



Z-204-79-15-20

Location:	Tract A, Instel Steel West Subdivision (8600 Rosemary St.)
Applicant:	South Adams County Fire Department
Request:	Rezone from I-2 to PUBLIC

Required Public Notification

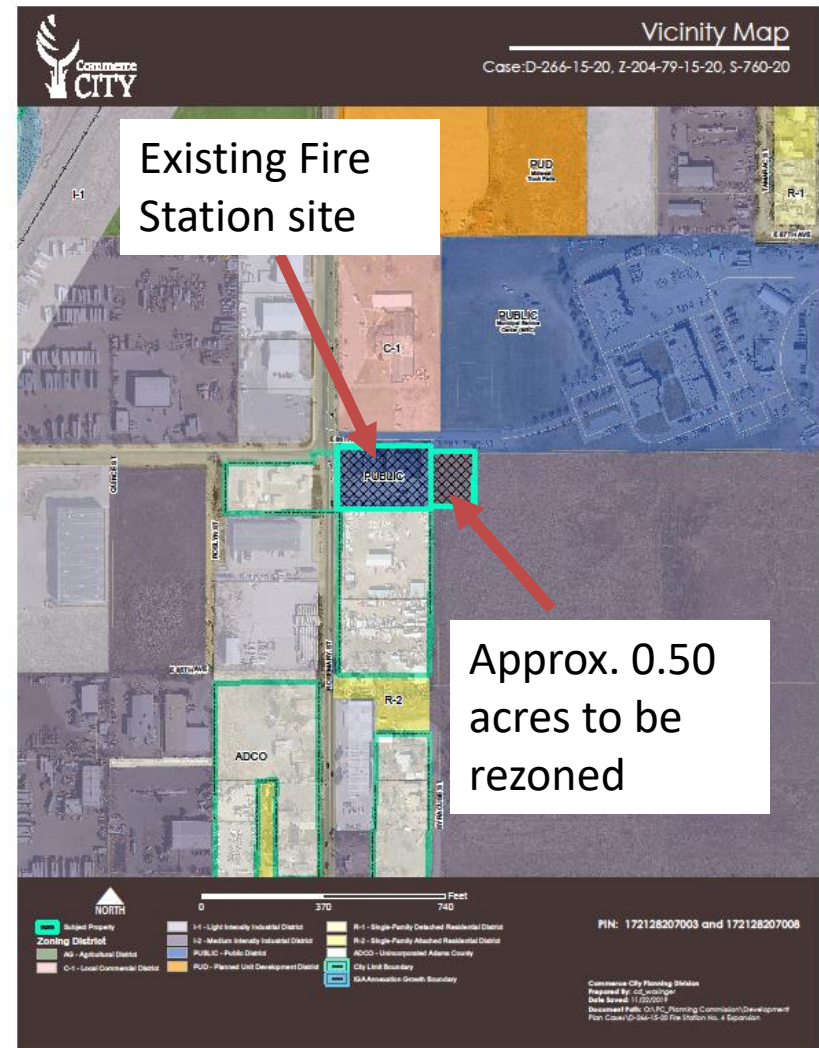
(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 500 feet	✓	12 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	Two Signs Posted, one on subject property

All public notification met the requirements of Resolution 2020-30 to provide notice that the meeting may be conducted electronically; advance registration for testifying is required; and information for participation is provided in the published agenda.

Project Background

- Existing Fire Station site
 - Fire Station No. 4 and fleet services building to remain
 - Zoning: PUBLIC
 - Comp. Plan: Public
 - Size: 1.24 acres
- Tract A
 - Currently vacant
 - Zoning: I-2
 - Comp. Plan: General Industrial/Public
 - Size: 0.50 acre



