



# Case #: Z-950-18

A request for a zone change from AG to I-1

Property Owner: DASMWS13, LLC

Applicant: Baseline Engineering

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Presented by Brad Callender, City Planner

# Introduction to Case Types

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- Zone Change
  - The act of changing the zoning of a particular property, which can affect what types of land uses are legally allowed on that property. A zone change to a different zoning district affects building setbacks, landscape requirements, design standards, and a number of different regulations in the Land Development Code depending on the zone district.



# Subject Property



0 150 300 600 900 1,200 1,500 1,800 2,100 Feet

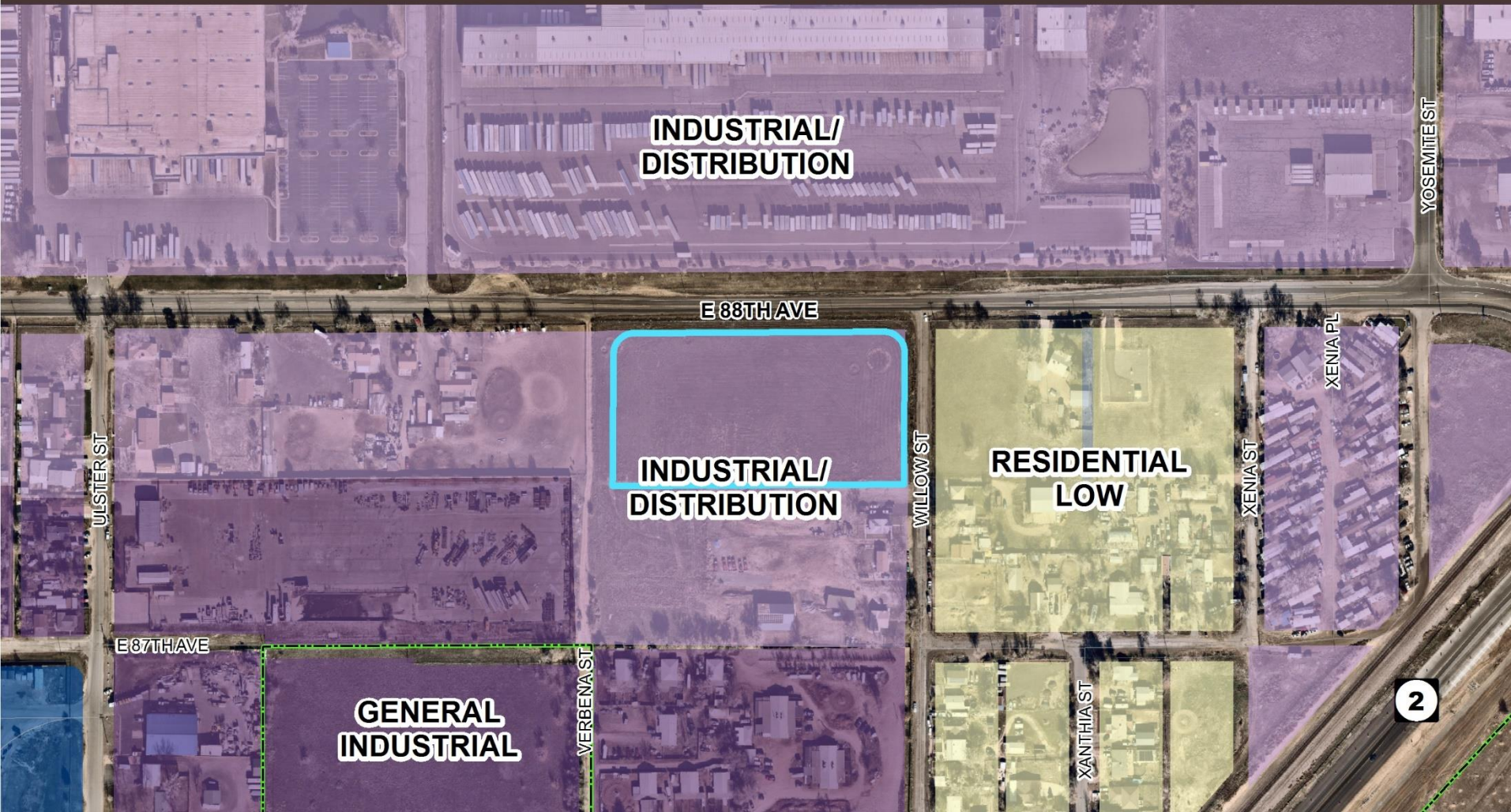
- Subject Property**
- Zoning District**
- I-1 - Light Intensity Industrial District
  - I-2 - Medium Intensity Industrial District
  - I-3 - Heavy Intensity Industrial District
  - R-1 - Single-Family Detached Residential District
  - R-2 - Single-Family Attached Residential District
  - ADKO - Unincorporated Adams County
  - AG - Agricultural District
  - PUBLIC - Public District
  - City Limit Boundary
  - IGA Annexation Growth Boundary



# Future Land Use

Future Land Use

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0 150 300 600 900 1,200 1,500 1,800 2,100 Feet

-  Subject Property
-  City Limit Boundary
-  IGA Annexation Growth Boundary

Commerce City Planning Division  
Prepared By: cd\_callender  
Date Saved: 3/23/2018  
Document Path: O:\PC\_Planning Commission\Zoning  
Cases\Z-950-18 Baseline Engineering



