DENVER PLANNING BOARD
October 17th, 2018

MEETING RECORD

1. Call to Order 3:01


2. Meeting Record for Approval – September 19th & October 3rd

Motion by I. Correa-Ortiz: I move to approve the September 19th, 2018 meeting record. Second by E. Clark. Vote: Unanimous in favor, 8:0 (S. Stanton and H. Aggeler abstained), motion passes.

Motion by I. Correa-Ortiz: I move to approve the October 3rd, 2018 meeting record. Second by A. Abrams. Vote: Unanimous in favor, 7:0 (H. Aggeler, R. Martinez-Stone, and J. Noble abstained), motion passes.

3. Public Comment: Kate Adams, 1392 S. Adams St.

Map & Text Amendments

4. Official Text Amendment #3 DOWNTOWN AREA PLAN AMENDMENT IMPLEMENTATION FOR THE CENTRAL PLATTE VALLEY-AURARIA DISTRICT

Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text amendment. See Denver Zoning Code, Section 12.4.11

Chair Noble opened the public hearing. Kristofer Johnson, CPD-Planning Services, gave an introduction to the amendment. Councilman Brooks gave remarks. Kristofer Johnson and Abe Barge presented a summary of staff recommendations. Public comments:

- John Desmond, Downtown Denver Partnership
- Jeff Shumaker, 1855 S. Pearl St.
- Rhys Duggan, 3324 Tejon St.
- Chris Shears, 1550 Wynkoop St.
- Steve Ferris, 1522 Blake St. #350

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

Motion by S. Stanton: I move to recommend that City Council approve Denver Zoning Code Text Amendment #3, with the following condition, finding that the applicable review criteria have been met:

1. Proposed Section 10.4.5.4.B.4 be removed to simplify the administration of zoning compliance with Parking Maximum standards on phased projects

Please silence all cell phones in the meeting room.
2. 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.** Discussion on the motion.

Vote: 9 in favor, 1 opposed (D. Elliot), motion passes.

5. **Official Map Amendment, Application #2018I-00131 rezoning 1901 7th Street from CMP-ENT to D-CPV-R, D-CPV-C.**

*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. Kristofer Johnson, CPD-Planning Services, presented a summary of staff recommendations. Applicant presentation. No public comments. Questions from board to staff and applicant. Chair Noble closed the public hearing. Board deliberation. **Motion by F. Schultz:** I move to recommend that City Council approve application #2018I-00131, 1901 7th Street from CMP-ENT to D-CPV-R and D-CPV-C, finding that the review criteria have been met.

**Second by E. Clark.** Board discussion.

Vote: 9 in favor, 1 opposed (D. Elliot), motion passes.

Meeting took a ten minute break.

E. Clark left the meeting.

**Sign Plans**

6. **Comprehensive Sign Plan for 1000 Colorado Boulevard**

*Public meeting to recommend the Zoning Administrator approval, approval with conditions, or denial a Comprehensive Sign Plan for 1000 Colorado Boulevard, based on compliance with the criteria in Denver Zoning Code, Denver Revised Municipal Code, Chapter 59 Section 50*

Chair Noble opened the public meeting. William Lindsey, CPD-Development Services, presented the review criteria and staff report. Public Comments:

- Mike Wall, 4201 E Yale Avenue

Questions from board to staff and applicants. **Motion by I. Correa-Ortiz:** I move to recommend that the Zoning Administrator City Council approve the application Sign Plan, finding that the applicable review criteria have been met.

**Second by A. Abrams.**

D. Elliott offered an amendment that the motion include a condition that Illumination be limited to 5,000 nits in the daytime and 500 nits at night. Amendment accepted by motioner and seconder.

**Amendment motion:** I move to recommend that the Zoning Administrator approve the application for 1000 Colorado Boulevard Comprehensive Sign Plan, finding that the applicable review criteria have been met, with the following condition:

*Please silence all cell phones in the meeting room.*
• Illumination be limited to 5,000 nits in the daytime and 500 nits at night

Vote: 7 in favor, 2 opposed (S. Stanton and J. Bershof, E. Clark not present for vote), motion passes.

S. Stanton recused and left the meeting.

7. District Sign Plan for Peña Station Next – 61st Avenue & Peña Boulevard

Public meeting to approve, approve with conditions, or deny a District Sign Plan for the Peña Station Next Design Overlay District (DO-6), based on compliance with the criteria in Denver Zoning Code, Section 9.4.5.10.U.12.

Jason Morrison, CPD-Planning Services, presented the review criteria and staff report. Applicant presentation. Public comments:

- Councilwoman Stacie Gilmore
- Laura Aldrete, VP of Real Estate Denver International Airport

Questions from board to staff and applicant. Board deliberation. **Motion by I. Correa-Ortiz:** I move to approve the application for Pena Station Next District Sign Plan, finding that the applicable review criteria have been met. **Second by F. Schultz.**

Amendment to the motion offered by D. Elliot that the motion include conditions:

1. In section 2.k.1.b, The words "and SLEs" be deleted from the sentence
2. Revise 2.L.6.e. to add a second sentence reading: "Within the orange zone shown on Diagram 4 on page 2.10 along the Pena Blvd frontage, the sign EMD or SLE shall not create more distraction for drivers on Pena Boulevard than would be created by signs erected under Division 10.10 of the Denver Zoning Code in the absence of an approved District Plan.

Amendment accepted by motioner, amendment rejected by seconder. Amendment fails. **Motion by D. Elliot:** I move that we amend the motion as follows:

In section 2.k.1.b, The words "and SLEs" be deleted from the sentence.

**Second by H. Aggeler.** Board discussion.

**Vote:** 5 in favor, 3 opposed (R. Martinez-Stone, J. Bershof, F. Schultz), amended motion passes. E. Clark and S. Stanton were not present for vote.

**Motion by D. Elliot:** I move to amend the motion to include the following revision:

Revise 2.L.6.e. to add a second sentence reading: "Within the orange zone shown on Diagram 4 on page 2.10 along the Pena Blvd frontage, the sign EMD or SLE shall not create more distraction for drivers on Pena Boulevard than would be created by signs erected under Division 10.10 of the Denver Zoning Code in the absence of an approved District Plan.

**Second by J. Noble.** Board discussion.
Vote: 6 in favor, 2 opposed (F. Schultz, J. Bershof), motion passes. E. Clark and S. Stanton were not present for vote.

Final motion: I move to approve the application for Pena Station Next District Sign Plan, finding that the applicable review criteria have been met, with the following conditions:

1. In section 2.k.1.b, The words "and SLEs" be deleted from the sentence
2. Revise 2.L.6.e. to add a second sentence reading: "Within the orange zone shown on Diagram 4 on page 2.10 along the Pena Blvd frontage, the sign EMD or SLE shall not create more distraction for drivers on Pena Boulevard than would be created by signs erected under Division 10.10 of the Denver Zoning Code in the absence of an approved District Plan.

Vote: Unanimous in favor, 8:0 (E. Clark and S. Stanton not present for vote), motion passes.

Renee left the meeting.

Information Items

8. General Development Plan revisions

Informational item regarding proposed revisions to General Development Plan regulations

Jeffrey Hirt, CPD-Planning Services, presented information on the General Development Plan revision process.

Manager/Chair time –

Adjournment 8:30