

DENVER PLANNING BOARD

November 2nd, 2016

MEETING RECORD

1.	<p>Call to Order 3:01</p> <p>Board: Jim Bershof, Ignacio Correa-Ortiz, Don Elliott, Renee Martinez-Stone (arrived at 3:02), Joel Noble, Susan Pearce, Chris Smith, Arleen Taniwaki and Julie Underdahl.</p> <p>Staff: Ryann Anderson, Evelyn Baker, Sarah Showalter, Heidi Tippetts, Curt Upton, Ryan Winterberg-Lipp (CPD); Nate Lucero (CAO).</p>
2.	<p>Approval of Meeting Records</p> <p>October 19th, 2016</p> <p>Motion by J. Noble: I move to approve the October 19th meeting record.</p> <p>Second by: I. Correa-Ortiz</p> <p>Vote: Unanimous in favor, (8:0, R. Martinez-Stone not present for vote). Motion carries.</p>
3.	<p>Public Comment None</p>
4.	<p>Consent None</p>
Official Map Amendments	
5.	<p>Official Map Amendment, Application #2014I-00073 Rezoning, 1601 Jewell Avenue from E-SU-Dx to PUD-G 14</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><i>J. Bershof recused and left the meeting</i></p> <p>Chair Underdahl opened the public hearing. Curt Upton, CPD-Planning Services presented the summary and staff recommendation. Board questions to staff. Applicant presentation. Board questions to applicant and staff.</p> <p>Public Comments:</p> <ul style="list-style-type: none">• Mara Owen, 2255 S. Acoma St.• Armin Burdick, 1940 S. Vallejo St.• Valerie Kerns, representing Council District 6 <p>Questions from board to applicant and staff. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by A. Taniwaki: I move to recommend that City Council approve application #2014I-00073, rezoning of 1601 W. Jewell Avenue, from U-SU-Dx to PUD-G14 with the following condition, finding that applicable review criteria have been met:</p> <ol style="list-style-type: none">1. That the PUD be edited for clarity and correctness <p>Second by: S. Pearce</p> <p>Vote: Unanimous in favor, 8-0 (J. Bershof recused). Motion carries.</p>
View Plane Variance	
6.	<p>Colorado Public Radio, 1601 Jewell Avenue view plane variance</p>

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	<p><i>Public hearing: to approve, approve with conditions or deny the proposed view plane variance based on findings that all of the following conditions exist:</i></p> <ul style="list-style-type: none"> <i>a. That the proposed use and structure is a permitted use under the zoning laws applicable to the subject land;</i> <i>b. That literal enforcement of the applicable View Plane Ordinance would preclude reasonable development of the subject land;</i> <i>c. That the development of the land as proposed by the applicant would not defeat the purposes of the applicable View Plane Ordinance;</i> <i>d. That the requested variance is the minimum needed to secure from the land a reasonable return in service, use, or income;</i> <i>e. That the development proposed by applicant would not result in substantial injury to neighboring properties or public lands; and</i> <i>f. That financial hardship of the applicant is not the only reason for granting a variance.</i> <p><i>See DRMC Section 10.1.</i></p> <p>Chair Underdahl opened the public hearing. Curt Upton, 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 J. Noble: I move to approve the application for a view plane variance at 1601 W. Jewell Avenue, finding that the applicable review criteria have been met, contingent upon approval of official map amendment #2014I-00073 by Denver City Council.</p> <p>Second by: C. Smith</p> <p>Vote: Unanimous in favor, 8-0 (J. Bershof recused). Motion carries.</p> <p><i>Meeting took a short break</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 with waiver</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><i>This item was continued from the August 17th Planning Board hearing and the September 21st Planning Board hearing. Revised application.</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. Board questions to applicant and staff. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by D. Elliott: I move to recommend that City Council approve application #2016I-00058, rezoning of 1154, 1156, 1160, 1164, and 1166 St Lincoln Street, from R-MU-20 with waivers and conditions to U-RH-2.5 with waivers, finding that the applicable review criteria have been met.</p> <p>Second by: I. Correa-Ortiz</p> <p>Vote: Unanimous in favor, 8-0 (J. Bershof recused). Motion carries.</p>
	<p>Amendment to CPD Rules and Regulations</p>
8.	<p>Amendment to Adopted Rules & Regulations Regarding the Revocation & Suspension of Zoning Permits</p> <p><i>Public hearing to recommend to the CPD Executive Director (Manger) approval, approval with conditions, or denial of proposed amendments to rules and regulations regarding revocation and suspension of zoning permits. See DRMC, Section 12-18.</i></p>

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	<p>Chair Underdahl opened the public hearing. Ryann Anderson, CPD-Zoning Administration presented the summary and staff recommendation. Board questions to staff. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by J. Noble: I move to recommend to CPD Manager approval of the proposed amendments to the Rules and Regulations regarding the Revocation and Suspension of Zoning Permits and Approvals.</p> <p>Second by: A. Taniwaki</p> <p>Vote: Unanimous in favor, 8-0 (J. Bershof recused). Motion carries.</p>
	Manager/Chair time
	Adjournment 5:29