

ORDINANCE NO. Z-204-79-15-20

INTRODUCED BY: \_\_\_\_\_  
\_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE Z-204-79-15 TO REZONE 0.50 ACRES FROM I-2 TO PUBLIC FOR THE PROPERTY LOCATED AT APPROXIMATELY 8600 ROSEMARY STREET AND TRACT A OF INSTEL STEEL WEST SUBDIVISION COMMERCE CITY, COLORADO AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

**SECTION 1.** The City Council of the City of Commerce City, Colorado, finds and declares that the City has caused to be published in the Commerce City Sentinel Express, a legal newspaper of general circulation in the City of Commerce City, a Notice of Public Hearing by the Planning Commission of the City of Commerce City, held May 12, 2020 concerning the amendment of ordinance Z-204-79-15 and the rezoning of property at approximately 8600 Rosemary Street and Tract A of Instel Steel West Subdivision, Commerce City, Colorado and that said Notice was published May 5, 2020 and that said Hearing was conducted all in compliance with law.

**SECTION 2.** The City Council of the City of Commerce City, Colorado further finds and declares that the City has caused to be published in the Commerce City Sentinel Express, a legal newspaper of general circulation in the City of Commerce City, Notice of Public Hearing held on June 1, 2020 concerning the amendment of ordinance Z-204-79-15 and the rezoning of property at approximately 8600 Rosemary Street and Tract A of Instel Steel West Subdivision, Commerce City, Colorado, and that said Notice was published on May 19, 2020 and that said Hearing was conducted all in compliance with law.

**SECTION 3.** The City Council of the City of Commerce City, Colorado further finds and declares that the City has caused to mail by the United States Postal Service, the federal postal system, Notice of Public Hearing held on May 12, 2020 and June 1, 2020 concerning the amendment of ordinance Z-204-79-15 and the rezoning of property at approximately 8600 Rosemary Street and Tract A of Instel Steel West Subdivision, Commerce City, Colorado, and that said Notice was mailed on May 1, 2020 and May 19, 2020 and that said Hearing was conducted all in compliance with law.

**SECTION 4** The City Council of the City of Commerce City, Colorado further finds and declares that the City has caused to provide Placards on the property which is the subject of the application, Notice of Public Hearing held on May 12, 2020 and June 1, 2020 concerning the amendment of ordinance Z-204-79-15 and the rezoning of property at approximately 8600 Rosemary Street and Tract A of Instel Steel West Subdivision, Commerce City, Colorado, Commerce City, Colorado, and that said Notice was posted on May 1, 2020 and May 22, 2020 that said Hearing was conducted all in compliance with law.

**SECTION 5.** The City of Council finds, consistent with the Commerce City Land Development Code, Section 21-3232(5), as follows:

- a. The change is consistent with the policies and goals of the Comprehensive Plan, as well as the Irondale Neighborhood and Infrastructure Plan policies and goals and Future Land Use Map Public and General Industrial designation adopted for the area;
- b. The change is compatible with proposed development, surrounding land uses and the natural environment because future development will meet all standards and regulations for lighting, parking, etc. and maintain compatibility;
- c. The change will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
- d. The change will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
- e. There is a community need for the change, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use because it will provide expanded fire service to the existing businesses and residents; and
- f. The Irondale area in which the zone change is requested is expected to develop more industrial and commercial uses in the future and it is in the public interest to allow a new use or activity.

**SECTION 6.** That the property at approximately 8600 Rosemary Street and Tract A of Instel Steel West Subdivision, Commerce City, Colorado, as described in Exhibit "A" attached hereto and made a part hereof, now zoned I-2, be rezoned PUBLIC as defined in the Commerce City Land Development Code, subject to the following 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.

**SECTION 7.** That the zoning map of the City of Commerce City, Colorado be and is hereby amended to reflect the rezoning approved by this ordinance.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED  
THIS 1ST DAY OF JUNE 2020.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED  
THIS \_\_\_\_ DAY OF JUNE \_\_\_\_.

CITY OF COMMERCE CITY, COLORADO

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Benjamin A. Huseman, Mayor

ATTEST

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Dylan A. Gibson, Interim City Clerk

*Exhibit "A"*  
*(Legal Description)*  
*Case #Z-204-79-15-20*

**LEGAL DESCRIPTION:**

Tract A, Intsel Steel West Subdivision, City of Commerce City, County of Adams, Colorado according to the plat thereof recorded in the Office of the Clerk and Recorder of Adams County on September 23, 2016 as Reception No. 2016000079990.