



STAFF REPORT

Planning Commission

CASE #Z-944-18

PC Date:	April 3, 2018	Case Planner:	Domenic Martinelli
CC Date:	May 7, 2018		
Location:	8546 Quebec Street Commerce City, CO 80022		
Applicant:	Commercial Sheet Metal, Inc Andrea & Dan Chase	Owner:	Same as Applicant
Address:	7895 W Trail North Dr Littleton, CO 80125	Address:	Same as Applicant

Case Summary

Request:	A rezoning of the property currently zoned I-1 (Light Intensity Industrial District, to I-2 (Medium Intensity Industrial District).
Project Description:	The applicant is requesting to rezone the subject property from I-1, a light intensity industrial district, to I-2, a medium intensity industrial district. The applicant will be constructing a new industrial building on the lot as part of development plan case D-345-18. The primary use of the facility will be sheet metal fabrication.
Issues/Concerns:	<ul style="list-style-type: none">• Internal site navigation• Screening of outdoor storage
Key Approval Criteria:	<ul style="list-style-type: none">• I-2 Zone District Standards• Sec. 21-3232 Zone Change Approval Criteria• Industrial Design Standards
Staff Recommendation:	Approval
Current Zone District:	I-1 (Light Intensity Industrial District)
Comp Plan Designation:	General Industrial

Attachments for Review: *Checked if applicable to case.*

- | | |
|--|---|
| <input checked="" type="checkbox"/> Applicant's Narrative Summary | <input checked="" type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> Development Review Team Recommendation | <input checked="" type="checkbox"/> Traffic Study |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Applicant's Supplemental Exhibits | |

Background Information

Site Information

Site Size:	1.36 Acres
Current Conditions:	The subject property is undeveloped
Existing Right-of-Way:	Quebec Street (West)
Neighborhood:	Irondale
Existing Buildings:	No
Buildings to Remain?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Site in Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Surrounding Properties

<u>Existing Land Use</u>		<u>Occupant</u>	<u>Zoning</u>
North	Industrial	Neway Packaging & Facility Supply	I-1
South	Industrial	American Metals Recycling	I-2
East	Vacant	Undeveloped	I-2
West	Commercial	LMI Landscapes, LLC	AG

Case History

The subject property has two existing land use cases on record. The property also has one additional land use case being processed concurrently with the zone change request.

<u>Case</u>	<u>Date</u>	<u>Request</u>	<u>Action</u>
Z-849-06	September 11, 2006	Zone change from AG to I-1	Approval with Conditions
S-486-06	September 11, 2006	Subdivision of one lot into two	Approved
D-345-18	April 3, 2018	Development Plan for sheet metal fabrication facility	Under Staff Review

Case Z-849-06 was a zone change from AG (Agricultural) to I-1 (Light-Intensity Industrial). The zone change included Neway Packaging to the North (8576 Quebec). The ordinance included one condition, requiring a Development Agreement be executed prior to the issuance of any building permit. A Development Agreement was recorded on June 28, 2006.

Case S-486-06 was the accompanying subdivision case that split the original lot into two lots (lots 1 & 2, of the Neway Subdivision).

Applicant's Request

The applicant is requesting to rezone the subject property from I-1, a light intensity industrial district, to I-2, a medium intensity industrial district. According to the applicant, the requested zone change is proposed in order to construct an 18,000 square foot sheet metal fabrication facility. The site will be designed in a way that provides adequate fabrication space in the warehouse area to receive sheet metal and fabricate it to the specifications of jobs and office area in the front of the building to allow for management. Fabrication will include the cutting and bending of metal, and no chemicals are to be used.

According to the applicant, Commercial Sheet Metal Inc. has been in business for 51 years and currently has 16 employees in Denver, and would anticipate hiring additional staff for a total of 22 employees at the new facility in Commerce City. Hours of operation are between 6:30AM-4:30PM. The applicant anticipates an average of 5 vehicles parked at any given time and within the employee area behind the gated fence and also 1-2 material deliveries per week.

