DENVER PLANNING BOARD
September 5th, 2018

MEETING RECORD

• Call to Order 3:01

Board members present: Heidi Aggeler, Jim Bershof, Erin Clark, Don Elliott, Renee Martinez-Stone, Joel Noble, Ignacio Correa-Ortiz, Simon Tafoya. Staff present: Evelyn Baker, Heidi Tippetts, Andrew Webb, Liz Weigle and Sara White (CPD) and Nate Lucero (CAO).

• Meeting Record for Approval –August 1st & August 15th

Motion by I. Correa-Ortiz: I move to approve the August 1st, 2018 meeting record. Second by: D. Elliot. Vote: Unanimous in favor (7:0, H. Aggeler abstained), motion passes.

• Public Comment - none

Map Amendments

1. Official Map Amendment, Application #2017I-00156 rezoning 1901 Wazee Street from I-MX-8 UO-2 to PUD-G #19

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 hearing. Liz Weigle, CPD-Planning Services, presented the review criteria and staff recommendation. Applicant presentation. Public Comments:

• Rick Ninneman, 1735 19th St.
• Andrew Clark, 1863 Wazee St.
• Chris Robih, 1735 19th St
• Jerry Arca, 1863 Wazee St
• Adam Perkins, Downtown Denver Partnership
• Andy Davis, Lower Downtown Neighborhood Association

Questions from board to staff and applicant. Chair Noble closed the hearing. Board deliberation.
Motion by D. Elliott: I move to recommend that City Council approve application #2017I-00156, 1901 Wazee Street from I-MX-8 UO-2 to PUD-G #19, finding that the applicable review criteria have been met, with the following condition:

1. The PUD Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes made necessary by such edits. Second by: E. Clark

Vote: 7 in favor, 1 opposed (I. Correa-Ortiz), motion passes.

Please silence all cell phones in the meeting room.
2. Official Map Amendment, Application #2018I-00007 rezoning 3740-3850 York Street from U-MX-3, B-2 with Waivers and Conditions to PUD-G #20

*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 hearing. Sara White, CPD-Planning Services, presented the review criteria and staff recommendation. Applicant presentation. No public comments. Questions from board to staff and applicant. Chair Noble closed the hearing. Board deliberation.

**Motion by I. Correa-Ortiz:** I move to recommend that City Council approve application #2018I-00007, 3740-3850 York Street from B-2 with waivers and conditions and U-MX-3 to PUD-G #20, finding that the applicable review criteria have been met, with the following condition:

The PUD Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes made necessary by such edits.

**Second by:** H. Aggeler

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

3. Official Map Amendment, Application #2016I-00068 rezoning 2929 W 10th Avenue from PUD #487 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 Noble opened the hearing. Andrew Webb, CPD-Planning Services, presented the review criteria and staff recommendation. Applicant presentation. Public Comments:

- Jeanne Granville, Sun Valley Community Coalition
- Chris Rellerson, Sun Valley Youth Center

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

**Motion by E. Clark:** I move to recommend that City Council approve application #2016I-00068, 2929 W 10th Avenue from PUD #487 to C-MX-5, finding that the applicable review criteria have been met.

**Second by:** D. Elliott

**Vote:** 7 in favor, 1 opposed (R. Martinez-Stone), motion passes.

---

**Urban Renewal Plans & Amendments**

4. DURA Proposal for an Amendment to the Emily Griffith Opportunity School Urban Redevelopment Plan – Emily Griffith Project

*Public meeting to recommend to the City Council whether the proposed amendment to the Emily Griffith Opportunity School Urban Redevelopment Plan conforms with the Comprehensive Plan and supplements. Colorado Revised Statutes, Section 31-25-107(2).*

Liz Weigle, CPD-Planning Services, presented the summary and staff recommendation. Applicant presentation. No public comments. Questions from board to staff and applicant.

**Motion by S. Tafoya:** I move to recommend that City Council approve the proposed amendment to the Emily Griffith Opportunity School Urban Redevelopment Plan for the Emily Griffith Project, finding that the amendment conforms with Denver’s adopted Comprehensive Plan and its supplements.

Please silence all cell phones in the meeting room.
applicable supplements and that it meets the objectives of the Emily Griffith Opportunity School Urban Redevelopment Plan.

Second by: I. Correa-Ortiz
Vote: Unanimous in favor (E. Clark not present for vote), motion passes.

Manager/Chair time – Board study session planned for September 20th and November meeting dates will be the 7th and the 14th.

Meeting adjourned 6:14