

Z-529-90-05-14

Location: 6496 Highway 2

Applicant: Claude Sharpless

Request: Amend existing C-3 zoning



Commerce City Vicinity Map

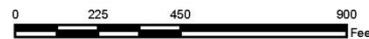
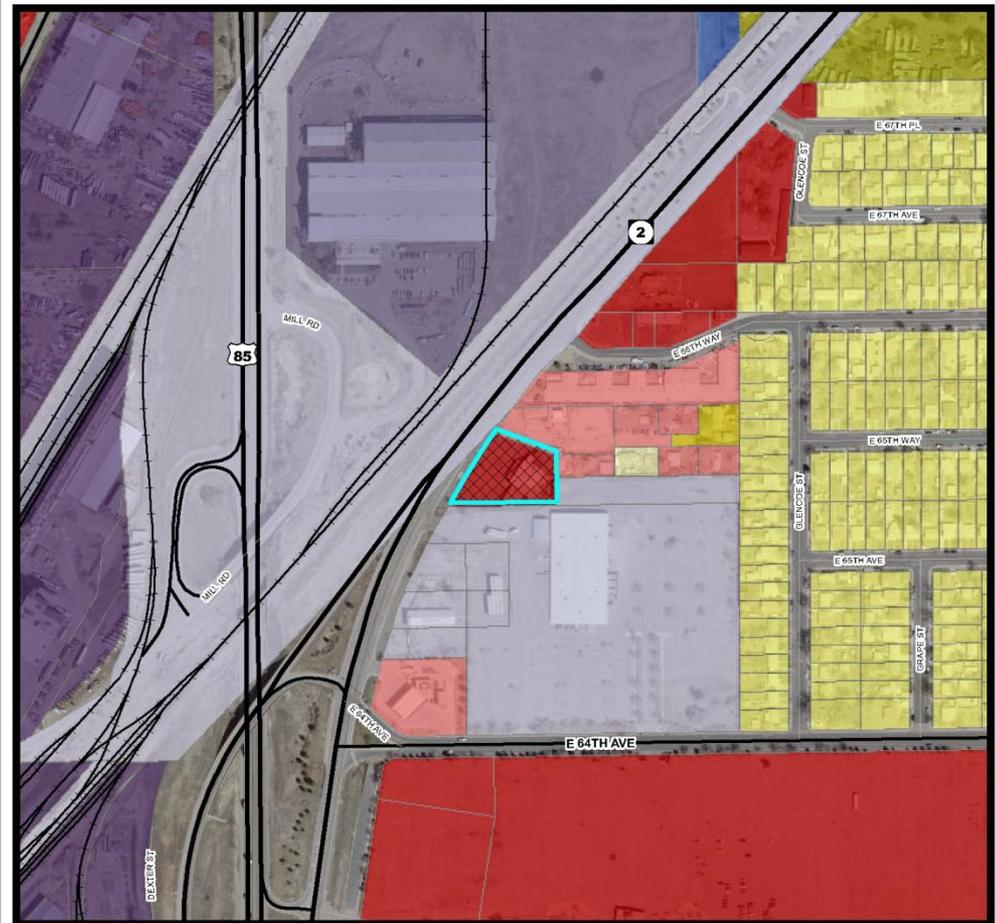
Z-529-90-05-13

Current Zoning:

- C-3 with conditions

Requested Zoning:

- C-3 without conditions



PIN: 182306406004

Commerce City Planning Department

Prepared By: cd_long

Date Saved: 12/26/2013

File Path and Name:

O:\PC_Planning Commission\Zoning Cases\Z-529-90-05-13 Sharpless (CL)\W-Map_small.mxd

