

Commerce City

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

Wednesday, January 9, 2019

6:00 PM

Council Chambers

Planning Commission

Call to Order

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

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Candice Alexander called roll.

- Present** 5 - Chair Jonathan Popiel, Vice Chair Andrew Amador, Commissioner Karen Anderson, Commissioner Dennis Cammack, and Commissioner L. Warren Jones
- Excused** 1 - Alternate Commissioner David Yost
- Absent** 2 - Alternate Commissioner Aaron Herrera, and Alternate Commissioner Harvest Thomas

Approval of Minutes:

[Min 19-03](#)

December 4, 2018

Attachments: [Minutes](#)

Commissioner Jones made a motion to approve the December 4, 2018 meeting minutes. Commissioner Cammack seconded the motion.

*Yes: 3 - Popiel, Cammack, Jones
Abstained: 2 - Anderson, Amador*

3 Yes, motion passed.

Case(s):

[Pres 19-36](#)

Z-781-02-04-05-06-10-17-19: Oakwood Homes, Buffalo Hills Ranch LLC, and FFP-DIA LLC are requesting approval to amend the existing Reunion PUD (Planned Unit Development) for undeveloped areas within Villages 1, 2, 3, 4, 7,8, 9 to decrease minimum lot sizes, revise proposed roadways and roadway alignments, and adding land uses to be allowed within the PUD for multiple parcels located generally north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street, zoned PUD.

Attachments: [Staff Report](#)
 [Vicinity Map](#)
 [Narrative](#)
 [PUD Zone Document](#)

Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Planner Callender reviewed the staff report and presentation including the DRT recommendation; DRT had concerns with outdoor storage of RVs, boats and buses and has included one condition in the recommendation for approval. 5 requests for additional information and one objection to the PUD Zone document were received.

Commissioner Anderson stated for the record that she does lives within the Reunion PUD.

The commission asked about objectors comments as it related to roadways and alignments. It was identified that specific roadways were not identified by the objector. A copy of the objectors email was provided to the commissioners.

In response to a question by the commission, the Planning Manager stated cross sections were reviewed by City's engineering staff and adhere to the City's Engineering Specification Standards cross sections.

Kelly Leid , Executive VP Oakwood Homes, 4908 Tower Road, Denver, CO addressed the commission on behalf of the applicant and stated team is available for questions as well. He stated Reunion is very connected at this time and he is honored to take over vision from Shea. Mr. Leid presented a powerpoint presentation reviewing conceptual plan, southlawn pool, Villages 8 (active adult 55 & older) & 9 (3rd Party Builder Program), Reunion Center with retail services, and baseball fields/indoor training facility, hotel, library, and performing arts center. Mr. Leid stated part of their goal is to celebrate the history of farming and ranching on the site.

Layla Rosales, Terracina Design, 10200 E. Gerard Ave, Denver, CO addressed the commission on behalf of the applicant. Ms. Rosales presented a powerpoint presentation. She explained the purpose to allow for implementation of vision for Reunion in an undeveloped 1700 acre site. Plan offers innovate housing options, land use consistent with land use covenant. Oakwood is adapting to lifestyle changes and would like to offer to accomodate a variety of lifestyles with the following home options:

- Carriage House: 2-4 bedroom single family detached home, small yard, no basement.*
- American Dream Perspective: for 1st responders/military at a discounted rate, 987-1700 sq ft, garden style modest size homes.*
- Active Adult Product: for 55 and older, ranch style single-story home with basement option.*
- Traditional Single Family Home: 5 - 6,000 sq ft home this PUD to allow for diversity.*

Ms. Rosales explained it will be an important amenity to allow for RV and boat storage. The area selected is small area along E-470. Since this would be a conditional use, there would be an opportunity to create a more aesthetically pleasing design of the facility and would bring back to Planning Commission for review. She is requesting to not have a condition since these homes do not have large parking areas.

In response to a question by the Commission, Mr. Leid explained the reason they selected the area near E-470 for the RV and boat parking was due to geography and

ability to screen the location. He also elaborated on plan to build some character and variety in a final design.

The Commission asked why Oakwood took over Reunion from Shea and why they will be successful, what is the vision for jobs, range of options for increasing lot size, American Dream meeting city standards, community conversations, connections to Community College, the need for outdoor storage of RVs and boats as long as done professionally, type of charter school, transit center, timeline and priorities.

The meeting was opened to the public.

Christina Antolak, 9861 Chambers Drive, Commerce City, CO address the commission. Ms. Antolak commented in support of the RV and boat storage but expressed issues and concerns with small lot sizes for carriage homes, shared driveways, limited parking, high resident turnover and transients.

In response to a question by the commission, Planner Callender confirmed all parking standards are met during the review process. The commission then generally requested the City provide guidance on how parking issue could be addressed in the future.

