

Denver Planning Board
Meeting Records for Wednesday, December 20th, 2023, at 3 p.m.

1. **Call to Order:** Caitlin Quander (Chair), Fred Glick (Vice Chair), Gosia Kung, Heidi Majerik, Rachel Marion, Mary Coddington, Jordan Block, Sarah Cawrse.

Staff Present: Andrew Webb, Francisca Peñafiel, Fritz Clauson, Alisa Childress, Edson Ibañez, Scott Robinson, Courtland Hyser, Jennifer Ramsey, Sarah Showalter.

2. **Public comment** – *none*
3. **Meeting Records for Approval** – *none*
4. **Planning Board Bylaw Amendments** – Motion by Heidi Majerik: *I move to approve the bylaw amendments.* Second by Mary Coddington.

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

Consent Agenda

5. **Official Map Amendment, application #2023I-00162, rezoning 3150 W Scott Place from U-SU-C 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: Francisca Peñafiel – Planning Services
Recommendation: Recommendation of Approval.
6. **Comprehensive Sign Plan Amendment CSA-2023-0000013-AMEND, 1000 Colorado Boulevard.** *Public hearing to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 1000 Colorado Boulevard, based on compliance with the criteria in Denver Zoning Code Section 10.10.3.3.*
Case Manager: Fritz Clauson – Planning Services
Recommendation: Recommendation of Approval.

Motion by Jordan Block: *I move to approve the consent agenda.* Second by Fred Glick.

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

Regular Agenda

7. **Official Map Amendment, application #2023I-00062, rezoning 61, 73, 75, 87, and 95 N Lincoln Street from G-MU-5, UO-3 and G-MS-5, UO-1 and 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: Alisa Childress – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Dirk McCuiston (Applicant)*
- *Harley Ellinswine (60 Broadway)*

Board questions: Gosia Kung

Board deliberation from: Rachel Marion, Mary Coddington

Motion by Heidi Majerik: I move to recommend that City Council approve application #2023I-00062, rezoning 61, 73, 75, 87, and 95 N Lincoln Street from G-MU-5, UO-3 and G-MS-5, UO-1 and UO-2 to G-MS-5, finding that the applicable review criteria have been met. Second by Fred Glick.

Vote: motion passes (8-0)

- 8. Official Map Amendment, application #2021I-00038, rezoning 4120 N Federal Boulevard from U-SU-C1, CO-8 to U-RX-3. 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 – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Steve Ferris (Applicant)*
- *Chad Linse (4138 Federal Blvd)*
- *Jojo La (4138 Federal Blvd)*
- *Trupti Suthar (4223 Tejon Street, SUNI RNO President)*
- *Virginia Lansdale (4100 Federal Blvd)*

Board questions: Heidi Majerik, Caitlin Quander, Fred Glick.

Board deliberation from: Heidi Majerik, Rachel Marion, Fred Glick, Mary Coddington, Caitlin Quander.

Motion by Fred Glick: I move to recommend that City Council approve application #2021I-00038, rezoning 4120 N Federal Boulevard from U-SU-C1, CO-8 to U-RX-3, with the condition

that the Near Northwest Area Plan, as approved by the Denver Planning Board is adopted as an amendment to the Comprehensive Plan by the City Council, and finding that all other applicable review criteria have been met. Second by Jordan Block.

Vote: motion passes (8-0)

Information Items

9. Neighborhood Planning Initiative Program Evaluation Update

Presenter: Scott Robinson

10. Adaptive Reuse Program

Presenter: Jennifer Ramsey

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.