Legend

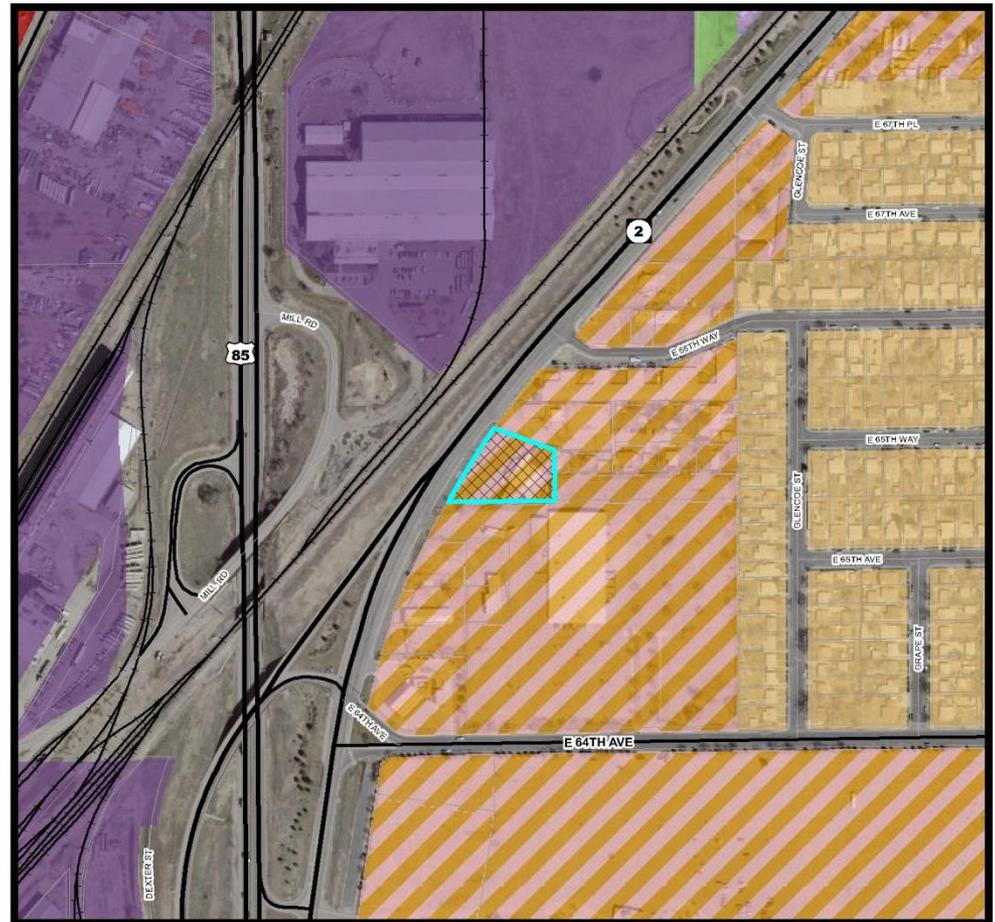
- Subject Property
- C-2 - General Commercial District
- C-3 - Regional Commercial District
- I-1 - Light Intensity Industrial District
- I-2 - Medium Intensity Industrial District
- I-3 - Heavy Intensity Industrial District
- MHP - Mobile Home Park District
- PUBLIC - Public District
- PUD - Planned Unit Development District
- R-1 - Single-Family Detached Residential District
- R-2 - Single-Family Attached Residential District
- R-3 - Multi-Family Residential District





Commerce City Vicinity Map

Z-529-90-05-13



Area shown is approx. 1/4 mile square



PIN: 182306406004

Commerce City Planning Department

Prepared By: cd_long

Date Saved: 12/27/2013

File Path and Name:

O:\PC_Planning Commission\Zoning Cases\Z-529-90-05-13 Sharpless (CL)\FLUP_small.mxd

Legend

-  Subject Property
-  Residential - Medium
-  Mixed Use
-  Commercial
-  Industrial / Distribution
-  General Industrial
-  Park

Comp Plan Designation:

- Mixed Use



Existing Site Conditions





Entrance from northbound Highway 2



Front façade of existing building

Previous Approval

- Z-529-90 approved zone change from C-2 to C-3 with four conditions
 - A. Landscaping (Satisfied)
 - B. Removal of signage (Satisfied)
 - C. Development Agreement (Satisfied)
 - D. Authorized uses:
 - Restaurant
 - Lounge
 - Social Club
 - Beauty Salon
 - Used Vehicle Sales

Current Request

- Amend zoning conditions for existing C–3 zoning
 - Remove zoning conditions
 - Allow any C-3 use subject to the standards of the Land Development Code and building code
- No specific use has been identified for the property at this time.

Planning Commission Analysis

- Conditions A through C have been satisfied and are no longer necessary
- Condition D limits allowed uses, and is no longer appropriate for this location
 - High visibility due to increased traffic along Highway 2
 - Other C-3 properties along Highway 2 do not have zoning conditions
 - Pending commercial and mixed-use developments in the area
 - Conditions impede the sale and redevelopment of this property.

Zoning Approval Criteria

- Consistent with the Comprehensive Plan
- Compatible with the area and surrounding uses
- Adequately served by utilities
- Proposed zoning amendment will better serve and balance the uses in the surrounding area
- Area has changed so that there is a public interest in allowing all commercial generally found in C-3

Neighborhood Notification

- As of December 30, 2013, Staff has received 5 responses to public notice.
 - Respondents expressed concern that an event center could be a potential use of the subject property.

Planning Commission Recommendation

- The case was reviewed against the LDC criteria.
- On December 4, 2013, Planning Commission voted 5-0 to send a favorable recommendation to City Council regarding this request.