



Z-956-19

Location: 8705 Rosemary Street
Applicant: Cadence Development
Request: Rezone from AG to I-1

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8705 Rosemary Street



Case History

- Zoned Agriculture (AG) with annexation in 1980.



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Applicant's Request

- Rezone a portion of the lot from AG to I-1
- Concurrent subdivision plat (S-730-19) and development plan (D-419-19) under administrative review process
 - Subdivide to 2 lots and a tract
 - Development plan for 7/11 fuel and convenience store

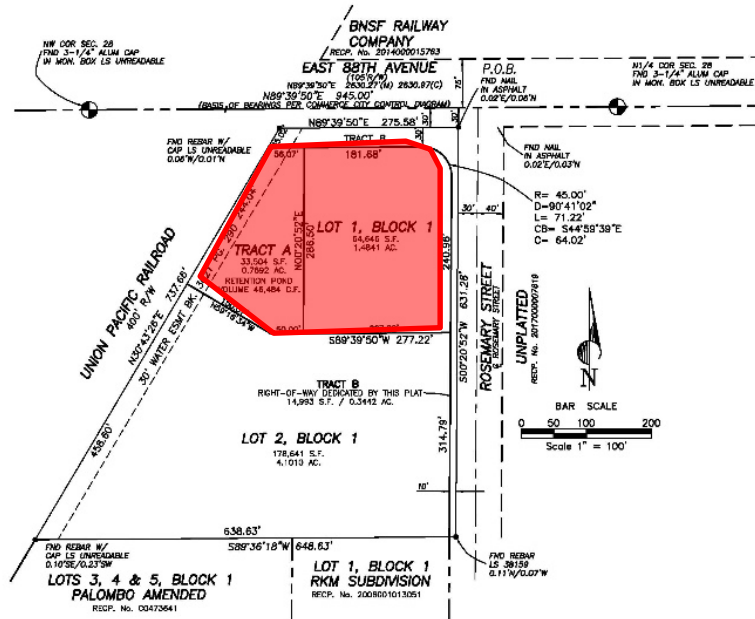


Proposed Subdivision Plat

PALOMBO AND AGAZIO SUBDIVISION FILING No. 2

A REPLAT OF LOT 1, PALOMBO AND AGAZIO SUBDIVISION PLAT, SITUATE IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2

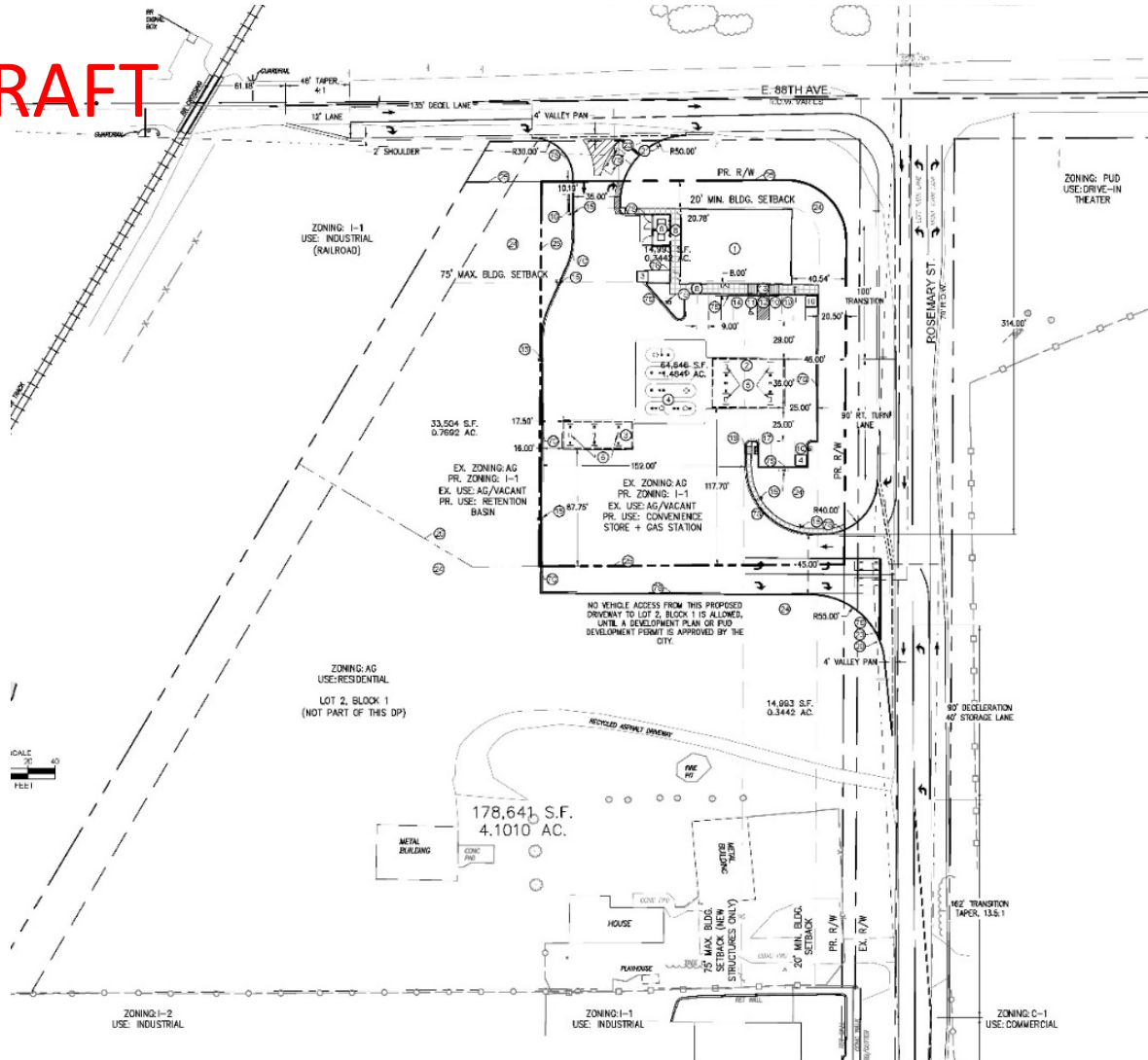


COTTONWOOD SURVEYING AND ASSOCIATES, INC.
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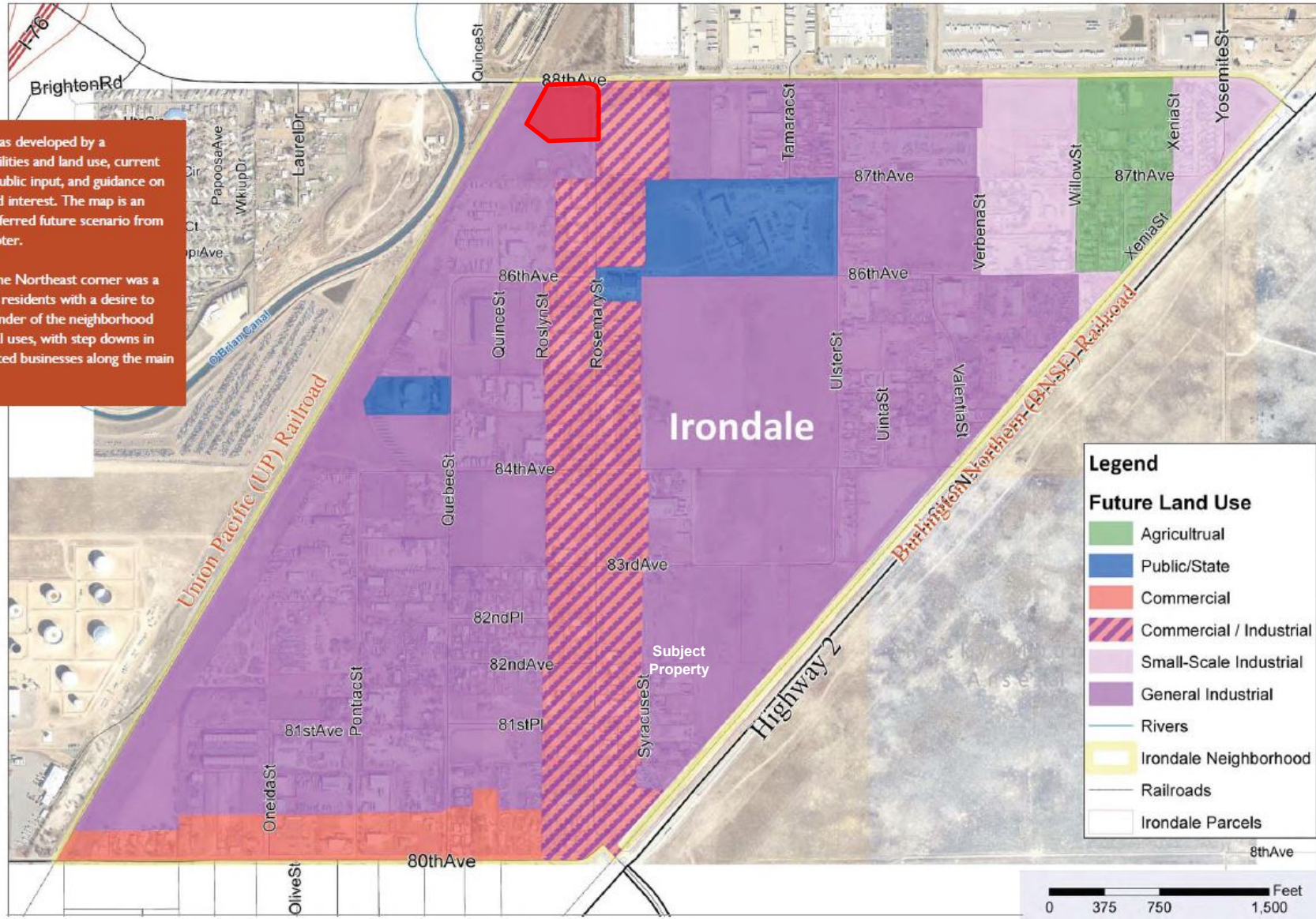
REV 3/9/19

Proposed Development Plan

DRAFT



Future Land Use- New Irondale Neighborhood Plan



