CUP23-0003 meets the criteria of the Land Development Code with conditions, and based upon such finding, recommend that the City Council approve the Conditional Use Permit with the following conditions:
A. SACWSD shall cause the property to be established as a legal parcel, either through subdivision or through a warrant deed as provided in LDC Sec. 21-6100(2)(c). The applicant shall provide a copy of the warranty deed to the City.
B. Landscaping required per LDC Article 7, Division 5 (including a minimum of 20 trees and 91 shrubs) shall be provided and concentrated on the west side of the subject property to provide additional buffer to existing Quebec Street and neighboring properties.
C. Commercial vehicles greater than two (2) axles shall not enter or exit through the access from Quebec Street, on the west side of the property.
D. A drainage easement over the proposed storm water retention area shall be dedicated at the time of the final plat of the property.
Seconded by Commissioner Eggleston.

Ayes: 4 - Commissioner VanDijk, Alternate Commissioner Eggleston, Commissioner Biltoft and Commissioner Cammack

Excused: 1 - Commissioner Japp

Pres 23-727

Z-990-23: Galloway & Company, Inc. is requesting a zone change from AG (Agricultural) and I-1 (Light Intensity Industrial) to I-2 (Medium Intensity Industrial), for the whole property located at 6601 Colorado Boulevard, consisting of approximately 11.13 acres.

Attachments:
1. Z-990-23_StaffReport
2. Vicinity Map_6601Colorado
3. Zone Change Narrative
4. Boundary Survey_6601Colorado
5. PrelimDrainageReport
6. Traffic Study
7. Neighborhood Meeting Summary
8. Z-990-23_Ordinance

Deputy City Attorney, Matt Hader presented Case # Z-990-23 (6601 Colorado Boulevard - Zone Change) requesting a change from AG (Agricultural District) and I-1 (Light Intensity Industrial District) to I-2 (Medium Intensity Industrial District). For the property located at 6601 Colorado Boulevard consisting of approximately 11.13 acres.

Presenting the case on behalf of the City is Dalton Guerra, City Planner with the Commerce City Planning Division. After presenting background information on the parcel it was noted that the parcel currently has been zoned as AG and I-1 and now Galloway and Company, Inc. is requesting that the parcel be zoned to I-2 to allows for a new 30,000 sf warehouse building with outdoor storage. A corresponding Development Plan (D-556-23) is being processed for the proposed warehouse building and related site improvements. A Subdivision Plat (S23-003) is also being processed to consolidate the two lots into one.

Commissioner VanDijk made a motion to move that the Planning Commission

enter a finding that the requested Zone Change for the property located at 6601 Colorado Boulevard contained in case Z-990-23 meets the criteria of the Land Development Code and based upon such findings, recommend that the City Council approve the Zone Change.
Seconded by Commissioner Cammack.

Ayes: 4 - Commissioner VanDijk, Alternate Commissioner Eggleston, Commissioner Biltoft and Commissioner Cammack

Excused: 1 - Commissioner Japp

Presentations:

Pres 23-731 Commerce City Cost of Growth Study

Attachments: Cost of Growth Study
Council Communication
Study Presentation

Brian Duffany, Economic & Planning Systems, Inc. presented a virtual presentation on the Cost of Growth.

Pres 24-046 Land Development Code Update presentation by consultants Kendig Keast Collaborative

Attachments: Module 1 Presentation

Brian Marby and Marsha Boyle with Kendig Keast Collaborative presented on the Land Development Code Update which is still in draft form.

Board Business:

Attorney Business:

Staff Business:

Adjournment

The meeting adjourned at 8:18 p.m.