

# DENVER PLANNING BOARD

June 21st, 2017

## MEETING RECORD

1.	<p><b>Call to Order 3:01</b> <b>Board:</b> Jim Bershof, Don Elliott, Ignacio Correa-Ortiz, Renee Martinez-Stone, Joel Noble (Chair), Susan Pearce, Frank Schultz, Chris Smith, and Arleen Taniwaki <b>Staff:</b> Evelyn Baker, Morgan Gardner, Analiese Hock, Theresa Lucero, Sarah Showalter, and Andrew Webb(CPD); Adam Hernandez (CAO).</p>
2.	<p><b>Approval of Meeting Records</b> 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.</p>
3.	<p><b>Public Comment</b></p>
4.	<p><b>Consent:</b> <b>Official Map Amendment, Application #2016I-00049, rezoning 2600 S. Sheridan from PUD 579 to S-SU-D.</b> Motion by J. Bershof: I move to approve the consent agenda. Second by: D. Elliott Vote: Unanimous in favor (9:0), motion carries.</p>
<b>Official Map Amendments</b>	
5.	<p><b>Official Map Amendment, Application #2017I-00004 rezoning 4060 Elati Street from I-A, UO-2 to C-RX-12</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 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.</p>
6.	<p><b>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</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 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.</p>

*Please silence all cell phones and pagers in the Board Room*

	<p>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.</p>
7.	<p><b>Official Map Amendment, Application #2017I-00039 rezoning 1208 North Quitman St. from G-MU-3 to G-RX-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>  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:</p> <ul style="list-style-type: none"> <li>• Angela Pera – 1220 Osceola</li> <li>• Justin Herman – 1246 Quitman St</li> <li>• Lori Smith – 1275 Tennyson St</li> </ul> <p>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.</p> <p>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.</p>
	<b>Information Item</b>
8.	<p><b>4400 Fox General Development Plan repeal and IMP</b>  <i>Information Item: review and discuss the repeal process</i>  Analiese Hock, CPD-Planning Services, presented information on the 4400 Fox General Development Plan repeal process and IMP.</p>
	<p><b>Manager/Chair time</b></p> <ol style="list-style-type: none"> <li>1. Thank you to departing board members – Arleen Taniwaki and Chris Smith</li> <li>2. July 5<sup>th</sup> meeting cancelled.</li> </ol>
	<b>Adjournment 5:41</b>