S-609-14
Z-907-14

Location: 5155 E. 64th Avenue, 6430, 6450, and 6460 Highway 2

Applicant: Impacto De Fe

Property Owner: Impacto De Fe

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Cases Tonight

S-609-14 Request:

1. A final subdivision plat to consolidate 4 parcels into 1 lot at 5155 E. 64th Avenue and adjust the lot lines for 3 lots along Highway 2.

Z-907-14 Requests:

1. Rezone consolidated parcel from I-1 to C-2 at 5155 E. 64th Avenue.
2. Rezone 3 lots from I-1 to C-3 at 6430, 6450 and 6460 Highway 2.

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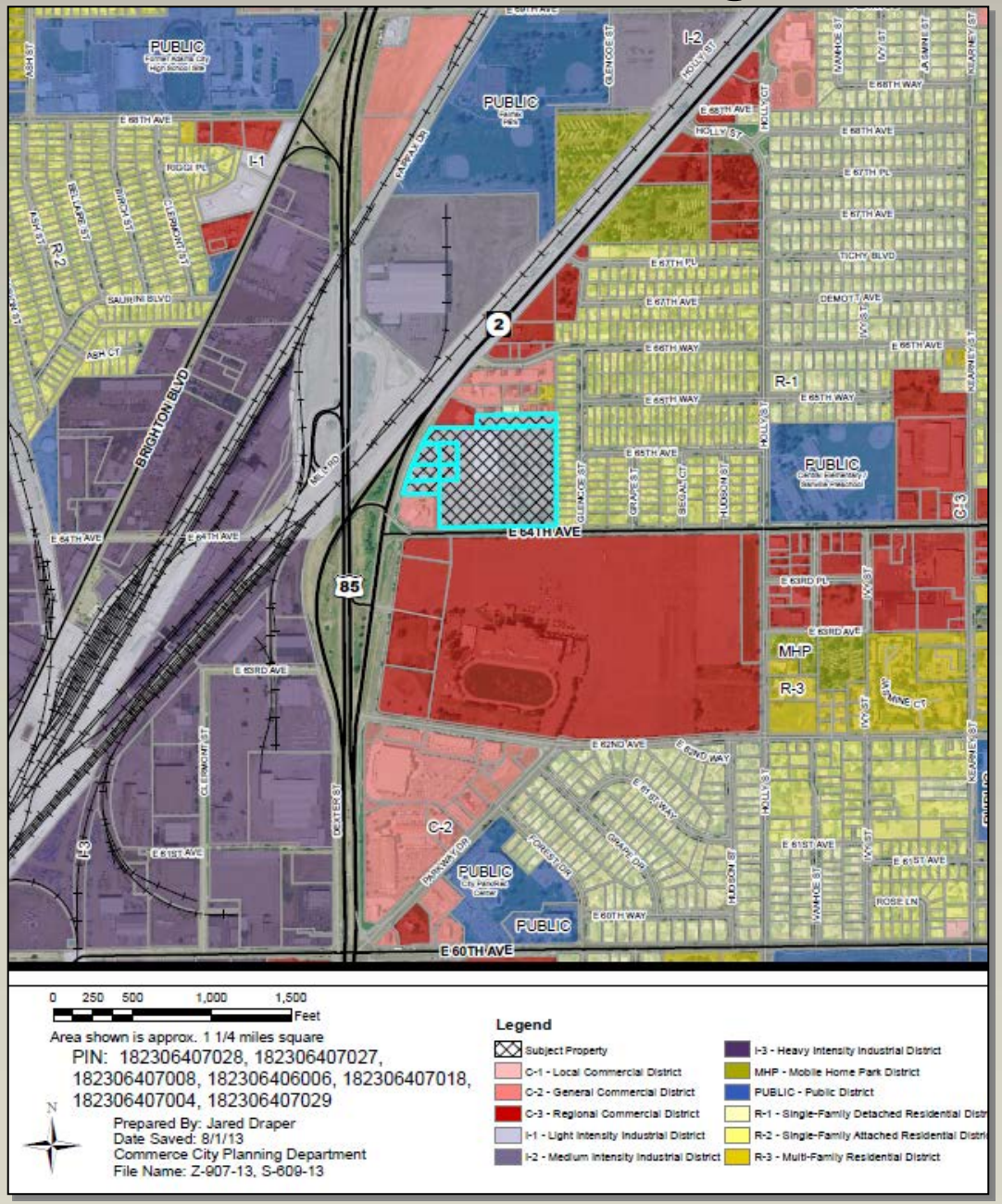
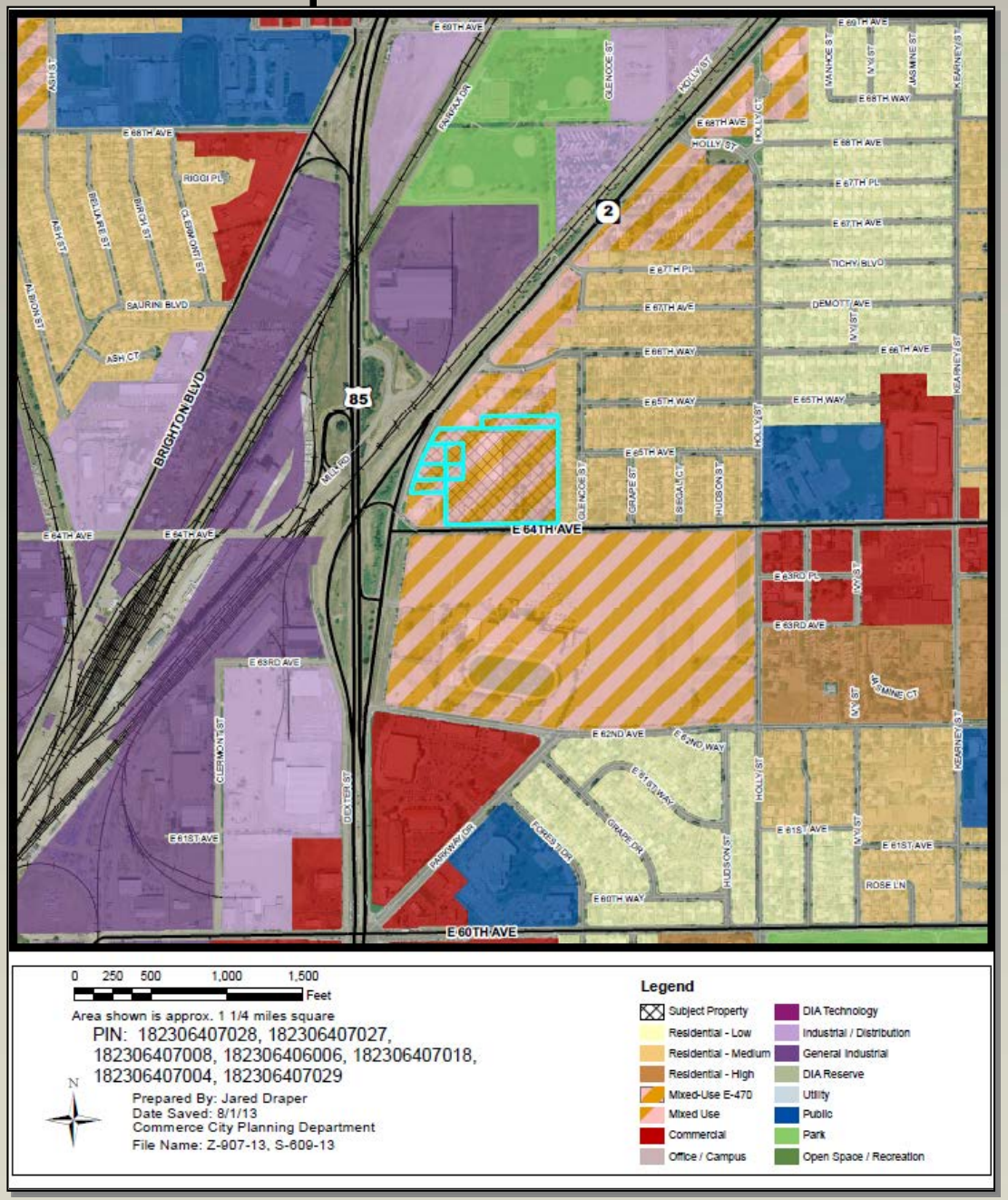
Site Surroundings



Zoning: I-1

Comprehensive Plan



<u>Comp Plan:</u>
Mixed Use (Corridor and Commercial)

