



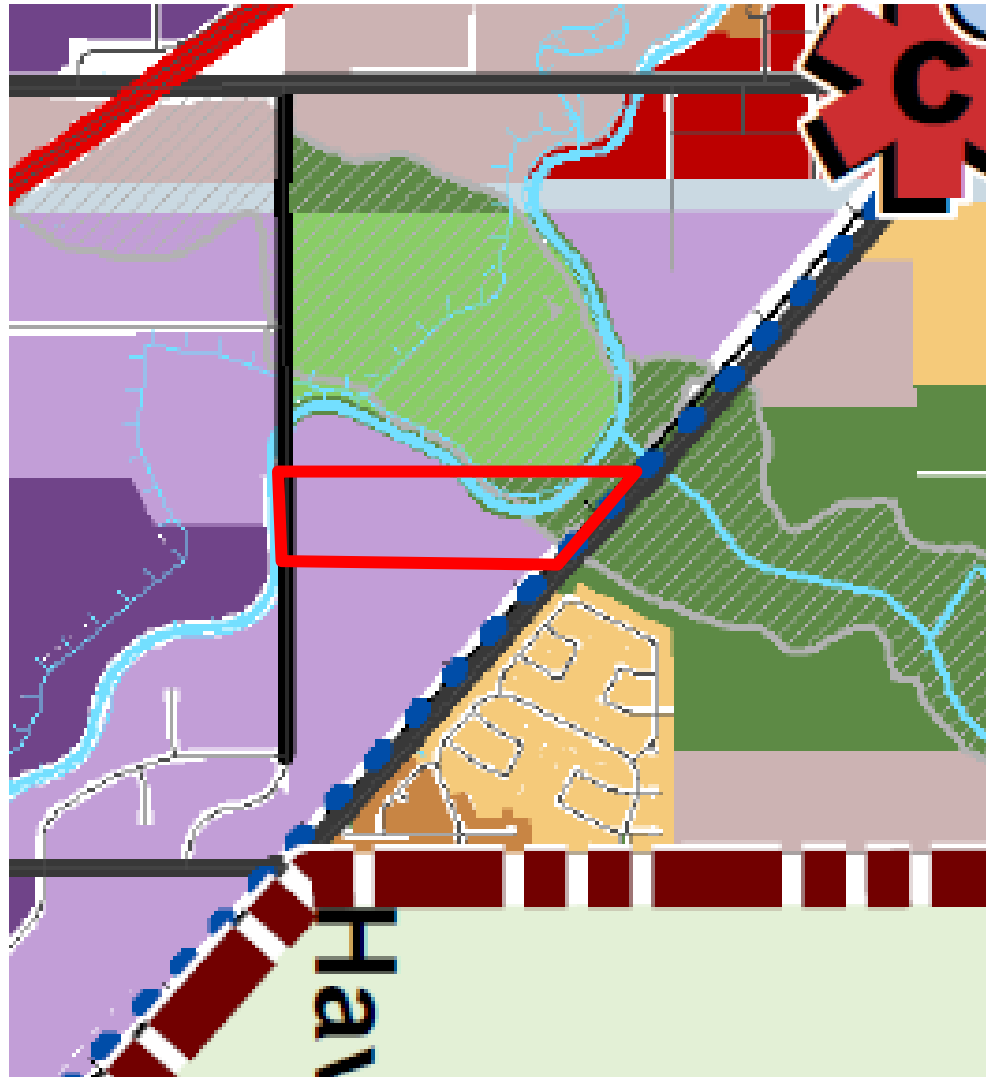
Z-616-95-21

Location:	9940 Havana Street
Applicant:	Scannell Properties (owner Timothy McManus)
Request:	Remove zoning conditions, rezone approx. 1.87 acre portion from I-2 to PUBLIC



...SINGLE C...

