

Denver Planning Board
Meeting Record for Wednesday, July 21st, 2021 at 3 p.m.

1. Call to Order 3:00 pm

Board Members Present (9): Jordan Block, Erin Clark, Angelle Foucher, Fred Glick, Gosia Kung, Heidi Majerik, Joel Noble (Chair), Ignacio Correa-Ortiz, Mary Beth Susman

Staff Present: Francisca Peñafiel, Libby Kaiser, Jason Morrison, Brandon Shaver, Andrew Webb, Analiese Hock (Staff to Board), Nathan Lucero (CAO).

2. Meeting Records for Approval – June 16 and July 7, 2021

Motion by Gosia Kung, I move to approve the meeting record for June 16, 2021. Second by Angelle Foucher. Motion passes (6-0), Fred Glick, Jordan Block and Erin Clark recused.

Motion by Ignacio Correa-Ortiz, I move to approve the meeting record for July 7, 2021. Second by Mary Beth Susman. Motion passes (6-0), Fred Glick, Jordan Block and Joel Noble recused.

Consent Agenda

The following items have been placed on the consent agenda if they meet the criteria found in Exhibit 2 of the Planning Board by-laws. An item will be removed from the consent agenda for the following reasons: A member of the public has attended the meeting and will provide public comment; or, a member of the Board has requested the item be removed from the consent agenda; or, the applicant has requested that the item be removed from the consent agenda.

Motion by Mary Beth Susman. I move to approve the consent agenda. Second by Erin Clark. Motion passes 9-0.

3. Official Map Amendment, application #2021I-00077 for 1544 S Emerson Street, rezoning from U-SU-B to U-SU-A1. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.

Case Manager & Presenter: Francisca Peñafiel, CPD – Planning Services

Recommendation: Recommendation of approval

4. Official Map Amendment, application #2021I-00037 for 3625 West 46th Avenue, rezoning from U-SU-C 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.

Case Manager & Presenter: Francisca Peñafiel, CPD – Planning Services

Recommendation: Recommendation of approval

5. Official Map Amendment, application #2020I-00153 for 3645, 3655, 3665, 3675, 3685, 3701, 3739, 3745, 3801, 3811, 3815 W. 46th Avenue, rezoning from U-SU-C 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.

Case Manager & Presenter: Libby Kaiser, CPD – Planning Services

Recommendation: Recommendation of approval

- 6. Official Map Amendment, application #20211-00023 for 2569 South Federal Boulevard rezoning from S-SU-D to S-MU-5.** *Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.*
Case Manager & Presenter: Jason Morrison, CPD – Planning Services
Recommendation: Recommendation of approval

Public Hearings – Regular Agenda

Regular agenda items will hold a public hearing. All public hearings include a staff presentation, applicant presentation (if applicable), public testimony, questions by board members, board member deliberation, and board decision.

- 7. Official Map Amendment, application #20201-00159 for 1091 S Parker Road and 7400 Mississippi Ave. rezoning from S-SU-D to S-MU-3 and S-MU-5.** *Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.*
Case Manager & Presenter: Libby Kaiser, CPD – Planning Services
Recommendation: Recommendation of approval

Chair opened public hearing at 3:05pm

Staff presentation by Libby Kaiser.

Applicant presentation by Marcus Pachner and Harsh Parikh

Public comments:

- Andrea Antico
- Carla Buckstein
- Amanda and Ward Campbell
- Saunders Buckstein
- Heywot Tesfaye
- Jay Rosen
- Stephen Wessler
- Glen Griffin
- Sharon Zier
- Mitch Gianntala
- Robert Allen
- Maggie Bolden
- Tom Matthews
- Ira Hertz
- Panayoti Kelaidis
- Jan Fahs
- Prisana Nuechterlein
- Bryce Shuck

Questions by board members to applicants and staff. Chair closes the public hearing. Board deliberations.

Motion by Heidi Majerik. I move to recommend that City Council approve application #2020I-00159 for 1091 S Parker Road and 7400 Mississippi Ave. rezoning from S-SU-D to S-MU-3 and S-MU-5, finding that the applicable review criteria have been met. Second by Fred. Motion passes 9-0.

- 8. Official Map Amendment, application #2020I-00008 for 1901 Wazee St, 1600 20th St & 1601 19th St rezoning from PUD G-19 to PUD G-26. Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10. Case Manager & Presenter: Brandon Shaver, CPD – Planning Services
Recommendation: Recommendation of approval**

Chair opened the public hearing at 5:18pm. Brandon Shaver began staff presentation.

Board took a break from 5:20 to 5:30pm.

Public meeting resumed at 5:30pm and Brandon Shaver resumed staff presentation at 5:30pm.

Applicant presentation by Hal Roth and Josh Yonushewski and Sean Maley.

No public comments.

Questions by board to the staff and applicant team.

Motion by Joel Noble, I move to postpone the consideration of this item until August 18th 2021, to allow time for additional clarification of criteria support and other clarifications that may be possible. Second by Fred Glick. Discussion on the motion by Heidi Majerik. Vote 8-1. (Yes: Jordan Block, Erin Clark, Angelle Foucher, Fred Glick, Gosia Kung, Joel Noble, Ignacio Correa-Ortiz, Mary Beth Susman; No: Heidi Majerik). Motion Passes.

Meeting concluded at 7:10pm