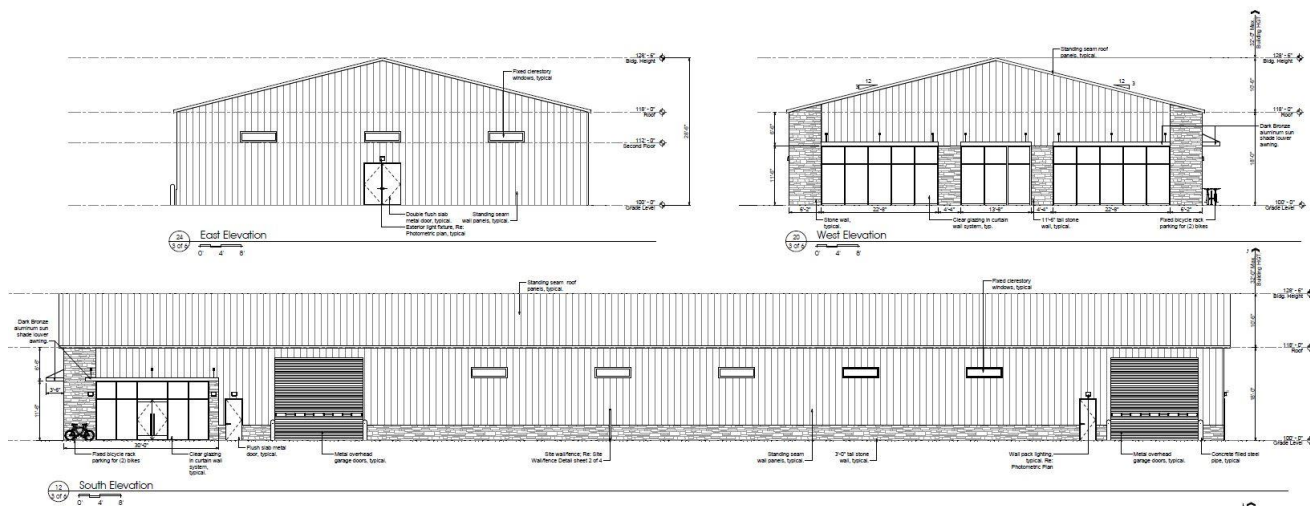
Development Review Team Analysis

The applicant is requesting a zone change from I-1 to I-2, in order to allow the use, as sheet metal fabrication requires I-2 zoning, and to accommodate a small amount of outdoor storage that will be utilized in conjunction with the site.

The Development Review Team (DRT) has reviewed the requests with the approval criteria for zone changes within Article III of the Land Development Code (LDC), and the zone district standards for I-2 within Article IV. The following analysis addresses the proposed uses & requirements, approval criteria for zone change, and the recommendation of city staff based upon the analysis.

Per the applicant's request, a 28' high 18,000 gross square foot industrial building is proposed to be constructed on the lot, to be used for sheet metal fabrication. The use would be a similar operation to the nearby Instel Steel facility, but much smaller. Approximately 2,400 square feet will be dedicated to office space in the front, 10,000 square feet will be dedicated to production and manufacturing, and 5,600 square feet will be used for warehousing and storage. The site will also contain a 7,200 square foot outdoor storage area, to be used exclusively for the storage of sheet metal. The outdoor storage will be located in the rear of the property, located behind a 6' high aluminum fence, in order to screen the storage as required by Land Development Code Section 21-5254. The applicant will also be constructing an attached 5' wide sidewalk along Quebec Street, as outlined in the Public Improvement Agreement for the Neway Subdivision. It will be consistent with the sidewalk to the north on the Neway property, but will terminate at the south end of the subject property.

Figure 1: Proposed elevations for commercial building



The comprehensive plan land use designation for this property is indicated as General Industrial. The proposed I-2 zoning for the site is consistent with the future land use designation. The new proposed building will meet all applicable requirements of the I-2 zone district, including bulk standards, parking standards, commercial design standards, and landscape standards. The north boundary of the site will have a 15' landscape buffer, in order to provide screening between the I-2 use, and the existing Neway facility to the North, zoned I-1. Land Development Code Section 21-7516 requires this specific buffer between I-1 and I-2 properties.

Figure 2: Existing Conditions



No comments were received from referral agencies in opposition to the proposed zone change. A traffic and drainage study were not required for this specific development. Overall, the DRT recognizes that the zone change and proposed use are consistent with the Comprehensive Plan, will not negatively impact surrounding properties, and will provide infill development in a core industrial growth area for the city, which has the potential to positively improve the character of the neighborhood.

