



Z-936-16

Location:	15050 E 104 th Ave
Applicant:	Popeye's Louisiana Kitchen
Request:	Zone Change from PUD to C-2





15050 East 104th Avenue



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Case History

- Z-777-02: Zoned to Aspen Hills PUD.
- S-533-08: Filing 1 of Aspen Hills Commercial
- S-614-14: Filing 2 of Aspen Hills Commercial
- D-299-16: Development plan under review

Current Request

- Change zoning from PUD to C-2
 - Less restrictive Floor Area Ratio
 - No Minor Modification or Variance needed
 - Monument sign
 - Prohibited in Aspen Hills PUD

[illegible]

Elevations



FRONT



RIGHT



LEFT



REAR



CORONADO STONE
PRO-LEDGE
FOUR RIVERS



BENJAMIN MOORE
EXOTIC RED
#2086-10



BENJAMIN MOORE
MOCHA BROWN
#2107-20



BENJAMIN MOORE
RAINFORREST FOLIAGE
#2040 - 10



BENJAMIN MOORE
DELIGHTFUL GOLDEN
#2158-30

COLORS / MATERIALS



Commerce
CITY

Referral Agency Comments

- No comments in opposition to zone change



Planning Commission Analysis

- Proposed zone change to C-2:
 - Consistent with Comp Plan commercial
 - Compatible with proposed restaurant development and surrounding commercial uses
 - Adequate public services will be provided by development
 - There are adequate public uses
 - Change will allow development for restaurant use, serving the needs of the community
 - Surrounding area increasingly developed commercially
- Meets all approval criteria for zone change

Public Notification

- As of May 9, 2016, staff has received one request for additional information regarding this case.



Recommendation

- On May 3, 2016, the Planning Commission held a public hearing and voted 5 to 0 to forward this request to City Council with a recommendation for **approval**.





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.

