



Case #s: S-697-18 & Z-947-18

A request to subdivide one property into two lots
and a request for a zone change from I-3 to C-3

Property Owner: Risas Real Estate & Equipment, LLC
Applicant: M.J. Cassutt Architects, P.C.

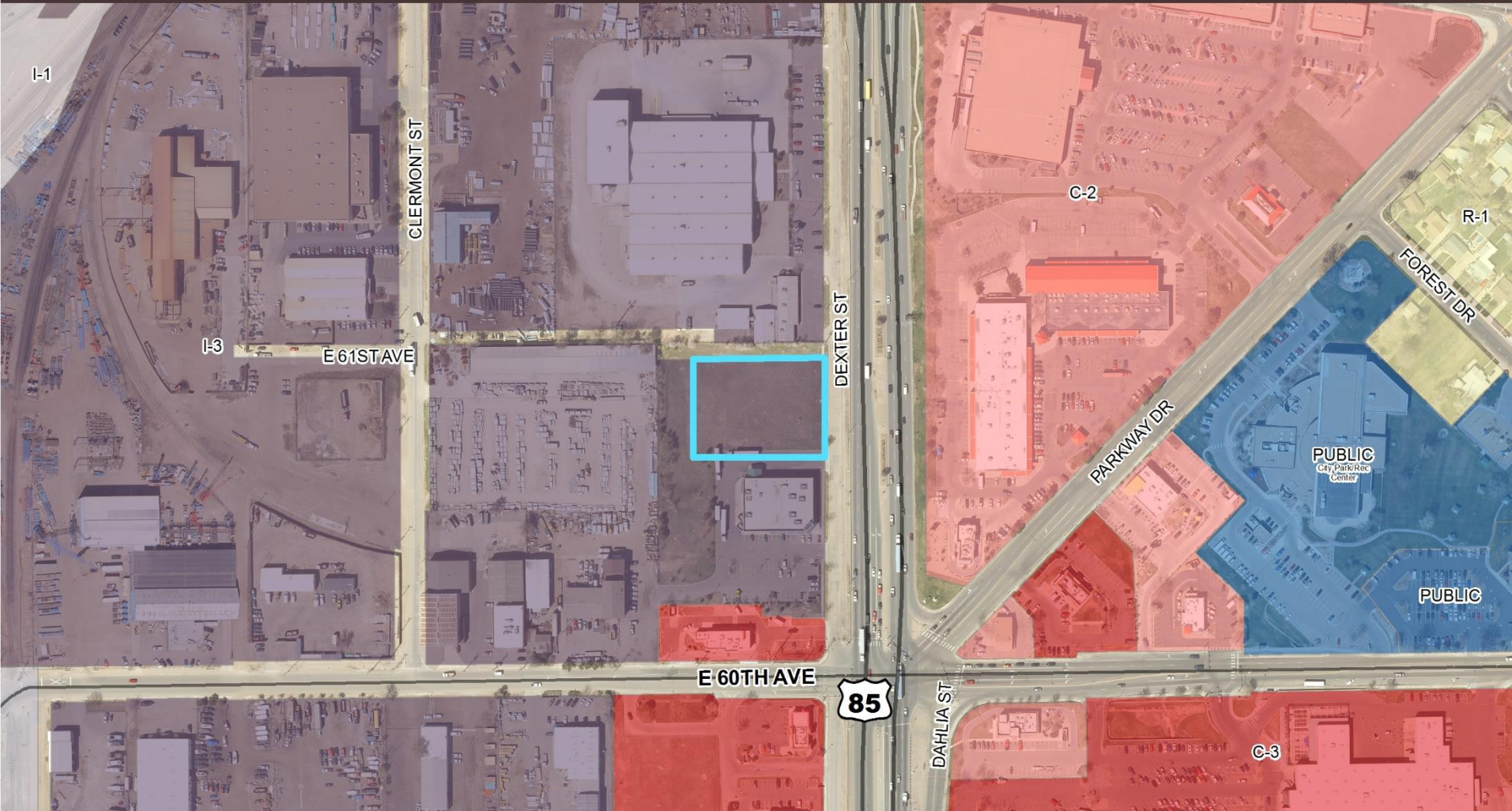
Presented by Brad Callender, City Planner

Introduction to Case Types

- Zone Change
 - The act of changing the zoning of a particular property, which can affect what types of land uses are legally allowed on that property. A zone change to different zoning districts affects building setbacks, landscape requirements, design standards, and a number of different regulations in the Land Development Code depending on the zone district.
- Subdivision
 - The act of dividing, consolidating, or reconfiguring boundaries of a property. Subdivisions may also include the dedication of public right-of-way.



