



Case # S-668-17/ Z-939-17

A request for a subdivision of one lot into two,
and a zone change from I-2 to C-3 & I-1

Applicant: San Soucie Enterprises

Presented by Domenic Martinelli, City Planner

Case: Z-939-17 / S-668-17 / D-318-17



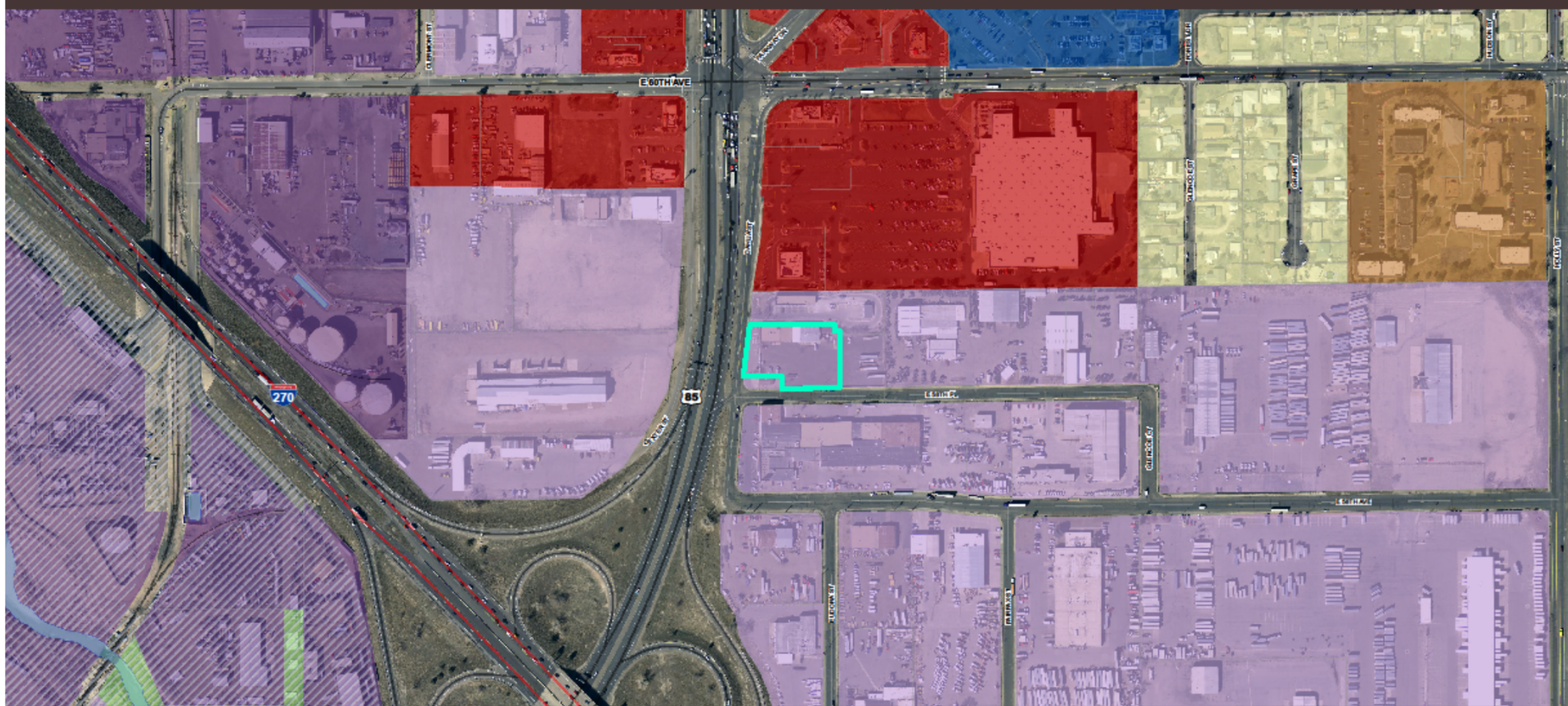
Commerce City Planning Division
Prepared By: CO_MADONELLI
Date Saved: 1/27/2017
Success! Full: C:\PC_Planning Commission\Development
Plan Cover\0-218-14 San Souci Enterprises (D44)\11x17

Future Land Use



Future Land Use Map

Case: D-318-17 / S-668-17 / Z-939-17



Legend

- | | | |
|--------------------------------|---------------------------|--------------------|
| Subject Property | Residential - Low | General Industrial |
| IGA Annexation Growth Boundary | Residential - High | Public |
| City Limit Boundary | Commercial | Park |
| | Industrial / Distribution | |

Commerce City Planning Division
 Prepared by: CD, MARINELLI
 Date Saved: 1/27/2017
 Document Path: O:\PC_Planning Commission\Development Plan
 Cases\D-318-17 San Soud Enterprises (DM)\11x17 FUP Map.mxd

