

COMMERCE CITY PLANNING COMMISSION

February 6, 2018

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Note: cases S-652-18 and Z-898-18 were presented together.

S-652-18: Jesse Aragon is requesting approval of the Aragon Industrial Park Subdivision, a request to consolidate the properties located at 8470 and 8510 E. 86th Avenue into three lots and two tracts.

Z-898-18: Jesse Aragon is requesting to rezone from I-2 and R-1 to PUD (Planned Unit Development for Industrial Uses) for the properties located at 8470 and 8510 E. 86th Avenue. Mr. Hader introduced the cases and asked that the record reflect the files contained the relevant notification and publication information. Mr. Martinelli presented the staff report and presentation including the DRT recommendation for approval, subject to one condition.

The Commission asked questions about individual lot rentals, minimum shed size requirements, right-of-way maintenance, payment source and timeframe for improvements along 86th Avenue, Irondale Plan timeframe, and fence screening and landscaping along Highway 2.

Applicant Testimony:

Mr. David Foster, 60 S. Garfield St, Denver, Colorado, was present on behalf of the applicant. He thanked staff for the presentation. He stated the application is intended to bring the property into compliance and clean up the zoning inconsistencies to avoid future zoning violations onsite. New development is not proposed as part of the request. Mr. Foster stated there are fences separating each leased lot.

The meeting was opened to the public.

Mr. Vaughn Meyer, 8601 Willow Street, expressed his concern with the current drainage problems along 86th Avenue and the street barriers at Willow Street. In response, staff explained there are plans in place to regrade 86th Avenue and the existing barriers would be removed.

There being no further discussion on the request, two separate motions were requested.

Discussion on the vote:

The commission recommended to add an advisory for the applicant to continue to work with staff to identify screening options along Highway 2.

Motion S-652-18

Commissioner Cammack made the following motion “I move that the Planning Commission enter a finding that the requested Final Plat for the property located at 8470 & 8510 E 86th Avenue, contained in case S-652-18 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat.” The motion was seconded by Commissioner Jones.

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Cammack	Yes	
Jones	Yes	
Dreiling	Yes	
Popiel	Yes	
Thomas	Yes	5 yes, Motion passed

Motion Z-898-18

Commissioner Cammack made the following motion “I move that the Planning Commission enter a finding that the requested Zone Change for the properties located at 8470 & 8510 E. 86th Avenue contained in case Z-898-18 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change subject to the following condition and advisory:

Condition

1. The applicant will complete all site improvements and receive all necessary building permits required in accordance with the approved development plan dated 10/16/17, within 6 months of the adoption of Ordinance Z-898-18 on second reading at City Council.

Advisory

- A. The applicant and development review team will work together to find alternatives for site improvements to landscaping along Highway 2. “

The motion was seconded by Commissioner Thomas.

Cammack	Yes	
Thomas	Yes	
Dreiling	Yes	
Jones	Yes	
Popiel	Yes	5 yes, Motion passed