

100th *and* Havana

R E Z O N I N G

Planning Commission Meeting
December 1, 2020

Rezoning Case: Z-616-95-20 (100th and Havana)
Applicant: Scannell Properties, LLC (Noam Newman)
Engineer: Kimley-Horn and Associates, Inc. (Brad Cooney, P.E.)
Case Planner: Stacy Wasinger, AICP



Vicinity Map

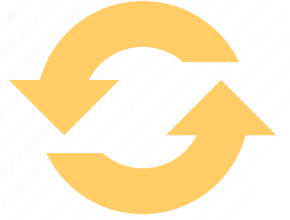


Planning Commission Meeting



- The property is currently zoned I-2 with conditions within the CAST Transportation Development and is requesting to be rezoned to I-2 without conditions. Tract A is proposed to be rezoned to Public zone district.
- The proposed zone change **removes unnecessary steps in the development review process as well as removed unfavorable allowable uses**. This zone change will bring the design standards up to current City of Commerce City code per the latest version of the Land Development Code.
- The following information addresses how the proposed zone change is consistent with the City's requirements for zone change approval.

Consistency with the *Comprehensive Plan*



- As indicated in the City of Commerce City's *Comprehensive Plan*, the Future Land Use for this site is **Industrial/Distribution**.
- Aligns with the proposed use for this project, industrial/distribution.
- Per the City of Commerce City's Land Development Code, Warehousing & Distribution is an "Allowed By Right" use within Zone I-2.
- The Future Land Use for Tract A is **Park**.
- As part of this project, no development is proposed on Tract A.

Compatibility with Surrounding Land Uses

- The requested rezone to I-2 without conditions and Tract A is compatible with surrounding land uses.
- Here is a partial list of the surrounding developments and their uses.



SOUTH (CAST TRANSPORTATION PUD) <ul style="list-style-type: none"> • Jeh/Eagle Supply – outdoor storage facility • CAST Transportation – trucking and hauling facility 	SOUTHWEST (MOUNTAIN VIEW INDUSTRIAL PARK) <ul style="list-style-type: none"> • Denver Machine Shop – machine shop • TMT Cutters Inc. – asphalt/concrete removal contractor • Peterson Fluid Systems – machine part distributor/retailer 	WEST <ul style="list-style-type: none"> • O'Brian Canal – FRICO irrigation canal • Vacant Land – Currently zoned I-3 and Comprehensive Plan denotes this area as "General Industrial" 	NORTHWEST (KUSHNIROFF RESUBDIVISION NO. 5 PUD) <ul style="list-style-type: none"> • McKinney Trailer Rentals – outdoor trailer storage/rental facility • Saia LTL Freight – distribution center • Midwest Motor Express – distribution/hauling center • Reddaway – distribution/hauling center • General Building Materials, Inc – distribution facility • Prime Self Storage – outdoor storage facility
NORTH <ul style="list-style-type: none"> • O'Brian Canal – FRICO irrigation canal • First Creek Dog Park • Single-family residential development – Currently zoned AG and Comprehensive Plan denotes this area as "Industrial/Distribution" 	NORTHEAST <ul style="list-style-type: none"> • HWY 2 • Vacant Land – Currently zoned I-2 and Comprehensive Plan denotes this area as "Industrial/Distribution" 	EAST (EAGLE CREEK FILING 2 PUD) <ul style="list-style-type: none"> • Vacant Land – Comprehensive Plan denotes this area as "Open Space" • HWY 2 	SOUTHEAST (EAGLE CREEK FILING 2 PUD) <ul style="list-style-type: none"> • HWY 2 • Eagle Creek Subdivision – residential subdivision on east side of HWY 2

Impact to Public Services



The proposed rezoning does not negatively impact public services, including but not limited to, water, sewer, streets, and drainage.

- Water and sewer are provided along Havana Street and are maintained by South Adams County Water and Sanitation District (SACWSD). The proposed industrial/distribution use is typically a low-volume water consumer.

- Havana Street is maintained by the City of Commerce City. As part of this project, the eastern half of the ultimate section of Havana Street will be constructed, thus improving the capacity of Havana Street.
 - Historic drainage patterns will be maintained as part of this development so that there is no negative impact to the downstream system.

Impact to Public Uses



The proposed rezoning does not negatively impact public uses, including but not limited to, parks, schools, and open space. Rezoning Tract A to Public may enhance the adjacent existing First Creek Dog Park.

- Based on the CAST Transportation PUD Zoning Conditions, Lot 4 was not intended to be used for parks, schools, or open space. Per the current *Comprehensive Plan*, parks, schools and/or open space are also not intended uses.
- This project proposes to construct a detached sidewalk along the Havana Street frontage, which will provide a safer and more pedestrian-friendly route for people to use to access nearby First Creek Dog Park.
- Industrial/distribution developments do not create an increased demand for schools.

Community Compatibility



- As previously mentioned, the proposed zone change is compatible with the surrounding land uses as well as the Future Land Uses per the *Comprehensive Plan*.
 - The zone change benefits the community by removing the undesirable uses from the CAST Transportation PUD Zoning conditions.
- The proposed I-2 zoning district allows for a wide range of uses, enabling a mix of development types in the immediate and surrounding area.
 - Tract A is immediately adjacent to the First Creek Dog Park and by rezoning to Public, is compatible with the surround community.

