



# Z-919-15

---

Location:	7420 Roslyn Street
Applicant:	Manuel and Deborah Ornelas
Request:	Zone newly annexed land from ADCO to I-2 Zone change from AG to I-2

---





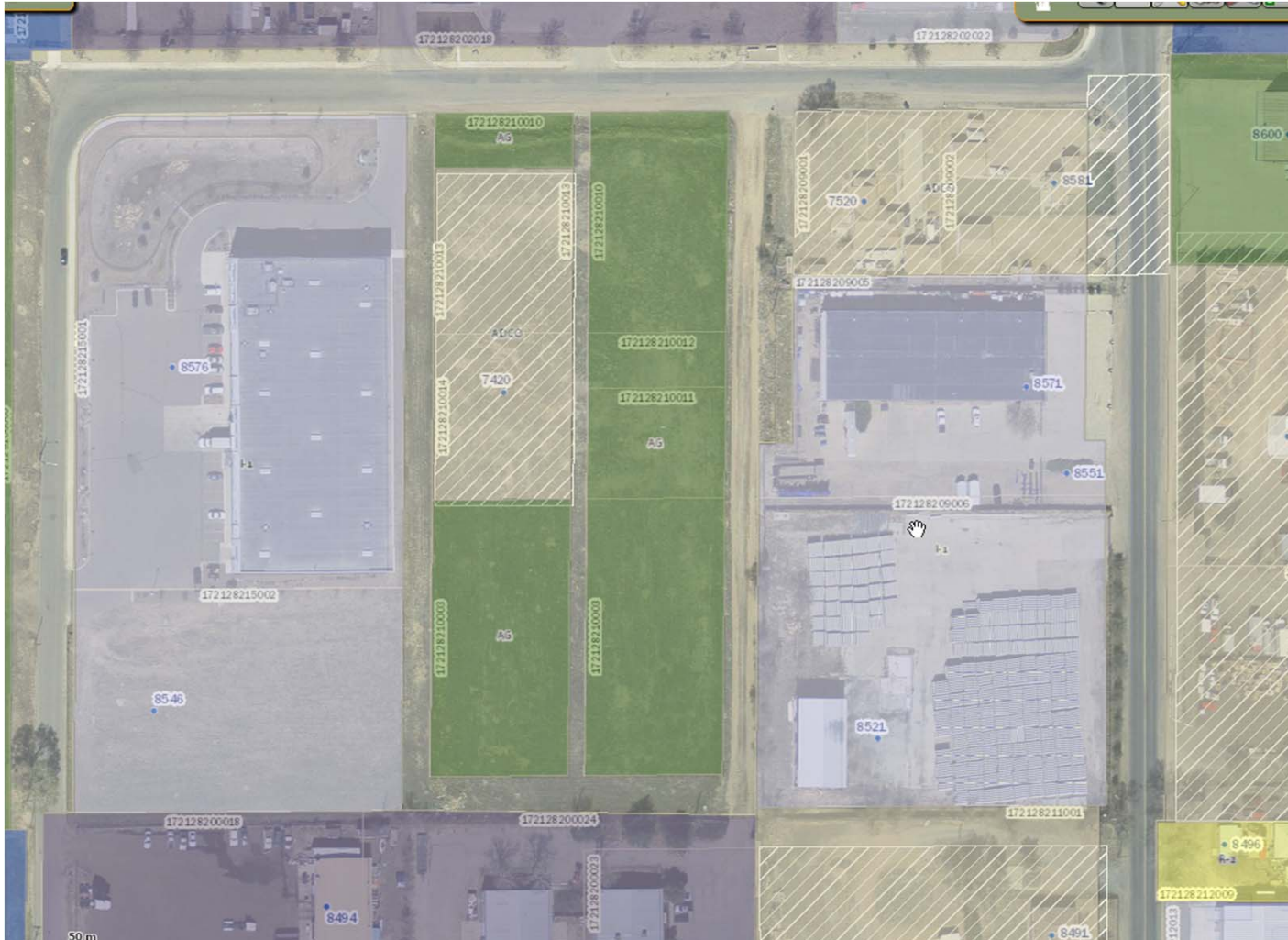
# Case History

- Although the property is zoned AG, no agricultural use on the property.
- AN-234-15: Annexation of 0.86 acres of the subject property
- S-632-15 to consolidate the entire subject property (4.11 acres)
  - Administrative review





# Incorporated and Unincorporated



# Location: 7420 Roslyn Street



Quality Community for a Lifetime • c3gov.com





**E. 86<sup>th</sup> Avenue & Roslyn Street, facing South**





**From E. 86<sup>th</sup> Avenue, midblock facing South**





# Current Request

- Zoning of newly annexed land from ADCO to I-2 (0.86 acres)
- Zone change from Commerce City AG to I-2 (3.25 acres)
  - According to applicant, the annexation, zoning, and subdivision plat prepares the property to be developed in alignment with the Comprehensive Plan.
  - No development proposed at this time; therefore, no development plan was submitted for review.
  - Future development will access the subject property from either E. 86<sup>th</sup> Avenue or Roslyn Street.

# Irondale Plan History

- Typically the city does not process speculative zone change requests. However, the Irondale neighborhood has had numerous studies with regard to appropriate land uses.
- In 1998, the City adopted a sub-area plan for Irondale to study the land uses and desired development patterns
  - Rosemary Street was identified as a major North/South corridor with lighter industrial uses adjacent to Rosemary Street and heavier industrial uses setback from the corridor.
  - The subject property is setback from Rosemary Street and identified for I-2



# Comprehensive Plan History

- In 2010, the City's Comprehensive Plan underwent a major update.
  - Properties setback from major collectors are generally identified as General Industrial uses (I-2)
  - Greater industrial design standards adopted in 2009 Land Development Code which did not exist at time of sub-area plan



# Analysis

- The proposed annexation and zone change align with the current use of the surrounding properties.
- Several proposed developments for the site have not come to fruition due to multiple land use applications required.
- Speculative rezoning is appropriate due to alignment with Comprehensive Plan and to promote development that is harmonious with neighborhood
- Improvements to the site will be reviewed along with future proposed development in accordance with the standards in the LDC.



## Zoning of Newly Annexed Land Approval Criteria

---

Newly Annexed land shall meet at least one of the following:

- Most comparable to the county zoning classification existing on the subject property.
- Most comparable to the present uses of the property.
- Most compatible with city's comprehensive plan designation of the property.



# Zoning Approval Criteria

- Proposed zone change is consistent with the Comprehensive Plan and Irondale sub-area plan.
- Proposed zone change is compatible with the area and surrounding industrial uses and zone districts.
- Site can be adequately served by utilities
- Proposed zone change will better serve and balance the uses in the surrounding area, and allow for development of vacant property
- The area has been converting towards more industrial uses



# Public Notification

- As of May 8, 2015, staff has received no comments or objections to the proposed zone change.



# Planning Commission Recommendation

---

- On April 7, 2015, the Planning Commission held a public hearing, took testimony, and voted (5-0) to forward the requests for the zoning of newly annexed land and zone change to City Council with a recommendation of **approval subject to one condition**
  - The final consolidation plat and any applicable agreements shall be completed prior to any development plan approval or prior to any building permits being issued for the property.





Staff is available to answer any questions.

A representative of the applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.

