



## Cases # Z-958-19, V-90-19, and S-748-19

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Location: 6827, 6871, 6897, and 6895 Brighton Rd.  
Also, 4625 E 68<sup>th</sup> Avenue

Applicant: Adams County School District 14

# Case Summary

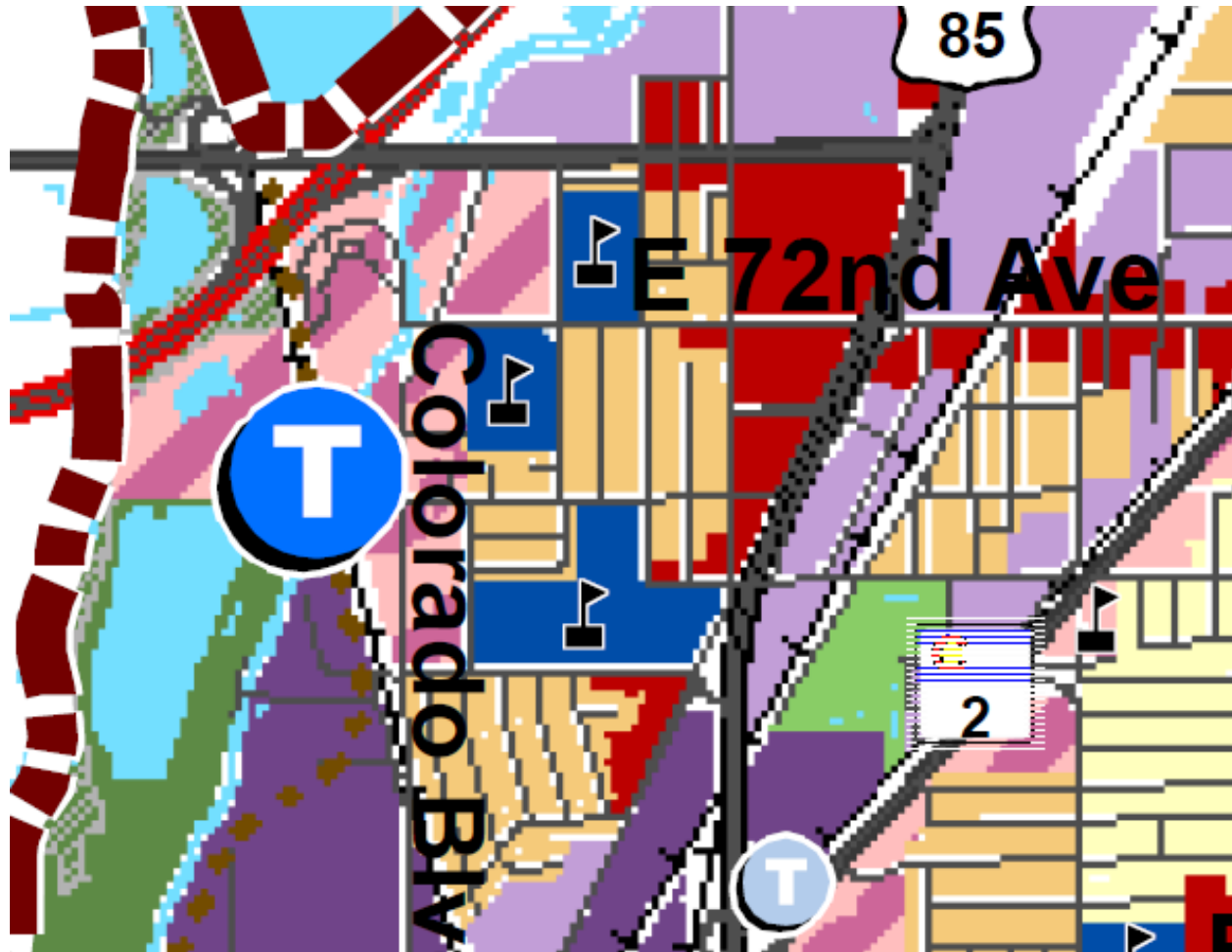
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- Address: 6827, 6871, 6897, and 6895 Brighton Rd. Also, 4625 E 68<sup>th</sup> Avenue
- Request (Rezone from C-2 to Public, vacate old alleys and ROW, consolidate into one lot) to allow conforming and legal parcel
- Current zoning: Public and C-2
- Future land use: Public

