

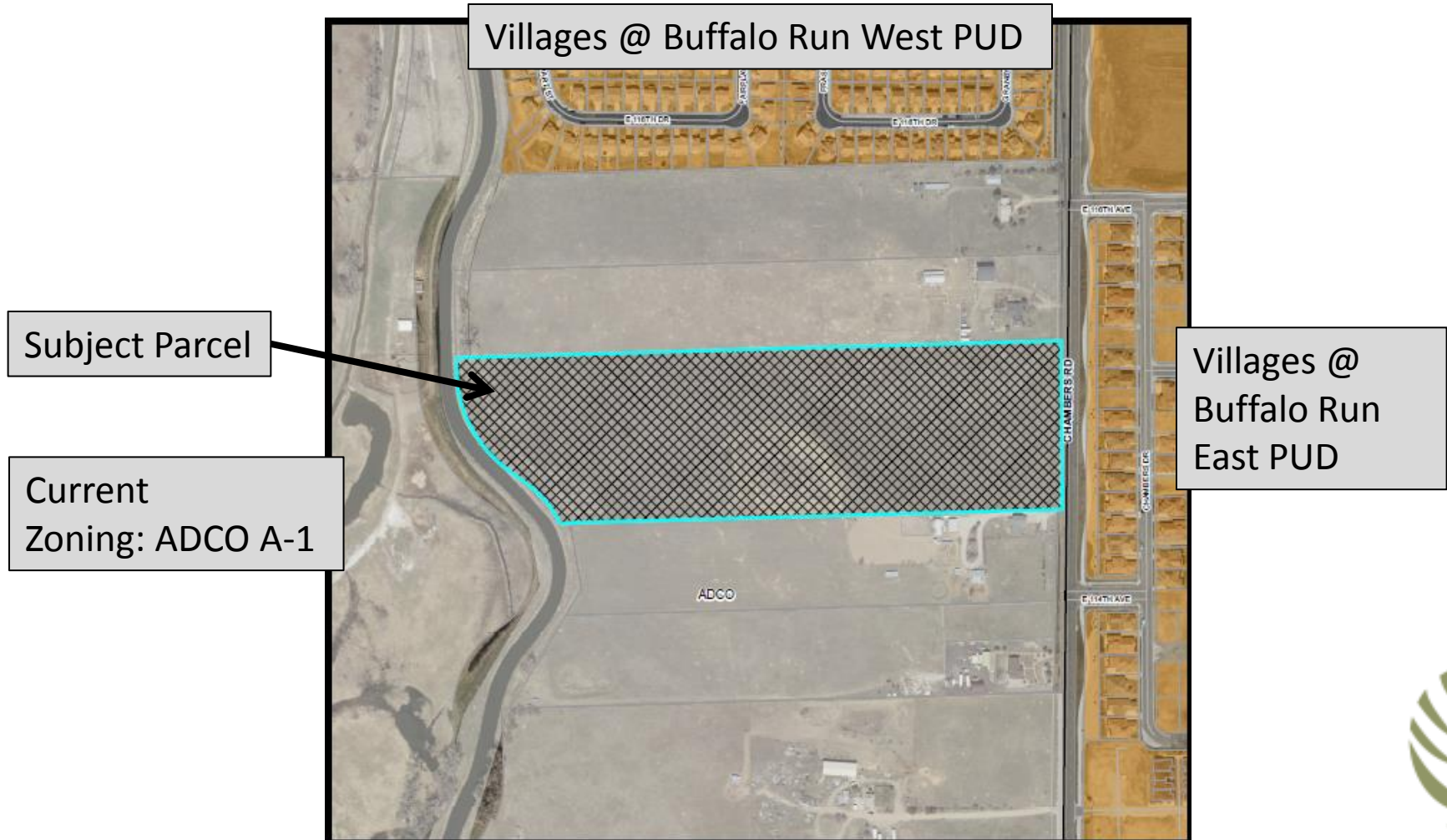


# **AN-239-17, AN-240-17, S-655-17 & Z-936-17**

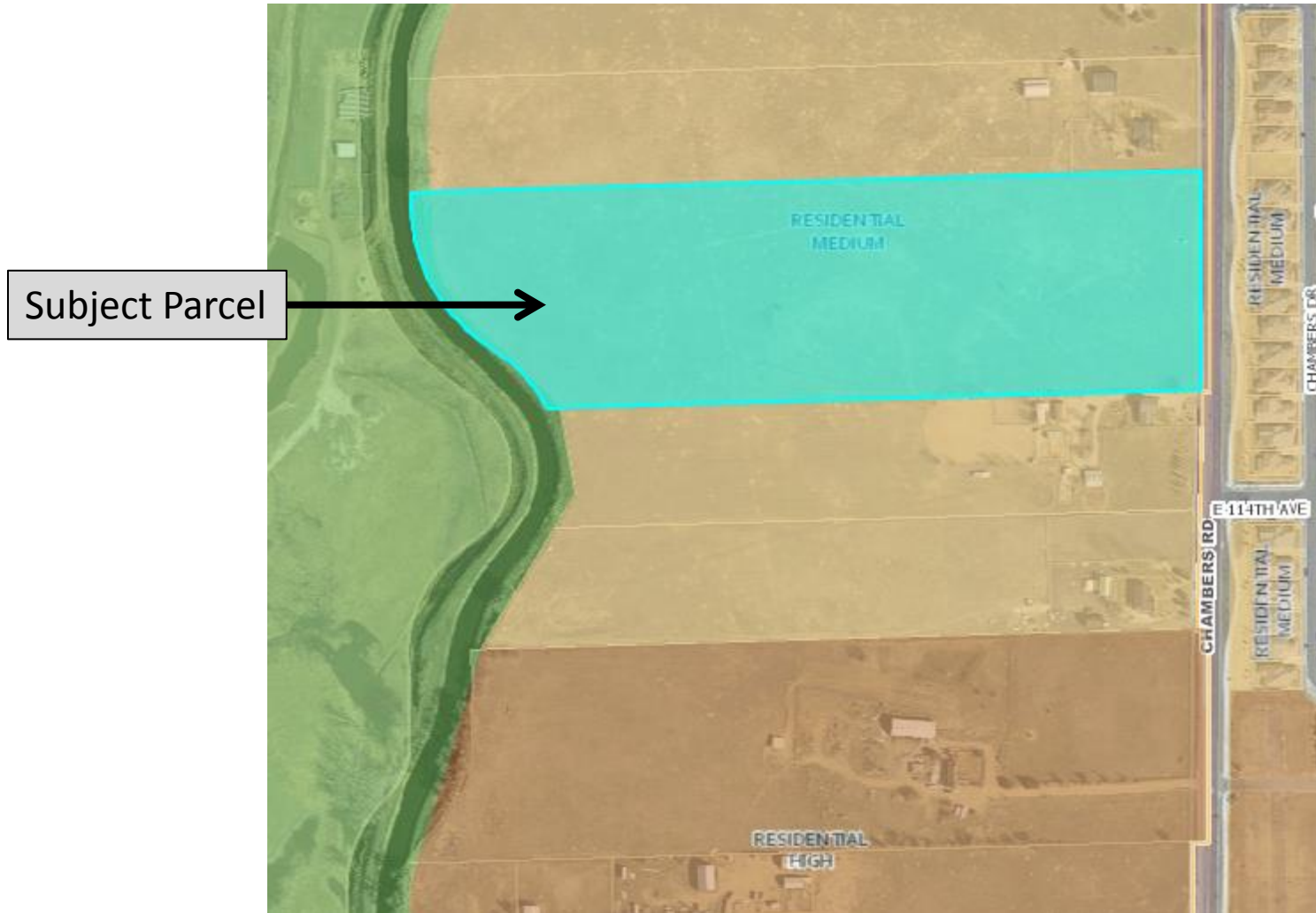
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|            |                                                   |
|------------|---------------------------------------------------|
| Location:  | 11555 Chambers Road                               |
| Applicant: | Landing Place Church                              |
| Request:   | Annexations, Annexation Zoning & Subdivision Plat |

