

# DENVER PLANNING BOARD

March 16th, 2016

## MEETING RECORD

1.	<p><b>Call to Order 3:03</b> <b>Board:</b> Andy Baldyga Jim Bershof, Don Elliott, Renee Martinez-Stone, Joel Noble, Susan Pearce, Frank Schultz, Chris Smith, and Julie Underdahl <b>Staff:</b> Evelyn Baker, Abe Barge, Morgan Gardner, Theresa Lucero, Sarah Showalter, Heidi Tippetts, Tim Watkins, Curt Upton, (CPD); Adam Hernandez and Nate Lucero (CAO)</p>
2.	<p><b>Approval of Meeting Records</b> March 2nd, 2016 Motion by: D. Elliott Second by: J. Noble Vote: Unanimous in favor (9:0), motion carries.</p>
3.	<p><b>Public Comment</b> (limited to 2 minutes per speaker) None.</p>
4.	<p><b>Consent</b> (limited to 2 minutes per speaker) None.</p>
<b>Official Map Amendments</b>	
5.	<p><b>Official Map Amendment, Application #2015I-00003 Rezoning, 4055 Albion St., from B-3 with waivers to C-MX-5</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> Tim Watkins, CPD-Planning Services Chair Underdahl opened the public meeting. Tim Watkins, CPD-Planning Services, presented the review criteria and staff recommendation. Applicant presentation. Board questions to staff and applicant. Chair Underdahl closed the public hearing. Board deliberation. Motion by F. Schultz: I move to recommend that City Council approve application #2015I-00003, rezoning of property at 4055 Albion St., from B-3 with waivers to C-MX-5 finding that the applicable review criteria have been met. Second by: S. Pearce Vote: Unanimous in favor (8-0, A. Baldyga abstained), motion carries.</p>
<b>Official Text Amendments</b>	
6.	<p><b>Denver Zoning Code Text Amendment #8: Short-term Rentals</b> <i>Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text amendment to allow short-term rentals as accessory to a primary residential use, with limitations, where residential uses are currently allowed. See Denver Zoning Code Section 12.4.11.</i> Chair Underdahl opened the public hearing. Councilwoman Susman gave an introduction and Abe Barge, CPD-Planning Services presented the review criteria and staff recommendation. Board questions to staff and Councilwoman. Public testimony:</p> <ul style="list-style-type: none"><li>• Buffy Gilfoil, 302 Spruce St</li><li>• Jill Bishop, 2540 Monaco Parkway</li><li>• Nicole Sullivan, 3501 Wyandot St</li><li>• Maureen Wood, 4392 Winona Ct</li><li>• Shahla Hebets, 1520 S Fillmore St</li><li>• Grant Swanson, 2445 W 39<sup>th</sup> Ave</li><li>• Suzanne Gilbert, 1357 Humboldt St</li></ul>

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- Margie Valdez, 2000 E 12<sup>th</sup> Ave
- Chris Bettin, Durango, CO
- Bill Yeoman, 1266 Fillmore St, ceded time to Sharyn Yeoman, 1266 Fillmore St
- Charlotte Winzenberg, 590 S. Sherman
- Craig Ellsworth, 1219 E 10<sup>th</sup> Ave
- George Mayl, 1075 S Garfield St
- Dina Castillo, 3341 Eliot St
- Janelle Kenny, 2151 S Cherokee St
- Robert Cotton, 3451 W 29<sup>th</sup> St
- Allison Alta, 3956 Kalamath St
- Deb Henriksen, 726 W 5<sup>th</sup> Ave
- Gertie Grant, 242 S Lincoln St
- Clover Stein, 2453 W 43<sup>rd</sup> Ave
- Jay Stein, 2453 W 43<sup>rd</sup> Ave
- Susan Bailey, 1665 Vrain St
- Rachel Prince, 2345 7<sup>th</sup> St

Questions from board to commenters, and staff. Chair Underdahl closed the public hearing and the board moved into deliberation. Chair Underdahl re-opened the hearing. Questions from board to commenters and staff. Chair Underdahl closed the hearing. Board deliberation. Motion by J. Bershof: I move to recommend that City Council approve Denver Zoning Code Text Amendment #8, to allow short-term rentals as accessory to a primary residential use, with limitations, where residential uses are currently allowed, 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, 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. Noble

Vote: 7 in favor, 2 opposed (A. Baldyga and F. Shultz), motion carries.

