# Commerce City

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

## Meeting Agenda - Final

## Planning Commission

**Tuesday, December 1, 2026** **6:00 PM** **Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. This hybrid meeting can be viewed on the cities YouTube Channel and the public can participate by registering at: https://c3gov.zoom.us/webinar/register/WN_57BqhEweS4SqOEGk5UBSBQ**

**Regular Meeting**
**All times given are estimates only.**

### 1. Call to Order/Roll Call - 6:00 PM

### 2. Pledge of Allegience

### 3. Approval of Agenda

### 4. Approval of Minutes

Min 26-194 November 3, 2026, Meeting Minutes

***Attachments:*** PC Minutes_11.3.26

### 5. Public Hearings - 6:15 PM

Pres 26-863 **PUDA24-0002:** PCS GROUP, ON BEHALF OF BUFFALO RUN COMMERCIAL INVESTORS LLC, IS REQUESTING APPROVAL OF THE VILLAGES AT BUFFALO RUN EAST- AMENDMENT 3, TO ALLOW RESIDENTIAL USES WITHIN PLANNING AREA C-1. THE SUBJECT PROPERTY IS APPROXIMATELY 9.17 ACRES AND LOCATED AT THE SOUTHEAST CORNER OF EAST 120TH AVENUE AND CHAMBERS ROAD.

***Attachments:*** Staff Report
Attachment 1 - Vicinity Map
Attachment 2 - Applicant Narrative
Attachment 3 - Proposed PUD Zone Document Amendment
Attachment 4 - PUD Design Guidelines
Attachment 5 - Existing PUD Zone Document
Attachment 6 - October 2025-Neighborhood Meeting Summary
Attachment 7 - October 2026-Neighborhood Meeting
Attachment 8 - Traffic Impact Study
Attachment 9 - Staff Presentation
Attachment 10 - Applicant Presentation

Pres 26-848 **ORD 2817:** AN ORDINANCE AMENDING THE 2025 LAND DEVELOPMENT CODE TO MODIFY ITEMS RELATED TO PROCEDURE, LAND USE, AND APPROVAL CRITERIA.

***Attachments:*** Staff Report
Attachment 1 - Ordinance
Attachment 2 - Staff Presentation

**The public hearings will be conducted in a hybrid format in person and via Zoom. There will be an opportunity to testify live during the meeting or in advance via email or regular mail. The deadline to register to comment and to submit written comments is noon on Tuesday, December 1. Please contact the Community Development Department to request paper copies of materials.**

## 6. Administrative Business - 7:15 PM

COMMISSION BUSINESS

ATTORNEY REPORT

COMMUNITY DEVELOPMENT REPORT

## 7. Adjournment - 7:30 PM

Any member of the public requesting accommodations, with respect to 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 303-289-3611 at least 48 hours before the meeting. Para servicios de traducción al español, llame al 303-289-3611.