

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

Cases Tonight

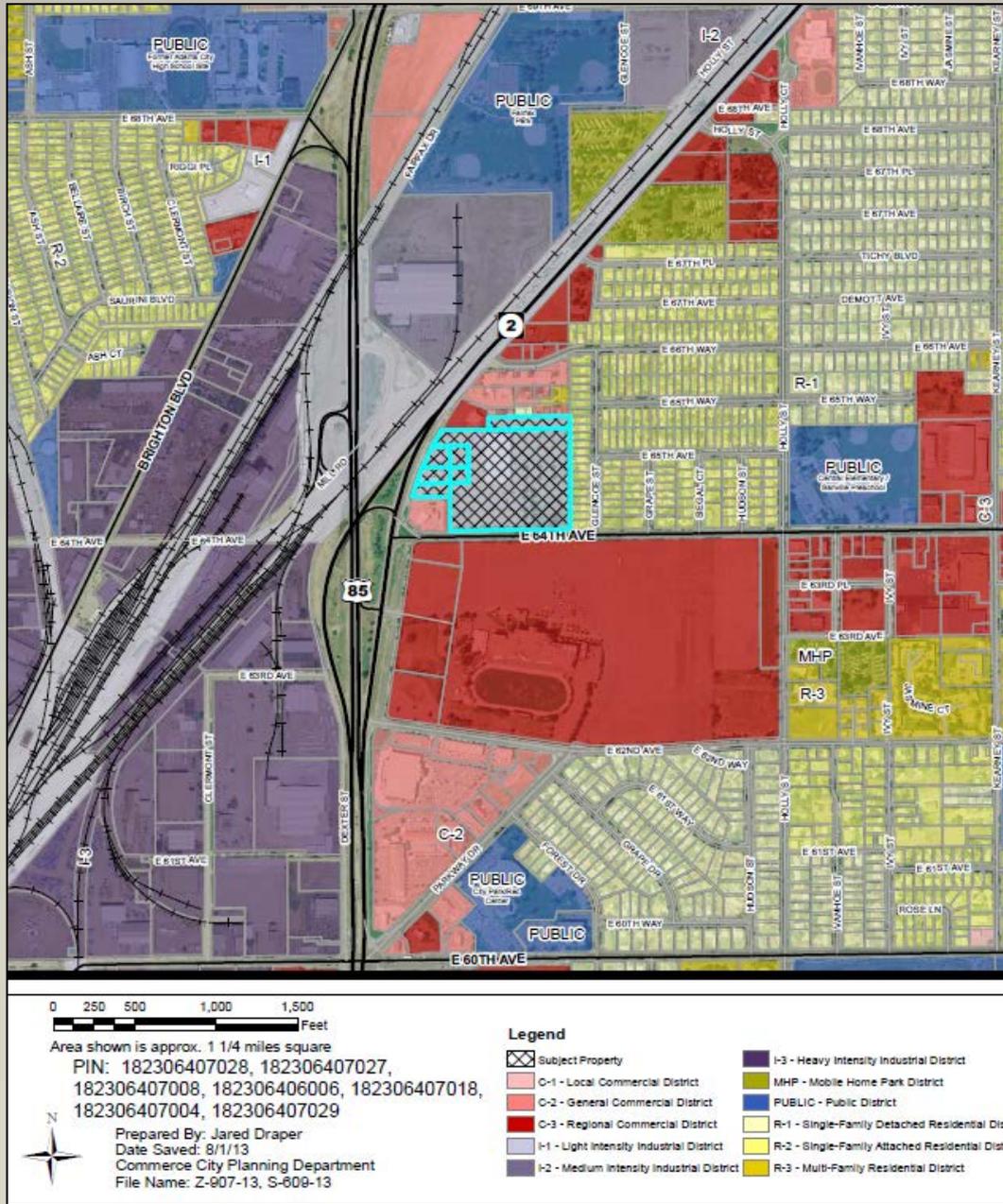
S-609-14 Request:

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:

