



88th & Rosemary

Rezone from I-1 and AG to I-2

Case #Z-989-23

Location: 8705 Rosemary St.

Applicant: Evergreen Devco Inc.

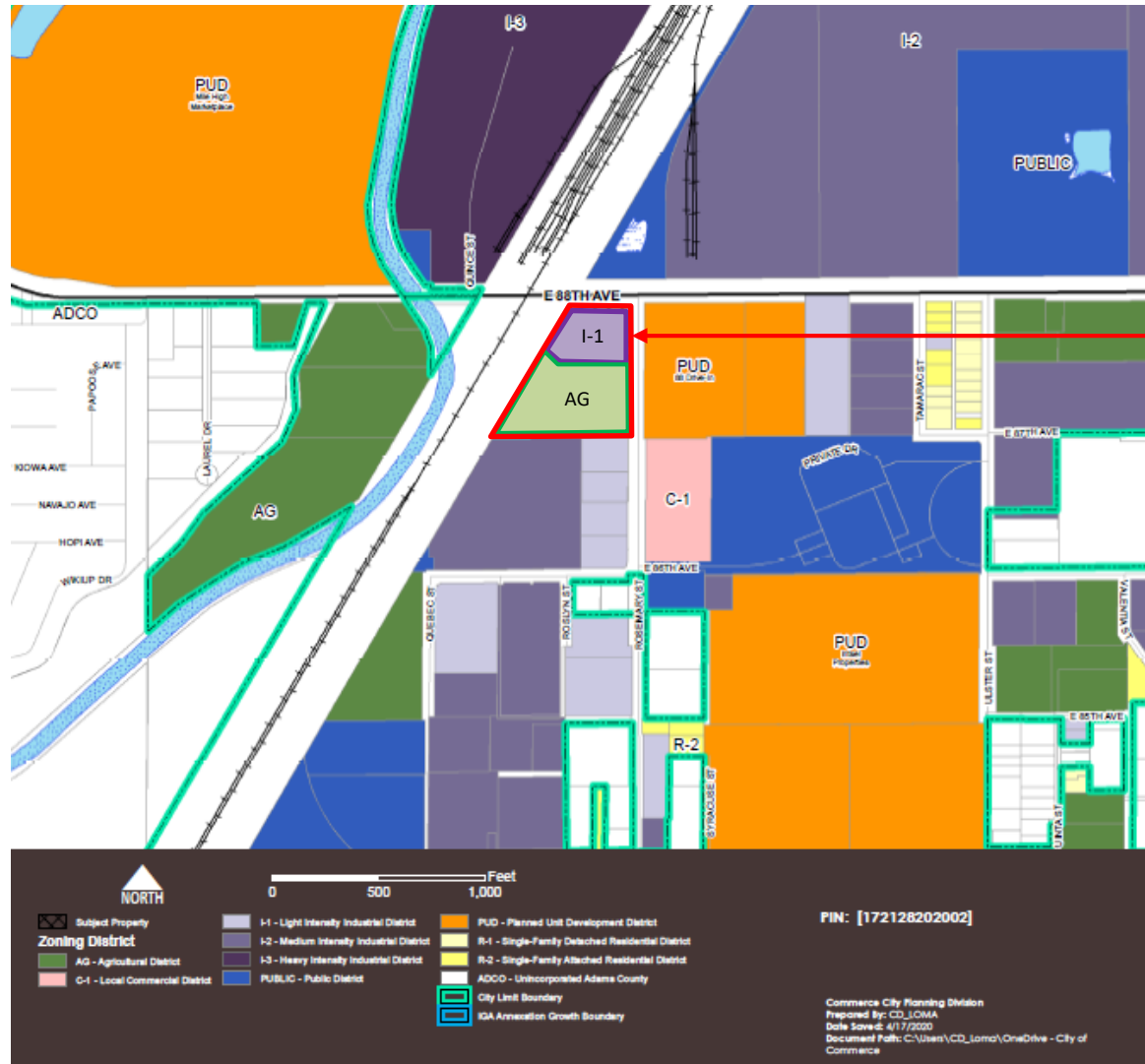
Request: Zone Change

Case Summary

- Applicant's Request: Rezone the 6.57 ac. lot from I-1 (Light Intensity Industrial District) and AG (Agricultural District) to I-2 (Medium Intensity Industrial District)
- Irondale Neighborhood & Infrastructure Plan: General Industrial
- History:
 - 1980 – Annexed and zoned AG
 - 2019 – A portion of the lot was rezoned to I-1 (Z-956-19)
 - A condition that a subdivision would be required to separate out the I-1 portion of the lot was placed on the rezoning, which was never fulfilled
- Staff have not received any public comment on this case
- Proposed development currently under review (D-551-23):
 - One warehouse building (approx. 54,600 sq. ft.)



