



Case # Z-944-18

A request for a zone change from I-1 to I-2.

Applicant: Commercial Sheet Metal, Inc

Presented by Domenic Martinelli, City Planner

Introduction to Case Type

- 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.



Subject Property

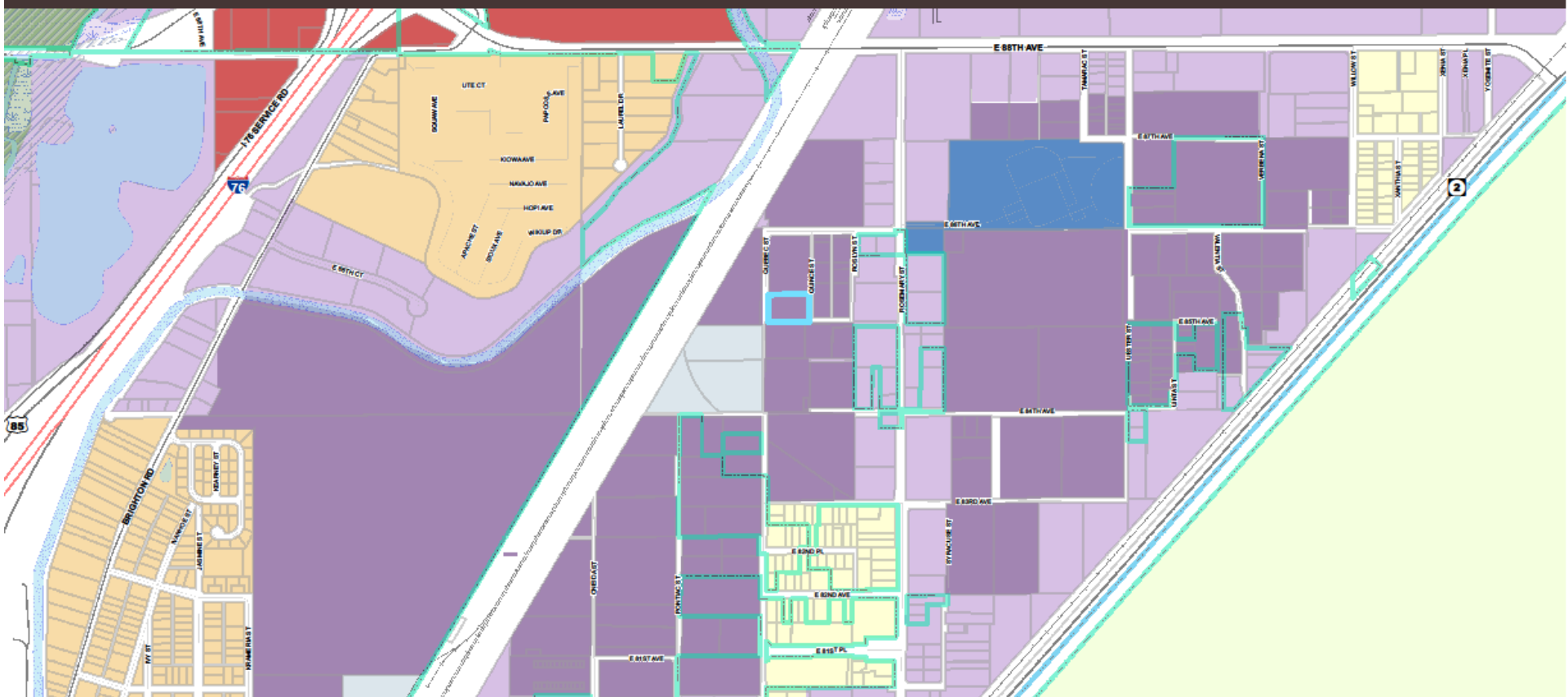


Future Land Use



Future Land Use Map

Case: Z-944-18



Legend

- IGA Annexation Growth Boundary
- City Limit Boundary
- Residential - Low
- Residential - Medium
- Commercial
- Industrial / Distribution
- General Industrial
- Utility
- Public
- Open Space / Recreation

Commerce City Planning Division
 Prepared By: cd_marshall
 Date Saved: 4/3/2018
 Document Path: C:\PC_Planning Commission\Zoning Cases\Z-944-18
 8540 Quebec Street (DM)\11x17_RUP Map.mxd

