Commerce CITY

Case #s: S-697-18 & Z-947-18

A request to subdivide one property into two lots and a request for a zone change from I-3 to C-3

Property Owner: Risas Real Estate & Equipment, LLC
Applicant: M.J. Cassutt Architects, P.C.

Presented by Brad Callender, City Planner

Introduction to Case Types

- 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 different zoning districts affects building setbacks, landscape requirements, design standards, and a number of different regulations in the Land Development Code depending on the zone district.
- Subdivision
  - The act of dividing, consolidating, or reconfiguring boundaries of a property. Subdivisions may also include the dedication of public right-of-way.

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Subject Property

Vicinity Map

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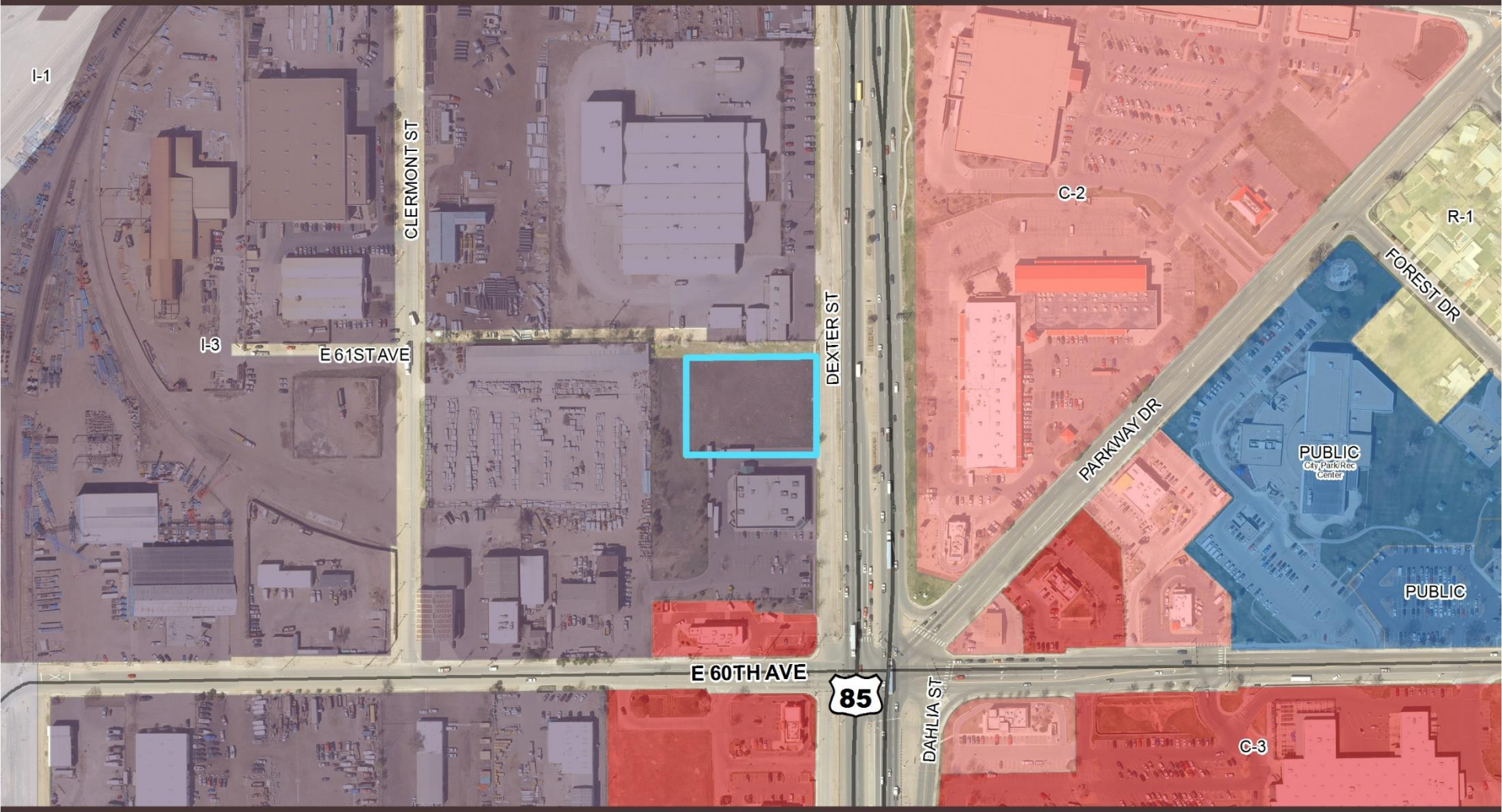


