

Commerce City

*7887 E. 60th Ave.
Commerce City, CO 80022
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Meeting Minutes - Final

Tuesday, February 5, 2019

6:00 PM

Council Chambers

Planning Commission

Call to Order

Chairman Popiel called the meeting to order at 6:14 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Chairman Popiel asked commissioners to click attendance button, rather than voice roll call.

Present 4 - Chair Jonathan Popiel, Vice Chair Andrew Amador, Commissioner L. Warren Jones, Commissioner Dennis Cammack and Alternate Commissioner David Yost

Excused 1 - Commissioner Karen Anderson

Approval of Minutes:

[Pres 19-69](#)

January 9, 2019

Attachments: [Minutes](#)

Chairperson Popiel made a motion to approve the January 9, 2019 meeting minutes. Commissioner Jones seconded the motion.

*Yes: Popiel, Amador, Jones, Cammack
Abstained: Yost*

4 Yes, motion passed.

Case(s):

[Pres 19-70](#)

Z-945-17-19: Schuck Communities, Inc. is requesting approval to rezone the property located generally on the southeast corner of Buckley Road and E. 88th Avenue from ADCO (Unincorporated Adams County) to PUD (Planned Unit Development).

Attachments: [Staff Report](#)
 [V-Map](#)
 [Narrative](#)
 [PUD Zone Document](#)
 [Design Standards and Guidelines](#)
 [Traffic Study](#)

Z-945-17-19: Schuck Communities, Inc. is requesting approval to rezone the property located generally on the southeast corner of Buckley Road and E. 88th Avenue from ADCO (Unincorporated Adams County) to PUD (Planned Unit Development).

Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Planner Axmacher reviewed the staff report and presentation including the DRT recommendation.

Applicant, Brock Chapman, Schuck Communities 2 N Cascade Ave, Ste. 1280, Colorado Springs, CO 80903, addressed the commission and provided an overview of the proposal. Mr. Brock is in full support of staff report without any changes. Mr. Brock request that the staff report be entered into a public record. Mr. Brock provided several highlights, this includes the fifty-foot buffer which would allow a nice transition between the wildlife refuge prairie into the community. As requested prior, additional uses were added to the land use table, these include; research facilities, biomedical research, government conference center uses. All uses within planning areas will funnel through the project into 83rd Ave connect to Tower and 81st Ave and connect to Tower, these are signalized intersections. All minimum approval criteria have been met and have provided enhancement beyond minimum city requirements. PUD designation offers opportunity of less intense uses over the whole property.

The Commission asked about development of the area North of 84th Ave and East of Telluride, access to 88th to the north, designed standards for Nexus North vs Nexus at DIA, limited traffic access into the Wildlife preserve and traffic concerns from North of I-76.

In response to a question by the board, Mr. Cramer commented that there is capacity along 104th Ave and along Tower Road, for future expansions to allow new economic development.

The meeting was opened to the public, but there were no public comments.

Meeting was closed to the public and there being no further discussion on the request, a motion was requested.

Commissioner Cammack made the following motion: "I move that the Planning Commission enter a finding that the requested PUD Zone Document for the property located on the southeast corner of Buckley Road and East 88th Avenue, contained in case Z-945-17-19 meets the criteria of the Land Development Code and, based upon

such finding, recommend that the City Council approve the PUD Zone Document."

Commissioner Jones seconded the motion.

Yes: 5 - Popiel, Amador, Cammack, Jones, Yost

5 Yes, motion passed.