



# Commerce City

7887 E. 60th Ave.  
Commerce City, CO 80022  
c3gov.com

## Meeting Agenda - Final Planning Commission

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Tuesday, December 1, 2020

6:00 PM

Meeting via Zoom

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This meeting will be conducted electronically via Zoom. There will be no physical meeting. The public can access this meeting through the Zoom platform via the internet or phone for public input/testimony or as a witness; pre-registration is required through [www.c3gov.com/PC](http://www.c3gov.com/PC), by contacting staff at 303.289.3679, or [aullom@c3gov.com](mailto:aullom@c3gov.com). For more information, visit <http://www.c3gov.com/government/city-council/virtual-meetings>. The meeting will also be live on Channel 8 and [c3gov.com/video](http://c3gov.com/video).

### Call to Order

### Roll Call

### Approval of Minutes:

[Min 20-187](#) November 23, 2020 Meeting Minutes Draft

Attachments: [November 23, 2020 Meeting Minutes](#)

### Case(s):

[Pres 20-470](#) Z-616-95-21: Scannell Properties on behalf of Timothy McManus is requesting to rezone approx. 28 acres to remove zoning conditions on property at 9940 Havana Street currently and proposed to remain zoned I-2 (Medium Intensity Industrial) and to rezone approx. 1.84 acres north of the O'Brian Canal to the Public zone district.

Attachments: [Staff Report](#)  
[Vmap](#)  
[Applicant Rezone Narrative](#)  
[Rezone Map](#)  
[Proposed Plat](#)  
[Proposed Site Plan and Elevations](#)  
[Draft Traffic Study](#)  
[Neighborhood Meeting Summary](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)

[Pres 20-471](#) Z-966-21: Urban Land Conservancy is requesting to rezone approximately 4.56 acres of property from Public Zone District to Planned Unit Development (PUD) for a Transit-Oriented Development (TOD) multi-family residential project located at 7190 Colorado Boulevard.

**Attachments:** [Staff Report](#)  
[Vmap](#)  
[PUD Zone Document](#)  
[Traffic Study](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)

[Pres 20-472](#) S-711-18-20: Catellus CC Note, LLC is requesting approval of Turnberry Filing #5 Subdivision, a request to plat 222 residential lots and 20 tracts for drainage, landscaping, and open space for property generally located south of E. 104th Avenue and Revere Street.

**Attachments:** [Staff Report](#)  
[Vmap Filing 5](#)  
[Turnberry Filing No.5 Plat](#)  
[Traffic Study](#)  
[PC Presentation](#)  
[Applicants Presentation](#)

[Pres 20-473](#) V-89-21: Catellus CC Note, LLC is requesting to vacate 3.527 acres of City Right-of-way for Peoria Street in order to realign a portion of Peoria Street to the east to traverse through Turnberry Filing No. 5 subdivision generally located south of E. 104th Avenue and Revere Street.

**Attachments:** [Staff Report](#)  
[Vmap](#)  
[Peoria St ROW Vacation Plat](#)  
[PC Presentation](#)  
[Applicants Presentation](#)

**Board Business:**

**Attorney Business:**

**Staff Business:**

## Adjournment

*This meeting will be conducted electronically via Zoom. There will be an opportunity to testify live during the meeting via Zoom or in advance using the online form or mail. Visit [c3gov.com/PC](https://c3gov.com/PC) and click on "Virtual Meeting Details and Public Comment Instructions" for instructions on how to register or submit comments. The deadline to register to comment and submit written comments is noon on Monday November 30, 2020. Please contact 303-289-3679 or [aullom@c3gov.com](mailto:aullom@c3gov.com) to request paper copies of materials.*

*Accommodations for disabled persons may be made with prior notice by calling Alexa Ullom at 303.289.3679.*

*Acomodaciones para personas deshabilitadas se pueden hacer con aviso adecuad. Llame a Monique Ramirez al 303.227.8789*