# DENVER PLANNING BOARD

## June 21st, 2017

## MEETING RECORD

1. **Call to Order 3:01**  
   **Board:** Jim Bershof, Don Elliott, Ignacio Correa-Ortiz, Renee Martinez-Stone, Joel Noble (Chair), Susan Pearce, Frank Schultz, Chris Smith, and Arleen Taniwaki  
   **Staff:** Evelyn Baker, Morgan Gardner, Analiese Hock, Theresa Lucero, Sarah Showalter, and Andrew Webb (CPD); Adam Hernandez (CAO).

2. **Approval of Meeting Records**  
   June 7th, 2017  
   Motion by D. Elliott: I move to approve the June 7th, 2017 meeting record.  
   Second by: I. Correa-Ortiz  
   Vote: Unanimous in favor (9:0), motion carries.

3. **Public Comment**

4. **Consent:**  
   **Official Map Amendment, Application #2016I-00049, rezoning 2600 S. Sheridan from PUD 579 to S-SU-D.**  
   Motion by J. Bershof: I move to approve the consent agenda.  
   Second by: D. Elliott  
   Vote: Unanimous in favor (9:0), motion carries.

### Official Map Amendments

5. **Official Map Amendment, Application #2017I-00004 rezoning 4060 Elati Street from I-A, UO-2 to C-RX-12**  
   **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. Andrew Webb, CPD-Planning Services, presented the summary and staff recommendation. No applicant presentation. No public comment. Chair Noble closed the public hearing. Board discussion.  
   Motion by I. Correa-Ortiz: I move to recommend that City Council approve application #2017I-00004, rezoning of property at 4060 Elati Street from I-A, UO-2 to C-RX-12, finding that the applicable review criteria have been met.  
   Second by: S. Pearce  
   Vote: Unanimous in favor (9:0), motion carries.

6. **Official Map Amendment, Application #2017I-00001 rezoning 3995, 3965 and 3955 N. High Street from I-B, UO-2 to I-MX-3, UO-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**  
   Chair Noble opened the public hearing. Andrew Webb, CPD-Planning Services, presented the summary and staff recommendation. Applicant presentation. Board questions to applicant and staff. No public comment. Chair Noble closed the public hearing. Board discussion.
Motion by F. Schultz: I move to recommend that City Council approve application #2017I-00001, rezoning of property at 3955, 3965 and 3995 N. High Street from I-B, UO-2 to I-MX-3, UO-2, finding that the applicable review criteria have been met.
Second by: R. Martinez-Stone
Vote: 7 in favor, 1 opposed (D. Elliott), 1 abstained (I. Correa-Ortiz), motion carries.

7. Official Map Amendment, Application #2017I-00039 rezoning 1208 North Quitman St. from G-MU-3 to G-RX-5
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. Theresa Lucero, CPD-Planning Services, presented the summary and staff recommendation. Applicant presentation. Board questions to applicant and staff. Public comment:
- Angela Pera – 1220 Osceola
- Justin Herman – 1246 Quitman St
- Lori Smith – 1275 Tennyson St
Board questions to public commenters. Chair Noble closed the public hearing. Board discussion.
Motion by I. Correa-Ortiz: I move to recommend that City Council approve application #2017I-00039, rezoning of property at 1208 N. Quitman Street from G-MU-3 to G-RX-5, finding that the applicable review criteria have been met with the condition that the parcel be developed as though the property to the north were a protected district.
No second. Motion fails.

Motion by D. Elliott: I move to recommend that City Council approve application #2017I-00039, rezoning of property at 1208 N. Quitman Street from G-MU-3 to G-RX-5, finding that the applicable review criteria have been met.
Second by: J. Bershof
Vote: 6 in favor, 3 opposed (C. Smith, S. Pearce, and R. Martinez-Stone). Motion carries.

8. Information Item
4400 Fox General Development Plan repeal and IMP
Information Item: review and discuss the repeal process
Analiese Hock, CPD-Planning Services, presented information on the 4400 Fox General Development Plan repeal process and IMP.

Manager/Chair time
1. Thank you to departing board members – Arleen Taniwaki and Chris Smith
2. July 5th meeting cancelled.

Adjournment 5:41