



Commerce City

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Council Communication File Number: Z-981-22

Agenda Date: 12/5/2022

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Zoning Ordinances

FIRST READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTIES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF E. 54TH PLACE AND QUEBEC STREET FROM MEDIUM-INTENSITY INDUSTRIAL DISTRICT (I-2) TO REGIONAL COMMERCIAL DISTRICT (C-3)

Summary & Background

This area of the Historic City has been zoned industrial since the inception of the City (1950's). However, the site has remained vacant for decades. The south lot recently went through a Development Plan process in 2019 that resulted in construction of a new two-suite building at 5441 Quebec Street. At that time, the applicant was still considering what types of tenants to pursue, and therefore was not ready to make a zone change request. The north lot is currently undeveloped.

A retail marijuana business now occupies one of the two suites in the recently constructed building on the south lot (5441 Quebec Street). The other suite is currently unoccupied. Retail marijuana is an allowed use in both the existing (I-2) and proposed zoning (C-3) (subject to applicable restrictions and public hearings), so this zone change will not affect the existing retail marijuana business or future uses in this regard.

These two lots comprise a total area of 0.7 acres. The applicant does not propose any new development with this zone change application - the intent is to bring the property into conformance with the Comprehensive Plan and for the applicant to be able to attract commercial businesses.

Staff Responsible (Department Head): Jim Tolbert, Community Development

Staff Presenting: Harry Brennan, City Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation: On November 1, 2022, Planning Commission held a public hearing, took testimony, and voted (5-0) to forward the case Z-981-22 to City Council with a recommendation of approval.

Suggested Motion: I move that the City Council enter a finding that the requested Zone

Change for the properties located at 5441 Quebec Street and 5451 Quebec Street contained in case Z-981-22 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change.