

PLANNING COMMISSION

Commerce City Planning Commission
November 4, 2015

Commerce City Civic Center
Page 2

**Note: Cases S-428-04-15 and S-426-04-15 were presented together.*

S-428-04-15: 120th & Buckley Associates, LTD is requesting approval of the Villages at Buffalo Run East Subdivision Filing No. 6, a request to plat 138 lots for single-family detached residential use, for the property located south of 120th Avenue, south of the Buffalo Run Golf Course, and north of Columbine Ranches.

S-426-04-15: Northwest Village Associates, LTD is requesting approval of the Villages at Buffalo Run East Subdivision Filing No. 7, a request to plat 151 lots for single-family detached residential use, for the property located north of 112th Avenue, east of the Buffalo Run Golf Course, and west of Columbine Ranches.

Ms. Stevens asked that the record reflect that the files contained the relevant notification and publication information. Mr. Kerns reviewed the staff reports and presentations. The Development Review Team determined the requests contained in the applications met the approval criteria. Therefore, the DRT recommended that the Planning Commission forward both requests to the City Council with favorable recommendations.

Mark Bush, 905 1124th Avenue, Westminster, Colorado, presented the proposal. He discussed future residential development, drainage, road network, and school sites.

Ms. Stevens clarified that the analysis and evaluation of the request must be limited to the approval criteria for Subdivision Plats listed in the Land Development Code. Chairman McFarlin opened the hearing for public comment.

Testimony from the public:

Jane Okasaki, 16160 E. 114th Court, Commerce City, CO, 80022

Glen Murray, 16550 E. 116th Court, Commerce City, CO, 80022

Abe Carson, 11657 Lewiston Street, Commerce City, CO, 80022

Dan Beaver, 11598 Nucla Street, Commerce City, CO, 80022

Four people in attendance were in overall opposition of the request. These citizens expressed reservations with the application and stated the reasons for their opposition are the proposed lot sizes, current maintenance of the property, and the need of neighborhood meetings to discuss the applications.

There being no further discussion on the request, the public hearing was closed and two separate motions were requested.

S-428-04-15 Motion:

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that the requested final plat for the property generally known as the

PLANNING COMMISSION

Commerce City Planning Commission
November 4, 2015

Commerce City Civic Center
Page 3

Villages at Buffalo Run East Filing No. 6 contained in case S-428-04-15 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the final plat.” Commissioner Robertson seconded the motion.

Jones	Yes
Robertson	Yes
MacCallum	Yes
McFarlin	Yes
Thomas	Yes

5 Yes, Motion passed

S-426-04-15 Motion:

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that the requested final plat for the property generally known as the Villages at Buffalo Run East Filing No. 7 contained in case S-426-04-15 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the final plat.” Commissioner Jones seconded the motion.

Robertson	Yes
Jones	Yes
MacCallum	Yes
McFarlin	Yes
Thomas	Yes

5 Yes, Motion passed