

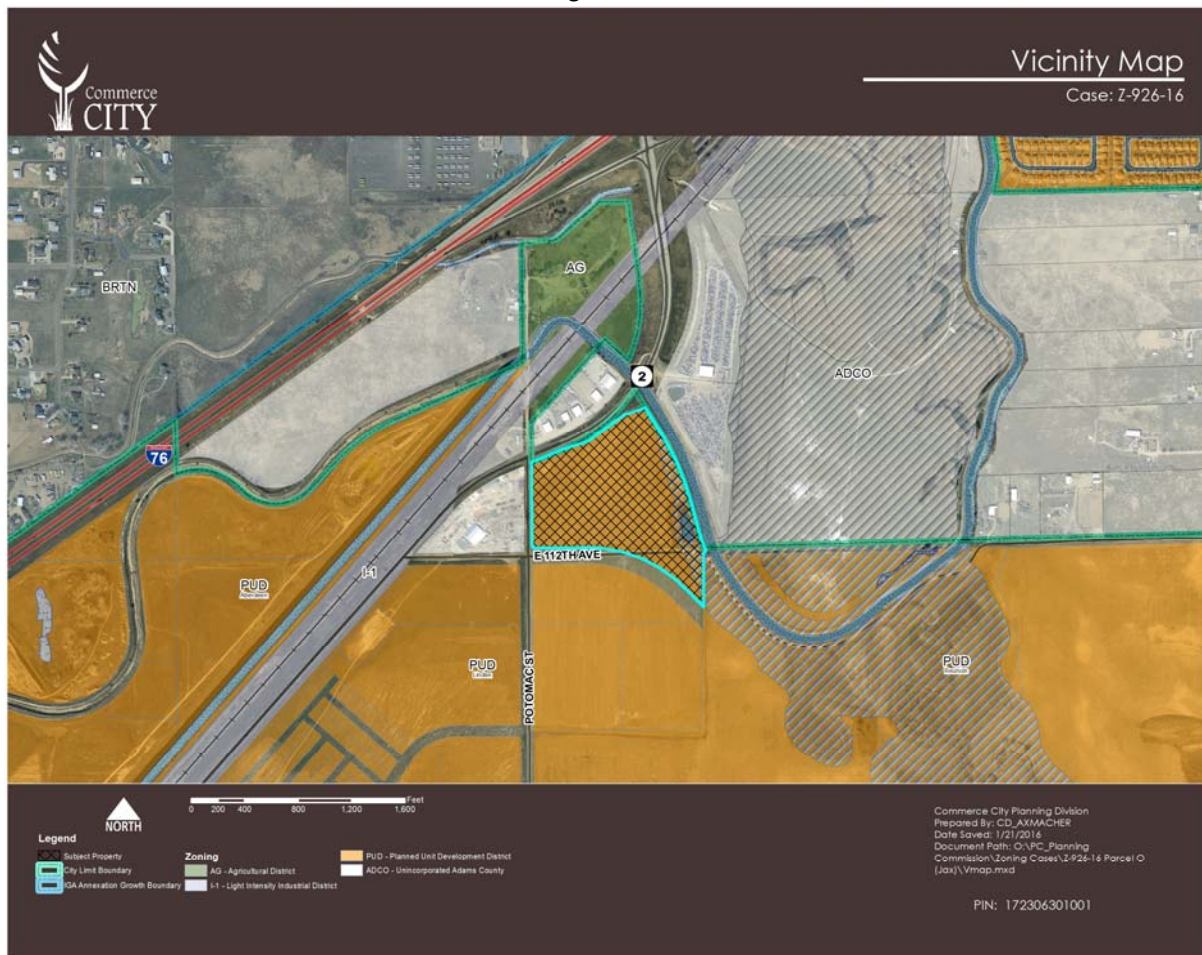
# ZONING NARRATIVE

## **Z-926-16**

### **Section #1 – Request:**

The City of Commerce City is requesting the approval of a zone change from Planned Unit Development (PUD) to Public for 25.43 +/- acres of city owned property north of E. 112<sup>th</sup> Avenue and east of Potomac Street. (PIN: 172306301001). See Figure 1.1.

*Figure 1.1*



There is **no development on the subject property** at this time and the city is currently in the pre-design stage to **develop the site as a recreation center**. Construction on the site is planned to begin in 2016/2017 and will be completed in late 2017. This request for rezoning is being made prior to construction commencing on the site in order to give the recreation center site the most appropriate zoning designation for its planned use. Most other city park and recreation facilities are zoned Public which allows for these types of land uses.

