



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, December 03, 2013 10:30 AM City & County Building, Room 391

Committee Members: Robb, Chair; Montero, Vice-Chair; Brown; Lehmann; López; Shepherd

Committee Staff: Gretchen Williams

Council Members Present: Brown, Lehmann, Lopez, Montero, Robb, Shepherd, Brooks, Susman

Members Absent: None

Bill Requests

BR13-0940 Appropriates \$889,649 in Winter Park Parks and Recreation Capital Fund due to receipt of 2013 Revenue Based Annual Payment per the terms of the existing Winter Park Lease and Operating Agreement.

Lauri Dannemiller and Gordon Robertson, Parks & Recreation; Laura Perry, Budget; Liz Orr, Winter Park Recreational Association

Lauri Dannemiller, Manager of Parks & Recreation, and Laura Perry, Budget, presented the request regarding the Winter Park Ski Resort revenue-based annual payment appropriation. Starting in 2013, the City receives a payment from Winter Park based on the revenue as well as the \$2 million annual payment.

The proposed appropriations for the 2013 amount of \$889,649 in new funds this year are:

*Ruby Hill Phase II Master Plan Implementation - \$400,649.

*S. Platte River Parks Rehabilitation - \$300,000.

*Playground Rehabilitation - \$189,000.

A motion offered by Councilmember Susman, duly seconded by Councilmember Brown, to file the bill carried by the following vote:

AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
NAYS: (None)
ABSENT: (None)
ABSTAIN: (None)

BR13-0862 Changes the zoning classification from R-MU-30 with waivers (former code Residential Mixed Use, higher density) to G-MU-3 (General Urban Context, Multi-Unit, max. 3 stories) for property located at 3099 Arapahoe Street in Council District 8.

David Gaspers, Community Planning & Development

This site at Arapahoe and 30th Ave. is in the Curtis Park neighborhood.

Community Planning & Development found that the proposed zoning is supported by adopted City plans, including Comprehensive Plan, Blueprint Denver and the Curtis Park Neighborhood. A letter of support has been received from Curtis Park Neighbors.

Planning Board voted unanimously to recommend approval.

Councilman Brooks asked about the parking requirement for the adjacent property. The entire parcel was purchased from the City by Integral, and that entity sold a portion of the site to McStain for development of single family homes.

A motion offered by Councilmember Lopez, duly seconded by Councilmember Shepherd, to file the bill carried by the following vote:

AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
NAYS: (None)
ABSENT: (None)
ABSTAIN: (None)

BR13-0589 Amends Chapter 59-2 to assure continuation of certain building and bulk plane limitations when land subject to Former Chapter 59 zoning is mapped next to lower-density

"protected districts" under the Denver Zoning Code.

Tina Axelrad, Community Planning & Development

This is an amendment to Chapter 59, the former zoning code, not the Denver Zoning Code adopted in June 2010. It is necessary due to having two codes in effect as long as any property is still carrying a zoning classification from the former code rather than the new Denver Zoning Code.

The purpose of the proposed amendment is to ensure continued protection for several low-intensity residential zone districts when next to a former code-zoned property. Because the terms used in the new code (Denver Zoning Code) and in the Former Chapter 59 are different, it is impossible to provide the intended protections.

The amendment would add subsections that specifically address the various terms that trigger protections.

The PowerPoint presentation and the staff report are attached to this meeting summary.

Councilwoman Robb suggested a list in "plain English" of each of the cases. Ms. Axelrad agreed it is awkward, but the staff will be trained to investigate the terms of the two codes when an owner of property zoned under the old code proposes development or rezoning.

Other members also expressed concerns about Councilmembers being able to read and understand the amendment. It was suggested that examples might be helpful.

A motion offered by Councilmember Lopez, duly seconded by Councilmember Montero, to file the bill carried by the following vote:

- AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: (None)

BR13-0950 Adopts the 61st and Pena Station Area Plan as a supplement to the Comprehensive Plan.

David Gaspers, Community Planning & Development

David Gaspers presented the plan to the Committee earlier; today's item is the formal request to file the bill adopting the station area plan.

David Gasp formal requ

Since the last presentation, as requested by Committee, certain issues have been revisited, including alternative configurations to the 60th Ave. bike lane; transit

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station access; and local food sources/agriculture.

Regarding the bike lane, the staff determined after discussions with property owners and Public Works, that there is not enough room to buffer or separate the bike land.

Councilwoman Robb suggested that a preference be stated in the plan and/or that the illustrative example show the optimal configuration. Councilwoman Susman said that was not acceptable, and perhaps we should hold

Committee members were unimpressed with the response to the bike lane issue. The "blank slate" nature of the area gives us the opportunity to do the right thing from the beginning. At least have present examples of the type of improvements the City wants to see.

The urban agriculture issue was addressed further on page 31 of the draft plan.

Stakeholders will be involved at the 10-year review.

Planning Board recommended approval

A motion offered by Councilmember Lopez, duly seconded by Councilmember Lehmann, to file the bill with the condition that the plan include language expressing the preference for protected bike lanes carried by the following vote:

AYES: Susman, Lehmann, Lopez, Montero, Robb, Shepherd(6)
NAYS: (None)
ABSENT: Brown(1)
ABSTAIN: (None)

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