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Aerial

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From E. 64th Avenue Access

From Highway 2

Toward Residential Neighborhood to the East

Tire Shop from Highway 2

Case History

- S-141-86
  - Resubdivision of Robert's Gardens Subdivision
  - Created Lot on the corner of E. 64th Avenue and Highway 2 (Conoco)
- S-147-86
  - Resubdivision of Robert's Gardens Subdivision to create Greyhound Subdivision Filing No. 1
  - 10.27 acres for the use of the Mile High Flea Market
- Z-404-86
  - Zone change from MHP, R-2, C-2 and I-2 to PUD
  - Later repealed
- Z-448-87
  - Zone change from MHP, R-2, C-2 and I-2 to I-1 with conditions

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Existing Zoning Conditions

- Z-448-87 imposed 6 conditions on the subject property
- Condition A: Limited I-1 uses
  - Allowed for the proposed Mile High Flea Market, a prohibited use in commercial zone districts in 1987.
- Condition B: Site Development Plan
  - Restricted development in accordance with an approved site development plan. This condition limited expansion and redevelopment of the site without approval from City Council.
- Conditions C-G: Site Access and Circulation
  - Ensured adequate parking, circulation and pedestrian access for the proposed use as the Mile High Flea Market.

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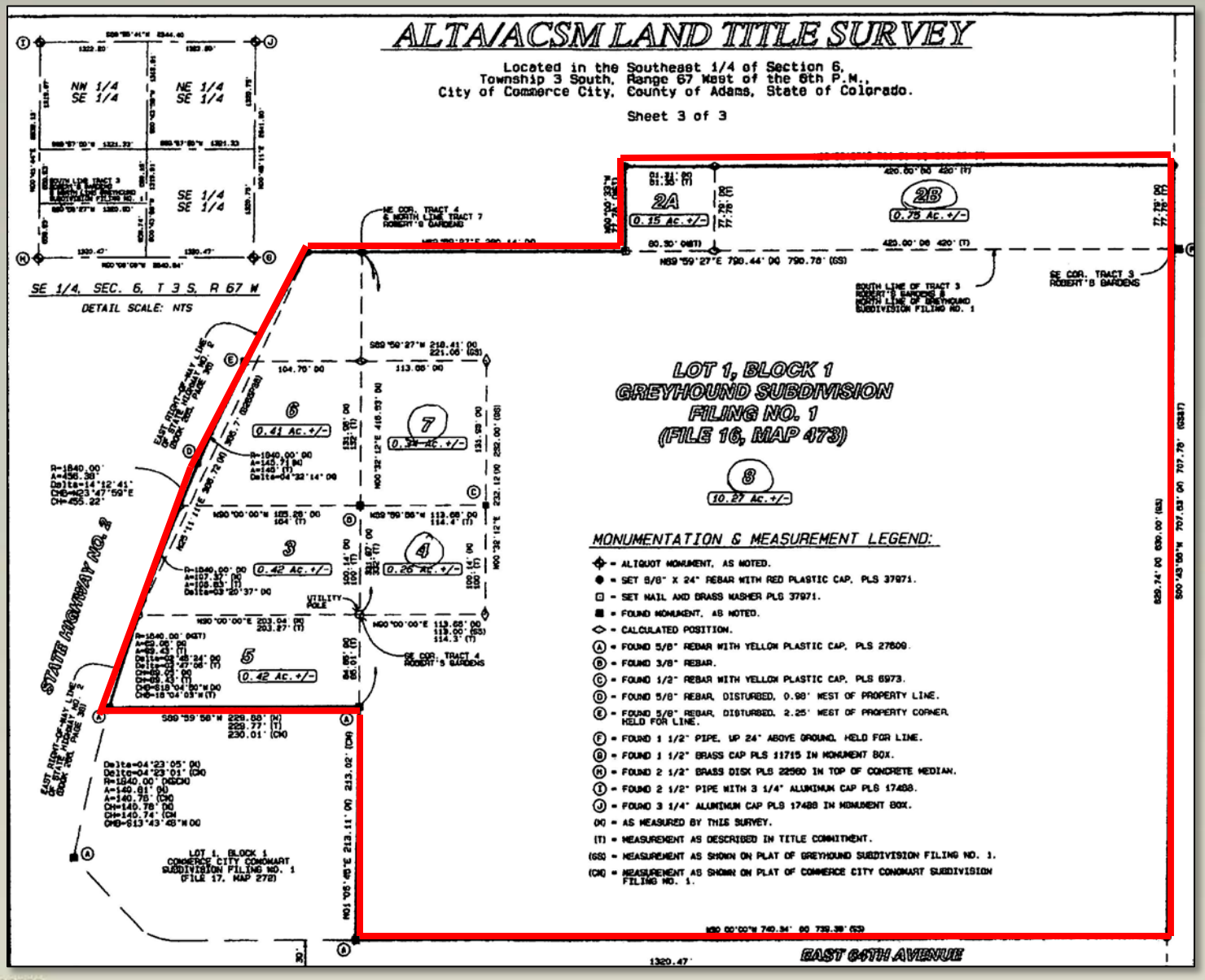
Current Lot Configuration