NORTH

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

Subject Property

Zoning District

C-2 - General Commercial District

C-3 - Regional Commercial District

I-1 - Light Intensity Industrial District

I-3 - Heavy Intensity Industrial District

PUBLIC - Public District

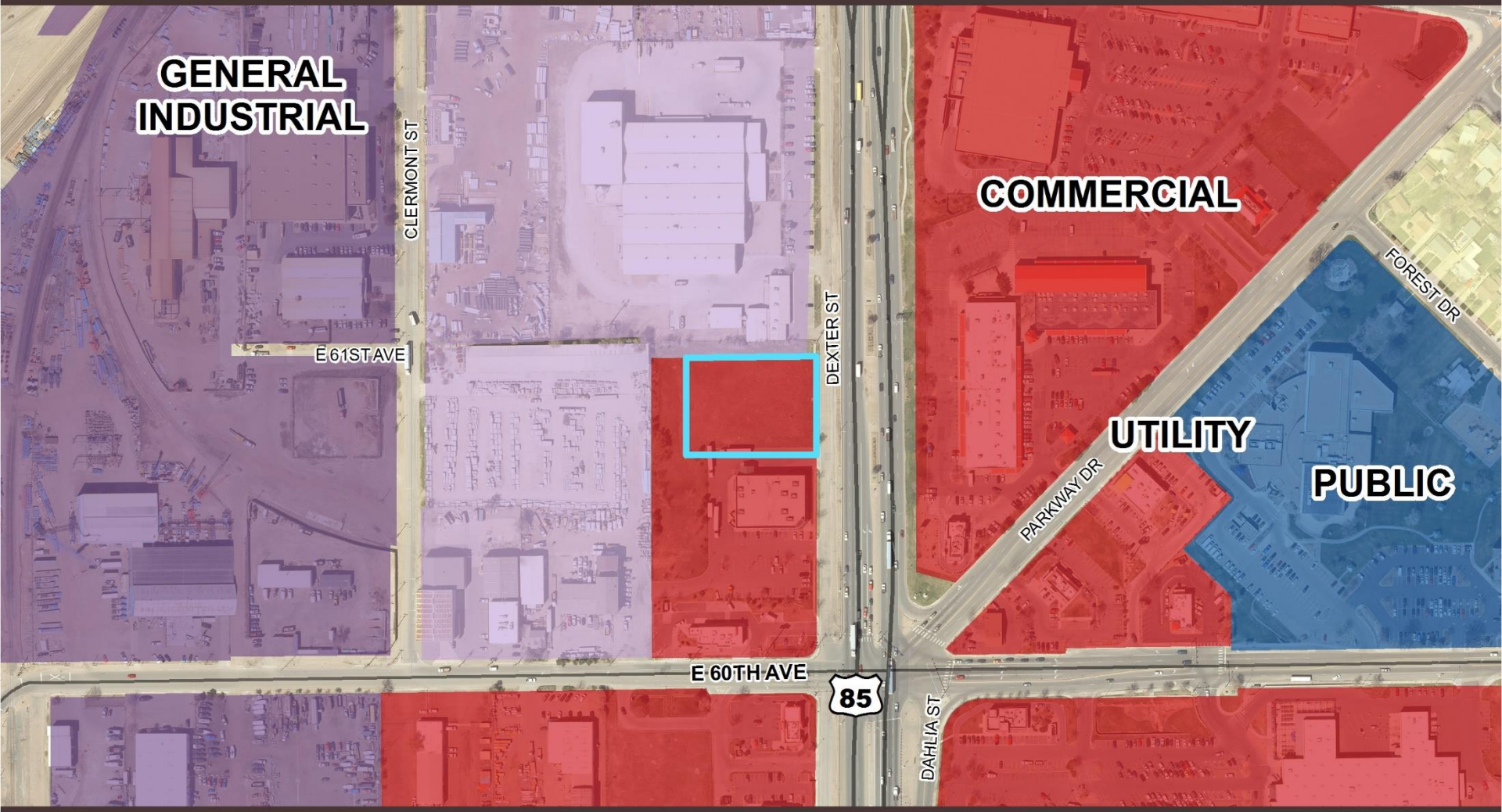
R-1 - Single-Family Detached Residential District