Future Land Use



Case History

- Existing Cast Transportation Subdivision Lot 4:
 - Zoned AG with annexation in 1985
 - Rezoned to I-2 with conditions in 1995
 - Proposed development plan for a contractor's yard denied in 1999
 - No development plan approved by City Council in accordance with the zoning conditions
 - Currently undeveloped; concurrent development plan and plat applications in administrative review

Applicant's Request

- Remove zoning conditions from 1995
- Rezone approx. 1.87 acre tract A from I-2 to PUBLIC
- Concurrent subdivision plat (S-783-21) and development plan (D-469-21) under administrative review process
 - Subdivision plat for three industrial lots and one tract
 - Development plan for three industrial warehouse buildings totaling approx. 302,500 square feet



Commerce
CITY

Current Site Aerial

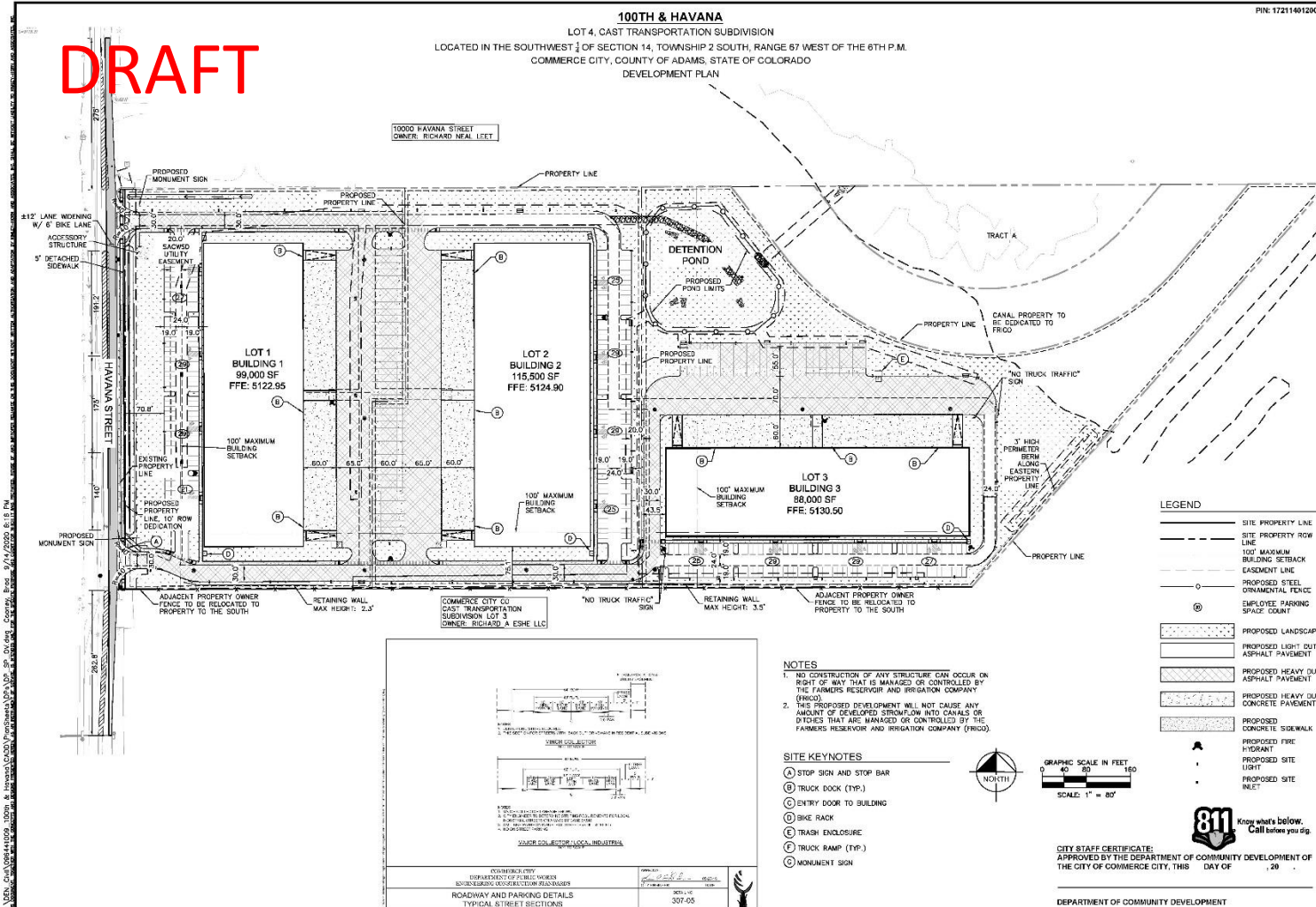


Proposed Development Plan

DRAFT

100TH & HAVANA
LOT 4, CAST TRANSPORTATION SUBDIVISION
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
DEVELOPMENT PLAN

