Commerce City

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Meeting Minutes - Final

Planning Commission

Tuesday, April 3, 2018 | **6:00 PM** | **Council Chambers**

Call to Order

Acting Chairman Cammack called the meeting to order at 6 p.m.

Pledge of Allegience

Acting Chair Cammack led the Pledge of Allegiance to the Flag of the United States of America.

Roll Call

Acting Chairman Cammack called the meeting to order at 6:00 p.m.Alternate Yost was present in the audience.

Present 5 - Vice Chair Andrew Amador, Commissioner Dennis Cammack, Chair Jonathan Popiel, Commissioner Karen Anderson, and Commissioner L. Warren Jones

Approval of Minutes:

March 6, 2018

Attachments: Minutes

Commissioner Amador made a motion to approve the minutes of the March 6, 2018 meeting. Commissioner Popiel seconded the motion.

Aye: 5 - Vice Chair Amador, Commissioner Cammack, Chair Popiel, Commissioner Anderson and Commissioner Jones

Case(s):

Z-944-18: Commercial Sheet Metal, Inc. is requesting approval to rezone from I-1 (Light Intensity Industrial District), to I-2 (Medium Intensity Industrial District) the property located at 8546 Quebec Street.

Attachments: Staff Report
Vicinity Map
Narrative
Development Plan

Attorney Matt Hader introduced the case, noted that the file contained the relevant notice information and introduced staff presenting the case.

Planner Domenic Martinelli reviewed the staff report and presentation including the DRT recommendation for approval.

The Commission asked questions about drainage and landscape requirements. Clarification was requested regarding the industrial design standards for both I-1 and I-2 zone designations.

The Applicant Dan Chase, 5124 Lehigh Lane, Sedalia, was available for questions. He stated the business would be relocated from the existing Denver site. The applicant is requesting an I-2 zone designation in order to comply with city standard regarding outdoor storage.

The hearing was opened to the public. There being no further discussion on the request, the public hearing was closed and a motion was requested.

Commissioner Amador made the following motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 8546 Quebec St. contained in case Z-944-18 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change." Commissioner Popiel seconded the motion. VOICE VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Cammack, Chair Popiel, Commissioner Anderson and Commissioner Jones

Presentation Item(s):

Z-945-18: Schuck Communities, Inc. is requesting Planning Commission review of a PUD Concept Schematic for an employment center located at the southeast corner of Buckley Road and East 88th Avenue (PIN 172300000106).

Attachments: Staff Report
Vicinity Map
Narrative
PUD Concept Schematic Plan
Presentation Boards

Planner Jenny Axmacher reviewed the staff report and presentation. She stated the request is the first step in the PUD zoning process which would allow an early and informal evaluation to assist the applicant in a future PUD Zone Document submittal. No formal action is required by the Planning Commission.

Applicant Brad Chapman, 2 N Cascade Avenue, Colorado Springs, stated Schuck Communities is based out of Colorado Springs and has been in business for over 50 years. Schuck Communities is currently under contract to purchase the land. Mr. Chapman stated business interest has been well received for Nexus at DIA thanks to Economic Development efforts. The proposed PUD zoning would allow many different land uses that are not available in straight zone districts. He stated road connectivity is not being proposed via 88th Avenue, a landscape buffer would be added along the border to the Rocky Mountain Arsenal National Wildlife Refuge, and utilities would be onsite. Development is not proposed in the floodplain.

The Commission discussed the proposed layout of gas easement, distance from nearest residential area, and proposed connectivity plans. In response to questions from the Commission, the applicant stated they are involved in a focus group that provides input for the Aerotropolis project. The site was selected due to a combination of timing, success at DIA Tech Center, connectivity, and regional location.

The Commission expressed their general support of the request and thanked the applicant for their presentation. They believe the proposed office flex plan would create a good transition between the industrial uses at DIA Tech Center and the existing residential area. The proposal would also create an opportunity to invite more businesses to develop in the City.

Commission Business:

Election of Officers

The election of officers was held. Mr. Popiel was elected Chairman and Mr. Amador was elected Vice-Chairman.

Attorney Business:

None

Staff Business:

None

Adjournment

The meeting adjourned at 6:57pm.