City Limit Boundary

IGA Annexation Growth Boundary

Commerce City Planning Division
Prepared By: cd_callender
Date Saved: 3/6/2018
Document Path: O:\PLANNING DIVISION\BC\ArcMap\Presentation_TEMPLATE.mxd

Future Land Use



NORTH

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
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Date Saved: 3/6/2018
Document Path: O:\PC_Planning Commission\Zoning Cases\Z-947-18 Risas Dental (BC)\Presentations\Risas Dental

Site Conditions

Applicant Request

- The subject property is ±1.167 acres and is located at 6091 Dexter Street
- The applicant has two requests for consideration:
  - Subdivision of the subject property into two lots
  - Zone Change from I-3 (Heavy-Intensity Industrial) to C-3 (Regional Commercial)
- A 3,750 square foot dental office building is proposed on the easternmost lot
  - Dental offices are not allowed by right under the existing I-3 zoning, which is the basis for this rezone request
  - The dental office will be owned and operated by Risas Dental and Braces
  - The lot for the dental office is under administrative development plan review in case # D-367-18
- No development is proposed for the western lot at this time time

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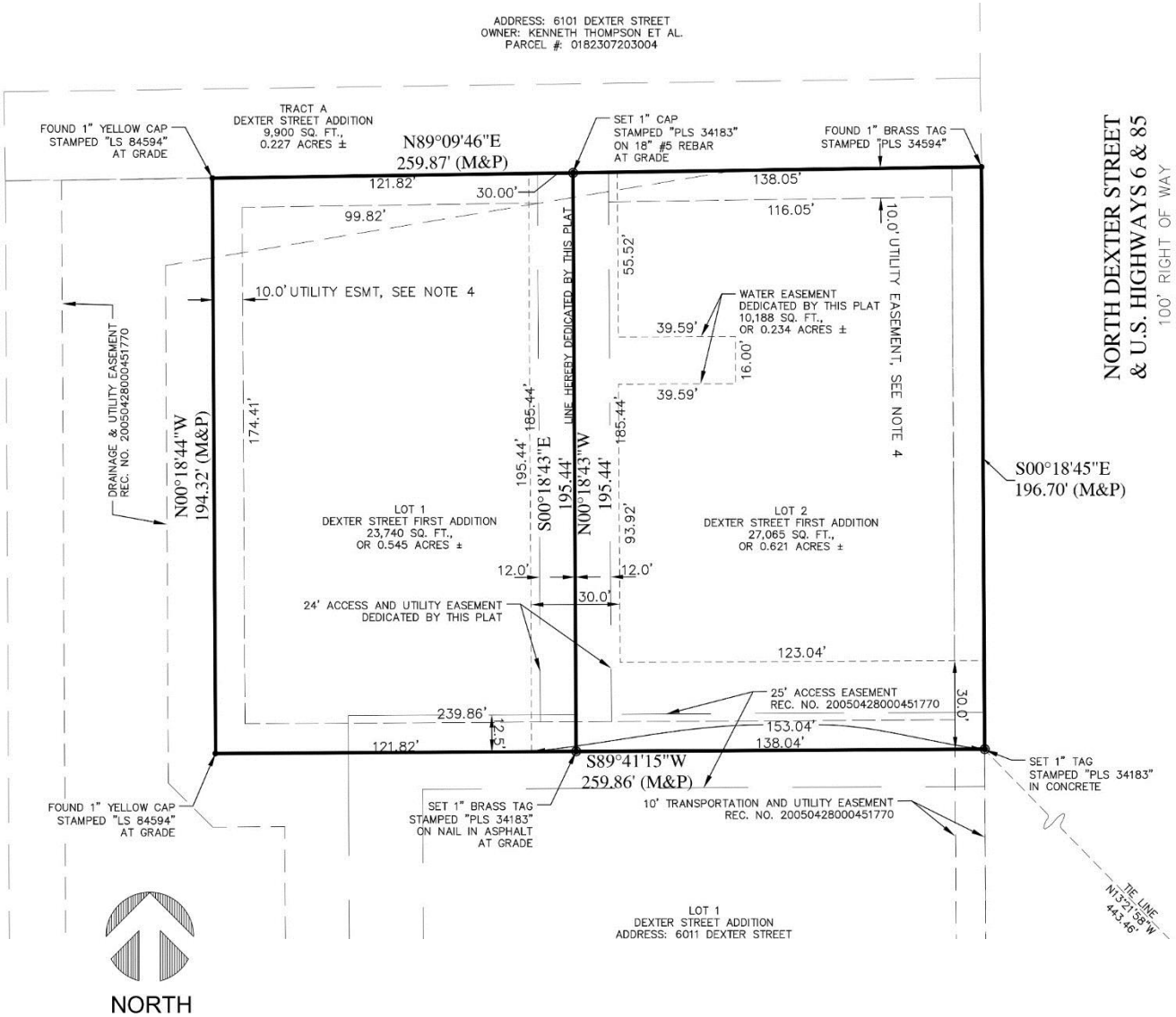
Subdivision Plat



