

Commerce City

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

Tuesday, April 2, 2019

6:00 PM

Council Chambers

Planning Commission

Call to Order

Call to order was made by Chair Popiel at 6:01 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Roll call was called by Dulline Ibarra. VOICE VOTE: Unanimous, all present affirmed.

Present 5 - Vice Chair Andrew Amador, Commissioner Dennis Cammack, Chair Jonathan Popiel, Commissioner Karen Anderson, and Commissioner L. Warren Jones

Approval of Minutes:

[Min 19-32](#)

March 5 2019

Attachments: [MARCH 5 2019](#)

Chairperson Popiel requested a motion to approve the March 5, 2019 meeting minutes.

A motion was made Commissioner Jones that this Minutes be approved, seconded by Commissioner Cammack. VOTE:

Aye: 4 - Commissioner Cammack, Chair Popiel, Commissioner Anderson and Commissioner Jones

Abstained: 1 - Vice Chair Amador

Case(s):

[Pres 19-198](#)

Z-948-19: James J. Parent is requesting approval of a zone change from AG (Agricultural District) to I-2 (Medium Intensity Industrial District) for the property located at 8600 Verbena Street.

Attachments: [STAFF REPORT](#)
[VMAP](#)
[NARRATIVE](#)
[DEVELOPMENT PLAN](#)

Deputy City Attorney Hader introduced case Z-948-19 and asked that the record reflect the file contains the relevant notification and publication information.

Planner Domenic Martinelli reviewed the staff report, presentation and DRT

recommendation of approval with conditions.

Mr. Martinelli mentioned that the applicant was not present.

In response to the commission's request, Mr. Martinelli reviewed the PIA (Public Improvement Agreement) and stated that the PIA includes the addition of a sidewalk, associated Right-of-Way landscaping and 1/2 of the Right-of-Way section which includes 30 feet of paving along E. 86th Ave and along Verbena Street, which will be constructed at a future date.

The commission opened the case to the public for comment and there being no public comments or further discussion for this case, a motion was requested.

A motion was made by Commissioner Cammack, " I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Zone Change for the property located at 8600 Verbena Street contained in case Z-948-19 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:

A. The applicant shall complete and obtain approval for the active subdivision case to consolidate parcels 172128106002 and 172128106006 with the property located at 8600 Verbena Street."

Seconded by Commissioner Jones, that this Presentation be recommended for approval VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Cammack, Chair Popiel, Commissioner Anderson and Commissioner Jones

[Pres 19-199](#)

Z-955-19: Saul Rodriguez Ronquillo is requesting an annexation zone change from ADCO (Adams County) R-1-C (residential dwellings with permitted farming uses) to Commerce City AG (Agricultural District) for the properties located at 10560 Brighton Road and 10650 Brighton Road.

Attachments: [STAFF REPORT](#)
[VMAP](#)
[WRITTEN NARRATIVE](#)
[SITE PLAN](#)

Deputy City Attorney Hader introduced case Z-955-19 and asked that the record reflect the file contains the relevant notification and publication information.

Planner Brayan Marin reviewed the staff report, presentation and DRT recommendation of approval.

The applicant was present but had no further comments.

In response to a question from the commission, the staff clarified the long term future of Brighton Road is to continue as a 2-lane collector roadway.

The commission opened the case to the public for comment and there being no public

comments or further discussion for this case, a motion was requested.

A motion was made by Commissioner Cammack, " I move that the Planning Commission enter a finding that the requested zoning of newly annexed land for the property located at 10560 & 10650 Brighton Rd contained in case Z-955-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the zoning of newly annexed land."

Seconded by Commissioner Anderson, that this Presentation be recommended for approval VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Cammack, Chair Popiel, Commissioner Anderson and Commissioner Jones

Action Items:

[Pres 19-201](#)

ORD 2203: An amendment to the LDC regarding commercial indoor self-storage facilities.

Attachments: [STAFF REPORT](#)
 [PHOTOS](#)
 [COMPARISON](#)
 [ORD 2203 & EXHIBITS](#)

Deputy City Attorney Hader introduced action item Ordinance 2203, amendment to the Land Development Code regarding commercial indoor self-storage facilities.

Manager Steve Timms presented action item ORD 2203 on behalf of the city with a recommendation of approval.

Action item was open for discussion.

The commissioners asked questions regarding; fencing, glass, height, arterials and floor-area ratio.

No further comments from the commissioners.

Action item was open to the public for comments.

Thomas Oldenburg, 911 E. Phillips Lane, Centennial, CO. stated that most of these types of uses were located on arterials.

Closed for public comment.

The commission opened the case to the public for comment and there being no public comments or further discussion for this case, a motion was requested.

A motion was made by Commissioner Jones, " I move that the Planning Commission recommend that City Council approve Ordinance #2203, an ordinance amending the Commerce City Land Development Code."

Seconded by Commissioner Anderson, that this Presentation be recommended for approval VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Cammack, Chair Popiel, Commissioner Anderson and Commissioner Jones

Presentation Item:

[Pres 19-202](#)

Z-777-02-03-19: The applicant Southwestern Property Corp. is requesting the review of a PUD Concept Schematic for the property generally located South of East 103rd Place, East of Altura Street, and West of Chambers Road in the Aspen Hills Development.

Attachments: [STAFF REPORT](#)
 [VMAP](#)
 [PROJECT NARRATIVE](#)
 [PUD CONCEPT SCHEMATIC](#)

Deputy City Attorney Hader introduced Presentation #Z-777-02-03-19, where the applicant, Southwestern Property Corporation is requesting review of a PUD concept schematic for the property generally located S of E. 103rd Place, East of Altura Street, and West of Chambers Road in the Aspen Hills Development.

Planner Brad Callender presented the PUD concept schematic.

Mr. Callender stated that this presentation is for feedback for the applicant only.

The following topics were discussed. Development on site, housing types, mini-storage at this location.

The commission made a comment that a mini-storage would not be the best use because storage is already available in the area.

The commission made a comment that apartments would be better for that area and create more jobs.

In summary, the commissioners were supportive of a multi-family development with multiple amenities. The commissioners were not supportive for mini storage.

Commission Business:

N/A

Attorney Business:

Deputy City Attorney Matt Hader provided the commissioners an update regarding CUP-121-19. City Council made no comment regarding the matter and requested a continuance of the case by the Planning Commission on 5/7/2019.

The commissioners requested that the necessary information be provided to them earlier than usual to allow review time.

Staff Business:

Staff stated that there will be cases in the month of May.

Adjournment

Meeting was adjourned at 7:20 p.m.