



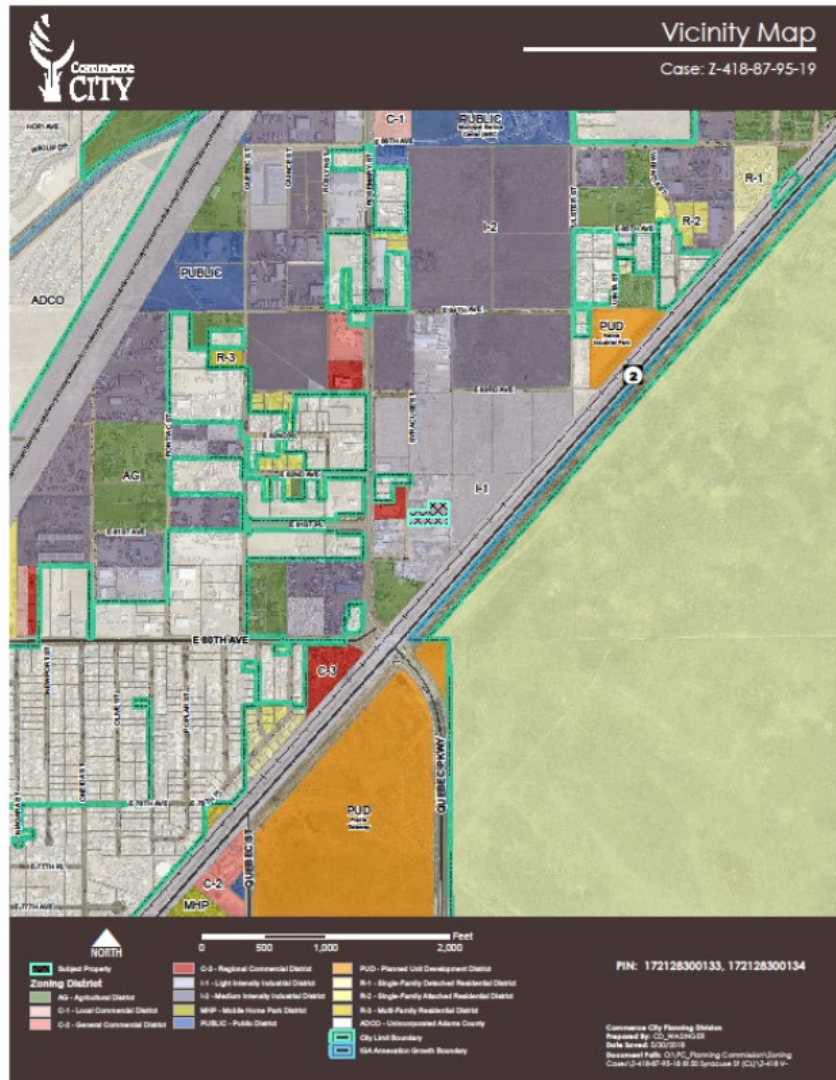
Z-418-87-95-19

Location: 8150 Syracuse Street

Applicant: Paul J. Mattorano

Request: Remove conditions on I-1 zoning

Subject Property



8150 Syracuse Street



Case History

- Zoned I-1 in case Z-418-87 with 5 conditions (These type of conditions were added to many Irondale properties during this time period. This property was not singled out at that time):
 - A. Development Plan approved by Council prior to any site improvements, change in use, any development, building permits, or subdivision.
 - B. Development Plan to be recorded with AdCo
 - C. Applicant shall enter into a development agreement for future public improvements along all adjacent rights-of-way.

Case History

- Zoned I-1 in case Z-418-87 with 5 conditions:
 - D. Existing residence may remain until any of the following occurs:
 1. No longer owner-occupied
 2. Discontinued for 90 days
 3. Any change in use
 4. Any change in ownership
 5. Any subdivision
 6. 10 years from the date of ordinance
 - E. Residence shall become nonconforming, if damaged more than 60% of value special permit shall expire.



