



Potential Rezoning of City Owned Property at E 102nd Avenue & Alton Street

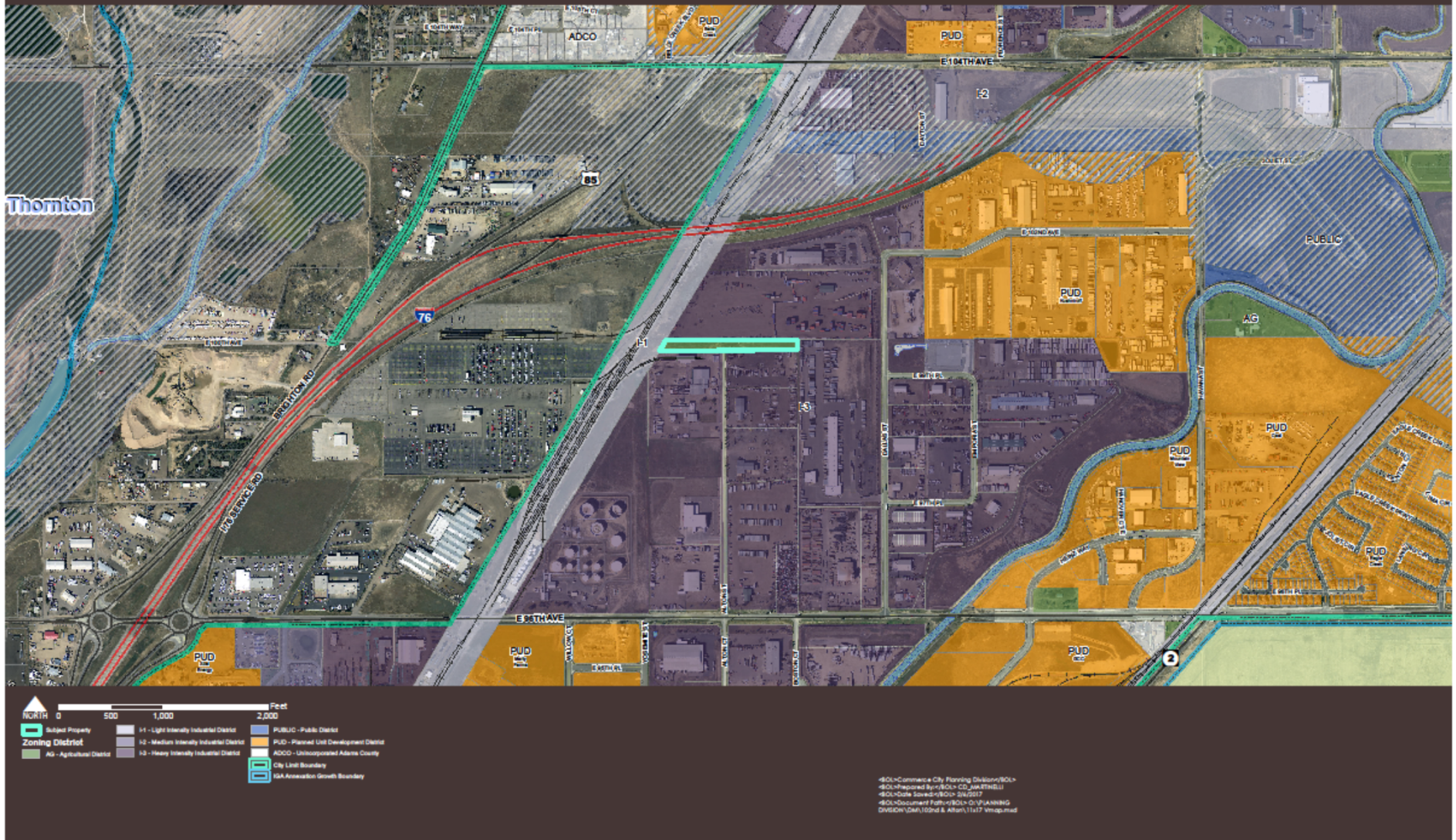
City Council Study Session
February 27, 2017

Summary

- Request initiated by property owner in the vicinity.
- City-owned property located at E 102nd Ave & Alton St, Currently zoned AG.
- Land Development Code Section 21-5249(b) prohibits marijuana retail sales within 500 feet of properties zoned AG, and within 1,000 feet for cultivation & grow facilities.
- Should the city initiate a rezoning to public to allow for marijuana uses on surrounding properties in the area?



