

**Denver Planning Board**  
**Meeting Record for Wednesday, October 20, 2021 at 3 p.m.**

**1. Call to Order at 3:01pm**

**Board Members Present (8):** Heidi Majerik, Fred Glick, Jordan Block, Mary Beth Susman, Joel Noble (Chair), Gosia Kung, Erin Clark & Angelle Foucher

**Staff Present:** Valerie Herrera, Analiese Hock (Staff to Board), Brandon Shaver, Andrew Webb, Fran Peñafiel, Rob Haigh & Adam Hernandez (CAO)

**2. Public Comment -none**

**3. Meeting Records for Approval – October 6, 2021**

*Motion by Mary Beth Susman: I move to approve the meeting record for October 6, 2021. Second by Fred Glick. Motion passes 6-0. (Jordan Block and Heidi Majerik abstain)*

**Consent Agenda**

*Motion by Angelle Foucher: I move to approve the consent agenda. Second by Erin Clark. Motion passes 8-0.*

**4. Official Map Amendment, application #2021I-00103 at 4124 E 18th Avenue rezoning from U-SU-C to U-SU-C1. 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: Valerie Herrera – Planning Services

Recommendation: Recommendation of approval

**Public Hearings – Regular Agenda**

*Item Continued from 10/3/2021 Planning Board Meeting due to quorum issues. Gosia Kung recused and left the meeting.*

**5. Official Map Amendment, application #2021I-00006 for 3405 W 37th Ave from U-SU-B to U-TU-B. 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 denial

Chair Noble re-opened the public hearing at 3:07 pm.

Staff presentation by Brandon Shaver.

Applicant presentation by Kenneth Linzmeyer.

Public comments:

- Jen Reeder
- Adam Zard

Questions by Fred Glick, Erin Clark, Joel Noble, Angelle Foucher, MaryBeth Susman and Jordan Block to staff, applicant and city attorney.

Chair closed public hearing at 3:50 pm.

---

Board deliberations by Jordan Block, Heidi Majerik, Fred Glick, Joel Noble, Mary Beth Susman, Angelle Foucher and Erin Clark.

*Motion by Erin Clark: I move to recommend that City Council deny application #20211-00006 for 3405 W 37th Ave from U-SU-B to U-TU-B, finding that the applicable review criteria have not been met. Second by Jordan Block. Four votes in favor (Erin Clark, Fred Glick, Jordan Block, Joel Noble) and three votes opposed (Heidi Majerik, Mary Beth Susman, Angelle Foucher). Motion fails. Gosia Kung recused and did not vote.*

*Motion by Heidi Majerik: I move to recommend that City Council approve application #20211-00006 for 3405 W 37th Ave from U-SU-B to U-TU-B, finding that the applicable review criteria have been met. Second by Angelle Foucher. Three votes in favor (Heidi Majerik, Mary Beth Susman, Angelle Foucher) and four opposing votes (Erin Clark, Fred Glick, Jordan Block, Joel Noble). Motion Fails. Gosia Kung recused and did not vote.*

**Planning board provides no recommendation on this item.**

Gosia Kung rejoined the meeting.

*Motion by Mary Beth Susman to change the order of agenda items; to hear item #7 Fox Park Urban Redevelopment Plan at 4400 N Fox Street prior to agenda item #6 CSA-2021-0000001-AMEND for 1901 Wazee Street - McGregor Square. Second by: Erin Clark. Motion passes 8-0.*

#### **6. Fox Park Urban Redevelopment Plan at 4400 N Fox Street.**

*Public Hearing for the proposed Fox Park Urban Redevelopment Plan to allow the use of tax increment financing ("TIF") to fund ") to fund infrastructure improvements, parks and open space, and parking facilities supporting the redevelopment of the property located at 4400 N Fox Street. Colorado Revised Statutes, Section 31-25-107(2).*

Presenter: Rob Haigh, CPD – Planning Services

Staff Recommendation: Approval

Chair opened the public hearing at 4:16 pm.

Staff presentation by Rob Haigh. No applicant presentation.

Public comments:

- Sophia P
- Genesis Enriquez
- Carla Padilla
- Gayle LeRoux
- Anthony Cistone
- Nola Miguel

Comments from applicant team: Tracy Huggins.

Questions by Angelle Foucher to staff and applicant.

*Motion by Heidi Majerik: I move to recommend that City Council approve the Fox Park Urban Redevelopment Plan located at 4400 N Fox Street, finding that the plan conforms with Denver's adopted Comprehensive Plan and its applicable supplements. Second by Erin Clark. Motion passes 8-0.*

Chair closed the public hearing at 4:45 pm.

- 
- 7. Comprehensive Sign Plan Amendment, application #CSA-2021-0000001-AMEND for 1901 Wazee Street - McGregor Square.** *Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for McGregor Square, based on compliance with the criteria in the Denver Zoning Code Section 10.10.3.3.*

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

Recommendation: Recommendation of Approval

Chair Noble opened the public hearing at 4:46 pm.

Staff presentation by Fran Peñafiel.

Applicant presentation by Hal Roth.

No public comments.

Questions by Fred Glick, Jordan Block to staff and applicant.

Chair closed public meeting at 5:14 pm.

Board deliberation by Angelle Fother, Fred Glick, Jordan Block & Joel Noble.

*Motion by Heidi Majerik: I move to recommend that the Zoning Administrator approve application CSA-2021-0000001-AMEND, the McGregor Square Comprehensive Sign Plan, finding that the applicable review criteria have been met. Second by Jordan Block. Motion passes 8-0.*

Board took a short break and reconvened at 5:30 pm.

### **Information Items**

*Information agenda items include a staff presentation and questions by board members. There is no public testimony or board action.*

- 8. Expanding Housing Affordability.** *Staff presentation on the draft proposal for a mandatory affordable housing program and an update to the existing linkage fee.*

Presenters: Analiese Hock, CPD – Planning Services and Brad Weinig – HOST

*Staff presentation by Analiese Hock (CPD) and Brad Weinig (HOST). Board questions and discussion. No action.*

Staff presentation by Brad Weinig and Analiese Hock.

Questions and comments by Fred Glick, Heidi Majerik, Angelle Fother, Gosia Kung, and Joel Noble.

### **Manager/Chair Time**

*Agenda time is allocated for the staff to the board or Board Chair to provide any updates or discuss any relevant matters.*

**Meeting adjourned at 7:00pm**