

RECORD OF PROCEEDINGS

Commerce City Planning Commission
August 7, 2012

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Case D-214-12:

Ms. Stevens introduced case D-214-12, noted that the file contained the relevant notice information. She introduced Jenny Axmacher to present the case.

Ms. Axmacher explained the applicant wishes to raze and rebuild the existing gas station at 5601 Quebec Street, which would include a Subway restaurant. Ms. Axmacher noted that when this property was zoned, case Z-629-96, several conditions were imposed. One of those conditions, Condition F, required the Planning Commission and the City Council to approve the development plan. She explained that the existing access would remain the same. The Development Review Team (DRT) determined that the proposal meets the standards outlined in the Final PUD Plan for Total Petroleum, Inc, as well as the Development Plan approval criteria. Therefore, the DRT recommended that the Planning Commission forward the development plan to the City Council with a favorable recommendation.

Mr. Corey Stinar, project architect, expressed his excitement for the project. He added that the proposal would be a great addition to the corridor and would improve operations for the applicant. The Planning Commission was satisfied with the facts presented and did not voice any concerns. Mr. McFarlin was pleased with the proposal and expressed his anticipation for the start of the project. There being no further discussion on the case, a motion was requested.

Motion:

Mr. Cammack made the following motion “Based upon the finding that the development plan satisfies the criteria set forth in the LDC, and in compliance with an existing zoning condition established in case #Z-629-96, I move that the Planning Commission forward the development plan in case #D-214-12 to the City Council with the recommendation that it be approved.”

Mr. Jones seconded the motion. Voice Vote: All Voting Affirmed.