

6601 Colorado Blvd.



# The Team



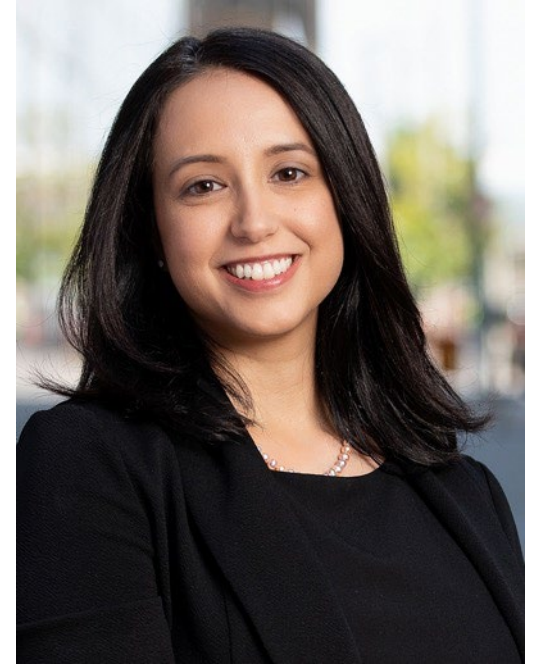
Mike Miller



Jenny Romano



Carolynne White



Angela Hygh

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**6601 COLORADO**  
