



Z-968-21

Location: 7205 E. 53rd PI
Applicant: Metal Products
Request: Zone Change from C-3 to I-2

Request

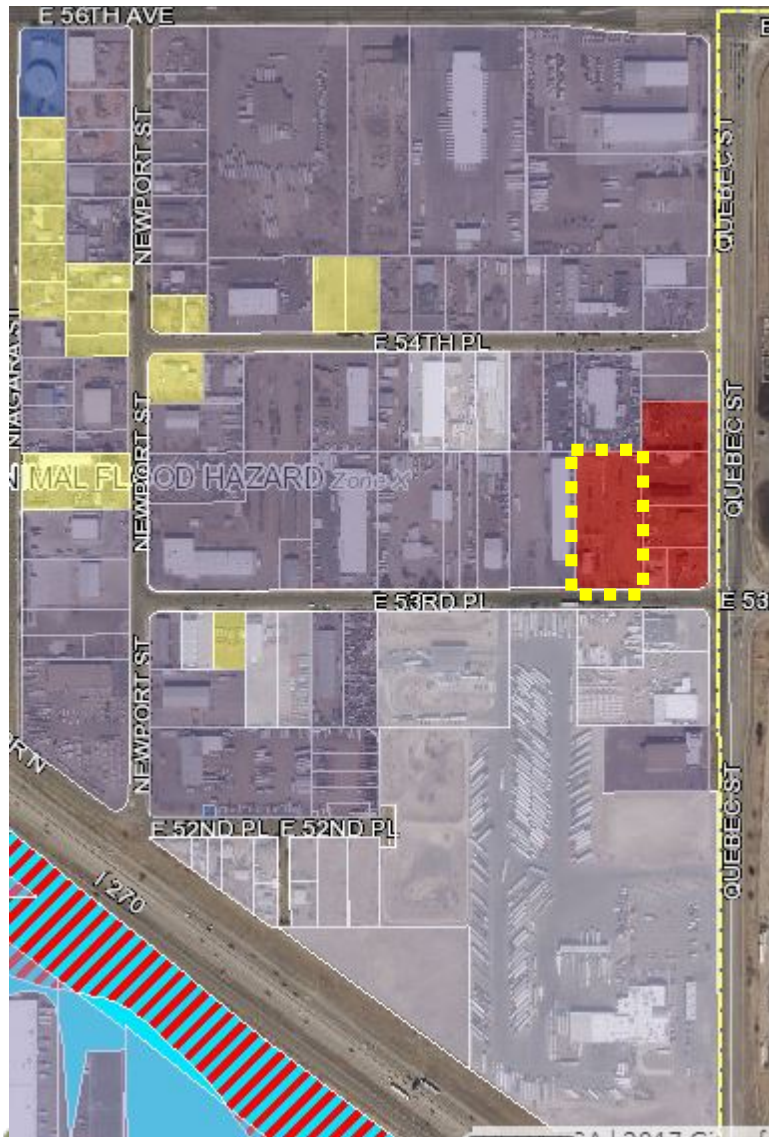
Zone change of property 7205 E. 53rd Pl. from C-3 (Regional Commercial District) to I-2 (Medium Intensity Industrial District).

Lot Size: 1.90 acres / 82,966 sq ft

Future Land Use Plan Designation:
Commercial/Industrial

Concurrent subdivision and development plan applications propose a building addition to expand the metal production business.

Vicinity Map



Zoning District

Zoning District

-  AG - Agricultural District
-  C-1 - Local Commercial District
-  C-2 - General Commercial District
-  C-3 - Regional Commercial District
-  I-1 - Light Intensity Industrial District
-  I-1S - Industrial Park Storage District
-  I-2 - Medium Intensity Industrial District
-  I-3 - Heavy Intensity Industrial District
-  MU-1 - Mixed Use District
-  MHP - Mobile Home Park District
-  PUBLIC - Public District
-  PUD - Planned Unit Development District
-  R-1 - Single-Family Detached Residential District
-  R-2 - Single-Family Attached Residential District
-  R-3 - Multi-Family Residential District
-  R-4 - Townhouse Residential District
-  RU - Residential Unit District
-  ADCO - Unincorporated Adams County
-  THOR - City of Thornton



Comprehensive Plan



Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Com)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space

Aerial



Current Site Photos



Existing Conditions



- Site currently used for residential with non-conforming outdoor storage
- Upon approval of zone change, site will be redeveloped for building addition by Metal Products



Case History

- Part of original Kemp subdivision
- Through Z-65-72, the City allowed properties in the neighborhood to rezone from I-1 to C-3 with the possibility of reverting to industrial uses if desired by the property owner.
- Property has been used as combo residential / outdoor storage

Current Request

Zone Change from C-3 to I-2

- Concurrent development plan to expand building & operations of Metal Products
- Concurrent consolidation plat to create one large lot to allow for building addition
- Industrial zoning will allow for expansion of existing industrial business and will be of similar nature of surrounding industrial properties

PC Analysis

Proposed I-2 zoning is appropriate for this site:

- Consistent with the Future Land Use Plan
- Compatible with surrounding land uses & environment
- Adequate public services
- Will allow site to develop in a manner that is consistent with adjacent industrial uses
- Area changing from residential to more industrial district

Zoning Approval Criteria

All six criteria of LDC Sec. 21-3232 met for a zone change



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	✓	20 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	✓	One Sign Posted

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.

PC Recommendation

On April 6, 2021, the Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the zone change request to City Council with a recommendation for **approval**, subject to the findings of fact.



City staff and the applicant are available to answer questions.