Property at E 102nd Ave and Alton St





Background



Background

- Subject property annexed in cases AN-118-92 and AN-119-92, and zoned to Commerce City AG in case Z-565-92.
- Vacant property was deeded to the city in November 1991 from a private owner.
- Case research has indicated that the property was not given to the city for any specific use.

<https://www.airbnb.com/rooms/14884438?guests=1&s=8MUKD7ir&sug=51>

<https://www.airbnb.com/rooms/9523086?guests=1&s=tanNKnUj&sug=51>

<https://www.airbnb.com/rooms/13752452?guests=1&s=INJYelr2&sug=51>



Staff Anaylsis



Properties Affected by Rezoning

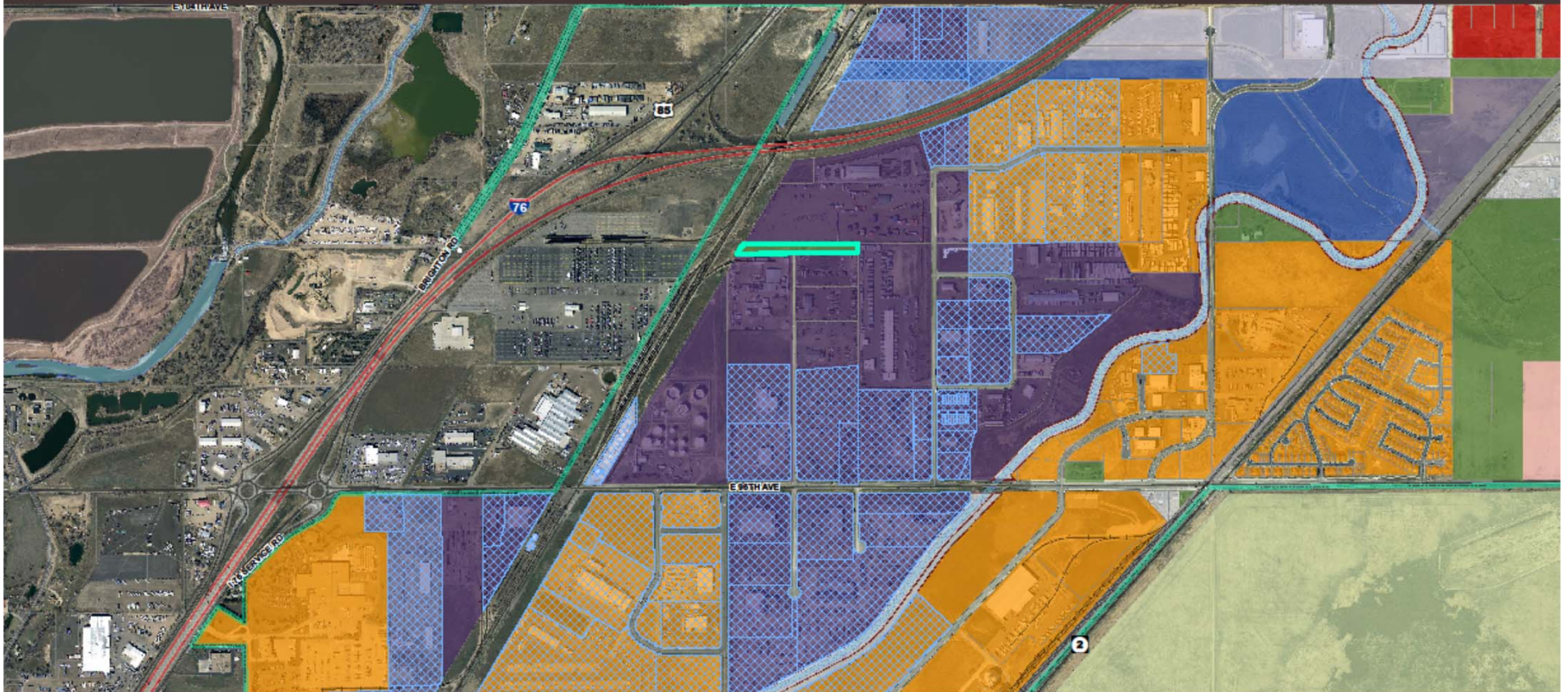
- Rezoning the subject property to Public would open up 14 new parcels to potential retail, MIP, and cultivation uses.
- The 14 properties total up to 158.74 Acres of land, 3 properties are vacant.
- All 14 properties currently zoned I-3





