DENVER PLANNING BOARD
July 17th, 2019

Meeting Record

1. Call to Order 3:01

2. Meeting Record for Approval – June 19th, 2019
   Motion by S. Stanton
   Second by S. Tafoya

3. Public Comment: None

   Adoption of or Amendment to CPD, DPW & DPR Rules and Regulations

4. Large Development Review and Infrastructure Master Plan Rules and Regulations.
   Jeff Hirt, CPD-Planning Services, presented information regarding Rules and regulations for the Large Development Review and Infrastructure Master Plan process. Chair Noble opened the public hearing.
   Public comment:
   - Jessica Alizadeh, 1801 California St #2600
   - Mark Wyzcevich, 4100 E Mississippi Ave
   - Nola Miguel, GES Coalition
   Questions from board to staff. No board action.

   Urban Renewal Plan

5. DURA Proposal for East Colfax Corridor Urban Redevelopment Plan
   Public meeting to recommend to the City Council whether the East Colfax Corridor Urban Redevelopment Plan conforms with the Comprehensive Plan and supplements. Colorado Revised Statutes, Section 31-25-107(2).
   Elizabeth Weigle, CPD-Planning Services & Tracy Huggins, DURA, presented the staff report and review criteria. No public comment. Questions from board to staff.

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Motion by F. Schultz: I move to recommend that City Council approve the East Colfax Corridor Urban Redevelopment Plan, finding that the plan conforms with Denver’s adopted Comprehensive Plan and its applicable supplements.
Second by R. Martinez-Stone
Vote: Unanimous in favor (11:0), motion passes.

Related Map and Text Amendments

6. Denver Zoning Code Text Amendment #5, to establish in the Denver Zoning Code four new zone districts referred to as Campus-National Western Center-Core (CMP-NWC-C), Campus-National Western Center-General (CMP-NWC-G), Campus-National Western Center-Flex (CMP-NWC-F) and Campus-National Western Center-Riverfront (CMP-NWC-R).

Continued from the 7/10 Planning Board public hearing to recommend approval, approval with conditions, or denial of Text Amendment #5. See Denver Zoning Code, Section 12.4.11.
G. Kung and S. Tafoya recused.
Chair Noble re-opened the public hearing. Brad Johnson, CPD-Planning Services, presented the staff report and review criteria. No public comments. Board deliberation. Chair Noble closed the public hearing.

Motion by E. Clark: I move to recommend that the City Council approve Denver Zoning Code Text Amendment #5, finding that the applicable review criteria have been met, subject to the following conditions:

1. That 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.

2. That the Planning Board Review Draft be revised to replace language in Sections 10.10.8.9.A through 10.10.8.9.E with the following:
   A. The District Sign Plan complies with all applicable standards contained in this Code.
   B. The cumulative effect of the District Sign Plan’s allowances for signs and Special Lighting Elements:
      1. Encourages exciting, iconographic, and inventive signage, and Special Lighting Elements that distinguish the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts from other places in Denver.
      2. Promotes signs and Special Lighting Elements that are consistent with the existing or planned character of a specific subarea.
      3. Establishes a coordinated program of signage.
      4. Fosters civic pride in the beauty of the city, enhances the aesthetic values of the city, helps to establish Denver as an international destination, promotes good urban design and contributes to achieving the National Western Center Master Plan’s vision for a unique entertainment destination.
   C. The District Sign Plan avoids material adverse impacts of signs and Special Lighting Elements to the fullest extent possible, or, as necessary, contains mitigation measures necessary to mitigate such impacts on nearby uses, structures, significant public areas outside the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

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D. The District Sign Plan contains restrictions that will result in signs and Special Lighting Elements that:

1. Are designed to be visually compatible with the character of neighborhoods, the South Platte River corridor and other public areas nearby the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, and CMP-NWC-R zone districts, while maintaining consistency with the vision of the National Western Center Master Plan to create a unique entertainment destination.

2. Do not create material adverse impacts on motor vehicles on public roadways located within or nearby the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

Second by S. Stanton.

Vote: Unanimous in favor 9:0 (S. Tafoya, and G. Kung recused), motion passes.

7. Legislative Map Amendment proposal #2019I-00104 rezoning the properties generally bounded by the South Platte River, Race Court, the BNSF railway property and East 46th Avenue with some exceptions from I-A, UO-2; I-B, UO-2; and I-MX-5, UO-2 to CMP-NWC-C, UO-2; CMP-NWC-G, UO-2; CMP-NWC-F, UO-2; and CMP-NWC-R, UO-2.

Continued from the 7/10 Planning Board 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.

Motion by D. Elliott: I move to recommend that the City Council approve Application #2019I-00104 rezoning properties generally bounded by the South Platte River, Race Court, the BNSF railway property and East 46th Avenue with some exceptions, from I-A, UO-2; I-B, UO-2; I-MX-5, UO-2 to CMP-NWC-C, UO-2; CMP-NWC-G, UO-2; CMP-NWC-F, UO-2; and CMP-NWC-R, UO-2, finding the applicable review criteria have been met, subject to the following condition, pursuant to section 12.3.3.10 of Denver Zoning Code:

That the application for the Proposed Rezoning is modified, as requested by the applicant such that the CMP-NWC-R zone district is applied to the areas south of proposed Bettie Cram Drive along the South Platte River for an approximate distance of 400 feet to the south and a depth of 100 feet as measured from the South Platte River Zone Lot Line.

Second by F. Schultz.

Vote: Unanimous in favor 9:0 (S. Tafoya, and G. Kung recused), motion passes.

8. Tiny Home Villages

Information item on the development of text amendment to the Denver Zoning Code to allow temporary tiny home villages. No board action required.

Councilwoman Kniech & Andrew Webb, CPD-Planning Services, presented updates on the text amendment process for Tiny Home Villages. No Board action.

Chair Noble left the meeting. S. Stanton sat as Chair.

9. Loretto Heights Area Plan

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Information item to present progress of the Loretto Heights Area Plan. No board action required. Jason Morrison, CPD-Planning Services, presented updates on the Loretto Heights Area Plan. No board action.

Chair Noble returned to the meeting and sat as Chair.

Manager/Chair time –

Adjournment 6:17

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