Vicinity Map



Subject Property



Legend

Subject Property	I-1 - Light Intensity Industrial District	PUD - Planned Unit Development District
Zoning District	I-2 - Medium Intensity Industrial District	R-1 - Single-Family Detached Residential District
AG - Agricultural District	I-3 - Heavy Intensity Industrial District	R-2 - Single-Family Attached Residential District
C-1 - Local Commercial District	PUBLIC - Public District	ADCO - Unincorporated Adams County
City Limit Boundary		IGA Annexation Growth Boundary

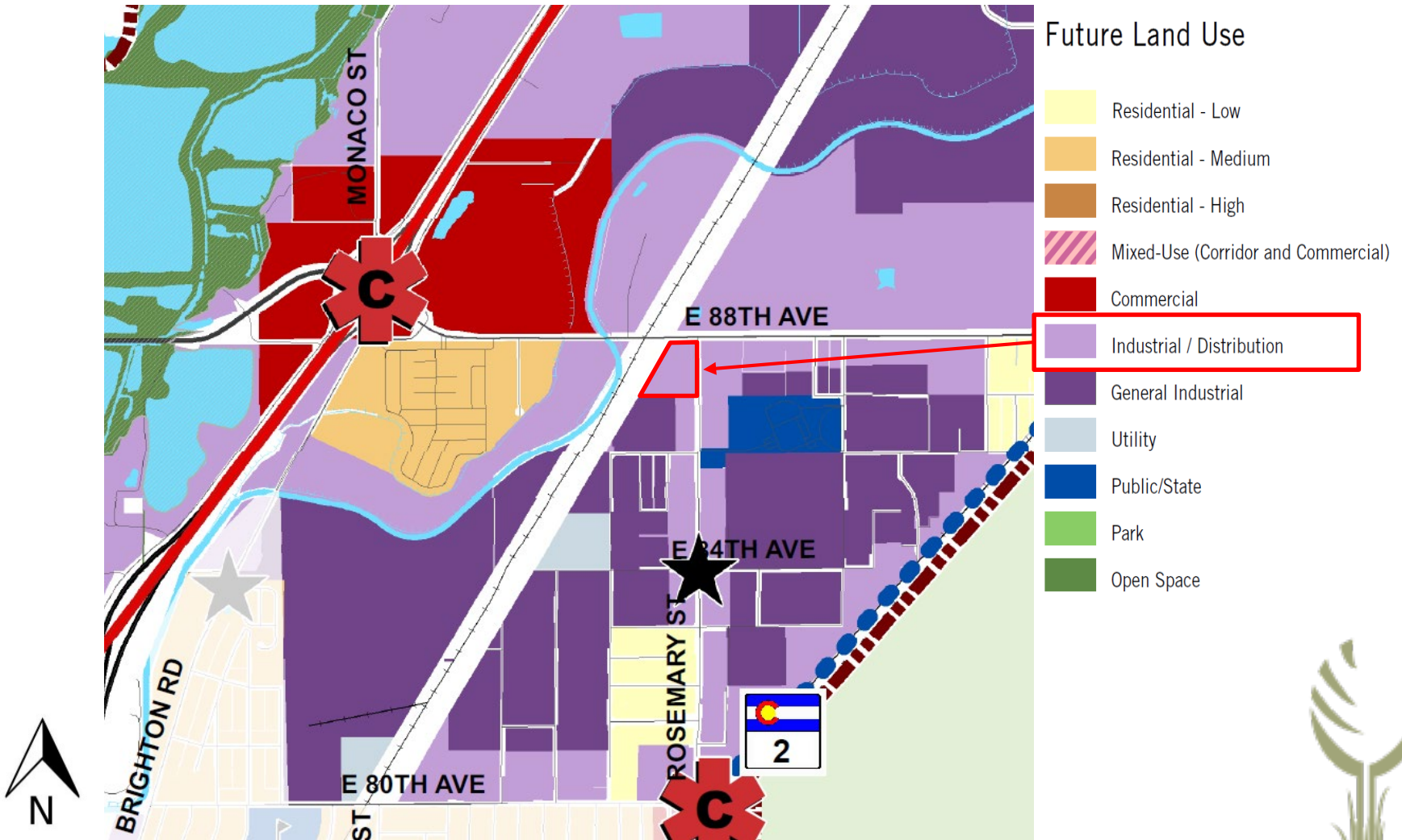
Scale: 0 500 1,000 Feet

FIN: [172128202002]

