

DENVER PLANNING BOARD

December 6th, 2017

MEETING RECORD

1.	Call to Order 3:03 Board: Heidi Aggeler, Jim Bershof, Erin Clark, Ignacio Correa-Ortiz, Renee Martinez-Stone, Joel Noble, Susan Pearce, Frank Shultz, S. Stanton, and Julie Underdahl (Chair) Staff: Abe Barge, Kyle Dalton, Jeff Hirt, Steve Nalley, David Gaspers, Josh Palmeri, Sarah Showalter, Heidi Tippetts, Andrew Webb, and Adam Hernandez (CAO).
2.	Approval of Meeting Records November 1 st , 2017 Motion by I. Correa-Ortiz: I move to approve the November 1 st , 2017 meeting record. Second by: E. Clark Vote: Unanimous in favor (7:0, S. Stanton, J. Noble and H. Aggeler abstained) motion carries. November 15 th , 2017 Motion by J. Noble: I move to approve the November 15 th , 2017 meeting record. Second by: S. Pearce Vote: Unanimous in favor (7:0, R. Martinez-Stone, S. Stanton, and E. Clark abstained) motion carries.
3.	Public Comment: none
4.	Consent: none
Comprehensive Sign Plans	
5.	Denver Theater District Sign Plan Amendment 2017-THEATREPLAN-0000001 for 1144 15th Street. <i>Public meeting to approve, approve with conditions, or deny an Amendment to the Denver Theater District Sign Plan for 1144 15th Street, based on based on compliance with the criteria in Denver Zoning Code, Section 10.10.14.13</i> Chair Underdahl opened the public hearing. Josh Palmeri, CPD-Planning Services, presented a summary of staff recommendations. Applicant presented. Board questions to applicant. No public comment. Chair Underdahl closed the public hearing. Board deliberation. Motion by J. Bershof: I move to approve the amendment to the Denver Theater District Sign Plan to allow signage at 1144 15th Street, finding that the applicable review criteria have been met. Second by: H. Aggeler Vote: 9 in favor, 1 opposed (F. Schultz), motion carries. <i>Motion by I. Correa-Ortiz to change the order of agenda items; moving High Street map amendment application #2016I-00120 to be heard after application #2017I-00122 for 38th & Blake map and text amendment.</i> Second by E. Clark Vote: unanimous in favor (10:0), motion carries. <i>J. Bershof recused himself and left the meeting.</i>

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Map and Text Amendments

Official Text Amendment #2 River North Design Overlay District, DO-7 & 38th and Blake Incentive Overlay District (IO-1).

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

Chair Underdahl opened the public hearing. Councilman Albus Brooks made opening remarks, Abe Barge, CPD-Planning Services, presented summary of staff recommendations. Board questions to Councilman and Staff.

Public comments:

- Tom Ragonetti, 950 17th St.
- David Jaudes, 620 Elm St.
- Jamie Licko, RiNo Art District and RiNo Business Improvement District
- Mark Marshall, Urban Land Conservancy

Chair Underdahl closed the public hearing. Board deliberation.

Motion by J. Noble: I move to recommend that City Council approve Denver Zoning Code Text Amendment #2, to create the River North Design Overlay (DO-7) and the 38th and Blake Incentive Overlay (IO-1), 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: E. Clark

Vote: 5 in favor, 2 opposed (S. Pearce and H. Aggeler), 1 abstained (I. Correa-Ortiz), 1 recused (J. Bershof) and 1 not present for vote (F. Schultz). Motion carries.

6.

I Correa-Ortiz recused himself and left the meeting.

Official Map Amendment, Proposal #2017I-00121 rezoning multiple properties with existing mixed-use zoning generally located within the River North Business Improvement District and area covered by the adopted 2016 38th and Blake Station Area Height Amendments to add the proposed DO-7 and IO-1 overlay districts.

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

Chair Underdahl opened the public hearing. Abe Barge, CPD-Planning Services, presented summary of staff recommendations. Board questions to staff. No public comment.

Motion by J. Noble: I move to recommend that City Council approve application #2017I-00121, rezoning multiple properties with existing mixed-use zoning generally located within the River North Business Improvement District and area covered by the adopted 2016 38th and Blake Station Area Height Amendments to add the proposed DO-7 and IO-1 overlay districts, finding that the applicable review criteria have been met, with the following condition:

1. The properties at 3509 Wynkoop Street (Parcel 160827070), 3501-3510 Brighton Boulevard (Parcel 160827002), and 3530 Brighton Boulevard (Parcel 160826987) be included in this map amendment.

Second by: S. Stanton

Vote: 6 in favor, 1 opposed (S. Pearce), 2 recused (J. Bershof and I. Correa-Ortiz) and 1 not present for vote (F. Schultz). Motion carries.

