



Commerce City

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

Meeting Agenda - Final Planning Commission

Tuesday, December 3, 2024

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_s0IsBxPATHuzdPmANKBMZg

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 - 6:00 PM**

2. **Roll Call**

3. **Approval of Minutes:**

[Min 24-211](#) November 6 Planning Commission Minutes

Attachments: [Nov. 6 Planning Commission Minutes](#)

4. **Public Meeting:**

[Pres 24-631](#) **PUDA23-0004:** Car Wash Pro Designers, on behalf of Nolly Enterprises LLC, is requesting approval of Burlington Northern/ Catellus PUD Zone Document Amendment 6, to modify allowable commercial uses, to specifically allow a car wash. The subject property is approximately 1.06 acres and located at 12411 East 104th Avenue.

Attachments: [PUD Report](#)
[Vicinity Map](#)
[Narrative](#)
[Proposed PUD](#)
[Existing Zoning](#)
[Traffic Study](#)
[Neighborhood Meeting Summary](#)

[Pres 24-633](#) **CUP24-0002:** Rogelio & Alicia Muñoz is requesting approval of an Conditional Use Permit for an event center in an existing 1,740 sq. ft. commercial building in a PUD (Planned Unit Development District). The subject property is approximately 0.33 acres and is located at 7390 Highway 2.

Attachments: [Staff Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Neighborhood Meeting Summary](#)

[Pres 24-632](#) **Z-959-19-24:** Gilberto R. Carbajal Flores is requesting approval of an Annexation Zone Change for one approximately 0.45-acre property from ADCO A-1 (Adams County Agricultural-1) to Commerce City C-3 (Regional Commercial District). The subject property is located at 8581 Rosemary Street.

Attachments: [Annexation Zoning Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Proposed Development Plan](#)
[Irontale Neighborhood & Infrastructure Plan](#)
[Traffic Generation Analysis](#)
[Drainage Report](#)

[Pres 24-662](#) **TXT24-0003-** An ordinance amending the Commerce City Land Development Code to set regulations for Natural Medicine.

Attachments: [Staff Report](#)
[Draft Ordinance 2656](#)
[Exhibit A](#)
[Exhibit B](#)
[Natural Medicine State Rules and Regulations](#)
[State Senate Bill 23-290](#)

5. Comission Business:

6. Attorney Business:

7. Staff Business:

Staff to provide updates on cases heard at the November hearing

8. Adjournment

Planning Commission adjourned to a Study Session for staff to provide an overview of the 2045 Comprehensive Plan

Any member of the public requesting accommodations concerning 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 the Commerce City Community Development Department at 303-289-5052 as soon as possible before the meeting.

Para servicios de traducción al español, llame al 303-227-8818.