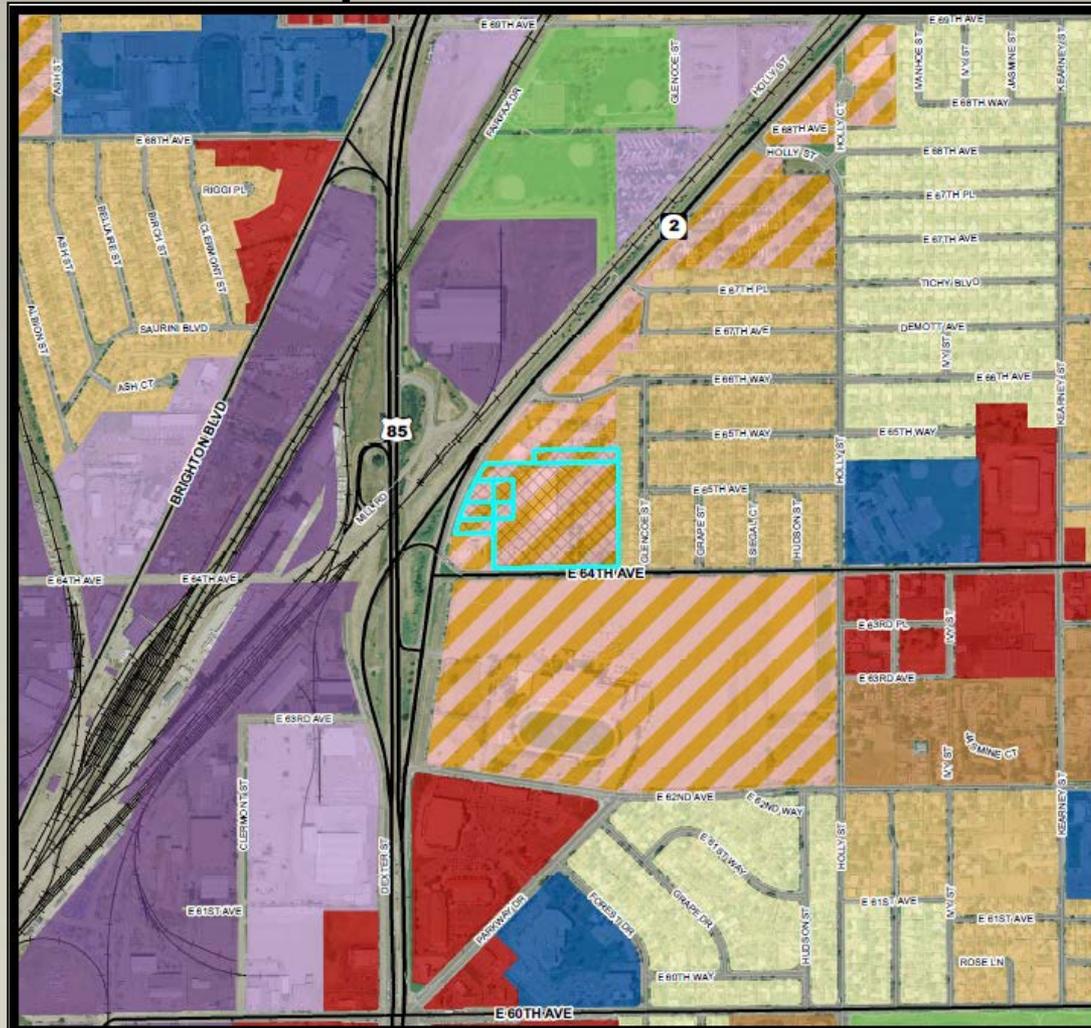
1. Rezone consolidated parcel from I-1 to C-2 at 5155 E. 64th Avenue.
2. Rezone 3 lots from I-1 to C-3 at 6430, 6450 and 6460 Highway 2.

Site Surroundings

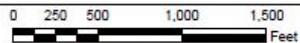


Zoning: I-1

Comprehensive Plan



Comp Plan:
Mixed Use
(Corridor and Commercial)



Area shown is approx. 1 1/4 miles square
 PIN: 182306407028, 182306407027,
 182306407008, 182306406006, 182306407018,
 182306407004, 182306407029



Prepared By: Jared Draper
 Date Saved: 8/1/13
 Commerce City Planning Department
 File Name: Z-907-13, S-609-13

Legend

- Subject Property
- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use E-470
- Commercial
- Office / Campus
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public
- Park
- Open Space / Recreation



