

DENVER PLANNING BOARD
Wednesday, November 5, 2014, 3:00 p.m.
MEETING RECORD

1.	<p>Call to Order 3:01</p> <p>Members Present:</p> <p>Board: Andy Baldyga (Co-Chair, joined meeting at 3:06), Jim Bershof, Renee Martinez-Stone (left meeting at 8:00), Brittany Morris-Saunders, Shannon Gifford, Joel Noble, Susan Pearce, Chris Smith, Arleen Taniwaki and Julie Underdahl (Chair).</p> <p>Staff: Tina Axelrad, Evelyn Baker, Steven Nalley, Kyle Dalton, Chris Gleissner, Courland Hyser, Nate Lucero (CAO), Deirdre Oss, and Heidi Tippetts.</p>
2.	<p>Approval of Meeting Records</p> <p>October 15, 2014</p> <p>Motion by A. Taniwaki to approve the meeting record of October 15, 2014. Second by: J. Noble.</p> <p>Vote: Unanimous in favor (7-0, A. Baldyga not present for vote, S. Pearce and R. Martinez-Stone abstained), motion carries.</p>
3.	<p>Public Comment (limited to 2 minutes per speaker) None.</p>
4.	<p>Consent Agenda None.</p>
Official Map Amendments (Rezoning)	
5.	<p>Official Map Amendment Application #2013I-00056: 6200 Leetsdale Drive, from PUD 584 to S-CC-3x</p> <p><i>Referred Back to Planning Board from City Council Neighborhoods & Planning Committee: Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed map amendment. See Denver Zoning Code Section 12.4.10.</i></p> <p>Chair Underdahl opened the public hearing. Kyle Dalton (CPD) presented the review criteria and staff recommendation. Questions from board to staff. Applicant presentation. Questions from board to applicant.</p> <p>Public Comment:</p> <ul style="list-style-type: none"> • Susan Baker, 709 S. Leyden St. • Jesse Garcia, 709 S. Leyden St. • Brian Hunter, 730 S. Krameria St. • Holly Brooks, 710 S. Krameria St. • John Sturtz, 710 S. Krameria St. • Reuben Drebenstedt, 393 S. Ivy St. • Nyall Smith, 739 S. Krameria St. • Wes Twomey, 709 S. Leyden St. <p>Chair Underdahl closed the public hearing. Board discussion. Questions from the board to staff. Questions from board to public commenters.</p> <p>Board Discussion.</p> <p>Motion by C. Smith to recommend to city council approval of proposed map amendment. Second by: S. Gifford.</p> <p>Vote: 9-0 in favor, with A. Taniwaki abstaining, motion carries.</p>

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6.	<p>Official Map Amendment, Application #2014I-00049, 3325 Denargo Street, from I-B/UO-2 to PUD-G12</p> <p><i>Continued from October 1, 2014: Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed map amendment. See Denver Zoning Code Division 9.6 (Planned Unit Development) and Section 12.4.10. Motion by S. Gifford to continue the public hearing for application #2014I-00049 to November 19th, 2014. Second by: C. Smith. Vote: Unanimous in favor (9-0, A. Baldyga not present for vote), motion carries.</i></p>
Related DZC Text & Map Amendments	
7.	<p>Denver Zoning Code Text Amendment to add a new Design Overlay Zone District, DO-5 (South Sloan’s Lake Design Overlay), to Article 9, Division 9.4</p> <p><i>Continued from October 15, 2014: Public hearing to recommend to the City Council approval, approval with conditions, or denial of proposed new DO-5 Design Overlay Zone District. See Denver Zoning Code Section 12.4.11. A related official map amendment application, mapping this new DO-5 zone district to specific properties within the South Sloan’s Lake GDP area, is being considered by the Planning Board as Agenda Item #8 below.</i></p> <p>Jim Bershof recused himself from the meeting. Deirdre Oss (CPD) presented the review criteria and staff recommendation. Chair Underdahl opened the public hearing. Applicant presentation (Councilwoman Susan Shepherd). Questions from board to staff. Questions from board to applicant.</p> <ul style="list-style-type: none"> • Kim Kucera, 1625 Broadway, Ste. 700 • Joe Anderson, 1517 Tennyson, ceded time to Larry Ambrose • Larry Ambrose, 1750 Meade St. • Jonathan Wachtel, 1331 Osceola St. • Melinda Yeary, 1622 Irving St. • Shirley Schley, 2121 Osceola St. • Cameron Bertron, 475 17th St. • Cindy Gallard, 5100 W. 14th Ave., ceded time to Fievel Gallard • Fievel Gallard, 5100 W. 14th Ave. • Jean McKay, 1538 Quitman St. • Carol Maclennan, 2242 Ivanhoe St. • Betty Luca, 2660 Meade St. • Sue Kardon, 3500 W. 21st Ave. • Aaron Wasserman, 1555 Stuart St. • Brian Levitt, 100 Fillmore St. • Josh Blackman, Lakewood, CO. • Dan Shah, 4500 W. Colfax Ave. <p>Chair Underdahl closed the public hearing. Board discussion. Questions from the board to staff. Questions from board to public commenters. Board Discussion. Motion by S. Gifford to recommend to city council approval of proposed new DO-5 Design Overlay Zone District. Second by: A. Taniwaki. Vote: Unanimous in favor (9-0, J. Bershof recused) motion carries.</p>
8.	<p>Official Map Amendment, Application #2014I-00043 to apply Proposed South Sloan’s Lake DO-5 Zone District to all Blocks within the South Sloan’s Lake GDP Area</p> <p><i>Public hearing to recommend to City Council approval, approval with conditions, or denial of the proposed map amendment, proposing to apply a new South Sloan’s Lake</i></p>

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DO-5 zone district being considered today by the Planning Board as a text amendment to the Denver Zoning Code (see Agenda Item #7 above). The DO-5 Zone district is proposed to be applied to 6 blocks bounded approximately by West 17th Avenue, Stuart Street, Utica Street, and West Colfax Avenue. See Denver Zoning Code Section 12.4.10 regarding official map amendments.

