

Denver Planning Board
Meeting Records for Wednesday, August 7th, 2024, at 3 p.m.

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

Staff Present: Francisca Peñafiel, Rob Haigh, Deirdre Oss, Justin Montgomery, Matthew Bossler, Abe Barge, Jon Colarelli, Marco Cabanillas,

2. **Public comment** – *Joel Cox (1835 S Milwaukee Street)*
3. **Meeting Records for Approval** – *Meeting records for approval: July 3rd, 2024 & July 17th, 2024.*

Motion to approve July 3rd meeting records by Gosia Kung, second by Fred Glick. Motion Passes 7-0.

Motion to approve July 17th meeting records by Fred Glick, second by Gosia Kung. Motion Passes 8-0.

Information Item

4. **Citywide ADUs**

Regular Agenda

5. **Documentation of Deliberation** for Map Amendment #2023i-00202

Fred Glick recuses himself from item 5.

Motion by Mary Coddington: *I move to approve the Documentation of Deliberation for Map Amendment #2023i-00202 revised August 7, 2024.* Second by Gosia Kung.

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

Motion by Fred Glick: *I move to waive staff presentation for item 6.* Second by Jordan Block. Vote Passes (9-0).

6. **Official Map Amendment, application #2023I-00094, rezoning 401 N Delaware St from U-RH-2.5 to U-MX-2x.** *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: Rob Haigh – Planning Services

Recommendation: Recommendation of Approval

Public comment:

- *Bruce O’Donnell (Applicant)*
- *Amanda Precourt (applicant)*
- *Brandolyn Powell (345 Delaware Street)*

Board questions: none

Board deliberation from: Fred Glick.

Motion by Gosia Kung: I move to recommend that City Council approve application #2023I-00094, rezoning 401 N Delaware St from U-RH-2.5 to U-MX-2x, finding that the applicable review criteria have been met. Second by Jordan Block.

Vote: motion passes (9-0)

Caitlin Quander recuses herself for item #7 and exits the room

- 7. Official Map Amendment, application #2022I-00264, rezoning Cherry Creek West - 2500 E 1st Ave from B-3 to PUD-G 36. 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:

- *Amy Cara (applicant)*
- *Kyle Chism (1930 S Franklin Street)*
- *Robin Pittman (ceding time to Lou Raders)*
- *Lou Raders (444 Clayton Street)*
- *Luchia Brown (132 W 4th Avenue)*
- *Robert Fuller (2244 E 4th Avenue)*
- *Bill Tanner (64 S Jackson Street)*
- *Connor Riley (2959 S Elm Street)*
- *Meredith Gabow (3100 Cherry Creek S Drive)*
- *Robert Greer (1628 Harrison Street)*
- *David Steel (2552 E Alameda Avenue)*

Board questions: Gosia Kung, Claude Harton, Jordan Block, Mary Coddington, Rachel Marion, Sarah Cawrse, Fred Glick.

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

Motion by Jordan Block: I move to recommend that City Council approve application 2022I-00264, rezoning 2500 East 1st Avenue from B-3 to PUD-G 36, with the condition that the application be modified to reflect the changes shown in the updated Draft PUD-G 36 published July 31. Second by Gosia Kung.

Vote: motion passes (8-0, Caitlin Quander recusing herself)

Caitlin Quander re-enters meeting

Information Item

8. Downtown Area Plan

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