

Denver Planning Board
Meeting Records for Wednesday, October 16th, 2024, at 3 p.m.

1. **Call to Order:** Caitlin Quander (Chair), Fred Glick (Vice Chair), Sarah Cawrse, Heidi Majerik, Jordan Block, Rachel Marion.

Staff Present: Francisca Peñafiel, Alek Miller, Tina Axelrad, Tony Lechuga

2. **Public comment** – *none*
3. **Meeting Records for Approval** – *none for approval*

Regular Agenda

Motion by Fred Glick: *I move to waive staff presentation for item 4.* Second by Jordan Block.

Vote: motion passes (6-0)

4. **Official Map Amendment, application #2024I-00062, rezoning 1000 South Logan Street from U-RH-3A to U-MX-3.** *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:

- *Peter Wall (528 S Gaylord, Applicant)*
- *Kathryn Fontaine (1025 S Pearl Street)*
- *Francette Orsi (972 S. Pennsylvania Street)*
- *Mitchell Melichar (1009 S Pennsylvania Street)*

Board questions: *Fred Glick, Sarah Cawrse, Caitlin Quander.*

Board deliberation from: *Fred Glick, Jordan Block, Rachel Marion, Sarah Cawrse, Caitlin Quander.*

Motion by Jordan Block: *I move to recommend that City Council approve application #2024i-00062, rezoning 1000 South Logan Street from U-RH-3A to U-MX-3, finding that the applicable review criteria have been met.* Second by Fred Glick.

Vote: motion passes (6-0)

5. **Official Text Amendment, DZC Bundle.** *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: Alek Miller – Development Services

Recommendation: Recommendation of Approval

Public comment:

- *Kaylyn Kirby (1160 Santa Fe Drive)*
- *Michael McBride (3397 W 23rd Avenue)*
- *Sean Maley (1137 Bannock Street)*
- *Grace Ramirez (1800 Larimer Street, representing Xcel Energy)*
- *Shane Sutherland (2390 Clermont Street)*
- *Dana Reed (3535 Tejon Street)*
- *Keith Meyer (3337 W 23rd Avenue)*
- *Corey Parker (3259 Stuart Street)*

Board questions: Fred Glick, Rachel Marion, Sarah Cawrse, Jordan Block, and Heidi Majerik.

Board deliberation from: Heidi Majerik, Fred Glick, Rachel Marion, and Caitlin Quander.

Motion by Fred Glick: I move to recommend that City Council adopt the Official Text Amendment, DZC Bundle, finding that the applicable review criteria have been met, with the following conditions:

- a. *That the Planning Board review draft be edited for clarity, correctness to include ensuring use reviews are correct in Articles 3-9, illustrative graphics, section references, and other non-substantive matters, as well as any other changes to the Planning Board review draft made necessary by such edits.*
- b. *Revise Minor Detached Structure setbacks in Article 3 to match the setbacks of other Neighborhood Contexts as described in the proposed revisions provided to planning board.*
- c. *Clarification that the expiration for administrative adjustments also applies to zone lot amendments as described in the proposed revisions provided to planning board.*
- d. *Addition of an expiration for variances unrelated to construction as described in the proposed revisions provided to planning board.*

Second by Heidi Majerik.

Vote: motion passes (6-0)

Caitlin Quander exits meeting, Fred Glick serves as Chair

6. **Official Map Amendment, application #2024I-00069, rezoning 1691 Chestnut Place from PUD 531 to C-MX-20.** *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:

- *none*

Board questions: Heidi Majerik, Fred Glick.

Board deliberation from: Fred Glick.

Motion by Heidi Majerik: I move to recommend that City Council approve application #2024I-00069, rezoning 1691 Chestnut Place from PUD 531 to C-MX-20, finding that the applicable review criteria have been met. Second by Sarah Cawrse.

Vote: motion passes (5-0)

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.