Holding LLC

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**Galloway**

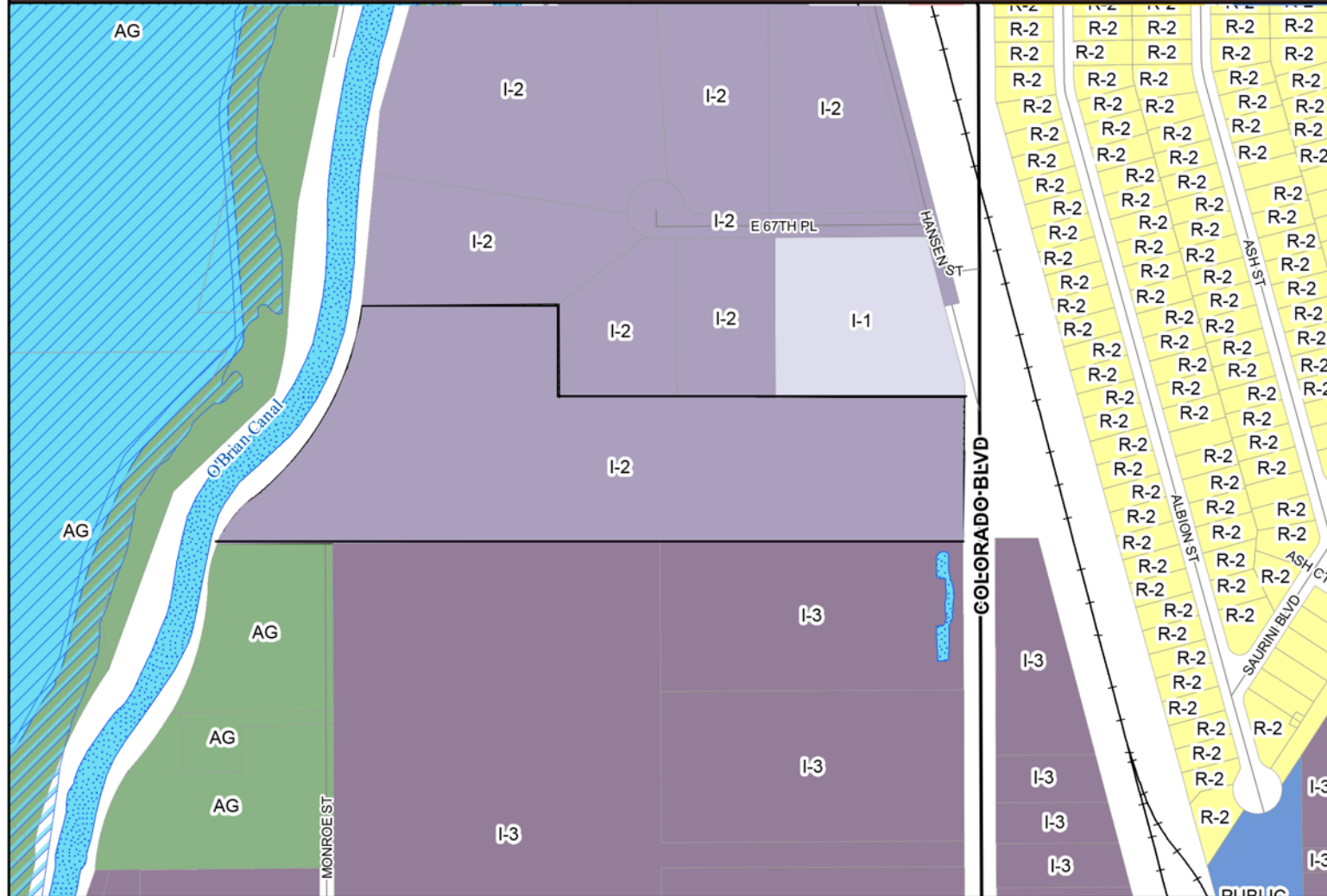
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**Brownstein**

