



Commerce City

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

Meeting Agenda - Final Planning Commission

Tuesday, September 2, 2025

6:00 PM

Council Chambers, 7887 E. 60th Ave Commerce
City, CO 80022. The public can participate
virtually by registering in advance with the
Zoom Registration:
[https://c3gov.zoom.us/webinar/register/WN_Zj9Q
zBDLT2a-JpuXljJclw](https://c3gov.zoom.us/webinar/register/WN_Zj9QzBDLT2a-JpuXljJclw)

Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public access TV or Xfinity cable channels 8 and 881 or on our YouTube channel. The Zoom link above allows virtual participation.

Call to Order

Roll Call

Pledge of Allegiance

Approval of Minutes:

[Min 25-179](#)

Attachments: [July 1, 2025 Planning Commission Minutes](#)

Public Hearings:

[Pres 25-492](#) **Z25-0002:** Thompson Thrift Development, Inc. is requesting approval of a zone change from AG (Agricultural) to R-3 (Multi-Family Residential) District. The approximately 12.70-acre subject property is located at 10225 Chambers Road.

Attachments: [Zone Change Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Neighborhood Meeting Summary](#)
[Traffic Impact Study](#)
[Supplement Traffic Letter](#)
[Preliminary Drainage Report](#)
[Supplemental 27J Letter](#)
[27J Comment Letter](#)
[Planning Commission Minutes November 6 2024](#)
[City Council Minutes November 25 2024](#)

[Pres 25-496](#) Land Development Code Update, Adoption Public Hearing

Attachments: [Staff Report](#)
[250902 Commerce City Public Hearing Draft Clean reduced](#)

[Pres 25-500](#) Prohibition of Vinyl Siding in new Construction as an Amendment to the Current Land Development Code

Attachments: [PC Exhibit Vinly-Siding 2009-LDC-Amendments](#)

[Pres 25-501](#) Addition of Preliminary Plat Procedures as an Amendment to the Current Land

Attachments: [Preliminary Plat, 2009 LDC Amendment](#)

Commission Business:

Attorney Business:

Staff Business:

Staff to provide updates on recently heard City Council cases

Adjournment

Any member of the public requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact 303-286-5052 at least 48 hours before the meeting.