

Denver Planning Board

Meeting Records for Wednesday, April 19th, 2023 at 3 p.m.

1. **Call to Order:** Joel Noble (Chair), Fred Glick (Vice Chair), Gosia Kung, Mary Beth Susman, Jordan Block, Heidi Majerik, Rachel Marion, Caitlin Quander.

Staff Present: Rob Haigh, William Prince, Francisca Penafiel, Andrew Webb, Brandon Shaver, Scott Robinson, Jason Morrison, Brad Johnson, Christin Brandow.

2. **Public Comment:** *none.*

3. **Meeting Records for Approval** – 2 meeting records for approval: March 15th, 2023 & April 5th, 2023.

Motion to approve March 15th meeting records with corrections by Rachel Marion, second by Mary Beth Susman. Motion Passes 8-0.

Motion to approve April 5th meeting records, with corrections by Joel Noble, second by Jordan Block. Motion Passes 8-0.

Consent Agenda

4. **Comprehensive Sign Plan, application #2022-CSP-0000015, 3600 Brighton and 3725 Wynkoop Street.** *Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 3600 Brighton and 3725 Wynkoop Street, based on compliance with the criteria in the Denver Zoning Code Section 10.10.3.3.*

Case Manager: Robert Haigh

Recommendation: Recommendation of Approval.

5. **Official Map Amendment, application #2022I-00211, rezoning 2042 & 2062 S Bannock Street from I-A UO-2 to C-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: Francisca Peñafiel

Recommendation: Recommendation of Approval.

6. **Official Map Amendment, application #2022I-00185, rezoning 3360 Albion Street 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

Recommendation: Recommendation of Approval.

Motion by Gosia Kung: *I move to approve the consent agenda. Second by Mary Beth Susman.*

Vote: Unanimous in favor, motion passes (8-0).

Regular Agenda

- 7. Official Map Amendment, application #20221-00262, rezoning 3701 W Alice Place 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.*

Case Manager: William Prince

Recommendation: Recommendation of Approval

Public comment:

- *Chris Bontje (3645 W Alice Place)*

Board questions:

Board deliberation from:

Motion by Jordan Block: *I move to recommend that City Council approve application 20221-00262, rezoning 3701 W Alice Place from U-SU-C to U-SU-C1, finding that the applicable review criteria have been met. Second by Heidi Majerik.*

Vote: Unanimous in favor, motion passes (8-0).

- 8. Urban Renewal Area Plan for a property at 38th and Huron** *Public meeting to recommend to the City Council whether the 38th and Huron Urban Renewal Area Plan conforms with the Comprehensive Plan and supplements. Colorado Revised Statutes, Section 31-25-107(2).*

Recusal of Caitlin Quander

Case Manager: Brandon Shaver

Presentation by: Brandon Shaver

Recommendation: Recommendation of Approval.

Public comment:

Board questions: Joel Noble, Jordan Block.

Board deliberation from: Heidi Majerik, Joel Noble.

Motion by Fred Glick: I move to recommend that City Council approve the proposed 38th and Huron Urban Renewal Area Plan, finding that the plan conforms with Denver's Comprehensive Plan. Second by Heidi Majerik.

Vote: Unanimous in favor, motion passes (7-0).

- 9. Near Southeast Area Plan – Neighborhood Planning Initiative Public Hearing to approve, approve with conditions, or deny the Near Southeast Area Plan, and transmit its decision to the CPD Executive Director, Mayor and City Council. See DRMC Section 12-61(d).**

Case Manager: Scott Robinson

Presentation by: Scott Robinson, Christin Brandow, William Prince, Jason Morrison.

Recommendation: Recommendation of Approval.

Public comment:

- *Councilman Paul Kashmann (City Councilor, District 6)*
- *Councilwoman Kendra Black (City Councilor, District 4)*
- *William Van Doorninck (4770 E Iliff Avenue)*
- *Scott Kilgore (435 S Forest Street)*
- *Sheila Gargan ("resident of Southeast Area")*
- *Del Elmagbari (2381 S Ash Street)*
- *Tony Oliver (ceded time to Del Elmagbari)*
- *Steven Arnold ("Near Clermont park")*
- *Jared Mackey ("Virginia Vale Neighborhood")*

Board questions: Fred Glick, Mary Beth Susman, Gosia Kung, Rachel Marion, Heidi Majerik, Joel Noble, Caitlin Quander, Jordan Block.

Board deliberation from: Fred Glick, Rachel Marion, Jordan Block, Joel Noble, Gosia Kung, Caitlin Quander, Heidi Majerik, Mary Beth Susman

Motion by Fred Glick: I move to approve the Near Southeast Area Plan, with the condition that the plan be edited for clarity and correctness and that the future neighborhood context designation for 2479 S Clermont, 4640, 4700, and 4770 E Iliff be changed from Suburban to

General Urban, finding that the applicable review criteria have been met. Second by Jordan Block.

Vote: Unanimous in favor, motion passes (8-0).

10. Official Text Amendment, Denver Outdoor Places. *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.*

Case Manager: Brad Johnson

Presentation by: Brad Johnson

Recommendation: Recommendation of Approval.

Public comment:

- *Wade Gardner (1414 Monroe Street)*
- *Sean Buchan (1477 Monroe Street)*

Board questions: Fred Glick, Jordan Block, Gosia Kung, Joel Noble.

Board deliberation from: Fred Glick, Mary Beth Susman, Jordan Block, Caitlin Quander, Joel Noble.

Motion by Jordan Block: I move to recommend City Council adopt this Official Text Amendment, Denver Outdoor Places, based on compliance with the criteria in the Denver Zoning Code Section 12.4.1., with the following condition: That the Planning Board Review Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes to the Planning Board Review Draft made necessary by such edits. Second by Mary Beth Susman.

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.

11. ADUs in Denver Documentation of Deliberation.

Motion by Joel Noble: I move to approve the documentation of deliberations for ADUs in Denver Text Amendment. Second by Heidi Majerik.

Vote: Unanimous in favor, motion passes (8-0).