# Site Conditions

**Northwest**



**West**



**Southeast**



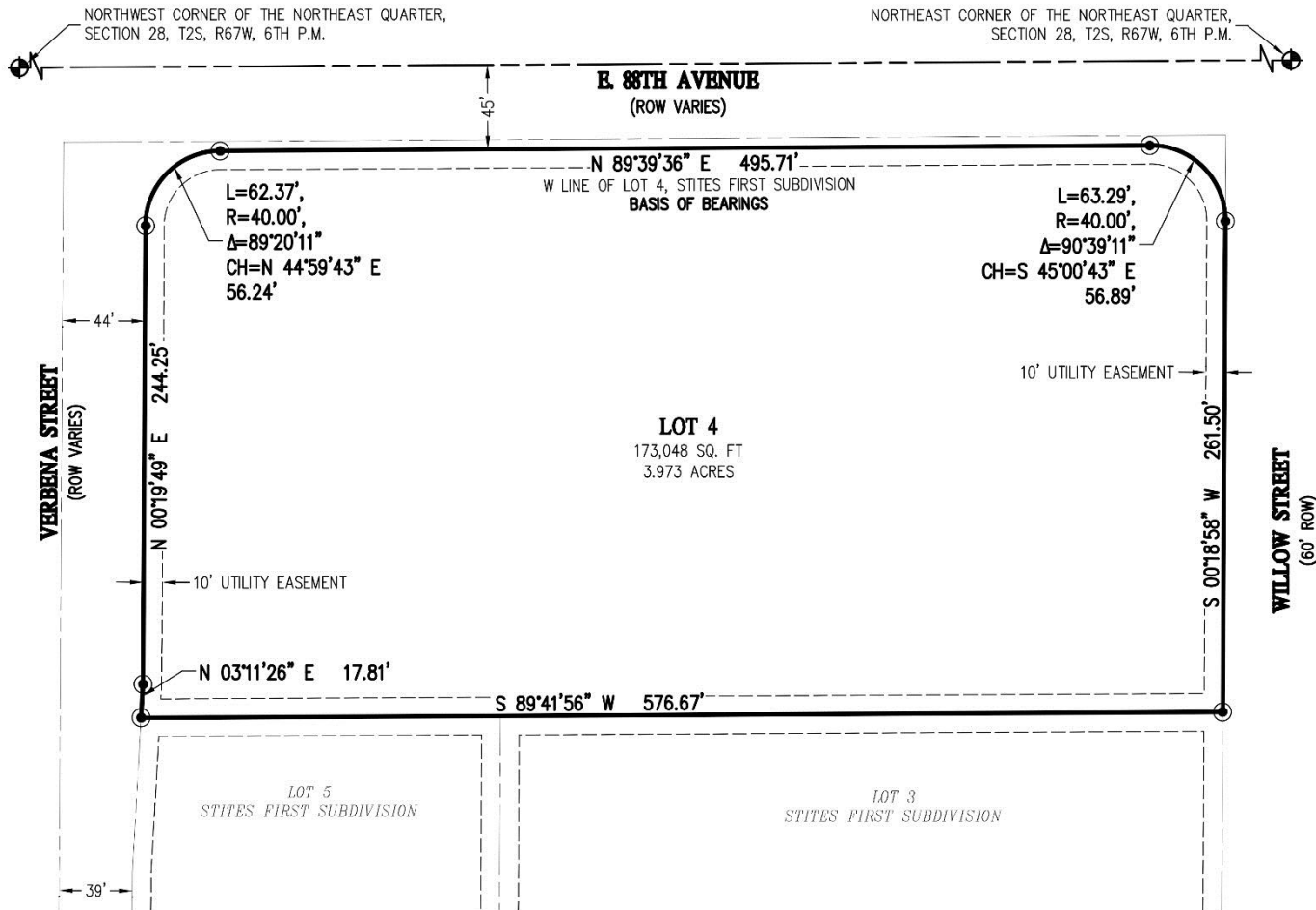
# Applicant Request

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- The subject property is  $\pm 3.973$  acres and is located at the southwest corner of East 88<sup>th</sup> Avenue and Willow Street
- The applicant is requesting a zone change from AG (Agricultural) to I-1 (Light-Intensity Industrial) to increase the marketability of the site
- The property has been owned by the same family for over 70 years, and now the owners would like to sell the property



# Subdivision Plat



Commerce  
**CITY**

# Zone Change Approval Criteria

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- The change is consistent with City adopted plans for the area
- The change is compatible with the proposed development and surrounding land uses
- There are adequate public services
- The change is needed to provide a proper mix of uses in the area
- The area for which the change is requested has changed and it is in the public best interest to allow a new use





# PC Analysis

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- Based on the applicants request, the Planning Commission believes the proposed rezoning is justified.
- Rezoning the property will allow for development of the subject property in compliance with Comprehensive Plan.
- The zone change request is consistent with existing developments along the East 88<sup>th</sup> Avenue corridor.
- Traditionally, the City does require a specific development plan for rezoning requests; Because Irondale has been studied extensively and the FLUP is more parcel specific, PC was comfortable with an I-1 designation for this property without a development plan.



# Planning Commission

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- On March 6<sup>th</sup> 2018, the Planning Commission voted 5-0 to recommend **approval as submitted** to City Council regarding this zoning case.



# Public Notification

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- As of April 2, 2018, staff has received no requests for additional information or objections to the subdivision or zone change requests.







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 City Council may have.