Criteria Met?	Sec. 21-3232. Rezoning or Zone Changes	Rationale
<input checked="" type="checkbox"/>	The change is consistent with any City adopted plans for the area;	The proposed I-2 zoning designation is consistent with the City's Comprehensive Plan. The General Industrial future land use designation allows for medium intensity industrial uses as a primary use, which sheet metal fabrication falls into.
<input checked="" type="checkbox"/>	The change is compatible with proposed development, surrounding land uses and the natural environment;	The proposed I-2 zoning designation is consistent & compatible with the surrounding area. The general neighborhood and vicinity directly surrounding the subject property is a mix of light to medium intensity industrial uses, with many vacant properties that have the ability to become similar uses in the future. The properties to the east and south contain the same designation of I-2, and the Neway facility to the north is a similar and complimentary use. Per LDC requirements, a 15' landscape buffer is provided between the subject property and the north to provide separation between the uses.
<input checked="" type="checkbox"/>	There is, or will be, adequate public services, (water, sewerage, streets, drainage, etc.);	The site is adequately served by existing water, sewer & utility lines. The redevelopment of the property in accordance with current standards will ensure the property is adequately served by public services.
<input checked="" type="checkbox"/>	There is, or will be, adequate public uses (parks, schools, and open space);	There are adequate parks, schools, and open space for the subject property. No additional public uses will be required due to this zone change.
<input checked="" type="checkbox"/>	The change is needed to provide/maintain a proper mix of uses in the area/City;	The requested zone change will allow for a visually impactful redevelopment in a target area for industrial growth in the city. The proposed metal fabrication facility would provide additional diversity in the types of industrial uses in Irondale, and high employment for a site of this size. The use is in compliance with the future land use plan, and is generally compatible with surrounding land uses.
<input checked="" type="checkbox"/>	The area for which the change is requested has changed/is changing and it is in the public interest to allow a new use or density.	The character of the surrounding Irondale neighborhood has been gradually changing from a historic mix of industrial, agricultural and residential, to primarily industrial uses. The specific type of industrial use proposed is generally similar to the types of industrial sites that have been relocating to Irondale within the last 10 years.

Comprehensive Plan

The DRT recommendation for this case is supported by the following Comprehensive Plan Goals:

<u>Section</u>	<u>Goal</u>	<u>Description</u>
Land Use and Growth	LU 1	<u>Maintain a balanced mix of land uses citywide and within Strategic Planning Areas:</u> Commerce City growth will occur in a manner that maintains acitywide balanced mix of jobs and housing, and that achievesadditional jobs, retail, and services.
<u>Analysis:</u>	The proposed use will help further this goal through developing in accordance with the Future Land Use Plan. Developing this site in accordance with the general industrial land use designation will bring employment to the area, and help maintain a diverse mix of land uses and job opportunities in the area.	
<u>Section</u>	<u>Goal</u>	<u>Description</u>
Redevelopment and Reinvestment	RR 1	<u>Increase focus on infill development:</u> The city recognizes the benefits of infill to balance and retain the character of stable neighborhoods with increasing economic development opportunities.
<u>Analysis:</u>	As a currently undeveloped infill property, this proposal would provide a positive project in the Irondale neighborhood, which often has significant infrastructure and development costs which makes development particularly challenging. It would also provide increasing economic development opportunity not only through increased jobs, but signal to developers that the surrounding area provides additional industrial redevelopment opportunity.	
<u>Section</u>	<u>Goal</u>	<u>Description</u>
Appearance & Design	AD 3	<u>Improve development quality for neighborhoods, commercial centers, and industrial uses:</u> Commerce city will ensure high quality design, development, and redevelopment for new residential, commercial, and industrial uses.
<u>Analysis:</u>	The proposed development stands as a high quality project that meets and exceeds industrial design standards and landscaping standards. With a positive street presence, it will help further development quality that appears in future development projects in the area.	

Development Review Team Recommendation

Based upon the analysis above, the Development Review Team believes that the application meets the criteria for a Zone Change set forth in the Land Development Code and recommends that the Planning Commission forward the Zone Change request to the City Council with a favorable recommendation.

Recommended Motion

To recommend approval:

I move that the Planning Commission enter a finding that the requested Zone Change for the property located at **8546 Quebec St.** contained in case **Z-944-18** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change.

Alternative Motions

To recommend approval subject to condition(s):

I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Zone Change for the property located at **8546 Quebec St.** contained in case **Z-944-18** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change subject to the following conditions:

Insert Condition(s)

To recommend denial:

I move that the Planning Commission enter a finding that the requested Zone Change for the property located at **8546 Quebec St.** contained in case **Z-944-18** fails to meet the following criteria of the Land Development Code:

List the criteria not met

I further move that, based upon this finding, the Planning Commission recommend that the City Council deny the Zone Change.

To continue the case:

I move that the Planning Commission continue the requested Zone Change for the property located at **8546 Quebec St.** contained in case **Z-944-18** to a future Planning Commission agenda.