**DENVER PLANNING BOARD**

May 16, 2018, 3:00 p.m.

**MEETING RECORD**

1. **Call to Order 3:01**

   Heidi Aggeler, Jim Bershof, Don Elliott, Renee Martinez-Stone (arrived at 3:03), Joel Noble, Susan Pearce, Susan Stanton, and Julie Underdahl.

   **Staff:** Steve Elkins, Jeff Hirt, Theresa Lucero, Brandon Shaver, Sarah Showalter, Heidi Tippetts, Chandler Van Schaack, Elizabeth Weigle (CPD) and Nate Lucero (CAO).

2. **Meeting Record for Approval**

   May 2nd, 2018

   Motion by S. Pearce: I move to approve the April 4th meeting record.

   Second by S. Stanton.

   Vote: Unanimous in favor (7:0, R. Martinez-Stone not present for vote), motion carries.

3. **Public Comment - none**

4. **Consent**

   1. **Comprehensive Sign Plan Amendment 2017-CSA-0000005-AMEND for 2526 E Colfax Avenue.**

      *Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 2526 E Colfax Avenue, based on compliance with the criteria in Former Chapter 59, Section 59-537(c)*

      Motion by S. Stanton: I move to approve the consent agenda.

      Second by: D. Elliott

      Vote: Unanimous in favor (7:0, R. Martinez-Stone not present for vote), motion carries.

5. **Map Amendments**

   **Official Map Amendment, Application #2017I-00185 rezoning 146 Madison St. from B1 with waivers and conditions to C-MX-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 Underdahl opened the public hearing. Theresa Lucero, CPD-Planning Services, presented a summary of staff recommendations. Questions from board to staff and applicant.

   Public comment –

   - Mary Lynn Darcy, 155 Monroe St.

   Questions from board to staff and commenters. Chair Underdahl closed the public hearing.

   Board deliberation.

   Motion by D. Elliott: I move to recommend that City Council approve application #2017I-00185, rezoning 146 Madison Street from B1 with waivers and conditions to C-MX-5, finding that the applicable review criteria have been met.

   Second by: S. Pearce

   Vote: Unanimous in favor (8:0), motion carries.

   *J. Bershof and D. Elliott recused and left the meeting.*
Official Map Amendment, Application #2017I-00090 rezoning 4890 Zuni St. from E-SU-Dx to E-MX-2x with waivers.

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. Elizabeth Weigle, CPD-Planning Services, presented a summary of staff recommendations. Applicant presentation. Questions from board to staff and applicant. Public comments–
- Josh Nathaniel, 4986 Bryant St.
- Jason Hornyak, 4989 Decatur St.
- Shannon McFate, 4986 Bryant St.
- Adrienne Lorantos, 4850 Beach Ct.

Questions from board to staff and commenters. Chair Underdahl closed the public hearing. Board deliberation.
Motion by J. Noble: I move to recommend that City Council approve application #2017I-00090, rezoning 4890 Zuni Street from E-SU-Dx to E-MX-2x with waivers, finding that the applicable review criteria have been met.
Second by: S. Stanton
Vote: Unanimous in favor (6:0, J. Bershof and D. Elliott recused), motion carries.

J. Bershof and R. Martinez-Stone returned to the meeting.

Official Map Amendment, Application #2017I-00047 rezoning 2500 E 44th, 4348 Columbine St, 4301 & 4349 Elizabeth St from U-TU-B to PUD G-18.

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. Jeff Hirt, CPD-Planning Services, presented a summary of staff recommendations. Questions from board to staff and applicant. Public comments–
- Andrea Morgan, Office of Economic Development

Questions from board to staff. Chair Underdahl closed the public hearing. Board deliberation.
Motion by J. Noble: I move to recommend that City Council approve application #2017I-00047, rezoning 2500 East 44th Ave, 4348 Columbine Street, 4301 and 4349 Elizabeth Street from E-TU-B to PUD-G 18, finding that the applicable review criteria have been met, with the condition that the PUD be modified to allow 2.5 stories in the rear thirty five percent of the lot.
Second by: S. Pearce
Vote: Unanimous in favor (6:0, J. Bershof and R. Martinez-Stone recused), motion carries.

R. Martinez-Stone returned to the meeting.


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. Chandler Van Schaack, CPD-Planning Services, presented a summary of staff recommendations. Applicant presentation. Questions from board to staff and applicant. Public comments–
- Karen Jackson, 2219 S. Bannock St.
Questions from board to staff and commenters. Chair Underdahl closed the public hearing.

Board deliberation.

Motion by D. Elliott:
I move to recommend that City Council approve application #2016I-00063, rezoning 2201-2299 S. Acoma Street, 2200-2290 S. Bannock Street, 2200-2286 S. Cherokee Street, 21 W. Iliff Ave and 225 W. Iliff Ave from U-TU-C to U-TU-B, finding that the applicable review criteria have been met.

Second by: J. Noble

Vote: 3 in favor (J. Noble, D. Elliott, H. Aggeler), 4 opposed, 1 not present for vote (J. Bershof) motion fails.

Manager/Chair time –

Adjournment 5:45