



Commerce City

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Council Communication

File Number: Z-967-23

Agenda Date: 3/20/2023

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Zoning Ordinances

FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 8442 UINTA STREET FROM AGRICULTURAL DISTRICT (AG) TO MEDIUM-INTENSITY INDUSTRIAL DISTRICT (I-2)

Summary & Background

Kris T. Zerr II is requesting a zone change from the Agricultural District (AG) to Medium-Intensity Industrial District (I-2) for the two lots located at 8442 Uinta St. The I-2 zoning district is required for the applicant to continue running their construction contractor business (K&K Construction) at the site. The site consists of a construction contractor business with a primary office surrounded by parking in the northwest corner of the site, two storage buildings, and outdoor storage located in the southeast corner. No new development is planned at this time. According to the Land Development Code (LDC), construction contractors need I-2 Medium-Intensity Industrial zoning to be a use-by-right.

The 2018 Irondale Neighborhood & Infrastructure Plan calls for this area to be General Industrial. This designation allows for light to medium industrial uses with anticipated zoning of I-1 (Light-Intensity Industrial District) and I-2 (Medium-Intensity Industrial District). Three of the stated goals for this area are to 1) minimize conflicts between low intensity uses (like residential) and higher intensity uses (like industrial) by consolidating future uses, 2) promote more compatible uses such as industrial and commercial along major transportation corridors, and 3) reduce residential pockets adjacent to industrial areas. The proposed zone change is consistent with the general industrial land use designation and the stated goals of the plan for 2018 Irondale Neighborhood & Infrastructure Plan.

Per Section 21-3232 (4) of the City's LDC, the DRT and the Director of Community Development review Zone Changes. Then the Planning Commission holds a public hearing and provides a recommendation to the City Council. City Council holds a public hearing and makes a final decision to approve, approve with conditions, or deny the application based on the approval criteria from Section 21-3251(5).

On February 7, 2023, the city's Planning Commission voted 4 to 0 to recommend approval to City Council.

Staff Responsible (Department Head): Jim Tolbert, Assistant City Manager

Tricia McKinnon, Community Development Interim Director

Staff Presenting: Nathan Chavez, City Planner

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation: Approval of the Zone Change

Suggested Motion: I move that the City Council enter a finding that the requested Zone Change for the subject property contained in case Z-967-23 meets the criteria of the Land Development Code and, based upon such finding, approve the Zone Change from Agricultural District (AG) to Medium-Intensity Industrial District (I-2).