Subdivision Lot Standards

C-2	Standards		Proposed	
	Minimum Lot Area	8,000 sf.	Lot 1	512,447 sf.
	Maximum Lot Area	N/A		
	Minimum Lot Frontage	70-feet		Approximately: 114-feet along Highway 2 1,059-feet along E. 64th Avenue

C-3	Standards			Proposed
	Minimum Lot Area	8,000 sf.	Lot 2	17,779 sf.
				Approximately: 143.4-feet
	Maximum Lot Area	N/A	Lot 3	21,741 sf.
				Approximately: 125.5-feet
	Minimum Lot Frontage	70-feet	Lot 4	15,284 sf.
				Approximately: 73.2-feet

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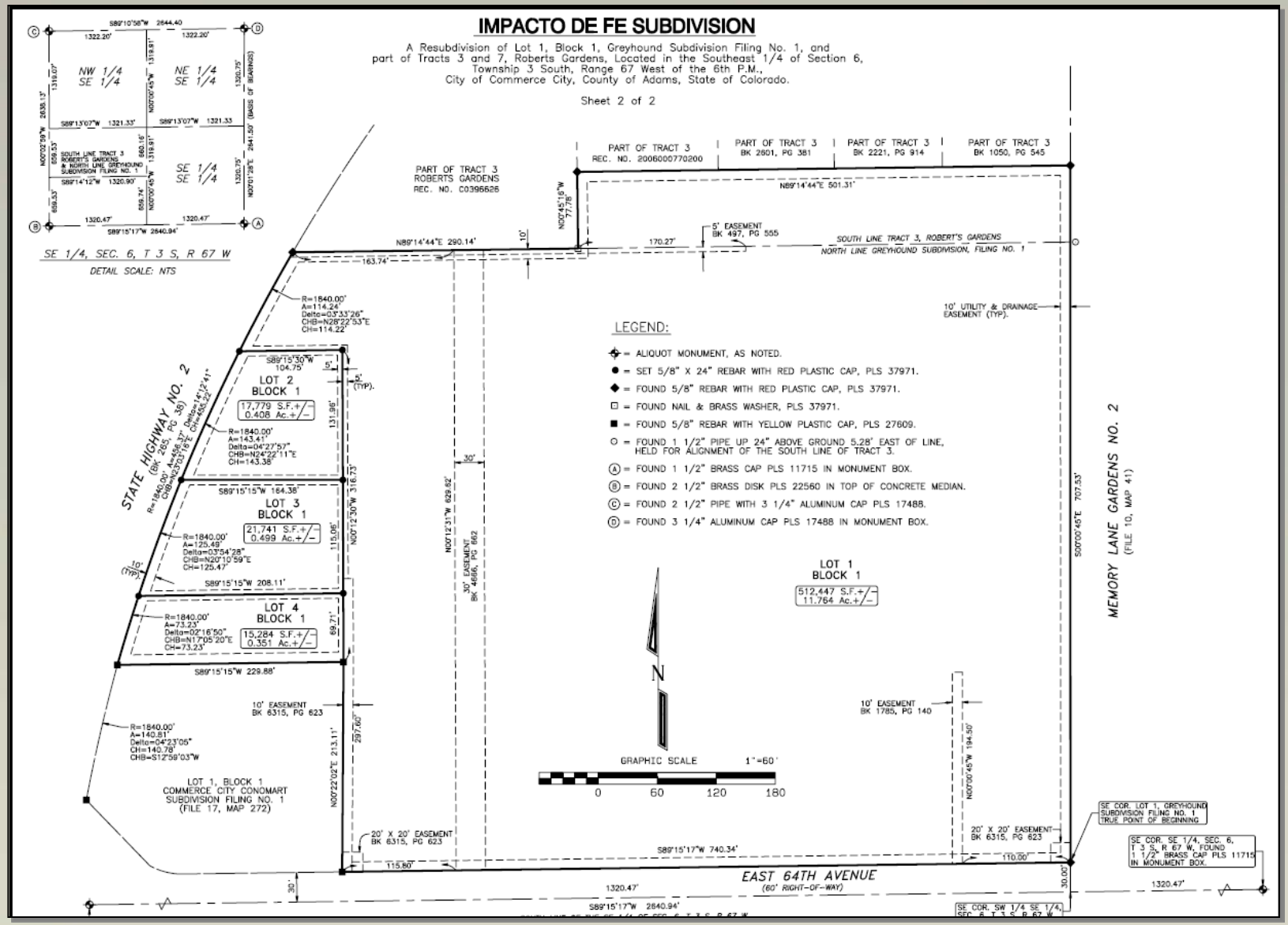
Proposed Final Plat



