

**Denver Planning Board**  
**Meeting Records for Wednesday, September 4<sup>th</sup>, 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, Heidi Majerik (virtual)

**Staff Present:** Francisca Peñafiel, Justin Montgomery, David Gaspers, Tony Lechuga, Courtney Levingston.

2. **Public comment** – *none*.

3. **Meeting Records for Approval** – *Meeting records for approval: August 7<sup>th</sup>, 2024 & August 21<sup>st</sup>, 2024.*

Motion to approve August 7<sup>th</sup> meeting records by Gosia Kung, second by Fred Glick. Motion Passes 9-0.

Motion to approve August 21<sup>st</sup> meeting records by Mary Coddington, second by Sarah Cawrse. Motion Passes 9-0.

**Regular Agenda**

4. **Official Text Amendment, Citywide ADUs.** *Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed text amendment. See Denver Zoning Code, Section 12.4.11.*

*Case Manager:* Justin Montgomery – *Planning Services*

*Recommendation:* *Recommendation of Approval*

*Public comment:*

- *Councilman Hinds*
- *Councilwoman Parady*

*Board questions:* *Mary Coddington, Gosia Kung, Melissa Mejia, Caitlin Quander.*

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

Motion by Gosia Kung: *I move to recommend that City Council adopt the Official Text Amendment, Citywide ADUs, finding that the applicable review criteria have been met.*  
Second by Claude Harton.

*Vote: motion passes (10-0)*

5. **DDA Plan of Development.** *Public meeting to review proposed Denver Downtown Development Authority's Amended Plan of Development and to make a recommendation to the City Council whether the Amended Plan of Development conforms with the DDA Statute, with the condition that the Plan be edited for clarity and correctness.*

*Case Manager: David Gaspers – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- none

*Board questions: Fred Glick, Sarah Cawrse, Rachel Marion, Mary Coddington, Caitlin Quander, Melissa Mejia, Jordan Block.*

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

*Motion by Rachel Marion: I move to table agenda item 5 until after agenda item 7. Second by Jordan Block. Vote: motion passes (10-0).*

***After agenda item 7, the Board then votes again to table agenda item 5 until after information agenda item 8.***

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

*Motion by Jordan Block: I move to recommend that City Council approve the proposed Denver Downtown Development Authority's Amended Plan of Development, finding it to be in conformance with the DDA Statute, with the condition that the plan be edited for clarity and correctness. Second by Heidi Majerik.*

*Vote: motion passes (9-1, Melissa Mejia voting nay)*

*Motion by Mary Coddington: Planning Board makes the following additional recommendations about the DDDA Plan of Development, whether for immediate incorporation or future amendment so long as these recommendations do not jeopardize the approval of the DDDA Amended Plan of Development: One, the Project Selection General Parameters section on pages 21-22 should be amended to remove specific language concerning who (i.e. City's Manager of Finance and Executive Director of Denver Economic Development) will undertake project evaluation and selection. Two, the Amended Plan of Development should state that DDDA funds be leveraged to ensure that there are adequate resources, including staff capacity and subject matter expertise, to manage a program of this size and breadth and to help accelerate the deployment of project funds. Three, the*

*Amended Plan of Development should clarify that City projects are subject to the same selection criteria and processes as private projects. Second by Claude Harton.*

*Vote: motion passes (10-0)*

- 6. Official Map Amendment, application #2024I-00058, 1090 North Hooker St from E-SU-D1x 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: Tony Lechuga – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *Nick Young (applicant)*

*Board questions: none.*

*Board deliberation from: none.*

*Motion by Rachel Marion: I move to recommend that City Council approve application #2024I-00058, 1090 North Hooker St from E-SU-D1x to U-RH-2.5, finding that the applicable review criteria have been met. Second by Gosia Kung.*

*Vote: motion passes (10-0)*

- 7. Official Map Amendment, application #2024I-00019, rezoning 500, 501, 551 Wazee Street from C-MX-8 to D-CPV-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: Tony Lechuga – Planning Services*

*Recommendation: Recommendation of Approval*

*Public comment:*

- *Landon Scott (applicant)*

*Board questions: Jordan Block*

*Board deliberation from: none*

*Motion by Mary Coddington: I move to recommend that City Council approve application #2024I-00019, rezoning 500, 501, 551 Wazee Street from C-MX-8 to D-CPV-C, finding that the applicable review criteria have been met. Second by Rachel Marion.*

*Vote: motion passes (10-0)*

*Motion by Rachel Marion: I move to table item #5 until after the information item #8.  
Second by Sarah Cawrse. Vote: motion passes (10-0).*

### **Information Item**

#### **8. Comprehensive Plan 2040 and Blueprint Denver Annual Report**

#### **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*