

**Denver Planning Board**  
**Meeting Records for Wednesday, June 5<sup>th</sup>, 2024, at 3 p.m.**

1. **Call to Order:** Caitlin Quander (Chair), Jordan Block, Sarah Cawrse, Mary Coddington, Gosia Kung, Claude Harton, Rachel Marion.

**Staff Present:** Francisca Peñafiel, Will Prince, Robert Haigh, Joe Green, Tony Lechuga, Alek Miller, Tracy Huggins (DURA), Tina Axelrad.

2. **Public comment** – *none*.
3. **Meeting Records for Approval** – *2 meeting records for approval: May 1<sup>st</sup>, 2024 & May 15<sup>th</sup>, 2024.*

Motion to approve May 1<sup>st</sup> meeting records by Gosia King, second by Mary Coddington. Motion Passes 5-0.

Motion to approve May 15<sup>th</sup> meeting records by Mary Coddington, second by Gosia Kung. Motion Passes 5-0.

**Consent Agenda**

4. **Comprehensive Sign Plan 2023-CSP-0000010, 16548 Green Valley Ranch Blvd.** *Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 16548 Green Valley Ranch Blvd, based on compliance with the criteria in Denver Zoning Code Section 10.10.3.3 and Former Chapter 59 Section V. 59-537.*

*Case Manager:* Will Prince – *Planning Services*

*Recommendation:* *Recommendation of Approval.*

Motion by Rachel Marion: *I move to approve the consent agenda.* Second by Gosia Kung.

*Vote: Unanimous in favor, motion passes (7-0).*

**Regular Agenda**

5. **Comprehensive Sign Plan Amendment CSA-2024-0000001, 7111 E Lowry Blvd, 63 N Quebec St, 93 N Quebec St, 7100 E 1st Ave, 56 N Pontiac St.** *Public meeting to recommend to the Zoning Administrator approval, approval with conditions, or denial of a Comprehensive Sign Plan for 7111 E Lowry Blvd, 63 N Quebec St, 93 N Quebec St, 7100 E 1st Ave, 56 N Pontiac St, based on compliance with the criteria in Denver Zoning Code Section 10.10.3.3 and Former Chapter 59*

Section V. 59-537.

*Case Manager: Robert Haigh – Planning Services*

*Recommendation: Recommendation of Approval.*

*Public comment:*

- *H McNeish (applicant)*
- *Katherine Head & Renee Airington. (Head of Lowry United Neighborhoods and board member)*

*Board questions: Gosia Kung, Rachel Marion, Caitlin Quander, Claude Harton, Sarah Cawrse.*

*Board deliberation from: Mary Coddington, Jordan Block, Gosia Kung, Caitlin Quander,*

*Motion by Mary Coddington: I move to recommend to the Zoning Administrator approval of CSA-2024-0000001, 7111 E Lowry Blvd, 63 N Quebec St, 93 N Quebec St, 7100 E 1st Ave, 56 N Pontiac St, based on compliance with the criteria in former Chapter 59 Section 59-537(c)3. Second by Rachel Marion.*

*Vote: motion passes (7-0)*

- 6. Official Map Amendment, application #2024I-00016, rezoning 2449 Newport 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: Joe Green – Planning Services*

*Recommendation: Recommendation of Approval*

*Motion by Jordan Block: I move to waive staff presentation. Second by Claude Harton.*

*Vote: motion passes (7-0)*

*Public comment:*

- *none*

*Board questions: none*

*Board deliberation from: none*

*Motion by Jordan Block: I move to recommend that City Council approve application #2024I-00016, rezoning 2449 Newport St from E-SU-Dx to E-SU-D1x, finding that the applicable*

*review criteria have been met. Second by Claude Harton.*

*Vote: motion passes (7-0)*

- 7. Urban Redevelopment Plan: Evans School at 1115 Acoma Street.** *Public meeting to review proposed Urban Redevelopment Plan for Evans School at 1115 Acoma 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: Tony Lechuga – Planning Services & Tracy Huggins – DURA*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *Jerry Glick (1600 Wynkoop)*

*Board questions: Mary Coddington, Sarah Cawrse, Gosia Kung.*

*Board deliberation from: Rachel Marion, Caitlin Quander,*

*Motion by Rachel Marion: I move to recommend City Council approve the proposed Evans School at 1115 Acoma Street Urban Redevelopment Plan, finding that the plan conforms with Denver’s Comprehensive Plan. Second by Sarah Cawrse.*

*Vote: motion passes (7-0)*

#### **Information Item**

- 8. DZC Text Amendment Bundle**

*Presenter: Alek Miller – Development Services*

#### **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.*