Case History

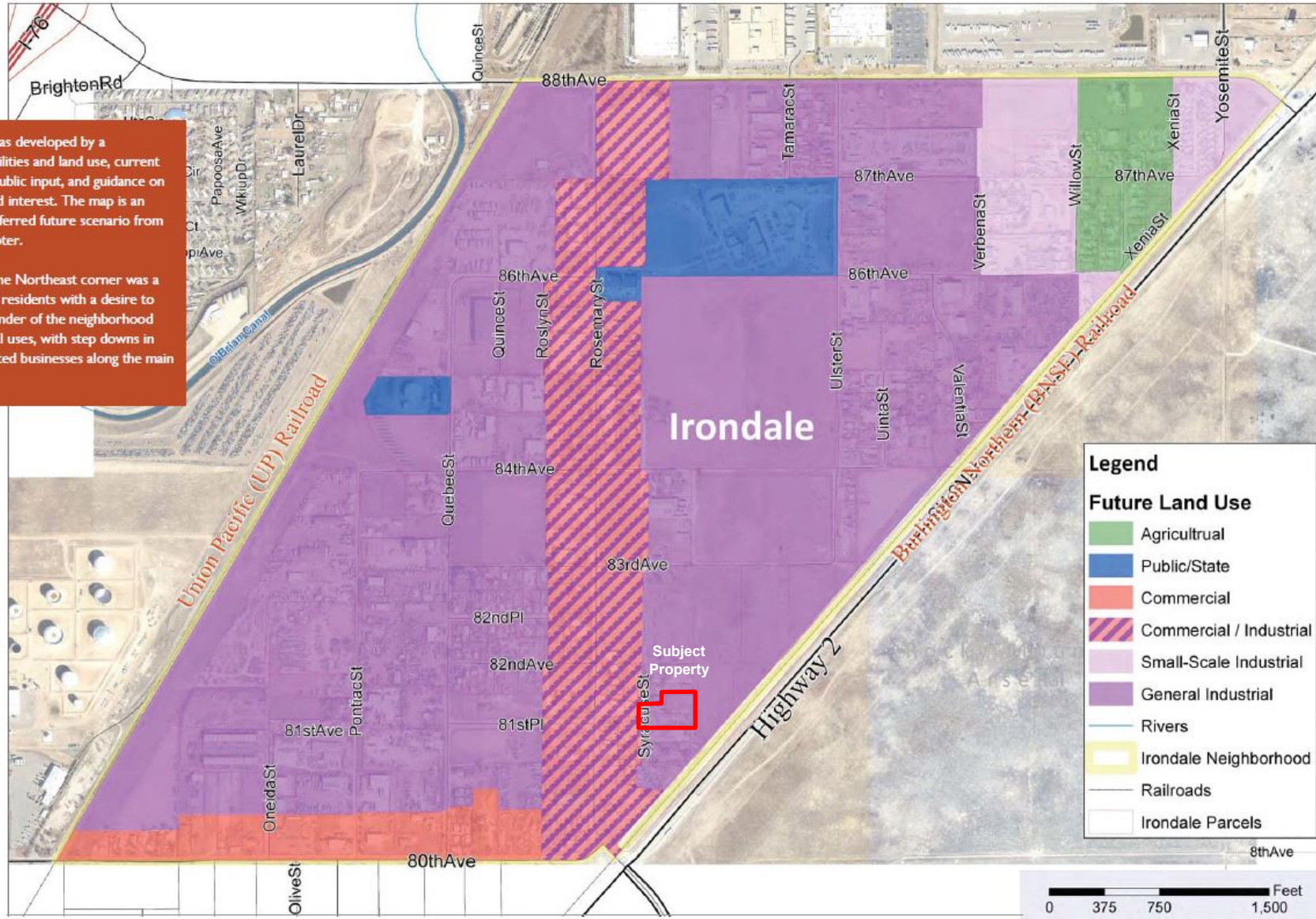
- Conditions amended in 1995 to remove D & E relating to use of residence
- Residence is still in use but is legal non-conforming per LDC (adopted 2009)
 - Residential use cannot be enlarged, expanded, or replaced if destroyed beyond 60% of value

Applicant's Request

- Remove remaining conditions to streamline processes
 - Southern parcel use cannot be expanded due to non-conforming residential use
 - Northern parcel may develop in accordance with industrial standards



Future Land Use- New Irondale Neighborhood Plan



The future land use map was developed by a combination of existing facilities and land use, current future plans for the area, public input, and guidance on development pressures and interest. The map is an updated version of the preferred future scenario from the Explore & Assess Chapter.

The residential pocket in the Northeast corner was a major concern for current residents with a desire to remain in place. The remainder of the neighborhood consists largely of industrial uses, with step downs in intensity and service-oriented businesses along the main roadway corridors.

Irondale Neighborhood & Infrastructure Plan

- Developed in 2017-2018
- Consistent with future land use designation
- Plan encourages the rezoning of properties to better align with the Future Land Use Plan map
 - Remove conditions to be in closer compliance and remove barriers to future redevelopment



PC Analysis

- Based on the applicants request, the PC believes the removal of zoning conditions is justified.
- The underlying I-1 zone is consistent with the future land use designation for the property.
- Will allow for the future redevelopment of the property in the Irondale area, which has been a target area for industrial growth in the city.



PC Analysis

- Irondale is the most studied neighborhood of City (1998 plan, 2010 Comp Plan, 2018 plan) which identifies by parcel future uses and zoning
- These type of zoning conditions were common with rezones in the 1980s, when the City was smaller and there were fewer development standards in place to guide and shape development.
- City now has regulations and review processes that resolve the issues these conditions were intended to address



Public Improvements

- PIA with original zoning specified road improvements including curb, gutter, sidewalk, landscaping, utilities, and ROW dedication when property redevelops (prior to issuance of building permit).



Zone Change Approval Criteria

- The change is compatible with the proposed development & surround land uses.
- The area where the change is requested is changing, and it is in the public's interest to streamline the process for future redevelopment.
- The change is consistent with any city adopted plans.
- Change is needed to provide proper mix of uses in the area.



Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	17 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	One Sign Posted



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Public Notification

- Staff has received no requests for additional information.



PC Recommendation

- On Tuesday, May 7, 2019, the Planning Commission voted 5-0 to recommend **approval** to City Council regarding this case.



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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 commission may have.

