



# Commerce City

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

## Meeting Agenda - Final Planning Commission

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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\\_Zj9QzBDLT2a-JpuXlJclw](https://c3gov.zoom.us/webinar/register/WN_Zj9QzBDLT2a-JpuXlJclw)

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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.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes:

[Min 25-179](#)

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

5. 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](#)

**6. Commission Business:**

**7. Attorney Business:**

**8. Staff Business:**

Staff to provide updates on recently heard City Council cases

**9. 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.