

Commerce City

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

Meeting Agenda - Final Planning Commission

Wednesday, November 5, 2025

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_515v
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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.

Call to Order

Roll Call

Pledge of Allegience

Approval of Minutes:

Min 25-232 October 7, 2025 Meeting Minutes

<u>Attachments:</u> October 7, 2025 Meeting Minutes

Public Hearings:

Pres 25-557 Transportation Master Plan

Attachments: Planning Commission Memo

Presentation

Pres 25-602 <u>LUP25-0002</u>: Lokal Homes is requesting approval of a Land Use Plan

Amendment to amend the comprehensive plan designation from Northern Range Commercial to Mixed Commercial for the property located at the southeast corner of East 120th Avenue and Chambers. The subject property consists of approximately 13.8 acres and is zoned PUD (Planned

Unit Development).

Attachments: Land Use Plan Amendment Report

Vicinity Map

Applicant Narrative

Comp Plan Amendment Questionnaire

Map Exhibits

Economic Development Comments

Neighborhood Meeting Summary

Concept Plan

Traffic Impact Study

Pres 25-606 S24-0016: Murray Family Farms Filing No. 2 to replat three tracts into five

tracts and one lot. The property is generally located at the southeast corner of East 112th Avenue and Havana Street, extending southward to East 108th Avenue and eastward to the approximate location of Jamaica Drive, consisting of approximately 72 acres.

Attachments: Subdivision Report

Vicinity Map

Applicant Narrative

Final Plat
Traffic Letter

Pres 25-625 Text Amendment to the 2009 Land Development Code to Allow

Accessory Dwelling Units

Attachments: Staff Report

Exhibit: Accessory Dwelling Units

Pres 25-626 Text Amendment to the 2009 Land Development Code to Update the

Definition of "Family."

Attachments: Staff Report

Exhibit: Family Definition

Commission Business:

Attorney Business:

Staff Business:

Staff to provide updates on recently heard City Council cases

Adjournment

Any member of the public requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact 303-286-5052 at least 48 hours before the meeting.