

PLANNING COMMISSION

Commerce City Planning Commission
December 4, 2013

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Motion for Request 2 in case Z-907-13:

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that the requested Zone Change for request two located at 6430, 6450, and 6460 Highway 2 contained in case Z-907-13 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change from I-3 to C-3“

Commissioner Dreiling seconded the motion.

McFarlin	Yes	
Dreiling	Yes	
Cammack	Yes	
Jones	Yes	
Robertson	Yes	5 Yes, Motion Passed.

S-609-13 Motion:

Commissioner Cammack made the following motion “I move that the Planning Commission enter a finding that the requested Final Plat for the property located at 5155 E. 64th Avenue and 6430, 6450, and 6460 Highway 2 contained in case S-609-13 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat“

Commissioner Robertson seconded the motion.

McFarlin	Yes	
Dreiling	Yes	
Cammack	Yes	
Jones	Yes	
Robertson	Yes	5 Yes, Motion Passed.

Z-529-90-05-13*: Claude Sharpless, Jr. is requesting approval to remove conditions of the previous zoning case at 6496 Highway 2

Ms. Stevens introduced the case and asked that the record reflect that the file contained the relevant notification and publication information. Ms. Hasenbalg Long reviewed the staff report and the presentation, including the Development Review Team’s recommendation for approval. Staff has received five public comments. All respondents expressed concerns, three of which are provided in letter copies. Chairman McFarlin requested time for the commission to read the letters submitted.

Per Chairman McFarlin’s request, staff reviewed the list of allowed uses for a C-3 zone designation. Chairman McFarlin stated that the primary concern relayed in the written comments involved the event center currently in operation on the property in the previous

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case. He explained that the current conditions are limiting many business opportunities for the property and are not allowing flexibility for the owner to sell the property.

Chairman McFarlin opened the public hearing and noted that there would be a 3-minute time limit to present information.

Testimony from the Public

Linda Watts 6470 Glencoe Street, expressed her concern with the constant loud music coming from an event center. She felt that the removal of the restrictions on the property would attract event center operators with amplified music and liquor sales. Ms. Watts recommended that a condition be added to have future owners of the property come before the Planning Commission to allow community feedback.

Joy Bishop, 6751 E. 64th Avenue, stated that her living situation had changed in the past year due to the inconvenience caused by the amplified music from the event center, which also impacted her health. She asked for the commission to add a restriction for event centers in the area.

There being no further discussion on the case, a motion was requested.

Discussion on the vote

The Commission discussed the effect the removal of the conditions would have on property value and whether removing the restriction that limited the property to only a few uses would reduce the potential continued problems of loud entertainment occurring on the property because it would allow future tenants a wide variety of uses.

Motion:

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 6496 Highway 2 contained in case Z-529-90-05-13 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change"

Commissioner Cammack seconded the motion.

McFarlin Yes
Dreiling Yes
Cammack Yes
Jones Yes
Robertson Yes

5 Yes, Motion Passed.