

**Denver Planning Board**  
**Meeting Record for Wednesday, June 16th, 2021 at 3 p.m.**

**1. Call to Order 3:00 pm**

**Board members present (9):** Andrew Abrams, Angelle Foucher, Don Elliott, Gosia Kung, Heidi Majerik, Ignacio Correa-Ortiz, Joel Noble (Chair), Mary Beth Susman, Frank Schultz.

**Staff present:** Edson Ibañez, Sarah Cawrse, Analiese Hock (Staff to Board), Adam Hernandez (CAO), Libbie Adams

**2. Meeting Records for Approval – June 2<sup>nd</sup>**

*Motion by Mary Beth Susman. I move to approve the June 2nd meeting record. Second by Ignacio Correa-Ortiz. Motion passes (6 - 0). Angelle Foucher, Heidi Majerik abstained.*

**Consent Agenda**

*Item removed from the consent agenda as there were members of the public to speak to this item.*

**3. Official Map Amendment, application #2020I-00177 for 3145 W. 31st Avenue, rezoning from U-SU-B to U-SU-B1. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.**

Chair opens the public hearing.

Staff Presentation by Edson Ibañez

Applicant presentation by Sarah Biasello

Public Comment:

- Brian Gansmann
- Patty Schultz

Questions of board members to staff, applicant and public.

Public hearing closed. Board Deliberation.

Motion by Ignacio Correa-Ortiz. I move to recommend that City Council approve application #2020I-00177 for 3145 W. 31st Avenue, rezoning from U-SU-B to U-SU-B1, finding that the applicable review criteria have been met. Second by Don Elliott. Motion Passes (9-0).

**Public Hearings – Regular Agenda**

Gosia Kung recused from agenda item #4.

**4. Official Map Amendment, application #2020I-00112 for multiple addresses in Sloan Lake & West Colfax, rezoning from U-SU-B, U-SU-C, and U-SU-C with UO-3 to U-SU-B1, U-SU-C1, and U-SU-C1 with UO-3. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.**

Chair opens the public hearing.

Opening Remarks by Councilwomen Amanda Sandoval and Jamie Torres.

Staff Presentation by Libbie Adams.

Public Comment:

- Gene Phillips
- Susan Fishman
- Sandra Doran
- Adrian Swenson
- Nancy Bartley

Questions of board members to staff, bill sponsor and public.

Public hearing closed. Board deliberation.

Motion by Mary Beth. I move to recommend that City Council approve application #2020I-00112 for multiple addresses in Sloan Lake & West Colfax, rezoning from U-SU-B, U-SU-C, and U-SU-C with UO-3 to U-SU-B1, U-SU-C1, and U-SU-C1 with UO-3, finding that the applicable review criteria have been met. Second by Frank Schultz. Motion Passes (8-0).

**5. Official Map Amendment, application #2019I-00173 for 16298 Green Valley Ranch Boulevard rezoning from PUD 319 to S-CC-3 and S-MX-3. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.**

Chair opens the public hearing.

Staff presentation by Libbie Adams.

Applicant presentation by Mark Goldberg and Adam Myers

Public Comment:

- Lawrence Murray
- Nora Kimball – on behalf of Anne White
- Jason Wu
- Carolynne White
- Victoria Bull

Questions of board members to staff, bill sponsor and public.

Public hearing closed. Board deliberation.

Motion by Don Elliott. I move to recommend that City Council approve application #2019I-00173 for 16298 Green Valley Ranch Boulevard rezoning from PUD 319 to S-CC-3 and S-MX-3, finding that the applicable review criteria have been met. Second by Andrew Abrams.

Motion Passes (9-0).

**6. Official Map Amendment, application #2020I-00082 for 420 E 11th Avenue, rezoning from G-MU-5, UO-3 to G-MX-3. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.**

Chair opens the public hearing.

Staff presentation by Sarah Cawrse.

Applicant presentation by Chris Chiari.

No public comment.

Questions of board members to staff.

Public hearing closed. Board deliberation.

Motion by Heidi Majerik. I move to recommend that City Council approve application #2020I-00082 for 420 E 11th Avenue, rezoning from G-MU-5, UO-3 to G-MX-3, finding that the applicable review criteria have been met. Second by Gosia Kung. Motion Passes (9-0).

7. **Official Map Amendment, application #2020I-00172 for 4295 Inca Street, rezoning from I-A, UO-2 to C-RX-8.** *Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.*

Chair opens the public hearing.

Staff presentation by Edson Ibañez

No applicant presentation or public comment.

Questions of board members to staff.

Public hearing closed. Board deliberation.

Motion by Ignacio Correa-Ortiz. I move to recommend that City Council approve application #2020I-00172 for 4295 Inca Street, rezoning from I-A, UO-2 to C-RX-8, finding that the applicable review criteria have been met. Second by Andrew Abrams. Motion Passes (9-0).

8. **Manager Chair Time**

Meeting ends at 6:14pm.