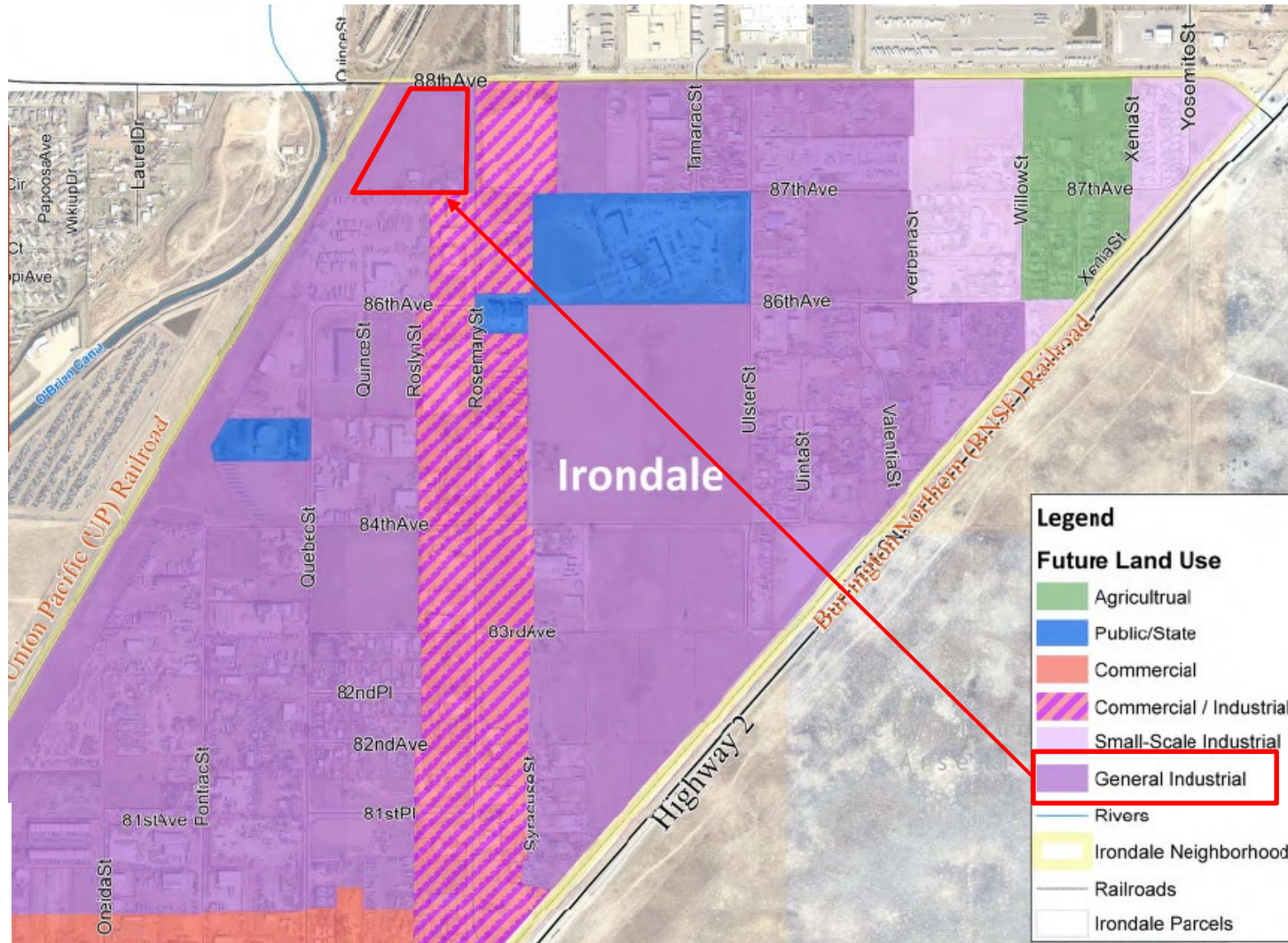
Commerce City Planning Division
 Prepared By: CD_LOMA
 Date Saved: 4/17/2020
 Document Path: C:\Users\CD_Loma\OneDrive - City of Commerce



