

COMMERCE CITY PLANNING COMMISSION

December 6, 2016

Page 2

CU-115-16: Diversified Transfer & Storage is requesting a conditional use permit for a transportation terminal for the property located southeast of E. 104th Avenue and Interstate 76 (PIN: 17211510002), zoned I-1. Mr. Sheesley introduced the case and noted that the file contained the relevant notification and publication information. Ms. Hasenbalg Long reviewed the staff report and presentation, including the Development Review Team's recommendation for approval, subject to one condition.

Ryan McBreen, 1101 Bannock Street, Denver, Colorado, stated Diversified Transfer and Storage is a high quality business which will operate as a cold food storage facility and distribution center and will create 25 new jobs in Commerce City. The applicant believes this is a great location for the business because of the access and compatibility with surrounding uses. As the new owner of the property, the applicant has agreed to contribute for traffic signal improvements. Mr. McBreen discussed traffic impacts, estimated truck movement figures, and landscape plans.

Chairman McFarlin opened the hearing for public comment. Noting that no person indicated a desire to testify, he closed the hearing and requested a motion.

Motion:

Commissioner Robertson made the following motion "I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Conditional Use Permit for the property located at 10381 Havana Street contained in case CU-115-16 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit subject to the following condition:

- A. The applicant shall pay a percentage of the costs of design and installation of a traffic signal, reflecting the percent change in traffic caused by the development, at the intersection of East 104th Avenue and Joliet Street."

Commissioner Jones seconded the motion.

Robertson	Yes
Jones	Yes
Cammack	Yes
Dreiling	Yes
McFarlin	Yes 5 yes. Motion passed.