



Commerce City

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

Meeting Minutes - Draft

Planning Commission

Tuesday, May 16, 2023

6:00 PM Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. The meeting will be live on Channel 8 and c3gov.com/video. Zoom Registration: https://c3gov.zoom.us/webinar/register/WN_a-eJNBaLTsuyyVoLP_VbyA

Meetings occur in person in the City Council Chambers (location above). The public is invited to watch meetings live at c3gov.com/Video or on CCTV Channel 8. The Zoom link above allows virtual public participation with advanced registration.

Call to Order

Meeting was called to order at 6:34pm

Present 4 - Commissioner Debra Eggleston, Commissioner Garret Biltoft, Andrew Amador, and Steven J. Douglas

Roll Call

Present 4 - Commissioner Debra Eggleston, Commissioner Garret Biltoft, Andrew Amador, and Steven J. Douglas

Pledge of Allegiance

Approval of Minutes:

[Min 23-127](#) April 18, 2023 Draft Minutes

Attachments: [Draft Minutes](#)

A motion was made by Commissioner Biltoft, seconded by Commissioner Amador, that this Minutes be approved VOTE:

Ayes: 4 - Commissioner Eggleston, Commissioner Biltoft, Amador and Douglas

Case(s):

[Pres 23-313](#) **Z-989-23:** Evergreen Devco, Inc. is requesting a zone change from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District), for the property located at 8705 Rosemary Street, consisting of approximately 6.57 acres.

Attachments: [Zone Change Report](#)
[Vicinity Map](#)
[Zone Change Narrative](#)
[Zone Change Document](#)
[Preliminary Drainage Report](#)
[Traffic Study](#)
[Irondale Plan Executive Summary](#)

Sarah Geiger, City Attorney, introduced the case and staff presenting the case.

Mike Rosso, planner, presented the case. Applicant, Brian Dietz, 1310 S Garfield St., Denver, CO, thanked staff for their time and overview of the project. Chairperson Amador thanked staff and invited the board to ask questions.

Discussion from the board was made on the future plans of the building regarding the height of the building and use and how this case will go to City Council for official recommendation June 05, 2023.

Seeing no virtual comments or no public comments, Chairperson Amador closed the hearing and called for a motion.

A motion was made by Commissioner Biltoft : " I vote that the Planning Commission enter a finding that the requested Zone Change for the property located at 8705 Rosemary Street contained in case Z-989-23 Meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Zone Change" VOTE:

Ayes: 4 - Commissioner Eggleston, Commissioner Biltoft, Amador and Douglas

[Pres 23-314](#)

Z-977-23: First Industrial Realty Trust, Inc. is requesting a zone change from PUD (Planned Unit Development District) to I-1 (Light Intensity Industrial District), for the property located at 8780 Rosemary Street, consisting of approximately 6.91 acres.

Attachments: [Staff Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Preliminary Drainage Report](#)
[Traffic Impact Study](#)
[Irondale Plan Executive Summary](#)

City Attorney, Sarah Geiger, presented the staff and the case.

City Planner, Nathan Chavez, presented the case.

Applicant, John Strevil, 8226 park meadow Dr., Lone Tree, CO. thanked staff for their time and was available for questions.

Commissioner Douglas thanked the applicant and had a comment that it makes sense to have things cohesive on the zoning side. There was further conversation from Commissioner Eggleston that the construction of the plan will be spring 2024, which is around the time that the 88th widening project is to also be completed. Seeing no further question, no electronic comments, and no more public comments, Amador called for a motion.

A motion was made by Commissioner Eggleston: "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at the 8780 Rosemary Street contained in case Z-977-23 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Zone Change"

Ayes: 4 - Commissioner Eggleston, Commissioner Biltoft, Amador and Douglas

Board Business:

None

Attorney Business:

None

Staff Business:

Planning Manager, Jennifer Jones, noted that the cases will go to City Council on June 05, and thanked the board for meeting. Next scheduled meeting will be June 06. Staff may be reaching out about scheduling to review the Comprehensive Plan.

Adjournment

Meeting adjourned at 6:50pm