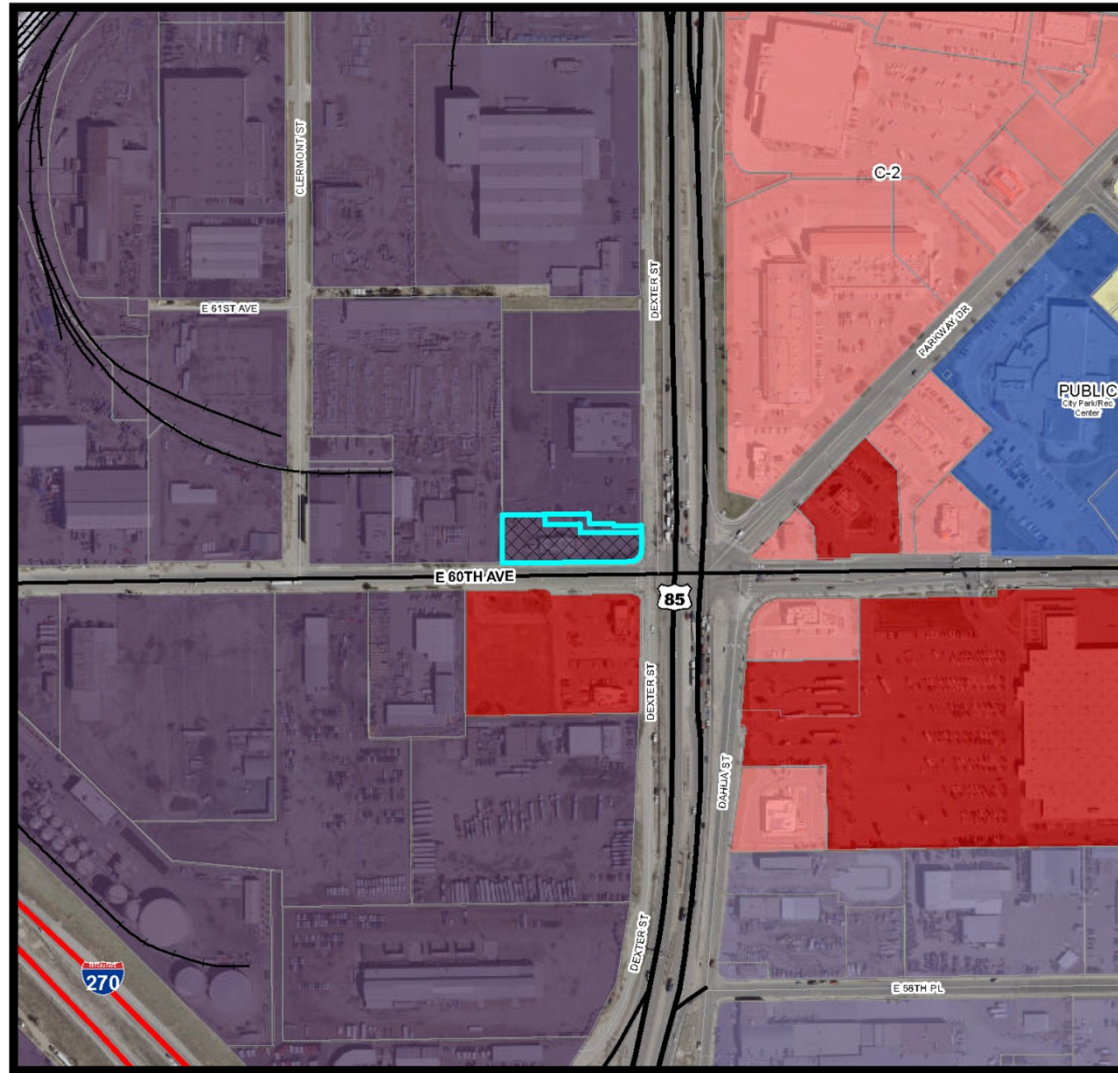




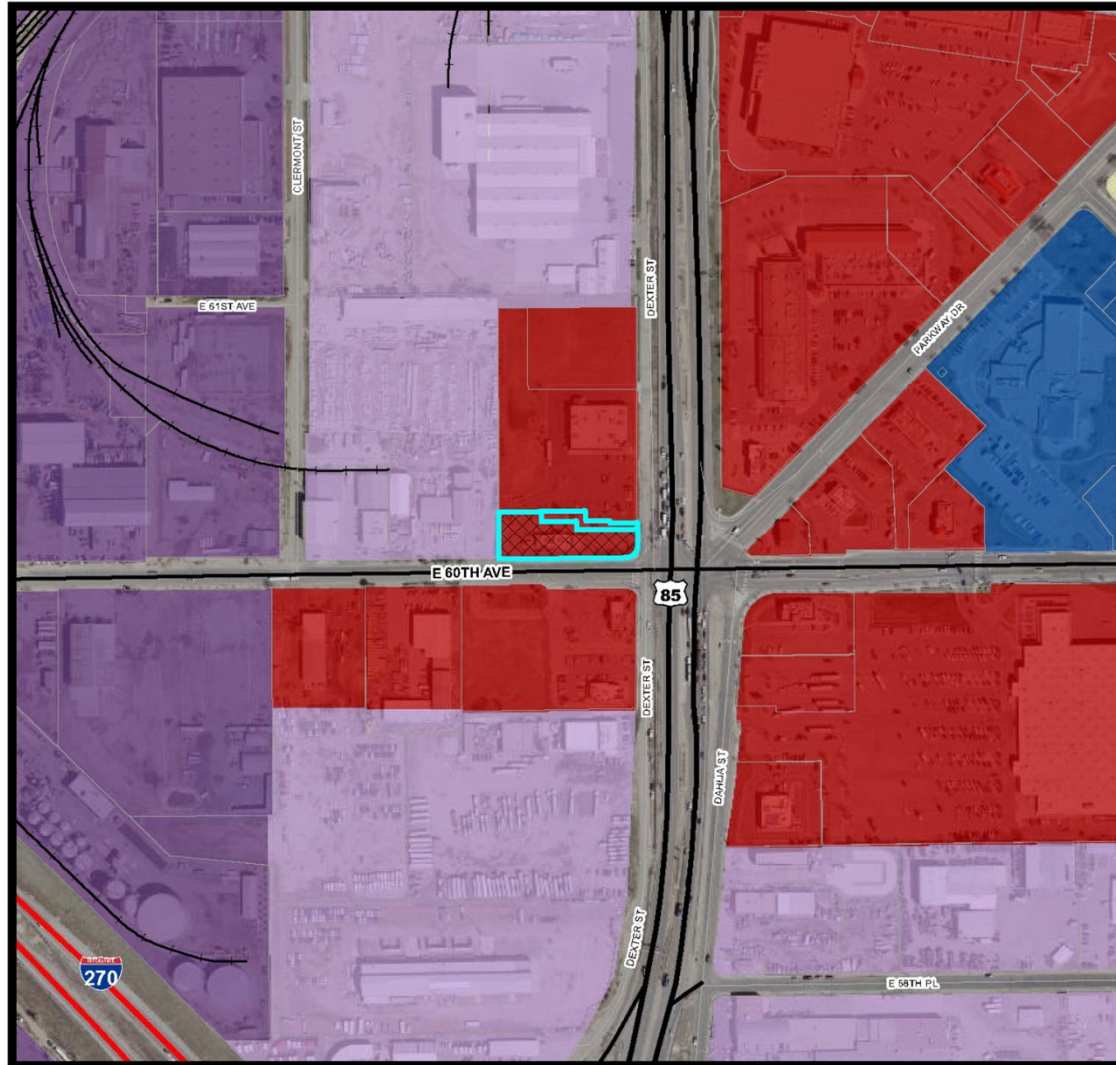
Z-910-14 & S-620-14

Location:	4851 East 60 th Avenue
Applicant:	Wendy's International
Request:	Zone Change from I-3 to C-3 and Final Subdivision Plat

