

COMMERCE CITY PLANNING COMMISSION

December 6, 2016

Page 4

Note: Cases V-86-17 and Z-941-17 were presented together.

V-86-17: ReGen, LLC is requesting a vacation of Right-of-Way of Dahlia Street.

Z-941-17: REGen, LLC is requesting to rezone the property bound by E. 64th Avenue to the north, E. 62nd Avenue to the south, Holly Street to the east, and Highways 2 and 85 to the west from a C-3 designation to a PUD designation.

Mr. Sheesley introduced both cases and stated that they would be presented together. He asked that the record reflect that the files contained the relevant notification and publication information.

Mr. Chris Cramer reviewed his presentation on behalf of the Commerce City Urban Renewal Authority (CCURA). The Mile high Kennel Club closed in 2008 after being in operation for over 60 years. The site was purchased in 2011 by the CCURA for redevelopment. Mr. Cramer reviewed the 6 development goals for the site which are identified in the redevelopment vision plan. Mr. Cramer introduced Mr. Rick Wells, developer and applicant for the project.

Mr. Rick Wells, RenGen, LLC, Master Developer, has worked on previous urban style projects. He explained the purpose for the project is to build a high quality development while also honoring the history of the community. He provided illustrations of the current condition of site including the existing Boys and Girls Club and the regional detention pond. The proposed land use and zoning plans will consist of mixed uses such as institutional and academic; commercial hotel, retail, and restaurants; and a diverse mix of residential neighborhoods. Mr. Wells also discussed plans for open space, street pattern, and connectivity. The existing regional pond will be improved as part of the project to meet the 100 year flood standards.

Mr. Workman reviewed the staff report and presentation for both cases. He explained the applicant is requesting the vacation of the active right-of-way in order to incorporate the property into the redevelopment of the Mile High Greyhound Park. The proposed PUD Zone Document intends to develop the subject property as a mixed use regional commercial center. A neighborhood meeting was held in September 2016 to request input from the public. Mr. Workman reviewed the Development Review Team's analysis and recommendation for approval.

In response from questions by the Commission, Mr. Wells stated the infrastructure improvements will be paid upfront by the developer and be repaid over time by captured onsite tax. The infrastructure improvements will likely commence in 2017. Local serving retail will be supported by the surrounding residential neighborhoods. A partnership between the school district and a future vocational educational facility onsite is possible. Mr. Wells also stated that the redevelopment of the site would attract business to surrounding retail sites.

COMMERCE CITY PLANNING COMMISSION

December 6, 2016

Page 5

The meeting was opened to the public. There being no persons present to testify, the public hearing was closed and two separate motions were requested

V-86-17 Motion:

Commissioner Cammack made the following motion “I move that the Planning Commission enter a finding that the requested Vacation of Rights-of-way for the property generally bound by E. 64th Avenue on the north, E. 62nd Avenue on the south, and State Highways 2 and 85 on the west contained in case V-86-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Vacation of Rights-of-way.” Commissioner Dreiling seconded the motion.

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

Z-941-17 Motion:

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that the requested PUD Zone Document for the property generally bound by E. 64th Avenue on the north, Holly Street on the east, E. 62nd Avenue on the south, and State Highways 2 and 85 on the west contained in case Z-941-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document.” Commissioner Cammack seconded the motion.

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