



Cases # S-652-18/ Z-898-18

A request to rezone the subject properties from I-2 and R-1 to PUD, and a subdivision to create legal and conforming lots.

Applicant: Jesse Aragon, Ralph Nance

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Presented by Domenic Martinelli, City Planner

Introduction to Case Types

- Zone Change
 - The act of changing the zoning of a particular property from one district to another, which can affect what types of land uses are legally allowed on that property.
- Subdivision
 - The act of dividing, consolidating, or reconfiguration of property boundaries and updating legal descriptions. Subdivisions may also include the dedication of public right-of-way.
- PUD (Planned Unit Development)
 - A zone district that establishes entitlements for a property that are customized to specific and unique land uses
 - May have similarities to other zone districts, or be completely unique depending on the land use



Vicinity Map
Case: D-291-18, S-652-18, Z-898-18

The map displays the subject property, outlined in red, located at the intersection of I-1 and IGA. The property is situated within the R-1 - Single-Family Detached Residential District. Surrounding areas include various other zoning districts such as I-1, I-2, AG, ADCC, and PUBLIC. The map also shows the City Limit Boundary and the IGA Annexation Growth Boundary. A scale bar indicates distances up to 510 feet, and a north arrow is provided.

Legend:

- Subject Property
- Zoning District
 - I-1 - Light Intensity Industrial District
 - I-2 - Medium Intensity Industrial District
 - AG - Agricultural District
 - ADCC - Unincorporated Adams County
 - PUBLIC - Public District
 - R-1 - Single-Family Detached Residential District
 - R-2 - Single-Family Attached Residential District
- City Limit Boundary
- IGA Annexation Growth Boundary

Vicinity Map

Case: D-291-18, S-652-18, Z-898-18

Legend:

- Subject Property
- City Limit Boundary
- IGA Annexation Growth Boundary
- Residential - Low
- Industrial / Distribution
- General Industrial
- Public

Scale: 0 to 510 Feet

North Arrow

Site Conditions

E 86th Ave Alignment –
Looking East



E 86th Ave Alignment–
Looking West



Site Entrance



Site from Willow and
86th Ave



Site Entrance



Site & Surroundings



Prior History

- Property was annexed and zoned I-2 and R-1 by 1981.
- Industrial operations have been occurring on site since early 1980s.
- Property owner acquired property in 2007.
- Application to rezone R-1 property to I-2 was heard by PC in 2012.
- Planning Commission voted 5-0 to recommend approval to city council.
- The case was continued after Planning Commission, and was withdrawn before reaching public hearing at City Council.
- Since this time, applicant has submitted PUD and subdivision plat.



Applicant Request

- The applicant is requesting a zone change for the subject properties at 8470 & 8510 E 86th Avenue from I-2 and R-1 to PUD for industrial uses.
- The request is to allow for a wide variety of industrial uses both I-1 and I-2 plus salvage operations, outdoor storage unrelated to the primary business on the site, which are currently active uses on the site
- Typical I-2 uses, such as tow truck operations and general construction material storage are uses on the site as well.
- The applicant is also requesting a subdivision plat to consolidate parcels, and remove prior platting issues.



