

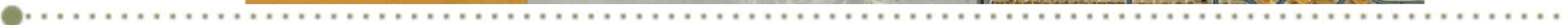


## Z-936-16

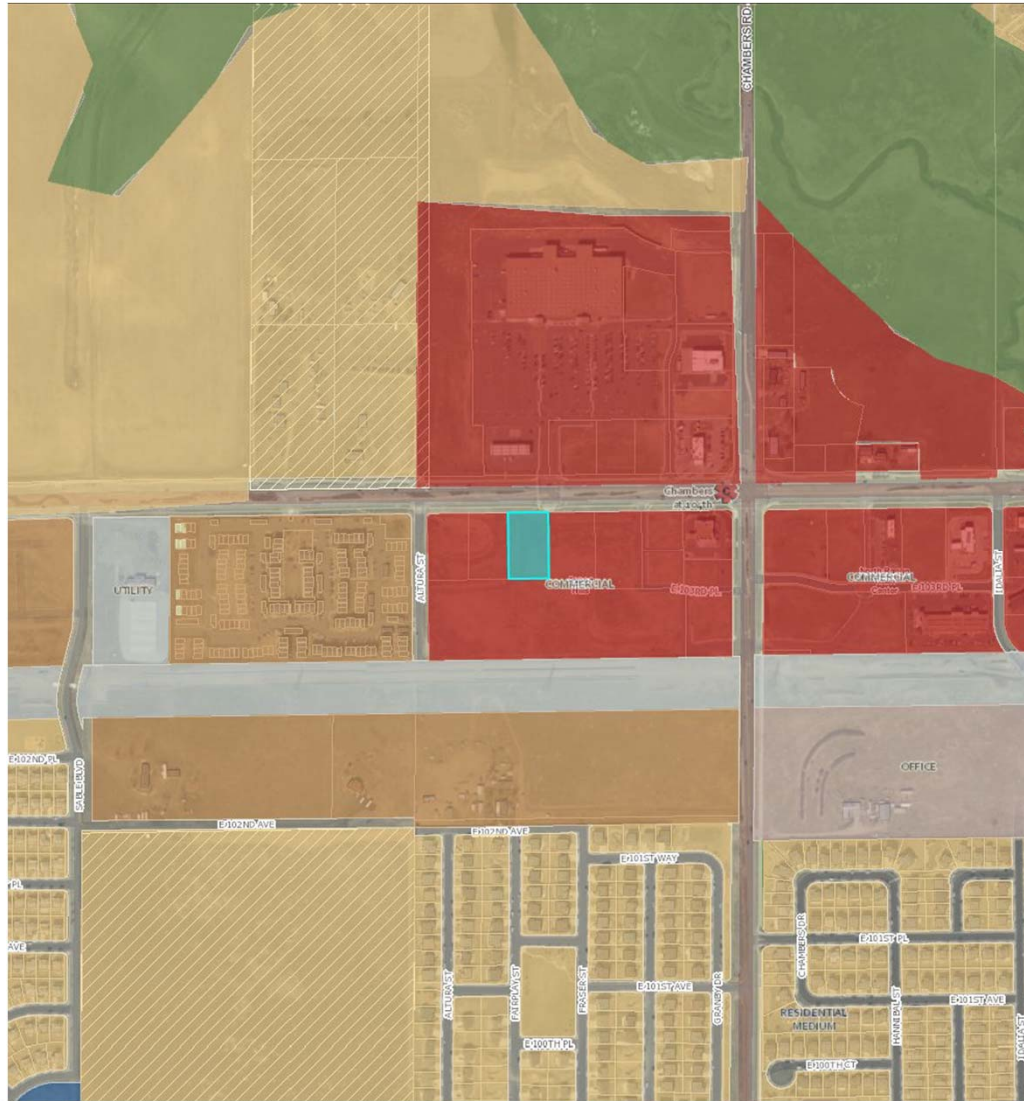
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Location:	15050 E 104 <sup>th</sup> Ave
Applicant:	Popeye's Louisiana Kitchen
Request:	Zone Change from PUD to C-2

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# Comp Plan: Commercial



Quality Community for a Lifetime • c3gov.com



# 15050 East 104<sup>th</sup> Avenue



Quality Community for a Lifetime • [c3gov.com](http://c3gov.com)



# Case History

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- Z-777-02: Zoned to Aspen Hills PUD.
- S-533-08: Filing 1 of Aspen Hills Commercial
- S-614-14: Filing 2 of Aspen Hills Commercial
- D-299-16: Development plan under review

# Current Request

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- Change zoning from PUD to C-2
  - Less restrictive Floor Area Ratio
    - No Minor Modification or Variance needed
  - Monument sign
    - Prohibited in Aspen Hills PUD

[illegible]

# Elevations



FRONT



RIGHT



LEFT



REAR



CORONADO STONE  
PRO-LEDGE  
FOUR RIVERS



BENJAMIN MOORE  
EXOTIC RED  
#2086-10



BENJAMIN MOORE  
MOCHA BROWN  
#2107-20



BENJAMIN MOORE  
RAINFORST FOLIAGE  
#2040 - 10



BENJAMIN MOORE  
DELIGHTFUL GOLDEN  
#2158-30

COLORS / MATERIALS



Commerce  
CITY

# Referral Agency Comments

- No comments in opposition to zone change



# Planning Commission Analysis

- Proposed zone change to C-2:
  - Consistent with Comp Plan commercial
  - Compatible with proposed restaurant development and surrounding commercial uses
  - Adequate public services will be provided by development
  - There are adequate public uses
  - Change will allow development for restaurant use, serving the needs of the community
  - Surrounding area increasingly developed commercially
- Meets all approval criteria for zone change



# Public Notification

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- As of May 9, 2016, staff has received one request for additional information regarding this case.



# Recommendation

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- On May 3, 2016, the Planning Commission held a public hearing and voted 5 to 0 to forward this request to City Council with a recommendation for **approval**.





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 Council may have.

