

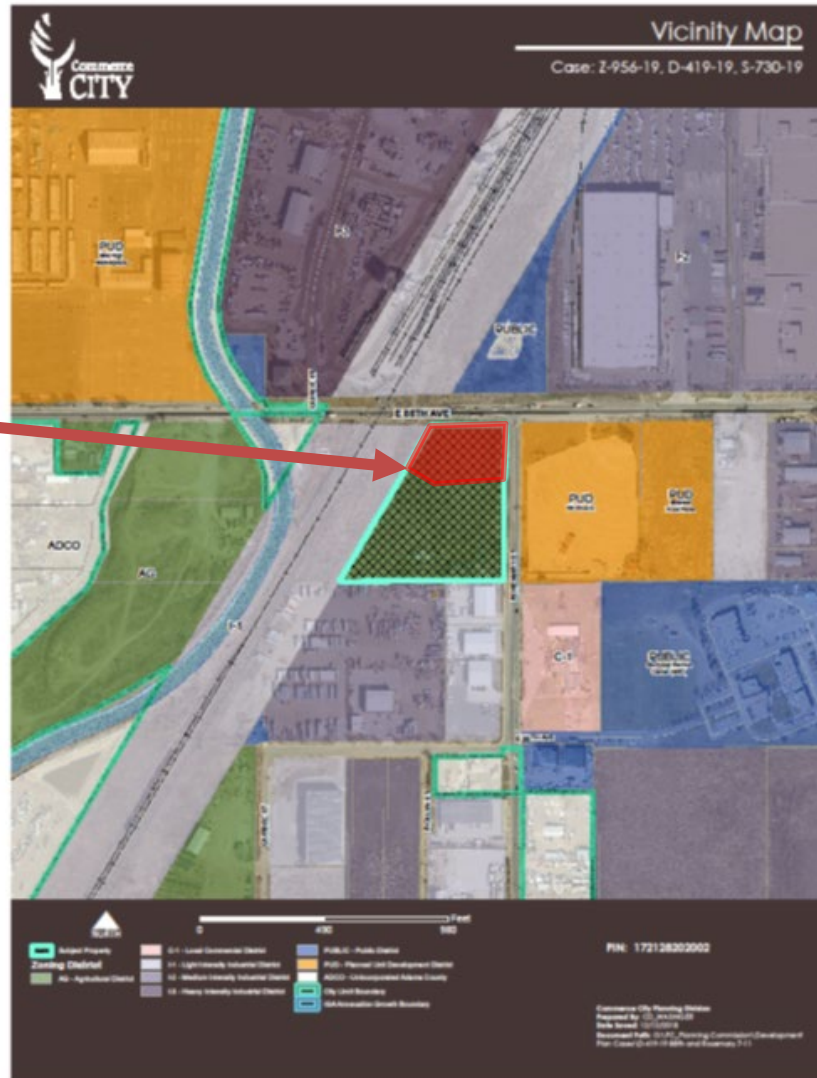


Z-956-19

Location: 8705 Rosemary Street
Applicant: Cadence Development
Request: Rezone from AG to I-1

Subject Property

Approx. 2.33
acres to be
rezoned



8705 Rosemary Street



Case History

- Zoned Agriculture (AG) with annexation in 1980.



Applicant's Request

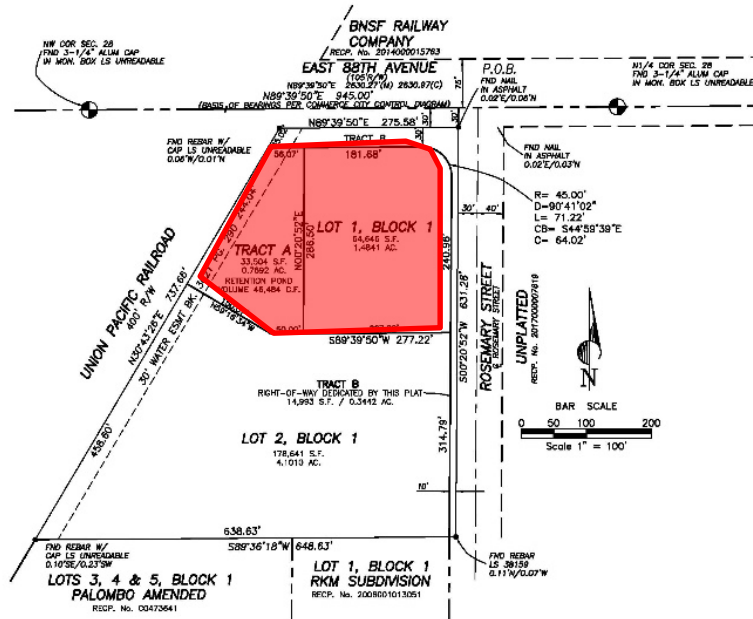
- Rezone a portion of the lot from AG to I-1
- Concurrent subdivision plat (S-730-19) and development plan (D-419-19) under administrative review process
 - Subdivide to 2 lots and a tract
 - Development plan for 7/11 fuel and convenience store



Proposed Subdivision Plat

PALOMBO AND AGAZIO SUBDIVISION FILING No. 2
A REPLAT OF LOT 1, PALOMBO AND AGAZIO SUBDIVISION PLAT, SITUATE IN
THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2



