



Case # Z-948-19

A request for a zone change from AG to I-2.

Applicant: JBS Pipeline Company

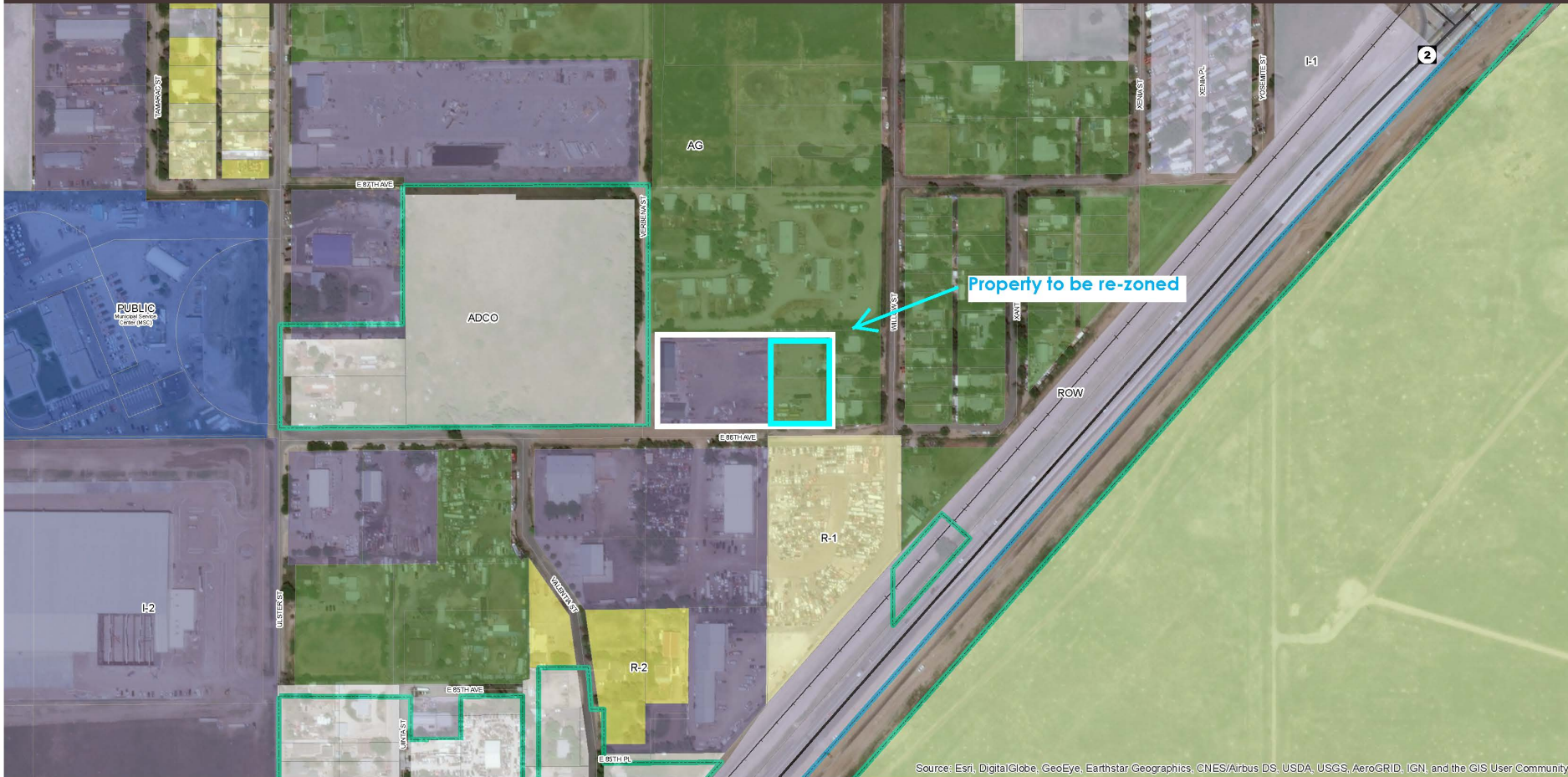
Presented by Domenic Martinelli, City Planner

Subject Property



Vicinity Map

Case: Z-948-19



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



- | | | |
|---|---|--|
| Subject Property | I-1 - Light Intensity Industrial District | R-1 - Single-Family Detached Residential District |
| Zoning District | I-2 - Medium Intensity Industrial District | R-2 - Single-Family Attached Residential District |
| AG - Agricultural District | PUBLIC - Public District | ADCO - Unincorporated Adams County |
| | City Limit Boundary | IGA Annexation Growth Boundary |

Commerce City Planning Division
 Prepared By: cd_martinez
 Date Serviced: 4/11/2019
 Document Path: C:\PC Planning Commission\Zoning
 Cases\Z-948-19-800 Verbera (DM)\11x17 vmap.mxd