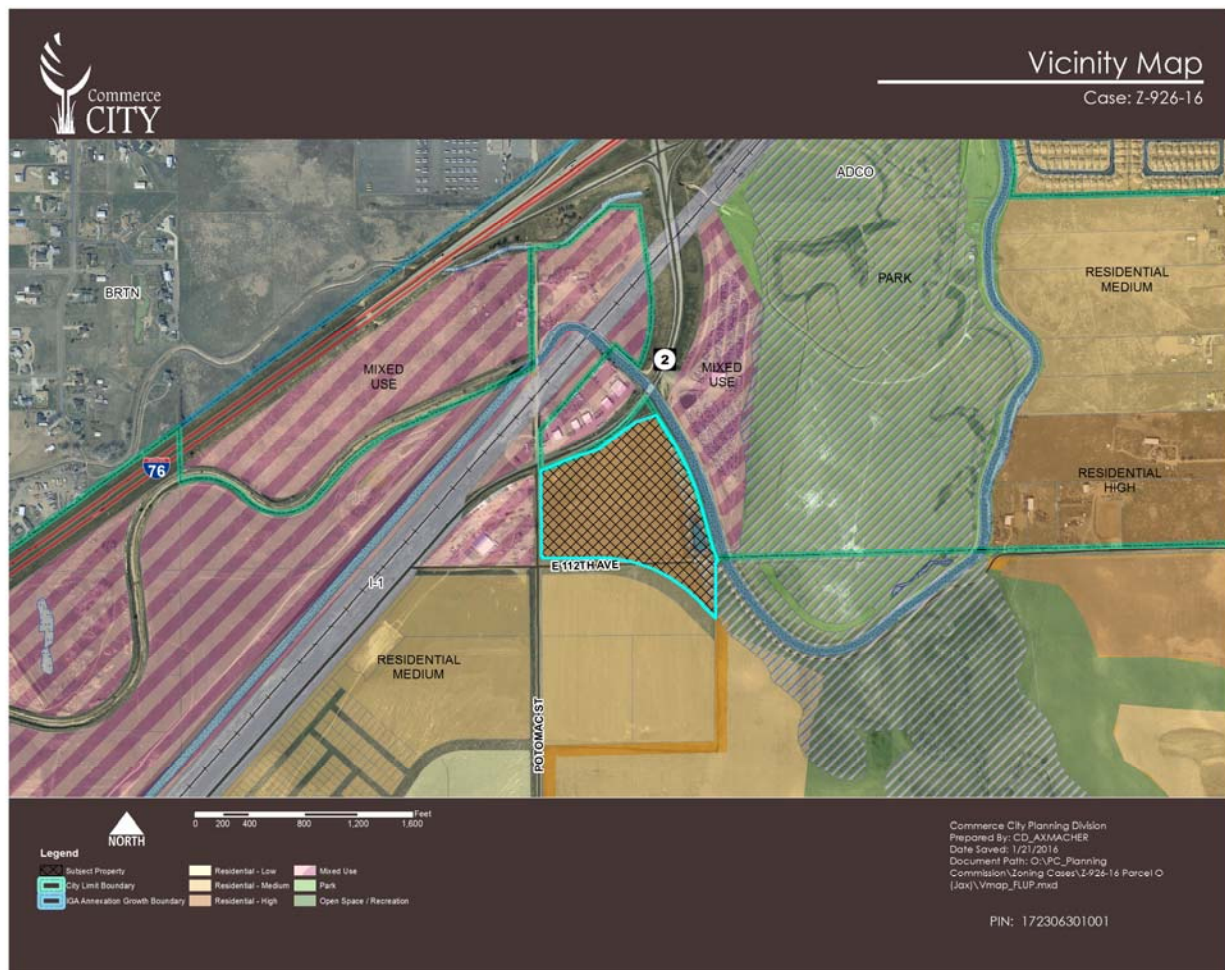
## **Section #2 – Requested Zoning:**

All of the subject property is currently zoned PUD under the Burlington/Catellus PUD Zone Document which governs the Turnberry development. The PUD lists the allowed uses for Parcel O as commercial or multifamily development. The city requests that the subject property be rezoned to a Public zoning designation. The requested zoning designation is consistent with the zoning of other similar city facilities including the existing city recreation center located at 6060 E. Parkway Drive. The Public designation will further clarify the area as city owned and reserved for the public's benefit. Specifically, the site's intended use a recreation center. The other properties in the area that are a part of the Second Creek Floodplain and planned to be used as adjacent park and open space adjacent to the recreation center are not being rezoned at this time, as they are not yet annexed to the City and will be zoned Public at the time of annexation.

## **Section #3 – Comprehensive Plan:**

The city's Comprehensive Plan identifies the majority of the subject property for future High Density Residential use (see Figure 3.1) but the comprehensive plan also allows commercial development along major corridors. The requested Public zoning designation for a recreation center is consistent with the future land use designation because the comprehensive plan allows for commercial land uses along collector streets and while a recreation center is not a commercial land use, it meets the same intent of allowing destination uses at significant intersections. Also, while the comprehensive plan did not identify a location for a second recreation center in the north of the city, it does state as a policy to build a recreation center in the northern range. This site was selected as the most appropriate location after extensive research.

*Figure 3.1*



#### **Section #4 – Special Agreements:**

The subject property is not encumbered by any special agreements other than Public Improvement Agreements for adjacent properties regarding the phasing of construction of the surrounding roadways and infrastructure.

#### **Section #5 – Compliance with 21-3232 (Rezoning or Zone Changes):**

The requested rezoning is compliant with the approval criteria for a rezoning as specified below:

1. The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district.

*Not Applicable*

2. 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.

*The requested Public zoning designation is consistent with the future land use designation as the comprehensive plan allows for commercial land uses along collector streets and while a recreation center is not a commercial land use, it meets the same intent of allowing destination uses at significant intersections.*

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

*The proposed Public zoning designation is compatible with future development of a recreation center and associated park facilities. The facility will benefit the surrounding residential land uses while helping to preserve the sensitive wetland areas to the east.*

4. 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.

*Adequate public services can be provided to the site for the development of a recreation center.*

5. 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.

*The proposed future use as a recreation center is a beneficial public use.*

6. 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.

*The subject property is owned by the city and will be used as recreation center. The Public zoning designation will identify the property as public property for the benefit and use of the public.*

7. The area for which the 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 Public zone designation will effectively lower the proposed density and use on the property from High Density Residential to a recreation center. It will also serve to identify the property as publicly owned.*

**Section #6 – Summary:**

Commerce City is requesting the approval of a zone change from PUD to Public for city owned property located north of E. 112<sup>th</sup> Avenue and east of Potomac Street. The requested zoning is consistent with the approval criteria for a zoning (21-3232) and will not negatively impact future development. The property is unencumbered and will be developed into a public recreation center by the city.