DENVER PLANNING BOARD
May 1st, 2019

Meeting Record

1. Call to Order 3:01
   Staff present: Elizabeth Weigle, Ella Stueve, Jeff Hirt, Theresa Lucero, & Nate Lucero (CAO)

2. Meeting Record for Approval – April 3rd, 2019
   Motion by S. Stanton: I move to approve the meeting record for April 3, 2019. Second by E. Clark. Vote: Unanimous in favor (9:0, F. Schultz and S. Tafoya abstained), motion carries.

3. Public Comment - None

Map Amendments

4. Official Map Amendment application #2017I-00068 5231, 5301-5307, 5335 Leetsdale Dr & 420, 450 S Grape St from PUD 627, B-3 with Waivers and Conditions, to E-CC-3
   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 Noble opened the public hearing. Elizabeth Weigle, CPD-Planning Services, presented the review criteria and staff report. Applicant presentation. Public comment:
   - Monica Hess, 425 Hudson, St.
   - Jane Brioda, 365 S. Glencoe St
   - Brad Yoshimitsu, 5300 E. Dakota Ave.
   Chair Noble closed the public hearing. Board deliberation. Motion by F. Schultz: I move to recommend that City Council approve application #2017I-00068 5231, 5301-5307, 5335 Leetsdale Dr & 420, 450 S Grape St from PUD 627, B-3 with Waivers and Conditions, to E-CC-3, finding that the applicable review criteria have been met.
   Second by S. Tafoya.
   Vote: Unanimous in favor (11:0), motion passes.

5. Official Map Amendment application #2018I-00166 1245 Quince St. from E-SU-Dx to E-SU-D1x
   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 Noble opened the public hearing. Ella Stueve, CPD-Planning Services, presented the review criteria and staff report. Applicant presentation. Public comment:
   - Ellen West, 1255 Quince St.
   - Amy Mutler, 1235 Quince St.
   - Linda Pearce, 1260 Quebec St.
   Chair Noble closed the public hearing. Board deliberation. Motion by S. Tafoya: I move to recommend that City Council approve #2018I-00166 1245 Quince St. from E-SU-Dx to E-SU-D1x, finding that the applicable review criteria have been met.
   Second by H. Aggeler. Vote: Unanimous in favor (11:0), motion passes.

Please silence all cell phones in the meeting room.
6. **Official Map Amendment application #2018I-00001 2701 Lawrence St. from G-MU-3 & UO-3 to U-MX-2**
   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.

   J. Noble recused and left the meeting.

   Chair Stanton opened the public hearing. Theresa Lucero, CPD-Planning Services, presented the review criteria and staff report. Applicant presentation. Public comment:
   - Jeff Baker, Curtis Park Neighbors, 2422 Champa St.

   Questions from board to staff and applicant. Chair Stanton closed the public hearing. Motion by S. Tafoya: I move to recommend that City Council approve application #2018I-00001 2701 Lawrence St. from G-MU-3 & UO-3 to U-MX-2, finding that the applicable review criteria have been met.
   Second by R. Martinez-Stone
   Vote: Unanimous in favor (11:0), motion carries.

   J. Noble returned to the meeting

   7. **Official Map Amendment application #2018I-00133 4230 Elati St from I-A, UO-2 to C-RX-8**
      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 Stanton opened the public hearing. Sara White, CPD-Planning Services, presented the review criteria and staff report. Applicant presentation. No public comment. Questions from board to staff. Chair Noble closed the public hearing. Board deliberation. Motion by D. Elliott: I move to recommend that City Council approve application #2018I-00133 4230 Elati St from I-A, UO-2 to C-RX-8, finding that the applicable review criteria have been met.
      Second by: I. Correa-Ortiz
      Vote: Unanimous in favor (11:0), motion passes.

   Meeting took a 10-minute break

   **Text Amendment & Related Rules and Regulations**

   8. **Text Amendment #4 to Amend Denver Zoning Code (DZC) and Denver Revised Municipal Code (DRMC) for General Development Plan revisions and Large Development Review process. Public hearing to recommend approval, approval with conditions, or denial of Text Amendment #4.**

      Jeff Hirt, CPD-Planning Services, presented the changes that were requested by the board at the last meeting. This item continued from the April 3rd, 2019 meeting.

      Motion by D. Elliott: I recommend that the Planning Board recommend that City Council approve Denver Zoning Code Text Amendment #4, with the following condition, 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.

Please silence all cell phones in the meeting room.
2. That the Planning Board review draft be revised to require posted notice in advance of the community information meeting; and

3. That the Planning Board review draft be revised to require adopted plans be reviewed to determine whether they adequately address current community conditions when evaluating whether “clear and sufficient” guidance exists.

Second by J. Noble

Vote: Unanimous in favor (10:00, F. Schultz not present for vote), motion passes.

9. Large Development Review and Infrastructure Master Plan Rules and Regulations. Concurrent presentation with Text Amendment #4 on draft supplemental Large Development Review and Infrastructure Master Plan Rules and Regulations. No board action to be taken. Presenter: Jeff Hirt, CPD-Planning Services. This item continued from the April 3rd, 2019 meeting.

**Information Items**


Manager/Chair time –

Adjournment 8:46

Please silence all cell phones in the meeting room.