Aerial





From E. 64th Avenue Access



From Highway 2



Toward Residential Neighborhood to the East



Tire Shop from Highway 2

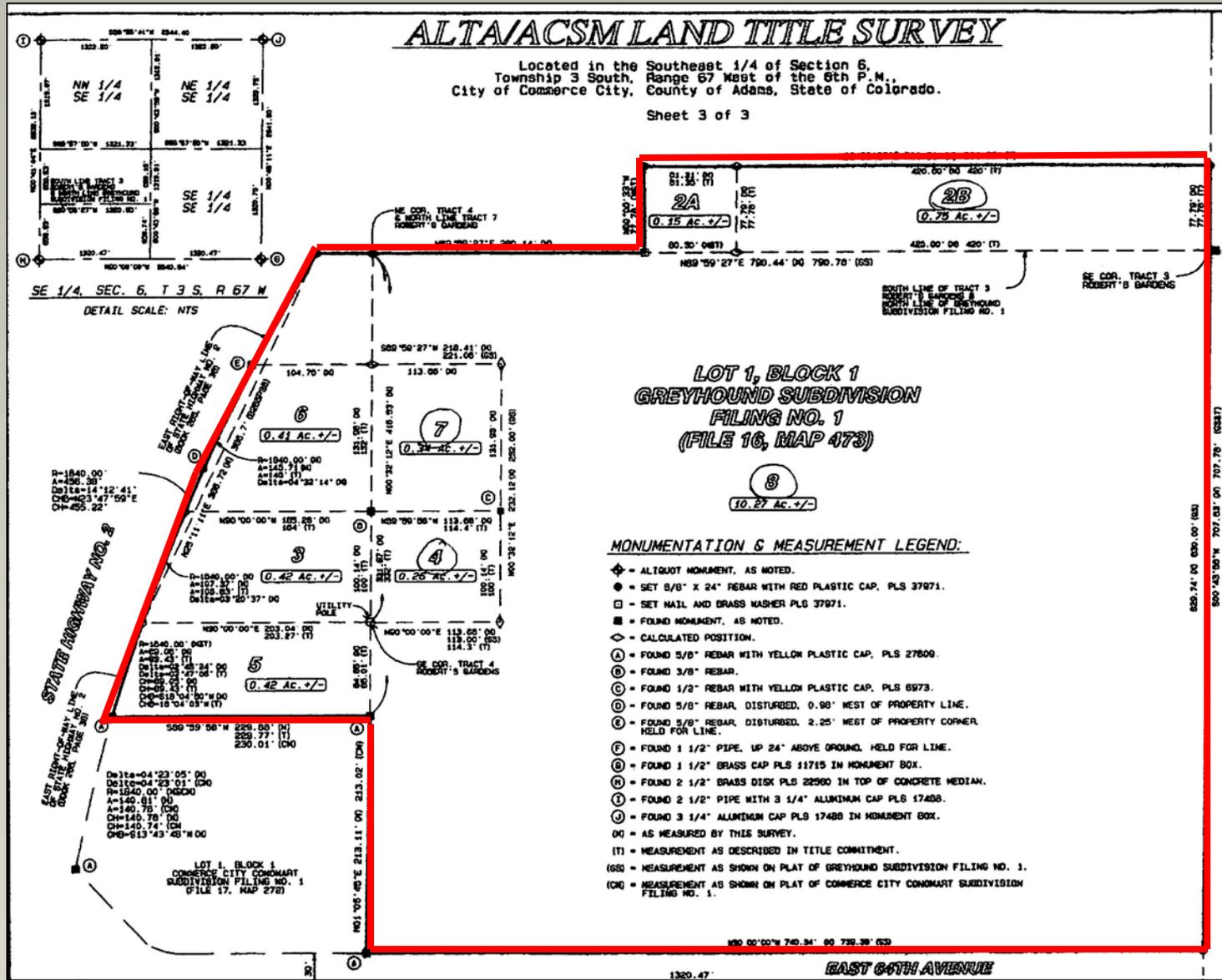
Case History

- 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

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.

