

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

- 1. Call to Order at 3:00pm**
- 2. Board Members Present (9):** Heidi Majerik (arrived at 3:05pm and left the meeting at 4:42pm), Fred Glick, Jordan Block, Mary Beth Susman, Joel Noble (Chair), Gosia Kung, Erin Clark, Ignacio Correa-Ortiz & Angelle Foucher
- 3. Public Comment – None**
- 4. Meeting Records for Approval – October 20, 2021**  
*Motion by Joel Noble: I move to approve the meeting record for October 20, 2021. Second by Fred Glick. Motion passes 6-0 (Ignacio Correa-Ortiz and Erin Clark abstain)*

**Consent Agenda**

*Motion by Mary Beth Susman, Seconded by Angelle Foucher: I move to approve the consent agenda. Second by. Motion passes 8-0.*

- 5. Official Map Amendment, application # 2021I-00109 at 4736 Pennsylvania Street, rezoning from E-SU-D 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: Libbie Adams – Planning Services  
Recommendation: Recommendation of approval
- 6. Official Map Amendment, application # 2021I-00054 at 1200 Eudora Street, 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: Libby Kaiser – Planning Services  
Recommendation: Recommendation of approval

**Public Hearings – Regular Agenda**

- 6. Official Map Amendment, application #2021I-00021 at 901 Navajo Street, rezoning from I-A, UO-2 to C-MX-8.** *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: Brad Johnson – Planning Services  
Recommendation: Recommendation of approval

Chair Noble opened the public hearing at 3:05pm

Staff presentation by Brad Johnson.

Application presentation by Hayley Jordahl.

Public comments:

- Megan Yonke
- Ryan Goold

- Sam Sinkhorn
- Ebone Williams
- Andrew Allan
- Zachary Ransom
- Chloe Coman
- Julianne Streff
- Jason Nutile

Questions by board members Fred Glick, Erin Clark, Joel Noble, Angelle Fother, Mary Beth Susman to staff and the applicant (Chris Spelke also spoke on behalf of the applicant).

Chair closes the public hearing at 4:27 pm.

Board deliberation by Mary Beth Susman, Joel Noble, Angelle Fother, Ignacio Correa-Ortiz, Erin Clark.

Motion by Erin Clark: I move to approve application #2021I-00021 at 901 Navajo Street, rezoning from I-A, UO-2 to C-MX-8 finding that the applicable review criteria have been met. Second by Fred Glick. Motion passes 9-0.

Agenda item closed at 4:42 pm.

Board took at 10-minute break.

Heidi Majerik left the meeting.

**7. Official Map Amendment, application #2021I-00031 for 8890 East Lowry Boulevard, rezoning from R-4 w/ waivers to S-MX-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 Noble opened the public hearing at 4:55pm

Staff presentation by Libby Kaiser.

Applicant presentation by Matt Oermann.

Public comments:

- Carla McConnell
- Christine O'Connor
- Lynn Ceuleers
- Dr. Elias Moo
- Fernando Chavez
- Jarrett Laraway
- Greg Ryan
- Morgan Senzer
- Dave Andrews
- Yael Nyholm
- Scott Zimbelman
- Michelle Christopher
- Jolene White
- George Martin

- Stephanie Creen
- Molly Osadjan-Rudolf
- Fabio Massena
- Ventzi Karaivanov
- Lyndsay Arundel
- Michael Broaden
- Nichole Yale
- Lisa Lipscomb
- Catherine Wilson
- Christopher Shank
- Mary Lynn Ayers
- Adrah Levin
- Julie Seltenhammer
- Stephen Earl
- Mary Fran Park

Board questions from Joel Noble, Angelle Fother, Ignacio Correa-Ortiz, Fred Glick, Jordan Block, Gosia Kung to staff, applicant (Marcus Pachner also spoke on behalf of the applicant).

Chair Noble closed the public hearing at 6:55 p.m. Board deliberation by Ignacio Correa-Ortiz, Fred Glick, Gosia Kung, Jordan Block, Joel Noble.

Motion by Jordon Block: I move to recommend approval of application #2021I-00031 for 8890 East Lowry Boulevard, rezoning from R-4 w/ waivers to S-MX-5 finding that the applicable review criteria have been met. Seconded by Erin Clark. Motion passes 8-0.

Planning board took a 10 minute break and resumed at 7:16pm.

**8. Official Legislative Map Amendment, proposal #2020I-00158 for East Colfax neighborhood rezoning from E-SU-Dx to E-SU-D1x.** *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: Andrew Webb, CPD – Planning Services  
Recommendation: Recommendation of approval

Chair Noble closed the public hearing at 7:52pm.

Board deliberation by Fred Glick, Ignacio Correa-Ortiz, Mary Beth Susman, and Gosia Kung.

Motion by Ignacio Correa-Ortiz, I move to recommend approval of, proposal #2020I-00158 for East Colfax neighborhood rezoning from E-SU-Dx to E-SU-D1x. Seconded by Fred Glick. Motion passes 8-0.

**Manager/Chair Time**

- Note the upcoming planning board retreat date has been set for December 9<sup>th</sup>.
- Note that Andrew Webb will become the new staff to the planning board.

Meeting ended at 8:05pm