# Vicinity Map



# Comp Plan: Residential Medium





# Views – North & East

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North



East

# Views – South & West

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South



West

# Current Request

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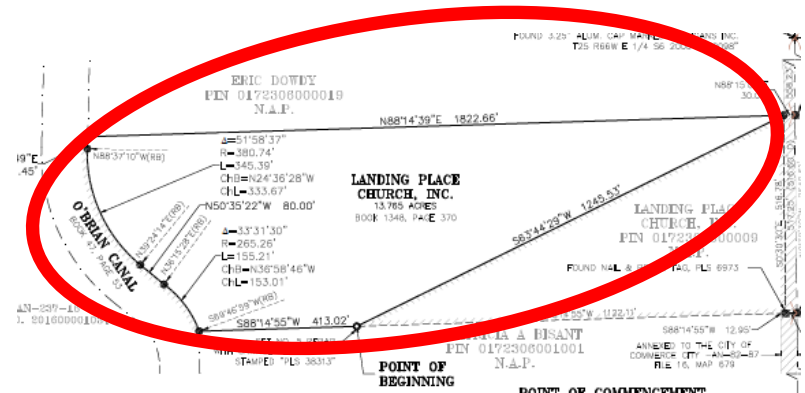
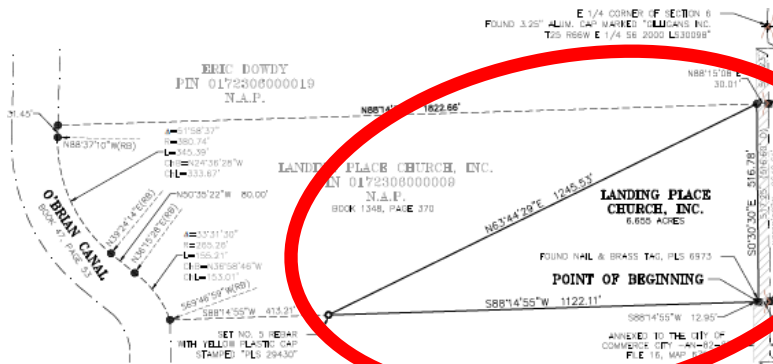
- The applicant is requesting the following:
  - Annexation from ADCO
  - Subdivision to divide existing parcel into 2 lots
    - Subdivision processed to create 2 lots for zoning
  - Annexation Zoning to Commerce City C-1 & AG
  - Development Plan: administrative review by Staff



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# Request #1 : Annexation Maps

- AN-239-17
- AN-240-17



# DRT Analysis – Annexation Approval Criteria

| Annexation Approval Criteria                                                                          | Rationale                                                                      |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| The annexation complies with state law and the LDC;                                                   | Yes, the annexation complies with state law.                                   |
| The annexation is consistent with the Comprehensive Plan and the best interest of the city is served; | As outlined above, the request is consistent with the Comprehensive Plan.      |
| The property is within the Municipal Service Area (MSA);                                              | Yes, the property is within the MSA.                                           |
| The property can be integrated into the city in compliance with the LDC;                              | Yes, the property will be developed in the future into commercial uses.        |
| At the time of development, capacity will exist to serve the user; and                                | Yes, when the site is developed it will be constructed with adequate capacity. |
| The annexation will not limit the city's ability to integrate surrounding property into the city.     | The annexation will help integrate future properties into the city.            |

# PC Analysis – Annexation Zoning Approval Criteria

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| Criteria for Zoning Annexed Land<br>(1 required to be met)                                       | Rationale                                                                                                                                   |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| The zoning is most compatible with the city's comprehensive plan designation for the property;   | The requested zoning to C-1 & AG designation is most compatible with the future land use designation of the property as residential medium. |
| The zoning is most compatible to the county zoning of the property at the time of annexation; or | N/A                                                                                                                                         |
| The zoning is most comparable to the present use(s) on the property.                             | N/A                                                                                                                                         |