A request to Rezone  
property to I-2



The zone change corrects a technical mistake in classifying a parcel.



PIN: 182501400005, 182501400006



-  Subject Property
-  AG - Agricultural District
-  C-2 - General Commercial District
-  I-1 - Light Intensity Industrial District
-  I-2 - Medium Intensity Industrial District
-  I-3 - Heavy Intensity Industrial District
-  PUBLIC - Public District
-  R-2 - Single-Family Attached Residential District
-  R-3 - Multi-Family Residential District
-  Commerce City Boundary
-  Growth Boundary

The zone change corrects a technical mistake

**OR**, the zone change *meets all of the following*:

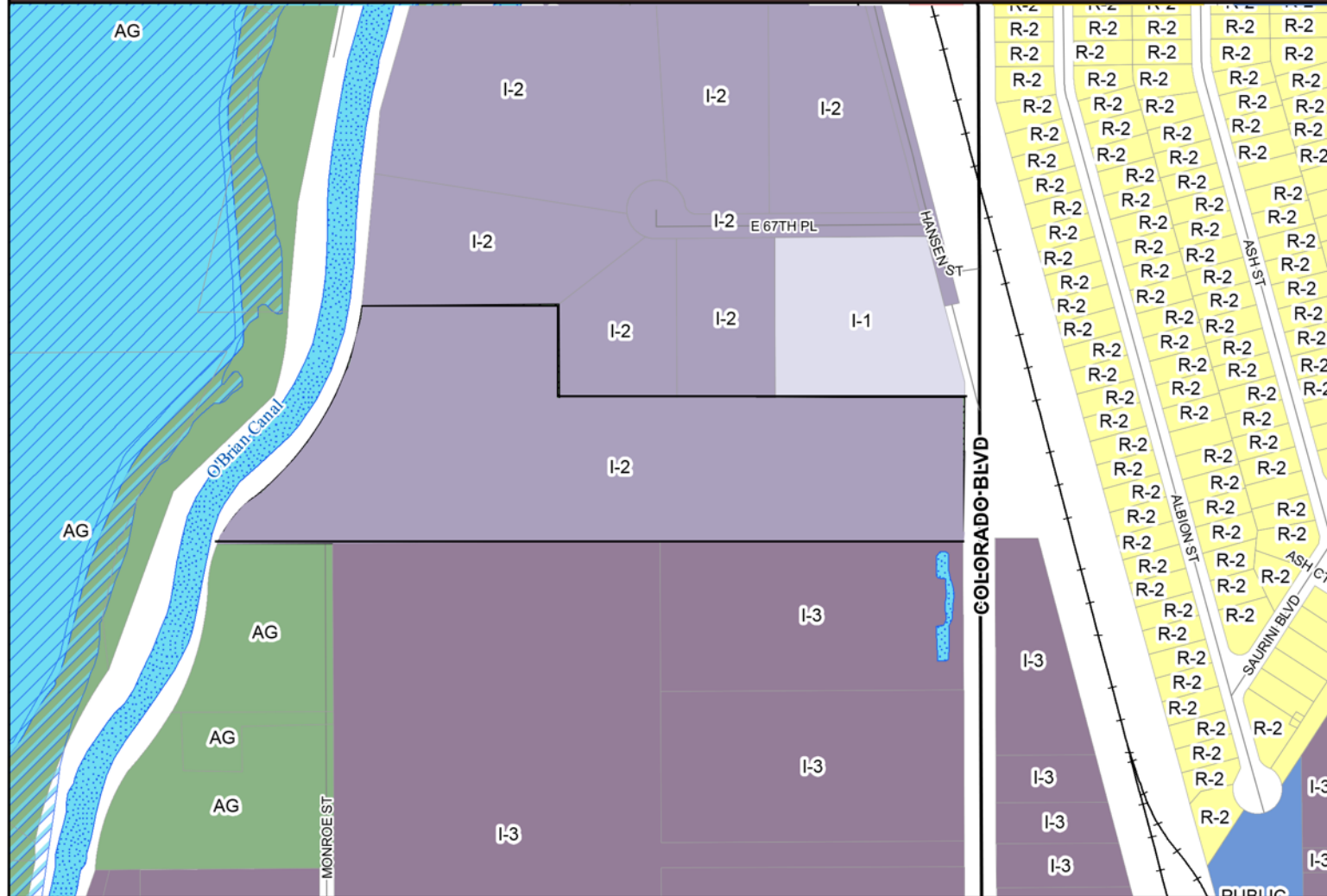
- Consistent with the policies and goals of the comprehensive plan
- Compatible with proposed development, surrounding land uses and the natural environment
- Efficient and adequate provision of public services
- Efficient and adequate provision of public uses
- There is a community need for the zoning district in the proposed location
- The area has changed and in the public interest to allow a new use or density

