



Commerce City

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

Meeting Minutes

Planning Commission

Tuesday, September 3, 2024

Council Chambers, 7887 E. 60th Ave Commerce City, CO
80022. The public can participate virtually by registering in
advance with the Zoom Registration:
[https://c3gov.zoom.us/webinar/register/WN_P0xFVDAJRmqKI
uSSH4FdxA](https://c3gov.zoom.us/webinar/register/WN_P0xFVDAJRmqKIuSSH4FdxA)

Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public access TV or Xfinity cable channels 8 and 881 or on our YouTube channel. The Zoom link above allows virtual participation.

1. Call to Order - 6:03 PM

2. Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner Debra Eggleston, Commissioner David Sanchez, and Commissioner Steven Vanheusen

3. Election of New Chair

A motion was made by Commissioner Biltoft to nominate himself as Chair, seconded by Commissioner Shecter, that this be VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner Vanheusen

Election of New Vice Chair

A motion was made by Commissioner VanHeusen to nominate Commissioner Shecter as Vice-Chair, seconded by Commissioner Eggleston, that this be VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner Vanheusen

4. Approval of Minutes

[Min 24-142](#)

August 6, 2024 Meeting Minutes

Attachments: [Aug. Planning Minutes](#)

A motion was made by Commissioner Sanchez, seconded by Commissioner Eggleston, that the August 6th Minutes be approved VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner Vanheusen

5. Public Hearings:

[Pres 24-472](#)

PUDA23-0005: The Commerce City Urban Renewal Authority is requesting approval of The Mile High Greyhound Park PUD Zone Document- Amendment 2, to modify standards for commercial uses within planning area B. The subject property is approximately 15.37 and located between Elm Street and Highway 2 and between East 62nd Avenue and East 64th Avenue.

- Attachments:**
- [Staff Report](#)
 - [Vicinity Map](#)
 - [Applicant Narrative](#)
 - [Proposed PUD Amendment](#)

Planning Manager, Heather Vidlock, announced case PUDA23-0005.

Presenter Caitlyn Quander, Special Legal Counsel to Commerce City Urban Authority Renewal discussed the goal to redevelop Greyhound Park and be a new economic driver with the new PUD.

Planning Manager, Heather Vidlock, discussed the original Greyhound Park PUD that was approved in 2013, and amendment number one occurred in 2021 to maximize the use of the land. This new amendment, number two, is to modify the permitted uses to allow drive-thrus.

Planning Commission discussed why drive-thru uses were discouraged, including traffic impact and visual exterior. The original PUD's intent was for it to be a walkable community which is why drive-thrus were originally disallowed. One Commissioner did not support the addition of drive-thru uses to the PUD.

Original motion to deny approval by Commissioner VanHeusen failed due to lack of a second.

A motion was made by Commissioner Shecter, "I move that the Planning Commission that the requested PUD zone document amendment for the property located the at northeast corner of 62nd Avenue and Elm Street, contained in case PUDA23-0005 meets the criteria of the Land Development Code and based upon such finding recommend that the City Council approve the PUD amendment" seconded by Commissioner Eggleston, VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston and Commissioner Sanchez

Nayes: 1 - Commissioner Vanheusen

[Pres 24-473](#)

Z-792-05-24: Farnsworth Group is requesting approval of the One Buckley PUD Zone Document, to amend the existing Cutler Property-Commercial PUD Zone Document, to allow residential uses. The subject property is approximately 31.8 acres located at the northeast corner of East 120th Avenue and Buckley Road.

- Attachments:**
- [Staff Report](#)
 - [Vicinity Map](#)
 - [Applicant Narrative](#)
 - [One Buckley PUD Zone Document](#)
 - [Cutler Commercial PUD Zone Document](#)
 - [One Buckley Design Standards](#)

Presenter Emily Martin, Farnsworth Architect requested to amend the current PUD. The plans are to make the development walkable with high quality buildings. This will make the area a more of a desirable place to live.

Senior Planner, Dalton Guerra, presented the request to create new planning areas to allow commercial, residential and mixed uses and establishing design standards.

Planning Commission gave consideration to the proposed mixed use and discussed concerns about having good traffic flow in this area and connectivity to the City street network. Development in this area could be a destination and provide easy access to the highway. The Commission ascertained that there will be improvements for 120th that will include four lanes, Buckley Road will remain two lanes. The Commission ascertained that the developer planned to develop residential and commercial at the same time. The Commission ascertained that the proposal is to develop the residential as a combination of single-family attached, single-family detached and multi-family. One Commissioner did not support the addition of residential.

A motion was made by Commissioner Shecter, "I move the Planning Commission enter a finding that the requested PUD zone document amendment for the property located at located the at northeast corner of Buckley Road and East 120th Avenue, contained in case Z-792-05-24 meets the criteria of the Land Development Code and based upon such finding recommend that the City Council approve the PUD amendment" seconded by Commissioner Sanchez. A friendly amendment by Commissioner Biltolf was added to the motion " to ensure that the applicant updates the use tables to note the building height to the maximum heights" VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Biltolf, Commissioner Sanchez and Commissioner Vanheusen

Nayes: 1 - Commissioner Eggleston

[Pres 24-474](#)

Economic Development Strategic Plan: Adoption of the first multi-year Economic Development Strategic Plan

Attachments: [Economic Development Strategic Plan Draft](#)

Deputy Economic Development Director, Brian Phetteplace, Deputy Economic Development Director, introduced consultant Community Attributes Incorporated (CAI).

Elliot Weiss, CAI, presented current developments of multi-year Economic Development strategic plan. Five goals were discussed with an emphasis to analyze retail needs and compete for retail investment. The Commissioners were happy to hear that priorities and needs will be considered for the entire city. The presenter clarified that the plan does address infrastructure. The Commission ascertained that, Garrett Anderson, Economic Development Director, will primarily oversee the plan and assign staff to various goals and actions. Commissioners discussed the pros and cons of a conditional motion to change language in the section about Celebrate Cultural Events and end the sentence after "diverse population," to be more inclusive of other holidays celebrated by other groups.

A motion was made by Commissioner Shecter, "I move that the Planning Commission enter a finding that the Economic Development Strategic Plan is satisfactory to the Planning Commission and recommends that the City Council approve and adopt the plan with the following conditions: we end that section action 1.3.5 with a period after diverse populations, period, instead of a comma" seconded by Commissioner Hoskens, VOTE:

Ayes: 3 - Commissioner Shecter, Commissioner Billoft and Commissioner Eggleston

Nays: 2 - Commissioner Sanchez and Commissioner Vanheusden

6. Board Business:

7. Attorney Business:

8. Staff Business:

Staff to provide updates of August PC Items

Interim Planning Manager, Heather Vidlock provided updates on the approved items from the August 19 City Council Meeting.

9. Adjournment - 8:00 PM