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

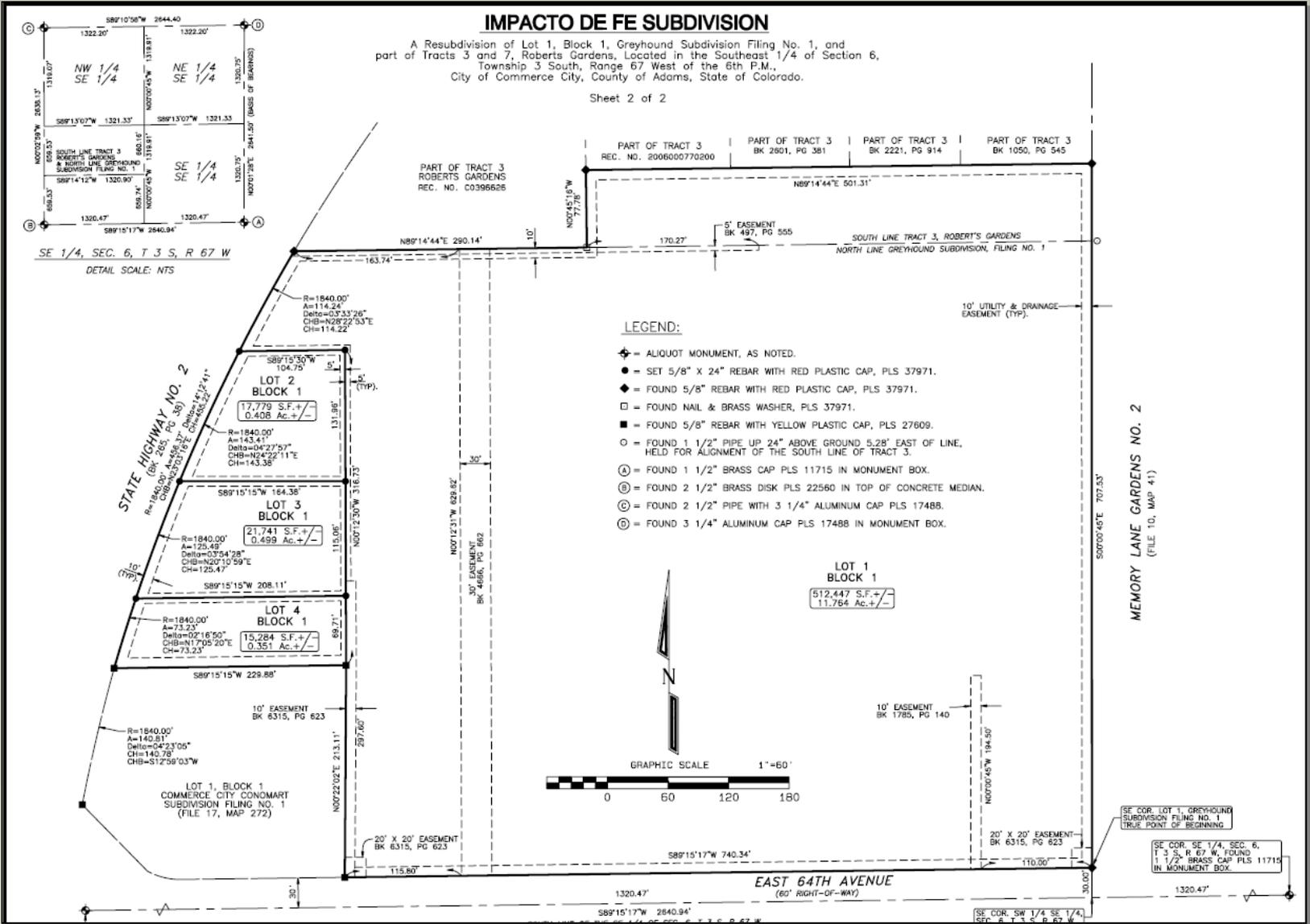
C-3	Standards		Proposed	
	Minimum Lot Area	8,000 sf.	Lot 2	17,779 sf.
	Maximum Lot Area	N/A	Lot 3	Approximately: 143.4-feet 21,741 sf.
	Minimum Lot Frontage	70-feet	Lot 4	Approximately: 125.5-feet 15,284 sf. Approximately: 73.2-feet

