

## PLANNING COMMISSION

Commerce City Planning Commission  
April 7, 2015

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**Z-919-15: Manuel and Deborah Ornelas request to annex and rezone from ADCO and Commence City AG to Commerce City I-2 for the property located at 7420 E. 86<sup>th</sup> Avenue.** Ms. Stevens introduced the case and asked that the record reflect that the file contained the relevant notification and publication information. Mr. Draper reviewed the staff report and the presentation, including the Development Review Team's recommendation for approval, subject to one condition. He noted that a concurrent annexation case AN-234-15 was being considered by City Council and subdivision case S-632-15 was under administrative review.

Mr. Ed Jennings, 1194 Dahlia Street, Denver, Colorado stated that the zone change is necessary to facilitate the development on the property. The Planning 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 Cammack made the following motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 7420 E. 86<sup>th</sup> Avenue contained in case Z-919-15 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change based on the following condition:

1. The final consolidation plat and any applicable agreements shall be completed prior to any development plan approval or prior to any building permits being issued for the property."

Commissioner Jones seconded the motion.

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