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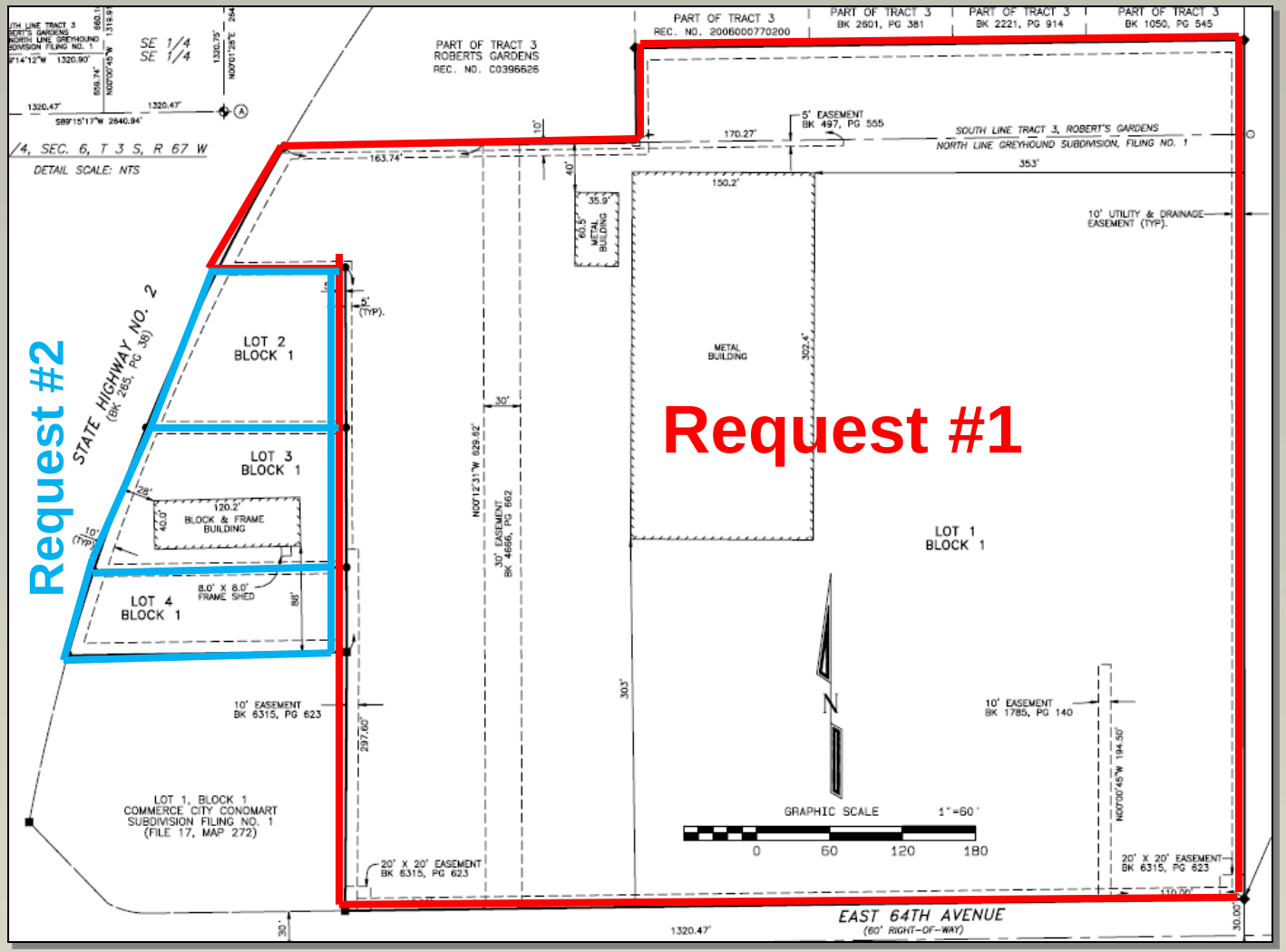
Zoning Requests



Request #1:

Rezone consolidated parcel from I-1 to C-2 at 5155 E. 64th Avenue.

