

Kimley»Horn 100th and Havana Rezone – Neighborhood Meeting

MEMO DATE: October 15, 2020

MEETING DATE: October 12, 2020

MEETING LOCATION: Virtual

ATTENDEES: Engineer: Kimley-Horn and Associates, Inc:

- Brad Cooney, brad.cooney@kimley-horn.com

Applicant: Scannell Properties, LLC:

- Noam Newman, noamn@scannellproperties.com
- Jill Marcotte, jillm@scannellproperties.com

Case Planner:

- Stacy Wasinger, swasinger@c3gov.com

General Public:

- Eric VanCleave, duckdgs3@msn.com

Meeting Discussion:

- Kimley-Horn and Scannell introduced the project and discussed particular PUD conditions that the applicant seeks to remove. Specifically:
 - Removing the condition that Development Plans are required to be reviewed and approved by City Council. The current zoning ordinance allows for By Rights uses to not require City Council approval.
 - Removing the condition that construction starts within 6 months of rezoning and is completed within 18 months. The current zoning ordinance allows the Development Permit to remain active as long as a building permit is obtained within 2 years.
 - Removing the condition that required the development to following the planning and zoning regulations effective June 15, 1995. The development proposes to follow the current Commerce City planning and zoning ordinances.
 - Removing the condition that landscape plans be reviewed and approved by the Department of Community Development. The current ordinance allows for landscape plans to be reviewed and approved as part of the Development Permit process.
- By removing specific PUD conditions, the project will follow the current Commerce City development ordinance and review processes.
- The proposed industrial use is a By Right use under both the PUD and I-2 zoning designations.
- Eric expressed the following concerns:

- Height of the buildings: The proposed maximum height of the building is approximately 41' and the I-2 zoning designation and PUD designation allows for 50'. In addition, it was discussed that berming and landscaping will be applied on the east side of the project to provide natural screening of the buildings from Highway 2 and the residential developments to the east.
- Additional opportunities to provide comments: The Applicant agreed to keep the website active so that additional public comment can be provided. It was also noted that this project will be required to have a Planning Commission meeting and a City Council hearing as part of the Rezoning Application. Additional notices will be sent out in advance of those meetings per Commerce City guidelines.
- Status of the Development Permit: The Applicant, Engineer and Case Planner confirmed that the project is under second review for the Development Permit, which is associated with the Rezoning Application. The renderings shown on the website reflect the current Development Permit application.