



8050 Rosemary Street

Zone Change from AG to I-1

Case #Z-993-24

Location: 8050 Rosemary St.

Applicant: FT-Hwy 2 & Quebec, LLC

Request: Zone Change

Case Summary

Applicant's Request:

- Zone Change a 2.40 ac. lot from AG (Agricultural District) to I-1 (Light Intensity Industrial District)

Future Land Use:

- Irondale Neighborhood & Infrastructure Plan: Commercial/Industrial
- Comprehensive Plan: Industrial/Distribution

Case History:

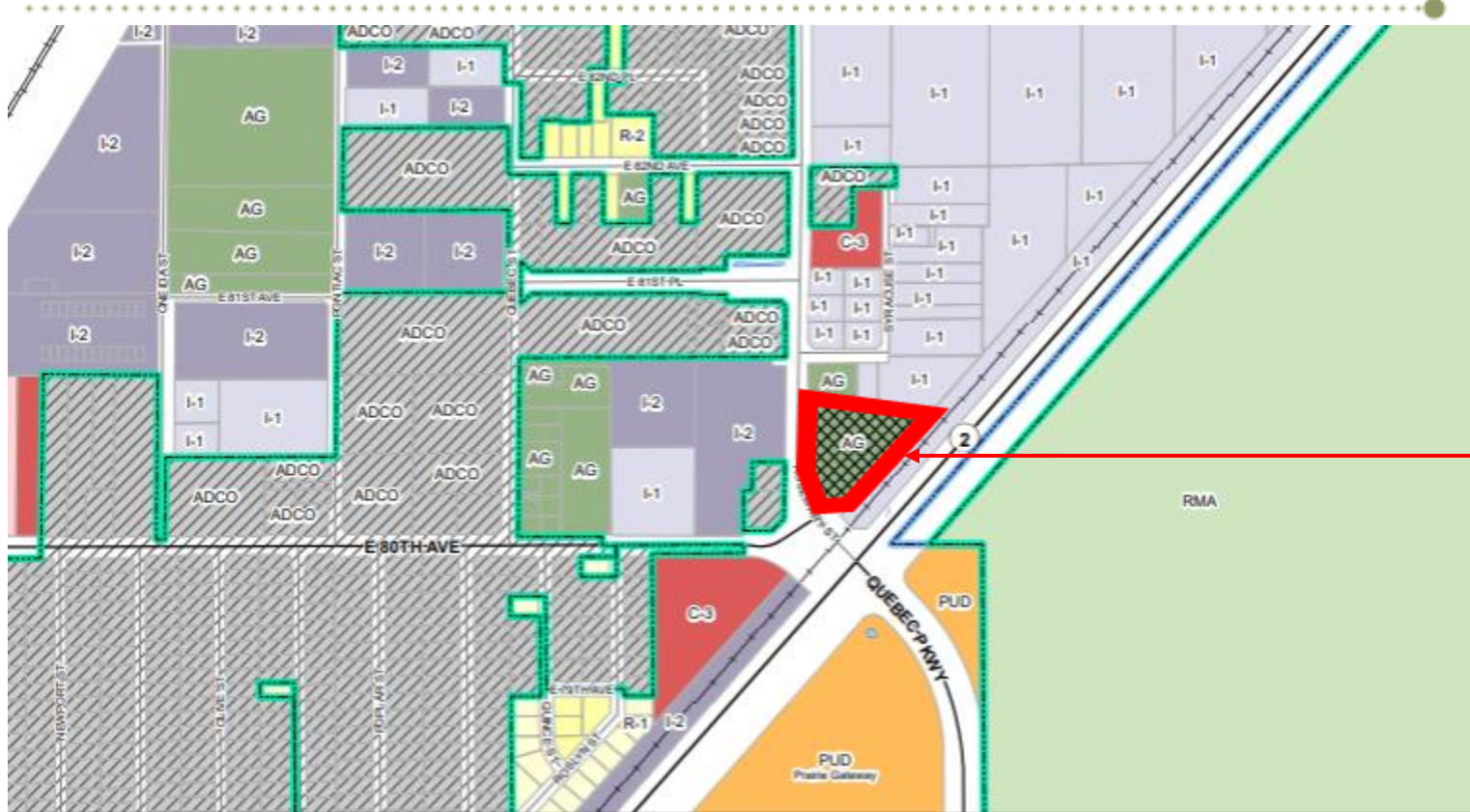
- Annexed and zoned AG in 1986

Concurrent Cases:

