DENVER PLANNING BOARD
August 1st, 2018

MEETING RECORD

1. Call to Order 3:02


2. Meeting Record for Approval –July 11th 2018

Motion by A. Abrams: I move to approve the July 11th, 2018 meeting record. Second by: R. Martinez-Stone. Vote: Unanimous in favor, 7:0 (S. Tafoya abstained, F. Schultz not present for vote), motion passes.

3. Public Comment: None

Map Amendments

4. Official Map Amendment, Application #2017I-00171 rezoning 5124, 5128, 5132, 5136, W 41st Ave. from U-SU-C1 to U-MX-2x.

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. Chandler Van Schaack, CPD-Planning Services, presented the review criteria and staff recommendation. Applicant presentation. Public comment:

• Marina Kopythovskiy, 5120 W 41st Ave

Questions from board to staff and applicant. Chair Noble closed the public hearing. Board deliberation.

Motion by I. Correa-Ortiz: I move to recommend that City Council approve application #2017I-00171 rezoning 5124, 5128, 5132, 5136, W 41st Ave. from U-SU-C1 to U-MX-2x, finding that the applicable review criteria have been met.

Second by: S. Tafoya

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

5. Official Map Amendment, Application #2018I-00024 rezoning 3600 W 29th Ave from U-SU-C to U-MX-2x.

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

Please silence all cell phones in the meeting room.
Chair Noble opened the public hearing. Brandon Shaver, CPD-Planning Services presented the review criteria and staff recommendation. Applicant presentation. Public comment:

- Ray Defa, 2979 Raleigh St., West Highland Neighborhood Association
- John Fernandez, 2708 Java
- Daniel Lopez, 3622 W 29th Ave.

Questions from board to staff and applicant. Chair Noble closed the public hearing. Board deliberation.

Motion by D. Elliott: I move to recommend that City Council approve application #2018I-00024, rezoning 3600 W 29th Ave from U-SU-C to U-MX-2x, finding that the applicable review criteria have been met.

Second by: R. Martinez-Stone

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

**Item taken out of Order - Meeting Record for Approval – June 20th 2018**

Motion by I. Correa-Ortiz: I move to approve the June 20th meeting record. Second by: D. Elliott.

Vote: Unanimous in favor, 5:0 (J. Bershof, S. Stanton, S. Tafoya, and A. Abrams abstained), motion passes.

### Text Amendments

#### 6. Text Amendment #2 Colors-as-Signs Clarification and One-story Porch Encroachment Text Amendment

*Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text amendment. See Denver Zoning Code, Section 13.3 for Color-as-Signs Clarification Text Amendment, and Denver Zoning Code Divisions 3.3, 4.3, 5.3, 6.3, 7.3, 9.1, 9.2, and 9.7 for One-story Porch Encroachment Text Amendment.*

Chair Noble opened the public hearing. Matthew Seubert, CPD-Planning Services, presented the review criteria and staff recommendation. Public comment:

- Rich Keeran, Westminster, CO
- Jeff Sussman, GMS Oil
- Bryan Haldorson, AB Petroleum

Questions from board to staff. Chair Noble closed the public hearing.

Motion by D. Elliott: I move to recommend that City Council approve Denver, Zoning Code Text Amendment #2, with the following conditions, finding that the applicable review criteria have been met:

1. The Planning Board Review Draft be edited for clarity, correctness, illustrative graphics, 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. Bershof

Vote: 8 in favor, 1 opposed (F. Schultz), motion passes.

Please silence all cell phones in the meeting room.
Information Items

7. Peña Station Next District Sign Plan
   Informational item regarding proposed district-wide signage on approximately 382 acres adjacent to the 61st and Peña Commuter Rail Station.
   S. Stanton recused and left the meeting.
   Jason Morrison, CPD-Planning Services, presented information regarding the Pena Station District Sign Plan.

Manager/Chair time – Upcoming meeting schedule.

Adjournment 5:15