

# COMMERCE CITY PLANNING COMMISSION

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**CALL TO ORDER:** Chairman J.E. “Mac” McFarlin called the meeting to order at 6:00 p.m.

**PLEDGE:** Chairman McFarlin led the Pledge of Allegiance to the Flag of the United States of America.

**ROLL CALL:** Lorena Ruiz called roll. **Present:** McFarlin, Dreiling, Cammack, Jones and Robertson.

**OTHERS PRESENT:** Steve Timms, Planning Manager  
Caitlin Hasenbalg Long, Planner  
Paul Workman, Planner  
Robert Sheesley, City Attorney  
Matt Hader, Deputy City Attorney  
Michelle Claymore, Director of Economic Development  
Chris Cramer, Director of Community Development  
Maria D’Andrea, Director of Public Works  
Candice Alexander, Administrative Specialist  
Lorena Ruiz, Administrative Specialist

Alternate Commissioner Thomas was present in the audience.

**MINUTES:** Commissioner Robertson made a motion to approve the minutes of the November 1, meeting. Commissioner Jones seconded motion.

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

**CASES:** The Planning Commission heard the following case.  
*Proceedings continued on the following pages.*

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### **Rules of Procedure**

Commissioner Dreiling made a motion to continue the approval of the Rules of Procedure to the next scheduled meeting. Commissioner Jones seconded the motion.

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

**CU-115-16: Diversified Transfer & Storage is requesting a conditional use permit for a transportation terminal for the property located southeast of E. 104<sup>th</sup> Avenue and Interstate 76 (PIN: 17211510002), zoned I-1.** Mr. Sheesley introduced the case and noted that the file contained the relevant notification and publication information. Ms. Hasenbalg Long reviewed the staff report and presentation, including the Development Review Team's recommendation for approval, subject to one condition.

Ryan McBreen, 1101 Bannock Street, Denver, Colorado, stated Diversified Transfer and Storage is a high quality business which will operate as a cold food storage facility and distribution center and will create 25 new jobs in Commerce City. The applicant believes this is a great location for the business because of the access and compatibility with surrounding uses. As the new owner of the property, the applicant has agreed to contribute for traffic signal improvements. Mr. McBreen discussed traffic impacts, estimated truck movement figures, and landscape plans.

Chairman McFarlin opened the hearing for public comment. Noting that no person indicated a desire to testify, he closed the hearing and requested a motion.

### **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 10381 Havana Street contained in case CU-115-16 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 condition:

- A. The applicant shall pay a percentage of the costs of design and installation of a traffic signal, reflecting the percent change in traffic caused by the development, at the intersection of East 104th Avenue and Joliet Street."

Commissioner Jones seconded the motion.

Robertson	Yes
Jones	Yes

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Cammack Yes  
Dreiling Yes  
McFarlin Yes 5 yes. Motion passed.

*Note: Cases V-86-17 and Z-941-17 were presented together.*

### **V-86-17: ReGen, LLC is requesting a vacation of Right-of-Way of Dahlia Street.**

### **Z-941-17: REGen, LLC is requesting to rezone the property bound by E. 64th Avenue to the north, E. 62nd Avenue to the south, Holly Street to the east, and Highways 2 and 85 to the west from a C-3 designation to a PUD designation.**

Mr. Sheesley introduced both cases and stated that they would be presented together. He asked that the record reflect that the files contained the relevant notification and publication information.

Mr. Chris Cramer reviewed his presentation on behalf of the Commerce City Urban Renewal Authority (CCURA). The Mile high Kennel Club closed in 2008 after being in operation for over 60 years. The site was purchased in 2011 by the CCURA for redevelopment. Mr. Cramer reviewed the 6 development goals for the site which are identified in the redevelopment vision plan. Mr. Cramer introduced Mr. Rick Wells, developer and applicant for the project.

Mr. Rick Wells, RenGen, LLC, Master Developer, has worked on previous urban style projects. He explained the purpose for the project is to build a high quality development while also honoring the history of the community. He provided illustrations of the current condition of site including the existing Boys and Girls Club and the regional detention pond. The proposed land use and zoning plans will consist of mixed uses such as institutional and academic; commercial hotel, retail, and restaurants; and a diverse mix of residential neighborhoods. Mr. Wells also discussed plans for open space, street pattern, and connectivity. The existing regional pond will be improved as part of the project to meet the 100 year flood standards.

Mr. Workman reviewed the staff report and presentation for both cases. He explained the applicant is requesting the vacation of the active right-of-way in order to incorporate the property into the redevelopment of the Mile High Greyhound Park. The proposed PUD Zone Document intends to develop the subject property as a mixed use regional commercial center. A neighborhood meeting was held in September 2016 to request input from the public. Mr. Workman reviewed the Development Review Team's analysis and recommendation for approval.

In response from questions by the Commission, Mr. Wells stated the infrastructure improvements will be paid upfront by the developer and be repaid over time by captured

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onsite tax. The infrastructure improvements will likely commence in 2017. Local serving retail will be supported by the surrounding residential neighborhoods. A partnership between the school district and a future vocational educational facility onsite is possible. Mr. Wells also stated that the redevelopment of the site would attract business to surrounding retail sites.

The meeting was opened to the public. There being no persons present to testify, the public hearing was closed and two separate motions were requested

### **V-86-17 Motion:**

Commissioner Cammack made the following motion “I move that the Planning Commission enter a finding that the requested Vacation of Rights-of-way for the property generally bound by E. 64th Avenue on the north, E. 62nd Avenue on the south, and State Highways 2 and 85 on the west contained in case V-86-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Vacation of Rights-of-way.” Commissioner Dreiling seconded the motion.

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

### **Z-941-17 Motion:**

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that the requested PUD Zone Document for the property generally bound by E. 64th Avenue on the north, Holly Street on the east, E. 62nd Avenue on the south, and State Highways 2 and 85 on the west contained in case Z-941-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document.” Commissioner Cammack seconded the motion.

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

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### **Attorney Business:**

Matt Hader was introduced as Deputy City Attorney. He will be attending future Planning Commission meetings.

### **Adjournment:**

There being no further business to discuss, Chairman McFarlin adjourned the meeting at 7:42p.m.

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J.E. "Mac" McFarlin  
Chairman

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Lorena Ruiz,  
Administrative Specialist