- A Development Plan (D-564-24) for a 5,312 sf. fuel sales/convenience store is currently under review.
- A Final Plat (S-847-24) for one lot.



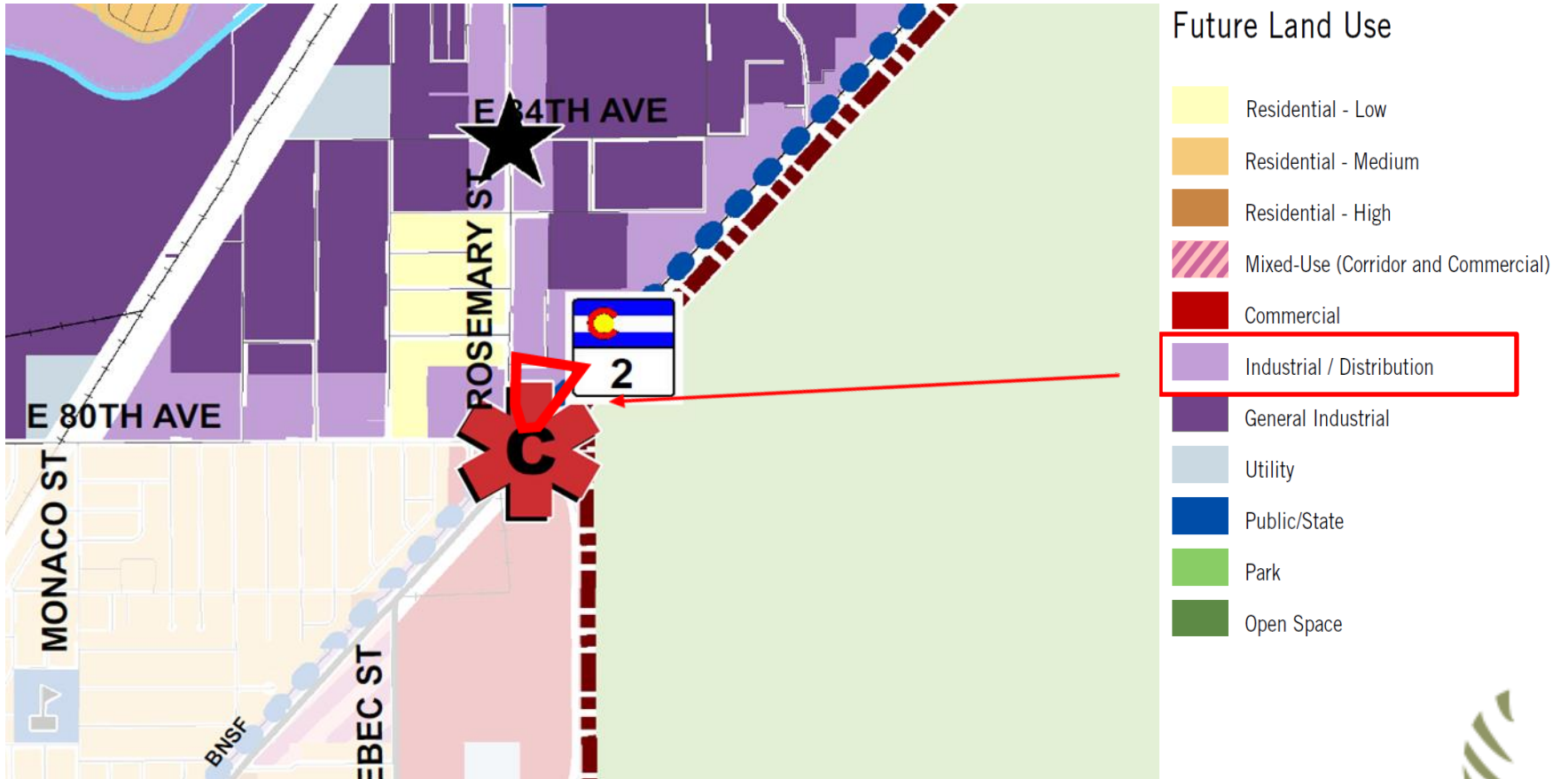
Vicinity Map



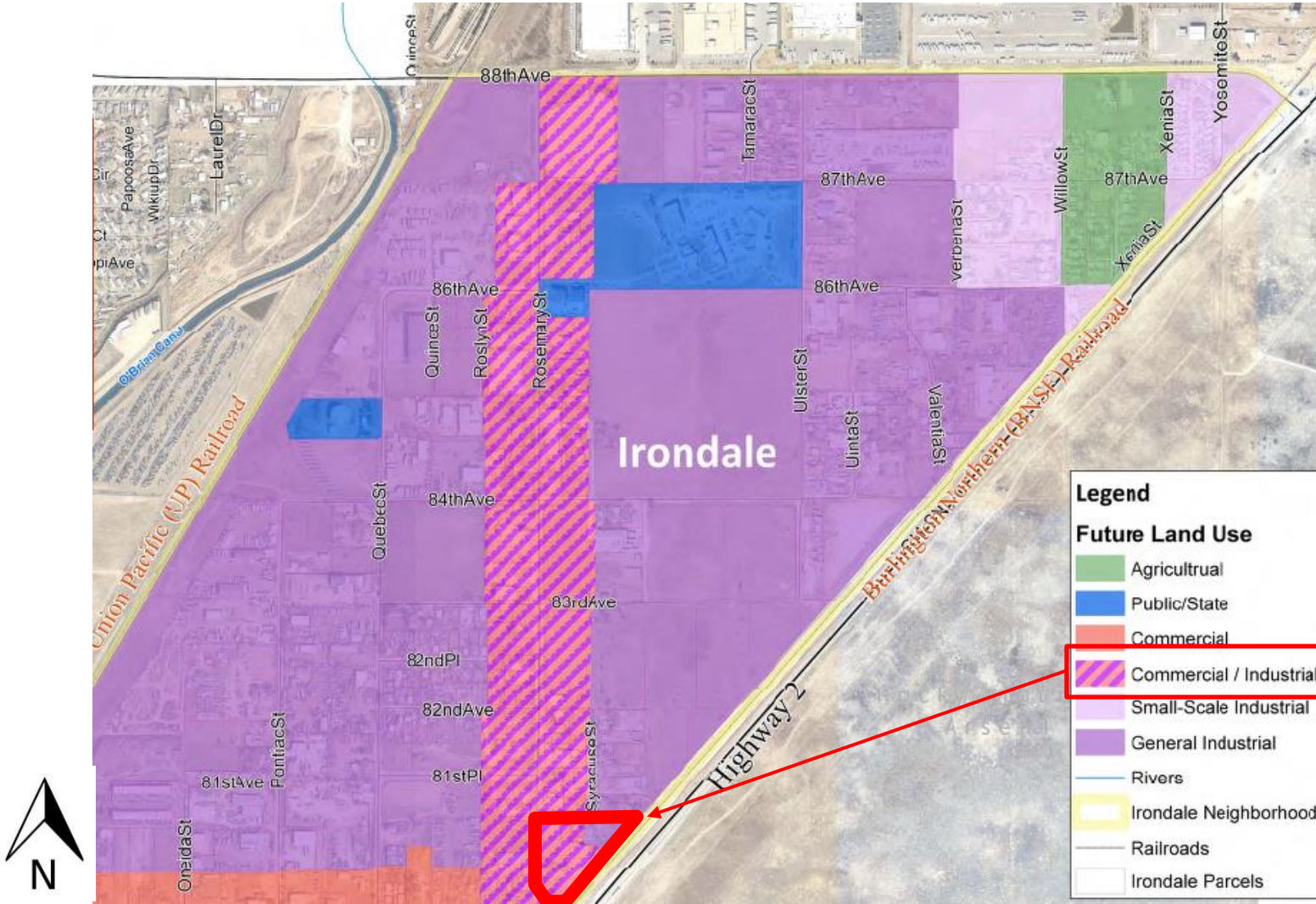
Subject Property



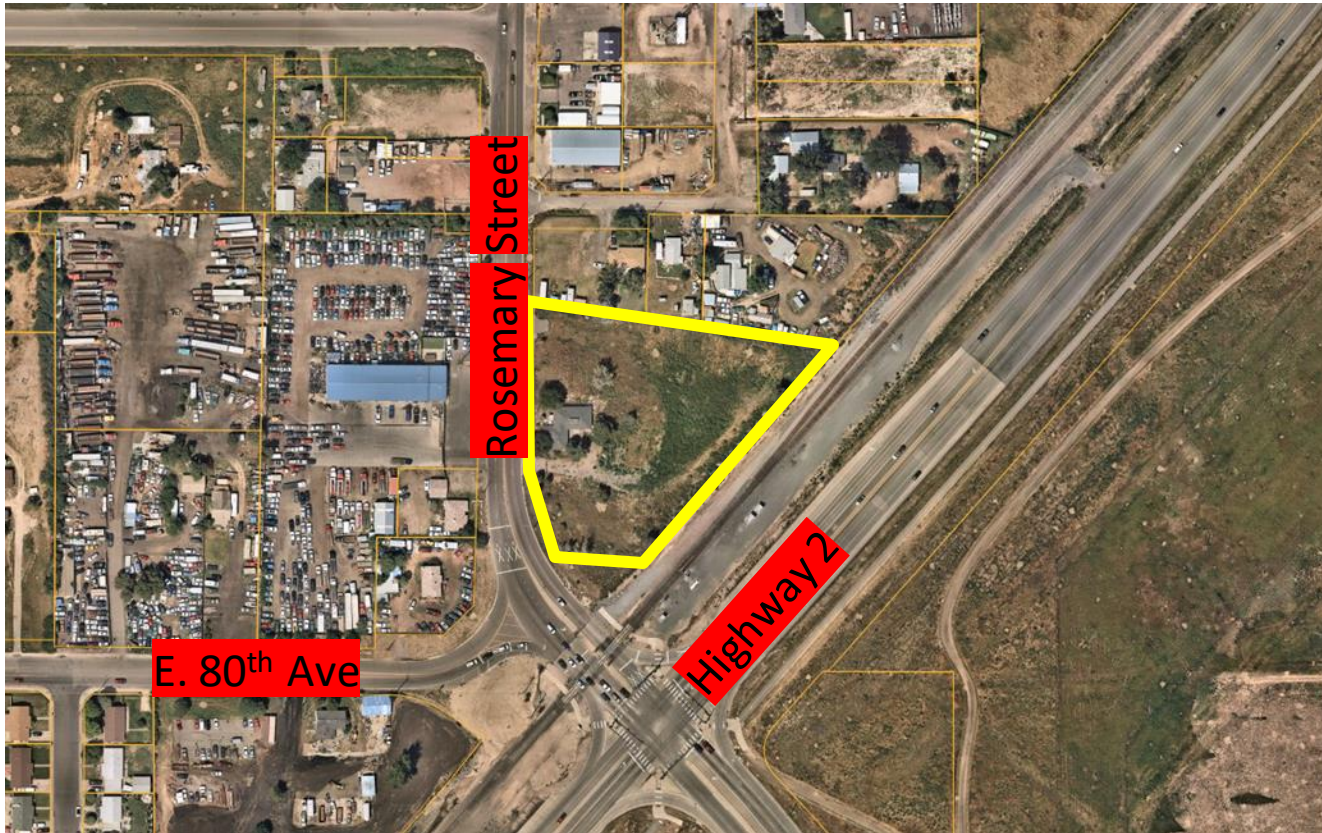
Future Land Use Plan



Irondale Neighborhood & Infrastructure Plan



Aerial



Current Conditions



Neighborhood Meeting

- A Neighborhood Meeting was conducted on June 21, 2023
- There was one (1) resident in attendance



Case Analysis

- The lot meets the I-1 zoning bulk standards
- Proposed zone change has been reviewed by all relevant Development Review Team (DRT) agencies, and there are no outstanding issues
- There is sufficient evidence in the record to demonstrate that the proposal meets the Zone Change approval criteria in Municipal Code Sec. 21-3232



Planning Commission Summary

- This case went to Planning Commission on March 5th
- There were no public comments
- Planning Commission voted 5-0 to recommend approval



Considerations for Discussion

- Zone Change is consistent with the Comprehensive Plan and Irondale Plan
- Zone Change allows the site to develop
- Zone Change allows for the expansion of public services to the site.
