

ORDINANCE NO: Z-958-19

INTRODUCED BY: DAVIS, DOUGLAS, FORD, FRANK, GUARDIOLA, HURST, HUSEMAN, MADERA, TETER

AN ORDINANCE REZONING FROM C-2 (COMMERCIAL) TO PUBLIC. THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 6827, 6871, 6879 AND 6895 BRIGHTON ROAD, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

**SECTION 1.** The City Council of the City of Commerce City, Colorado, finds and declares that it has caused to be published in the Commerce City Sentinel Express, a legal newspaper of general circulation in the City of Commerce City, Notice of Public Hearing by the Planning Commission of the City of Commerce City, held October 1, 2019 concerning land hereinafter described, and that said Notice was published September 24, 2019 and that said Hearing was conducted all in compliance with law and a motion was made to enter a finding that the requested Zone Change for the properties located at 6827, 6871, 6879 AND 6895 BRIGHTON ROAD, COMMERCE CITY, COLORADO contained in case Z-958-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change Said motion was carried by a 5-0 vote.

**SECTION 2.** The City Council of the City of Commerce City, Colorado further finds and declares that it has caused to be published in the Commerce City Sentinel Express, a legal newspaper of general circulation in the City of Commerce City, Notice of Public Hearing held on November 4, 2019 regarding rezoning of land hereinafter described, and that said Notice was published on October 22, 2019 and that said Hearing was conducted all in compliance with law.

**SECTION 3.** The City Council of the City of Commerce City, Colorado further finds and declares that the City has caused to mail by the United States Postal Service, the federal postal system, Notice of Public Hearing held on October 1, 2019 and November 4, 2019 concerning the ordinance Z-958-19 and the rezoning of properties at 6827, 6871, 6879 AND 6895 BRIGHTON ROAD, Commerce City, Colorado, and that said Notice was mailed on or about September 21, 2019 and that said Hearing was conducted all in compliance with law.

**SECTION 4** The City Council of the City of Commerce City, Colorado further finds and declares that the City has caused to provide Placards on the property which is the subject of the application, Notice of Public Hearing held on October 1, 2019 and November 4, 2019 concerning the ordinance Z-958-19 and the rezoning of properties at 6827, 6871, 6879 AND 6895 BRIGHTON ROAD Commerce City, Colorado, and that said Notice was posted on September 19, 2019 and October 25, 2019 that said Hearing was conducted all in compliance with law.

**SECTION 5** The City of Council finds, consistent with the Commerce City Land Development Code, Section 21-3232(5), as follows:

- a. The change is consistent with the policies and goals of the Comprehensive Plan, as well as the Station Area Master Plan policies and goals and Future Land Use Map of Public/School designation adopted for the area;
- b. The change is compatible with proposed development, surrounding land uses and the natural environment because future development will meet all standards and regulations for lighting, parking, etc. and maintain compatibility;
- c. The change will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
- d. The change will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
- e. There is a community need for the change, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use because it will provide a service to the existing residents and the community; and
- f. The Adams City area in which the zone change is requested is expected to redevelop into a public school campus and it is in the public interest to allow a new use or activity.

**SECTION 6.** That the property described in Exhibit “A” attached hereto and made a part hereof, now zoned C-2 (Commercial) be rezoned Public as defined in the Commerce City Land Development Code.

**SECTION 7.** That the zoning map of the City of Commerce City, Colorado be and is hereby amended to reflect the rezoning approved by this ordinance.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 4TH DAY OF NOVEMBER 2019.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 2ND DAY OF DECEMBER 2019.

CITY OF COMMERCE CITY, COLORADO

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Sean Ford, Mayor

ATTEST

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Laura J. Bauer, MMC, City Clerk

*Exhibit "A"*  
*(Legal Description)*  
*Case #Z-958-19*

**LEGAL DESCRIPTION:**

6827 BRIGHTON ROAD: PIN 182306214006

SUB: ADAMS CITY BLK: 2 DESC: BEG AT A PT ON NWLY BDRY OF FORMER CO RD 31 BRIGHTON BLVD AND 67/75 FT SWLY OF NE COR LOT 7

6871 BRIGHTON ROAD: 182306214008

SUB: ADAMS CITY BLK: 2 DESC: LOTS 5 6 7 8 AND 14 TOG WITH PORT OF E2 OF VAC ALLEY ADJ SD LOTS EXC PT OF LOTS 8 AND 14 DESC IN B405 P389 AND B357 P243

6879 BRIGHTON ROAD: 182306214007

SUB: ADAMS CITY BLK: 2 DESC: BEG AT PT ON WLY ROW LN CO RD 31 SD PT BEING 87/5 FT SWLY FROM NE COR LOT 7

6895 BRIGHTON ROAD: 182306214001

SUB: ADAMS CITY DESC: LOTS 1 TO 4 INC BLK 2 AND E PORT OF VAC ALLEY ADJ LOTS ON W