PIN: 172317214005

Site Conditions



Applicant Request

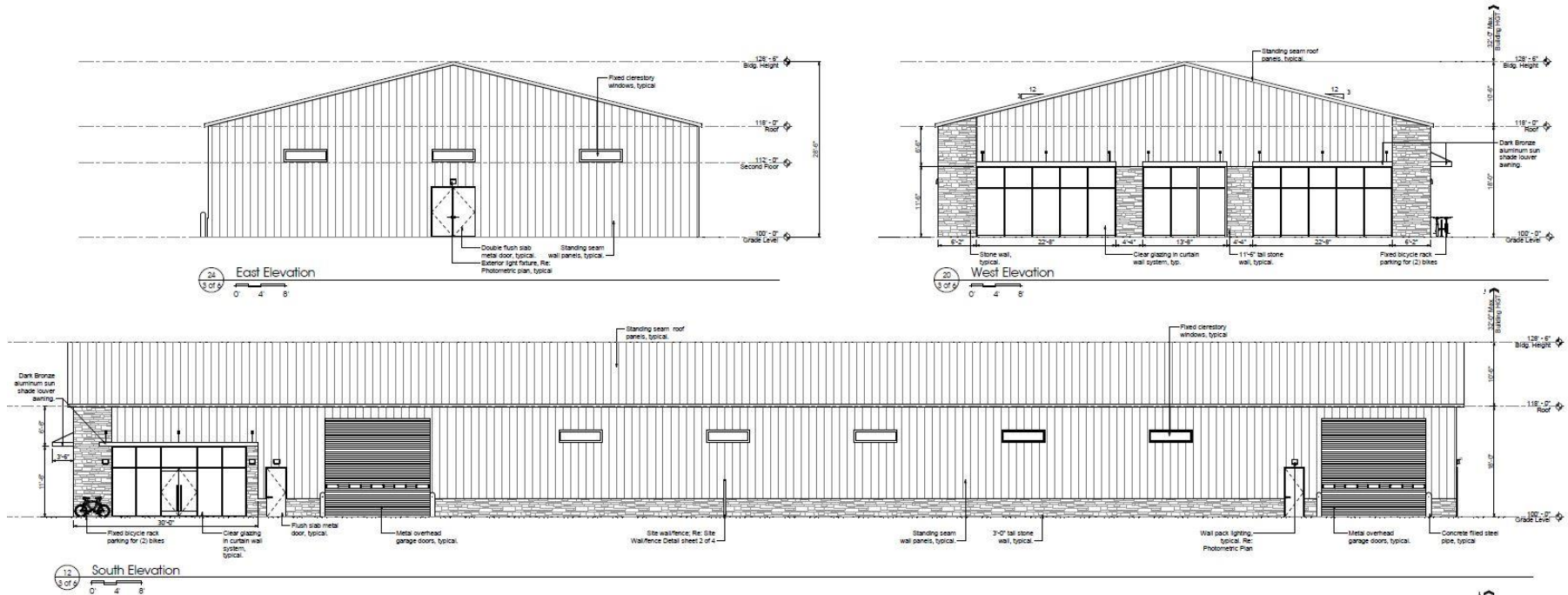
- The applicant is requesting a rezoning of the subject property from I-1 to I-2.
- Proposed 18,000 square foot industrial building
 - The primary use of the facility will be sheet metal fabrication.
- The proposed zone change from I-1 to I-2 is requested in order to accommodate outdoor storage in conjunction with the primary use
 - Primarily will be sheet metal storage, that will comply with outdoor storage regulations in the LDC.
- Development plan case D-345-18 is being reviewed concurrently with this zoning request.



Site Plan



Architectural Elevations



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 development of an infill lot 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.



Public Improvements / Impact Fees

- No Public Improvement Agreement was required at the time of this development.
 - A PIA was completed for the subject property in 2006, concurrent with the Neway Subdivision.
 - Requires them to construct ½ of the city's minor collector roadway section
 - 5' wide sidewalk, vertical curb & gutter, any additional asphalt, and a tree lawn.
- The development will have the following impact fees:
 - Water Acquisition Fee
 - Road Impact Fee
 - Fire Impact Fee



Public Notification

- As of April 27th, 2018, staff has received no requests for additional information.



PC Recommendation

- On Tuesday, April 3rd, 2018, 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 board may have.

