



Z-937-16

Location: 6601 Colorado Boulevard
Applicant: Nuanes/King LLC
Request: Zone Change from AG to I-1

Current Zoning: AG



Comp Plan: General Industrial



6601 Colorado Boulevard



Case History

- *There is no relevant case history for this site. It was zoned AG with the original incorporation of the City.*



Current Request

- Change zoning from AG to I-1
 - 2.8 acre portion of the site
 - for artist's studios and art gallery spaces
 - will allow for a variety of artists including metal work and glass blowing
 - requires light industrial zoning
 - Existing structures will remain
 - Zoned AG



Site plan showing Phase 1 Building (21,600 S.F.) and Future Building (8,400 S.F.). The Phase 1 Building is located on the left side of the plan, with a 20' setback and a 24' private drive. The Future Building is located on the right side of the plan, with a 25' setback. The site is bounded by a 58' R.O.W. (Right of Way) and a 17' ex. easement. The plan includes various setbacks, parking spots, and utility lines.

Phase 1 Building: 21,600 S.F.
Reqd= 43 PARKING SPOTS / 2 BIKE PARKING SPOTS

Future Building: 8,400 S.F.
Reqd= 17 PARKING SPOTS / 2 BIKE PARKING SPOTS

20' SETBACK

25' SETBACK

24' PRIVATE DRIVE

20' BUILDING SETBACK

17' EX. EASEMENT

NO BUILD ZONE

FUTURE R.O.W. 1/2 OF 58' R.O.W. (29')

58' R.O.W.

17' EX. EASEMENT

NO BUILD ZONE

FUTURE R.O.W. 1/2 OF 58' R.O.W. (29')

20' SETBACK

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NO BUILD ZONE

FUTURE R.O.W. 1/2 OF 58' R.O.W. (29')

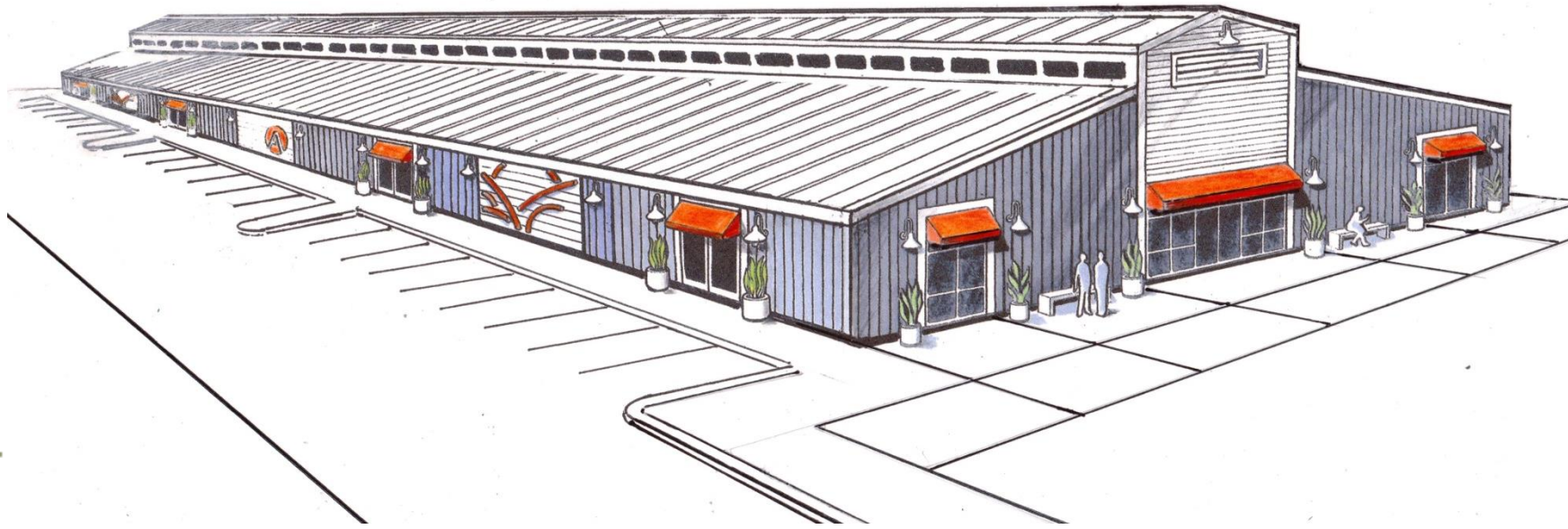
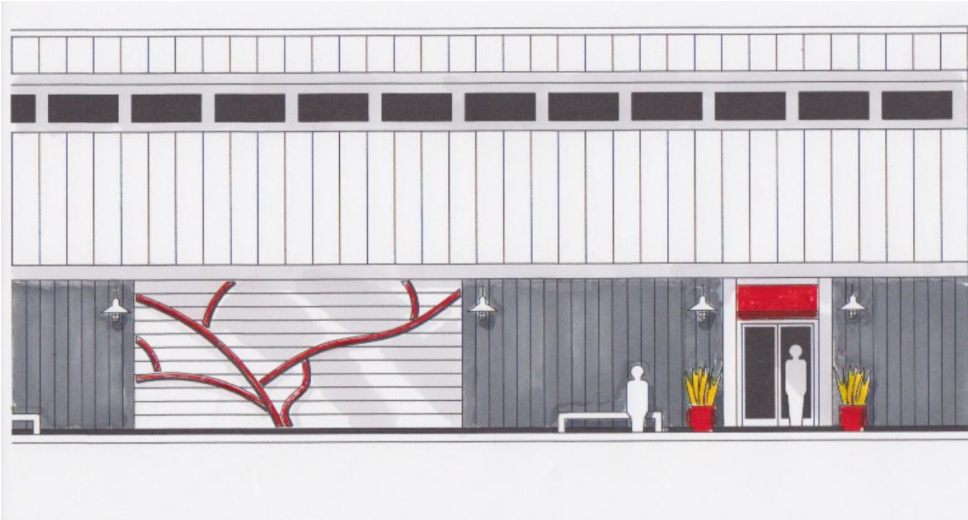
58' R.O.W.

17' EX. EASEMENT

NO BUILD ZONE

FUTURE R.O.W. 1/2 OF 58' R.O.W. (29')

Draft Elevations



Referral Agency Comments

- No comments in opposition to zone change



Planning Commission Analysis

- Proposed zone change to I-1:
 - Consistent with Comp Plan general industrial
 - Cultural amenities also encouraged in Comp Plan
 - Compatible with surrounding industrial uses
 - Will be complimentary use to new commuter rail station TOD at 72nd & Colorado
 - Adequate public services will be provided by development
 - There are adequate public uses
 - Change will allow development for art studios and galleries, providing a unique community amenity
- Meets all approval criteria for zone change

Public Notification

- As of August 5, 2016, staff has received zero requests for additional information regarding this case.



Recommendation

- On August 2, 2016, the Planning Commission held a public hearing, took testimony, and voted 5-0 to forward the zone change request to City Council with a recommendation for **approval, subject to one condition.**
- Condition: no building permit may be issued for the property until a subdivision plat, corresponding to the rezoning request is approved by Staff.





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the Council may have.