*Rezoning will correct existing zoning*



# Vicinity Map

Case: Z-990-23, D-556-23



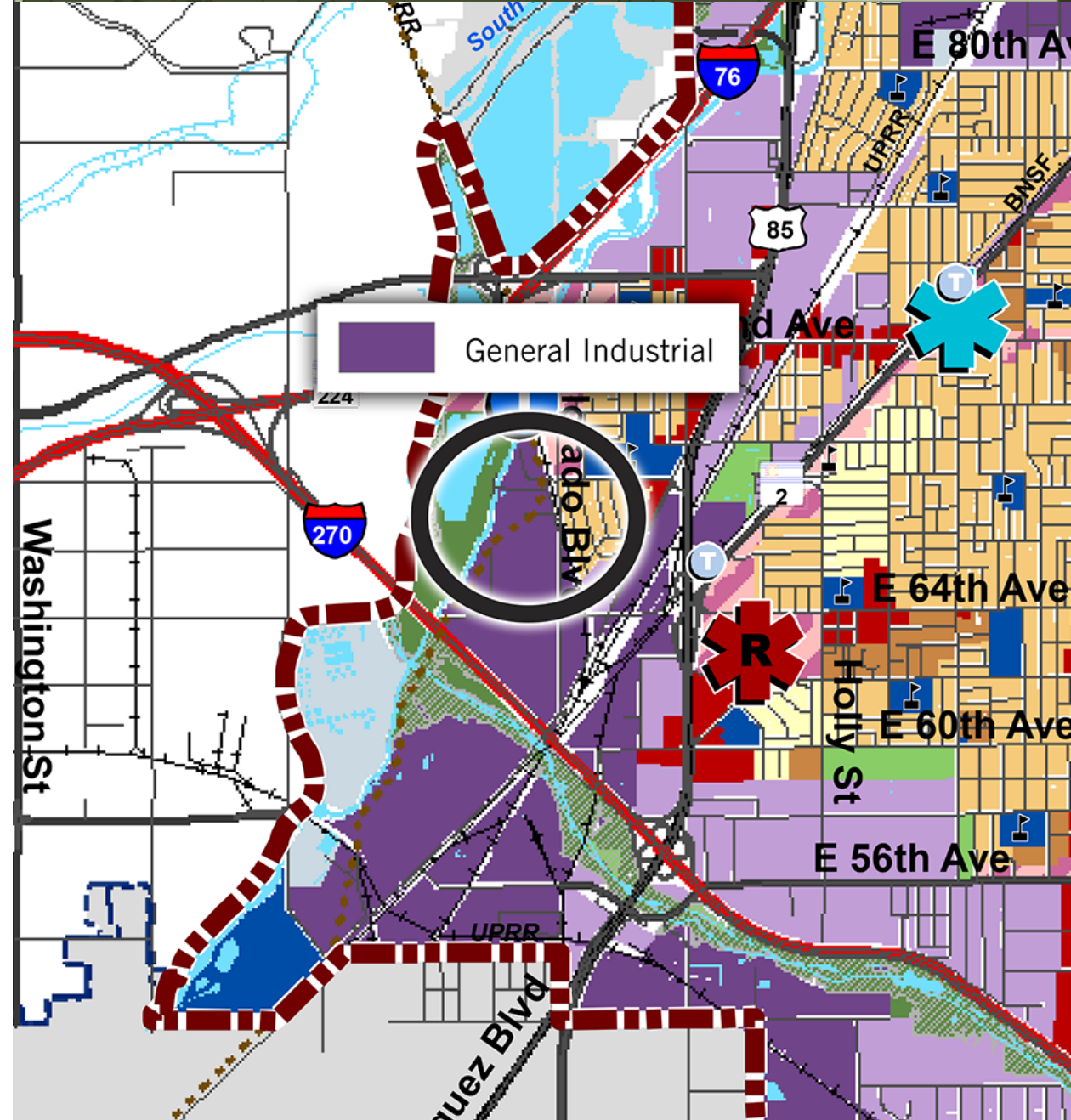
PIN: 182501400005, 182501400006



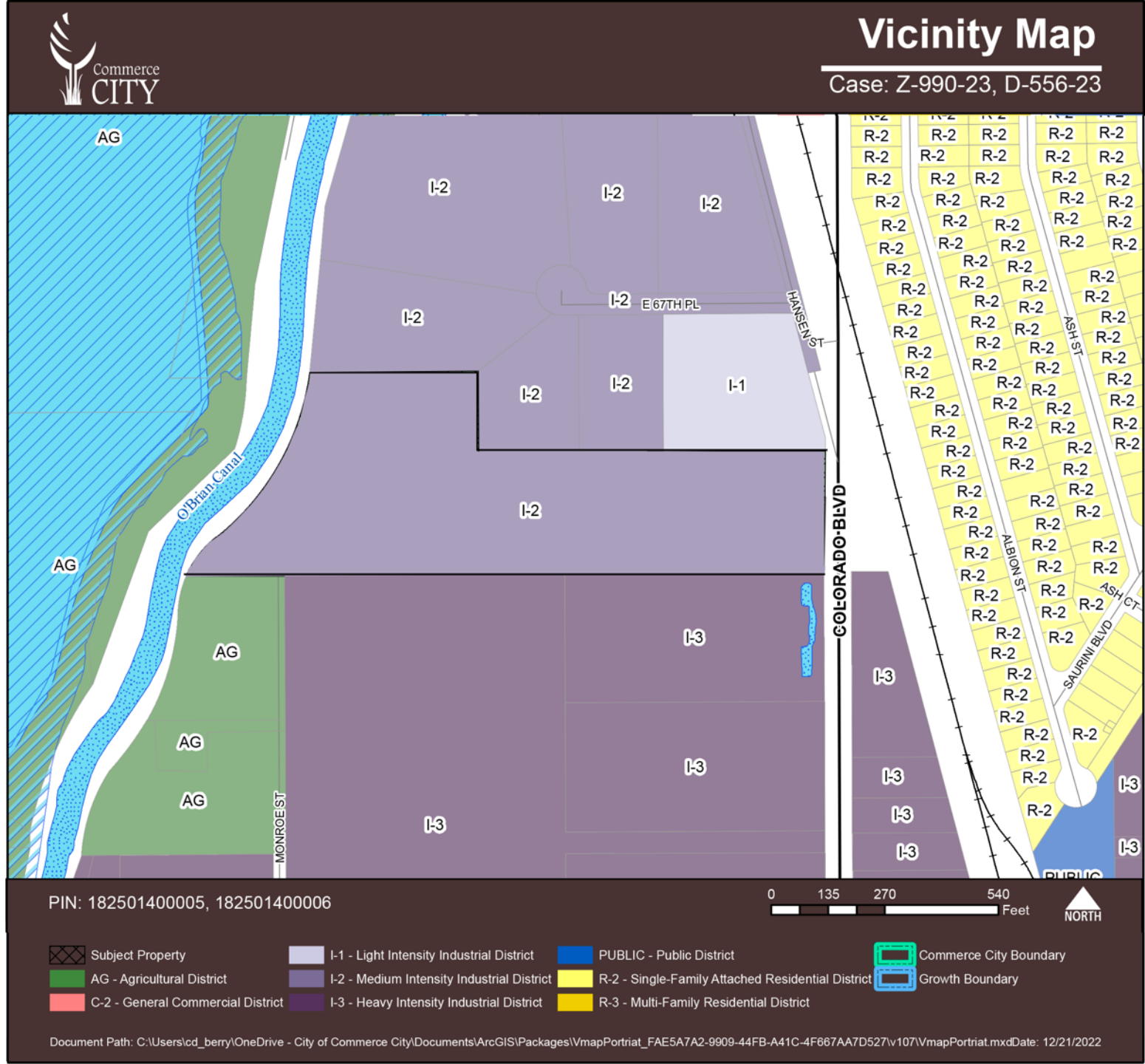
- Subject Property
- I-1 - Light Intensity Industrial District
- PUBLIC - Public District
- AG - Agricultural District
- I-2 - Medium Intensity Industrial District
- R-2 - Single-Family Attached Residential District
- C-2 - General Commercial District
- I-3 - Heavy Intensity Industrial District
- R-3 - Multi-Family Residential District
- Commerce City Boundary
- Growth Boundary

*The proposed zone district and allowed uses are **consistent with the policies and goals of the comprehensive plan**, any applicable adopted area plan, or community plan of the city*