J. Bershof recused himself from the meeting. Chair Underdahl opened the public hearing. Deirdre Oss (CPD) presented the review criteria and staff recommendation.

Questions from board to staff. Questions from board to applicant.

- Kim Kucera, 1625 Broadway Ste. 700, ceded time to Ben Stetler
- Ben Stetler, 1684 Utica St.
- Brian Levitt, 100 Fillmore St.
- Cameron Bertron, 475 17th St.
- Fievel Gallard, 5100 W. 14th Ave.
- Jean McKay, 1538 Quitman St.
- Carol Mclennan, 2242 Ivanhoe St., ceded time to Jonathan Wachtel
- Jonathan Wachtel, 1331 Osceola St.

Chair Underdahl closed the public hearing. Questions from the board to staff.

Questions from board to commenters. Board discussion.

Motion by B. Morris-Saunders to recommend to city council approval of proposed map amendment 2014I-00043, proposing to apply a new South Sloan's Lake DO-5 zone district as a text amendment to the Denver Zoning Code. Second by: J. Noble.

Vote: Unanimous in favor (9-0, J. Bershof recused) motion carries.

Meeting took a short break at 6:30 and reconvened at 6:40

Comprehensive Plan Supplement

Globeville Neighborhood Plan

Public Hearing to recommend to the City Council approval, approval with conditions, or denial of the Globeville Neighborhood Plan.

A Taniwaki recused herself from the meeting. Chair Underdahl opened the public hearing. Courtland Hyser (CPD) presented the review criteria and staff recommendation. Questions from board to staff. Questions from board to applicant.

9.

- Councilwoman Judy Montero, 3657 Rigsby Ct.
- Vernon Hill, 850 E. 50th Ave.
- David Oletski, 4930 Logan St.
- John Zapien, 5148 Washington St
- Nancy Grandys-Jones, 810-870 E. 50th Ave.
- Ray Ruppert, 5040 Washington St.
- Anne Elizabeth , PO Box 16545

Chair Underdahl closed the public hearing. Board discussion. Questions from the board to staff. Board Discussion.

Motion by J. Noble to recommend to city council approval of Globeville Neighborhood Plan with the condition that the document be edited for clarity and correctness.

Second by: C. Smith.

Vote: Unanimous in favor (9:0, A. Taniwaki recused) motion carries.

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	Amendment to Urban Renewal Plan
10.	<p>Amendment to the 9th and Colorado Urban Renewal Plan for Proposed Continuum Campus Project and New TIF Area for the area located between 8th and 11th Avenues and Colorado Boulevard and Bellaire Street</p> <p><i>Public meeting to review proposed amendments to the 9th and Colorado Urban Redevelopment Plan to allow redevelopment of the above-described area for the Continuum Campus Project and to allow the use of tax increment financing (“TIF”) to fund such project, and to make a recommendation to the City Council whether the plan amendments conform with Denver’s adopted Comprehensive Plan and supplements. Colorado Revised Statutes, Sections 35-25-107(2).</i></p> <p>Chris Gleissner (CPD) presented information on the Amendment to the 9th and Colorado Urban Renewal Plan. Questions from board to staff. Board discussion. Questions from board to applicant.</p> <p>Motion by B. Morris-Saunders to recommend to city council that the plan amendment to the 9th and Colorado Urban Renewal Plan for Proposed Continuum Campus Project and New TIF Area for the area located between 8th and 11th Avenues and Colorado Boulevard and Bellaire Street, conforms with Denver’s adopted Comprehensive Plan and supplements. Second by: J. Noble.</p> <p>Vote: Unanimous in favor (9-0, R. Martinez-Stone absent for vote) motion carries.</p>
	General Development Plans
11.	<p>North Stapleton – General Development Plan for Section 10</p> <p><i>Public Hearing to recommend to the CPD Executive Director (CPD Manager) approval, approval with conditions, or denial of the General Development Plan for 640 acres (Section 10) bounded by 56th Avenue, the Rocky Mountain Arsenal National Wildlife Refuge, Geneva Street (proposed to be extended), and Central Park Boulevard (proposed to be extended).</i></p> <p>Deirdre Oss (CPD) presented information on the North Stapleton General Development Plan. Chair Underdahl opened the public hearing. Applicant presentation. Questions from board to staff. Questions from board to applicant. Chair Underdahl closed the public hearing.</p> <p>Motion by S. Pearce to recommend to CPD Executive Director approval of the General Development Plan for 640 acres (Section 10) bounded by 56th Avenue, the Rocky Mountain Arsenal National Wildlife Refuge, Geneva Street (proposed to be extended), and Central Park Boulevard (proposed to be extended). Second by: C. Smith.</p> <p>Vote: Unanimous in favor (9-0, R. Martinez-Stone absent for vote) motion carries.</p>
12.	Manager/Chair Time
13.	Adjournment 9:08

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