# Request #2 : Subdivision

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- The applicant is proposing case S-655-17, the Landing Place Church Subdivision Filing No. 1., to subdivide a 20 acre property into 2 parcels (8 acres & 12 acres) in order to develop a new church.
- Will receive annexation zoning via case Z-935-17.
- The church building is being processed via case D-263-17, on proposed Lot 1
- No current plans to develop Lot 2



LANDING PLACE CHURCH SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 66 WEST,  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2



# PC Analysis

- Proposed Subdivision Plat:
  - Subject lots meet the minimum C-1 and AG zoning lot area and access requirements.

Table 1.1

| C-1 | Standards            |                  | Proposed |                           |
|-----|----------------------|------------------|----------|---------------------------|
|     | Minimum Lot Area     | 8,000 sq.ft.     | Lot 1    | 343,314 sq.ft.            |
|     | Minimum Lot Frontage | 70 feet          |          | 458 feet                  |
|     | Access               | Dedicated R.O.W. |          | E. 115 <sup>th</sup> Ave. |

Table 1.2

| AG | Standards            |                  | Proposed |                |
|----|----------------------|------------------|----------|----------------|
|    | Minimum Lot Area     | 43,560 sq.ft.    | Lot 2    | 470,251 sq.ft. |
|    | Minimum Lot Frontage | 100 feet         |          | 516 feet       |
|    | Access               | Dedicated R.O.W. |          | 80 foot R.O.W. |

# Final Plat Criteria

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**In accordance with LDC, Sec. 21-3241. Final Plat:**

- PC concludes the requested subdivision plat meets the approval criteria for Final Plats.
- The proposed parcel sizes have been found to be consistent with C-1 zoning and AG zoning.
- The proposed plat will not create substantial undue adverse effects to the surrounding properties and adequate services are available for the existing and future development of the subject properties.



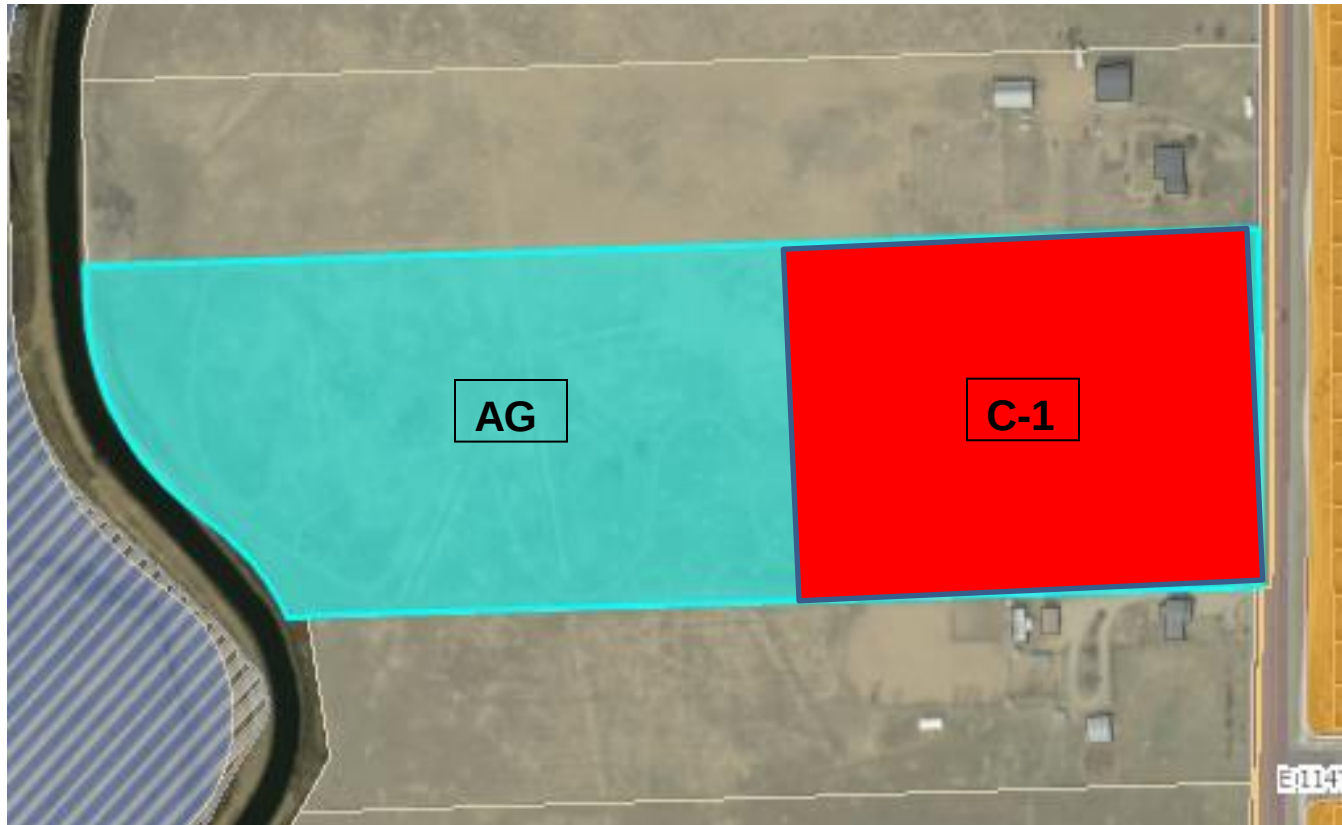
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# Request #3 : Annexation Zoning