PIN: 172114012064



Kimley»Horn
DESIGNED BY: RLC
DRAWN BY: JRB
CHECKED BY: KUP
DATE: 05/05/2020

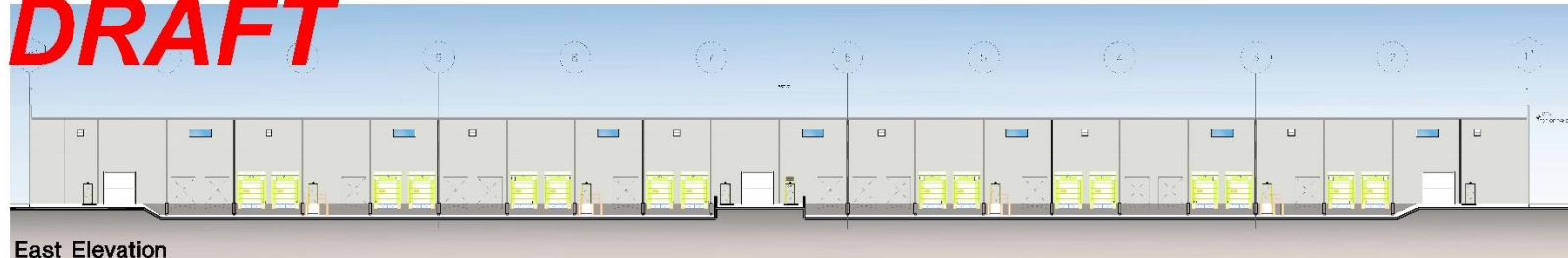
100TH & HAVANA
COMMERCE CITY, ADAMS COUNTY, COLORADO
DEVELOPMENT PLAN
OVERALL SITE PLAN

PHILIMPHARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
18042-1000
SHEET
2

Building Elevations - 1

DRAFT



East Elevation

58.2% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
0.3% GLASS
39.5% DOORS & LOUVERS



North Elevation

94.6% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
4.1% GLASS
0.3% DOORS



South Elevation

94.6% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
4.1% GLASS
0.3% DOORS



West Elevation

View from Havana Street

92.6% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
7.2% GLASS
0.2% DOORS

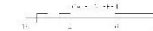
COLOR LEGEND:



PROPOSED:
PROJECT ELEVATIONS
DATE: 11-11-2019

Flex Building
COMMERCE CITY, CO

Building 1



SCANNELL
PROPERTIES



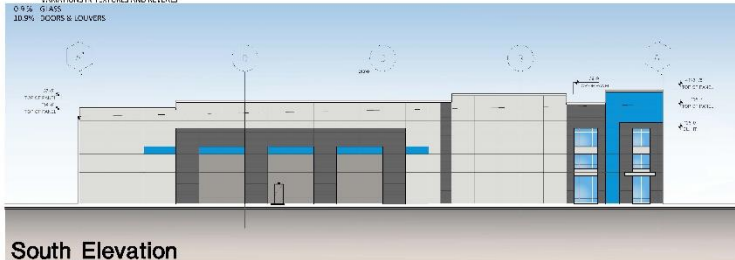
Commerce
CITY

Building Elevations - 2

DRAFT

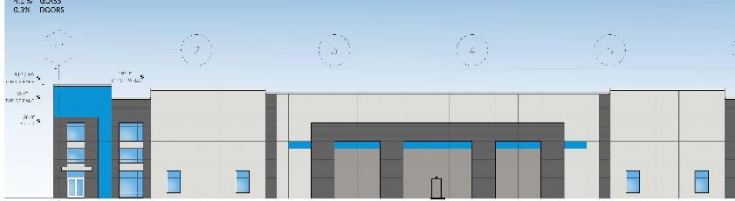
West Elevation

88.7% PAINTED PRECAST CONCRETE WITH
VARIATIONS IN TEXTURES AND REVEALS
0.4% GLASS
10.9% DOORS & LOUVERS



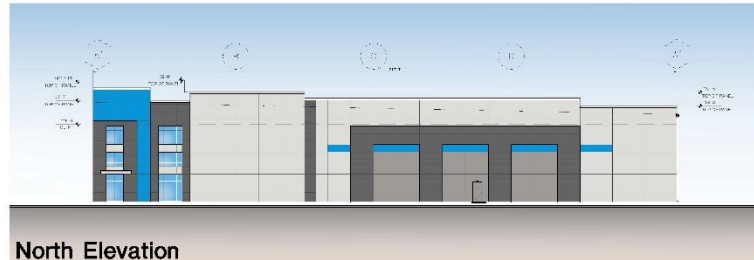
South Elevation

95.6% PAINTED PRECAST CONCRETE WITH
VARIATIONS IN TEXTURES AND REVEALS
4.1% GLASS
0.3% DOORS



North Elevation

95.6% PAINTED PRECAST CONCRETE WITH
VARIATIONS IN TEXTURES AND REVEALS
4.1% GLASS
0.3% DOORS



East Elevation

92.6% PAINTED PRECAST CONCRETE WITH
VARIATIONS IN TEXTURES AND REVEALS
7.2% GLASS
0.2% DOORS



View from Highway 2

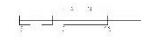
COLOR LEGEND:

TOTAL PRECAST	BRICK EXTERIOR	BRICK INTERIOR
GLASS PARTITION	GLASS PARTITION	GLASS PARTITION

PROPOSED:
PROJECT ELEVATIONS
SEPTEMBER 16, 2023

Flex Building
COMMERCE CITY, CO

Building 2



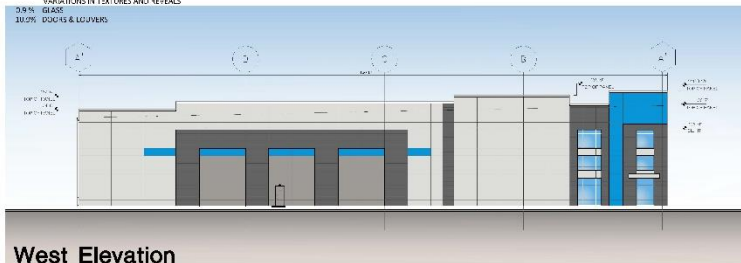
Building Elevations - 3

DRAFT



North Elevation

88.2% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
5.9% GLASS
3.0% DOORS & LOUVERS



West Elevation

95.6% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
4.1% GLASS
0.3% DOORS



East Elevation

View from Highway 2

95.6% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
4.1% GLASS
0.3% DOORS



South Elevation

92.6% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
7.7% GLASS
0.2% DOORS

COLOR LEGEND:

PRECAST P. J. & B. S. S.	EXTERIOR TEXTURE PAINT	DOORS MAINT. S. S.
DOORS MAINT. S. S.	DOORS REPAIR CO. S.	

PROPOSED:
PROJECT ELEVATIONS
20-10-0000-1A, 2000

Flex Building
COMMERCE CITY, CO

Building 3



SCANNELL
PROPERTIES



Commerce
CITY

DRT Analysis

- Based on the applicants request, the DRT believes the rezoning is justified.
 - Similar conditions were common at the time, but current development processes and standards more robust
 - The conditions create more uncertainty
- The removal of conditions and proposed area for the PUBLIC zone is consistent with the future land use for the property and Comprehensive Plan goals.
- Will allow for the development of the property in an industrial area.
- Proposed use in concurrent applications is consistent with I-2 and PUBLIC zoning.



Commerce
CITY

Public Improvements

- A Public Improvements Agreement will be required, including improvements to Havana Street
- No access is proposed to allowed directly to Highway 2
- Current proposed development will meet City requirements



Commerce
CITY

Zone Change Approval Criteria

- The change is compatible with the proposed development & surrounding 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 500 feet	✓	44 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 Signs Posted

All public notification met the requirements of Resolution 2020-30 to provide notice that the meeting may be conducted electronically; advance registration for testifying is required; and information for participation is provided in the published agenda.

DRT Recommendation

- The Development Review Team recommends that the Planning Commission recommend **approval** to City Council regarding this case.



Commerce
CITY



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.

