

**Denver Planning Board**  
**Meeting Record for Wednesday, November 17, 2021 at 3 p.m.**

**1. Call to Order at 3:00 p.m.**

**Board members present:** Joel Noble (Chair), Fred Glick, Heidi Majerik, Ignacio Correa-Ortiz, Angelle Fother, Erin Clark, Gosia Kung, Jordan Block

**2. Public Comment - none**

**3. Meeting Records for Approval – November 3, 2021**

*Motion by Erin Clark: I move to approve the meeting record for November 3, 2021. Seconded by Jordan Block. Motion Passes: 8-0*

**Consent Agenda**

*Motion by Fred Glick: I move to approve the consent agenda. Seconded by Angelle Fother. Motion Passes: 8-0*

**4. Official Map Amendment, application #2021-00195, at 4525 & 4517 North Yates Street rezoning from U-SU-C1 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: Francisca Peñafiel– Planning Services

Recommendation: Recommendation of approval

**Action Items**

**1. East Seventh Avenue Historic District – Steele St. Extension, Application 2021L-005; generally bounded by the east side of the 600 and 700 blocks of N Steele St**

*Finding: To recommend to the City Council approval or denial of the proposed district with respect to conformance with the Comprehensive Plan, effect upon the surrounding neighborhood, and other planning considerations. See RMC Section 30-4(6).*

Case Managers: Becca Dierschow and Jenny Buddenborg – Planning Services, Landmark Preservation

Recommendation: Recommendation of approval

*Note: This item was moved from the Public Hearings section of the agenda.*

Chair Noble introduced the action item at 3:08.

Staff Presentation by Becca Dierschow

Applicant Presentation by Kenda Fuller

Public Comments By:

- David Wise
- David Hill
- Annie Levinsky
- Caroline Caselli

Questions by board members to staff and applicants by Fred Glick, Angelle Fother, Gosia Kung, Ignacio Correa-Ortiz and Joel Noble.

Board deliberation by Heidi Majerik, Jordan Block, Gosia Kung, Ignacio Correa-Ortiz, Joel Noble  
*Motion by Fred Glick: I move to recommend to the City Council approval or denial of the proposed district with respect to conformance with the Comprehensive Plan, effect upon the surrounding neighborhood, and other planning considerations. Seconded by Angelle Foucher. Motion approved: 8-0*

## Public Hearings – Regular Agenda

*All public hearings include a staff presentation, applicant presentation (if applicable), public testimony, questions by board members, board member deliberation, and board action.*

- 2. Official Map Amendment, application #2021I-00104 at 4151 N Fillmore Street rezoning from E-SU-B to U-RH-2.5.** *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: Brandon Shaver – Planning Services  
Recommendation: Recommendation of approval

Chair Noble opened the hearing at 4:13

Staff presentation by Brandon Shaver

Applicant Presentation by Nola Miguel and Jeff Martinez

Questions by board members to staff and applicants by Fred Glick, Gosia Kung, Heidi Majerik, Jordan Block

Chair Noble closed the public hearing at 4:38

Board deliberation by Ignacio Correa-Ortiz, Gosia Kung, Jordan Block, Joel Noble, Fred Glick, Erin Clark, Angelle Foucher,

*Motion by Heidi Majerik: I move to recommend that City Council approve application #2021I-00104 at 4151 N Fillmore Street rezoning from E-SU-B to U-RH-2.5, finding that the applicable review criteria have been met. Seconded by Fred Glick. Motion passes: 8-0*

- 3. Official Map Amendment, application # 2021i-00128 at 2137 Glenarm Place rezoning from R-3, UO-3 to G-RX-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: Brad Johnson – Planning Services  
Recommendation: Recommendation of approval

Chair Noble opened the hearing at 5:06

Staff Presentation by Brad Johnson

Applicant Presentation by Christopher Auxier

Chair Noble closed the hearing at 5:29

Board questions to staff and applicant from Gosia Kung

Board deliberation by Heidi Majerik, Ignacio Correa-Ortiz

*Moved by Jordan Block: I move to recommend that City Council approve application # 2021i-00128 at 2137 Glenarm Place rezoning from R-3, UO-3 to G-RX-5, finding that the applicable review criteria have been met. Seconded by Ignacio. Motion passes 8-0.*

**4. Official Map Amendment, application #2021I-00065 for 2000 Blake Street rezoning PUD 329 and B-8 waivers UO-1, 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: Libby Kaiser, CPD – Planning Services

Recommendation: Recommendation of approval

Chair Noble opened the hearing at 5:32

Staff presentation by Libby Kaiser

Applicant Presentation by Michael Harrington

Chair Noble closed the hearing at 5:50

Board question to staff and applicant: none

Board deliberation by Ignacio Correa-Ortiz and Joel Noble.

*Motion by Ignacio Correa-Ortiz: I move to recommend that City Council approve application #2021I-00065 for 2000 Blake Street rezoning PUD 329 and B-8 waivers UO-1, UO-2 to C-MX-8, finding that the applicable review criteria have been met. Seconded by Erin Clark. Motion passes 8-0.*

**Manager/Chair Time**

- Andrew Webb confirmed the upcoming CPD leadership update to Planning Board at their December 1 meeting, and provided some details about Planning Board's upcoming retreat.

The meeting ended at 6:00 p.m.