- The applicant is requesting Annexation Zoning of 2 lots proposed in subdivision case S-655-17
- Zoning proposed from Adams County Ag. to Commerce City:
  - Commercial 1 (C-1) for Lot 1
  - Agricultural (AG) for Lot 2
- The church is being processed case D-263-17, on Lot 1
- No current plans to develop Lot 2

# Current Request – Annex. Zoning Visual

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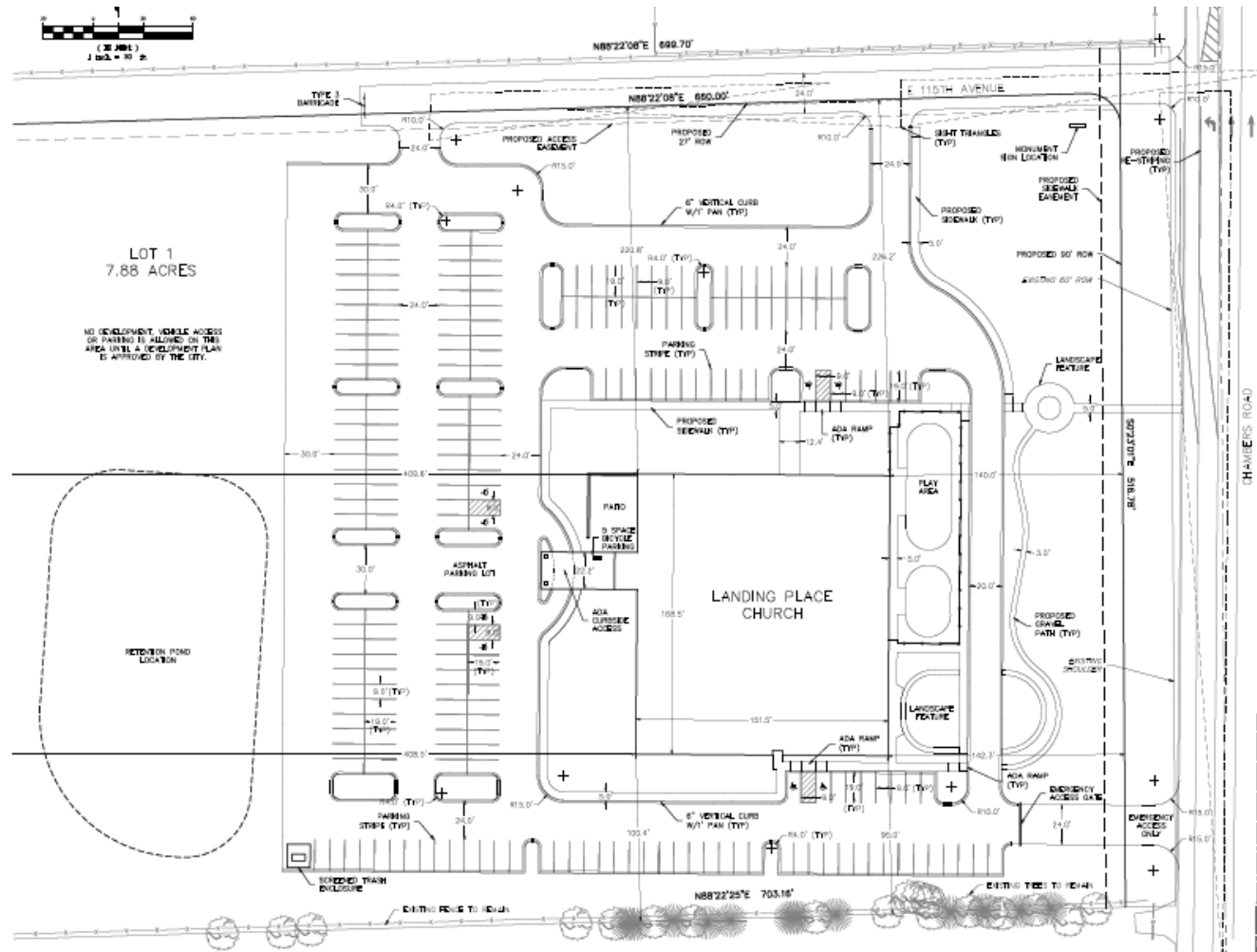


