

PLANNING COMMISSION

Commerce City Planning Commission
October 6, 2015

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CU-112-15: A Good Shop is requesting a Conditional Use Permit for an auto body and repair shop at 7350 Highway 2, zoned PUD. Ms. Stevens asked that the record reflect that the file contained the relevant notification and publication information. Mr. Draper reviewed the staff report and presentation. The Derby Review Board approved site improvements and catalyst funds in September 2015. The Development Review Team recommended approval, subject to three conditions.

In response to questions by the commission, staff explained that tow-in vehicles would be moved from the site within 24 hours, the applicant is proposing landscape improvements at a later time, and the Highway 2 expansion will not affect access to the site.

Alan Stern, 2000 West 92nd Avenue, Federal Heights, stated that all tow-ins will be transferred to the main shop located in Thornton because it specializes in heavy collision repair. The Commerce City location would not repair vehicles with major damage. Mr. Stern explained that a privacy fence was not included in the proposal because of the high cost and it would not be necessary since the amount of tow-ins would be low.

Rod Titoni, 7350 Highway 2, Commerce City, stated the owner of the property located north of the subject property did not have any objections to the request.

Chairman McFarlin opened the hearing for public comment. There being no public comment, the public hearing was closed and a motion was requested.

Motion:

Commissioner Robertson 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 7350 Highway 2 contained in case CU-112-15 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:

1. Landscaping, approved tow-in screen wall, and wrought iron fencing shall be installed along the perimeter of the site to align with the vision and goals of the Derby Design Guidelines and requirements of the Land Development Code within 9 months of approval;
2. The applicant shall continue maintenance of the site to include no outdoor storage of junk or inoperable vehicles and keeping the site in an orderly appearance;
3. All applicable improvements to the exterior of the building or the site shall be reviewed by the Derby Review Board.”

Commissioner Dreiling seconded the motion.

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