



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
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Meeting Minutes - Draft

Planning Commission

Tuesday, May 5, 2026

7:00 PM

Council Chambers,

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

The public can participate virtually by registering in advance
with the Zoom Registration:

https://c3gov.zoom.us/webinar/register/WN_cvFkeQJ7R5SdJBbsnIU-yw

Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public access TV or Xfinity cable channels 8 and 881 or on our YouTube channel. The Zoom link above allows virtual participation.

1. Call to Order

A regular meeting of the Planning Commission was called to order at 7:37 PM.

2. Roll Call

Commissioner Sanchez Absence:

A motion was made by Commissioner VanHeusen, seconded by Commissioner Nelson, that this Absence be recorded as Excused. VOTE:

Ayes: 4 - Commissioner Robb Shecter, Commissioner Debra Eggleston, Alternate Commissioner Tyrel Nelson, Commissioner Scott VanHeusen, and Alternate Commissioner Ryan Keefer

Present 5 - Commissioner Robb Shecter, Commissioner Debra Eggleston, Alternate Commissioner Tyrel Nelson, Commissioner Scott VanHeusen, and Alternate Commissioner Ryan Keefer

Excused 1 - Commissioner David Sanchez

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 26-085](#)

April 7th, 2026 Meeting Minutes

Attachments: [April 7th, 2026 Meeting Minutes](#)

A motion was made by Commissioner VanHeusen, seconded by Commissioner Shecter, that this Minutes be approved. VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Eggleston, Alternate Commissioner Nelson, Commissioner VanHeusen and Alternate Commissioner Keefer

Excused: 1 - Commissioner Sanchez

5. Public Hearings:

[Pres 26-392](#)

Z24-0005: Pierpont Realty Group on behalf of Adams Crossing, LLC is requesting Annexation Zone Change approval for two parcels from Adams County Agricultural-3 (A-3) to Commerce City Agricultural (AG) and General Commercial (C-2). The 21.59-acre properties are generally located at the northwest corner of East 120th Avenue and Chambers Road.

Attachments: [Continuance Request](#)
[Annexation Zone Change Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Conceptual Site Plan](#)
[Neighborhood Meeting Summary 8-22-2025](#)
[Neighborhood Meeting Summary 11-5-2025](#)
[Public Comment](#)
[Traffic Generation Analysis](#)

Applicant Matt Redmond of Adams Crossing LLC addressed the Commission and asked for a continuance for this case.

A motion was made by Alternate Commissioner Nelson, seconded by Alternate Commissioner Keefer, that the Planning Commission continue the public hearing of the Annexation Zone Change for the property located at the northwest corner of East 120th Avenue and Chambers Road contained in case Z24-0005, to June 2nd, 2026. VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Eggleston, Alternate Commissioner Nelson, Commissioner VanHeusen and Alternate Commissioner Keefer

Excused: 1 - Commissioner Sanchez

Pres 26-410

PUDA25-0003: Urban Moment is requesting approval of a PUD Zone Document Amendment to modify the allowable uses from commercial and residential to planned residential development. The requested amendment will also expand the boundary of the PUD to the east. The subject property is located at 10230 Chambers Road and consists of approximately 16.81 acres.

Attachments: PUD Amendment Report
Vicinity Map
Applicant Narrative
Proposed Zone Document
Hogan_PUD Zone Document
Conceptual Site Plan
Neighborhood Meetings Summary
Traffic Impact Study

Deputy Director Heather Vidlock introduced the case on behalf of staff.

Applicant Brad Holland of Urban Moment Development presented a proposal to amend the existing PUD to allow a horizontal multifamily residential project of approximately 227 units. Commissioners asked detailed questions about traffic impacts, parking, rents, market analysis, compatibility with the existing neighborhood, and alignment with the comprehensive plan.

Traffic concerns focused on how the study determined reduced trip generation compared to the existing commercial plus residential entitlement. Holland stated that HGS used ITE standard trip rates and compared allowed uses to the proposed development. Staff clarified that commercial uses typically generate higher AM/PM peak hour traffic.

Questions were also raised about whether commercial uses draw local trips while residential adds new vehicles; Holland said the analysis compared land use entitlements rather than trip origins.

Commissioners discussed parking (a mix of surface parking, carports, and about 40% detached garages rented separately) and the concept for a food truck style amenity area, which Holland described as preliminary and subject to refinement during the site plan process.

Rent projections for one bedroom units (\$1,700–\$1,800) and market comparisons were examined. Holland characterized the units as “attainable” market rate options and noted rents depend on supply and demand. The unit mix includes primarily one and two bedrooms with no studios and about 5% three bedrooms.

Concerns were raised about nearby residents who originally expected commercial and single family development based on the current PUD. Holland described proposed mitigations such as relocating drive aisles, enhancing buffers, and increasing setbacks. Staff emphasized that the existing PUD has been amended before and that notice requirements are designed to ensure transparency. Only one resident attended the in person neighborhood meeting.

The Commission discussed the proposal’s compatibility with the comprehensive plan, the need for housing diversity, impacts on economic vitality, and density compared to traditional single family homes. Staff stated the project supports housing diversity goals and adds rooftops that could improve long term retail viability. All internal streets would be privately maintained

A nearby resident opposed the project due to traffic concerns, particularly near a school. Holland clarified that Jasper Street would remain closed to the public and

serve only emergency access.

Commissioner perspectives varied: some expressed concerns about loss of commercial land, traffic congestion, rental concentration, and neighborhood expectations; others supported the project due to limited commercial feasibility, added attainable housing, and benefits of developing the vacant parcel.

Commissioner Keefer moved to deny Case PUDA25-0003 based on failure to meet Criteria A and C.

Commissioner Shecter seconded the motion.

Deputy Director Heather Vidlock announced that the case will proceed to City Council, with first reading on May 18 and the public hearing (second reading) on June 15.

A motion was made by Alternate Commissioner Keefer, seconded by Commissioner Shecter, that the Planning Commission enter a finding that the requested PUD Amendment for the property located 10230 Chambers Road and 15955 E 101st Way contained in case PUDA25-0003 fails to meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council deny the PUD Amendment. VOTE:

Ayes: 3 - Commissioner Shecter, Commissioner Eggleston and Alternate Commissioner Keefer

Nayes: 2 - Alternate Commissioner Nelson and Commissioner VanHeusen

Excused: 1 - Commissioner Sanchez

6. Commission Business:

7. Attorney Business:

8. Staff Business:

Deputy Director Heather Vidlock thanked the Commission for their participation in the joint study session with City Council regarding legislative zoning. She reminded the Commission of the scheduled follow-up session on June 22. She further noted that cases are anticipated for the next regular June meeting, including the continued case from tonight.

9. Adjournment

The meeting adjourned at 8:54 PM.

Frank Magdaleno, Planning Commission Liaison

Any member of the public 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 303-289-3611 at least 48 hours before the meeting. Para servicios de traducción al español, llame al 303-289-3611.