Zoning: I-3



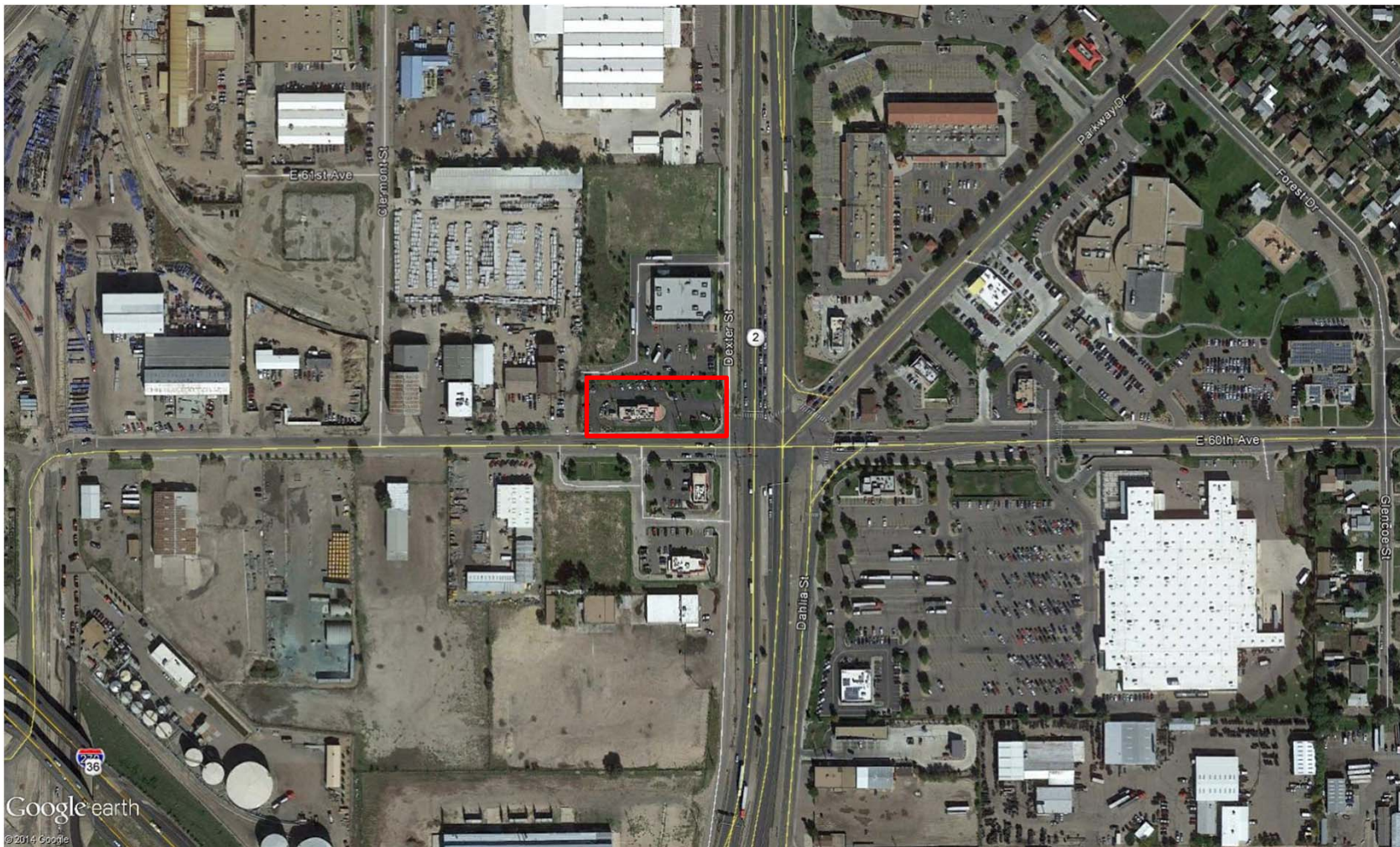
Comprehensive Plan: Commercial



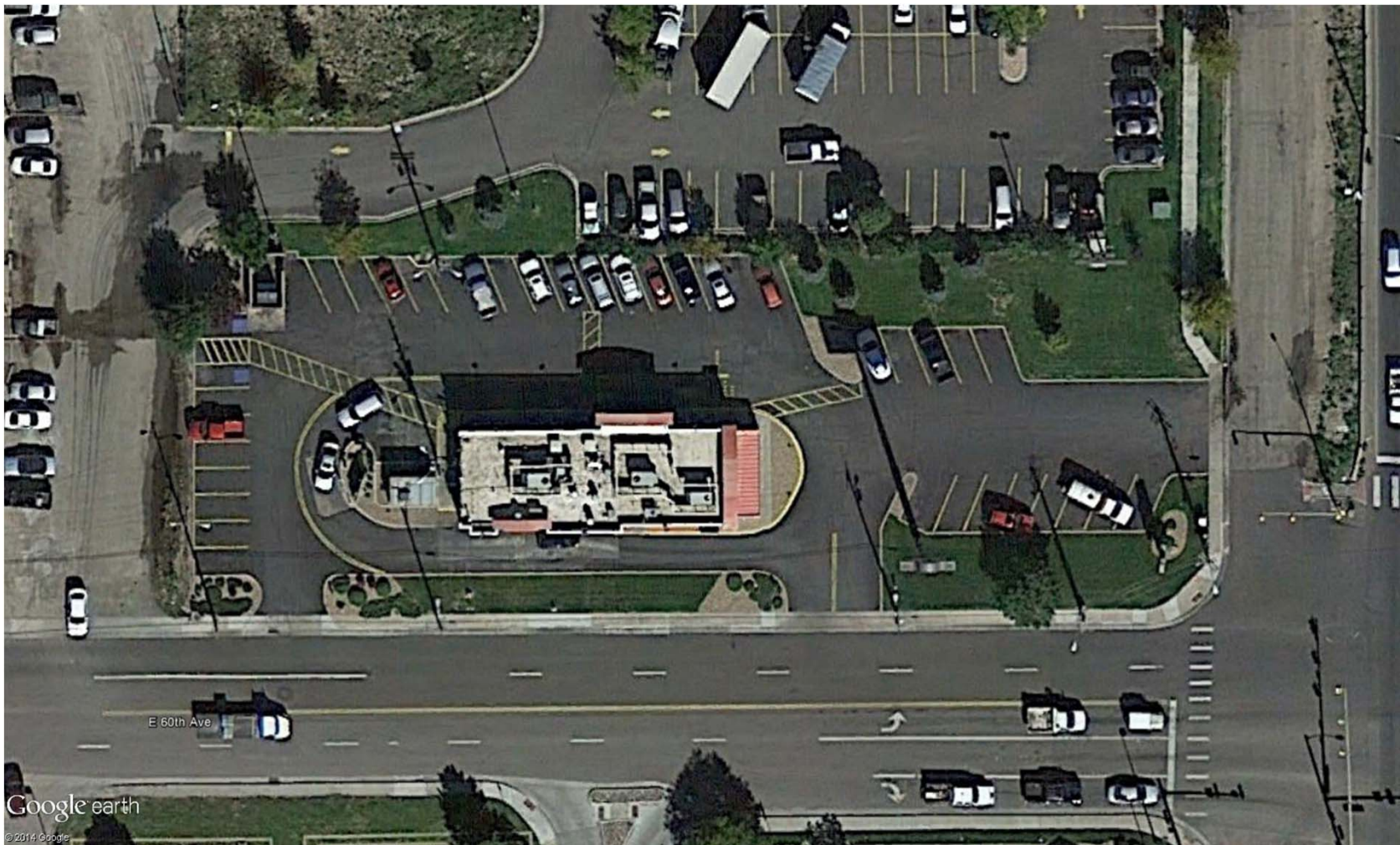
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Location: 4851 East 60th Avenue



Location: 4851 East 60th Avenue



Google earth
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Current Conditions



View from Dexter Street facing west into the site

Current Conditions



View from E 60th Ave facing northwest towards restaurant

Case History

- S-87-82 and A-610-82 platted and granted sign variances for the original development of the subject property as a Wendy's restaurant.



