

COMMERCE CITY PLANNING COMMISSION

May 2, 2017

Page 2

Z-781-02-04-05-06-10-17: Shea Homes is requesting the approval of annexation zoning to Commerce City's Reunion Planned Unit Development (PUD) zoning designation for the property with PIN: 172300000279 located north of E. 104th Avenue between Potomac Street and Chambers Road. Mr. Hader introduced the case and asked that the record reflect the files contained the relevant notification and publication information. Mr. Timms reviewed staff report and presentation, including the Development Review Team's recommendation for approval. Mr. Timms noted a concurrent annexation application was under review

Mr. Ryan McDermed, 1805 Shea Center Drive, Highlands Ranch, addressed the commission on behalf of the applicant. In response to a question by the Commission, he stated the future plan for the subject property is to develop it as a part of Reunion Village 8 site development. He further explained the site was selected for development because of the existing infrastructure in the area.

Chairman Dreiling 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 Jones made the following motion "I move that the Planning Commission enter a finding that the requested Annexation Zoning for the subject property contained in case Z-781-02-04-05-06-10-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Annexation Zoning." The motion was seconded by Commissioner Cammack.

Jones	Yes
Cammack	Yes
Dreiling	Yes
Frank	Yes
Popiel	Yes

5 Yes, Motion passed