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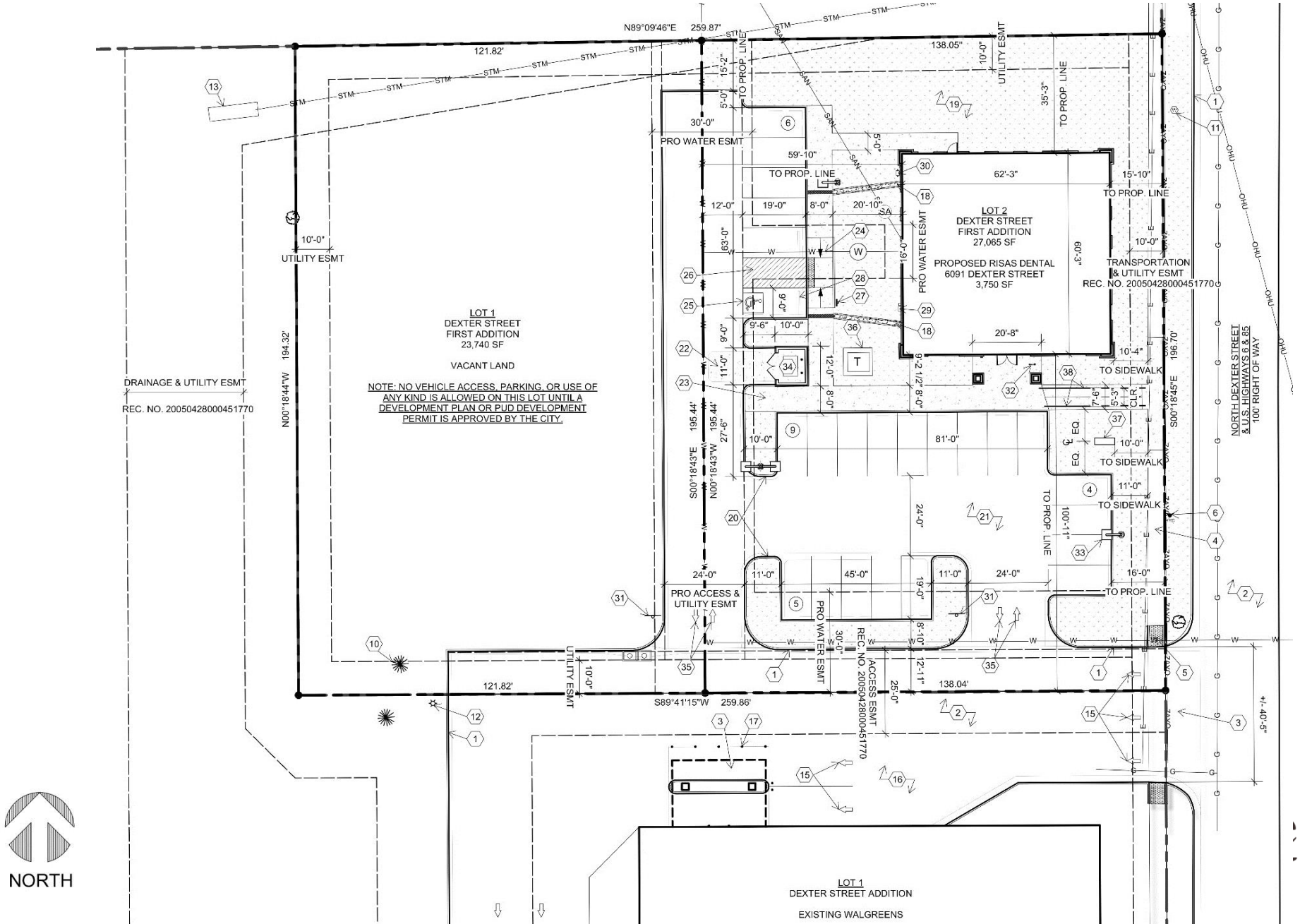
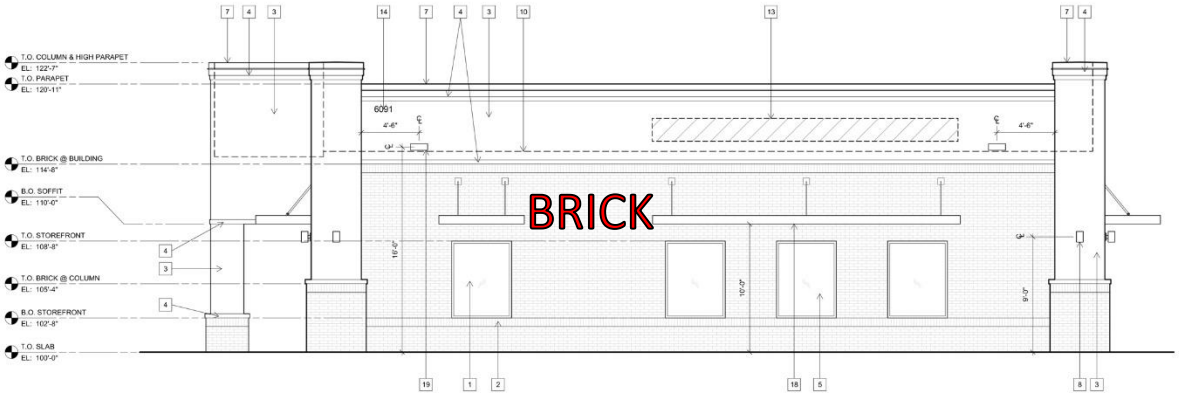
Site Plan