*Meeting took a short break*

**Official Map Amendments**

7.

**Official Map Amendment, Application #2015I-00150 Rezoning, 5104 Dallas St., from M-RX-5 to IMX-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 Underdahl opened the public hearing. Theresa Lucero, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Applicant presentation. Board questions to staff and applicant. Chair Underdahl closed the public hearing. Board deliberation.

Motion by D. Elliott: I move to recommend that City Council approve application #2015I-00150, rezoning of 5104 Dallas St., from M-RX-5 to IMX-3, finding that the applicable review criteria have been met.

Second by: R. Martinez-Stone

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

8.

**Official Map Amendment, Application #2015I-00079 Rezoning, 56<sup>th</sup> & Central Park Blvd., from M-RX-5 and OS-B to M-MX-5 and M-RX-5**

	<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. Curt Upton, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Applicant presentation. Board questions to staff and applicant. Chair Underdahl closed the public hearing. Board deliberation. Chair Underdahl re-opened the public hearing. Questions from board to applicant. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by C. Smith: I move to recommend that City Council approve Application #2015I-00079 Rezoning, 56th &amp; Central Park Blvd., from M-RX-5 and OS-B to M-MX-5 and M-RX-5, finding that the applicable review criteria have been met.</p> <p>Second by: D. Elliott</p> <p>Vote: Unanimous in favor (9-0), motion carries.</p>
9.	<p><b>Official Map Amendment, Application #2015I-00130 Rezoning, 4800 Race St., from I-B/UO-2 to C-MX-3/C-MX-5/C-MX-8</b></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. Theresa Lucero, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Applicant presentation. Board questions to staff and applicant. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by J. Noble: I move to recommend that City Council approve Application #2015I-00130 Rezoning, 4800 Race St., from I-B/UO-2 to C-MX-3/C-MX-5/C-MX-8, finding that the applicable review criteria have been met.</p> <p>Second by: R. Martinez-Stone</p> <p>Vote: Unanimous in favor (8-0, C. Smith recused), motion carries.</p> <p><i>C. Smith returned to the meeting.</i></p>
10.	<p><b>Official Map Amendment, Application #2015I-00107 Rezoning, 4353 Cherokee St., from I-A UO2 to C-RX-8</b></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>C. Smith recused and left the meeting.</i></p> <p>Chair Underdahl opened the public hearing. Curt Upton, CPD-Planning Services, presented the review criteria and staff recommendation. Board questions to staff. Applicant presentation. Board questions to staff and applicant. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by D. Elliott: I move to recommend that City Council approve Application #2015I-00107 Rezoning, 4353 Cherokee St., from I-A UO2 to C-RX-8, finding that the applicable review criteria have been met.</p> <p>Second by: F. Schultz</p> <p>Vote: Unanimous in favor (8-0, C. Smith recused), motion carries.</p> <p><i>C. Smith returned to the meeting.</i></p>
	<b>Pending matters</b>
11.	<p><b>61<sup>st</sup> and Peña Text and Map Amendments - reschedule to April 20, 2016</b></p> <p><i>Denver Zoning Code Text Amendment #6, Peña Station Next Design Overlay (DO-6) and DIA Signage</i></p>

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	<p><i>Official Map Amendment, #2016I-00010 Rezoning Peña Blvd. to Tower Rd., 56<sup>th</sup> Avenue to 64<sup>th</sup> Avenue, to add the new proposed DO-6 overlay zone district.</i></p> <p>Motion by C. Smith: I move to reschedule the continued public hearing for Denver Zoning Code Text amendment #6 and the related map amendment (#2016I-00010) from May 4<sup>th</sup>, 2016 to April 20<sup>th</sup>, 2016.</p> <p>Second by: S. Pearce</p> <p>Vote: Unanimous in favor (9-0), motion carries.</p>
	<p><b>Manager/Chair time</b></p>
	<p><b>Adjournment 7:43</b></p>

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