- Zone Change will accommodate for road widening project on Rosemary Street to address traffic concerns.



Zone Change Approval Criteria

- Sec. 21-3232(5):
- Criteria (i): The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;
- Criteria (ii): The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
- Criteria (iii): The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
- Criteria (iv): The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
- Criteria (v): There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and
- Criteria (vi): The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.



The applicant is present to speak on behalf of this request and to answer any questions.

Staff is available to answer any questions.



Approval Criteria

Sec. 21-3232(5). - Zone Change Approval Criteria.

An application may be approved if:

- a) **The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or**

Analysis: N/A

- b) The zone change meets all of the following:

- i. The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;

Analysis: **This proposal meets the FLUP designation of, Industrial/Distribution, and the Irondale Neighborhood & Infrastructure plan of Commercial/Industrial and General Industrial, with the proposed designation of I-1. Therefore, it can be found that this application meets Criteria (i).**

Approval Criteria

Sec. 21-3232(5). - Zone Change Approval Criteria.

- i. The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;

Analysis: This proposal is requesting the zoning of I-1 which is consistent with the zoning of adjacent properties. Additionally, the FLUP designates the surrounding properties as Industrial/Distribution, which is also reflected in the Irondale Neighborhood & Infrastructure Plan. Therefore, it can be found that this application meets Criteria (ii).

Approval Criteria

The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;

Analysis: This proposal was referred and reviewed by the applicable public service providers such as Public Works, South Adams County Water and Sanitation District (SACWSD), Mile High Flood District (MHFD) and there are no outstanding concerns. Therefore, it can be found that this application meets Criteria (iii).



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Approval Criteria

- The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
Analysis: Future development at this location would have access to public uses. A non-residential parks impact fee will be paid at the time that building permits are issued. Therefore, it can be found that this application meets Criteria (iv).



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Approval Criteria

- There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and

Analysis: The Comprehensive Plan and Irondale Neighborhood & Infrastructure Plan designate this area for industrial and commercial uses. This infill development would provide additional services to the community and utilize a vacant site with existing services. Therefore, it can be found that this application meets Criteria (v).



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Approval Criteria

- vi. The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

Analysis: The location of the subject property is designated as a Community Commercial Center by the Future Land Use Plan which emphasizes the importance of commercial uses to service the community. The Irondale Neighborhood and Infrastructure Plan also designates this area for Commercial/Industrial. Both the Comprehensive Plan and Irondale plan suggest that this area is intended for light industrial and commercial uses and a Zone Change from AG to I-1 supports that vision.



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