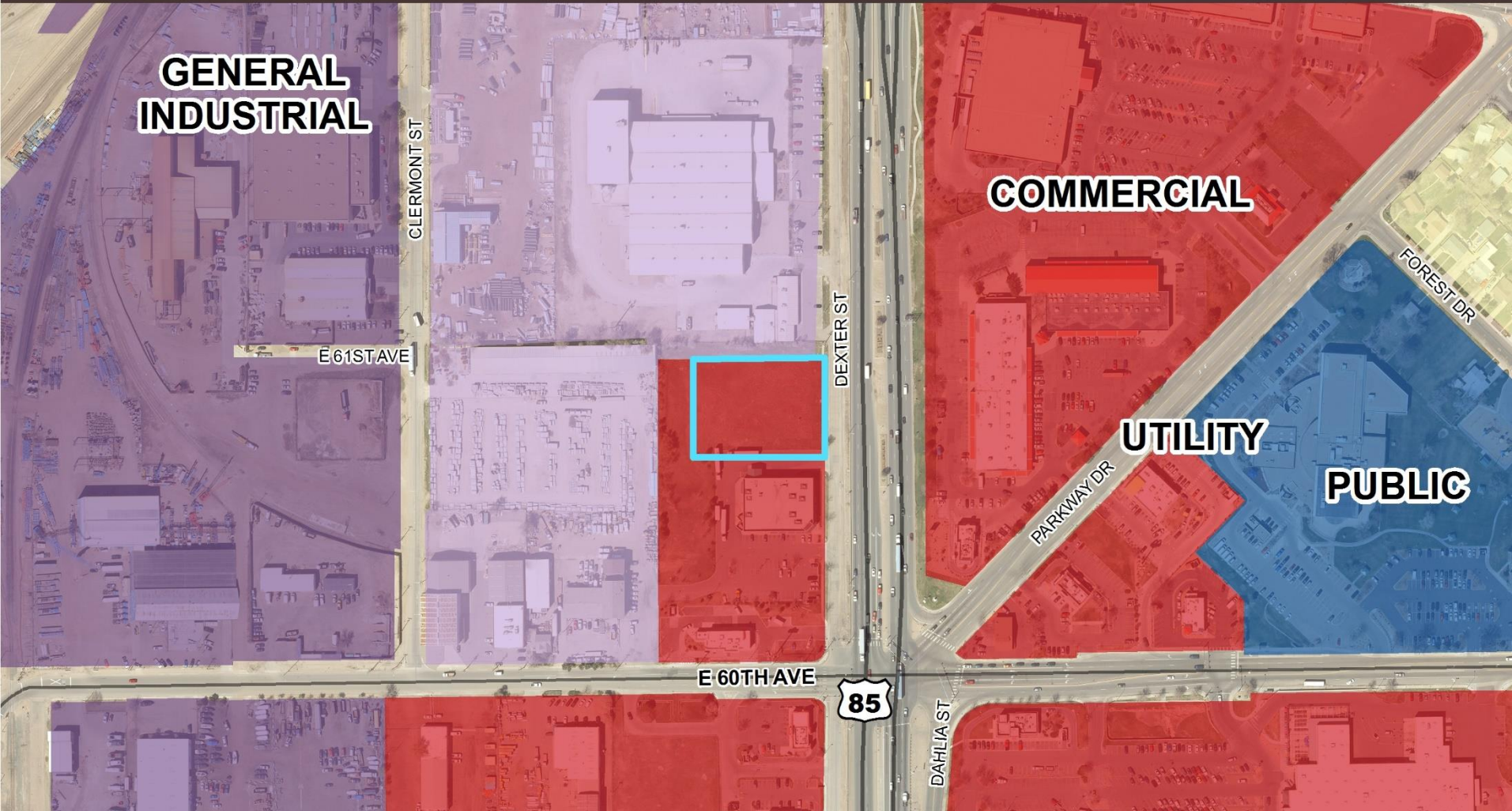
Subject Property



Future Land Use

Future Land Use

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0 150 300 600 900 1,200 1,500 1,800 2,100 Feet

