

Denver Planning Board
Meeting Records for Wednesday, October 19th ,2022 at 3 p.m.

1. **Call to Order:** *Joel Noble (Chair), Fred Glick (Vice chair), Gosia Kung, Caitlin Quander, Rachel Marion, Mary Beth Susman, Melissa Mejia, Jordan Block, Angelle Fother, Mary Coddington.*

Staff Present: *Andrew Webb, Courtney Levingston, Libbie Adams, David Gaspers, Sarah Showalter, Nathan Lucero (CAO), & Adam Hernandez (CAO).*

2. **Public Comment:** *Members of the public may provide public comment to the Planning Board on items not scheduled for a public hearing on the agenda. Speakers will have 3 minutes to speak.*
3. **Meeting Records for Approval – September 7th, September 21st, 2022, and October 5, 2022.**
Motion by Mary Beth Susman: I move to approve the meeting record for September 7, 2022. Second by Angelle Fother. Vote: unanimous in favor, 6 – 0, motion passes. Motion by Fred Glick. I move to approve the meeting record for September 21, 2022. Second by Mary Coddington. Vote: unanimous in favor, 6-0, motion passes. Motion by Joel Noble. I move to approve the meeting record for October 5, 2022. Second by Fred Glick. Vote: unanimous in favor, 7-0, motion passes.

Consent Agenda

Motion by Jordan Block: I move to approve the consent agenda. Seconded by Gosia Kung. Motion passes 10-0.

4. **Comprehensive Sign Plan Amendment CSA-2022-0000008-AMEND (2014D-00025), Multiple addresses including parcels: 6700 E Union Ave, 4702 S Newport St, 4882 S Newport St, 6711 E Chenango Ave, 6985 E Chenango Ave, 6950 E Chenango Ave, 6900 E Layton Ave, 7222 E Layton Ave, 6735 E Belleview Ave, 7001 E Belleview Ave, 5091 S Quebec St.** *I move to recommend that City Council approve application CSA-2022-0000008-AMEND (2014D-00025), Multiple addresses including parcels: finding that the applicable review criteria have been met.*

Regular Agenda

5. **Urban Redevelopment Plan: Larimer and 27th URA.** I move to recommend that City Council approve the proposed Larimer and 27th URA Urban Redevelopment Plan, finding that the plan conforms with Denver’s Comprehensive Plan.

Case Manager: Andrew Webb

Recommendation: Recommendation of Approval.

Presentation by: Jeff Bader

Public comment: Tom Kiler

Dave Schunk

Ali Duncan

Keith Pryor

Board questions: Joel Noble, Angelle Fother, Mary Coddington, Mary Beth Susman, Rachel Marion, Jordan Block, Melissa Mejia.

Board deliberation from: Mary Beth Susman, Angelle Fother, Rachel Marion, Mary Coddington, Joel Noble.

Motion by Fred Glick I move to recommend that City Council approve the proposed Larimer and 27th URA Urban Redevelopment Plan, finding that the plan conforms with Denver's Comprehensive Plan..., finding that the applicable review criteria have been met. Second by Mary Beth Susman. Vote: Unanimous in favor, motion passes (9-0).

6. Park Hill Golf Course Area Plan. I move to approve the Park Hill Golf Course Area Plan, finding that all review criteria have been met.

Case Manager: Courtney Levingston

Recommendation: Recommendation of Approval.

Presentation by: John Hill

Public comment:

Amy Harris

Kevin Doyle

Alex Walsh

Harry Doby

Leslie Twarogowski- In person

Terri Hobart

Michael Reed

Kevin Marchmarn - In Person

Amy Yarger

Ahmad Lowe

Kevin Matthews

Samie Burnett- In Person

Lisa Wingrove-

Sharyl Shanklin- In Person

Shane Sutherland

Keith Pryor

Herman White

Norman Harris - in person

Robert Greer

James D. Chapman Jr. - In person

Nneka McPhee

Jason KleinHelther

Erica Wright- In Person

Matthew Osborn- In Person

Kenneth Ho- In Person

Helen Bradshaw - In person

Brenda Morrison

Bill James

Colin Haggerty

Jeff Martinez

Penfield Tate - In person

Lori Mack

Ryan O'Brien

Barb Frommell

John Desmond

Brenda Roush

Robert Duncan

Laura Leckband

*Matt Sprunowicz
Steven Tingham
Evan Semon
Milford Adams
Michael Kosnett – in person
Georgia Garnsey
Andy Bosselman - in person
Ryan Keeney
Duncan Seawell
Nathan Waldschmidt
Nora Kelly
Doug Snyder
Sierra Saack
Noah Stout
Veronica Valenzuela
Greg Holm- In Person
Roger Cobb- In Person
Adian Davis- In Person
Chris Miller
Rodney Bell*

Board questions: Mary Beth Susman, Fred Glick, Gosia Kung, Angelle Fother, Rachel Marion, Caitlin Quander, Melissa Mejia, Joel Noble.

Board deliberation from: Fred Glick, Angelle Fother, Caitlin Quander, Rachel Marion, Mary Beth Susman, Melissa Mejia, Joel Noble.

Motion by Fred Glick: I move to approve the Park Hill Golf Course Area Plan, finding that all review criteria have been met. Second by Angelle Fother. Vote: Unanimous in favor, motion passes (8-0).

- 7. Official Map Amendment, application #2022I-00158 4141 E 35th Ave (PHGC) from OS-B (private park/open space) to OS-A (public park/open space), C-MS-5 w/DO-8 (urban center – main street – 5 stories with active centers and corridors overlay; note: The 8 in DO-8 represents that this is the 8th design overlay in the Denver Zoning Code, not the maximum height), C-MX-12, C-MX-8, C-MX-5 (urban center – mixed use – 12, 8, and 5 stories), C-MX-5 with waivers (urban center – mixed use – 5 stories; the waivers reduce the maximum height to 4 stories), G-RX-5 (general urban – residential mixed use – 5 stories), G-RX-5 with waivers (general urban, residential mixed use – 5 stories; the waivers reduce the maximum height to 4 stories).**

Case Manager: Libbie Adams

Recommendation: Recommendation of Approval.

Presentation by: Kenneth Ho

Public comment: Amy Harris

Alex Walsh

Harry Doby

Terri Hobart- In Person

Herman White

Robert Greer

Helen Bradshaw- In Person

Ameer Allen- In Person

Brian Connolly- In person

Lori Mack

Penfield Tate - In person Alex walsh cedes time.

Woody Garnsey

Veronica Valenzuela

Board questions: Angelle Fother, Rachel Marion, Mary Beth Susman, Caitlin Quander, Gosia Kung, Joel Noble.

Board deliberation from: Rachel Marion, Fred Glick, Angelle Fother, Joel Noble, Melissa Mejia, Gosia Kung, Caitlin Quander, Mary Beth Susman.

Motion by Fred Glick move to recommend that City Council approve application 2022I-00158 4141 E 35th Ave from OS-B to OS-A, C-MS-5 w/DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 with waivers, G-RX-5, G-RX-5 with waivers, finding that the applicable review criteria have been met, on the condition that the Park Hill Gold Course Area plan has been adopted by City Council prior to this rezoning. Second by Joel Noble. Vote: Unanimous in favor, motion passes (8-0).

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.