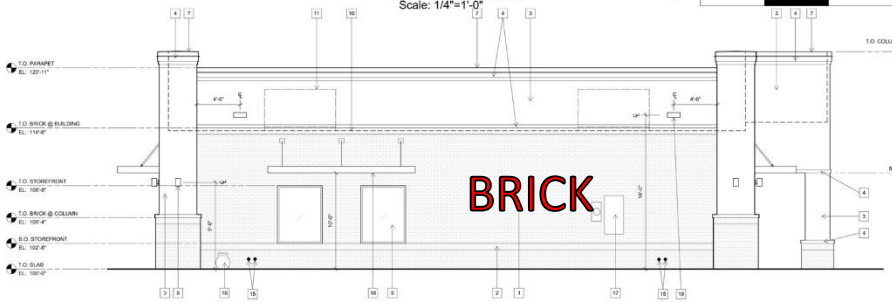

N89°09'46"E 259.87'
121.82'
138.05'
10'-0"
UTILITY ESMT
TO PROP. LINE
35'-3"
30'-0"
PRO WATER ESMT
59'-10"
62'-3"
15'-10"
LOT 2
DEXTER STREET
FIRST ADDITION
27,065 SF
PROPOSED RISAS DENTAL
6091 DEXTER STREET
3,750 SF
TRANSPORTATION
& UTILITY ESMT
REC. NO. 20050428000451770
LOT 1
DEXTER STREET
FIRST ADDITION
23,740 SF
VACANT LAND
NOTE: NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND IS ALLOWED ON THIS LOT UNTIL A DEVELOPMENT PLAN OR PUD DEVELOPMENT PERMIT IS APPROVED BY THE CITY.
DRAINAGE & UTILITY ESMT
REC. NO. 20050428000451770
N00°18'44"W 194.32'
S00°18'45"E 196.70'
NORTH DEXTER STREET
& U.S. HIGHWAYS 6 & 85
100' RIGHT OF WAY
TO SIDEWALK
PRO ACCESS &
UTILITY ESMT
ACCESS ESMT
REC. NO. 20050428000451770
S89°41'15"W 259.86'
138.04'
+/- 40'-5"
LOT 1
DEXTER STREET ADDITION
EXISTING WALGREENS
NORTH