Current Site Aerial



Applicant's Request

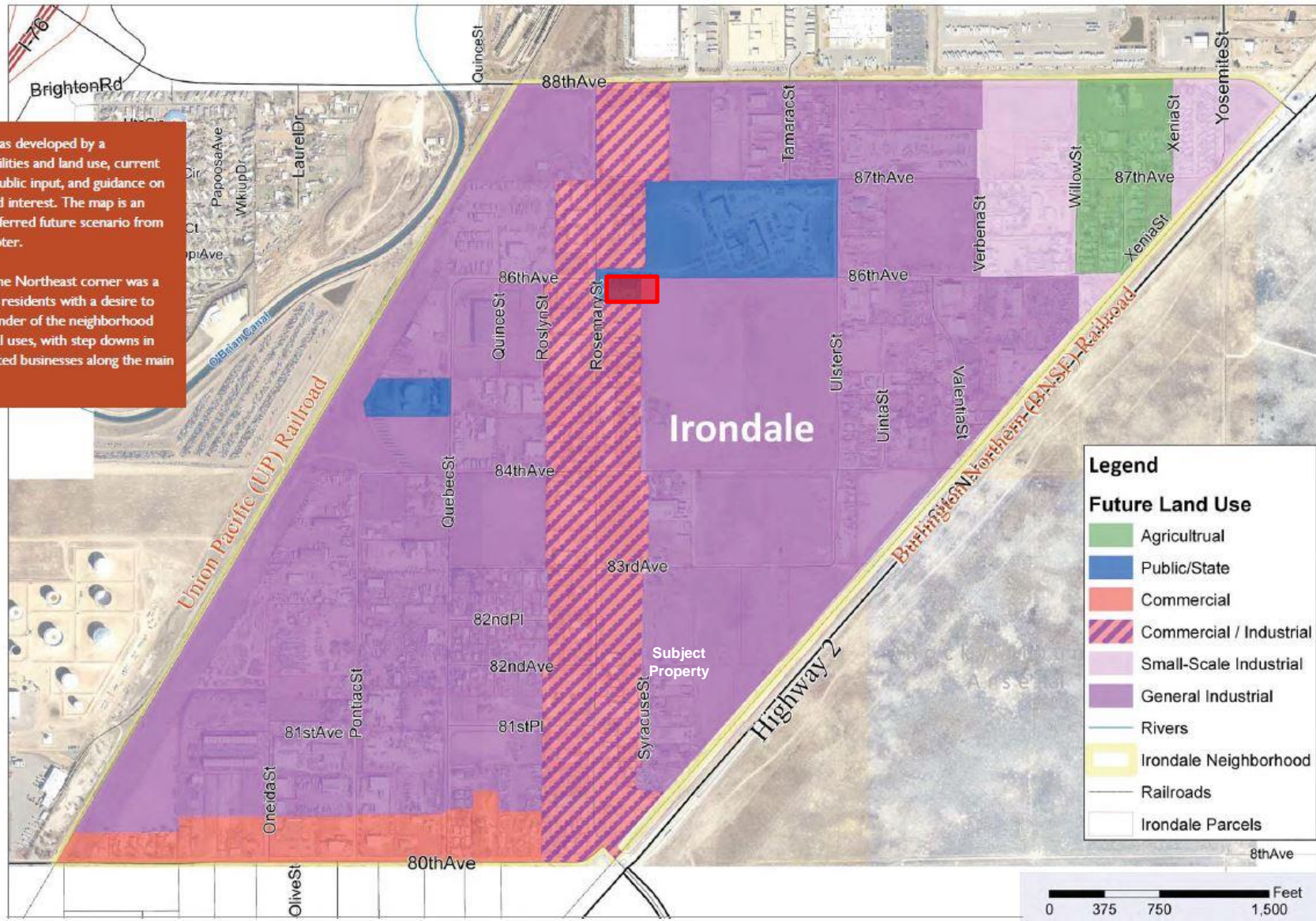
- Rezone tract from I-2 to PUBLIC
- Concurrent subdivision plat (S-760-20) and development plan (D-266-15-20) under administrative review process
 - Consolidation plat to combine existing fire station site and 0.50 acre tract
 - Development plan for expansion of fleet maintenance building



Future Land Use – 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.



Irondale Neighborhood & Infrastructure Plan

- Developed in 2017-2018
- Consistent with future land use and goals of the plan
- Irondale Plan acknowledges existing fire station and expectation the use will remain
- Comprehensive Plan encourages coordination with the Fire District

Proposed Condition

- Consolidation plat to be completed within 9 months of rezone
 - Consolidation plat needed for building expansion; per LDC, buildings cannot cross lot lines
 - Rezone and building expansion analyzed based on consolidation of lots
 - Without consolidation, the lot to be rezoned may not have adequate access, lot frontage, or other improvements
 - 6 months is typical for similar condition; due to COVID-19, staff recommends additional 3 months to ensure applicant has adequate time

Public Improvements

- Public Improvements were made with 2015 development of existing Fire Station No. 4
 - Current access and pavement markings are expected to remain
 - Traffic patterns are not expected to be impacted
- Current development will meet City requirements



Planning Commission Analysis

- Based on the applicant's request, the Planning Commission believes the rezoning is justified.
- The PUBLIC zone is consistent with the future land use for the property and Comprehensive Plan goals.
- Will allow for the development of the property in the Irondale area, and expansion of fire services.
- Concurrent applications for the proposed use are consistent with PUBLIC zoning.



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Zone Change Approval Criteria

- The change is compatible with the proposed development & surrounding 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.



Planning Commission Recommendation

- On May 12, 2020, the Planning Commission held a public hearing on this item
- No comment or testimony from the public was submitted
- Planning Commission voted 5-0 to recommend **approval** to City Council regarding this case, with one condition:
 - The consolidation plat to combine the existing Fire Station No. 4 property and Instel Steel West Subdivision Tract A shall be completed within nine (9) months of the rezone date.



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 City Council may have.