Case Summary

- Located on the Northeast Corner of 86th + Verbena St
- Zone change from AG to I-2 (for the two parcels to the east)
- Current Zoning: AG, I-2 (western property)
- Size: ±1.64 Acres (western property)
0.96 acres (two parcels to be re-zoned)
- Future Land Use: Small Scale Industrial

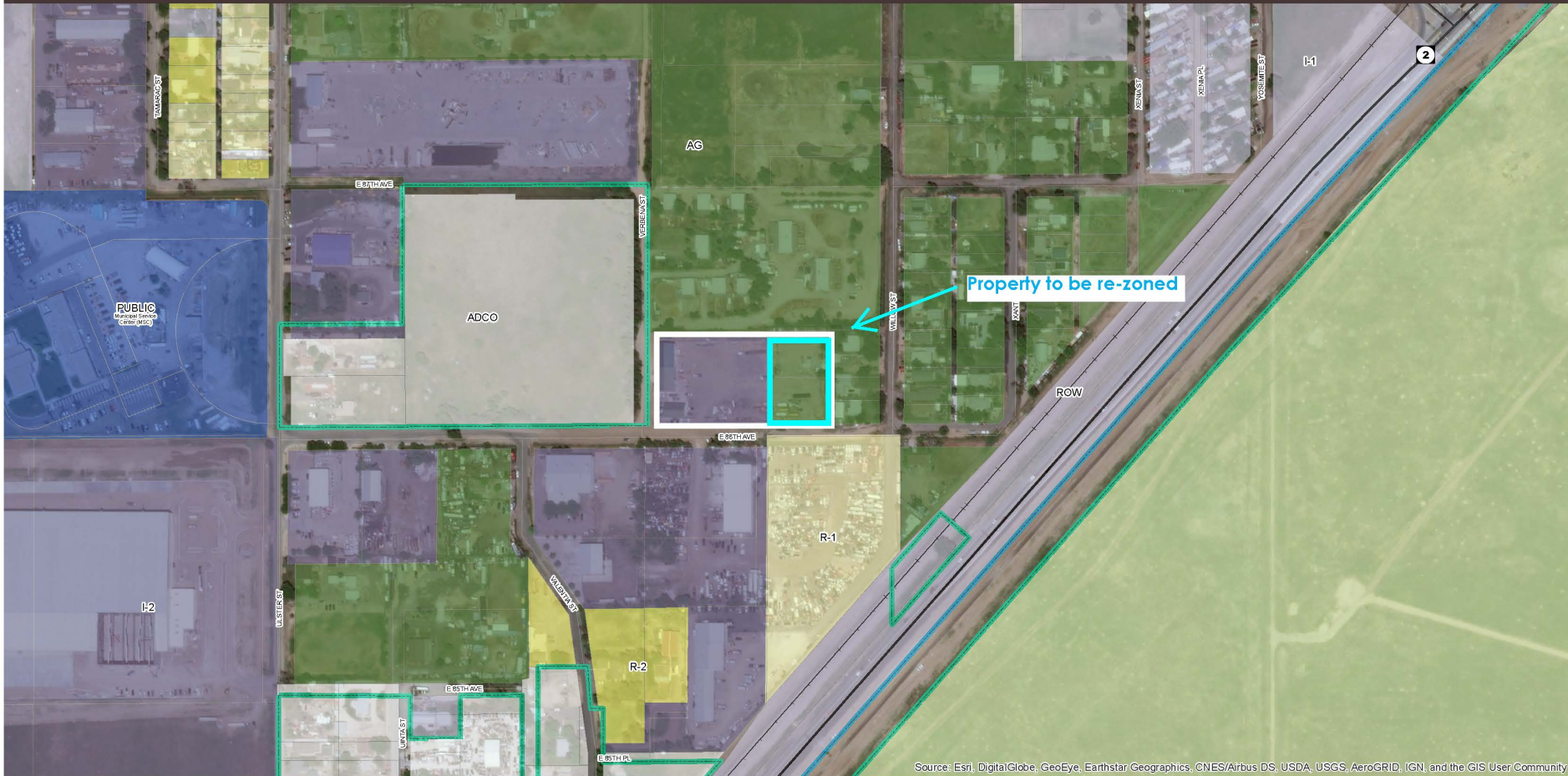


Subject Property



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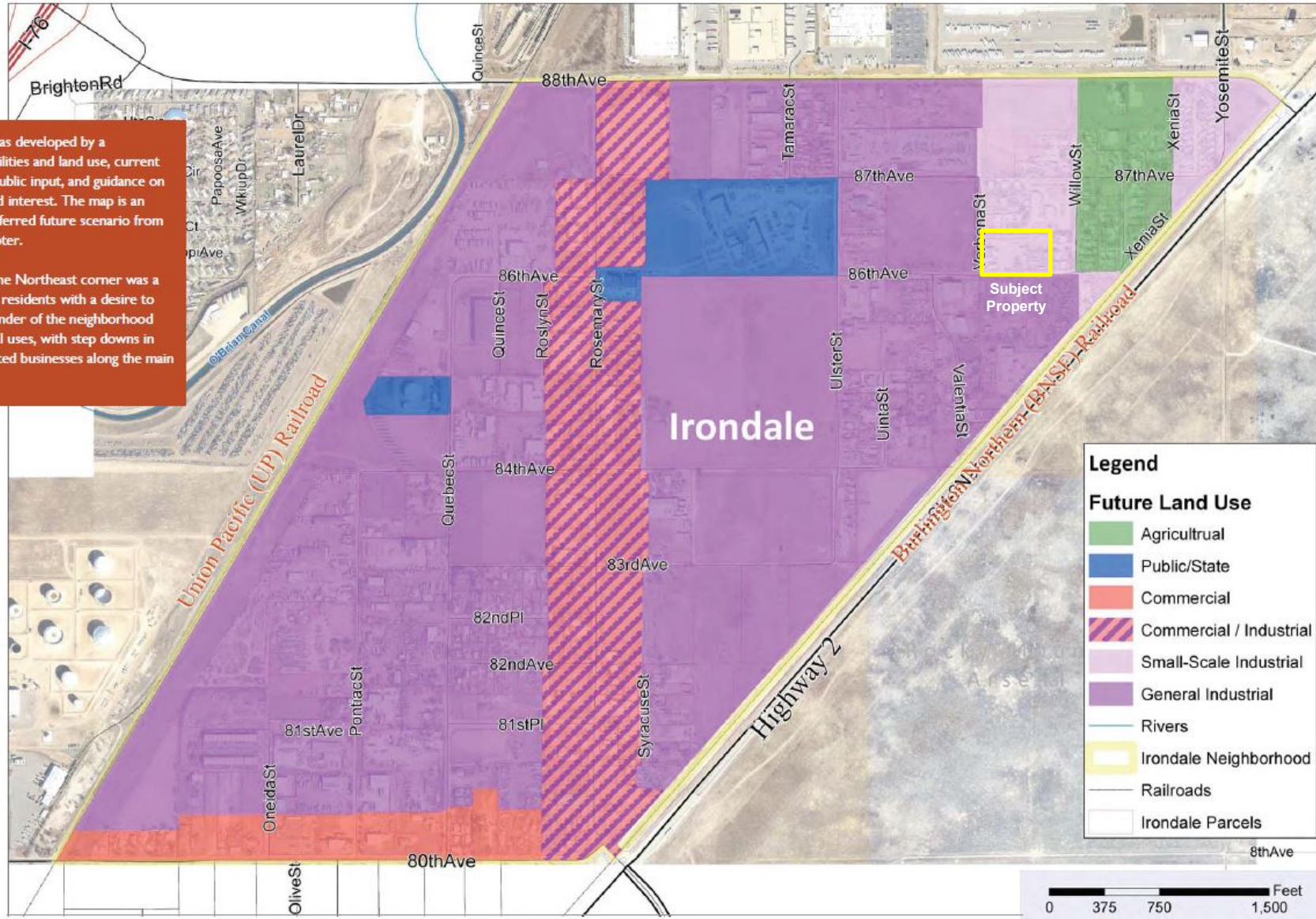


0 305 610 Feet

- | | | |
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Future Land Use- New Irondale Neighborhood Plan



The future land use map was developed by a combination of existing facilities and land use, current future plans for the area, public input, and guidance on development pressures and interest. The map is an updated version of the preferred future scenario from the Explore & Assess Chapter.

The residential pocket in the Northeast corner was a major concern for current residents with a desire to remain in place. The remainder of the neighborhood consists largely of industrial uses, with step downs in intensity and service-oriented businesses along the main roadway corridors.

Site Conditions



Case History

- Annexed & zoned AG in 1978
- Applicant utilizing site since 2008
 - Main buildings constructed at this time also
- Platted & re-zoned from AG to I-2 in 2013 (only western property)



