

Denver Planning Board

Meeting Records for Wednesday, May 3rd, 2023 at 3 p.m.

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

Staff Present: Andrew Webb, Rob Haigh, Francisca Peñafiel, Becca Dierschow, Jason Morrison, Deirdre Oss, Stephen Wilson.

2. **Public Comment:** *none*.
3. **Meeting Records for Approval** – *none for approval*.

Consent Agenda

4. **Official Map Amendment, application #2022I-00247, rezoning 3100 Blake Street from I-MX-3, UO-2, DO-7 to C-MX-5, DO-7.** *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: Robert Haigh

Recommendation: *Recommendation of Approval.*

5. **Official Map Amendment, application #2022I-00258, rezoning 159 N Adams Street from Ch. 59 CCN with waivers to C-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.*

Case Manager: Francisca Peñafiel

Recommendation: *Recommendation of Approval.*

Motion by Heidi Majerik: *I move to approve the consent agenda.* Second by Angelle Foucher.

Vote: Unanimous in favor, motion passes (9-0).

Regular Agenda

6. **La Raza Park, Historic District** *Recommendation to the City Council whether the proposed district conforms with the Comprehensive Plan, and to review its effect upon the surrounding neighborhood, and other planning considerations. See RMC Section 30- 4(6).*

Case Manager: Becca Dierschow – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Councilwoman Amanda Sandoval*

Board questions: Angelle Foucher, Jordan Block.

Board deliberation from: Heidi Majerik, Caitlin Quander, Rachel Marion, Mary Beth Susman, Fred Glick, Joel Noble.

Motion by Jordan Block: I move to recommend that City Council approve the La Raza Park Historic District, finding that the designation is consistent with applicable plans, including Comprehensive Plan 2040, Blueprint Denver, Game Plan for a Healthy City and the Sunnyside Neighborhood Plan, and will have no direct impact on the surrounding neighborhood. Second by Heidi Majerik.

Vote: Unanimous in favor, motion passes (9-0).

7. **Official Legislative Map Amendment, application #2022I-00261, rezoning Multiple locations within the University Hills Neighborhood from B-4, UO-1, UO-2; PUD 109; R-MU-30 with waivers; CMP-H; G-MU-8; and CMP-EI2 to C-MX-16, UO-1; C-MX-16; S-MX-5A; S-MU-3; G-MU-5; and G-RO-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: Jason Morrison & Libbie Adams

Presentation by: Jason Morrison

Recommendation: Recommendation of Approval.

Public comment:

- *Councilwoman Black*
- *William van Doorninck (no address given)*
- *Tony Oliver (1529 S Vine Street)*

- *Jordan Orr (2833 Curtis Street)*
- *Jody Davison (2257 S Dexter Street)*
- *Steven Arnold (2500 S Clairmont Street)*
- *Sheila Gargan (no address given)*
- *Michaela Rowland (4763 E Iliff Avenue)*
- *Mark Twarogowski (4400 E Iliff Avenue, Denver Academy)*
- *John Fairbairn (2541 S Fillmore Street)*
- *Matt Abernathy (2336 S Ash Street)*
- *Falene Young (2195 S Clairmont Street)*
- *Patty Ortiz (“2500 block S Carey Way”)*
- *Jennifer Neuhalfen (“resident of University Hills Neighborhood”)*
- *John Calderhead (no address given)*
- *Ronnie Vatan (4700 E Iliff Avenue)*
- *Dr. Sara Vatan (4700 E Iliff Avenue)*
- *Manige Blackburn Giles (1296 Iola Street)*
- *Moe Kargarzadeh (4675 Iliff Street)*
- *Jennifer Dillon (no address given)*
- *Kim McDevitt (no address given)*
- *Marleine Yanish (2435 S Birch street)*
- *Del Elmhebari (no address given)*
- *Richard Passon (2479 S Clairmont Street)*
- *Dirk Kostan (resident of “University Hills north”)*

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

Board deliberation from: Fred Glick, Angelle Foucher, Mary Coddington, Rachel Marion, Jordan Block, Heidi Majerik, Mary Beth Susman, Caitlin Quander, Joel Noble.

Motion by Rachel Marion: I move to recommend that City Council deny application 2022I-00261, rezoning multiple locations within the University Hills Neighborhood from B-4, UO-1, UO-2; PUD 109; R-MU-30 with waivers; CMP-H; G-MU-8; and CMP-EI2 to C-MX-16, UO-1; C-MX-16; S-MX-5A; S-MU-3; G-MU-5; and G-RO-3. Second by Jordan Block.

Deliberation on motion: Fred Glick, Jordan Block, Rachel Marion, Angelle Foucher, Mary Coddington, Mary Beth Susman, Caitlin Quander, Heidi Majerik.

Vote: motion passes (8-1), Caitlin Quander voting nay.

Motion to document deliberation by Joel Noble, Second by Heidi Majerik.

Vote: Unanimous in favor, motion passes (9-0)

Information Item

8. LDR Update

Presentation by: Deirdre Oss and Stephen Wilson – Community Planning & Development

Moved to 05/17/23 planning board meeting.

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.