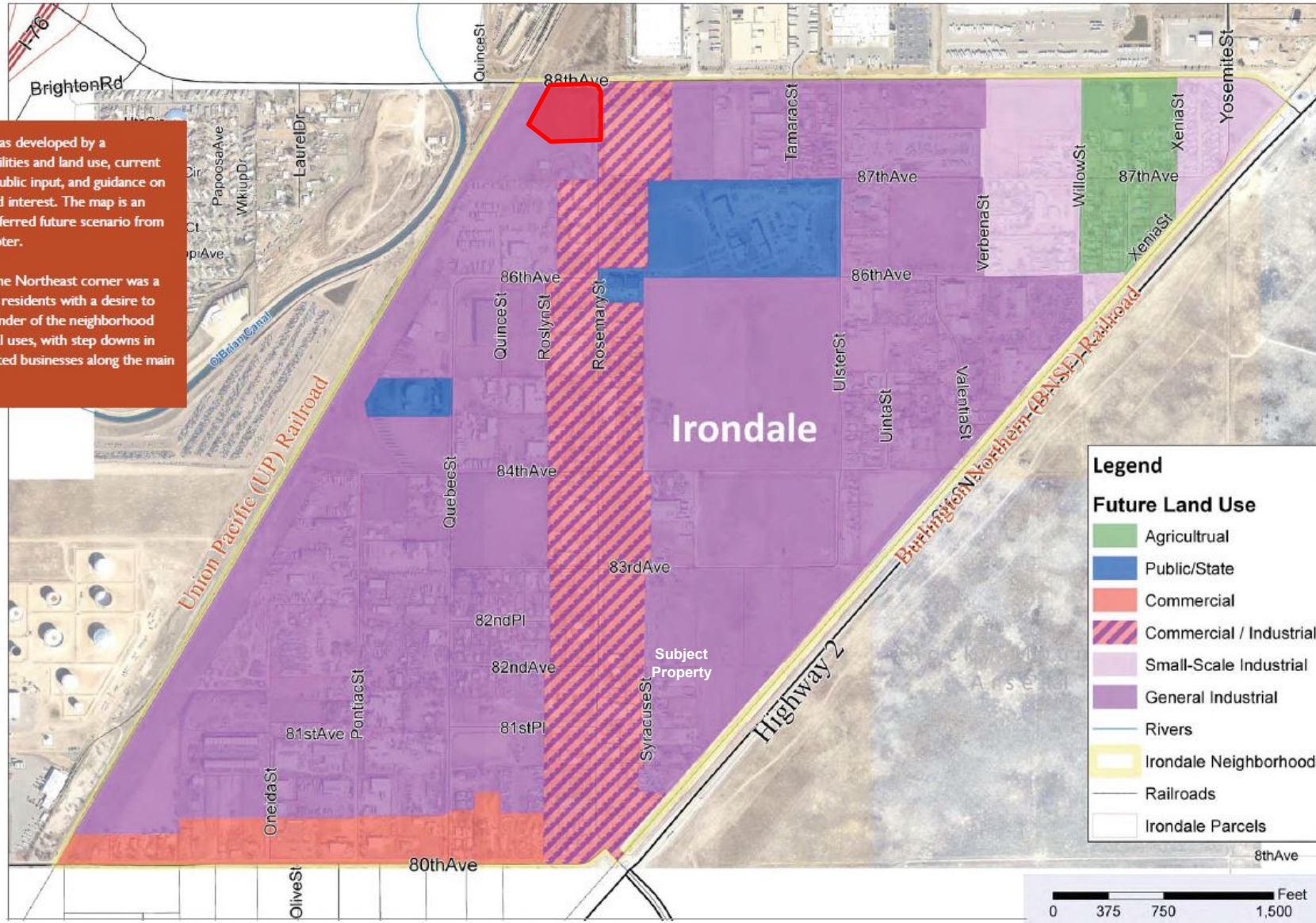
COTTONWOOD SURVEYING AND ASSOCIATES, INC.
P.O. BOX 694, STRASBURG, CO. 80136
OFFICE (303) 549-7992

REV 3/9/19

DRAFT



Future Land Use- New 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 designation
- Plan encourages the rezoning of properties to better align with the Future Land Use Plan map
- Plan encourages streamlined processes to help Irondale transition.
- Plan notes regional drainage concerns but that properties should not be precluded from developing with on-site drainage



PC Analysis

- Based on the applicants request, the Planning Commission believes the rezoning is justified.
- The I-1 zone is consistent with the general industrial future land use designation for the property.
- Will allow for the development of the property in the Irondale area, which has been a target area for industrial growth in the city.
- Proposed use will provide commercial services to the surrounding uses.
- Proposed fuel and convenience store use in concurrent applications is consistent with I-1 zoning.



Public Improvements

- PlA is required with subdivision plat to ensure street improvements (or cash-in-lieu) when property develops.
 - 88th Avenue widening study
 - Traffic Impact Analysis
 - Potential acceleration/deceleration lanes on 88th Avenue to Rosemary intersection and on Rosemary to site access point



Zone Change Approval Criteria

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



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 300 feet	✓	7 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 Sign Posted

Public Notification

- Neighborhood meeting held March 20, 2019
 - 3 attendees from public
 - Primary concerns lighting, drainage, and traffic
- Staff has received no requests for additional information.
- Staff has received 21 letters of support, provided by the applicant.



PC Recommendation

- On Tuesday, May 7, 2019, the Planning Commission voted 5-0 to recommend **approval** to City Council regarding this case, subject to one condition:
 - A. “The final subdivision plat application shall be completed, approved, and recorded within 6 months of the date of rezone and prior to any development plan approval or prior to any building permits being issued for the property.”



Commerce
CITY



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 commission may have.

