

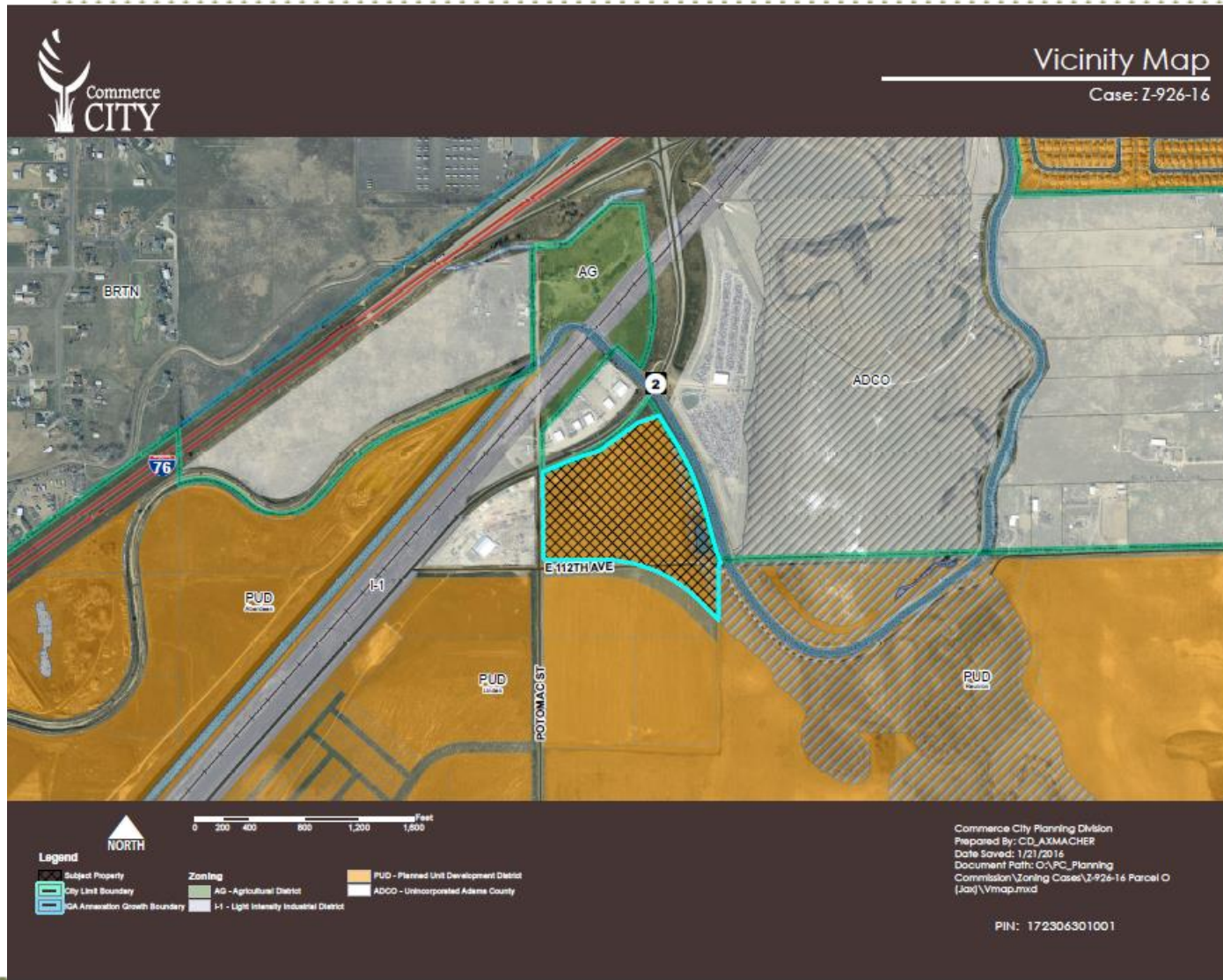


# Z-926-16

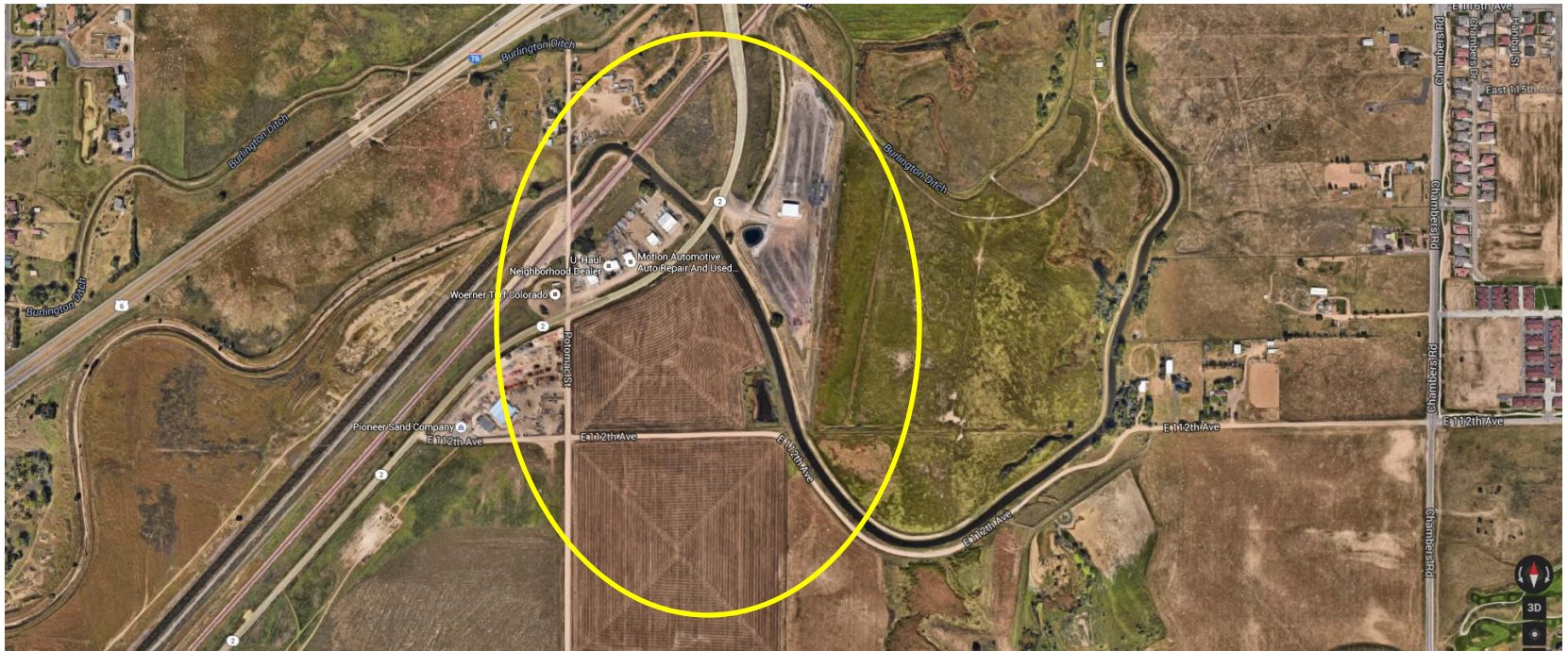
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Location: E. 112<sup>th</sup> Avenue and Potomac Street.  
Applicant: City of Commerce City  
Request: Rezone property from PUD to Public

# Vicinity Map



# Aerial



# Applicant's Request

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- Rezone the subject property to the city's Public zoning designation.
- A new Public Recreation Center will be built on this property. This project is part of the 2K citizen approval.
- The future recreation center is still in design phase. At this time, it will include the following:
  - 106,000 sf in size
  - Basketball courts and gym
  - Jogging track
  - Child care area
  - Exercise/aerobics room
  - Game and dance rooms
  - Community room

# Applicant's Request

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- Infrastructure Improvements
- As a part of this development, additional infrastructure work will be constructed in the area, including:
  - E. 112<sup>th</sup> Avenue from Highway 2 to Chambers
  - Potomac Street from E. 108<sup>th</sup> Avenue to Highway 2
  - Drainage and storm water improvements
  - Utility extensions

# Site Plan Concept

## Construction:

- 2016 - 2018

## Access:

- E. 112<sup>th</sup> Avenue and Potomac Street

## Future Park:

- Connections to Regional Park to the East



COMMERCE CITY COMMUNITY CENTER  
Commerce City, CO  
28 March 2016

DRAFT - SUBJECT TO CHANGE

SITE PLAN  
NORTH SCALE



# Architectural Concept



COMMERCE CITY COMMUNITY CENTER  
Commerce City, CO  
28 March 2016

**DRAFT - SUBJECT TO CHANGE**

APPROACH ENTRY VIEW

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Commerce  
**CITY**

# PC Analysis

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- The proposed Public zone is consistent with anticipated future uses on the property and the proposal is compatible with the future surrounding land uses.
- Future development is being reviewed for adequate public services and utility connections.
- There is a community need for this rezoning to ensure a healthy mix of land uses.
- It is in the public interest to approve the rezoning as the future use will benefit the citizens of the area.



# Public Comment

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- At this time, staff has not received any phone or email inquiries regarding this zoning case.



# PC Recommendation

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- On May 3, 2016 the Planning Commission voted unanimously (5-0) to recommend **approval** for the requested zone change to Public.





**Staff is available to answer any questions.**