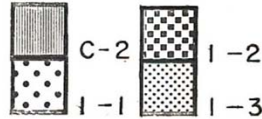
Request #1

- Zone change from I-3 to C-3
- Wendy's proposes to demolish and rebuild the existing 3,000 square-foot restaurant
 - Any redevelopment of the site must be in compliance with the current I-3 zoning; restaurants are no longer allowed in I-3 zone districts



VICINITY MAP COMMERCE CITY ZONING

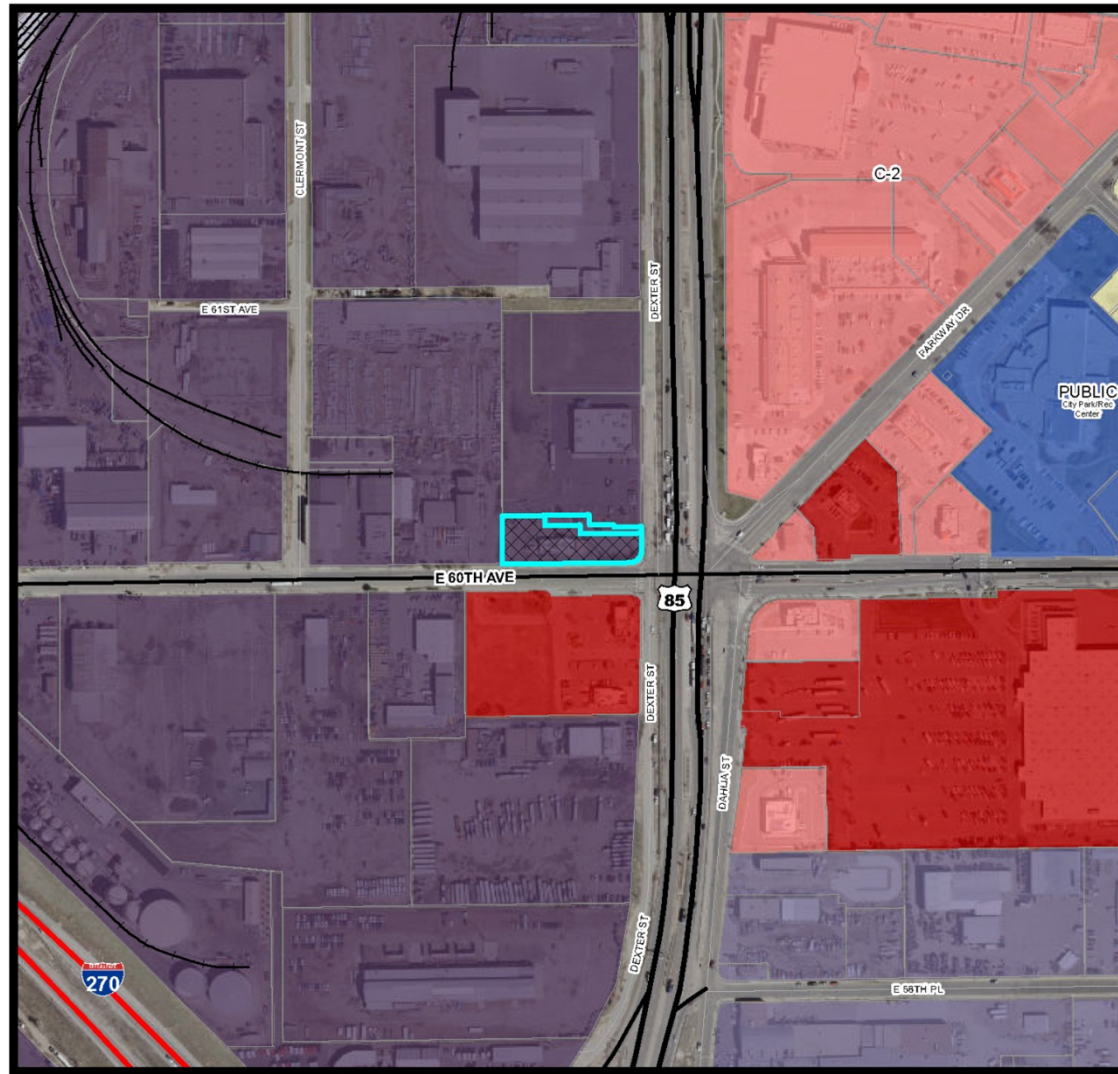
CASE # S-87-82



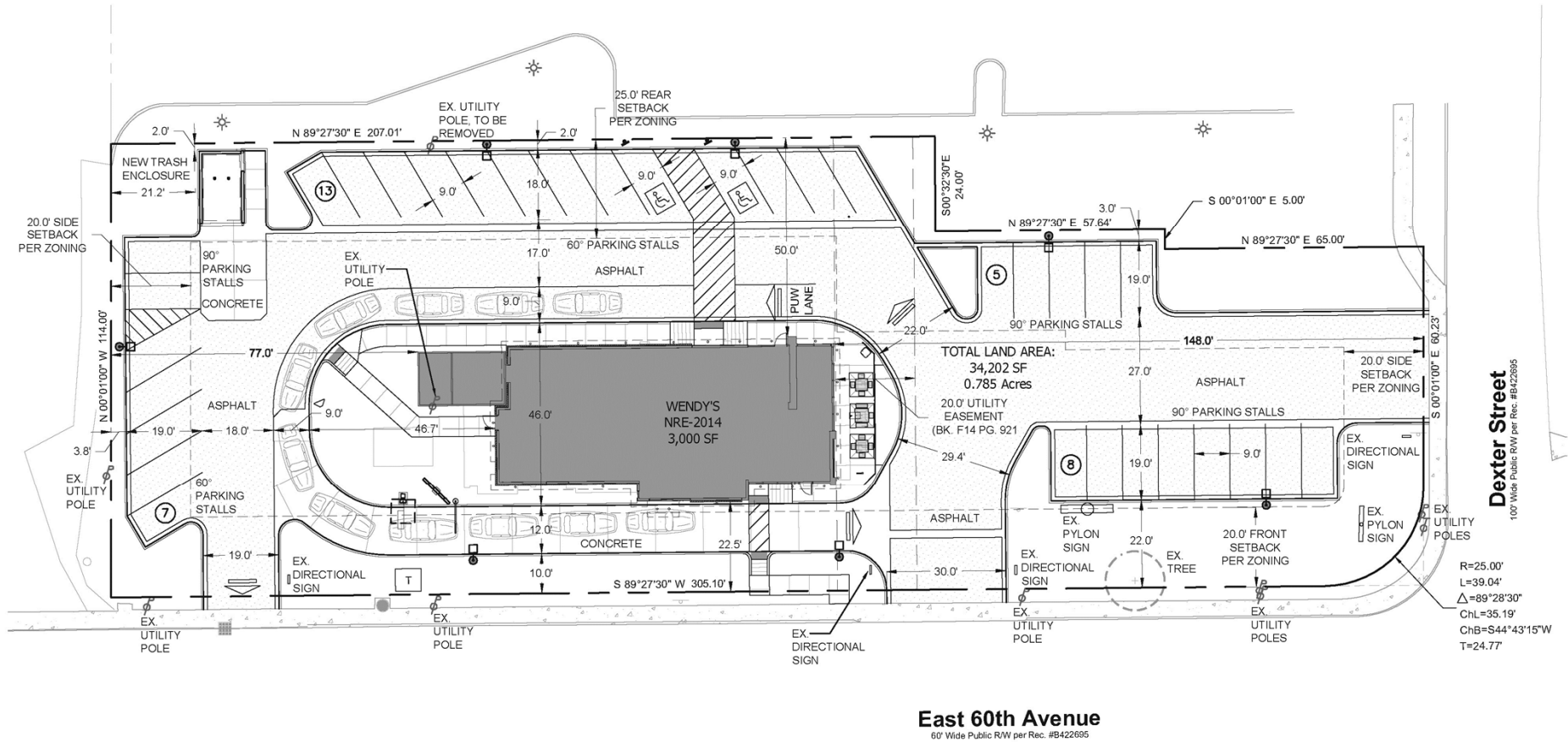
1982 Zoning



Current Zoning

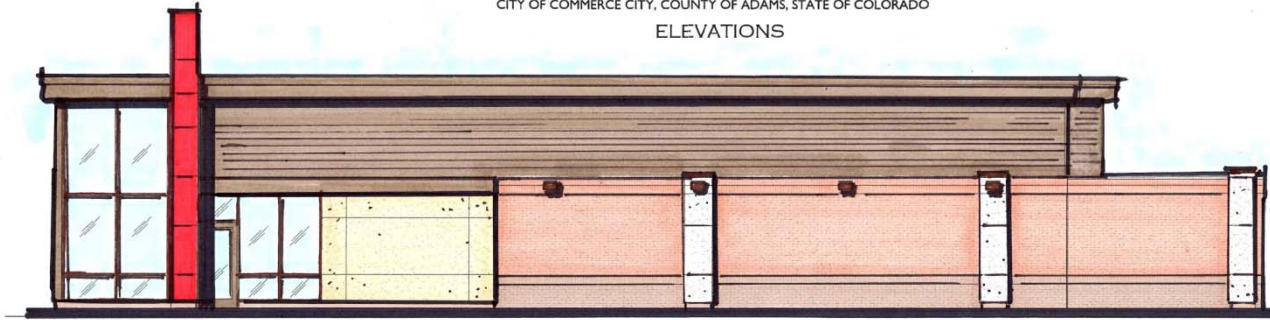


Site Plan

