

Z-944-18: Commercial Sheet Metal, Inc. is requesting approval to rezone from I-1 (Light Intensity Industrial District), to I-2 (Medium Intensity Industrial District) the property located at 8546 Quebec Street.

Attachments: [Staff Report](#)
 [Vicinity Map](#)
 [Narrative](#)
 [Development Plan](#)

Attorney Matt Hader introduced the case, noted that the file contained the relevant notice information and introduced staff presenting the case.

Planner Domenic Martinelli reviewed the staff report and presentation including the DRT recommendation for approval.

The Commission asked questions about drainage and landscape requirements. Clarification was requested regarding the industrial design standards for both I-1 and I-2 zone designations.

The Applicant Dan Chase, 5124 Lehigh Lane, Sedalia, was available for questions. He stated the business would be relocated from the existing Denver site. The applicant is requesting an I-2 zone designation in order to comply with city standard regarding outdoor storage.

The hearing was opened to the public. There being no further discussion on the request, the public hearing was closed and a motion was requested.

Commissioner Amador made the following motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 8546 Quebec St. contained in case Z-944-18 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change." Commissioner Popiel seconded the motion. VOICE VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Cammack, Chair Popiel, Commissioner Anderson and Commissioner Jones

Presentation Item(s):