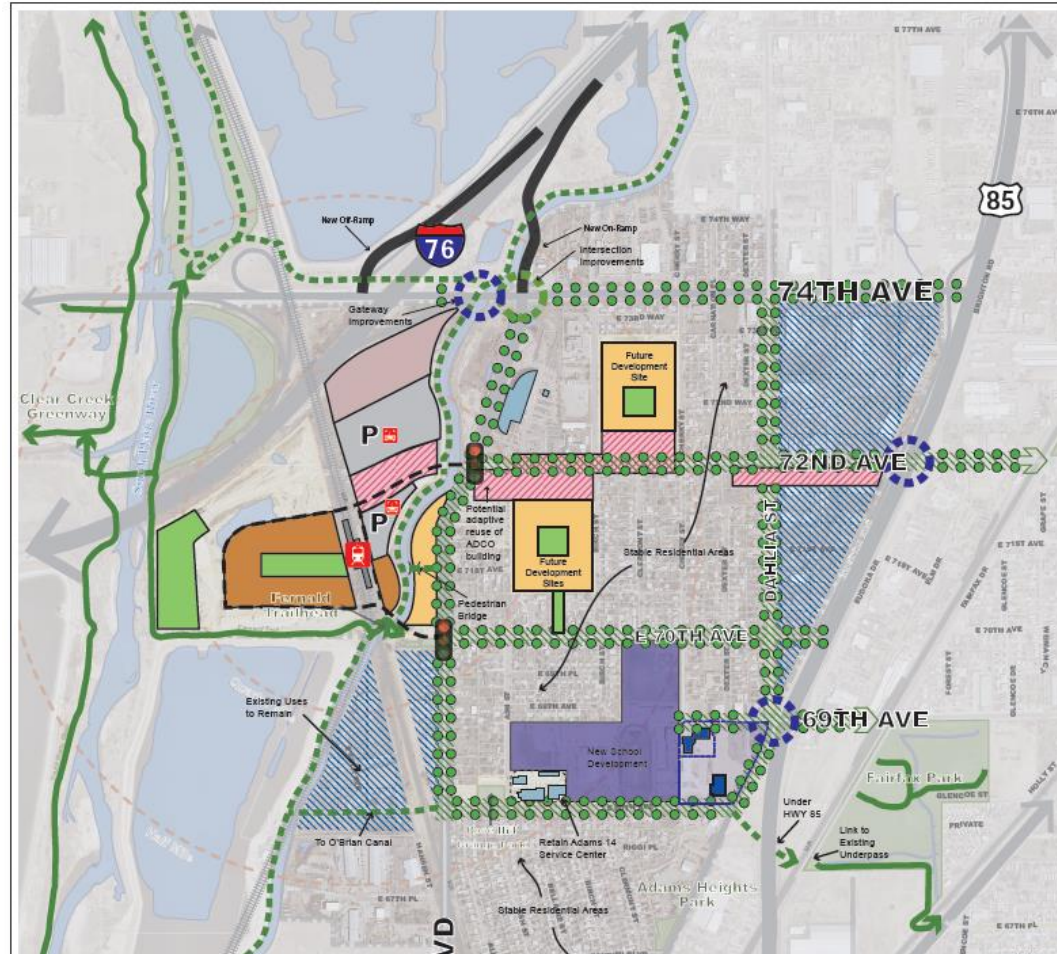


# Future Land Use Plan

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# Station Area Master Plan



# Applicant's Request

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- The applicant is asking for these three land use approvals in order to obtain a clean title commitment and consolidate all parcels for future educational development.
- The applicant would like to construct an elementary school (phase 1) and middle school (phase 2) on this site. Both would take the place of Alsup Elementary and Adams City Middle along E. 72<sup>nd</sup> Avenue.
- Relocated Alsup Elementary to be opened in Fall 2021.



