

## PLANNING COMMISSION

Commerce City Planning Commission  
April 7, 2015

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**Z-920-15 and S-630-15: Jose Alberto Rodriguez requests to rezone from R-2, multi-family district, to R-4, townhome district, and subdivide into 6 lots for townhome development for the property located at 6440 E. 64<sup>th</sup> Avenue.** Ms. Stevens introduced both cases and stated that they would be presented together. She asked that the record reflect the files contained the relevant notification and publication information. Mr. Draper reviewed the staff report and presentation, including the Development Review Team's recommendation for approval, subject to one condition for the zone change. He noted that a minor modification case was under administrative review. Mr. Draper stated the request was the first for an R-4 zone district in the city.

The Commissioners expressed concern regarding emergency vehicle access, allowed parking spaces per unit, ADA requirements, compliance of design standards, location of drainage pond, and impacts to operation of trash service.

Mr. Alberto Rodriguez, 9006 E. 50<sup>th</sup> Avenue, Denver, Colorado, thanked the commission for the consideration of the request. He stated that he has owned the property for over two years. He believes the development would create new housing opportunities and attract a younger demographic to the city. Mr. Rodriguez expressed his interest in attracting model tenants by creating a home owners association for property management.

### **Testimony from the Public**

Joy Bishop, 6751 E. 64<sup>th</sup> Avenue, stated that the parking was limited in the neighborhood and the proposal would create even more parking limitations that would impact the emergency vehicle access.

### **Discussion on the vote:**

The commission explained that they are not opposed to the development of the property. However, they believe the request does not align with the surrounding neighborhood due to the high density of the proposal and therefore recommend denial of the request. It was suggested to the applicant to consider reducing the number of units of the proposal.

### **Z-920-15 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 6440 E. 64<sup>th</sup> Avenue contained in case Z-920-15 fails to meet the criteria of the Land Development Code because

1. The change is not compatible with the surrounding land uses and the natural environment.
2. It is not in the public's interest to allow the proposed density.

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I further move that, based upon this finding, the Planning Commission recommend that the City Council deny the Zone Change.”

Commissioner Dreiling seconded the motion

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

### **S-630-15 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 6440 E. 64<sup>th</sup> Avenue contained in case S-630-15 fails to meet the criteria of the Land Development Code because:

The Commission has recommended denial of the zone change that was requested in conjunction with this Final Plat and, as a result, the Final Plat cannot be approved because it does not comply with the applicable standards for the current zoning. Furthermore, the Final Plat would result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they are envisioned to exist in any adopted City plan, program or ordinance;

I further move that, based upon this finding, the Planning Commission recommend that the City Council deny the Final Plat.”

Commissioner Jones seconded the motion.

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