

Denver Planning Board

Meeting Records for Wednesday, May 17th, 2023 at 3 p.m.

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

Staff Present: Andrew Webb, Rob Haigh, William Prince, Deirdre Oss, Stephen Wilson, Chelsea Bennouna, Francisca Peñafiel, Edson Ibañez.

2. **Public comment:**

- *Jennifer Dillon (no address given)*
- *Kim McDevitt (no address given)*
- *Manige Blackburn-Giles (1296 Iola Street)*
- *Ramin Vatan (4700 E Iliff Ave)*
- *Del Elmagbari (no address given)*
- *William Van Doorninck (4770 E Iliff Ave)*

3. **Meeting Records for Approval** – 2 meeting records for approval: April 19th, 2023 & May 3rd, 2023.

Motion to approve April 19th meeting records by Mary Beth Susman, second by Rachel Marion.
Motion Passes 5-0.

Motion to approve May 3rd meeting records by Mary Coddington, second by Angelle Foucher.
Motion Passes 6-0.

Information Item

4. **LDR Update**

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

Consent Agenda

5. **Official Map Amendment, application #2023I-00006, rezoning 79 S Albion E-SU-D to E-SU-D1.**
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.

- 6. Official Map Amendment, application #2022I-00119, rezoning 4690 N Clay Street from U-SU-C, CO-7 to U-SU-C1, CO-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: Chelsea Bennouna

Recommendation: Recommendation of Approval.

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

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

Regular Agenda

- 7. Documentation of Deliberation for Legislative Map Amendment 2022I-00261**

Motion by Fred Glick: *I move to approve the documentation of deliberation for Legislative Map Amendment 2022I-00261.* Second by Joel Noble.

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

- 8. Official Map Amendment, application #2022I-00228, rezoning 3101 and 3131 Walnut 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: Rob Haigh.

Presentation by: Rob Haigh

Recommendation: Recommendation of Approval.

Public comment:

- Andrew Page (4774 Walden Street)

Board questions: none

Board deliberation from: Joel Noble

Motion by Fred Glick: *I move to recommend that City Council approve application 2022I-00228, rezoning 3101 and 3131 Walnut Street from I-MX-3, UO-2, DO-7 to C-MX-5, DO-7, finding that the applicable review criteria have been met.* Second by Mary Coddington.

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

- 9. Official Map Amendment, application #2022I-00188, rezoning 621 W 8th Avenue from U-RH-3A, UO-3 to C-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: Francisca Peñafiel

Presentation by: Francisca Peñafiel

Recommendation: Recommendation of Approval.

Public comment:

- *Steve Ferris (applicant)*
- *April Hendrickson (839 Fox Street)*
- *Anna Chapek (871 Fox Street)*

Board questions: Mary Coddington, Caitlin Quander

Board deliberation from: Joel Noble

Motion by Fred Glick: *I move to recommend that City Council approve application 2022I-00188, rezoning 621 W 8th Avenue from U-RH-3A, UO-3 to C-MS-5, finding that the applicable review criteria have been met.* Second by Angelle Foucher.

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

- 10. Official Map Amendment, application #2022I-00250, rezoning 3740-3850 York Street from PUD-G 20 to PUD-G 32.** *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.

Fred Glick & Angelle Foucher recusal

Mary Beth Susman leaves meeting

Public comment:

- *Rebecca Arnold (3857 N Steele Street)*
- *Frank Moore (3728 N Raleigh Street)*

Board questions: Caitlin Quander, Rachel Marion, Joel Noble.

Board deliberation from: Joel Noble, Caitlin Quander, Mary Coddington.

Motion by Mary Coddington: I move to recommend that City Council approve application 2022I-00250, rezoning 3840-3850 York Street from PUD-G 20 to PUD-G 32, finding that the applicable review criteria have been met. Second by Rachel Marion.

Vote: Unanimous in favor, motion passes (5-0).

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.