

Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com



Meeting Minutes - Draft

Tuesday, December 1, 2020

6:00 PM

Meeting via Zoom

Planning Commission

This meeting will be conducted electronically via Zoom. There will be no physical meeting. The public can access this meeting through the Zoom platform via the internet or phone for public input/testimony or as a witness; pre-registration is required through www.c3gov.com/PC, by contacting staff at 303.289.3679, or aullom@c3gov.com. For more information, visit <http://www.c3gov.com/government/city-council/virtual-meetings>. The meeting will also be live on Channel 8 and c3gov.com/video.

Call to Order

Chairman Popiel called the meeting to order at 6:00 p.m.

Roll Call

Alexa Ullom called roll. All present affirmed.

Present 5 - Vice Chair Andrew Amador, Commissioner David Yost, Commissioner Dennis Cammack, Chair Jonathan Popiel, and Commissioner Jordan Ingram

Staff in attendance:

- Jason Rogers, Community Development Director
- Matt Hader, Deputy City Attorney
- Steve Timms, Planning Manager
- Jennifer Jones, Principal Planner
- Jenny Axmacher, Principal Planner
- Stacy Wasinger, Planner
- Jaime Rice, Planner
- Tricia Mason, Community Development Manager
- Alexa Ullom, Administrative Specialist

Approval of Minutes:

[Min 20-187](#) November 23, 2020 Meeting Minutes Draft

Attachments: [November 23, 2020 Meeting Minutes](#)

A motion was made by Commissioner Cammack, seconded by Commissioner Ingram, that these minutes be approved. VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Yost, Commissioner Cammack, Chair Popiel and Commissioner Ingram

Case(s):

[Pres 20-470](#) **Z-616-95-21:** Scannell Properties on behalf of Timothy McManus is requesting to rezone approx. 28 acres to remove zoning conditions on

property at 9940 Havana Street currently and proposed to remain zoned I-2 (Medium Intensity Industrial) and to rezone approx. 1.84 acres north of the O'Brian Canal to the Public zone district.

- Attachments:**
- [Staff Report](#)
 - [Vmap](#)
 - [Applicant Rezone Narrative](#)
 - [Rezone Map](#)
 - [Proposed Plat](#)
 - [Proposed Site Plan and Elevations](#)
 - [Draft Traffic Study](#)
 - [Neighborhood Meeting Summary](#)
 - [Staff Presentation](#)
 - [Applicant Presentation](#)

Matt Hader, Deputy City Attorney, introduced the case and introduced staff presenting the case.

Stacy Wasinger, Planner, presented case Z-616-95-21 and noted DRT recommendation of approval and all information pertinent to noticing and publication is in the record.

Discussion from the commission involved the floodplain, future land use, and the amount of land that will change zones.

Seeing no further comments, Chairman Popiel invited the applicant to speak.

Brad Cooney, Kimley Horn, and Noam Newman, Scannell Properties Applicants introduced themselves, presented, and made themselves available for questions. Commission discussed accommodation of the O'Brian Canal, dedication of tract A, improvements on Havana St, landscaping, and buffer setbacks.

Seeing no further comments, Chairman Popiel invited the public to speak.

Steve Douglas, 10970 Unity Pkwy Commerce City, CO 80022 Commission discussed public land dedication, future land use, any proposed rail line spur, lighting to the east, and setbacks near O'Brian Canal.

Seeing no further verbal or written comments, Chairman Popiel called for a motion.

**A motion was made by Commissioner Ingram:
 I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Zone Change for the property located at 9940 Havana Street contained in case Z-616-95-21 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change.
 Seconded by Commissioner Cammack. VOTE:**

Aye: 5 - Vice Chair Amador, Commissioner Yost, Commissioner Cammack, Chair Popiel and Commissioner Ingram

[Pres 20-471](#)

Z-966-21: Urban Land Conservancy is requesting to rezone approximately 4.56 acres of property from Public Zone District to Planned Unit Development (PUD) for a Transit-Oriented Development (TOD) multi-family residential project located at 7190 Colorado Boulevard.

- Attachments:**
- [Staff Report](#)
 - [Vmap](#)
 - [PUD Zone Document](#)
 - [Traffic Study](#)
 - [Staff Presentation](#)
 - [Applicant Presentation](#)

Matt Hader, Deputy City Attorney, introduced the case and introduced staff presenting the case.

Jenny Axmacher, Principal Planner, presented case Z-966-21 and noted DRT recommendation of approval and all information pertinent to noticing and publication is in the record.

Discussion from the commission involved a future traffic study, parking requirements and agreements, and tract A and B sizes.

Todd Lieberman, Brinshore Development Applicant introduced themselves, presented, and made themselves available for questions.

Seeing no further comments, Chairman Popiel invited the public to speak.

