

ORDINANCE #1938 FLOOR AREA RATIO LDC AMENDMENTS:

Mr. Gehler introduced Mr. Workman to present the next case. Mr. Workman stated that the Floor Area Ratio (FAR) amendments were presented to both Planning Commission and City Council at recent study sessions where the following items were discussed:

- Ensure a quality built environment
- Protect property values for existing businesses
- Create a consistent FAR requirement
- Create a common sense FAR requirement

As a result, staff was directed to propose a reduction in the FAR requirements in straight zone districts (except the MU-1 zoned district) to a minimum of .05 as well as propose an amendment to the Minor Modification language to allow an administrative reduction to all FAR requirements. Based on the information presented, the DRT recommended that the Planning Commission forward the requested amendments with a favorable recommendation to the City Council.

The Planning Commission was satisfied with the facts presented and did not voice any concerns. There being no further discussion on the request, a motion was requested.

MOTION:

Commissioner Jones made the following motion "I move that the Planning Commission recommend that City Council adopt an ordinance amending the Commerce City Land Development Code as presented in this staff report."

Commissioner Dreiling seconded the motion. Voice Vote: All Voting Affirmative.