Proposed Final Plat

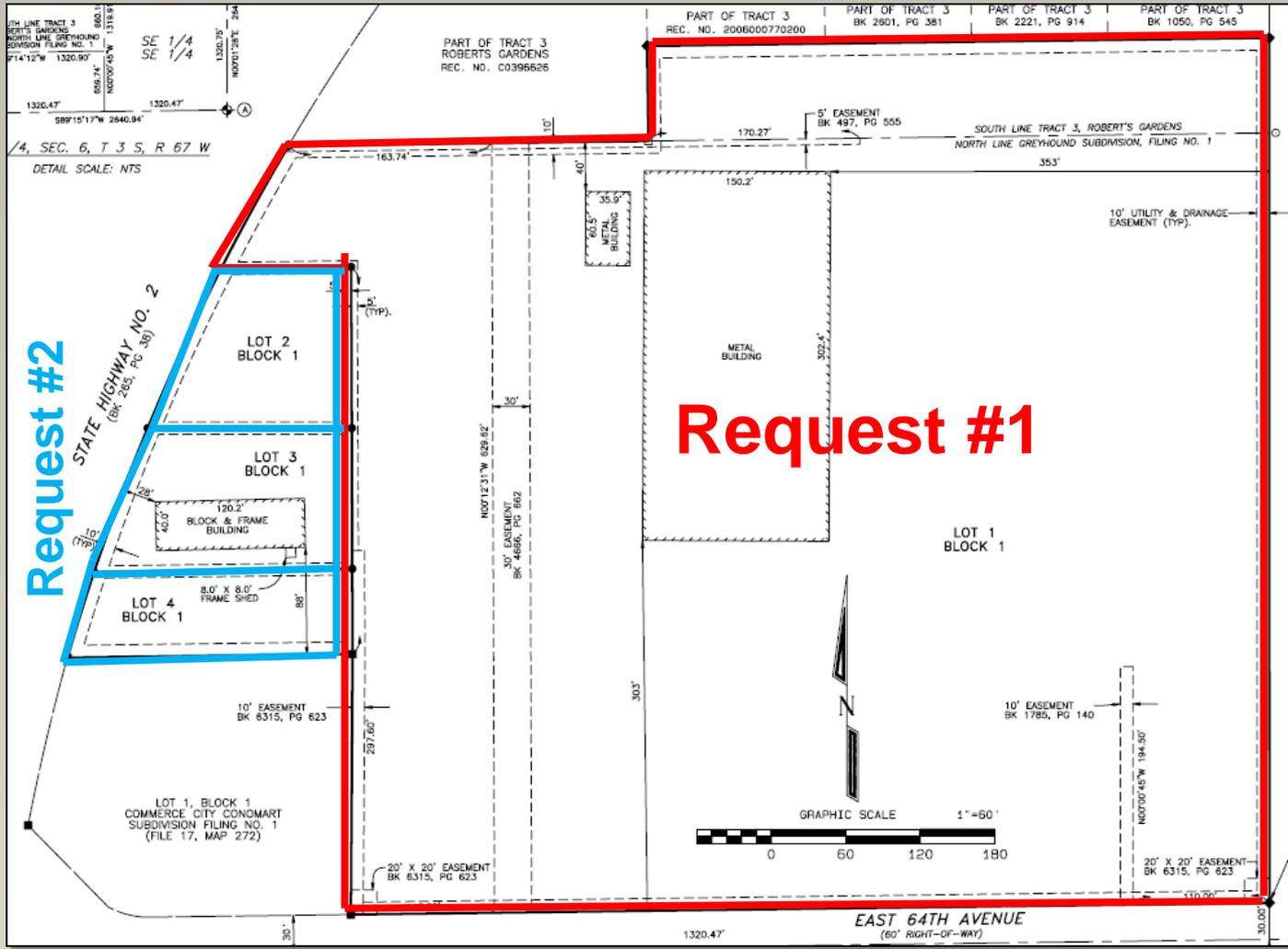
IMPACTO DE FE SUBDIVISION

A Resubdivision of Lot 1, Block 1, Greyhound Subdivision No. 1, and part of Tracts 3 and 7, Roberts Gardens, Located in the Southeast 1/4 of Section 6, Township 3 South, Range 67 West of the 6th P.M., City of Commerce City, County of Adams, State of Colorado.

Sheet 2 of 2



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.

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

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

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



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.

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.

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.

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

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.*

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.*

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.*

Questions?