

Denver Planning Board
Draft Meeting Record for Wednesday, April 20, 2022 at 3 p.m.

1. Call to Order

Board Members Present (8): Joel Noble (Chair), Erin Clark, Fred Glick, Jordan Block, Mary Beth Susman, Angelle Foucher, Gosia Kung (joined meeting at 3:20), and Ignacio Correa-Ortiz.

Staff Present: Andrew Webb, Jason Morrison, Francisca Peñafiel, Libbie Adams, Kristofer Johnson, Sarah Cawrse & Adam Hernandez (CAO).

2. Public Comment - none

3. Meeting Records for Approval – none

Consent Agenda

Motion by Jordan Clark: I move to approve the consent agenda. Second by MaryBeth Susman. Motion passes 7-0 (G. Kung not present for vote).

Official Map Amendment, application #2021I-00223 850 S Tejon St 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: Libbie Adams

Official Map Amendment, application #2022I-00016 1450 Olive St 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: Francisca Peñafiel

Regular Agenda

This item removed from the consent agenda.

Official Map Amendment, application #2021I-00199 2070 South Franklin Street 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.*

Presenter: Francisca Peñafiel. Applicant presentation by Joe Miller and Mitch Benson.

Questions from: Ignacio Correa-Ortiz

No public comments.

Motion by Ignacio Correa-Ortiz: I move to recommend that City Council approve application #2021I-00199 2070 South Franklin Street from U-SU-C to U-SU-B1, finding that the applicable review criteria have been met. Second by Angelle Foucher. Motion passes 7-0 (G. Kung not present for vote).

Angelle Foucher & Erin Clark recused and turned their cameras off.

Official Map Amendment, application #2021I-00232 1895 N. Quebec Street & 1800 N. Oneida Street from CMP-EI, UO-3 to CMP-EI w/waivers. *Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.*

Presenter: Jason Morrison

Applicant presentation by Erin Clark & Will Wagenlander. No public comments.

Questions from: Joel Noble, Jordan Block and Gosia Kung.

Board deliberation from: Ignacio Correa-Ortiz, MaryBeth Susman, & Joel Noble.

Motion by Ignacio Correa-Ortiz: I move to recommend that City Council approve application #2021I-00232 1895 N. Quebec Street & 1800 N. Oneida Street from CMP-EI, UO-3 to CMP-EI w/waivers, finding that the applicable review criteria have been met. Second by: Fred Glick. Motion passes 6-0.

Erin Clark and Angelle Foucher rejoined the meeting.

Official Map Amendment, application #2021I-00202 Regis ADU 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.

Opening remarks by Councilperson Amanda Sandoval

Presenter: Andrew Webb

Public Comments:

- Shawn Meek
- Kaily Meek
- Mia

Questions from board to staff by Angelle Foucher. Board deliberation from Fred Glick, Ignacio Correa-Ortiz, Jordan Block & Joel Noble.

Motion by MaryBeth Susman: I move to recommend that City Council approve application #2021I-00202 Regis ADU rezoning from U-SU-C to U-SU-C1, finding that the applicable review criteria have been met. Second by Jordan Block. Motion passes 8-0.

Official Map Amendment, application #2019I-00184 2030 & 2032 Blake St from PUD 329 to PUD-G 27. *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

Recommendation: Recommendation of Approval

Note: this item has been postponed at the request of the applicant and the hearing scheduled for April 20, 2022 will be rescheduled. Please visit www.denvergov.org/proposedrezonings for updates on this case.

Joel Noble recused and left the meeting. Erin Clark chaired the meeting.

Official Map Amendment, application #2021I-00175 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St from C-MU-30 w/waivers UO-1; I-MX-3, UO-2, DO-7; G-MU-3, UO-3 to PUD-G 28. *Public hearing to recommend to City Council approval or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.*

Angelle moved to limit public comment from 3 to 2 minutes per speaker. Second by Fred Glick.

Motion passes 7-0 (J. Noble not present for vote).

Presenter: Kristofer Johnson. Applicant presentation by Tom Kiler, Blair Lichtenfels, and John McIntyre

Public comments:

- Kevin LaFleur
- Eileen Feltman
- Charlie Billingsley
- Crist Whitney
- Bryan Trybus
- Bill Mushkin
- Joe Wolters
- Tobias Krause
- Diona Gouker
- Jon Dwight
- Mali Reddy
- Matthew Miller
- Keith Pryor
- John Hayden
- Tai Beldock
- Matthew Worthington
- Robert Gray
- Darrell Watson
- William West
- Julie Rubsam
- Nancy James
- Jevon Taylor
- Ryan Tobin
- Douglas Jackson
- Ryan Cox
- Amy Buchmeier
- Sean Campbell
- Thomas Evans
- Ali Duncan
- Stephen Bennett
- Joseph Latson
- Cory Probasco
- Matt Fish
- Aurelio Martinez
- Ashley Schauer
- Christopher Topp
- Cal Crawley
- Gregory Holm
- Sue Glassmacher

Deliberation and questions by all members.

Motion by Fred Glick: I move to recommend that City Council approve application #2021I-00175 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St from C-MU-30 w/waivers UO-1; I-MX-3, UO-2, DO-7; G-MU-3, UO-3 to PUD-G 28, finding that the applicable review criteria have been met. Second by Gosia Kung. Motion passes 6-1, (I. Correa-Ortiz opposed).

Information Items

1. Advancing Equity in Rezoning

Sarah Cawrse, CPD – Planning Services, presented information on the project.

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.