Future Land Use Plan



Irondale Neighborhood & Infrastructure Plan



Aerial



Current Conditions



Project Analysis

- Road Network Impacts
 - Public Works is actively working on plans to widen both E. 88th Ave. and Rosemary St.
- The lot meets the I-2 zoning bulk standards
- Proposed zone change has been reviewed by all relevant DRT agencies, and there are no outstanding issues
- Staff believes that there is sufficient evidence in the record to demonstrate that all zone change approval criteria can be met

Considerations for Discussion

- Rezoning is consistent with the Comprehensive Plan and Irondale Plan
- Rezoning brings the split-zone lot into conformance
- Rezoning allows the site to develop

Planning Commission Summary

- This case went to Planning Commission on May 16th
- There was no public comment
- Planning Commission voted unanimously to recommend approval



Potential Outcomes

- Approval (Recommended by PC)
- Denial
- Continuance
- Send back to Planning Commission

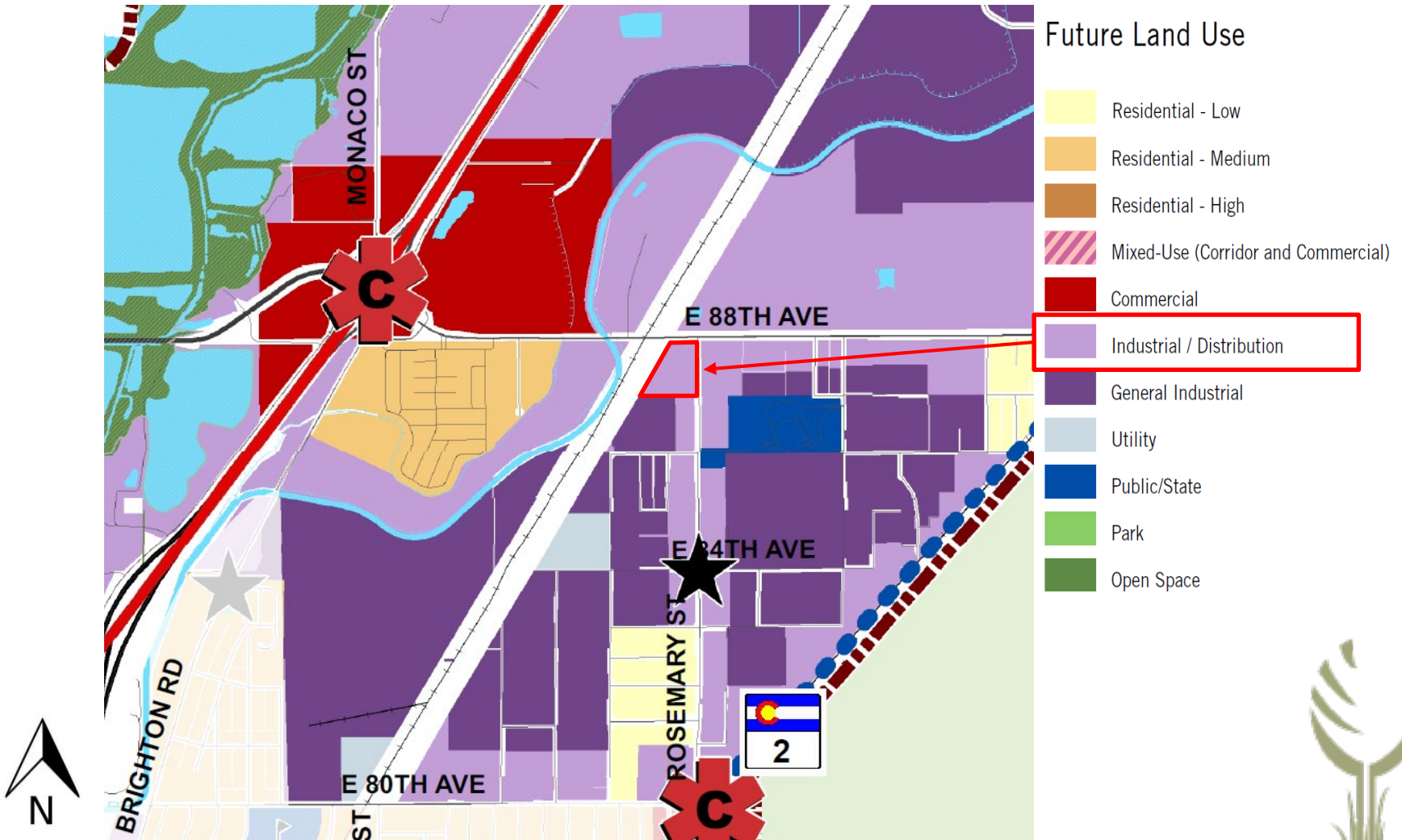


Staff is available to answer any questions.

