

DENVER PLANNING BOARD

March 21, 2018, 3:00 p.m.

MEETING RECORD

1.	<p>Call to Order 3:04pm Heidi Aggeler, Jim Bershof, Ignacio Correa-Ortiz, Renee Martinez-Stone (arrived at 3:05 departed at 5:30), Joel Noble, Susan Pearce (arrived at 3:09), Frank Schultz, Susan Stanton, and Julie Underdahl. Staff: Evelyn Baker, Mallory Bettag, Kyle Dalton, Analiese Hock, Joshua Palmeri, Scott Robinson, Sarah Showalter, Paul Stephens, Heidi Tippetts, Sara White (CPD) and Nate Lucero (CAO).</p>
2.	<p>Meeting Record for Approval - None</p>
3.	<p>Public Comment - None</p>
4.	<p>Consent</p> <p>1. Comprehensive Sign Plan 2016-CSP-0011 for 918 17th Street. <i>Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 918 17th Street, based on compliance with the criteria in Denver Zoning Code, Section 10.10.3.3.</i></p> <p>2. Comprehensive Sign Plan Amendment CSA-2017-0000007-AMEND for 1719 E 19th Avenue.</p> <p><i>Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan Amendment for 1719 E 19th Ave., based on compliance with the criteria in Denver Zoning Code, Former Chapter 59.</i> Motion by J. Noble: I move to approve the consent agenda. Second by: H. Aggeler Vote: 5 in favor, 1 opposed (I. Correa-Ortiz), motion carries. (S. Pearce, Susan S. and Renee M. not present for vote).</p>
	<p style="text-align: center;">Map Amendments</p>
5.	<p>Official Map Amendment, Application #2017I-00103 rezoning 2391 S. Sherman St. from U-SU-B1 to U-TU-B. <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> Chair Underdahl opened the public hearing. Scott Robinson, CPD-Planning Services, presented a summary of staff recommendations. Applicant presented. Questions from board to staff and applicant. Public comment:</p> <ul style="list-style-type: none">Richard Mendelson: 2535 S. Sherman St. <p>Chair Underdahl closed the public hearing. Board deliberation. Motion by F. Schultz: I move to recommend that City Council approve application #2017I-00103, rezoning 2391 S. Sherman Street from U-SU-B1 to U-TU-B, finding that the applicable review criteria have been met. Second by: S. Stanton Vote: Unanimous in favor (9:0), motion carries.</p>

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Text Amendments

Denver Zoning Code Text Amendment – Slot Homes

Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text amendment. See Denver Zoning Code Section 12.4.11.

Chair Underdahl opened the public hearing. Analiese Hock, CPD-Planning Services, presented a summary of staff recommendations. Questions from board to staff. Public comment:

- Aaron Johnson: 35 Bryant Way
- Maggie Miller: 451 24th St.
- Ann Cox: 240 Garfield St.
- Heather Noyes: 4492 Xavier St.
- Enrico Cacciorni: Red Lodge Development
- Sharon Hicks: 17th and Hooker

Chair Underdahl closed the public hearing. Board deliberation.

6.

Motion by I. Correa-Ortiz: I move to recommend that City Council approve Denver Zoning Code Text Amendment #3, to create new and revised zoning standards to address side-by-side residential development, with the following conditions, finding that the applicable review criteria have been met:

1. 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.
2. The minimum standard for dwelling units oriented to the street for street facing dwelling unit façade width be revised to 70%.
3. The standard for height for sloped roofs be revised to include the garden court building form.
4. The minimum standard for side interior setbacks in the MX/MS-2x zone districts when adjacent to protected districts be revised to 5 feet.

Second by: Susan Pearce

Vote: Unanimous in favor (9:0), motion carries.

Denver Zoning Code Text Amendment - 2018 Text Amendment Bundle

Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text amendment. See Denver Zoning Code Section 12.4.11.

Chair Underdahl opened the public hearing. Sara White, CPD-Planning Services, presented a summary of staff recommendations. Questions from board to staff. Public comment:

- Councilwoman Kendra Black: District 4
- Dick Farley: 2500 Walnut St.
- Gretchen Armijo: Denver Public Health and Environment
- Jill Locantore, Vision Zero

7.

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 2018 Bundle with the following conditions, finding that the applicable review criteria have been met:

1. 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;
2. Staff clarify the applicability of lighting standard changes and remove the change to the maximum height for all fixtures.

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3. Staff remove changes to Side Interior setbacks for MX/MS-2x districts when adjacent to Protected Districts.
4. Staff further examine and consider future changes regarding possible unintended consequences of urban house 10ft stepback above 25ft, possible unintended consequences of low slope roof definition, and complexity of compound roof slopes.

Second by: J. Bershof

Vote: 7 in favor, 1 opposed (F. Schultz), motion carries, (R. Martinez-Stone not present for vote).

Manager/Chair time

Adjournment: 5:40 pm

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