

Denver Planning Board
Draft Meeting Record for Wednesday, May 4th at 3 p.m.

1. Call to Order

Joel Noble (Chair), Fred Glick, Jordan Block, Mary Beth Susman, and Angelle Fotherer.

Staff Present: Andrew Webb, Libby Kaiser, Rob Haigh, Brad Johnson, Curt Upton, Josh Palmeri, Scott Robinson & Nathan Lucero (CAO).

2. Public Comment

3. Meeting Records for Approval – April 6th & 20th

No motions for approval due to lack of quorum.

Consent Agenda

This item removed from the consent agenda

4. Official Map Amendment, application #20221-00005 1170 N Holly 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: Rob Haigh

Public comment:

- Ron LaFollet

Board deliberation from: Angelle Fotherer and Joel Noble.

Motion by Fred Glick: I move to recommend that City Council approve application #20221-00005 1170 N Holly St from E-SU-Dx to E-SU-D1x, finding that the applicable review criteria have been met. Second by: Jordan Block. Unanimous in favor 5:0, motion passes.

Regular Agenda

Map Amendments

5. Official Map Amendment, application #20211-00244 225 E Bayaud from U-TU-B2 UO-3 to G-MU-3

UO-3. *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

Presentation from Travis McAfoos (applicant) and Annie Levinsky (Historic Denver).

Public Comments:

- Edward Pearson
- Greg Goldberg
- John Voelker
- Juliette James
- Michael Lipsitz

Questions from: Angelle Fotherer, Fred Glick, Jordan Block, and Joel Noble.

Board deliberation from: Fred Glick, Joel Noble and Jordan Block.

Motion by Jordan Block: I move to recommend that City Council approve application #2021I-00244 225 E Bayaud from U-TU-B2 UO-3 to G-MU-3 UO-3., finding that the applicable review criteria have been met. Second by Angelle Foucher. Unanimous in favor 5:0, motion passes.

6. Official Map Amendment, application #2021I-00061 1305 & 1339 & 1365 N. Osage St. and 1520 W. 14th Ave. from G-MX-3, UO-2 to G-RX-5, UO-2. 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

Applicant presentation by Brian Bair.

Questions from Angelle Foucher and Jordan Block.

Board deliberation from: Fred Glick and Joel Noble.

Motion by Marybeth Susman: I move to recommend that City Council approve application #2021I-00061 1305 & 1339 & 1365 N. Osage St. and 1520 W. 14th Ave. from G-MX-3, UO-2 to G-RX-5, UO-2, finding that the applicable review criteria have been met. Second by Fred Glick. Unanimous in favor 5:0, motion passes.

Urban Renewal Plans

7. Urban Renewal Plan for 3015 E Colfax. Public meeting to review proposed Urban Renewal Plan for 3015 E. Colfax Ave., to allow the use of tax increment financing (“TIF”) to fund a mixed use hotel at 3015 E Colfax, and to make a recommendation to the City Council whether the plan amendment conforms with the Comprehensive Plan and supplements. Colorado Revised Statutes, Sections 35-25-107(2).

Case Manager: Curt Upton

Presentation by Tracy Huggins and Jeff Bader (DURA)

Public comments:

- Ana Cornelius
- Christopher Johnson
- Brian Toerber
- E Saris
- Shannon Hoffman

Questions from: Angelle Foucher, MaryBeth Susman, Jordan Block, Fred Glick, & Joel Noble.

Board deliberation from: Fred Glick, and Jordan Block.

Planning Board took a short break.

Motion by Fred Glick: I move to recommend that City Council approve the proposed Urban Renewal Plan for a redevelopment project located at 3015 East Colfax Avenue, finding that the plan conforms to the East Central Area Plan as a supplement to Denver’s adopted Comprehensive Plan and its applicable supplements. Second by Joel Noble. Four in favor, 1 opposed (A. Foucher). According to Article III, Section 4 of the Planning Board Bylaws, all actions of the Board must be taken by the concurring vote of the majority of members present, or five (5) votes, whichever is greater. Without five concurring votes, Planning Board forwarded no recommendation on this matter.

Information Items

8. ADUs in Denver project

Josh Palmeri, CPD – Planning Services, presented information about the ADU's in Denver project.

9. Near Southeast Area Plan

Scott Robinson, CPD-Planning Services, presented information about the Near Southeast Area Plan.

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.