

Denver Planning Board
Meeting Records for Wednesday, July 3rd, 2024, at 3 p.m.

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

Staff Present: Francisca Peñafiel, Will Prince, Jen Kim, Abner Ramos Salcedo, Edson Ibañez, Elizabeth Weigle, Sarah Showalter.

2. **Public comment** – *none*.
3. **Meeting Records for Approval** – *1 meeting record for approval: June 5th, 2024.*

Motion to approve June 5th meeting records by Gosia Kung, second by Claude Harton. Motion Passes 5-0.

Information Item

4. **Executive Director Introduction**

Regular Agenda

Motion by Fred Glick: *I move to waive staff presentation for items 5, 6 and 7. Second by Jordan Block. Vote Passes (7-0).*

5. **Official Map Amendment, application #2024I-00036, rezoning 1920 S King 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: Jen Kim – *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 #2024I-00036, rezoning 1920 S King St from S-SU-D to S-SU-D1, finding that the applicable review criteria have been met. Second by Mary Coddington.*

Vote: motion passes (7-0)

- 6. Official Map Amendment, application #2024I-00032, rezoning 641 S Pearl St 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: Abner Ramos Salcedo – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Jack Finch (615 S Pearl Street)*

Board questions: Jordan Block

Board deliberation from: none

Motion by Jordan Block: I move to recommend that City Council approve application #2024I-00032, rezoning 641 S Pearl St from U-SU-B to U-SU-B1, finding that the applicable review criteria have been met. Second by Fred Glick.

Vote: motion passes (7-0)

- 7. Official Map Amendment, application #2023I-00225, rezoning 959 & 971 S Wolff St from E-SU-G to E-TU-C.** *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: Will Prince – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *none*

Board questions: none

Board deliberation from: none

Motion by Claude Harton: I move to recommend that City Council approve application #2023I-00225, rezoning 959 & 971 S Wolff St from E-SU-G to E-TU-C, finding that the applicable review criteria have been met. Second by Mary Coddington.

Vote: motion passes (7-0)

8. **Official Map Amendment, application #2024I-00027, rezoning 4340-4350 S Monaco St from B-4 with waivers and conditions UO-1 and UO-2 to PUD G-34.** *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:

- *Eric Hecox (applicant)*
- *Derek Stertz (6060 S. Quebec St)*
- *Paul Workman (2450 E. Quincy Ave)*
- *Jamie Price (4545 S. Monaco St. #131)*
- *Katy Brown (4040 S Dexter St.)*
- *Dan Sheldon (6375 E Tufts Avenue, Englewood CO 80111)*
- *Debra Price (4545 S. Monaco St. , #131)*
- *Kim Spiering (6454 East Stanford Ave 80111)*
- *Peter Culshaw (part of applicant team)*

Board questions: Mary Coddington, Fred Glick, Gosia Kung, Caitlin Quander

Board deliberation from: Fred Glick, Gosia Kung, Mary Coddington, Melissa Mejia, Caitlin Quander.

Motion by Melissa Mejia: I move to recommend that City Council approve application #2024I-00027, rezoning 4340-4350 S Monaco St from B-4 with waivers and conditions UO-1 and UO-2 to PUD G-34, finding that the applicable review criteria have been met. Second by Jordan Block.

Vote: motion passes (7-0)

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.

Fred Glick exits meeting.

Motion by Mary Coddington: I move to have Planning Board develop a document of deliberation for map amendment application #2023i-00202 York Street Yards. Second by Gosia Kung.

Vote: motion passes (6-0)