# Case Summary

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- Schools are reviewed and approved through the State, not at the local level. Therefore no development plan, site plan, or architectural review permitted.
- City can approve access points onto roads and overall drainage.



# Background and History

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- Part of one of original communities (Adams City) that compose Commerce City.
- Adams City was established in 1903, hoping to be the county seat. The City de-incorporated in 1922.
- Adams City High School began in 1871, with several additions in 1899, 1907, 1954.
- High School closed in 2009, when new high school was built.
- Most of existing site has been demolished.

# Background and History

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- Property was studied as part of Station Area Master Plan in 2013 which identified this site to house the relocated Alsup Elementary and Adams City Middle School sites.
- Adams 14 received BEST grant to fund new construction of Alsup Elementary. Potential opening in 2021.
- Will apply for another BEST grant for Adams City Middle School. No opening date set.
- The existing distribution and service buildings would remain.

# Property Aerial (with High School)



# Property Aerial- Current Conditions



# Current Site Photos

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# Proposed Conditions

## FINAL SITE MASTER PLAN

with JVA developed the ALSUP ES detailed site plan, while Josh McCalvey with K&L Architects developed this Final Site Master Plan.



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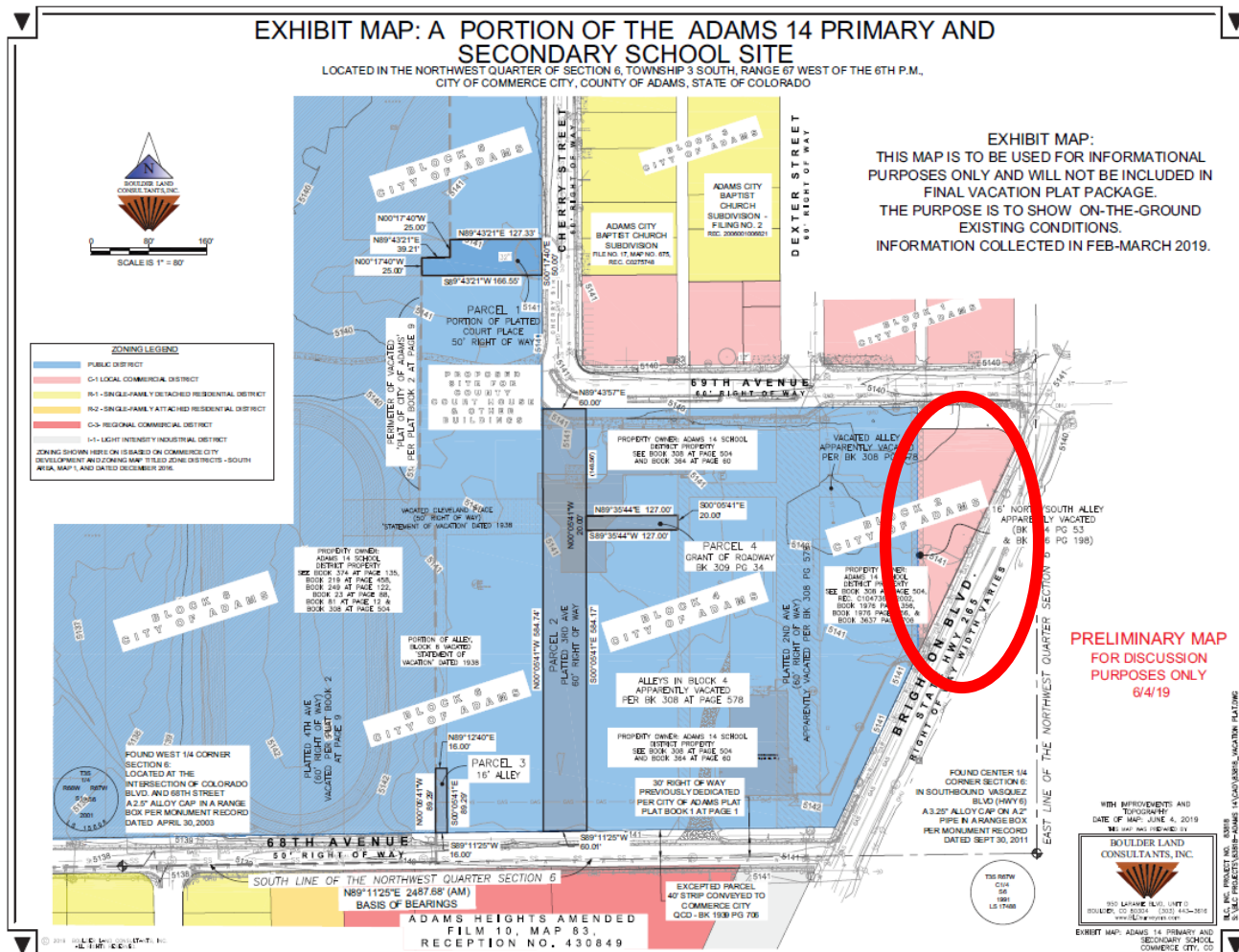
ALSUP ELEMENTARY SCHOOL  
Schematic Design Submittal

