

PLANNING COMMISSION

Commerce City Planning Commission
May 6, 2014

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S-613-14 and Z-909-14: Hitu Parmar is requesting approval to subdivide existing property into two lots and rezone from AG in Unincorporated Adams County to Commerce City R-1 and AG for the property located at 10730 Potomac Street.

Ms. Stevens introduced both cases and stated that they would be presented together. She asked that the record reflect that the files contained the relevant notification and publication information. Mr. Draper reviewed the staff reports and presentation. He noted that a concurrent annexation case AN-231-14 was under review for approval. One response to public notice was received requesting additional information on the request. The Development Review Team (DRT) recommended that the Planning Commission forward the conditional use permit to the City Council with a favorable recommendation.

The applicant, Mr. Hitu Parmar, 2981 S. Rosemary Street, Denver, addressed the commission and was available for questions. Chairman McFarlin opened the meeting to the public.

Testimony from the Public

Jason craven, 10771 Abilene Street, expressed his desire for the northern lot to remain vacant and inquired about the following:

- Approval process for construction on the northern lot.
- Potential for a future subdivision of the northern lot.
- Reason for annexation.
- Potential for public improvement along Potomac Street.

In response, Mr. Draper stated that a building permit would be required for the construction of the single family detached structure. He added that there would be opportunity for the property to be subdivided in the future. The approval process would be similar as the request in case S-613-14. Mr. Draper stated that the applicant would be required to make improvements along Potomac Street as part of the Public Improvement Agreement. In order for the applicant to setup utilities with the South Adams County Water and Sanitation District, it would be necessary to annex the property into Commerce City.

S-613-14 Motion:

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that the requested Final Plat for the property located at 10730 Potomac Street contained in case S-613-14 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat."

Commissioner Robertson seconded the motion.

McFarlin	Yes
Dreiling	Yes
Jones	Yes
Montano	Yes

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Robertson Yes 5 Yes, Motion Passed.

Z-909-14 Motion:

Commissioner Jones made the following motion “I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 10730 Potomac Street contained in case Z-909-14 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change.”
Commissioner Dreiling seconded the motion.

McFarlin Yes
Dreiling Yes
Jones Yes
Montano Yes
Robertson Yes 5 Yes, Motion Passed.