



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Meeting Agenda - Final Planning Commission

Tuesday, March 5, 2024

6:00 PM

Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. The public can participate virtually by registering in advance with the Zoom Registration:
https://c3gov.zoom.us/webinar/register/WN_QYmVo2-xRyeKXwcl8wkt2A

Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public access TV or Xfinity cable channels 8 and 881 or on our YouTube channel. The Zoom link above allows virtual participation.

Roll Call

Call to Order

Approval of Minutes:

[Min 24-040](#) Meeting Minutes for February 6, 2024

Attachments: [Meeting Minutes February 6, 2024](#)

Public Hearing Items:

[Pres 24-138](#) **CUP23-0001:** Tom Wood, on behalf of Rocky Mountain Recycling Inc., is requesting a Conditional Use Permit to allow a Recycling Facility located at 6425 Brighton Boulevard, zoned I-3 (Heavy Intensity Industrial) consisting of approximately 1.23 acres.

Attachments: [1_ Conditional Use Permit Report](#)
[2_ Vicinity Map](#)
[3_ Applicant Narrative](#)
[4_ Neighborhood Meeting Summary](#)
[5_ Sign Posting](#)
[6_ Conditional Use Permit Draft Document](#)

[Pres 24-139](#) **CUP23-0002:** Tetra Tech, on behalf of Denver Water, is requesting a permit for a major extension of existing domestic water and sewage treatment systems, specifically for a water line approximately 1.5 miles in length and located primarily within E-470 and East 96th Avenue right of way.

Attachments: [1 Conditional Use Permit Report](#)
 [2 Vicinity Map](#)
 [3 Applicant Narrative](#)
 [4 Water Line Alignment](#)
 [5 Environmental Report](#)
 [6 Applicant Response to Comments](#)
 [7 SACWSD Support Letter](#)
 [8 Draft Resolution](#)

[Pres 24-140](#) **PUDA23-0002:** Terracina Design, on behalf of 18494 104th LLC, is requesting approval of the Reunion PUD Zone Document Amendment No. 6 to modify allowed uses, including the addition of marijuana uses, creating setback requirements for a single medical marijuana center and retail marijuana store, and institute new and modified development standards for the 1.48-acre lot located at 18494 E. 104th Avenue.

Attachments: [1 Zone Change Report](#)
 [2 Vicinity Map](#)
 [3 Proposed PUD Amendment No. 6](#)
 [4 Applicant Narrative](#)
 [5 Existing Zone Document](#)
 [6 Neighborhood Meeting Summary](#)
 [7 Review Agency Comments](#)
 [8 Community Support Letters](#)
 [9 Sign Posting](#)
 [10 Draft Ordinance](#)

[Pres 24-141](#) **Z-993-24:** FT-Hwy 2 & Quebec, LLC is requesting a Zone Change from AG (Agricultural) to I-1 (Light Intensity Industrial), for the property located at 8050 Rosemary, consisting of approximately 2.4 acres.

Attachments: [1 Zone Change Report](#)
 [2 Vicinity Map](#)
 [3 Applicant Narrative](#)
 [4 Survey](#)
 [5 Preliminary Drainage Report](#)
 [6 Traffic Study](#)
 [7 Neighborhood Meeting Summary](#)
 [8 Irondale Plan](#)
 [9 Sign Posting](#)
 [10 Draft Ordinance](#)

Presentation

[Pres 24-142](#) Economic Development Strategic Plan presentation by City Managers Office

Attachments: [Economic Strategic Plan Presentation](#)

Board Business:

Appointment of Commissioners to Comprehensive Plan Sub-Committee

Attorney Business:

Staff Business:

Staff Update on CUP23-0003 (South Adams Water CUP) and Z-990-24 (6601 Colorado Zone Change)

Adjournment

*Accommodations for disabled persons may be made with prior notice by calling Marie Abu-Okal at 303-286-6802.
Para servicios de traducción al español, llame al Kimberly Adame at 303-227-8818.*