

PLANNING COMMISSION

all notices provided to the community, used the current year but that the numbers would likely be amended when the matters were presented to City Council. She advised the Planning Commission to use the 13 prefix for all cases presented throughout the evening since that is how the cases were listed on the agenda and noticed to the public. As a result, an amended motion was requested for case CU-99-12-13.

A motion was a made by Commissioner Robertson and seconded by Commissioner Jones to amend the case number from CU-99-12-14 to CU-99-12-13 mentioned in the previous motion. Voice vote passed unanimously.

CU-103-13*: Drake Real Estate on behalf of TMac II Enterprises, LLC is requesting approval of a Conditional Use Permit to allow more than 10,000 cubic feet of propane located on Lot 2 of the Reunion Filing No. 32 subdivision.

Ms. Stevens introduced the case and asked that the record reflect that the file contained the relevant notification and publication information. Mr. Workman reviewed the staff report and the presentation, including the Development Review Team’s recommendation for approval. Mr. Workman stated that due to the nature of the request, the South Adams County Fire and Sanitation District and the Tri-County Health Department lead DRT’s review of the application.

There were no public comments or questions by the Commission.

Motion:

Commissioner Jones made the following motion “I move that the Planning Commission enter a finding that the requested Conditional Use Permit for the property known as Reunion Filing No. 32 Lot No. 2 contained in case CU-103-13 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit.” Commissioner Cammack seconded the motion.

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

Z-907-13* and S-609-13*: Impacto de Fe Church is requesting approval to to consolidate 4 lots into 1 lot and rezone from I-1 to C-2 for the property located at 5155 E. 64th Avenue and from I-1 to C-3 for three properties located at 6430, 6450 and 6460 Highway 2.

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

PLANNING COMMISSION

**Commerce City Planning Commission
December 4, 2013**

**Commerce City Civic Center
Page 4**

publication information. Mr. Draper reviewed the staff reports and presentation. He stated that case Z-907-13 includes two separate requests. Request one is to rezone the consolidated parcel from I-1 to C-2 at 5155 E. 64th Avenue for the future use of a church and private school. Request two is to rezone the three lots along Highway 2 from I-1 to C-3. The applicant held a neighborhood meeting on November 20th. Attendees expressed opposition of the existing event center, however mentioned support and welcome the church and potential school. Staff received two public comments, one concern and one inquiry.

The applicant, Verna Cordova, 3779 W. Nevada Place, Denver, Colorado, addressed the Commission and thanked Staff for the thorough presentation. Ms. Cordova stated that the Arvada location would remain in operation after the opening of the Commerce City location. She stated that church services are primarily held in Spanish but English translation services are available through a live stream. Ms. Cordova stated that the primary source of funding is from member contributions.

Testimony from the Public

Linda Watts, 6470 Glencoe Street, expressed her anticipation and was pleased to welcome Impacto de Fe to the neighborhood. She felt it would be a positive change for the community.

Motion for Request 1 in case Z-907-13:

Commissioner Cammack made the following motion “I move that the Planning Commission enter a finding that, subject to a certain condition, the requested Zone Change for request one located at 5155 E. 64th Avenue contained in case Z-907-13 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council immediately remove the conditions imposed as part of the rezoning that occurred in case #Z-448-87 and approve the Zone Change from I-1 to C-2 effective September 1, 2014, subject to the following condition:

- A. Until such time as the C-2 zoning designation becomes effective, no new uses shall be permitted on the property unless specifically authorize by the Community Development Director.”

Commissioner Jones seconded the motion.

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

PLANNING COMMISSION

Commerce City Planning Commission
December 4, 2013

Commerce City Civic Center
Page 5

Motion for Request 2 in case Z-907-13:

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that the requested Zone Change for request two located at 6430, 6450, and 6460 Highway 2 contained in case Z-907-13 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change from I-3 to C-3“

Commissioner Dreiling seconded the motion.

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

S-609-13 Motion:

Commissioner Cammack made the following motion “I move that the Planning Commission enter a finding that the requested Final Plat for the property located at 5155 E. 64th Avenue and 6430, 6450, and 6460 Highway 2 contained in case S-609-13 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	
Cammack	Yes	
Jones	Yes	
Robertson	Yes	5 Yes, Motion Passed.

Z-529-90-05-13*: Claude Sharpless, Jr. is requesting approval to remove conditions of the previous zoning case at 6496 Highway 2

Ms. Stevens introduced the case and asked that the record reflect that the file contained the relevant notification and publication information. Ms. Hasenbalg Long reviewed the staff report and the presentation, including the Development Review Team’s recommendation for approval. Staff has received five public comments. All respondents expressed concerns, three of which are provided in letter copies. Chairman McFarlin requested time for the commission to read the letters submitted.

Per Chairman McFarlin’s request, staff reviewed the list of allowed uses for a C-3 zone designation. Chairman McFarlin stated that the primary concern relayed in the written comments involved the event center currently in operation on the property in the previous