

DENVER PLANNING BOARD

February 1st, 2017

MEETING RECORD

1.	<p>Call to Order 3:03</p> <p>Board: J. Bershof, Don Elliott, Ignacio Correa-Ortiz, Renee Martinez-Stone (arrived 3:12), Joel Noble, Susan Pearce, Frank Schultz (arrived 3:09), Susan Stanton and Julie Underdahl (chair). Staff: Evelyn Baker, Jeff Hirt, Sarah Showalter, Heidi Tippetts, Sara White, and Ryan Winterberg-Lipp (CPD); Adam Hernandez(CAO).</p>
2.	<p>Approval of Meeting Records January 18th, 2017 Motion by S. Stanton: I move to approve the January 18th meeting record. Second by: J. Noble Vote: Unanimous in favor (6-0, F. Schultz, R. Martinez-Stone not present for vote and I. Correa-Ortiz abstained), motion carries.</p>
3.	<p>Public Comment - None</p>
4.	<p>Consent - None</p>
Official Text Amendments	
5.	<p>Text Amendment #11 - Small Lot Parking Exemption, to revise the current vehicle parking exemption for Pre-Existing Small Zone Lots. <i>Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text map amendment. See Denver Zoning Code, Section 12.4.11.</i> Chair Underdahl opened the public hearing. Jeff Hirt, CPD-Planning Services presented the summary and staff recommendation. Presentations by applicant, Councilman Albus Brooks. Board questions to staff and applicant. Public Comments:</p> <ul style="list-style-type: none">• Amanda Sandoval, 1437 Bannock St, ceded time to Councilman Espinoza• Councilman Espinoza, 1437 Bannock St• Adrian Brown, 132 W 4th Ave• Frank Locantore, 2145 E 16th Ave• Andrew Porter, 36 W 3rd Ave• Michelle Hirsh, 4907 Stuart St• Marge Valdez, 2000 S E 12th Ave• John Riecke, 945 Washington St #300• Charlotte Winzenberg, 590 S. Sherman St• Bob Hickman, 291 S Gilpin St• David Engelken, 1633 Humboldt St• Chris Kampe, 1517 King St• Sue Glassmacher, 1037 29th St• Paul Davidson, 3109 Stout St• Tony Bobay, 130 S Ogden St• Jo Berrios, 1950 S Logan St• Chip Coppola, 1410 S Pennsylvania

Please silence all cell phones and pagers in the Board Room

- Leslie Twarogowski, 1754 Olive St

Questions from board to staff, applicant and commenters. Chair Underdahl closed the public hearing. Board deliberation.

Motion by F. Schultz: I move to recommend that City Council approve Denver zoning Code Text Amendment #11, to revise the current vehicle parking exemption for Pre-Existing Small Zone Lots, with the following conditions, finding that the applicable review criteria have been met:

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. Board discussion.

Motion by I. Correa-Ortiz to include the following amendments in the motion:

2. That the reuse of existing buildings on small zone lots have a stipulation that limits the parking exemption to existing buildings that occupy at least 2/3 of the zone lot area;
3. That the All Other Small Zone Lots category have a stipulation that limits the parking exception to mandate a parking requirement equal to 1/3 of the Zone Lot Area, designated for parking for the first three floors.

No seconder. Motion to amend fails. Board discussion.

Motion by J. Noble to include the following amendments in the motion:

2. That Planning Board requests that City Council not further reduce the parking exemption from the Planning Board review draft.

Second by D. Elliott. Vote on amendment: 8 in favor, 1 opposed (I. Correa-Ortiz) motion to amend carries.

Motion by J. Noble to include the following amendment in the motion:

3. That the City Council collaborate with Public Works to direct follow up work to improve on-street parking programs based on community concerns.

No Seconder. Motion to amend fails.

Motion by J. Noble to include the following amendment in the motion:

4. That this text amendment add a requirement for ZPIN Notification when the exemption is used for new structures.

Second by: D. Elliott. Board discussion. Vote on amendment: 2 in favor (J. Noble, and S. Stanton), 7 opposed, motion fails.

Board discussion on the original motion with two added conditions:

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; and
2. That the Planning Board requests that City Council not further reduce the parking exemption from the Planning Board review draft.

Vote on original motion with two conditions, 8 in favor, 1 opposed (I. Correa-Ortiz), motion carries.

Meeting took a short break. Chair Underdahl left the meeting and J. Noble chaired.

Official Map Amendments	
6.	<p>Official Map Amendment, Application #2015I-00163 rezoning 3325-3327 Tejon Street from U-TU-B, DO-4 to PUD-G16</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 Noble opened the public hearing. Jeff Hirt, CPD-Planning Services presented the summary and staff recommendation. Board questions to staff and applicant. No public comments. Chair Noble closed the public hearing. Board discussion.</p> <p>Motion by S. Stanton: I move to recommend that City Council approve application #2015I-00163, rezoning of property at 3325-3327 Tejon Street from U-TU-B, DO-4 to PUD-G 16, finding that the applicable review criteria have been met.</p> <p>Second by: R. Martinez-Stone</p> <p>Vote: 8 in favor, 1 not present for vote (J. Underdahl), motion carries.</p>
7.	<p>Official Map Amendment, Application #2016I-00130 rezoning 2827 & 2833 W 25th Avenue from G-MU-3, UO-3 to G-MS-3</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 Noble opened the public hearing. Sara White, CPD-Planning Services presented the summary and staff recommendation. Board questions to staff and applicant. Public comments:</p> <ul style="list-style-type: none"> • Nathan Johnson, 1111 Crestridge Dr • Justin Potter, 2314 Decatur • Eddie Gibbons, 5655 S Yosemite St #109 • Michael Guiietz, 2001 Wolff St • Justin Archuleta, 2223 Eliot St • Leslie Twarogowski, 1754 Olive St <p>Chair Noble closed the public hearing. Board deliberation.</p> <p>Motion by Renee Martinez-Stone: I move to recommend that City Council approve application #2016I-00130 rezoning 2827 & 2833 W 25th Avenue from G-MU-3, UO-3 to G-MS-3, finding that the applicable review criteria have been met.</p> <p>Second by: Susan Stanton</p> <p>Vote: 7 in favor, 1 opposed (D. Elliott), 1 not present for vote (J. Underdahl), motion carries.</p>
Updates to Comprehensive Plan	
8.	<p><i>This item was postponed to a later date</i></p> <p>Blueprint Denver Information Item</p> <p>Presentation and board discussion of the Blueprint Denver</p> <p>Presenters: David Gaspers, CPD-Planning Services</p>
Adjournment 8:13	