



Commerce City

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

Meeting Agenda - Final Planning Commission

Tuesday, July 2, 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_P-dXABi1RF6vhK7eH53NNQ

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

Approval of Minutes:

[Min 24-100](#) June 4, 2024 Meeting Minutes

Attachments: [June 4, 2024 Meeting Minutes](#)

Public Hearings:

[Pres 24-364](#) V24-0001: Mid-Rail Real Estate, LLC is requesting to vacate a portion of inactive Right-of-Way, known as 7th Avenue, which is approximately 587 feet in length extending north of East 84th Avenue generally between Rosemary Street and Ulster Street.

Attachments: [Vacation of Right-of-Way Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Vacation Plat](#)
[Comment Letters](#)

[Pres 24-367](#) Z23-0001: Real Estate Construction Group, on behalf of Galatians Enterprises is requesting approval of a Zone Change from C-2 (General Commercial District) to R-3 (Multi-Family Residential District). The subject property is approximately 0.84 acres and is located at 6540 Highway 2.

Attachments: [Zone Change Report](#)
[Vicinity Map](#)
[Zone Change Narrative](#)
[Survey](#)

[Pres 24-368](#) Z24-0001: Ed Jennings, on behalf of JFW Trucking is requesting approval of a Zone Change for six parcels from a mix of I-1 (Light-Intensity Industrial) and I-3 (Heavy-Intensity Industrial) to I-2 (Medium-Intensity Industrial). The subject properties total approximately 11.02 acres and are located at 5400 Forest Street.

Attachments: [Staff Report](#)
[V-Map](#)
[Applicant Narrative](#)
[Existing Zoning](#)
[Proposed Zoning](#)

[Pres 24-369](#) Z-973-21-24: Anderson-CRP Trust is requesting approval of an Annexation Zone Change for three parcels from ADCO A-3 (Adams County Agricultural-3) to Commerce City PUD (Planned Unit Development). The subject property is approximately 120.94 acres and is located at 9901 Chambers Road.

Attachments: [Zone Change Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[PUD Zone Document](#)
[Concept Plan](#)
[Neighborhood Meeting Summary](#)
[07_Review Agency Comments](#)

[Pres 24-370](#) Parks, Recreation and Golf Master Plan: An update of the Parks, Recreation, and Golf Master Plan

Attachments: [DRAFT PRG Master Plan](#)

Discussion Item

Comprehensive Plan

Board Business:

Attorney Business:

Staff Business:

Staff to provide an update CUP24-0001 (Stout Street). The Tower Landfill cases are set to be heard at the August 5th City Council

Adjournment

Accommodations for disabled persons may be made with prior notice by calling Community Development at 303-227-8137.