

# DENVER PLANNING BOARD

September 19th, 2018

## MEETING RECORD

### 1. Call to Order 3:01

**Board members present:** Jim Bershof, Erin Clark, Ignacio Correa-Ortiz, Don Elliott, Renee Martinez-Stone, Joel Noble, Susan Stanton, Simon Tafoya. **Staff present:** Sara White, Andrew Webb, Kara Hahn, Jenny Buddenborg, Jill Jennings-Golich, Chandler Van Schaack, Nate Lucero

### 2. Meeting Record for Approval –September 5th

**Motion by I. Correa-Ortiz:** I move to approve the September 5th, 2018 meeting record. **Second by J. Bershof.** **Vote: 7:0, unanimous in favor (S. Stanton abstained), motion passes.**

### 3. Public Comment: none

## Map Amendments

### 4. Official Map Amendment, Application #2017I-00192 rezoning 4201 Arkansas Avenue from CMP-EI2 and S-MX-5 UO-1, UO-2 to S-MX-8 (UO-2); S-MX-8; S-MX-5; S-MX-3; and S-MU-3.

*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*

Chair Noble opened the public hearing. Andrew Webb, CPD-Planning Services, presented a summary of review criteria and staff recommendations. Applicant presentation. Public Comments:

- Bill James, 1145 S. Glencoe St
- Kate Adams, 1392 S. Edison Way
- Pamela Walsh, 1316 S. Elm St.
- Diane Wolton, 3305 S. Monaco
- Eric Everett, 4702 E. Arkansas Ave.
- Fredrick Mackey, 1650 S. Albion St.
- Russell Welsh, 1964 S. Pontiac St.
- Kristin Jones, 1798 S. Eudora St.
- Dawn Howard, CCD Coalition, 1385 S Colorado Blvd.
- Brooke Webb, 5382 E. Colorado Ave.
- Robert Fisher, 1382 S. Colorado Blvd.
- Guadalupe Cantu, 1551 S. Leyden St.
- Stuart Anderson, 1041 Marion St., Transportation Solutions
- Liz Henry, 1415 S. Bellaire
- Aaron Varnum, 1500 S. Ash St.
- Lynn Clemo, 1401 S. Birch St.

Questions from board to staff, applicant and public commenters. Chair Noble closed the public hearing. Board deliberation. **Motion by S. Tafoya:** I move to recommend that City Council approve application #2017-00192, 4201 Arkansas Avenue from CMP-EI2 and S-MX-5 UO-1, UO-2 to S-MX-8, UO-2; S-MX-8; S-

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MX-5; S-MX-3 and S-MU-3, finding that the applicable review criteria have been met, with the further recommendation that a development agreement be approved or executed concurrent with the map amendment to guide future development at the site. **Second by: J. Bershof.**

**Vote: 6 in favor, 2 opposed (D. Elliott and E. Clark), motion passes**

*Meeting took a 5 minute break.*

*R. Martinez-Stone left the meeting.*

### **Denver Landmark District Designation**

#### **5. Vassar School Bungalows Historic District, Application 2018L-005; 105, 115, 119, 127, 135, and 141 East Vassar Avenue**

*Hearing to recommend to City Council approval, rejection, or modification of the proposed Denver Landmark Historic District. See Chapter 30—4(6) of the Denver Revised Municipal Code*

Chair Noble opened the public hearing. Jennifer Buddenborg, CPD-Planning Services, presented a summary of review criteria and staff recommendations. Councilman Kashmann presented as the applicant. Public comments:

- Jennifer Kremer, 119 E. Vassar Ave.
- Shannon Stage, Historic Denver

Questions from board to staff. Board deliberation. **Motion by D. Elliott:** I move to recommend that City Council approve application #2018L-005, Vassar School Bungalows Historic District, finding that the district application meets Section 30-4.6 of the Denver Revised Municipal Code and that the designation of the historic district is consistent with applicant plans, including the Denver Comprehensive Plan and Blueprint Denver, and will have minimal impact or effect on the surrounding neighborhoods. **Second by: E. Clark.**

**Vote: Unanimous in favor (7:0, R. Martinez-Stone not present for vote), motion passes.**

### **CPD Rules and Regulations**

#### **6. Parking Maximum Rules and Regulations for Fox Station East – Information Item**

Chandler VanSchaack and Chris Nevitt, CPD-Planning Services, presented information on the rules and regulations for Fox Station East. No board action was taken.

**Manager/Chair time –**

**Adjournment**

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