# Future Land Use Plan



*The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment*





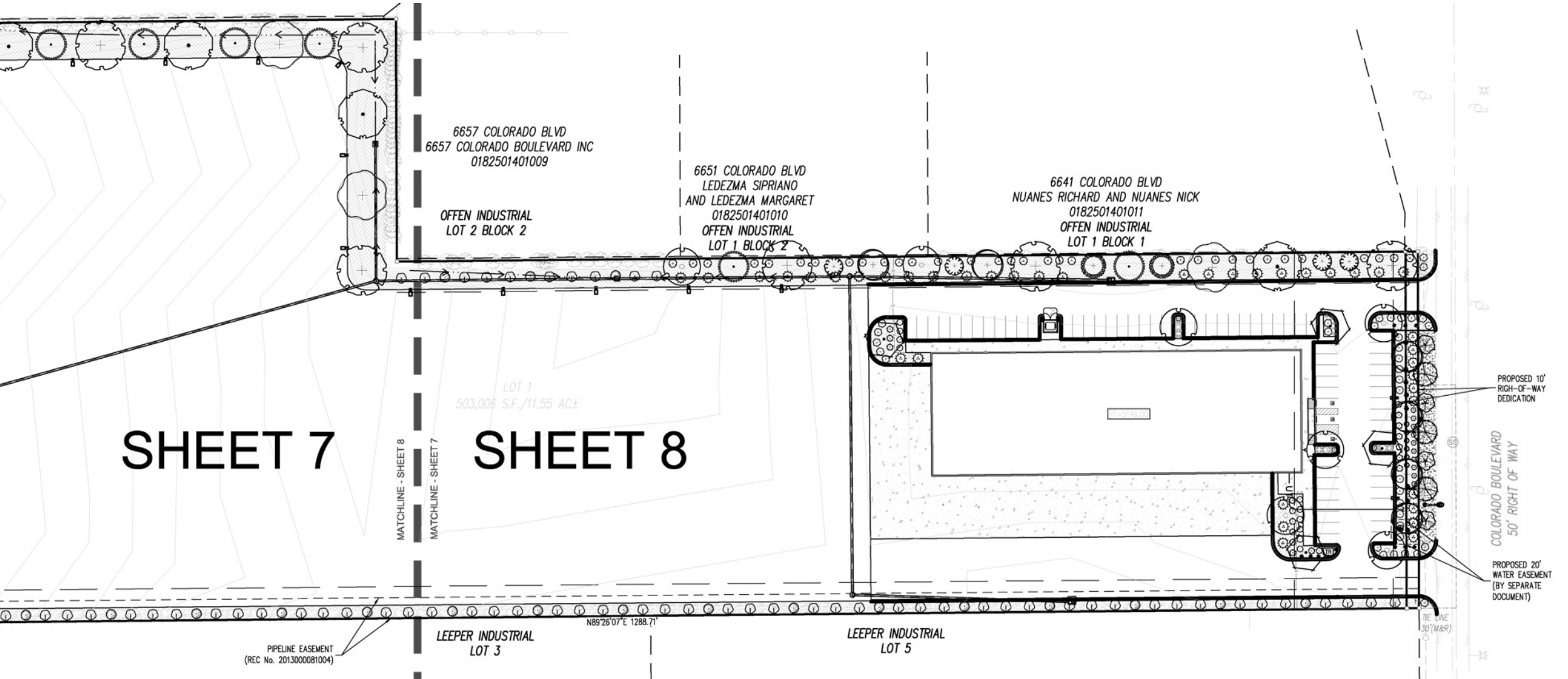
*There is a  
community need  
for the zoning  
district in the  
proposed location*