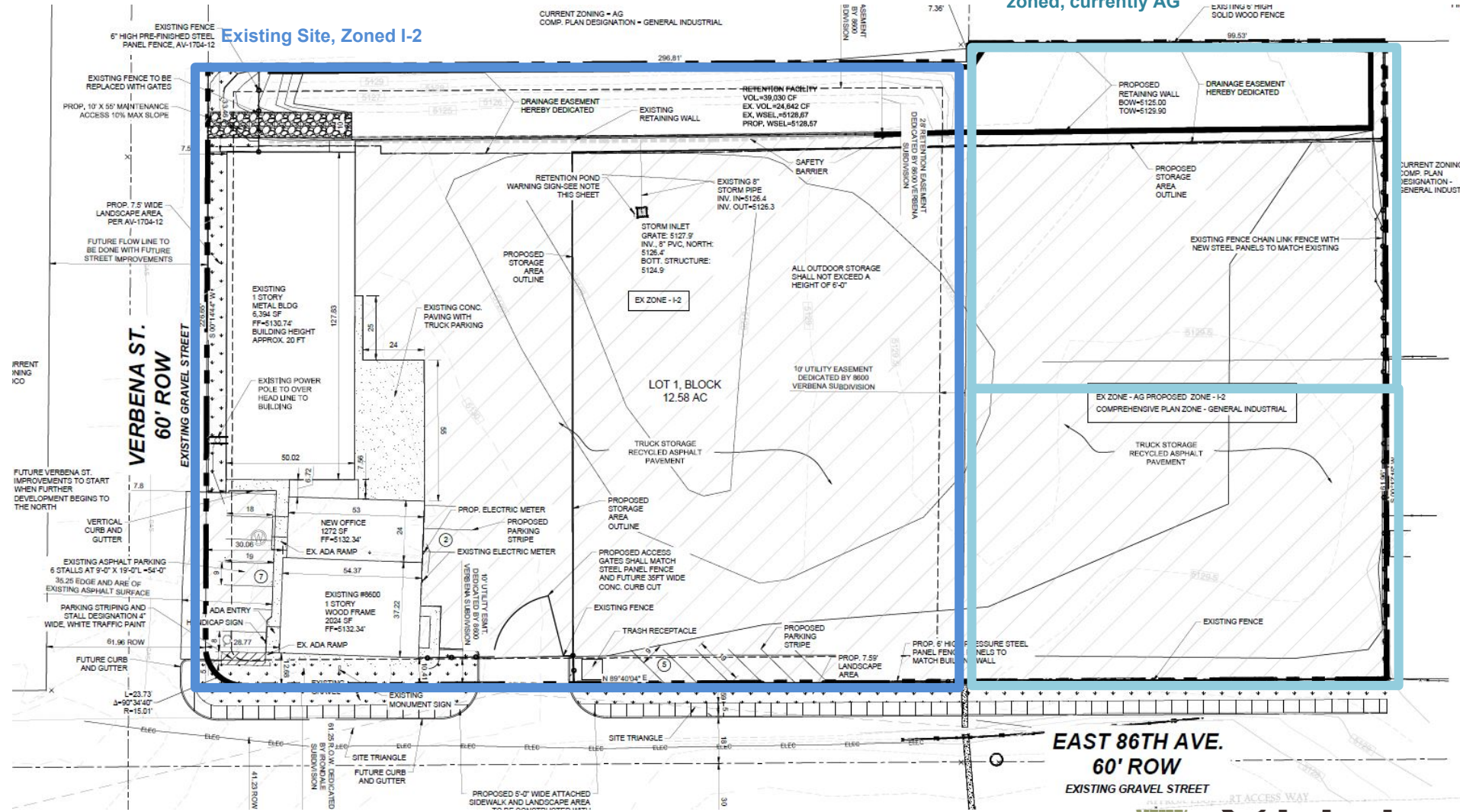
Applicant Request

- The applicant is requesting a rezoning of the subject property from AG to I-2.
- Once re-zoned, the two parcels will be consolidated with the remaining site located at 8600 Verbena Street via administrative case S-705-19
- The zone change is requested in order to allow for an expansion of the existing use on the site
 - Pipeline construction contractor's office & storage yard.
- Development plan case D-383-19 is being reviewed concurrently with this zoning request.



Site Plan

Both properties to be re-zoned, currently AG



Public Improvements

- Applicant is modifying previously recorded PIA with this request
- Original PIA specified construction of $\frac{1}{2}$ of ROW along Verbena St & E 86th Ave at a future date to be determined by the city.
- PIA revision will modify exhibit to include the additional 168 feet of frontage being added along E 86th Avenue as part of the subdivision.



PC Analysis

- Based on the applicants request, the Planning Commission believes the proposed rezoning is justified.
- The proposed zone change is consistent with the future land use designation for the property.
- Will allow for the expansion of an existing use in the Irondale area, which has been a target area for industrial growth in the city.
- The proposed use is harmonious with similar land uses in the vicinity.



Zone Change Approval Criteria

- The change is compatible with the proposed development & surround land uses.
- The area where the change is requested is changing, and it is in the public's interest to allow a new use.
- The change is consistent with any city adopted plans
- Change is needed to provide proper mix of uses in the area.



Public Notification

- As of April 26, 2019, staff has received no requests for additional information.



PC Recommendation

- On Tuesday, April 2nd, 2019, the Planning Commission voted 5-0 to recommend **approval** to City Council regarding this case.





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 commission may have.