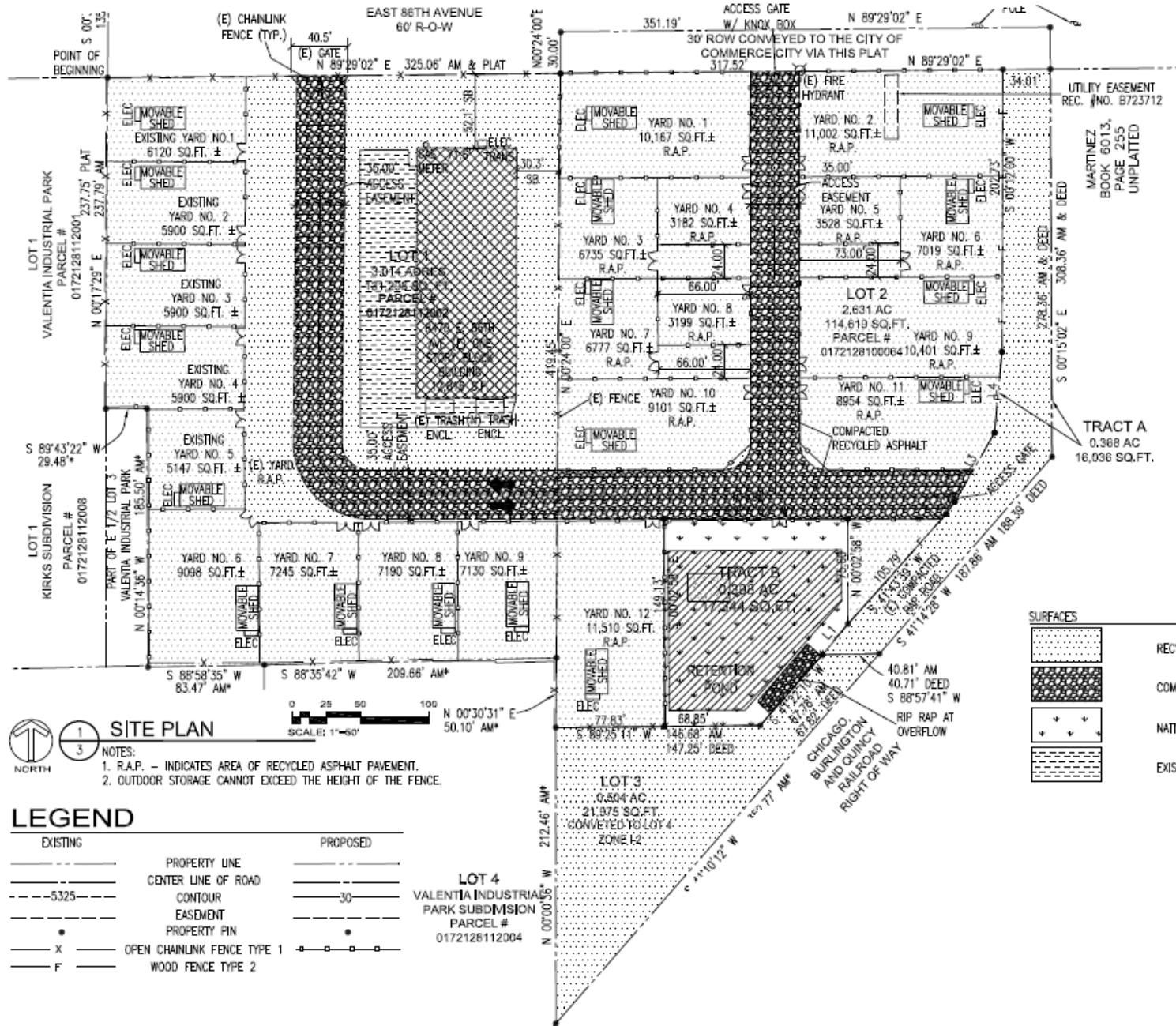
Irondale



- Original Irondale subdivision was platted in 1889 with 25' wide lots intended for residential use.
- Little development until the 1970's, with agricultural land converted to industrial.
- Because of this history, as industrial properties come in, there have been numerous inaccuracies, property line disputes, illegal subdivisions, legal description errors, and lack of public improvements.