-  Subject Property
-  City Limit Boundary
-  IGA Annexation Growth Boundary

Commerce City Planning Division
Prepared By: cd_callender
Date Saved: 3/6/2018
Document Path: O:\PC_Planning Commission\Zoning
Cases\Z-947-18 Risas Dental (BC)\Presentations\Risas Dental

Site Conditions

Northwest



Southwest



East



Aerial Photo



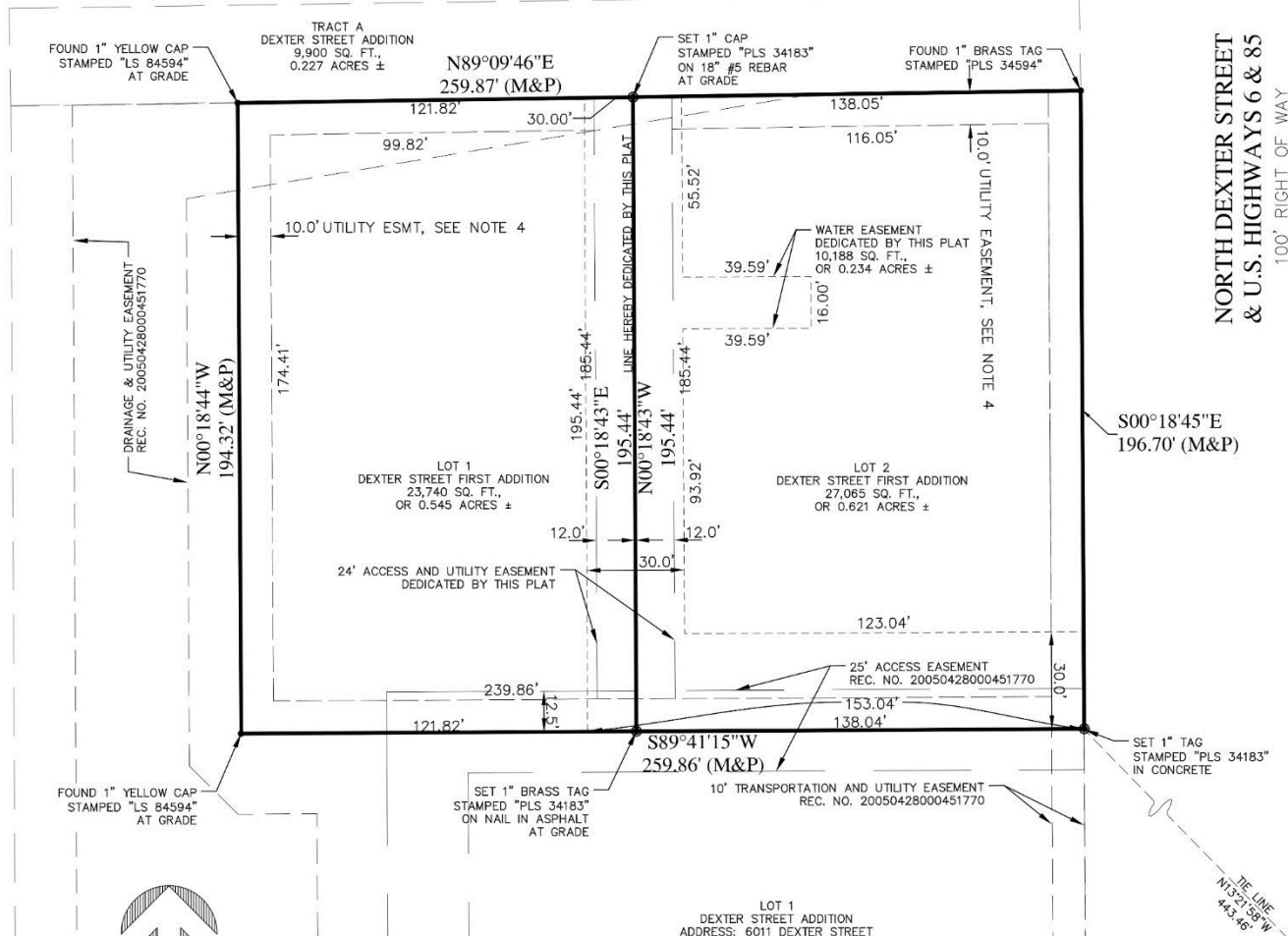
Applicant Request

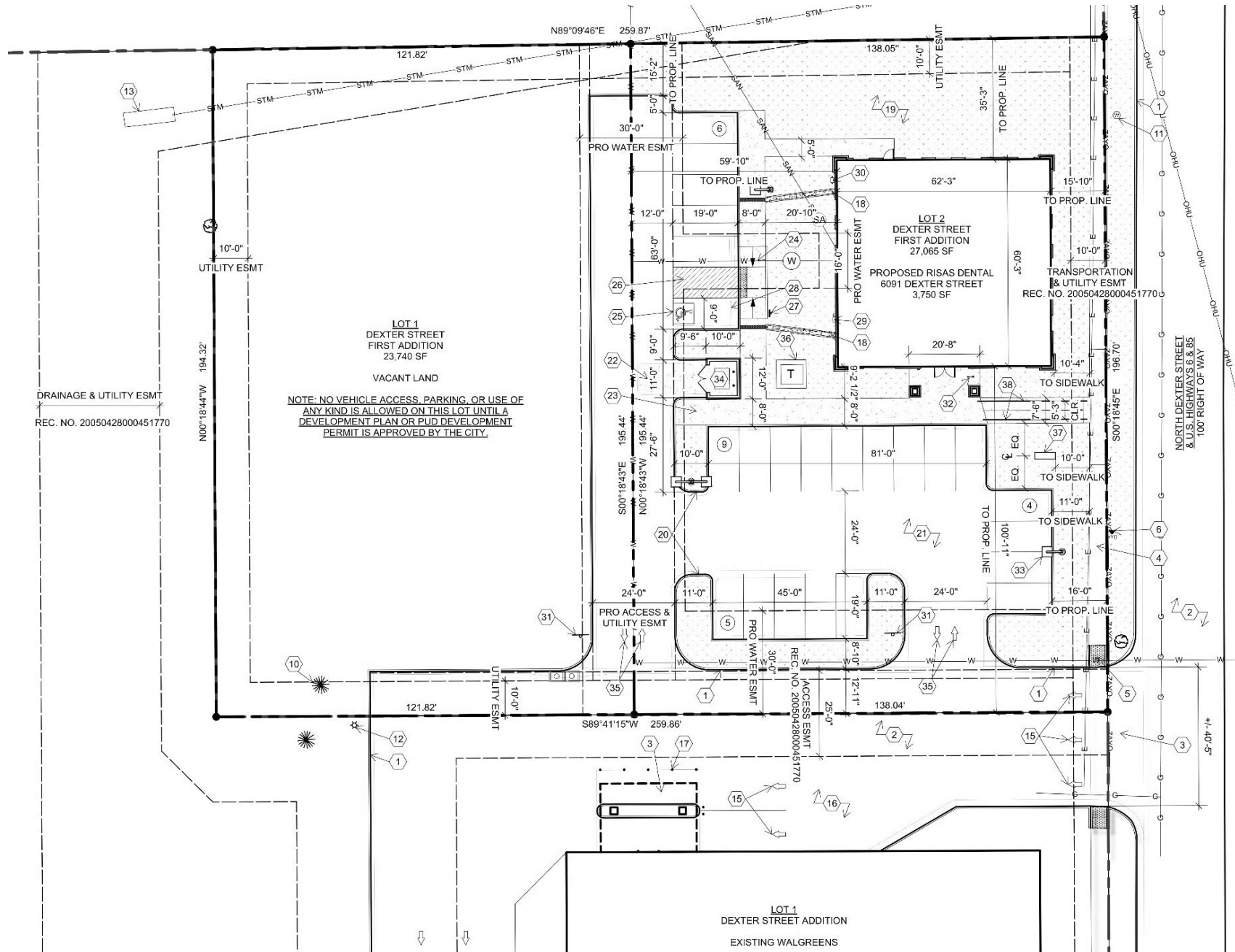
- The subject property is ± 1.167 acres and is located at 6091 Dexter Street
- The applicant has two requests for consideration:
 - Subdivision of the subject property into two lots
 - Zone Change from I-3 (Heavy-Intensity Industrial) to C-3 (Regional Commercial)
- A 3,750 square foot dental office building is proposed on the easternmost lot
 - Dental offices are not allowed by right under the existing I-3 zoning, which is the basis for this rezone request
 - The dental office will be owned and operated by Risas Dental and Braces
 - The lot for the dental office is under administrative development plan review in case # D-367-18
- No development is proposed for the western lot at this time



