



Commerce City

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

Meeting Minutes

Planning Commission

Tuesday, July 1, 2025

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_eWooKZMaT9Cy6DF_jILVkg

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.

Call to Order - 6:05 PM

The meeting is called to order at 6:05 PM

Roll Call

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

Approval of Minutes:

[Min 25-132](#) May 6, 2025 Planning Commission Minutes

Attachments: [May 6, 2025 Planning Commission Minutes](#)

A motion made by Commissioner Eggleston, seconded by Commissioner Sanchez, that the May 6th minutes be approved.

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

Public Meeting:

[Pres 25-360](#) **PUDA 25-0002:** Becknell Industrial is requesting approval of an amendment to the Nexus North at DIA PUD Zone Document Amendment No. 3 to allow warehouse and distribution land uses and reduce the maximum front yard setback for planning area 3. The subject property is located at 17010 East 88th Avenue

Attachments: [Staff Report](#)
 [Project Narrative](#)
 [PUD Zone Document](#)
 [Traffic Compliance Letter](#)
 [Conceptual Site Plan](#)

City Planner, Dalton Guerra, presented on behalf of staff.

Commissioner Sanchez asked what the character of the property directly north of the subject property was. City Planner, Dalton Guerra noted it is currently passive open space north of 88th Ave.

Commissioner Eggleston asked about sidewalks and setbacks on the property. City Planner, Dalton Guerra noted to the north it was about 100 feet from the sidewalk but less to the south.

Commissioner Eggleston also asked what type of company would be moving into the south and the applicant stated nothing has been planned yet.

Chair Biltoft asked if there was any plan to vacate E. 88th or Buckley? Development Review Coordinator, Lee Alverson, verified at this time there was not.

A motion made by Commissioner Shecter, "I move that the Planning Commission enter a finding that the requested PUD zone document amendment for the property located at 17010 East 88th Avenue contained in case PUDA25-0002 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: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner Vanheusen

Commission Business:

Commissioner Sanchez asked about the status of the postponed Oakwood proposal. Planning Manager, Heather Vidlock shared that the proposal will be coming back to the Planning Commission in October. Oakwood is working through the development agreement with the attorney's office. Due to full agendas, this will go to Council November 17th.

Attorney Business:

Staff Business:

Planning Manager, Heather Vidlock shared upcoming dates to be added to calendars.

August 5th: City Council has been invited to have a Joint Study Session to discuss the Land Development Code, specifically the development comments received from the development community and revisions that were made to the code and response to those comments.

There will be two development cases. The plan is to have one hour for the Joint Study Session with Council and then convening the Planning Commission after at

7:00 p.m.

September 2nd: There will be a public hearing on the Land Development Code and the Transportation Master Plan.

October 6th: The Land Development Code goes to City Council for first reading and Public Hearing.

November 3rd: Second reading on the Land Development Code.

C3 is in the process of working on a housing needs assessment. There is a consultant that is working through the assessment and will report to Council on September 22nd. Heather will ask to make this a joint meeting with Planning Commission and City Council.

Adjournment - 6:42 PM

Any member of the public requesting accommodations concerning rights under the Americans with Disabilities Act to attend or participate in any public meeting and/or to obtain this notice in alternate formats is asked to please contact the Commerce City Community Development Department at 303-289-5052 as soon as possible before the meeting.

Para servicios de traducción al español, llame al 303-227-8818.