6601 Colorado Blvd,  
Commerce City

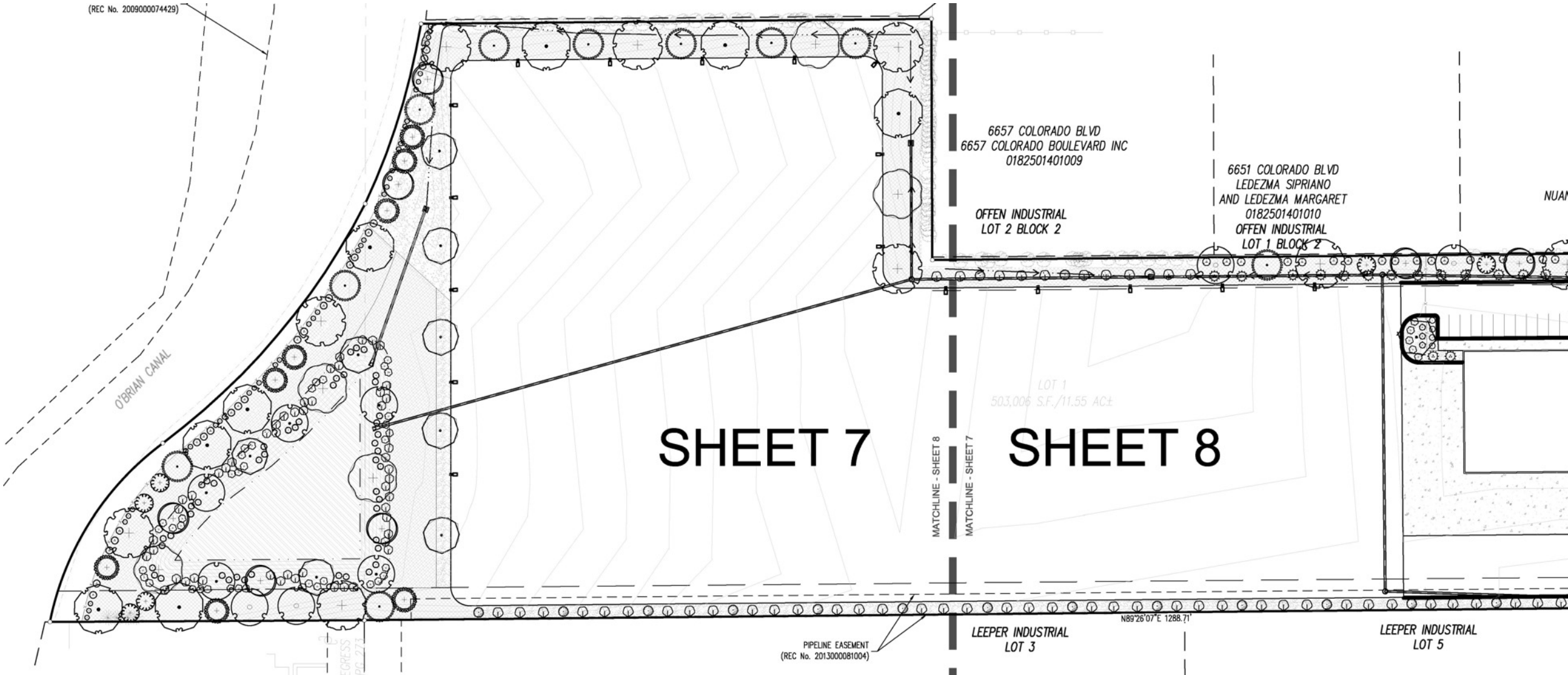
Subsection B – General Criteria

*There is a community need for the zoning district in the proposed location*

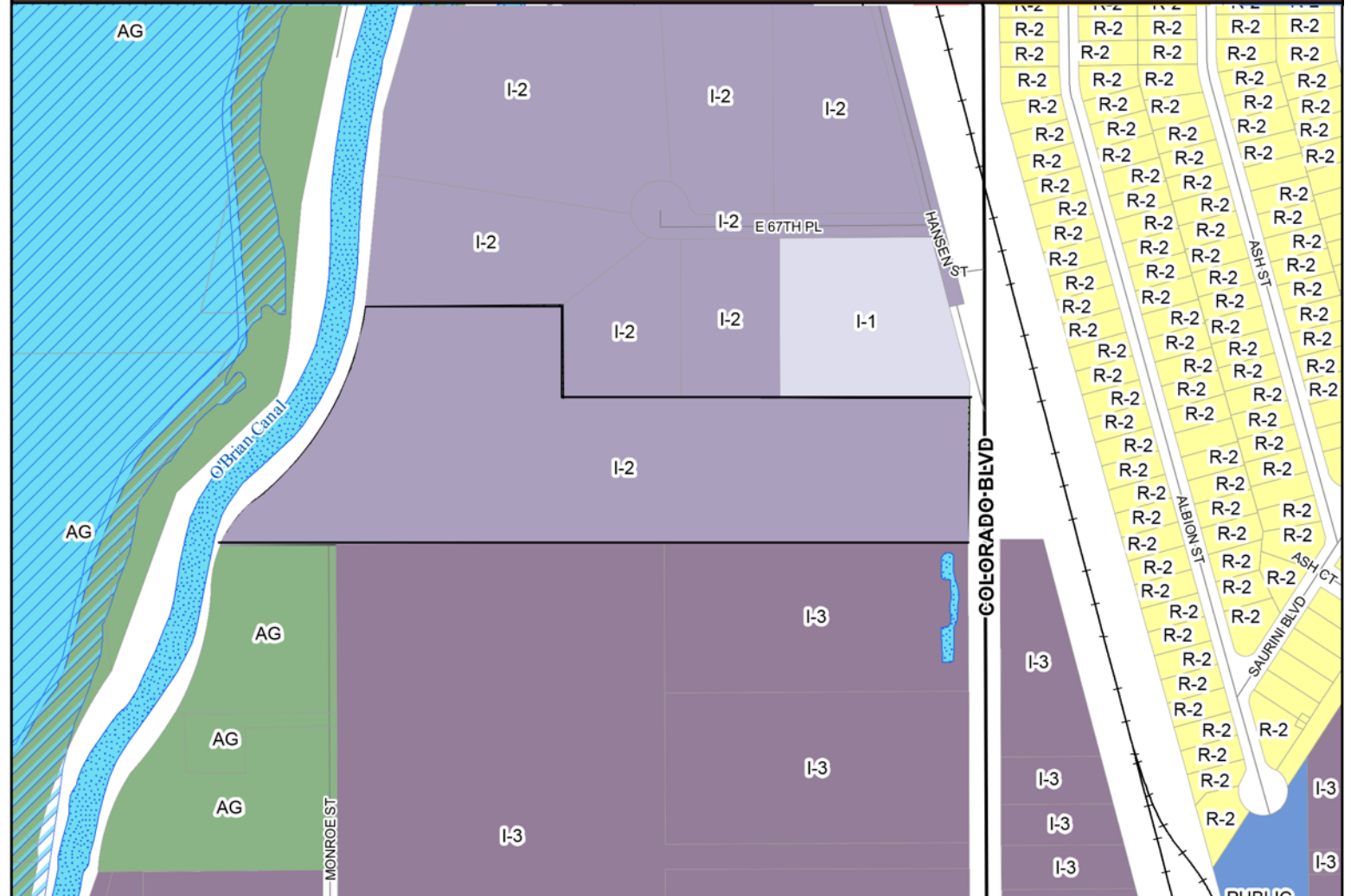


Subsection B – General Criteria

*There is a community need for the zoning district in the proposed location*



# *The area has changed*



The zone change corrects a technical mistake

**AND** the zone change *meets ALL of the following*:

- ✓ Consistent with the policies and goals of the comprehensive plan
- ✓ Compatible with proposed development, surrounding land uses and the natural environment
- ✓ Efficient and adequate provision of public services
- ✓ Efficient and adequate provision of public uses
- ✓ There is a community need for the zoning district in the proposed location
- ✓ The area has changed and in the public interest to allow a new use or density

Extra Slides



# Example potential uses

- Greenhouse/nursery/tree production (with or without outdoor storage).
- Veterinary offices or clinics
- Antennas for commercial/industrial use - accessory to principal use
- Building materials and services (retail)
- Catering services
- Fuel sales
- Courier services
- Instructional services, studios (personal services)
- Furniture or major household appliance repair
- Automobile washing facility
- Office Flex
- Artisan / Handcrafted manufacturing
- Bakeries, pasta and tortilla manufacturing
- Beverage manufacturing
- Brewery
- Distillery
- Fruit and vegetable preserving, and specialty food manufacturing
- Signs manufacturing
- Architectural metals manufacturing
- Commercial indoor self-storage facility
- Warehousing and storage, general
- Arts and cultural uses
- Public administrative office or service building

No trucks are visible from Colorado Blvd.





The zone change corrects a technical mistake

**AND** this zone change *meets all of the following:*

- ✓ The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;
- ✓ The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
- ✓ The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
- ✓ The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
- ✓ There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and
- ✓ The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.