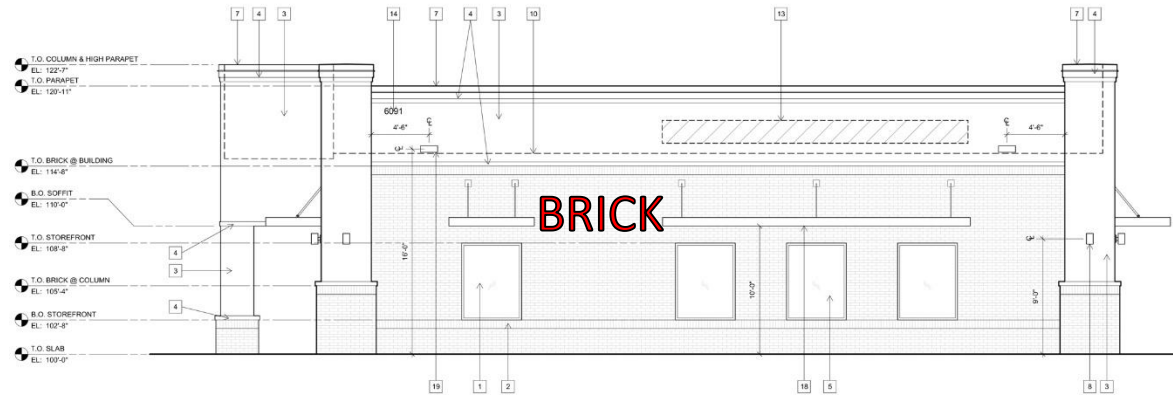
Subdivision Plat

ADDRESS: 6101 DEXTER STREET
OWNER: KENNETH THOMPSON ET AL.
PARCEL #: 0182307203004





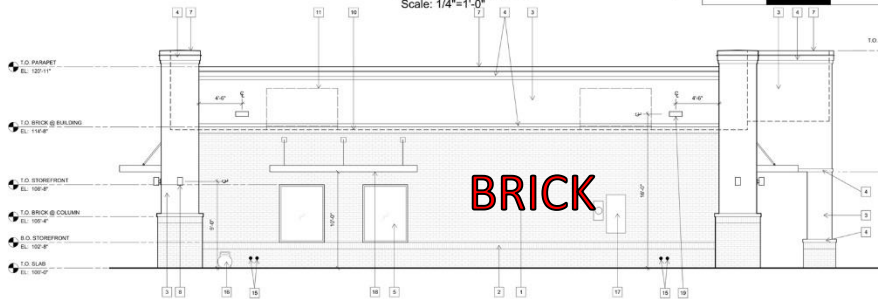
Architectural Elevations



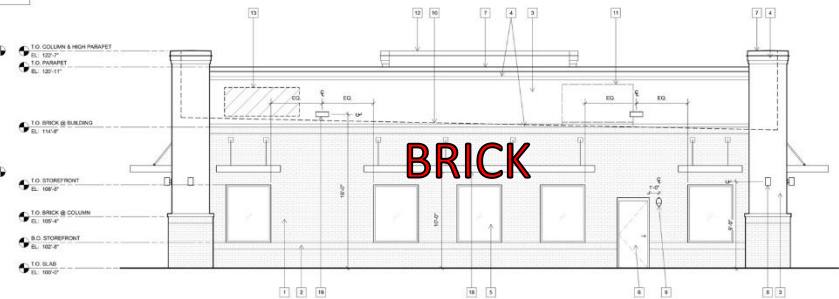
EAST ELEVATION (DEXTER STREET)
Scale: 1/4"=1'-0"



