DENVER PLANNING BOARD
April 3rd, 2019, 3 p.m.

Meeting Record

1. Call to Order 3:01

2. Meeting Record for Approval – March 6th, 2019
   Motion by S. Stanton: I move to approve the March 6th, meeting record. Second by D. Elliot. Vote: Unanimous in favor 6:0 (H. Aggeler abstained, R. Martinez-Stone and J. Bershof not present for vote), motion passes.

3. Public Comment - none

Map Amendments

4. Official Legislative Map Amendment, Application #2017I-00186 rezoning all properties zoned E-SU-Dx located in the University Park Neighborhood between I-25 and Harvard Gulch to E-SU-D.

   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 VanSchaack, CPD-Planning Services, presented the review criteria and staff recommendation. Applicant presentation. Remarks provided by Councilman Kashmann. Public Comment:
   - Debbie Harrington, 2477 S. Josephine St.
   - Valerie Kerns on behalf of Jeanne Webb, 2600 block of St. Paul St.
   - Rosemary Stoffel, 2275 S. Monroe St.
   - Patrick Cashen, 2160 S. Milwaukee St.
   - Jim Stanger, 1840 S Milwaukee St.
   - Jeff DeHarty, 1970 S Clayton St.

   Questions from board to staff and applicant. Chair Noble closed the public hearing. Board deliberation. Motion by E. Clark: I move to recommend City Council approve application #2017I-00186 rezoning all properties zoned E-SU-Dx located in the University Park Neighborhood between I-25 and Harvard Gulch to E-SU-D, finding that the applicable review criteria have been met, as evaluated under Comprehensive Plan 2040 and Blueprint Denver 2019, as well as Comprehensive Plan 2000 and Blueprint Denver 2002. Second by D. Elliott. Vote: Unanimous in favor 8:0 (I. Correa-Ortiz abstained), motion passes.

Please silence all cell phones in the meeting room.
5. **Official Map Amendment, Application #2017I-00163 rezoning 4891 Lincoln Street from E-SU-D to U-SU-C1.**

*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. Theresa Lucero, CPD-Planning Services, presented the review criteria and staff recommendation. No public comments. Questions from board to staff. Chair Noble closed the public hearing. Board deliberation. Motion by I. Correa-Ortiz: I move to recommend City Council approve application #2017I-00163 rezoning 4891 Lincoln Street from E-SU-D to U-SU-C1, finding that the applicable review criteria have been met, as evaluated under Comprehensive Plan 2040 and Blueprint Denver 2019, as well as Comprehensive Plan 2000 and Blueprint Denver 2002. Second by J. Bershof. Vote: Unanimous in favor (9:0), motion passes.

### Adoption of or Amendment to CPD Rules and Regulations

6. **Adoption of CPV-Auraria Design Standards and Guidelines (combined with item 7 below)**

*Public hearing for rule-making by the CPD Executive Director (Manager) to enact the proposed CPV-Auraria Design Standards and Guidelines as required by DRMC Section 12-18.*

7. **Amendments to the Arapahoe Square Design Standards and Guidelines (combined with item 6 above)**

*Public hearing for rule-making by the CPD Executive Director (Manager) to enact proposed amendments to the Arapahoe Square Design Standards & Guidelines as required by DRMC Section 12-18.*

Chair Noble opened a combined public hearing for the CPV-Auraria Design Standards and Guidelines and Amendment to the Arapahoe Square Design Standards and Guidelines. Abe Barge, Lilly Djaniant, & Kristofer Johnson, CPD-Planning Services, presented the review criteria and staff reports. No public comments. Questions from board to staff. Chair Noble closed the public hearing. Board deliberation. Motion by S. Stanton: I move to recommend that the CPD Executive Director enact the proposed CPV-Auraria Design Standards and Guidelines using the rule-making authority granted by DRMC Section 12-18, with the following condition:

- That the 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. Amendment offered by I. Correa-Ortiz that page 41 be revised to include conditions that tower height limits apply: 375 feet for standard towers and 500 feet for point tower building forms. No second. Amendment fails.

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

Please silence all cell phones in the meeting room.
Motion by E. Clark: I move to recommend that the CPD Executive Director enact the proposed amendments to the Arapahoe Square Design Standards and Guidelines using the rule-making authority granted by DRMC Section 12-18, with the following condition:
- That the 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 S. Stanton. Vote: Unanimous in favor, 9:0, motion passes.

Meeting took a 15 minute break.

Text Amendment and Related Rules and Regulations Info Item

8. Text Amendment #4 to Amend Denver Zoning Code (DZC) and Denver Revised Municipal Code (DRMC) for General Development Plan revisions and Large Development Review process. Public hearing to recommend approval, approval with conditions, or denial of Text Amendment #4.

9. Large Development Review and Infrastructure Master Plan Rules and Regulations. Concurrent presentation with Text Amendment #4 on draft supplemental Large Development Review and Infrastructure Master Plan Rules and Regulations. No board action to be taken.

Chair Noble opened the public hearing. Jeff Hirt, CPD-Planning Service, presented the review criteria and staff report. Public Comments:
- Phillip Kaspar, 2717 W. Holden Pl.
- Jeanne Granville, 2715 W Holden Pl.
- Gosia Kung, 2031 Grove St, ceded time to Fred Glick, 3850 York St.

Questions from board to staff. Chair Noble closed the public hearing. Board deliberation. Motion by D. Elliott: I move to continue the public hearing for text amendment #4 to the May 1st, 2019 Planning Board hearing with the request that staff make revisions to the draft based on the issues and concerns raised in this meeting, including but not limited to more detail regarding what is clear and sufficient planning guidance. Second by A. Abrams. Vote: unanimous in favor, 9:0, motion passes.


Manager/Chair time –

Adjournment 8:44