

COMMERCE CITY PLANNING COMMISSION

November 1, 2016

Page 2

Z-938-17: Murphy Oil USA, Inc. is requesting annexation zoning from Adams County I-1 designation to Commerce City C-3 zone district for the property located at 8799 Brighton Road. Mr. Sheesley introduced the case and noted that the file contained the relevant notification and publication information. Mr. Kerns reviewed the staff report and presentation, including the Development Review Team's recommendation for approval. He noted concurrent annexation and development plan applications were under review. A neighborhood meeting was held where members of the community had the opportunity to meet with the applicant to discuss the proposal and provide comments.

The Commission asked about the annexation growth boundary in the area. They expressed concern with the current traffic congestion surrounding the site and asked about future plans to alleviate traffic. There was also concern about increased pedestrian traffic from the adjacent residential community. In response to questions regarding infrastructure improvements, Mr. Kerns stated adjacent property development proposals would contribute to infrastructure improvements in the area.

Mr. Greg Burnett, 153 Cordaville Road, Southborough, MA, was available for questions. He stated the fuel delivery would occur during non-peak traffic hours. He clarified that the location will be a convenience store and fuel station only. There are no plans for a truck stop.

Mr. Charles Buck, 6300 Syracuse Way, Centennial, CO, is the traffic engineer on the project. He stated there was a traffic study conducted as part of the application. Additional traffic is not anticipated after the completion of the project. In response to questions from the commission, Mr. Buck stated he has visited the location and is aware of the traffic congestion. He stated that street widening is included in the proposal.

The public hearing was closed and a motion was requested.

Motion:

Commissioner Jones made the following motion " I move that the Planning Commission enter a finding that the requested annexation zoning for the property located at 8799 Brighton Road (Pin: 172120400001) contained in case Z-938-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Annexation zoning, subject to following condition:

1. No building permit for a new structure may be issued for the property until a subdivision plat, corresponding to the Annexation Zoning request is approved."

Commissioner Robertson seconded the motion.

Jones	Yes
Robertson	Yes
Dreiling	No

COMMERCE CITY PLANNING COMMISSION

November 1, 2016

Page 3

McFarlin Yes
Cammack No

3 yes, 2 no, motion passed.

DRAFT