SOUTH ELEVATION
Scale: 1/4"=1'-0"

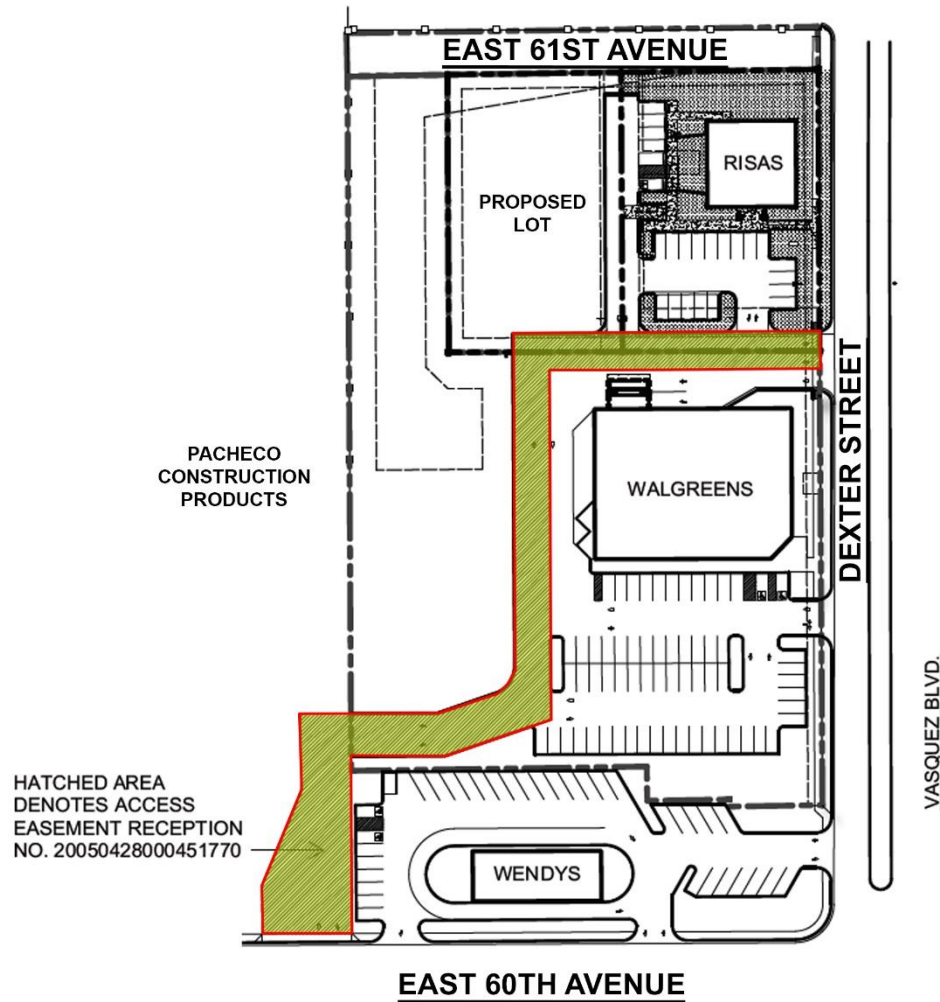


WEST ELEVATION
Scale: 1/4"=1'-0"



NORTH ELEVATION
Scale: 1/4"=1'-0"

Access



SITE ACCESS DETAIL



PC Analysis/Subdivision Criteria

- The plat is consistent with approved land use documents.
- The plat is consistent and implements the intent of the zone district.
- Will not result in a substantial or undue affect on adjacent properties.
- The plat complies with all applicable city standards.



PC Analysis/Zone Change Criteria

- The change is consistent with City adopted plans for the area
- The change is compatible with the proposed development and surrounding land uses
- There are adequate public services
- The change is needed to provide a proper mix of uses in the area
- The area for which the change is requested has changed and it is in the public best interest to allow a new use



Planning Commission

- On March 6th 2018, the Planning Commission voted 5-0 to recommend **approval as submitted** to City Council regarding both zoning and subdivision cases.



Public Notification

- As of April 2, 2018, staff has received no requests for additional information or objections to the subdivision or zone change requests.





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.