Tim Stewart, 9935 Pitkin Street, Commerce City, CO addressed the commission to confirm there are no subsidized housing or rentals. It was confirmed there are neither in this plan.

Jason Belrow, 18029 E. 108th Place, Commerce City, CO addressed the commission. He stated he agreed with comments regarding the carriage houses and parking issues and used Walden Street in Reunion Park as an example of overflow of parking. In response to a question by Mr. Belrow, Mr. Leid stated the American Dream Homes will be in Village 9 and Reunion Center. Mr. Leid also stated that motorists are parking on Walden and then walking to the bus stop.

In response to questions by the commission, Mr. Leid explained in order to review parking concerns they go through a quality assurance process. Ms. Rosales then explained why extra large parking spots would not be feasible.

Ellen Haug, 11501 E. 112th Ave 36D, Commerce City, CO addressed the commission to confirm the carriage houses have 2 parking spaces that are in the garage. This information was confirmed.

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

Commissioner Jones made a motion:

"I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the properties located north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street contained in case Z-781-02-04-05-06-10-17-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment subject to 1 condition.

A. The land use "Outdoor Storage of Vehicles (RV's, boats, or buses)" shall be removed and prohibited from the Land Use Table, contained within the Reunion PUD Zone Document."

The motion was not seconded.

Chairman Popiel asked if there was an alternative motion.

Vice-Chairman Amador made the following revised recommended motion:

"I move that the Planning Commission enter a finding that, the requested PUD Zone Document Amendment for the properties located north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street contained in case Z-781-02-04-05-06-10-17-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment subject to 1 condition.

A. The land use "Outdoor Storage of Vehicles (RV's, boats, or buses)" shall be added and approved with a Conditional Use Permit contained within the Reunion PUD Zone Document."

The motion was not seconded.

Through a brief discussion amongst the Commissioners for voting clarification purposes, Commissioner Cammack recommended to use the alternative motion to recommend approval.

Commissioner Cammack made the following alternative motion:

"I move that the Planning Commission enter a finding that, subject to certain conditions, the requested PUD Zone Document Amendment for the properties located north of E. 96th Avenue, south of E. 112th Avenue, west of E-470, and east of Peoria Street contained in case Z-781-02-04-05-06-10-17-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment as submitted."

Anderson seconded the motion.

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

5 Yes, motion passed.

Presentation Items:

[Pres 19-37](#)

Z-953-19: Atwell, LLC requests Planning Commission review of a PUD Concept Schematic for future development of approximately 600 acres, located at the northeast corner of E. 88th Avenue and Tower Road.

Attachments: [Staff Report](#)
[Vicinity Map](#)
[Narrative](#)
[Future Land Use Map](#)
[PUD Concept Schematic](#)

Mr. Hader introduced the presentation item. Planner Long reviewed the staff report and presentation. The PUD Concept Schematic does not require action by the Planning Commission. The concept schematic is presented as an informational item.

The applicant and staff are requesting feedback on the following:

- 1. Proposed configuration of Land Use Areas
 - a. Adequate buffer from Tower Landfill?*
 - b. Slightly increase residential density to help offset school/park dedication?**
- 2. Potential allowed uses in each Land Use area*
- 3. Roadway Location & Connectivity*
- 4. Alteration of Dunkirk Street/Himalaya Road alignment*
- 5. Considerations of land uses or buffer near oil and gas wells*

The commission asked questions about oil and gas wells and well site location, office-plex stories, different concepts, site location, daycare, senior housing, if developer has developed in other states, Dunkirk Street, school acreage, type of school, park acreage, feasibility study, density, buffers, and landfill concerns.

Applicant, Brad Burns, 9875 W La Mancha Road, Las Vegas, NV stated they basically emulated the City's Comprehensive Plan. He stated he is familiar with the City's needs and demands. He then commented that the Road network in land use area A may create up to 8 "pods," with 6 for residential development and 2 for the school and park, they are looking to soften grid on Himalaya & Dunkirk Street and want to conform to the Comprehensive Plan with limited small property.

Planner Long explained medium residential land use as it pertains to the concept plan.

Planning Manager explained the Comprehensive Plan history as it relates to school growth areas and access to E. 88th Ave and E-470 corridor. He also confirmed buffer distance to landfill was favorable with the Commission.

In response to a question by the Commission, Planner Long explained the landfill's concerns with noise, truck traffic, litter and how dust may impact new development.

Planner Long confirmed commission is generally in favor of the concept plan as is now and asked for any other comments.

Commission Business:

Commission asked about tours. Nothing is scheduled at this time.

Staff Business:

Staff reviewed upcoming commissioner expiration dates. It was noted that Commissioner Cammack has reapplied. Harvest Thomas and Aaron Herrera will not be re-applying.

Adjournment

The meeting adjourned at 8:36 p.m.