Request #2:

Rezone 3 lots from I-1 to C-3 at 6430, 6450 and 6460 Highway 2.

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Existing Uses

- 2 Event Centers
  - Accessed from E. 64th Avenue
  - One less than 15,000 sf.
    - Lease expiration July 31, 2014
  - One greater than 15,000 sf.
    - Lease expiration August 31, 2014
  - Applicant will not be renewing the above leases after expiration
- Tire Shop
  - Lot 3 of proposed final plat along Highway 2
  - Accessed from Highway 2

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Proposed Future Uses

- Request #1:
  - Impacto de Fe church
  - Potential private school

- Request #2:
  - Tire shop on Lot 3, allowed in C-3
  - No proposed use at this time on vacant lots

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Concept Plan

Impacto de Fe

- Congregation over 1,000
- 20% of congregation reside in Commerce City
- Current location: Faith Bible Chapel in Arvada
- Proposed Sunday main gathering
- Provide additional services to the community

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Subdivision Approval Criteria

- Subdivision is consistent with the proposed rezoning requests.
- Consistent with the intent of the specific zone change requests.
- No evidence that the subdivision violates any state, federal, or local laws, regulations, or requirements.
- General layout of the subdivision minimizes land disturbance and accomplishes intent of the Land Development Code.
- Complies with all applicable city standards.
- Will not result in substantial or undue adverse effects.
- Adequate public services and sufficient utility capacity.

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Zoning Approval Criteria

- Proposed zone changes are consistent with the Comprehensive Plan
- Proposed zone changes are compatible with the area and surrounding uses
- Sites are adequately served by utilities
- Proper mix of uses
- In the public interest to allow the C-2 and C-3 zone change requests.

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Planning Commission Analysis

- Proposed final plat meets the approval criteria and creates legal and conforming lots and structures with regard to the requested zone changes
- Request #1: Meets the approval criteria for a zone change from I-1 to C-2.
  - Removing the existing zoning conditions allows the applicant to begin moving forward with building permit activity for their proposed use as a church and school.
  - Approval by the Community Development Director assures that the property will not be used industrially or with additional commercial uses in the time prior to the C-2 taking effect.
  - Delaying the C-2 zone district effective date guarantees the removal of event centers greater than 15,000 sf. and allows the tenant to complete their existing lease.
- Request #2: Meets the approval criteria for a zone change from I-1 to C-3, effective immediately.

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Neighborhood Meeting

- A neighborhood meeting was hosted by the applicant on November 20, 2013 at 7:00PM.
- 6 attendees
  - 4 residents
  - Tire shop owner
  - Head of security for the larger event center
- Impacto de Fe representatives
  - Pastor and family
  - Member of the Board of Directors
  - Sound Technician
  - Architect
- Concerns regarding the existing use as event centers

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Neighborhood Notification

- As of December 30, 2013, Staff has received 2 responses to public notice.
- 1 response requested additional information.
- 1 response expressed concern with the existing event centers.

Recommendation for S-609-14

- Subdivision Final Plat
  - *On December 4, 2013, the Planning Commission held a public hearing, took testimony, and voted (5-0) to forward the final subdivision plat request to City Council with a favorable recommendation, subject to findings of fact.*

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Recommendation for Z-907-14 Request #1

- Zone change from I-1 to C-2
  - *On December 4, 2013, the Planning Commission held a public hearing, took testimony, and voted (5-0) to forward the zoning request #1 to City Council with a favorable recommendation, subject to the findings of fact and one condition, which is as follows:*
    A. *Until such time as the C-2 zoning designation becomes effective, no new uses shall be permitted on the property unless specifically authorized by the Community Development Director.*

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Recommendation for Z-907-14 Request #2

- Zone change from I-1 to C-3
  - *On December 4, 2013, the Planning Commission held a public hearing, took testimony, and voted (5-0) to forward the zoning request #2 to City Council with a favorable recommendation, subject to findings of fact.*

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Questions?