PIN: 182307400059, 182307400060

Site Conditions

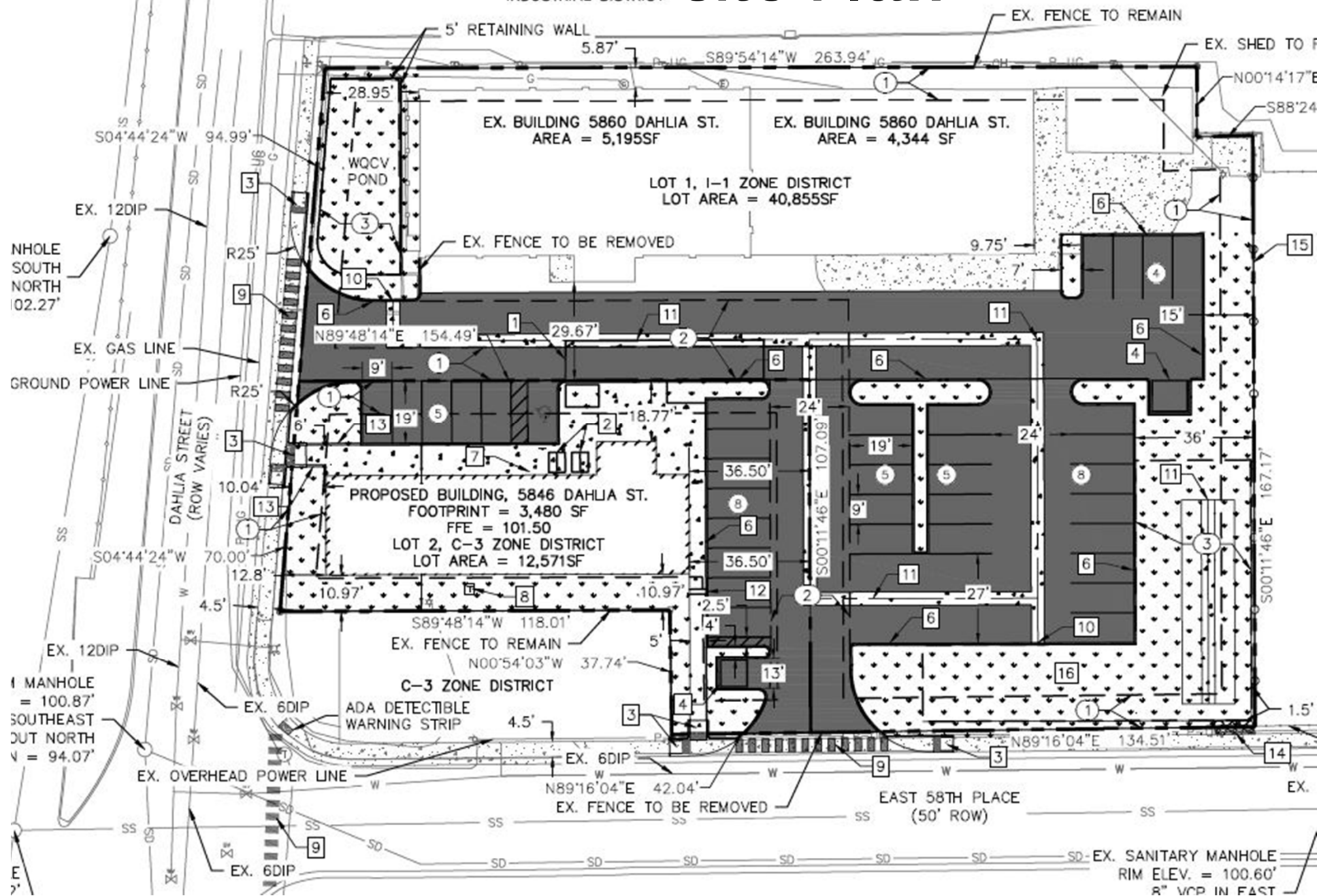


Applicant Request

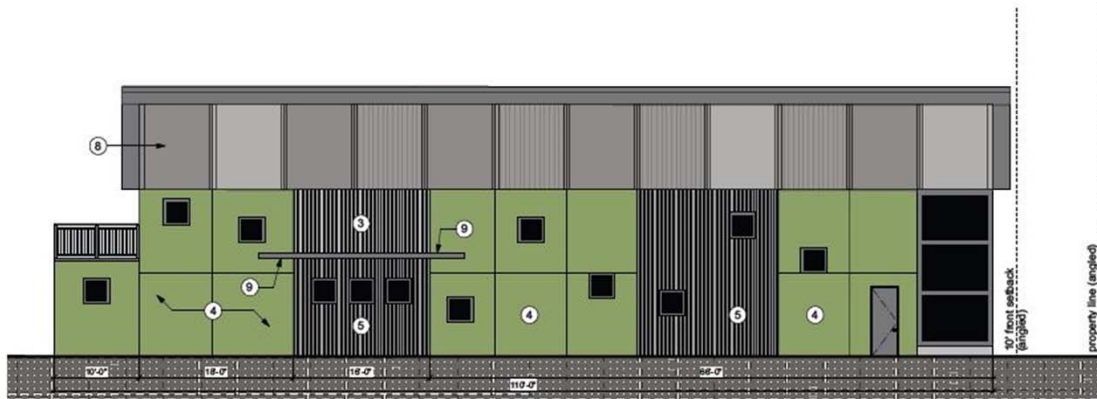
- The applicant is requesting a subdivision of 5850 Dahlia St into two parcels, and a rezoning from I-2 to C-3 and I-1.
- Proposed 4,080 square foot retail building on the proposed C-3 lot (D-318-17).
 - No specific user identified at this time.
- The remaining tenants in the existing building will remain on the I-1 lot.
 - Metro PCS
 - San Souci Enterprises
 - Design-Build construction company
 - Potential network cable contractor
- Adequate parking will be provided for each lot, but the two lots will have a shared access and parking agreement.



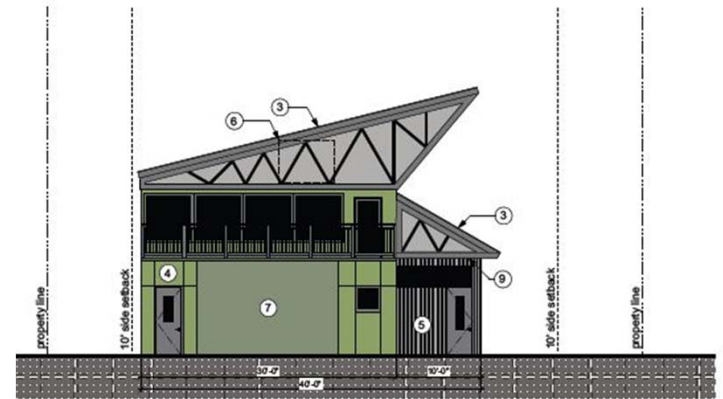
Site Plan



Arch Elevations



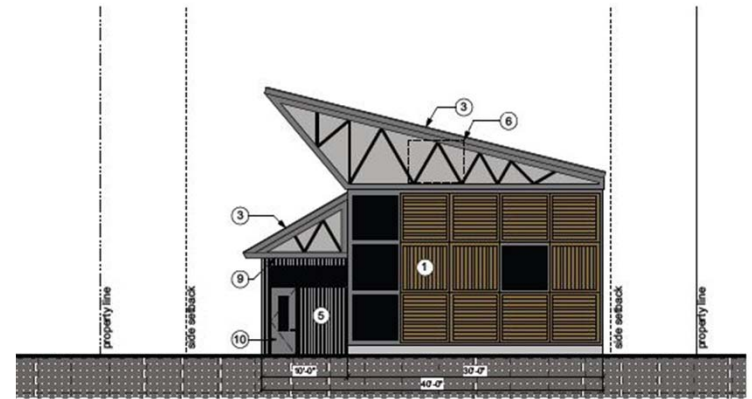
4 North Exterior Elevation
1/8" = 1'-0"



3 East Exterior Elevation
1/8" = 1'-0"



2 South Exterior Elevation
1/8" = 1'-0"



1 West Exterior Elevation
1/8" = 1'-0"

[illegible]

Traffic & Access

- Traffic study was conducted for the proposed development
 - Intersection of 60th / Vazquez already suffering from poor Level of Service (LOS), but proposed development will not provide significant increase over existing levels
 - Off ramp at Dahlia & intersection of 60th / Vazquez are owned and controlled by CDOT
- Off ramp from Vazquez to Dahlia *not* proposed to be closed at this time by CDOT
- Future CDOT study of US 85 Corridor in the vicinity could provide recommendations regarding closure of the ramp.
- With downzoning, there may be less conflicts with truck uses.



PC Analysis

- Based on the applicants request, the DRT believes the proposed rezoning & subdivision is justified.
- Rezoning the property will allow for development of an underutilized portion of the site.
- Will provide a high quality product along a highly visible city corridor.
- The land uses and development along this corridor have been changing to commercial over time.
- While uncommon for I-2 properties to be downzoned, it makes sense in this situation due to the context of the development & surrounding neighborhood.



Planning Commission

- On January 3rd, the Planning Commission voted 5-0 to recommend **approval** to City Council regarding case S-668-17 and Z-939-17.



Public Notification

- As of January 27th, 2017, staff has received no requests for additional information.



DRT Recommendation

- The Development Review Team recommends that the City Council **approve** the proposed subdivision and zone change.





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 board may have.

