

Denver Planning Board
Agenda for Wednesday, April 6 at 3 p.m.
Draft Meeting Record

1. Call to Order 3:00

Board Members Present (8): Joel Noble (Chair), Erin Clark, Fred Glick, Mary Beth Susman, Heidi Majerik, Gosia Kung, Ignacio Correa-Ortiz, & Angelle Foucher

Staff Present: Laura Aldrete, Heidi Tippetts, Analiese Hock, Andrew Webb, Kristofer Johnson, Libbie Adams, Brad Weinig (HOST), Britta Fisher (HOST) & Adam Hernandez (CAO).

2. Public Comment

None.

3. Meeting Records for Approval – March 16, 2022

Motion by Angelle Foucher: I move to approve the meeting record for March 22, 2022 with a spelling correction for the name 'Angelle Foucher'. Seconded by Fred Glick. Friendly amendment by Heidi Majerik to correct the motion to be for the March 16th meeting record. Amendment accepted by motioner and seconder. Motion passes: 8-0.

Regular Agenda

1. Official Map Amendment, application #20211-00205 4401 S Quebec St from PUD 206 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.

Presenter: Libbie Adams. No applicant presentation. No public comments.

Questions from: Ignacio Correa-Ortiz

Board deliberation from: Angelle Foucher, Gosia Kung, Heidi Majerik, Jordan Block, Joel Noble and MaryBeth Susman.

Motion by I Correa-Ortiz: I move to recommend that City Council approve application #20211-00205 4401 S Quebec St from PUD 206 to S-MX-5, finding that the applicable review criteria have been met. Second by: Heidi Majerik. Motion passes: 8-0.

Related Legislative Map and Text Amendment

2. Official Text Amendment to the Denver Zoning Code to implement Expanding Housing Affordability zoning incentives coordinated with changes to the Denver Revised Municipal Code, and correct minor errors and omissions from other recently adopted zoning code text amendments.

AND

Official Map Amendment, application #20221-00029 Multiple properties the 38th & Blake Station Area to remove the 38th & Blake Incentive Overlay (IO-1) and calibrate the maximum heights of certain underlying zone districts to correspond with the Expanding Housing Affordability text amendment.

Combined Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text amendment (See Denver Zoning Code, Section 12.4.11) and proposed map amendment (see Denver Zoning Code Section 12.4.10). Note - Planning Board does not take any action on DRMC amendments, but we will provide a summary of changes as part of the staff packet.

Presenters: Kristofer Johnson (CPD), Analiese Hock (CPD) Brad Weinig (HOST)

The related map amendment and text amendment shared a multi-staff presentation including Britta Fisher & Brad Weinig (HOST) and Laura Aldrete, Analiese Hock & Kristofer Johnson (CPD). Public comments:

- Darrell Watson
- Jonathan Pira
- Naomi Amaha
- Kinsey Hasstedt
- Chris Miller
- Aubry Wilde
- Ean Tafoya
- Adam Estroff
- Michael Ruddock
- Nola Miguel
- Anna DeWitt

Questions from board to staff: Fred Glick, Gosia Kung, Joel Noble, Erin Clark, Mary Beth Susman, Angelle Fother, Ignacio Correa-Ortiz, and Heidi Majerik.

Board deliberation: Fred Glick, Ignacio Correa-Ortiz, Gosia Kung, MaryBeth Susman, Joel Noble, Angelle Fother & Heidi Majerik.

Motion by Heidi Majerik: I move to recommend that City Council approve this official Text Amendment to the Denver Zoning Code to implement Expanding Housing Affordability zoning incentives coordinated with changes to the Denver Revised Municipal Code, and correct minor errors and omissions from other recently adopted zoning code text amendments, finding that all applicable review criteria have been met. Second by Erin Clark.

Condition to the motion offered by Fred Glick: ... that the enhanced incentive parking exception be expanded to include zone lots within one quarter mile of transit priority corridors. Amendment seconded by Gosia Kung. Deliberation by Joel Noble, Gosia Kung, and Ignacio Correa-Ortiz. Vote: 5 against (J. Noble, A. Fother, E. Clark, I. Correa-Ortiz, H. Majerik) and 3 in favor (M. Susman, G. Kung, F. Glick). Motion fails.

Original motion without condition passes unanimously, 8-0.

Joel Noble moved to add a recommendation: I move that Planning Board further recommend that the City Council expeditiously evaluate where existing established frequent transit is operating and to expand the incentive parking exemption availability to these areas in a near-future amendment. Seconded by Heidi Majerik.

Amendment offered by Erin Clark: that the motion substitute the word 'promptly' for 'expeditiously'. Amendment accepted by motioner and seconder.

Board deliberation by MaryBeth Susman, Ignacio Correa-Ortiz, Angelle Fother, Gosia Kung & Fred Glick.

Amendment offered by Fred Glick that the recommendation read: I move that Planning Board further recommend that the City Council promptly evaluate expanding the enhanced incentive parking exemption availability to areas surrounding existing and planned Transit Priority Streets in a near future amendment. Heidi Majerik withdraws second. Joel Noble withdraws original amendment. Joel Noble offers amendment: I move that Planning Board further recommend that the City Council promptly evaluate expanding the enhanced incentive parking exemption availability to areas surrounding existing and planned Transit Priority Streets. Seconded by MaryBeth Susman.

Vote: 7 in favor, 1 opposed (H. Majerik). Motion passes.

Planning board took a 5 min break.

Motion by Heidi Majerik: I move to recommend that City Council approve application #2022I-00029 Multiple properties the 38th & Blake Station Area to remove the 38th & Blake Incentive Overlay (IO-1) and calibrate the maximum heights of certain underlying zone districts, finding that the applicable review criteria have been met. Friendly amendment that the motion read underlying zone districts. Second by Erin Clark. Vote 8-0. Motion passes.

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.