Site Plan

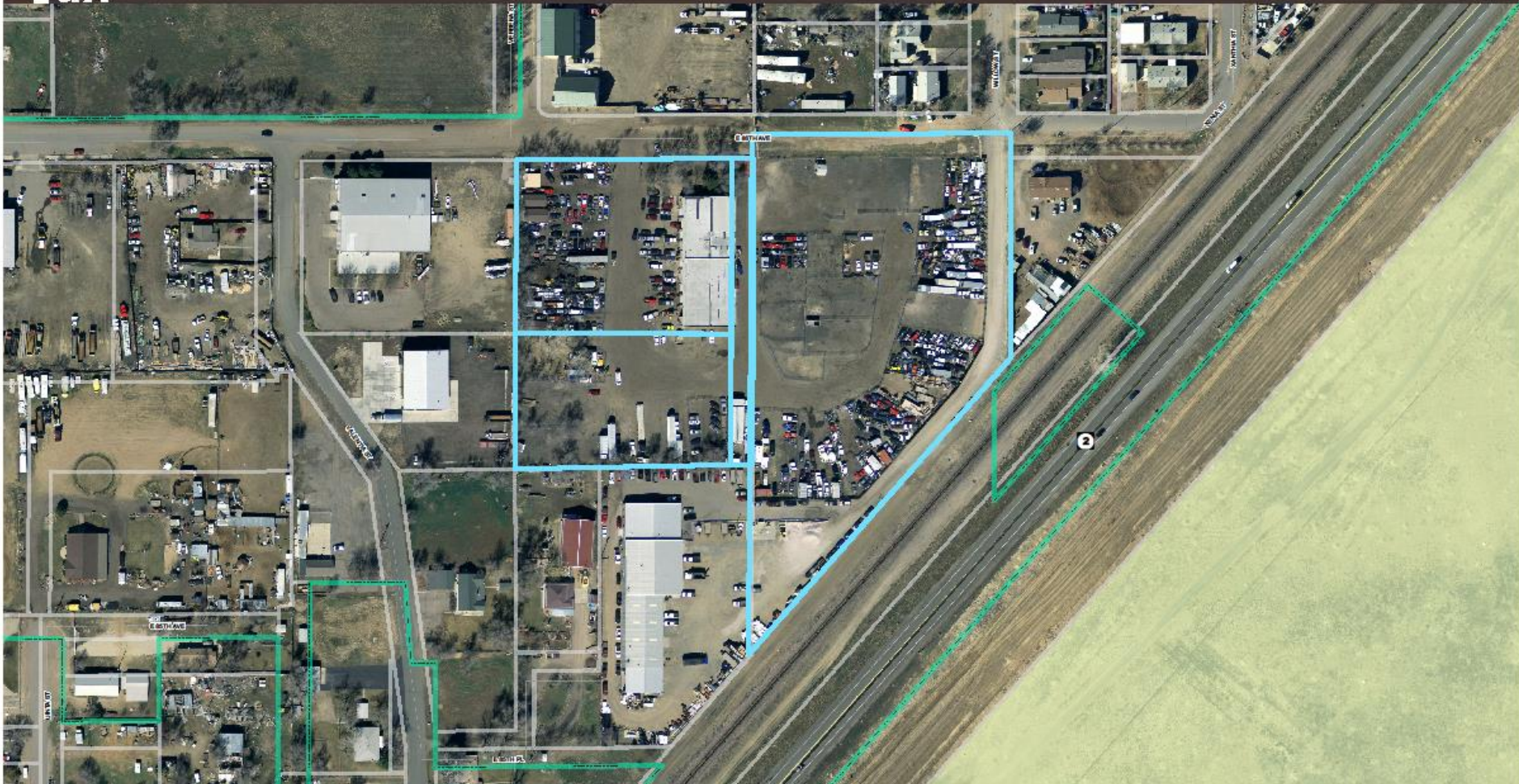


Current Parcel Configuration



Vicinity Map

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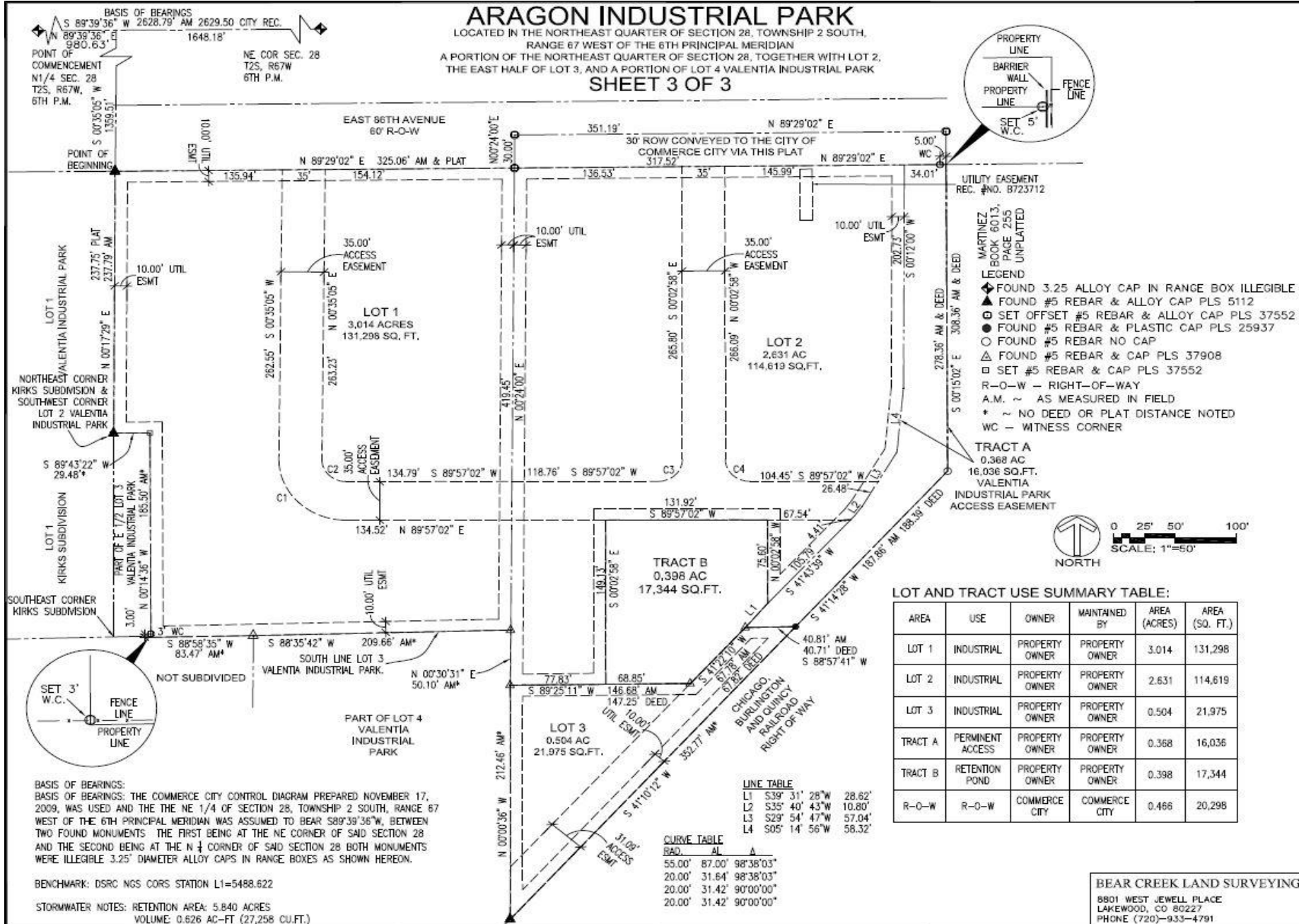


Commerce City Planning Division
Prepared by: C.C. MATHIAS
Date Issued: 1/27/2018
Revised: Fully, City Planning Commission/Staff
Case: D-291-18, S-652-18, Z-898-18 Public

Subdivision

ARAGON INDUSTRIAL PARK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOGETHER WITH LOT 2,
THE EAST HALF OF LOT 3, AND A PORTION OF LOT 4 VALENTIA INDUSTRIAL PARK
SHEET 3 OF 3



East 86th Avenue Alignment

- Currently blocked off with barriers (not complete ROW) just east of the property entrance, preventing access to Willow Street
- As part of the subdivision, 30' of ROW will be dedicated to the city.
- For fire access & to create through access to Willow, road will be graded after ROW is dedicated.



PC Analysis

- Approval of the subdivision will clean up significant platting issues, allow for 30' of ROW dedication, and help drainage in the area.
- Rezoning the property will create a conforming use that was in existence prior to the adoption of the 2009 Land Development Code
- The land use on the subject property is not substantially unique compared to other properties in the general vicinity.
- The PUD is specifically prohibiting certain intense I-3 such as refineries or metal manufacturing because the infrastructure is not in place to handle such uses.
- While the Planning Commission recognizes there are uses in this proposal that are generally not associated with an I-2 zone district, based on the location near the railroad, making a non-conforming property conforming, and addressing platting and drainage issues in the area, the DRT believes the proposed rezoning & subdivision will provide a net positive outcome.



Subdivision Approval Criteria

- Review and Approval Criteria is established in the LDC.
 - The plat is consistent with the proposed land use documents.
 - The plat is consistent and implements intent of zone district.
 - Will not result in a substantial or undue affect on adjacent properties.
 - The plat complies with all applicable city standards.



Zone Change Approval Criteria

- Review and Approval Criteria is established in the LDC.
 - The change is compatible with the proposed development & surround industrial land uses.
 - The zone change is consistent with any city adopted plans, which identify these properties as industrial.
 - With the opening of 86th Avenue, connectivity and emergency services can be provided more easily.



Public Notification

- As of March 5th, 2018, staff has received no requests for additional information.



Planning Commission

- On February 6th 2018, the Planning Commission voted 5-0 to recommend **approval with one condition** to City Council regarding these cases.
- The condition states when the site improvements are to be completed by.
- The Planning Commission also requested additional landscaping to screen the site from Highway 2, which the applicant will comply with.





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 board may have.