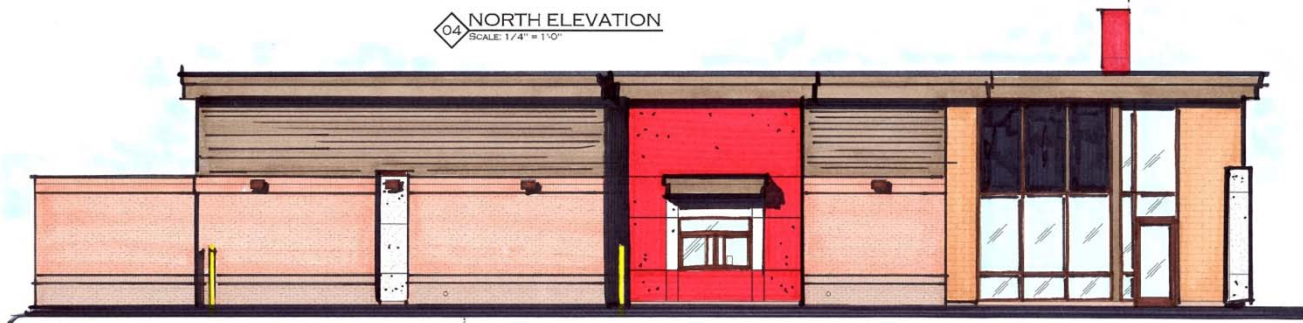


Elevations

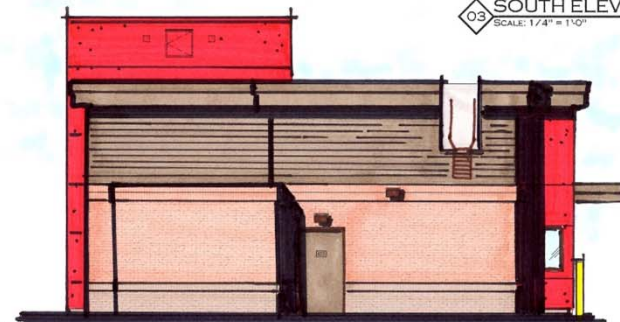
WENDY'S
LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
ELEVATIONS



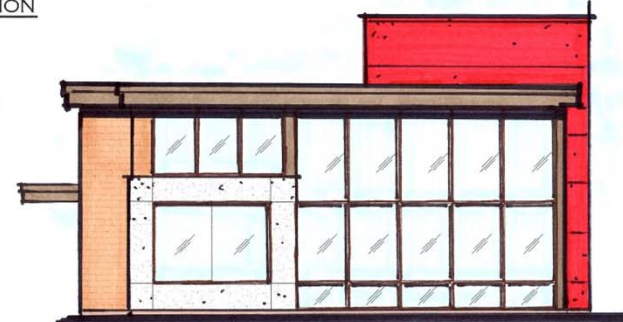
04 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