# Proposed Conditions- Alsup



# Rezoning

- Rezone 4 parcels from C-2 to Public



# Rezoning Analysis (Request 1)

- PC supports this zoning request:
  - Comprehensive Plan and Station Area Master Plan both call this site out for future educational uses.
  - The existing commercial parcels are of such a small size that traditional commercial development would be prohibited
  - The school district has no plans to construct commercial uses
  - The rezoning will help make the site conforming (no split zoning allowed on parcels)
  - New educational facilities can help with stabilizing and improving the neighborhood.

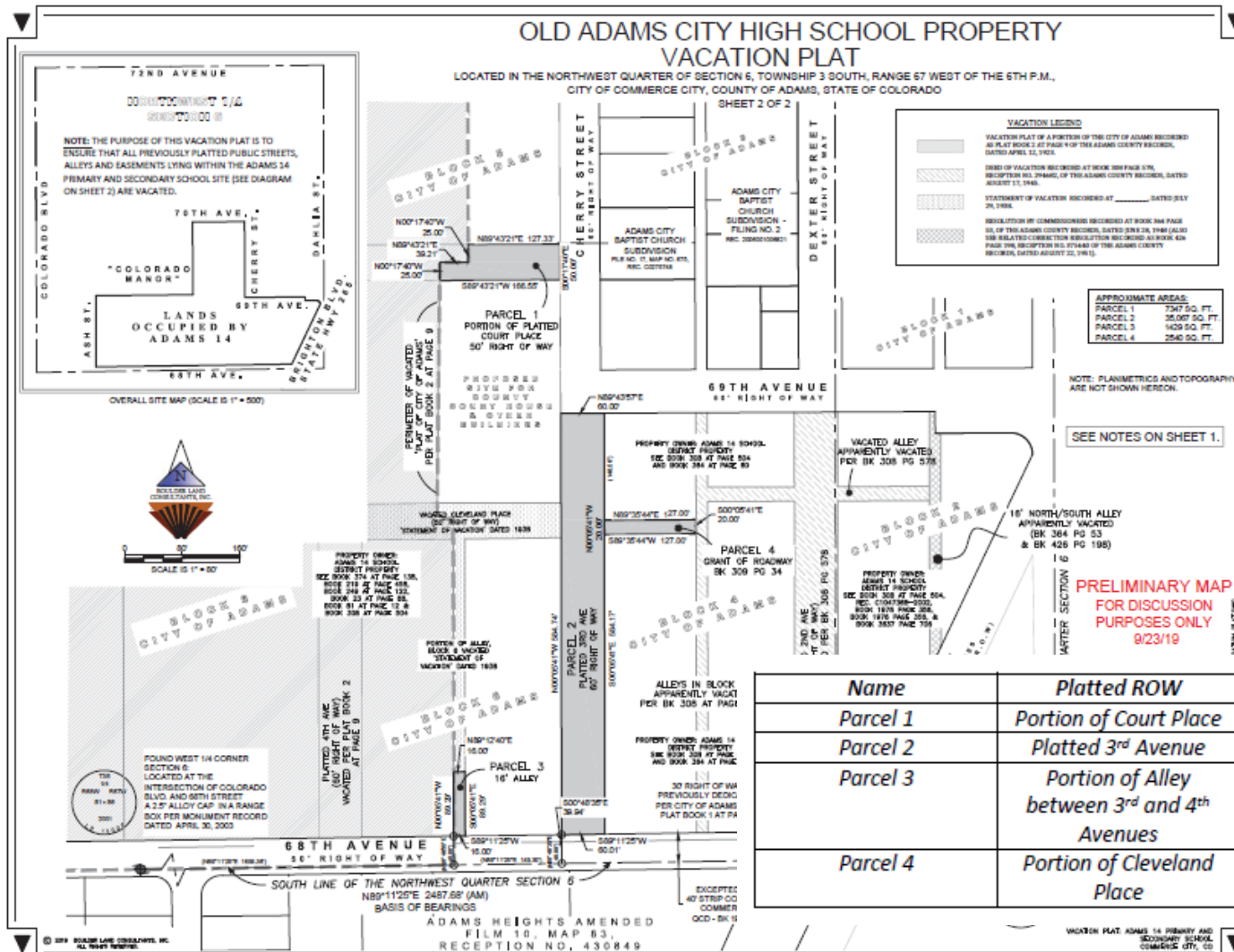
# Zoning Approval Criteria

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- Consistent with City adopted plans for the area
- Zone district and use is consistent with surrounding neighborhood
- Future development will have adequate public services
- Will provide future public uses
- Community need for the proposed zoning
- The area is changing with this redevelopment option



# Vacation Plat- 4 areas of site



# Vacation Plat Analysis (Request 2)

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- PC supports this vacation request:
  - Help to clean up old and confusing platting issues
  - No existing utilities utilizing these ROW areas or can easily be relocated
  - Existing ROW is of no use to the City and has been utilized by the school district for decades.



# Vacation Plat Approval Criteria

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- Consistent with City adopted plans for the area
- Land to be vacated is no longer necessary for the public use
- The vacation will not create any landlocked parcels or create any parcels that are unreasonable
- The vacation will not reduce the quality of public services
- A separate plat has been submitted to consolidate these parcels into a new larger parcel.





# Consolidation Plat Analysis (Request 3)

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- PC supports this consolidation plat request:
  - The plat is consistent with city requirements and is appropriate size and layout for the use
  - Will clean up old and outdated parcel lines
  - Will allow redevelopment of a vacant site
  - Will bring the potential use into conformity with codes.

# Consolidation Plat Approval Criteria

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- Consistent with City adopted plans for the area
- Plat helps to implement the intent of the Public zone district
- No evidence that the plat is violating any law
- General layout accomplishes the purposes and intent of the LDC
- Should not create substantial or undue adverse effects
- Adequate public services exist to serve this lot
- A development agreement will be executed if existing public improvements are extensively



# 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	✓	176 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	✓	Six Signs Posted

# Public Notification

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- As of October 28, 2019, staff has received no requests for additional information or objections to these application requests.



# PC Recommendations

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- On October 1, 2019, Planning Commission voted 5-0 to forward these requests to City Council with the following recommendations.
- Recommendation – Request 1 (rezoning)
  - (approval)
- Recommendation – Request 2 (vacation plat)
  - (approval)
- Recommendation – Request 3 (consolidation plat)
  - (approval)



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.