Current Eligible Properties

E 102nd Avenue & Alton Street



Legend

Subject Property	Parcelized Zoning + Land Use	C-1 - Local Commercial District	I-3 - Heavy Intensity Industrial District
Eligible Properties	Zoning District Code	C-3 - Regional Commercial District	PUBLIC - Public District
City Limit Boundary	NULL / Missing Zoning	I-1 - Light Intensity Industrial District	PUD - Planned Unit Development District
	AG - Agricultural District	I-2 - Medium Intensity Industrial District	ADCO - Unincorporated Adams Co. (Enclave)
		ROW - Right-of-Way	

Commerce City Planning Division
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Map 102nd a102nd

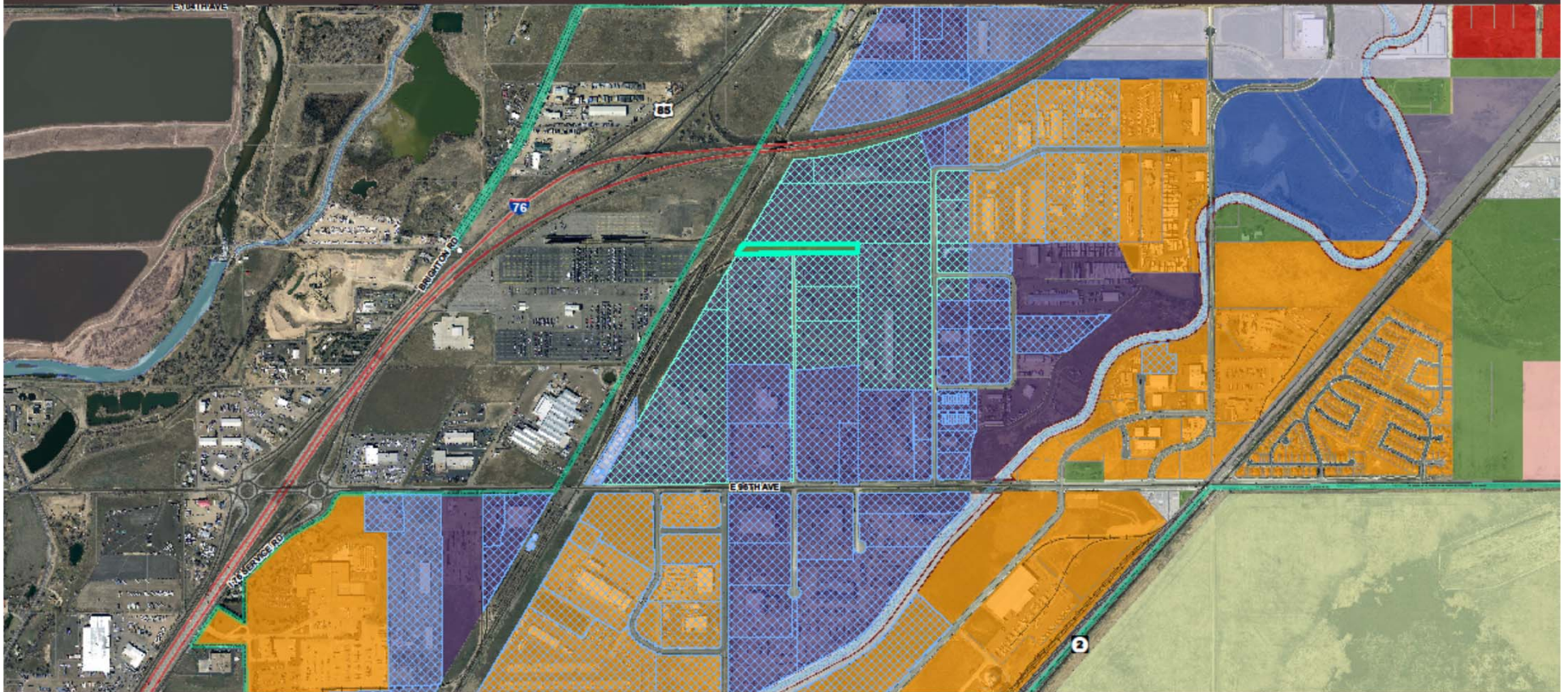
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Potential Eligible Properties

E 102nd Avenue & Alton Street



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Considerations

- Pros
 - Allows for more marijuana uses to develop away from core city & residential areas
- Cons
 - Potentially reduces available I-3 land for prospective users
- Other Factors
 - Neutral impact to traffic & drainage in the area
 - Property could be used as part of a long-range future east-west connection in the area



Next Steps

- 2 options to move forward:
 1. No change at this time (Keep property AG)
 2. Move forward with city-initiated rezoning from AG to Public

Case would be referred out within 1-2 months.





Questions?

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