

Commerce City

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



Meeting Minutes - Draft

Tuesday, December 6, 2022

6:00 PM

This meeting will be held in person in the City Council Chambers (location above). There will be general public physical access to Council Chambers, 7887 E. 60th Ave., Commerce City, CO 80022. This meeting or virtual participation by using the Zoom link above. This meeting will be live on Channel 8 and c3gov.com/video. Zoom

Registration:

https://c3gov.zoom.us/webinar/register/WN_X_MJRZZDQBa_DWK-LLXaUQ

Planning Commission

Call to Order

The meeting was called to order at 6:00 p.m.

Pledge of Allegiance

Roll Call

Staff in Attendance:

Sarah Geiger, Interim City Attorney

Steve Timms, Planning Manager

Tricia McKinnon, Community Development Manager

Anita Riley, Principal Planner

Dalton Guerra, Planner

Evelyn Flores, Planning Commission Liaison

Linda Bertr ne-Gonzales, Planning Commission Liaison

Present 5 - Commissioner Andrew Amador, Commissioner Garret Biltoft, Chair
Jonathan Popiel, Commissioner Jordan Ingram, and Debra Eggleston

Approval of Minutes:

[Min 22-309](#)

Attachments: [Planning Commission 22-11-01 Meeting Minutes](#)

**A motion was made by Commissioner Ingram, second by Commissioner Biltoft,
that these minutes be approved VOTE:**

Ayes: 4 - Commissioner Amador, Commissioner Biltoft, Chair Popiel and
Commissioner Ingram

Abstentions: 1 - Eggleston

Case(s):

[Pres 22-653](#)

Z-945-17-19-20-21-22: Becknell Services, LLC is requesting to amend the Nexus North at DIA PUD Zone Document to permit additional land uses and modify bulk standards in Planning Area 3 for the property generally located at the southeast corner of Buckley Road and East 88th Avenue.

Attachments: [Staff Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Planned Unit Development Amendment No. 3](#)
 [Planned Unit Development Amendment No. 2](#)
 [Concept Plan](#)
 [Comment Letters](#)

Sarah Geiger, Interim City Attorney, introduced the case and staff presenting the case.

Planner, Dalton Guerra, presented the requested amendment PUD Zone document to permit the following land uses in Planning Area 3: Produce Storage and Warehousing, Retail Sales in Conjunction with Warehouse Establishment, Warehousing and Storage-General located at Southeast Corner of Buckley Road and E 88th Avenue. Traditional I-1 district includes light industrial uses, thus the propose amendment would be within Zoning regulations and recommends that the Planning Commission forward the PUD Amendment request to the city Council with a favorable recommendation.

Applicant, Ethan Frisch presented the proposed PUD Zone Amendment to the Commissioners stating that the Park is almost buildout, and wants to make sure that the building can fit all of the uses the market allows. Commissioner Popiel asked Mr. Guerra whether having the setbacks further away from the road required substantial landscaping and whether the said setbacks push the building further away from its present stance would be incur concerns from the residential side.

Mr. Guerra responded that reducing the maximum would allow the city to push the building closer to the south property line and if it does not get pushed, closer to south, property line there would be more room for landscaping. However, for the Northside we would emphasis on landscaping to buffer the residential side and to accommodate a future trail connection.

Eggleston inquired on the residential area going on the East side of the building.

Mr. Steve Timms, responded that the area is part of the second creek development and at the time it was zoned in 2005/2006. Mr. Timms stated the property falls close to DIA noise contours because of a previous legal case between Adams County, Commerce City and the DIA, which the city was awarded funds for noise mitigation. The city used the funds to buy all the lots South of 88th Avenue therefore, the City owns those lots and they are part of Second Creek and set aside for passive recreation so there would not be any residential going in that area.

Chairman Popiel opened discussion for the public to comment.

Seeing there were no other comments, Chairman Popiel closed the discussion.

A motion was made by Commissioner Ingram, "I move the Planning Commission to enter a finding for a PUD Zone Document Amendment for property Z-945-17-19-20-21-22 meets the criteria for Land Development Code and based upon such findings recommend that the City Council approve the PUD Zone Document Amendment. Seconded by Commissioner Biltoft, that this Presentation is recommended for approval VOTE:

Ayes: 5 - Commissioner Amador, Commissioner Biltoft, Chair Popiel, Commissioner Ingram and Eggleston

Action Items:

None

Board Business:

None

Attorney Business:

None

Staff Business:

Steve Timms advised cases were ready for a January PC meeting but wanted to ensure commissioners would be available.

Adjournment

Chairman Popiel adjourned the meeting at 6:16 p.m.