

**Denver Planning Board**  
**Meeting Records for Wednesday, August 21<sup>st</sup>, 2024, at 3 p.m.**

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

**Staff Present:** Francisca Peñafiel, Chelsea Bennouna, Alisa Childress, Fernando Abbud

2. **Public comment** – *Keith Meyer (3337 W 23<sup>rd</sup> Avenue)*
3. **Meeting Records for Approval** – *none for approval*

**Information Item**

4. **Gas Stations**
5. **DDA Plan of Development**

**Regular Agenda**

Motion by Fred Glick: *I move to waive staff presentation for items six and seven. Second by Gosia Kung. Vote Passes (7-0).*

6. **Official Map Amendment, application #2023I-00186, rezoning 2258 North Perry Street from U-SU-C1 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: Alisa Childress – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *none*

*Board questions: none*

*Board deliberation from: Caitlin Quander.*

Motion by Gosia Kung: *I move to recommend that City Council approve application #2023I-00186, rezoning 2258 North Perry Street from U-SU-C1 to U-SU-B1, finding that the applicable review criteria have been met. Second by Sarah Cawrse.*

*Vote: motion passes (7-0)*

7. **Official Map Amendment, application #2023I-00195, rezoning 1670 N Winona Ct & 1625 N Stuart from U-SU-C2 to U-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: Chelsea Bennouna – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *Danny Newman (1670 Winona Court)*
- *Katie Gschwend (1675 Vrain street)*

*Board questions: Caitlin Quander, Sarah Cawrse.*

*Board deliberation from: none.*

*Motion by Heidi Majerik: I move to recommend that City Council approve application #2023I-00195, rezoning 1670 N Winona Ct & 1625 N Stuart from U-SU-C2 to U-TU-C, finding that the applicable review criteria have been met. Second by Gosia Kung.*

*Vote: motion passes (7-0)*

8. **Official Map Amendment, application #2023I-00196, rezoning 4385 W 13th Ave from U-SU-C2 to U-RH-2.5.** *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: Fernando Abbud – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *Aaron Elinoff (1316 Tennyson Street)*
- *Joseph Friedman (1308 Terry Street)*
- *Joel E Hertz (1335 Tennyson Street)*
- *Whitney Elinoff (1316 Tennyson Street)*

*Board questions: Sarah Cawrse, Heidi Majerik, Gosia Kung, Caitlin Quander.*

*Board deliberation from: Fred Glick, Heidi Majerik, Mary Coddington, Gosia Kung, Sarah Cawrse, Caitlin Quander.*

*Motion by Fred Glick: I move to recommend that City Council approve application #2023I-00196, rezoning 4385 W 13th Ave from U-SU-C2 to U-RH-2.5, finding that the applicable*

*review criteria have been met. Second by Gosia Kung.*

*Vote: motion passes (7-0)*

- 9. Official Map Amendment, application #2023I-00197, rezoning 906 N Perry St from E-SU-D1 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: Chelsea Bennouna – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *Kathy Sandoval (700 Raleigh St)*

*Board questions: Heidi Majerik, Gosia Kung, Sarah Cawrse.*

*Board deliberation from: Fred Glick, Heidi Majerik, Gosia Kung, Mary Coddington,*

*Motion by Gosia Kung: I move to recommend that City Council application #2023I-00197, rezoning 906 N Perry St from E-SU-D1 to E-TU-C, finding that the applicable review criteria have been met. Second by Fred Glick.*

*Vote: motion passes (7-0)*

- 10. Urban Redevelopment Plan: Welton Corridor.** *Public meeting to review proposed Urban Redevelopment Plan for the Welton Corridor 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:*

- *None*

*Board questions: Gosia Kung, Heidi Majerik, Sarah Cawrse, Caitlin Quander.*

*Board deliberation from: Heidi Majerik.*

Motion by Fred Glick: *I move to recommend City Council approve the proposed Welton Corridor Urban Redevelopment Plan, finding that the plan conforms with Denver's Comprehensive Plan.* Second by Heidi Majerik.

*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.*