7 in favor, 1 opposed (D. Elliott), F. Schultz recused and J. Bershof and R. Martinez-Stone not present for vote. Motion carries.</p>
	<p>Manager/Chair time</p>
	<p>Adjournment 7:59</p>