

PLANNING COMMISSION

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- CALL TO ORDER:** Chairman J.E. “Mac” McFarlin called the meeting to order at 6:00 p.m.
- PLEDGE:** Chairman McFarlin led the Pledge of Allegiance to the Flag of the United States of America.
- ROLL CALL:** Lorena Ruiz called roll. **Present:** McFarlin, Dreiling, Cammack, Jones, and Robertson.
- For the record, Alternate Commissioners Harvest Thomas and Michael MacCallum were present in the audience.
- OTHERS PRESENT:** Steve Timms, Planning Manager
Jenny Axmacher, City Planner
Caitlin Long, City Planner
Greg Graham, Assistant City Attorney
Kerry Romero, Administrative Supervisor
Lorena Ruiz, Administrative Specialist
- MINUTES:** Commissioner Jones made a motion to approve the minutes of the June 3, 2014 meeting. Commissioner Cammack seconded the motion. Motion passed unanimously.
- CASES:** The Planning Commission proceeded with the public hearing.
Case proceedings continued on the following pages.

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S-620-14 and Z-910-14: Sterling Design Associates is requesting to consolidate one lot and one parcel into one lot and to rezone from I-3 to C-3 for the property located at 6001 Dexter Street. Mr. Graham 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. Ms. Long reviewed the staff report and presentation including the Development Review Team's recommendation for approval.

Jennifer Olson, 2009 W Littleton Boulevard, Littleton, CO was present on behalf of the applicant. The Commission had no questions for the applicant. Chairman McFarlin opened the hearing for public comment. There being no public comment, the public hearing was closed and two separate motions were requested.

S-620-14 Motion:

Commissioner Robertson made the following motion "I move that the Planning Commission enter a finding that the requested Final Plat for the property located at 6001 Dexter Street contained in case S-620-14 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat" Commissioner Cammack seconded motion.

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| McFarlin | Yes |
| Dreiling | Yes |
| Cammack | Yes |
| Jones | Yes |
| Robertson | Yes |

5 Yes, Motion Passed.

Z-910-14 Motion:

Commissioner Cammack made the following motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 6001 Dexter Street contained in case Z-910-14 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change." Commissioner Jones seconded the motion.

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| McFarlin | Yes |
| Dreiling | Yes |
| Cammack | Yes |
| Jones | Yes |
| Robertson | Yes |

5 Yes, Motion Passed.

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CU-106-14: Old Dominion Freight Line is requesting a Conditional Use Permit for a transportation terminal at 5601 Holly Street, zoned I-1. Mr. Graham introduced the next case and asked that the record reflect that the file contained the relevant notification and publication information. Ms. Long reviewed the staff report and presentation including the Development Review Team's recommendation for approval, subject to three conditions. She noted that no inquiries from the public were received regarding the request. In response to a question from the Commission, Ms. Long confirmed that the Certificate of Occupancy would not be issued until the landscaping is installed.

Mr. Adam Maher, 708 W. Temple, Salt Lake City UT, appeared on behalf of the applicant. The Commission had no questions and Chairman McFarlin opened the hearing to the public. Noting that no person indicated a desire to testify, he closed the hearing and requested a motion.

Motion:

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Conditional Use Permit for the property located at 5601 Holly Street contained in case CU-106-14 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit subject to the following conditions:

- A. Landscaping shown as part of Phase 1 on the approved landscape plan shall be installed prior to issuance of a Certificate of Occupancy for the IT room addition.
- B. A landscape escrow shall be paid for landscaping shown as part of Phase 2 prior to issuance of a Certificate of Occupancy for the IT room addition.
- C. Landscaping shown as part of Phase 2 on the approved landscape plan shall be installed prior to issuance of a Certificate of Occupancy for any future expansions on the property, or within 18 month of the date of landscape plan approval, whichever occurs first."

Commissioner Dreiling seconded the motion.

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| McFarlin | Yes |
| Dreiling | Yes |
| Cammack | Yes |
| Jones | Yes |
| Robertson | Yes |

5 Yes, Motion Passed.

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Z-706-99-01-02-06-14: 104th Investment Partners is requesting several amendments to the Burlington Northern/Catellus PUD Amendment 3 including allowing larger lots for single family detached homes in Parcel B located at the Northeast Corner of E. 104th Avenue and Revere Street. Mr. Graham introduced the last case of the evening and stated that the file contained the relevant notification and publication information. Ms. Axmacher reviewed the presentation and noted that there are five proposed amendments to PUD. She stated that the Development Review Team determined the proposed amendments are consistent with the Comprehensive Plan and therefore recommended that the Planning Commission forward the request to City Council with a favorable recommendation.

In response from questions by the Commission, Ms. Axmacher stated the 75 foot height increase was set to accommodate multifamily developments of five stories with an average height of 15 feet per level. She added that the height would not adversely affect adjacent developments.

Mr. John Prestwich, 301 Kalamath Street, Denver, addressed the Commission on behalf of the applicant and thanked staff for the presentation. He stated that the objective for the proposal is to clean up the “front door entrance” to the Turnberry community. The applicant has been meeting with staff to come up with a proposal that would allow moving forward with a quality community while also advancing the goals of the Comprehensive Plan.

Testimony from the public:

Margene Arensberg, 10514 Ursula Street was concerned that the proposed request would negatively impact property values in the Turnberry community. She also inquired about the proposed lot sizes. In response, Mr. Prestwich explained that the proposal would include 66 lots that range from 5,000 to 8,000 square feet.

Commissioner Cammack explained that the proposed amendments would allow larger single family lots and that would increase property value in the area and ultimately improve the image of the community.

There being no further discussion on the case, the public hearing was closed and a motion was requested.

Motion:

Commissioner Cammack made the following motion “I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendments for the property located at approximately 104th Avenue and Highway 2 known as the Turnberry Development contained in case Z-706-99-01-02-06-14 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendments.” Commissioner Dreiling seconded motion.

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| McFarlin | Yes |
| Dreiling | Yes |
| Cammack | Yes |
| Jones | Yes |
| Robertson | Yes |

5 Yes, Motion Passed.

Staff Business:

Staff informed the Commission that a study session would be held at the next scheduled meeting in October.

Adjourn:

There being no further business to discuss, Chairman McFarlin adjourned the meeting at 6:45 pm.

J.E. "Mac" McFarlin
Chairman

Lorena Ruiz,
Administrative Specialist