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
- Plan encourages streamlined processes to help Irondale transition.
- Plan notes regional drainage concerns but that properties should not be precluded from developing with on-site drainage



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PC Analysis

- Based on the applicants request, the Planning Commission believes the rezoning is justified.
- The I-1 zone is consistent with the general industrial future land use designation for the property.
- Will allow for the development of the property in the Irondale area, which has been a target area for industrial growth in the city.
- Proposed use will provide commercial services to the surrounding uses.
- Proposed fuel and convenience store use in concurrent applications is consistent with I-1 zoning.



Public Improvements

- PlA is required with subdivision plat to ensure street improvements (or cash-in-lieu) when property develops.
 - 88th Avenue widening study
 - Traffic Impact Analysis
 - Potential acceleration/deceleration lanes on 88th Avenue to Rosemary intersection and on Rosemary to site access point



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 allow a new use.
- 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	✓	7 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	✓	Two Sign Posted

Public Notification

- Neighborhood meeting held March 20, 2019
 - 3 attendees from public
 - Primary concerns lighting, drainage, and traffic
- Staff has received no requests for additional information.
- Staff has received 21 letters of support, provided by the applicant.



PC Recommendation

- On Tuesday, May 7, 2019, the Planning Commission voted 5-0 to recommend **approval** to City Council regarding this case, subject to one condition:
 - A. “The final subdivision plat application shall be completed, approved, and recorded within 6 months of the date of rezone and prior to any development plan approval or prior to any building permits being issued for the property.”



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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.

