

## COMMERCE CITY PLANNING COMMISSION

October 3, 2017

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**Z-896-11-12-16-17: DIA Tech Center, LLC is requesting to amend the DIA Tech Center PUD, in order to include 28.15 acres of land proposed for annexation to allow for non-residential uses for the property located at approximately the northwest corner of Tower Road & E. 81st Avenue, zoned Unincorporated Adams County.** Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Mr. Timms presented the staff report and presentation including the DRT recommendation for approval.

The commission did not have any comments/questions for staff.

Chris Thompson, 5753 Shasta Circle, Littleton CO, stated the annexation zoning is compatible with DIA Tech Center, the adjacent PUD property to the south. Annexation zoning would allow an opportunity to build out the infrastructure at 83<sup>rd</sup> Avenue in order to access DIA Tech Center with a 2<sup>nd</sup> access. An overlay of the PUD's design guidelines onto DIA Tech Center's property would also provide more marketable and quality sites, and would create more jobs for Commerce City.

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

### **Motion:**

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that the requested Annexation Zoning for the subject property contained in case Z-896-11-12-16-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Annexation Zoning." The motion was seconded by Commissioner Popiel.

|          |     |                       |
|----------|-----|-----------------------|
| Jones    | Yes |                       |
| Popiel   | Yes |                       |
| Dreiling | Yes |                       |
| Frank    | Yes |                       |
| Cammack  | Yes | 5 yes, motion passed. |