

RECORD OF PROCEEDINGS

Commerce City Planning Commission
June 5, 2012

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Cases Z-900-12 and S-586-12:

Ms. Stevens introduced cases Z-900-12 and S-586-12, noted that the files contained the relevant notice information, and introduced Paul Workman to present the cases.

Mr. Paul Workman explained the requests to rezone from PUD to a C-3 designation, as well as the approval of Dahlia Market Place Filing No. 1 in order to formally plat two lots for viable commercial development. He noted that the Board of Adjustment approved a gas canopy setback variance in May 2012 for the subject property. Mr. Workman stated that the rezone would remove the customized zoning, eliminate the current PUD restrictions, and continue to allow the proposed use. He added that the proposed plat would reconfigure the existing lots to accommodate future development and would also dedicate right-of-way. Mr. Workman concluded by stating that the DRT determined that both requests met the approval criteria and recommended approval with no conditions.

Mr. Greg Moran, Development Director, expressed his excitement on the project and was available for questions. The Planning Commission was satisfied with the facts presented and a motion was requested.

Motion Z-900-12:

Mr. Dreiling made the following motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property generally located at **6955 Brighton Boulevard** and **6995 Brighton Boulevard** contained in case Z-900-12 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change."

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

Motion S-586-12:

Mr. Dreiling made the following motion "I move that the Planning Commission enter a finding that the requested Final Plat for the property generally located at **6955 Brighton Boulevard** and **6995 Brighton Boulevard** contained in case S-586-12 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat."

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