The applicant is also present to answer questions.



Future Land Use Plan



Recommended Motion

To recommend approval:

- I move that the City Council enter a finding that the requested Zone Change for the property located at **8705 Rosemary Street** contained in case **Z-989-23** meets the criteria of the Land Development Code and based upon such finding, approve the Zone Change.

Approval Criteria

Sec. 21-3232(5). - Zone Change Approval Criteria.

An application may be approved if:

- a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or

Analysis: N/A

- b) The zone change meets all of the following:

- i. 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;

Analysis: **This application is consistent with the Irondale Neighborhood & Infrastructure Plan, which identifies these parcels as ‘General Industrial’.**

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

Analysis: **The I-2 zone district is compatible with the proposed warehouse development. In addition, the site is bordered by industrial uses with I-1 and I-2 zoning to the south. Directly to the west, there is a railway. And the entire surrounding area is designated as either Industrial / Distribution or General Industrial on the Future Land Use Map.**

Approval Criteria

Sec. 21-3232(5). - Zone Change Approval Criteria.

An application may be approved if:

- a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or

Analysis: N/A

- b) The zone change meets all of the following:

- i. 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;

Analysis: **This application is consistent with the Irondale Neighborhood & Infrastructure Plan, which identifies these parcels as ‘General Industrial’.**

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

Analysis: **The I-2 zone district is compatible with the proposed warehouse development. In addition, the site is bordered by industrial uses with I-1 and I-2 zoning to the south, and a railway directly to the west. Furthermore, the entire surrounding area is designated as either Industrial / Distribution or General Industrial on the Future Land Use Map in the Comp. Plan and in the Irondale Neighborhood & Infrastructure Plan.**

Approval Criteria

- iii. 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;

Analysis: **There are no outstanding concerns from referral agencies.**

- iv. 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;

Analysis: **Future development at this location would have access to public uses. As a non-residential zone district, future development would not be subject to school/parks impact fees.**

- v. 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; and

Analysis: **The Irondale Neighborhood & Infrastructure Plan and the Comprehensive Plan Future Land Use Map have both designated this lot, and all of the surrounding lots, for industrial uses.**



Commerce
CITY

Approval Criteria

- iii. 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;

Analysis: There are no outstanding concerns from referral agencies.

- iv. 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;

Analysis: Future development at this location would have access to public uses. As a non-residential zone district, future development would not be subject to school/parks impact fees.

- v. 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; and

Analysis: The Irondale Neighborhood & Infrastructure Plan and the Comprehensive Plan Future Land Use Map have both designated this lot, and all of the surrounding lots, for industrial uses.



Commerce
CITY

Approval Criteria

- iii. 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;
Analysis: **There are no outstanding concerns from referral agencies.**
- iv. 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;
Analysis: **Future development at this location would have access to public uses. As a non-residential zone district, future development would not be subject to school/parks impact fees.**
- v. 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; and
Analysis: **The Irondale Neighborhood & Infrastructure Plan and the Comprehensive Plan Future Land Use Map have both designated this lot, and all of the surrounding lots, for industrial uses.**

Approval Criteria

- vi. The area for which 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.

Analysis: In general, Irondale has shifted from residential in character to more industrial in character over the years. In this particular area of Irondale, the majority of adjacent land uses are industrial. The nearest residential use to this property is a small cluster of 14 residences a quarter mile to the east; and the closest major residential neighborhood is almost a third of a mile to the west. In addition, this property was already partially zoned I-1 and rezoning the entire property to I-2 will fix the issue that it was never subdivided per the original rezoning condition. It will also bring the property into conformance with the Irondale Neighborhood & Infrastructure Plan and the Comprehensive Plan. Furthermore, as previously discussed, there are plans to widen both 88th Avenue. These widened rights-of-way will be able to better handle the amount of traffic generated by industrial uses.