Architectural Elevations

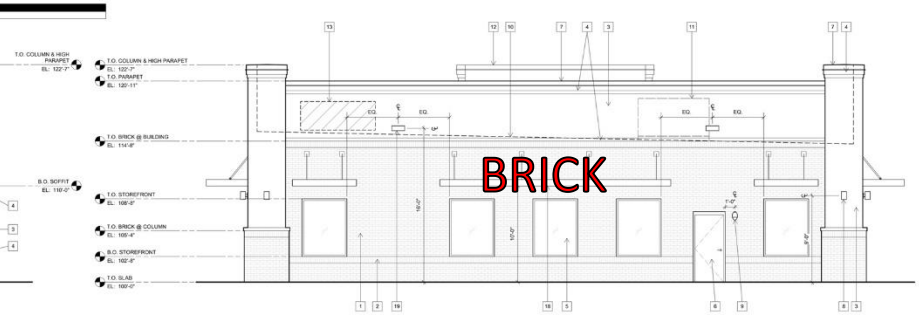


EAST ELEVATION (DEXTER STREET)
Scale: 1/4"=1'-0"

SOUTH ELEVATION
Scale: 1/4"=1'-0"

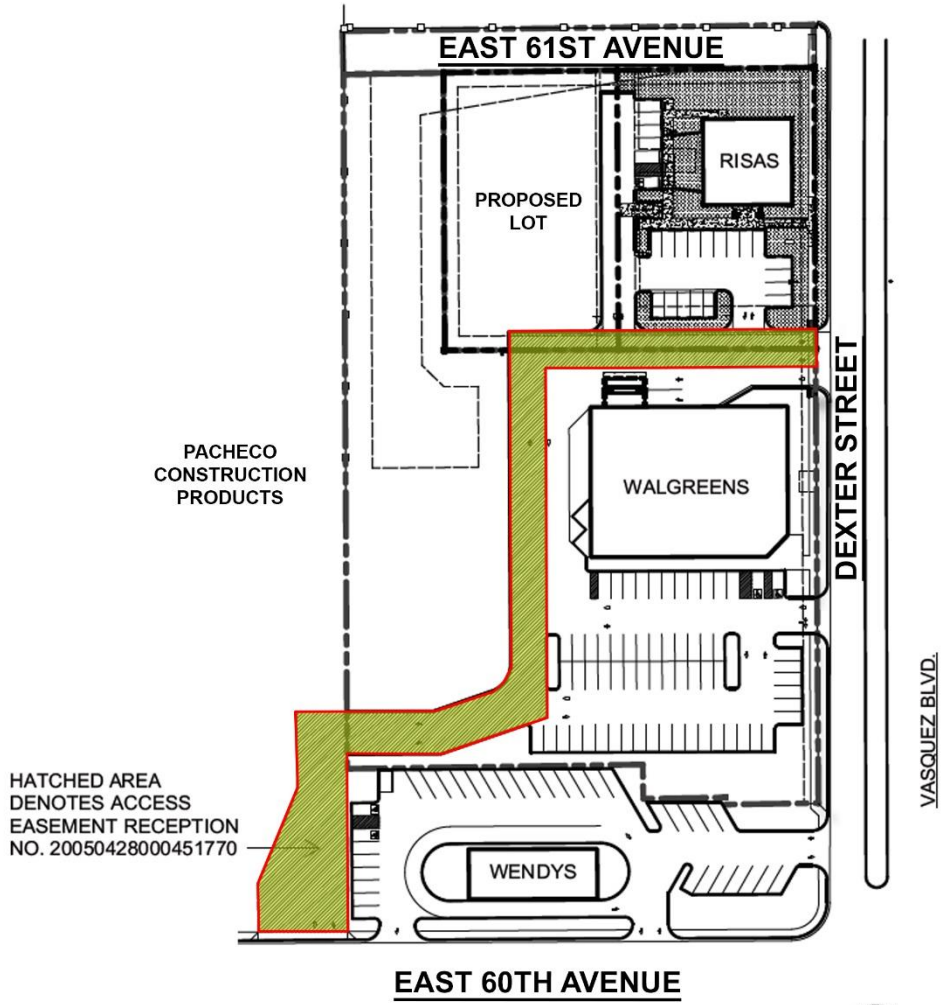


WEST ELEVATION
Scale: 1/4"=1'-0"



NORTH ELEVATION
Scale: 1/4"=1'-0"

Access



SITE ACCESS DETAIL

NORTH

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PC Analysis/Subdivision Criteria

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

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PC Analysis/Zone Change Criteria

- 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

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Planning Commission

- On March 6th 2018, the Planning Commission voted 5-0 to recommend **approval as submitted** to City Council regarding both zoning and subdivision cases.

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Public Notification

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

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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.