

Denver Planning Board
Meeting Records for Wednesday, February 21st, 2024, at 3 p.m.

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

Staff Present: Andrew Webb, Chelsea Bennouna, Tracy Huggins, Tony Lechuga, Fritz Clauson, Bryan Botello, Matthew Bossler, William Prince, Curt Upton.

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

Motion by Angelle Fother: *I move to waive staff presentation of Official Map Amendment application #2023i-00200, Official Map Amendment application #2023i-00214, Official Map Amendment application #2023i-00219, and Official Map Amendment application #2023i-00113.*
Second by Gosia Kung.

Vote: motion passes (10-0).

Consent Agenda

No items scheduled

Regular Agenda

4. **Urban Redevelopment Plan: 17th and Newton URA.** *Public meeting to review proposed Urban Redevelopment Plan for multiple addresses at 17th and Newton Street to allow the use of tax increment financing (“TIF”) to fund infrastructure supporting mixed use development, and to make a recommendation to the City Council whether the plan amendment conforms with the Comprehensive Plan and supplements. Colorado Revised Statutes, Sections 35-25-107(2).*

Case Manager: Chelsea Bennouna – Planning Services, Tracy Huggins – DURA

Recommendation: Recommendation of Approval

Public comment:

- *Jonathan Pira (1514 Newton Street)*
- *Shantelle Mulliniks (1240 Raleigh Street)*
- *Fatima Dias (6761 E Exposition Avenue)*

Board questions: Mary Coddington, Claude Harton, Melissa Mejia, Angelle Fother, Gosia Kung, Rachel Marion.

Board deliberation from: Rachel Marion, Melissa Mejia, Angelle Fother, Mary Coddington, Fred Glick, Gosia Kung, Heidi Majerik, Caitlin Quander.

Motion by Fred Glick: I move to recommend that City Council approve the proposed 17th and Newton Urban Redevelopment Plan, finding that the plan conforms with Denver's Comprehensive Plan. Second by Mary Coddington.

Vote: motion passes (10-0)

- 5. Official Map Amendment, application #2023I-00117, rezoning 4100 East Arkansas Avenue and 1451 South Ash Street from S-MX-3 to S-MX-5A. 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:

- *none*

Board questions: Jordan Block

Board deliberation from: Heidi Majerik, Fred Glick, Caitlin Quander.

Motion by Mary Coddington: I move to recommend that City Council approve application #2023I-00117, rezoning 4100 East Arkansas Avenue and 1451 South Ash Street from S-MX-3 to S-MX-5A, finding that the applicable review criteria have been met. Second by Jordan Block.

Vote: motion passes (10-0)

- 6. Official Map Amendment, application #2023I-00200, rezoning 1901 N Oneida St 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: Bryan Botello – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *none*

Board questions: none

Board deliberation from: none

Motion by Angelle Foucher: *I move to recommend that City Council approve application #2023I-00200, rezoning 1901 N Oneida St from E-SU-DX to E-SU-D1X, finding that the applicable review criteria have been met.* Second by Gosia Kung.

Vote: motion passes (10-0)

Jordan Block exits meeting

- 7. Official Map Amendment, application #2022I-00253, rezoning 1409-1471 N Julian and 3317 W 14th Avenue from G-RH-3 to G-MU-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: Matthew Bossler – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Amy O’Brien (Applicant)*
- *Jasper Vue (1480 Humboldt Street)*
- *Christina Marriott (1428 Julian Street)*
- *Cory Skutt (1434 Julian Street)*

Board questions: Fred Glick, Gosia Kung.

Board deliberation from: Fred Glick.

Motion by Rachel Marion: *I move to recommend that City Council approve application #2022I-00253, rezoning 1409-1471 N Julian and 3317 W 14th Avenue from G-RH-3 to G-MU-5, finding that the applicable review criteria have been met.* Second by Claude Harton.

Vote: motion passes (9-0)

- 8. Official Map Amendment, application #2023I-00214, rezoning 735 N Race Street from U-SU-C to U-SU-C1.** *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: Fritz Clauson – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *none*

Board questions: none

Board deliberation from: none

Motion by Fred Glick: *I move to recommend that City Council approve application #2023I-00214, rezoning 735 N Race Street from U-SU-C to U-SU-C1, finding that the applicable review criteria have been met.* Second by Heidi Majerik.

Vote: motion passes (9-0)

- 9. Official Map Amendment, application #2023I-00219, rezoning 3096 S Roslyn St from S-SU-D to S-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 – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *none*

Board questions: none

Board deliberation from: none

Motion by Gosia Kung: *I move to recommend that City Council approve application #2023I-00219, rezoning 3096 S Roslyn St from S-SU-D to S-SU-D1, finding that the applicable review criteria have been met.* Second by Angelle Foucher.

Vote: motion passes (9-0)

- 10. Official Map Amendment, application #2023I-00113, rezoning 6750 E Exposition Ave from S-SU-F to S-SU-F1A.** *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: Fritz Clauson – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Steven Weisberg (6761 E Exposition Ave)*

Board questions: none

Board deliberation from: none

Motion by Angelle Foucher: *I move to recommend that City Council application #2023I-00113, rezoning 6750 E Exposition Ave from S-SU-F to S-SU-F1A, finding that the applicable review criteria have been met. Second by Fred Glick.*

Vote: motion passes (9-0)

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.