# PC Analysis

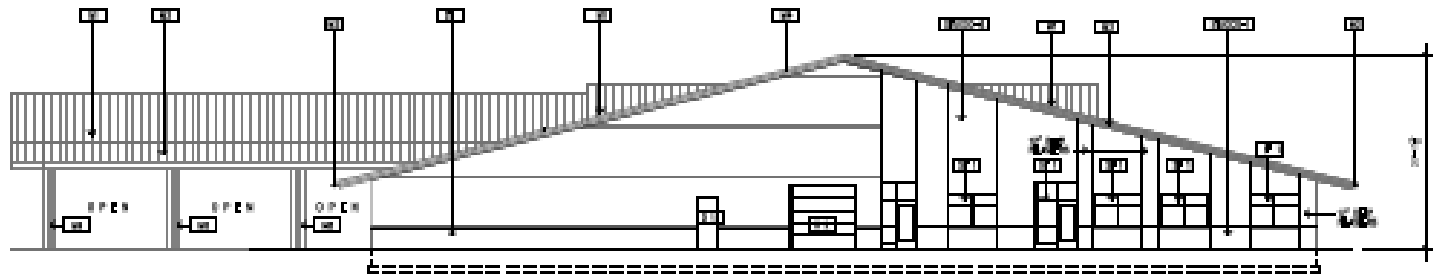
- Proposed C-1 & AG zoning appropriate for neighborhood:
  - Property is identified by Future Land Use Plan as Residential Medium
  - Local commercial allowed if located along arterial/collector ROW
  - C-1 zoning proposed along a heavily traveled minor arterial
  - C-1 zoning is least intense commercial district, and allows church as “By Right” vs. Use-by-Permit (as required in residential zoning districts)
  - AG zoning proposed until future development



