



Commerce City

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

Meeting Minutes

Planning Commission

Wednesday, November 6, 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_INP
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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

The meeting is called to order at 6:03 PM

2. Roll Call

Present 5 - Alternate Commissioner Timothy Hoskens, Commissioner Garret Biltoft, Commissioner David Sanchez, Alternate Commissioner Tyrel Nelson, and Commissioner Steven VanHeusen
Absent 2 - Commissioner Robb Shecter, and Commissioner Debra Eggleston

3. Approval of Minutes:

[Min 24-201](#) September 3, 2024 Meeting Minutes

Attachments: [September 3, 2024 Meeting Minutes](#)

A motion was made by Commissioner Hoskens, seconded by Commissioner Sanchez, that the September 3rd minutes be approved VOTE:

Ayes: 5 - Alternate Commissioner Hoskens, Commissioner Biltoft, Commissioner Sanchez, Alternate Commissioner Nelson and Commissioner Vanheusen

[Min 24-202](#) October 1, 2024 Meeting Minutes

Attachments: [October 1, 2024 Meeting Minutes](#)

A motion was made by Commissioner Sanchez, seconded by Commissioner VanHeusen, that the October 1st minutes be approved VOTE:

Ayes: 5 - Alternate Commissioner Hoskens, Commissioner Biltoft, Commissioner Sanchez, Alternate Commissioner Nelson and Commissioner Vanheusen

4. Public Hearing:

[Pres 24-589](#)

Z24-0003: Thompson Thrift Development, Inc. is requesting approval of a zone change from AG (Agricultural) District to R-3 (Multi-Family Residential) District. The approximately 12.70-acre subject property is generally located at 10225 Chambers Road.

Attachments: [Zone Change Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Overall Site Plan](#)
 [Elevations](#)
 [Supplemental Building Perspectives](#)
 [Neighborhood Meeting Written Summary](#)
 [Preliminary Drainage Report](#)
 [Preliminary Traffic Impact Study](#)

Marcus Pachner presented on behalf of the applicant. He went through the request to rezone from Agriculture to R-3 in order to develop an apartment complex for Thompson Thrift Residential. He went through their finding of compatibility with the Comprehensive Plan. He highlighted their plans for infrastructure connections and outreach with Harvest Meadows.

Nathan Chavez presented on behalf of staff for the requested rezone from Agriculture to R-3. He identified that this area is within the Northern Neighborhoods Character Area of the Comprehensive Plan and multi-family residential is a secondary land use. He highlighted that the Neighborhood Meeting occurred on July 10, 2024 and 8 residents attended and expressed concerns about lack of commercial and amenities, connectivity of roadways and traffic. The review criteria for rezoning are met by this transitory land use from commercial to the north and single family to the south.

Scott Kilgore with Fox Tuttle addressed the Commission's questions about neighborhood concerns about cut through traffic by indicating that access to this project is off 102nd Avenue. The adjacent development was analyzed in the traffic study.

The Commission ascertained the open space and setback standards in the zoning.

Marisa Mink, adjacent landowner, spoke about connectivity to her neighborhood and her concern about traffic in their neighborhood.

The Commission identified that the roadway improvements are outlined in the Transportation Master Plan and that this can be communicated in the staff report.

A motion was made by Commissioner Hoskens, "I move that the Planning Commission enter a finding that the requested Multi-Family Residential District (R-3) zoning for the property located at 10225 Chambers Road containing case Z24-0003 meets the criteria of the Land Development Code and based upon such finding recommend the City Council approve the PUD zoning" seconded by Commissioner VanHeusen, VOTE:

Ayes: 5 - Alternate Commissioner Hoskens, Commissioner Biltoft, Commissioner Sanchez, Alternate Commissioner Nelson and Commissioner Vanheusen

[Pres 24-600](#)

TXT24-0002: An ordinance amending the Commerce City Land Development Code to set regulations for short terms rentals.

Attachments:

[Staff Report](#)

[Ordinance No. 2648](#)

[ORDINANCE NO 2648 - Exhibit A](#)

[ORDINANCE NO 2648 - Exhibit B - Redline Changes](#)

Jeff Brasel, Community Development Director, presented the short term rental ordinance amendment. Short Term Rentals are for guests with a 30 day stay or less, as an accessory use in residential zone districts through licensing provisions. There is a notification requirement for adjacent neighbors and a 500 foot spacing requirement. There are habitability requirements for safety of the dwelling. The protection of the neighborhood character as a single family dwelling unit is required. Food preparation is not allowed. 2 guests per bedroom plus an additional 2 people. Parking on site is required or on street in front of the home.

Commissioners asked about the enforcement of these regulations and where the 500 foot separation came from. They also asked how the licenses can be allocated if two neighbors are competing for a license. Commissioners suggested that licenses not be renewed if a neighbor wanted a license.

A motion was made by Commissioner Nelson, " I'd like to recommend the City Council approve ordinance 2648, an ordinance amending section 21-5263, 21-5400, 21-5420 and 21-11200 of the Land Development code pertaining to the regulation of short-term (rentals)" seconded by Commissioner Sanchez, VOTE:

Ayes: 5 - Alternate Commissioner Hoskens, Commissioner Biltoft, Commissioner Sanchez, Alternate Commissioner Nelson and Commissioner Vanheusden

5. Commission Business:

6. Attorney Business:

7. Staff Business:

Staff to provide updates on cases heard at the October hearing

Planning Manager, Heather Vidlock, shared that the City Council approved the Comprehensive Plan on October 7th, effective November 1st. Also, on October 7th they approved the JFW Trucking Zoning, Mile High Greyhound Park, and the Applegreen E470 Travel Centers. One Buckley at 120th is continued to December 2nd. On October 21st City Council approved the Anderson Ranch Annexation and Zoning and on November 4th they approved the Second Creek Plat.

8. Adjournment - 7:29 PM

Planning Commission adjourned to a Study Session to discuss their 2025 Work Plan