

Denver Planning Board

Meeting Records for Wednesday, January 4th, 2023 at 3 p.m.

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

Staff Present: *Libbie Adams, Brad Johnson, Abe Barge, Andrew Webb, Adam Hernandez, Nathan Lucero*

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:**

Motion by Mary Beth Susman: *I move to approve the meeting record for November 16, 2022.*
Seconded by Jordan Block. Motion passes 7-0

Motion by Angelle Foucher: *I move to approve the meeting record for December 7, 2022.*
Seconded by Mary Beth Susman. Motion passes 7-0.

Consent Agenda

4. **Official Map Amendment, application # 2022I-00149, rezoning 1100 S Vine Street 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.*
5. **Official Map Amendment, application # 2022I-00175, rezoning 961 S Washington from U-SU-B UO-3 to U-SU-B1 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.*

Motion by Jordan Block: *I move to approve the consent agenda. Seconded by Angelle Foucher.*
Motion passes 7-0.

Regular Agenda

6. **Official Text Amendment to Update the DO-8 Active Centers and Corridors Design Overlay and Expand Replacement of Mobile Home Units In Nonconforming Mobile Home Parks.**

And

Official Map Amendment, Proposal # 2021I-00153, Rezoning Multiple addresses in the LaAlma Lincoln Park and Baker Neighborhoods from U-MS-3, UO-1, UO-2; C-MS-5; C-MS-5, UO-1, UO-2; C-MS-8, UO-1, UO-2 to U-MS-3, UO-1, UO-2, DO-8; C-MS-5, DO-8; C-MS-5, UO-1, UO-2, DO-8; C-MS-8, UO-1, UO-2, DO-8 . *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

Presentation by: Libbie Adams

Recommendation: Recommendation of Approval.

Public comment: Council President Jamie Torres (sponsor)

Board questions: Mary Beth Susman, Fred Glick, Angelle Fother, Caitlin Quander, Joel Noble.

Board deliberation from: Fred Glick, Jordan Block, Angelle Fother, Caitlin Quander, Mary Beth Susman, Mary Coddington.

Motion by Fred Glick: I move to approve Official Text Amendment to Update the DO-8 Active Centers and Corridors Design Overlay and Expand Replacement of Mobile Home Units In Nonconforming Mobile Home Parks.

And

Official Map Amendment, Proposal # 2021I-00153, Rezoning Multiple addresses in the LaAlma Lincoln Park and Baker Neighborhoods from U-MS-3, UO-1, UO-2; C-MS-5; C-MS-5, UO-1, UO-2; C-MS-8, UO-1, UO-2 to U-MS-3, UO-1, UO-2, DO-8; C-MS-5, DO-8; C-MS-5, UO-1, UO-2, DO-8; C-MS-8, UO-1, UO-2, DO-8 finding that all review criteria have been met. Second by Mary Beth Susman.

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

- 7. Official Text Amendment to establish a new Sunnyside Conservation Overlay (CO-7), a new Sunnyside Conservation and Brick Overlay (CO-8) and make non-substantive amendments to the Potter Highlands Conservation Overlay (CO-4) and Bungalow Conservation Overlay (CO-6) for clarity and consistency.**

And

Map Amendment Proposal #2019I-00066 rezoning multiple properties in Sunnyside from U-SU-C, U-SU-C1 and U-TU-C to U-SU-C, CO-7; U-SU-C1, CO-7 and U-TU-C, CO-7; and from U-SU-C, U-SU-C1, U-SU-B1 and U-TU-C to U-SU-C, CO-8; U-SU-C1, CO-8; U-SU-B1, CO-8 and U-TU-C, CO-8.

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 by: Abe Barge, in absence of Brad Johnson.

Recommendation: Recommendation of Approval.

Public comment:

- *Council Sponsor Amanda Sandoval*
- *Rodney Kosinski (2732 W 42nd Ave)*
- *William Hare (business in Sunnyside,*
- *James Bereziniak (“resident of Sunnyside”)*
- *Constantine Nickonov*
- *Matthew Quinn (“resident”)*

- Kathryn Wirkus
- Trupti Suthar (“homeowner”)
- Londell Jackson (4135 Umatilla Street)
- Rudy Garcia (4536 Quivas Street)
- Robbie Schwarz (4456 Beach Court)
- Edward Joseph “Jake” Jacovasky Jr

Board questions: Angelle Foucher, Jordan Block, Fred Glick, Mary Beth Susman.

Board deliberation from: Jordan Block, Mary Beth Susman, Angelle Foucher, Fred Glick, Mary Coddington.

Motion by Fred Glick: Official Text Amendment to establish a new Sunnyside Conservation Overlay (CO-7), a new Sunnyside Conservation and Brick Overlay (CO-8) and make non-substantive amendments to the Potter Highlands Conservation Overlay (CO-4) and Bungalow Conservation Overlay (CO-6) for clarity and consistency. Second by Caitlin Quander.

Vote: motion passes 6-1, 6 yays, 1 nay (Mary Beth Susman).

Motion by Angelle Foucher Map Amendment Proposal #2019I-00066 rezoning multiple properties in Sunnyside from U-SU-C, U-SU-C1 and U-TU-C to U-SU-C, CO-7; U-SU-C1, CO-7 and U-TU-C, CO-7; and from U-SU-C, U-SU-C1, U-SU-B1 and U-TU-C to U-SU-C, CO-8; U-SU-C1, CO-8; U-SU-B1, CO-8 and U-TU-C, CO-8 finding that all review criteria have been met. Second by Fred Glick.

Vote: motion passes 6-1, 6 yays, 1 nay (Mary Beth Susman).