

Denver Planning Board
Meeting Records for Wednesday, October 4th, 2023, at 3 p.m.

1. **Call to Order:** Caitlin Quander (Chair), Fred Glick (Vice Chair), Mary Coddington, Melissa Mejia, Sarah Cawrse, Gosia Kung, Claude Harton, Jordan Block

Staff Present: Analiese Hock, William Prince, Tony Lechuga, Francisca Peñafiel, Libbie Glick, Fernando Abbud, Brandon Shaver, Rob Haigh.

2. **Public comment** – *none*
3. **Meeting Records for Approval** – *none*.

Consent Agenda

4. **Official Map Amendment, application #2023I-00072, rezoning 560 S Emerson from U-SU-B to U-SU-B1.** *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 – Planning Services
Recommendation: Recommendation of Approval.

Motion by Gosia Kung: *I move to approve the consent agenda.* Second by Fred Glick.

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

Regular Agenda

5. **Official Map Amendment, application #2023I-00066, rezoning 624 E 50th Avenue and 4964 N Pearl Street from I-MX-3, UO-2 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: Tony Lechuga – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- Nola Miguel ([*Tierra Collectiva*](#) Community Land Trust)

Board questions: none

Board deliberation from: Jordan Block

Motion by Jordan Block: *I move to recommend that City Council approve application 2023I-00066, rezoning 624 E 50th Avenue and 4964 N Pearl Street from I-MX-3, UO-2 to G-MS-5, finding that the applicable review criteria have been met.* Second by Mary Coddington.

Vote: motion passes (8-0)

- 6. Official Map Amendment, application #2023I-00014, rezoning 5107-5135 N Emerson Street from I-A, UO-2 to G-RX-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 – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Peter Wall (142 S Jackson Street, applicant)*
- *Nola Miguel (4930 Blanco Street)*

Board questions: Fred Glick

Board deliberation from: Fred Glick

Motion by Mary Coddington: *I move to recommend that City Council approve application 2023I-00014, rezoning 5107-5135 N Emerson Street from I-A, UO-2 to G-RX-5, finding that the applicable review criteria have been met.* Second by Fred Glick.

Vote: motion passes (8-0)

- 7. Official Map Amendment, application #2022I-00047, rezoning 4850 N Federal Boulevard from B-3 and P-1 to E-CC-3x.** *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 Glick – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Paul Engler (4884 Elliot Street)*
- *Joan Engler (4884 Elliot Street)*
- *Nola Miguel (4930 Blanco Street)*
- *Emily Felton (1125 17th Street, representing applicant)*

Board questions: Gosia Kung, Claude Harton, Melissa Mejia, Mary Coddington, Jordan Block, Fred Glick, Caitlin Quander.

Board deliberation from: Fred Glick, Melissa Mejia, Gosia Kung, Jordan Block, Mary Coddington, Sarah Cawrse.

Motion by Mary Coddington: I move to recommend that City Council approve application 2022I-00047 rezoning 4850 N Federal Boulevard from B-3 and P-1 to E-CC-3x, finding that the applicable review criteria have been met. Second by Fred Glick.

Vote: motion passes (8-0)

Motion by Fred Glick to send a document of deliberation to council. Second by Claude Harton.

Vote: motion passes (8-0)

- 8. Official Map Amendment, application #2023I-00070, rezoning 3701 W 9th Avenue from E-SU-D1 to E-RH-2.5. 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: Fernando Abbud – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Monique Maciel (22238 East 45th Place, Aurora CO, applicant)*

Board questions: none

Board deliberation from: Fred Glick

Motion by Gosia Kung: I move to recommend that City Council approve application 2023I-00070, rezoning 3701 W 9th Avenue from E-SU-D1 to E-RH-2.5, finding that the applicable review criteria have been met. Second by Fred Glick.

Vote: motion passes (8-0)

Information Item

9. Advancing Equity in Rezoning

Presenters: Brandon Shaver and Rob Haigh

Community Planning & Development/Chair Time

Agenda time is allocated for the staff to the board or Board Chair to provide any updates or discuss any relevant matters.