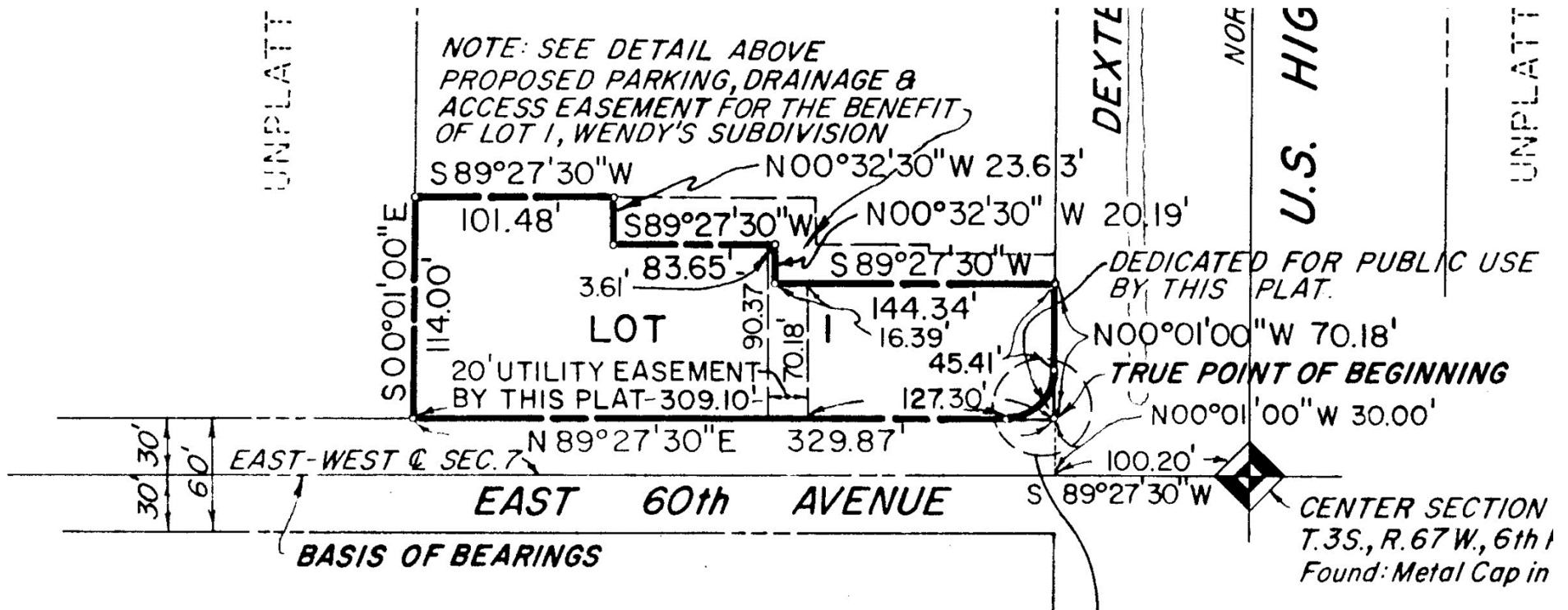
01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Request #2

- Final Subdivision Plat to consolidate one lot and one parcel into a single lot



Current Plat



1/4 of Section 7



Planning Commission Analysis

- Request #1: Zone Change
 - Existing use and proposed redevelopment are consistent with the Comprehensive Plan
 - No impacts to adjacent property, public improvements, or city services.
 - The surrounding area has changed since this site was first developed, and it is in the public interest to allow the zone change.



Planning Commission Analysis

- Request #2: Final Subdivision Plat
 - Consistent with Comprehensive Plan
 - Complies with Land Development Code
 - No changes to the existing access or site layout



Comments

- Public Works Department has no issues or objections to the existing access points



Public Notification

- As of Friday, September 26, 2014, staff has received one request for additional information regarding this case.



Recommendation

- Request #1: Zone Change
- The case was reviewed against the criteria in the Land Development Code.
- On September 2, 2014, Planning Commission voted unanimously to recommend approval to City Council regarding this request.



Recommendation

- Request #2: Final Subdivision Plat
- The case was reviewed against the criteria in the Land Development Code.
- On September 2, 2014, Planning Commission voted unanimously to recommend approval to City Council regarding this request.





Questions?

A decorative horizontal dotted line in a dark olive green color, starting from the left edge of the slide and extending towards the right. It features two solid dark olive green dots: one positioned near the end of the first line and another positioned further to the right, below the first line.