

# DENVER PLANNING BOARD

November 15th, 2017

## MEETING RECORD

1.	<p><b>Call to Order 3:02</b></p> <p><b>Board:</b> Heidi Aggeler, Jim Bershof, Ignacio Correa-Ortiz, Don Elliott, Joel Noble, Susan Pearce (3:02), Frank Shultz (3:06) and Julie Underdahl (Chair)</p> <p><b>Staff:</b> Abe Barge, Jeff Brazel, Sarah Cawrse, Kyle Dalton, Analiese Hock, Jill Jennings-Golich, Steve Nalley, Chris Nevitt, Sarah Showalter, Ella Stueve, Heidi Tippetts, Andrew Webb, and Nathan Lucero (CAO).</p>
2.	<p><b>Approval of Meeting Records</b></p> <p>November 1st, 2017</p> <p>Motion by I. Correa-Ortiz: I move to approve the November 1<sup>st</sup>, 2017 meeting record.</p> <p>Second by: D. Elliot</p> <p>Vote: Unanimous in favor (4:0, J. Noble and H. Aggeler abstained, F. Schultz and S. Pearce not present for vote), motion fails.</p>
3.	<p><b>Public Comment: none</b></p>
4.	<p><b>Consent: none</b></p>
	<p style="text-align: center;"><b>25/70 GDP Repeal, IMP &amp; Map Amendment</b></p>
5.	<p><b>Fox North Infrastructure Master Plan (IMP)</b></p> <p><i>Info item regarding the proposed Infrastructure Master Plan for 4400 Fox Street.</i></p> <p>Analiese Hock, CPD-Planning Services &amp; Jeff Brasel, CPD-Development Services presented the summary and staff recommendation. Applicant Presented. Questions from board to staff and applicant.</p>
6.	<p><b>Repeal of the 25/70 General Development Plan (GDP)</b></p> <p><i>Public hearing to recommend to the DRC to approve, approve with conditions, or deny the repeal of the 25/70 General Development Plan. See Section 12.4.12 and the Rules and Regulations for General Development Plans.</i></p> <p>Chair Underdahl opened the public hearing. Analiese Hock, CPD-Planning Services presented and summary of staff recommendations. Board questions to staff and applicant. No public comment. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by D. Elliott: I move to recommend that the DRC approve the repeal of the 25/70 General Development Plan, finding that the applicable review criteria have been met, and that the GDP is no longer necessary to ensure consistency with applicable plans and coordinated development on the property with the following condition: that the Infrastructure Master Plan for the property be approved, prior to, or simultaneously with the repeal of the GDP.</p> <p>Second by J. Noble</p> <p>Vote: Unanimous in favor (8:0), motion carries.</p>

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

7.	<p><b>Official Map Amendment, Application #2017I-00013 rezoning 4400 N Fox Street from I-B, UO-2 to C-MX-12, UO-2; C-RX-12, UO-2; C-RX-8, UO-2.</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>Chair Underdahl opened the public hearing. Analiese Hock, CPD-Planning Services presented and summary of staff recommendations.</p> <p>Applicant presented. Board questions to applicant. No public comment. Chair Underdahl closed the public hearing. Board deliberation.</p> <p>Motion by J. Noble: I move to recommend that City Council approve application #2017I-00013, rezoning of property at 4400 North Fox Street from I-B UO-2 to C-MX-12 UO-2; C-RX-12 UO-2 and C-RX-8 UO-2, finding that the applicable review criteria have been met.</p> <p>Second by: S. Pearce</p> <p>Vote: 7 in favor, 1 opposed (D. Elliott), motion carries.</p> <p><i>J. Underdahl left the meeting, J. Noble chaired the meeting.</i></p>
	<b>Information Items</b>
8.	<p><b>Downtown Area Plan Amendment</b></p> <p><i>Informational item regarding project progress.</i></p> <p>Lilly Djaniants, Sarah Cawrse, &amp; Ella Stueve, CPD-Planning Services presented. Questions and comments from board to staff.</p>
9.	<p><b>38<sup>th</sup> &amp; Blake/RiNo text and map amendments</b></p> <p><i>Informational item regarding proposed 38<sup>th</sup> and Blake Incentive Overlay (greater height for affordable housing) and River North Design Overlay (enhanced design quality).</i></p> <p>Abe Barge, CPD-Planning Services, and Laura Brudzynski, OED-BHS Administration, presented information on the 38<sup>th</sup> &amp; Blake/RiNo text and map amendments. Questions from board to staff.</p>
	<p><b>Manager/Chair time</b></p> <p>1. December 20<sup>th</sup> meeting canceled</p>
	<b>Meeting adjourned 6:13</b>