

Dalton Guerra, Senior Planner, presented the staff presentation for the case to the Commission.

Chairman Biltoft closed the public hearing.

A motion was made by Commissioner Cammack, that the Planning Commission enter a finding that the required permit for the property located at 19900 East 96th Avenue and with E-470 and East 96th Avenue right-of-way, contained in case CUP23-0002, meets the criteria of the Municipal Code and based upon such finding, recommend that the City Council approve the permit. Seconded by Commissioner Eggleston. VOTE: 5 Aye

Ayes: 5 - Commissioner Eggleston, Commissioner Biltoft, Commissioner Cammack, Commissioner Japp and Commissioner Shecter

[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](#)

Deputy City Attorney, Matt Hader introduced Case # PUDA23-0002, Terracina Design is 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, create 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.

Michael Rosso, City Planner, provided the staff presentation for the case to the Commission.

Applicant Josh Riggs provided a presentation on the project, including the end user.

The Commissioners asked questions and one member of the public spoke in favor of the project while another spoke in opposition.

Chairman Biltoft closed the public hearing.

A motion was made by Commissioner Cammack, that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located at 18494 E. 104th Avenue, contained in case PUDA23-0002, fails to meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council deny the PUD amendment. Seconded by Commissioner Japp. VOTE: 3 - Aye, 1 - Nay, 1 - Abstained

Ayes: 3 - Commissioner Eggleston, Commissioner Cammack and Commissioner Japp

Nayes: 1 - Commissioner Biltoft

Abstentions: 1 - Commissioner Shecter

[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](#)

Deputy City Attorney, Matt Hader introduced case Z-993-24 which is a request for a Zone Change from AG (Agricultural) to I-1 (Light Intensity Industrial) for 2.40 ac. lot property located at 8050 Rosemary.

Omar Yusuf, City Planner, provided the staff presentation to the Commission.

Applicant Tyler Carlson provided comments.

The Commissioners asked questions for the applicant and staff regarding the project.

Chairman Biltoft closed the public hearing.

A motion was made by Commissioner Japp that the Planning Commission move that the Planning Commission enter a finding that the requested Zone Change for the property located at 8050 Rosemary Street contained on Case Z 993-24 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Zone Change. Seconded by Commissioner Eggleston. VOTE: 5 - Aye

Ayes: 5 - Commissioner Eggleston, Commissioner Biltoft, Commissioner Cammack, Commissioner Japp and Commissioner Shecter