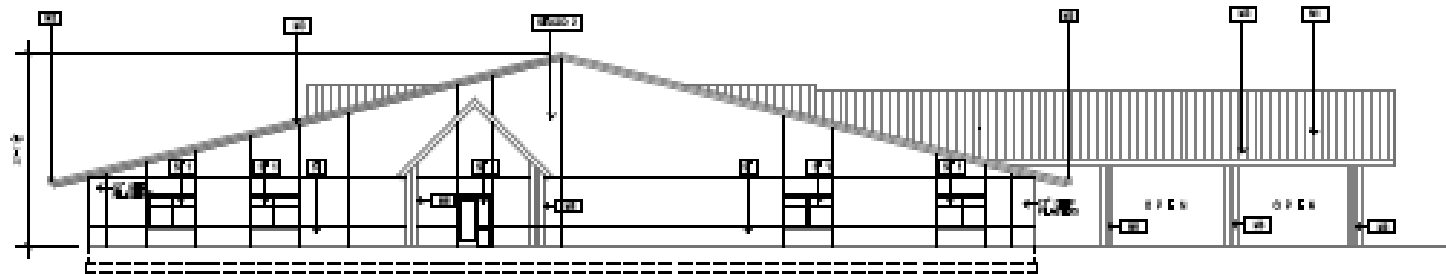
# Site Plan – Lot 1



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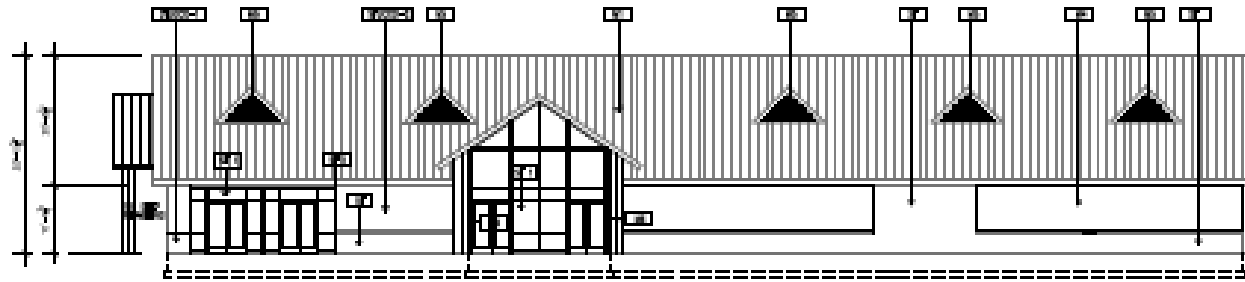


SOUTH ELEVATION

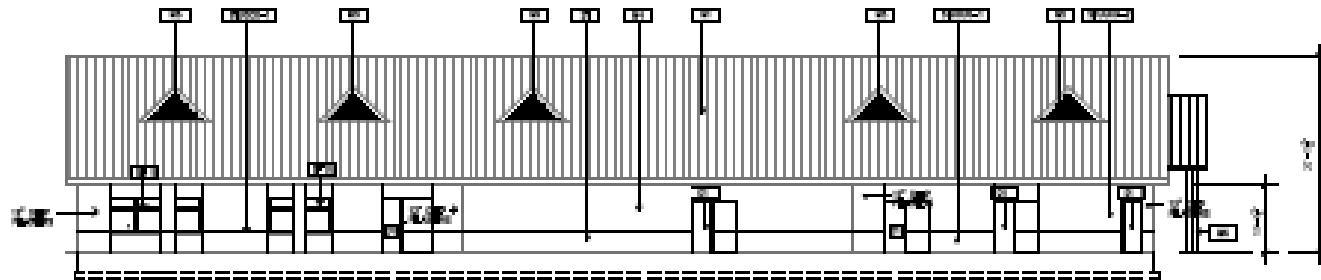


NORTH ELEVATION

# Elevations (E. & W.) – Lot 1



WEST ELEVATION



EAST ELEVATION

# Referral Agency Comments

- Referral agencies provided comments with no objections regarding the Annexations, Subdivision & Annexation Zoning requests



# Public Notification

- As of September 18, 2017, staff has received 1 responses to public notice
  - Information request only, no complaint



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# Recommendation

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- Annexations: The Development Review Team recommends that the City Council approve this case.
- Subdivision & Annexation Zoning: On August 1, 2017, the Planning Commission held a public hearing voted 4 to 0 (with 1 abstain) to recommend approval to City Council regarding these requests.



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**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 council may have.**

