

## Denver Planning Board

### Meeting Records for Wednesday, April 5<sup>th</sup>, 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, Caitlin Quander, Melissa Mejia.

**Staff Present:** Libby Kaiser, Josh Palmeri, Chelsea Bennouna, Robert Haigh, Edson Ibanez, Andrew Webb, Tina Axelrad, Jennifer Biess (Dept. of Housing Stability).

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

3. **Meeting Records for Approval** – *no meeting records for approval*

#### Regular Agenda

4. **Official Text Amendment, Temporary Managed Communities.** *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: Libby Kaiser*

*Presentation by: Libby Kaiser*

*Recommendation: Recommendation of Approval.*

*Public comment:*

- *Cuica Montoya (1140 Downing Street)*
- *Shawn Cunningham (693 Urban Court)*
- *Randall Jones (2021 Federal Blvd)*
- *Angela (Raven) Shimih (420 W Cedar Ave)*
- *Henry Killscrow (826 S Oneida St)*
- *Jonathan Pira (on behalf of YIMBY Denver)*
- *Councilwoman Kniech*

*Board questions: Angelle Fother, Mary Beth Susman, Mary Coddington, Heidi Majerik, Caitlin Quander, Joel Noble, Gosia Kung*

*Board deliberation from: Joel Noble, Fred Glick, Mary Coddington, Angelle Fother, Jordan Block, Heidi Majerik.*

*Motion by Jordan Block: I move to recommend to City Council adopt this Official Text Amendment, Temporary Managed Communities, 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 Angelle Foucher.*

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

### **Consent Agenda**

- 5. Official Map Amendment, application #20221-00251, rezoning 4855 N Fenton 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: Chelsea Bennouna*

*Recommendation: Recommendation of Approval.*

- 6. Official Map Amendment, application #20211-00120, rezoning 535 E Mexico Avenue from PUD 316 to U-MS-2x** *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.*

### **Recusal: Caitlin Quander**

Motion by Heidi Majerik: I move to approve the consent agenda. Second by Mary Beth Susman.

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

### **Regular Agenda**

- 7. Official Map Amendment, application #20221-00151, rezoning 1465 to 1497 N Knox Court from G-RH-3 to G-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: Edson Ibañez*

*Presentation by: Edson Ibañez*

*Recommendation: Recommendation of Approval.*

*Public comment:*

- *Alisha Hammett (Applicant, 301 W 45<sup>th</sup> avenue)*
- *Adam Johnson (1451 Knox Ct)*
- *Jonathan Pira (on behalf of YIMBY Denver)*
- *Mckayla Urgo (1450 Knox Ct)*
- *Dru Flowers (1375 Knox Ct)*
- *Maria Lazarte (1434 Knox Ct)*

*Board questions: Fred Glick, Mary Coddington, Gosia Kung, Joel Noble, Caitlin Quander, Melissa Mejia.*

*Board deliberation from: Gosia Kung, Jordan Block, Joel Noble, Melissa Mejia*

*Motion by Mary Beth Susman: I move to recommend that City Council approve application 2022I-00151, rezoning 1465 to 1497 N Knox Court from G-RH-3 to G-MS-5, finding that the applicable review criteria have been met. Second by Angelle Foucher.*

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

**Melissa Mejia exits meeting**

- 8. Official Map Amendment, application #2022I-00040, rezoning 2501 N Gaylord Street from U-SU-B1 to PUD-G 31** *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: Andrew Webb*

*Presentation by: Andrew Webb*

*Recommendation: Recommendation of Approval.*

*Public comment: none*

*Board questions: none*

*Board deliberation from: Heidi Majerik, Caitlin Quander, Joel Noble.*

*Motion by Fred Glick: I move to recommend that City Council approve application 2022I-00040, rezoning 2501 N Gaylord Street from U-SU-B1 to PUD-G 31, finding that the applicable review criteria have been met. Second by Mary Beth.*

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

- 9. Official Text Amendment, ADUs in Denver.** *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: Josh Palmeri*

*Presentation by: Josh Palmeri*

*Recommendation: Recommendation of Approval.*

*Public comment:*

- *Biddie Labrot (375 S Gilpin)*
- *Rae Bevis (no address given)*
- *Naomi Lacewell ("Clayton Neighborhood")*

*Board questions: Fred Glick, Angelle Foucher, Mary Beth Susman, Joel Noble, Caitlin Quander, Mary Coddington.*

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

*Motion by Mary Beth Susman: I move to recommend to City Council adopt this Official Text Amendment, ADUs in Denver, 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 Heidi Majerik.*

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

***Motion by Joel Noble to document deliberations.*** *Second by Fred Glick.*

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

### **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.*