

DENVER PLANNING BOARD

February 3rd, 2021, 3 p.m.

Meeting Record

1. Call to Order 3:03

Board members present: A. Abrams, E. Clark, I. Correa-Ortiz, J. Dominguez, D. Elliott, A. Fother, G. Kung, H. Majerik, & J. Noble. Staff member present: A. Hock, B. Johnson, & K. Johnson.

2. Meeting Records for Approval – January 6th & 20th

Motion by A. Fother: I move to approve the meeting record for January 6th, 2021. Second by E. Clark.

Vote: unanimous in favor, 7-0 (A. Abrams & J. Dominguez abstained), motion passes.

Motion by G. Kung: I move to approve the meeting record for January 20th, 2021. Second by A. Fother.

Vote: unanimous in favor, 7-0 (I. Correa-Ortiz, & E. Clark abstained), motion passes.

Map Amendments

3. **Official Map Amendment, application #2020I-00076 10353 E Mississippi from Former Chapter 59 B-1 with conditions to S-MX-3.** *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.*

Note: The applicant has requested that Planning Board postpone this item to the April 7th, 2021 meeting agenda. The Board will vote to approve or deny the request at the February 3, 2021 meeting.

Motion by D. Elliot: I move to postpone the public hearing for application #2020I-00076 10353 E Mississippi to April 7th, 2021. Second by H. Majerik. Vote: unanimous in favor, 9-0, motion passes.

Related Legislative Map & Text Amendments

4. **Official Text Amendment #_, (noticed as Text Amendment #9) to establish the Active Centers and Corridors Design Overlay (DO-8) and create consistency in the Shopfront building form.** *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.*

5. **Official Legislative Map Amendment, proposal #2020I-00080 to apply Active Centers and Corridors Design Overlay (DO-8) to rezone properties in multiple locations in the Berkeley and Regis neighborhoods from U-MX-2; U-MX-3; U-MX-3, UO-1, UO-2; U-MS-3, UO-1, UO-2; U-MS-5; U-MS-5, UO-1, UO-2 to U-MX-2, DO-8; U-MX-3, DO-8; U-MX-3, UO-1, UO-2, DO-8; U-MS-3, UO-1, UO-2, DO-8; U-MS-5, DO-8; U-MS-5, UO-1, UO-2, DO-8.** *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 the review criteria and the staff report. Remarks by Councilperson Sandoval.

Public Comments:

- Dave Pagano
- Heather Noyes Gregg
- Rafael Espinoza
- Steve Teitelbaum
- Michelle Frankel
- Roxane Baca

Questions from Board to staff and commenters. Chair Noble closed the public hearing. Board deliberation. **Motion by H. Majerik: I move to recommend that City Council approve with conditions, Denver Zoning Code text amendment establishing the Active Centers and Corridors design overlay and creating consistency in the Shopfront building form, 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 Review Draft made necessary by such edits. Second by: D. Elliott. Vote: 8 in favor, 1 opposed (G. Kung), motion passes.**

Motion by D. Elliott: I move to recommend that City Council approve with conditions, map amendment application #2020I-00080 rezoning the zone districts listed in the staff report to apply the DO-8 overlay zone district, finding that the applicable review criteria have been met, with the following condition: That the rezoning boundary be modified to exclude properties with the addresses of 4345 W 46th Avenue, and 5025, 5055, and 5065 N Lowell Boulevard. Second by E. Clark. Vote: 8 in favor, 1 opposed (G. Kung), motion passes.

6. Official Text Amendment to establish the Bungalow Conservation Overlay (CO-6), make associated amendments in Articles 11 and 13, and amend the Potter Highlands Conservation Overlay (CO-4) to improve clarity. 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.

7. Official Legislative Map Amendment, proposal #2020I-00099 to apply Bungalow Conservation Overlay (CO-6), rezone properties within the U-SU-C and U-SU-C1 zone districts bounded by Lowell Boulevard, Federal Boulevard, 41st Avenue, and 44th Avenue in the Berkeley neighborhood to U-SU-C, CO-6 and U-SU-C1, CO-6. 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.

Note: At the time of this hearing, a property located at 4144 Hooker Street had recently been rezoned from U-SU-C to U-SU-C1. The rezoning went before City Council on February 1, 2021. Having been approved prior to the hearing, the map amendment associated with the Bungalow Conservation Overlay was to rezone the subject area from U-SU-C and U-SU-C1 to U-SU-C CO-6 and U-SU-C1 CO-6.

Chair Noble opened the public hearing. Brad Johnson, CPD-Planning Services, presented the review criteria and the staff report. Remarks by councilperson Sandoval.

Public Comments:

- Amber Kraska
- Mike Kortendick
- Rafael Espinoza
- Roberta Anderson
- Greg Sader

Questions from board to staff. Chair Noble closed the public hearing. Board deliberation. **Motion by I. Correa-Ortiz: I move to recommend that City Council approve with conditions, the Denver Zoning Code text amendment establishing the Bungalow Conservation Overlay and associated amendments, 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 Review Draft made necessary by such edits. Second by E. Clark. Vote: 5 in favor, 3 opposed (G. Kung, J. Dominguez, & H. Majerik), motion passes.**

Motion by I Correa-Ortiz: I move to recommend that City Council approve map amendment application #2020I-00099 rezoning U-SU-C and U-SU-C1 zoned properties in the rezoning area to apply the CO-6 overlay zone district, finding that the applicable review criteria have been met. Second by E. Clark: Vote: 5 in favor, 3 opposed (G. Kung, J. Dominguez, & H. Majerik), motion passes.

8. Manager/Chair Time

Meeting adjourned 7:53pm