DENVER PLANNING BOARD
August 7th, 2019, 3 p.m.

Meeting Record

1. Call to Order 3:03 p.m.


2. Meeting Record for Approval – July 10th & July 17th, 2019

Motion by S. Stanton: I move to approve the July 10th, 2019 meeting record. Second by D. Elliott. Vote: Unanimous in favor (6-0, R. Martinez-Stone not present for vote), motion passes.

Motion by S. Stanton: I move to approve the July 17th, 2019 meeting record. Second by D. Elliott. Vote: Unanimous in favor (6-0, R. Martinez-Stone not present for vote), motion passes.

Consent Agenda

3. Official Map Amendment, Application #20018I-00143, 3141 Raleigh Street, from U-SU-A to U-SU-A1. Public hearing to recommend to the City Council approval, approval with conditions, or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.

Presenter: Theresa Lucero, CPD-Planning Services

Motion by E. Clark: I move to approve the August 7th, 2019 consent agenda. Second by S. Stanton. Vote: Unanimous in favor (6-0, R. Martinez-Stone not present for vote), motion passes.

S. Stanton recused and left the meeting.

Supplement to the Comprehensive Plan

4. Loretto Heights Area Plan

Public Hearing to approve, approve with conditions, or deny the Loretto Heights area plan, and transmit its decision to the CPD Executive Director, Mayor and City Council. See DRMC Section 12-61(d).

Chair Noble opened the public hearing Jason Morrison & Jenny Buddenborg, CPD-Planning Services, presented the revisions to the plan, staff report and review criteria. Public Comment:

- Karen Kalavily, 9940 West Cliff Pkwy
- Mark Witkiewicz, 4100 E Mississippi Ave
- Jim Gibson, 2787 S Stuart St
- Larry Ambrose, 1600 S Lowell St
- Clare Harris, 2695 W Dartmouth Ave
Questions from board to staff. Chair Noble closed the public hearing. Board deliberation. **Motion by E. Clark**: I move to approve the Loretto Heights Area Plan, finding that the applicable review criteria have been met, with the following condition: 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 draft made necessary by such edits. Second by A. Abrams. Vote: Unanimous in favor (6-0, S. Stanton recused), motion passes.

S. Stanton returned to the meeting.

**Text Amendment**

5. **Denver Zoning Code Text Amendment #6, Temporary Tiny Home Villages**

   *Public hearing to recommend to the City Council approval, approval with conditions, or denial of Temporary Tiny Home Villages. See Denver Zoning Code Section 12.4.11*

   Chair Noble opened the public hearing. Andrew Webb & Kyle Dalton, CPD-Planning Services presented the staff report and review criteria. Questions from board to staff. Public comments:

   - John Deffenbaugh, 3525 Walnut St.
   - Jeff Baker, 2422 Champa St.
   - Rev. Elizabeth Garfield, 4646 Clay St.

   Questions from board to staff and Councilwoman Robin Kniech. Chair Noble closed the public hearing. Board deliberation. **Motion by D. Elliott**: I move to recommend that the City Council approve Text Amendment #6, to add a new Temporary Tiny Home Village use and associated regulations to the Denver Zoning Code, with the following conditions:

   1. That the Planning Board review draft and “Proposed redlines for affordable housing parking reduction” 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;
   2. That the Planning Board review draft be edited to include the changes in the document entitled “Proposed redlines for affordable housing parking reduction;” and,
3. That Section 12.3.4.6.B.1.a.iv be revised to require a reasonable effort instead of to the
maximum extent possible.
Second by E. Clark. Vote: Unanimous in favor (6-0, R. Martinez-Stone not present for vote),
motion passes.

**Information Item**

6. **Chapter 30 Ordinance Update**
   *Information regarding proposed changes to the Landmark Ordinance.*
   Kara Hahn, CPD-Planning Services, presented information on the updates to Chapter 30. No board
   action.

7. **Community Planning and Development Executive Updates**
   *Informational overview of CPD.*
   Evelyn Baker and Caryn Champine, CPD Planning & Development Services, presented updates on the
   2019 work plan. No board action.

Manager/Chair time –

Adjournment 6:39 p.m.