Official Map Amendment, Proposal #2017I-00122 rezoning multiple properties generally located in the area covered by the adopted 2016 38th and Blake Station Area Height Amendments from I-A UO-2; I-B UO-2; CMP-ENT UO-2; C-MX-3 UO-1, UO-2; C-MX-5 UO-2; I-MX-3 UO-2; I-MX-5 UO-2; R-MU-30 WVRS and U-MX-2 – to - C-MX-3 DO-7, IO-1; C-MX-5 UO-2, DO-7, IO-1; C-MX-5 UO-1, UO-2, DO-7, IO-1; C-MX-8 UO-2, DO-7, IO-1; C-MX-8 DO-1, IO-7; I-MX-3 UO-2, DO-7, IO-1; I-MX-5 UO-2, DO-7, IO-1; and I-MX-8 UO-2, DO-7, IO-1.

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

Chair Underdahl opened the public hearing. Andrew Webb, CPD-Planning Services, presented summary of staff recommendations. Board questions to staff. Public comment:

- Mark Marshall, Urban Land Conservancy

Chair Underdahl closed the public hearing. Board deliberation.

Motion by R. Martinez-Stone: I move to recommend that City Council approve application #2017I-00122, rezoning multiple properties generally located in the area covered by the

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adopted 2016 38th and Blake Station Area Height Amendments from I-A UO-2; I-B UO-2; CMP-ENT UO-2; C-MX-3 UO-1, UO-2; C-MX-5 UO-2; I-MX-3 UO-2; I-MX-5 UO-2; R-MU-30

WVRS and U-MX-2 – to -

C-MX-3 DO-7, IO-1; C-MX-5 UO-2, DO-7, IO-1; C-MX-5 UO-1, UO-2, DO-7, IO-1; C-MX-8 UO-2, DO-7, IO-1; C-MX-8 DO-7, IO-1; I-MX-3 UO-2, DO-7, IO-1; I-MX-5 UO-2, DO-7, IO-1; and I-MX-8 UO-2, DO-7, IO-1, finding that the applicable review criteria have been met, with the following condition:

1. The properties at 1420 38th Street (parcel 160825492), 1901 31st Street (parcel 160829102), 2101 31st Street (two at this address, parcels 163954521 and 164015434), 2019 31st Street (parcel 162543451), 3509 Wynkoop Street (parcel 160827070), 3501-3510 Brighton Boulevard (parcel 160827002) and 3530 Brighton Boulevard (parcel 160826987) be removed from this map amendment.

Second by: E. Clark

Vote: 6 in favor, 1 recused (I. Correa-Ortiz) and 3 not present for vote (F. Schultz, S. Stanton, J. Bershof). Motion carries.

I Correa-Ortiz returned to the meeting.

Map Amendments

Official Map Amendment, Application #2016I-00120 rezoning 2600 High Street from U-SU-B1 to U-MX-2x.

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

Chair Underdahl opened the public hearing. Jeff Hirt, CPD-Planning Services, presented summary of staff recommendations. Applicant presentation. Board questions to staff. Public comment:

8.

- Scott Turbow, 2601 High St.
- Ali Wayas, 2600 N High St.

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

Motion by J. Noble: I move to recommend that City Council approve application #2016I-00120, rezoning of property at 2600 High Street and 1919 E 26th Ave from U-SU-B1 to U-MX-2x, finding that the applicable review criteria have been met.

Second by: H. Aggeler

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	Vote: 6 in favor, 1 opposed (J. Underdahl), 3 not present for vote (F. Schultz, S. Stanton, J. Bershof). Motion carries.
9.	<p>Official Map Amendment, Application #2017I-00120 rezoning 1420 38th Street from R-MU-30 with waivers to C-MX-8.</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. Andrew Webb, CPD-Planning Services, presented summary of staff recommendations. Board questions to staff. No public comment. Chair Underdahl closed the hearing. Board deliberation.</p> <p>Motion by H. Aggeler: I move to recommend that City Council approve application #2017I-00120, rezoning of property at 1420 38th Street from R-MU-30 with waivers to C-MX-8, finding that the applicable review criteria have been met.</p> <p>Second by: S. Pearce.</p> <p>Vote: 7 in favor, 3 not present for vote (F. Schultz, S. Stanton, J. Bershof). Motion carries.</p>
	Information Items
10.	<p>Blueprint Denver Information Item –</p> <p><i>Informational item regarding progress on the Blueprint Denver planning process.</i></p> <p>David Gaspers, CPD-Planning Services, presented information on Blueprint Denver.</p>
	Manager/Chair time
	Adjournment 9:01