

Denver Planning Board

Meeting Records for Wednesday, March 15th, 2023 at 3 p.m.

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

Staff Present: Tony Lechuga, Courtney Levingston, Alek Miller, Andrew Webb, Laura Aldrete, Tina Axelrad

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

3. **Meeting Records for Approval** – *2 meeting records for approval: February 15, 2023 & March 1, 2023.*

Motion to approve February 15th meeting records with corrections by Gosia Kung, second by Mary Beth Susman. Motion Passes 9-0.

Motion to approve March 1st meeting records by Mary Beth Susman, second by Mary Coddington. Motion Passes 7-0 (Caitlin Quander & Melissa Mejia abstaining).

Consent Agenda

4. **Comprehensive Sign Plan Amendment CSA-2022-0000014-AMEND, 140 W 10th Avenue.** *Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 140 W 10th Avenue, based on compliance with the criteria in Denver Zoning Code Section 10.10.3.3*

Case Manager: William Prince

Presentation by:

Recommendation: Recommendation of Approval.

Public comment:

Board questions:

Board deliberation from:

5. **Comprehensive Sign Plan Amendment CSA-2022-0000002-AMEND, 1701 Bryant Street: Metropolitan Football Stadium District.** *Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for*

1701 Bryant Street: Metropolitan Football Stadium District, based on compliance with the criteria in Former Chapter 59 59.537.

Case Manager: Robert Haigh

Presentation by:

Recommendation: Recommendation of Approval.

Public comment:

Board questions:

Board deliberation from:

Motion by Jordan Block: I move to approve the consent agenda. Second by Angelle Foucher

Vote: Unanimous in favor, motion passes (11-0).

Regular Agenda

- 6. Official Map Amendment, application #2022I-00209, rezoning 8405 & 8415 E Colfax Avenue from E-MS-3 to E-MS-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: Anthony Lechuga

Presentation by: Anthony Lechuga

Recommendation: Recommendation of Approval.

Public comment:

- *Councilmember Chris Herndon*
- *Monica Martinez (35 Eudora)*

Board questions: Caitlin Quander, Gosia Kung.

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

Motion by Heidi Majerik: I move to approve Official Map Amendment, application #2022I-00209, rezoning 8405 & 8415 E Colfax from E-MS-3 to E-MS-5, finding that all review criteria have been met. Second by Mary Beth Susman.

Vote: Unanimous in favor, motion passes (11-0).

- 7. Official Legislative Map Amendment, application #2022I-00215, rezoning multiple properties in the Athmar Park & Valverde Neighborhoods from E-SU-B, E-SU-D, and E-SU-Dx to E-SU-B1, E-SU-D1, and 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: Courtney Levingston

Presentation by: Courtney Levingston

Recommendation: Recommendation of Approval.

Public comment:

- *Councilmember Jolon Clark*
- *Veronica Devlin (no address given)*
- *John Murphy (no address given)*
- *William Jepsen (420 S Dale Ct)*
- *Larry Romero ("Athmar Park resident")*
- *Karen Cuthbertson ("Athmar Park resident")*
- *Michael Kelly (no address given)*
- *Michael Schreiber (no address given)*
- *Lynn Fletcher (Resident of Aspen, CO. Owns 2 houses in Athmar Park).*

Board questions: Jordan Block, Rachel Marion, Gosia Kung, Fred Glick, Caitlin Quander

Board deliberation from: Fred Glick, Heidi Majerick, Jordan Block, Angelle Foucher, Gosia Kung, Melissa Mejia, Mary Coddington, Joel Noble.

Motion by Jordan Block: I move to approve Official Legislative Map Amendment, application #2022I-00215, rezoning multiple properties in the Athmar Park & Valverde Neighborhoods from E-SU-B, E-SU-D, and E-SU-Dx to E-SU-B1, E-SU-D1, and E-SU-D1x, finding that all review criteria have been met. Second by Angelle Foucher.

Vote: Unanimous in favor, motion passes (11-0).

- 8. Official Text Amendment, Modernizing Zoning Variances. 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: Alek Miller

Presentation by: Alek Miller, Councilmember Robin Kniech

Recommendation: Recommendation of Approval.

Angelle Foucher exits meeting during staff presentation.

Public comment:

- *Grace Lopez Ramirez (5050 Decatur Street)*
- *Keith Pryor (2418 Champa Street)*
- *Megan Whelan (520 N Marion Street)*

Board questions: Mary Beth Susman, Fred Glick, Joel Noble.

Board deliberation from: Fred Glick, Caitlin Quander, Joel Noble, Heidi Majerik, Gosia Kung.

Motion by Caitlin Quander: I move to recommend that the City Council, subject to voter approval of Referred Question 2M, adopt this Official Text Amendment, Modernizing Zoning Variances, based on compliance with the criteria in the Denver Zoning Code Section 12.4.11., 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 (10-0).

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.

9. Discussion and vote on amendment to Planning Board Bylaws to establish new communication tools.

No Board questions, no board deliberation.

Motion by Joel Noble: I move to adopt Exhibit 3, Documentation of Deliberations, and Exhibit 4, Additional Recommendation Motions, to the Bylaws of the Planning Board of the City and County of Denver, pursuant to Denver Revised Municipal Code Section 12-43. Second by Fred Glick.

Vote: Unanimous in favor, motion passes (10-0).