Steve Douglas, 10970 Unity Pkwy Commerce City, CO 80022 Commission discussed parking, adjacent lots, and AMIs for the affordable housing.

Seeing no further verbal or written comments, Chairman Popiel called for a motion.

A motion was made by Commissioner Cammack:
I move that the Planning Commission enter a finding that the requested PUD Zone Document for the property located at 7190 Colorado Boulevard, contained in case Z-966-21 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document.

Seconded by Vice Chairman Amador. VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Yost, Commissioner Cammack, Chair Popiel and Commissioner Ingram

[Pres 20-473](#)

V-89-21: Catellus CC Note, LLC is requesting to vacate 3.527 acres of City Right-of-way for Peoria Street in order to realign a portion of Peoria

Street to the east to traverse through Turnberry Filing No. 5 subdivision generally located south of E. 104th Avenue and Revere Street.

Attachments: [Staff Report](#)
[Vmap](#)
[Peoria St ROW Vacation Plat](#)
[PC Presentation](#)
[Applicants Presentation](#)

Matt Hader, Deputy City Attorney, introduced the cases and introduced staff presenting the cases.

Steve Timms, Planning Manager, presented cases V-89-21 and S-711-18-21 and noted DRT recommendations of approval and all information pertinent to noticing and publication is in the record.

Discussion from the commission included public land dedication, intersections of Hwy 85 and 104th and Hwy 85 and 120th, active utilities in active right-of-way, and improvements on Peoria.

Seeing no further comments, Chairman Popiel invited the applicant to speak.

Michael Kuykendall, Catellus Development Corporation, and John Prestwich, PCS Group Inc.

Applicants introduced themselves, presented, and made themselves available for questions. Commission discussed daytime restrictions.

Seeing no further comments, Chairman Popiel invited the public to speak.

*Steve Douglas, 10970 Unity Pkwy Commerce City, CO 80022
Commission discussed RTD lot north of PUD, road width, metro district in the PUD, and alley-served duplexes and garages.*

Seeing no further verbal or written comments, Chairman Popiel called for a motion.

A motion was made by Commissioner Ingram:

I move that the Planning Commission enter a finding that the requested Vacation of Right of Way for this 1767 foot section of Peoria Street, and contained in case V-89-20 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Vacation of Right of Way.

Seconded by Commissioner Cammack. VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Yost, Commissioner Cammack, Chair Popiel and Commissioner Ingram

[Pres 20-472](#)

S-711-18-21: Catellus CC Note, LLC is requesting approval of Turnberry Filing #5 Subdivision, a request to plat 222 residential lots and 20 tracts for drainage, landscaping, and open space for property generally located south of E. 104th Avenue and Revere Street.

- Attachments:** [Staff Report](#)
 [Vmap Filing 5](#)
 [Turnberry Filing No.5 Plat](#)
 [Traffic Study](#)
 [PC Presentation](#)
 [Applicants Presentation](#)

Matt Hader, Deputy City Attorney, introduced the cases and introduced staff presenting the cases.

Steve Timms, Planning Manager, presented cases V-89-21 and S-711-18-21 and noted DRT recommendations of approval and all information pertinent to noticing and publication is in the record.

Discussion from the commission included public land dedication, intersections of Hwy 85 and 104th and Hwy 85 and 120th, active utilities in active right-of-way, and improvements on Peoria.

Seeing no further comments, Chairman Popiel invited the applicant to speak.

Michael Kuykendall, Catellus Development Corporation, and John Prestwich, PCS Group Inc.

Applicants introduced themselves, presented, and made themselves available for questions. Commission discussed daytime restrictions.

Seeing no further comments, Chairman Popiel invited the public to speak.

*Steve Douglas, 10970 Unity Pkwy Commerce City, CO 80022
 Commission discussed RTD lot north of PUD, road width, metro district in the PUD, and alley-served duplexes and garages.*

Seeing no further verbal or written comments, Chairman Popiel called for a motion.

A motion was made by Vice Chairman Amador:

I move that the Planning Commission enter a finding that the requested Subdivision for the properties located within Turnberry Filing #5, and contained in case S-711-18-20 meet the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Subdivision request subject to the following condition:

1. This subdivision plat approval is based on the subsequent final approval of the Vacation Plat referenced in case V-89-20. If, for any reason, the Vacation Plat is not approved in second reading, then this subdivision plat approval will become null and void and may not be recorded.

Seconded by Commissioner Ingram. VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Yost, Commissioner Cammack, Chair Popiel and Commissioner Ingram

Board Business:

None

Attorney Business:

None

Staff Business:

Staff introduced new City Planner, Jaime Rice. Staff announced that there will be a Planning Commission meeting on January 5th, 2021.

Adjournment

The meeting was adjourned at 7:27 p.m.