

RECORD OF PROCEEDINGS

Commerce City Planning Commission
June 5, 2012

Commerce City Civic Center

Cases Z-901-12 and S-587-12:

Ms. Stevens introduced cases Z-901-12 and S-587-12, noted that the files contained the relevant notice information, and introduced Brian Garner to present both cases.

Mr. Brian Garner explained the applicant's request to subdivide three lots into one new lot and rezone from R-2 and C-3 to an I-2 designation. In addition to the request, the applicant proposed to make significant improvements to the site which includes: renovations to the existing building, landscaping along 54th Place, drainage improvements, striped parking, and new screened fences. The existing single family house would be demolished and the land re-graded for new recycled asphalt. Mr. Garner informed the Planning Commission that the Development Review Team (DRT) determined that the requests would allow a better use of the site and create more jobs for the City. Therefore, the DRT recommended approval of the requested consolidation and zone change subject to one condition.

Mr. John Bachman, property owner, was available for questions. He stated that a lease had been signed by a major landscape service company. The new tenant would employ 40 to 50 people and would generate a significant high profit in sales. The Planning Commission was satisfied with the facts presented to them and did not voice any concerns. There being no further discussion on the case a motion was requested.

Motion Z-901-12:

Mr. Cammack made the following motion "I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Zone Change for the properties located at **7021, 7055, and 7065 East 54th Place** contained in case Z-901-12 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change subject to the following condition:

- A. All development on site shall be in accordance with an approved Development Plan. A Development Plan amendment shall be submitted for review and approval by the Planning Division, should the applicant construct any buildings greater than 5,000 square feet not contained in the original Development Plan."

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

Motion S-587-12:

Mr. Robertson made the following motion "I move that the Planning Commission enter a finding that the requested Final Plat for the properties located at **7021, 7055, and 7065 East 54th Place** contained in case S-587-12 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.