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_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

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

Applicant and staff presented on the case.

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

Planner, Dalton Guerra, announced case Z-792-05-24

Applicant and staff presented on the case.

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 Biltoft, 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, introduced consultant, Community Attributes Incorporated.

Timothy Hoskens, made a public comment there were some minor edits needed for the document published on the cities website to reflect the final version they were reviewing.

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 Biltoft and Commissioner Eggleston

Nayes: 2 - Commissioner Sanchez and Commissioner Vanheusen

6. Board Business:

7. Attorney Business:

8. Staff Business:

Staff to provide updates of August PC Items

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

9. Adjournment - 8:00 PM