

# Commerce City

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



## Meeting Minutes - Final

Tuesday, September 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. The meeting will be live on Channel 8 and c3gov.com/video. Zoom

Registration:

[https://c3gov.zoom.us/webinar/register/WN\\_dFc-hVr2R6eF0KGDOEGTNw](https://c3gov.zoom.us/webinar/register/WN_dFc-hVr2R6eF0KGDOEGTNw)

**Planning Commission**

**1. Call to Order**

*Meeting was called to order at 6:03 p.m.*

**2. Roll Call**

*Staff in Attendance:*

*Sarah Geiger, Acting Deputy City Attorney  
Steve Timms, Planning Manager  
Monroe Trotman, Development Engineer  
Tricia Mason, Community Development Manager  
Jennifer Jones, Principal Planner  
Anita Riley, Principal Planner  
Dalton Guerra, Planner  
Stacy Wasinger, Planner  
Nathan Chavez, Planner  
Evelyn Flores, Planning Commission Liaison*

**Present** 5 - Commissioner Andrew Amador, Commissioner Angela VanDijk, Commissioner Garret Biltoft, Chair Jonathan Popiel, and Commissioner Jordan Ingram

**3. Pledge of Allegiance****4. Approval of Minutes:**

[Min 22-236](#)

Minutes of the July 19, 2022 Planning Commission Meeting

**Attachments:** [07\\_19\\_2022\\_Minutes\\_Draft](#)

**approved**

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

**5. Case(s):**

[Pres 22-511](#)

**Z-860-07-08-18-22:** Southwestern Property Corp is requesting to amend The Commons at 104th PUD to allow additional land uses, with associated bulk standards, for the property generally located at the southeast corner of Potomac Street and East 104th Avenue.

**Attachments:**    [Staff Report](#)  
[Vicinity Map](#)  
[Project Narrative](#)  
[PUD Amendment](#)  
[Current PUD Zone Document](#)  
[Concept Plan](#)  
[Applicant PC Presentation](#)  
[Traffic Letter](#)  
[Drainage Letter](#)  
[Comment Letters](#)  
[Water District Letter](#)

*Planner, Dalton Guerra, presented an overview of Southwestern Property Corp's request to amend The Commons at 104th PUD to allow additional land uses.*

*Southwestern Property Corp representative stated the company's history and excitement in this project.*

*Chairman Popiel asked for clarity on fuel pump section of the site plan. Southwestern Property Corp representative responded that fuel establishments was decided based on keeping traffic levels low.*

*Chairman Popiel asked for clarity on telecommunications section. Southwestern Property Corp representative response noting this would be a tower to benefit the cellular service of the community.*

*Chairman Popiel asked for elaboration on the number of open space not meeting standards to Parks and Recreation standards and looking to pay a fee in lieu of not meeting those standards. Southwestern Property Corp representative stated the present plans are conceptual and would meet the standards and percentage of open space. Furthermore, Mr. Steve Timms explained this is a private HOA land versus public park.*

*Chairman Popiel asked if there was a comments letter available to view from 27J schools. Southwestern Property Corp representative stated there were a number of submittals and early in the submittal process there were no issues. Mr. Steve Timms added it is always sent to the schools during the process, but staff will search for letter.*

*Vice Chair Amador had a question about the amount of parking spaces available for the site plan layout. Southwestern Property Corp commented that the plan shown is conceptual and the final plan will have enough parking to meet city code standards.*

*Chairman Biltoft asked on residential accessibility to amenities from the commercial*

entrance leading to the rental property. Southwestern Property Corp responded with confirmation to have side walks accessible to each amenity space and side walks leading to commercial spaces.

Chairwoman VanDijk states the importance of comments from 27J in terms of population grown in the community.

Steve Douglas provided testimony on the matter.

Chairman Popiel closed the public hearing.  
**recommended for approval**

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

[Pres 22-512](#)

**Z-941-17-19-21-22:** Tract F, LLC (Delwest) is requesting to amend the Mile High Greyhound Park PUD to allow smaller lot size and setbacks for fee-simple townhome lots in Tract F, located at the northeast corner of East 62nd Place and Glencoe Street, zoned Planned Unit Development (PUD). **THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.**

**Attachments:** [Staff Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[PUD Zone Doc Amendment No. 2](#)  
[Existing PUD Zone Document](#)  
[Concept Plan Examples](#)  
[Drainage Compliance Letter](#)  
[Agency Review Comments](#)

*Case withdrawn by applicant*

[Pres 22-513](#)

**Z-983-22:** Starboard Realty Group, on behalf of 48th & Ivy LLC, is requesting a zone change from Agricultural (AG) to Medium-Intensity Industrial (I-2), for the property located at 4800 Ivy St. (generally located at the northeast corner of E. 48th Ave. and Ivy St.) consisting of approximately 8.79 acres.

- Attachments:**
- [Staff Report](#)
  - [Vicinity Map](#)
  - [Applicant Narrative](#)
  - [Concept Plan](#)
  - [Approved Work Plan](#)
  - [Environmental Covenant Parcel 1](#)
  - [Environmental Covenant Parcel 2](#)
  - [Traffic Study](#)
  - [Agency Review Comments](#)

*Planner, Stacy Wasinger, presented to the commissioners on Starboard Realty Group on behalf of 48th & Ivy LLC's request of a Zone change from Agricultural (AG) to Medium-Intensity Industrial (I-2).*

*Starboard Realty Group representative acknowledged Stacy's hard work in addition to reviewing the current undeveloped land in that area. He then shared conceptual plan layout confirming it will meet the city's criteria of design standards and zoning.*

*Steve Douglas provided testimony on the matter.*

*Chairman Popiel closed the public hearing.*  
**recommended for approval**

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

**6. Action Items:**

[Pres 22-481](#)

**ORD 2423:** An Ordinance to amend article V of the land development code to remove a size requirement for lodging establishments.

- Attachments:**
- [Staff Report](#)
  - [LDC Amendment Redline Version](#)
  - [LDC Amendment Clean Version](#)

*Planner, Nathan Chavez, presented to the commissioners. Nathan spoke on the recommendations for the LDC amendment lodging establishments.*  
**recommended for approval**

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

**7. Board Business:**

*None*

**8. Attorney Business:**

*None*

**9. Staff Business:**

*None*

**Adjournment**

*Chairmen Popiel adjourned the meeting at 7:02 p.m.*

**Any citizen 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 Evelyn Flores at 303-227-8847 as soon as possible before the meeting.**

**For Spanish translations services, please call, 720-386-9023 and use code 104091\*.**

**Habr  interpretaci n disponible en espa ol en vivo por tel fono. Llame al 720-386-9023 e ingrese el c digo de conferencia 104091\*.**