



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, November 30, 2010 11:00 AM City & County Building, Room 391

Members Present: Montero, Robb, Johnson; Madison, Sandoval

Members Absent: Hancock

Other Council Present: None

Committee Staff: Gretchen Williams

Bill Requests

BR10-0907 Amend DRMC Sec. 54-511 to revise language regarding time limits and charges for parking meters.
Cindy Patton and Matt Wager, Public Works

The proposal would amend Section 54-511 of the Denver Revised Municipal Code regarding time limits at parking meters. Currently, the maximum allowed per ordinance is five consecutive hours. Due to interest in overnight parking and extended times for special events, the ordinance needs to be amended to allow for the manager of Public Works to set different time limits.

The Strategic Parking Plan specifies that any large-scale change in parking regulations should be vetted through a broad community process. The overnight parking has been the subject of a long public discussion. Public Works has discussed the potential changes with businesses and property owners on a block by block basis as well as with other stakeholders. Councilmembers will be notified of any discussions of proposed changes.

Councilwoman Madison said this bill is non-controversial, but there is still need for some discussion about the details of the overnight parking. She asked about the timing of its implementation.

Mr. Wager replied that at best, implementation will be in early February. Ms. Patton added that the program will be phased in over time in different areas of downtown.

A motion offered by Councilmember Madison, duly seconded by Councilmember Johnson, to file a bill deleting reference to parking meter time limits in Sec. 54-511 of the DRMC be adopted carried by the following vote:

AYES: Johnson, Madison, Montero, Robb, Sandoval (5)

NAYES: (None)

ABSENT: Hancock (1)

ABSTAIN: (None)

BR10-1086 Extends for 3 months (through March 2011) the authority granted the zoning administrator (per Section 4 of CB10-0431) during the 6-month transition period between Former Chapter 59 and the new zoning code.

Tina Axelrad, Community Planning & Development

This would extend for three months the authority of the zoning administrator (ZA) to approve an alternative to building form standards when 1) the alternative affects the building's engineering or results in greater compatibility with existing context; and 2) has broad applicability and will be codified in the zoning code. The authority was created by Ordinance No. 333 of 2010 enacting the new zoning code, but it was limited to the 6-month transition period between the old and new codes, which ends Dec. 31. However, the ordinance also provides for Council to extend it to as late as June 30, 2011. The request is for a 3-month extension.

The ZA has approved two cases under this provision since the new code was enacted the end of June. While the ZA has final authority to approve an alternative, he is ably assisted by a large technical team that studies the alternatives and assesses the applicability before making a recommendation.

The two cases approved involve location of parking in Main Street districts and designation of the primary street when a house faces the short end of the block. These two alternatives will be brought to Council as amendments to the code early next year.

Committee members asked if three additional months was long enough. Peter Park, Manager of Community Planning & Development, said this has been discussed at length, and 3 months should be enough. The code provides for minor adjustments, and the Board of Adjustment is available to approve variances in hardship cases, so there are other ways for lesser variations to be approved.

The Committee suggested the need for some type of notification and/or documentation of these decisions. Discussion led to the request that the appropriate district councilmember be notified of any application for such an alternative.

A motion offered by Councilmember Johnson, duly seconded by Councilmember Madison, to file a bill extending for three months the authority of the zoning administrator to

approve certain alternatives to the building form in specific situations be adopted carried by the following vote:

AYES: Johnson, Madison, Robb, Sandoval (4)

NAYES: (None)

ABSENT: Hancock, Montero (2)

ABSTAIN: (None)

Presentations

1. Update on any discussions regarding proposed Text Amendment 5, CB10-0966.

Tina Axelrad, Community Planning & Development

Ms. Axelrad described the public outreach on proposed Text Amendment No. 5, which is pending before Council as CB10-0966 with a public hearing on Dec. 20. She noted that this amendment anticipates the conclusion of the transition period on Dec. 31, and is intended to correct unintended changes in allowances and protections, as well as addressing errors in formatting, organization, spelling, headings, cross-references and graphics.

All RNOs (registered neighborhood organizations) received notice with a plain English summary of the changes on Oct. 19. The Zoning & Planning Committee of the InterNeighborhood Cooperation (INC) had a presentation on Oct. 23. RNOs received a second notice on Oct. 26 with a link to red-lined pages posted on-line. The Planning Board recommended approval on Nov. 3. Staff held Office Hours (2 hours each day) on Nov. 12 and 15, for which notice was distributed to RNOs and Council offices. Additionally, staff met with the Highland United Neighborhood Inc. (HUNI) on Nov. 17, and a full briefing was presented to the Business & Retail Working Group on Nov. 18. To date, CPD has not received position statements from any RNO.

HUNI does still have some questions, both on the map and in the text, and staff will continue to work with them on those.

Councilwoman Robb thanked CPD for the additional outreach, and she said she has received very few questions.