Public Interest to Allow Zone Change



Commerce City is a rapidly growing and developing area.

It is in the public's interest to remove the undesirable allowable uses from the CAST Transportation PUD Zoning conditions.

- The proposed zone change simplifies the development process and provides for a better development for the City. While removing the undesirable allowed uses, the proposed zone change aligns with the current surrounding land uses as well as the *Comprehensive Plan and Future Land Use*.
- Rezoning Tract A to Public also aligns with the *Comprehensive Plan and Future Land Use*.

Conclusion



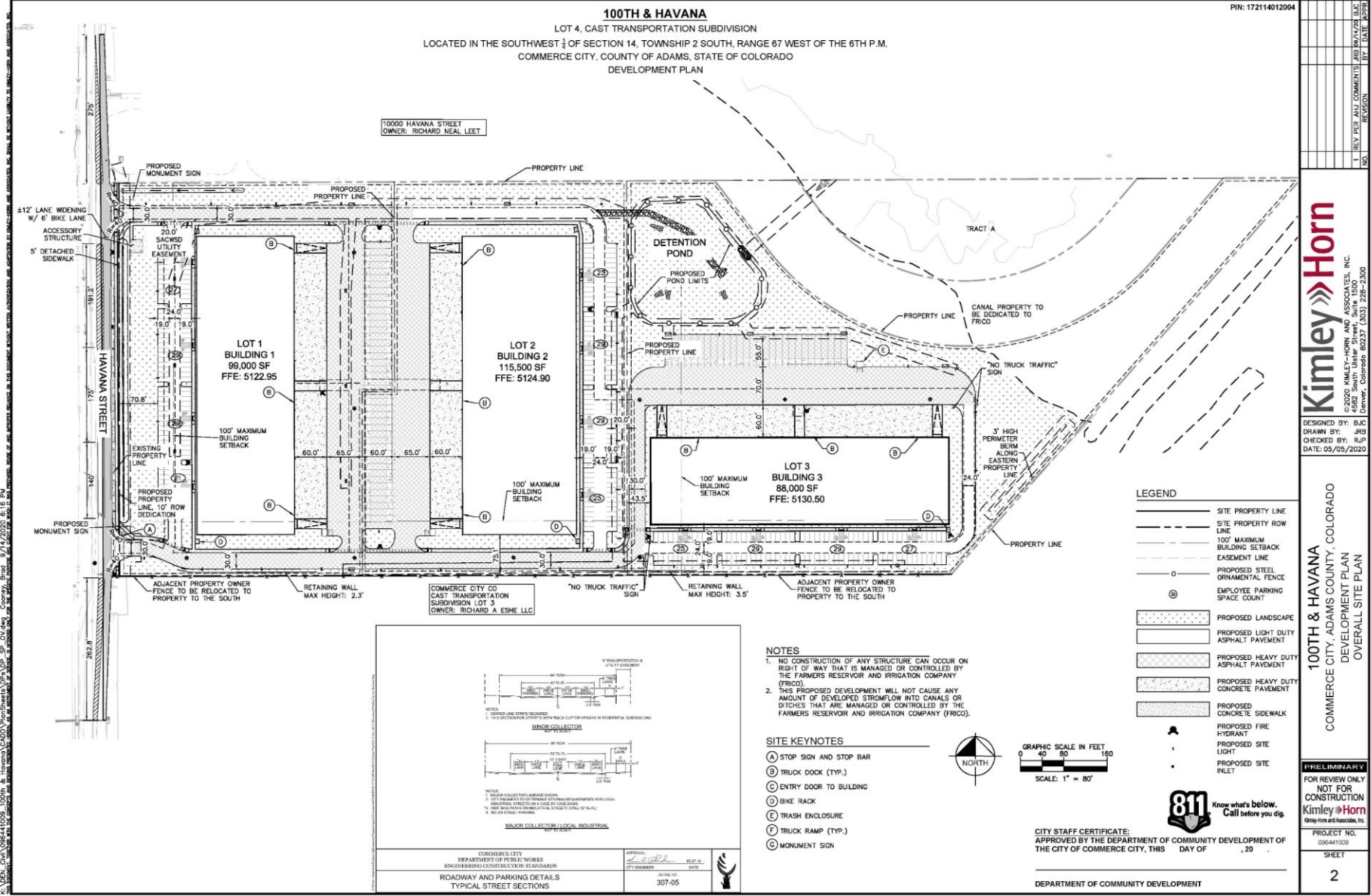
The proposed zone change for Lot 4 of the CAST Transportation Subdivision from I-2 with conditions to I-2 zoning without conditions and Tract A to Public zoning is consistent with the Comprehensive Plan:

- Compatible with surrounding land uses
- Does not negatively impact public services or public uses
- Compatible with the community, and is in the public's interest.

The proposed zone change is also in the City's interest:

- Removes cumbersome development restrictions
- Removes undesirable uses
- Aligns the development standards to the current code.

Site Plan



Project Rendering 1: View from east side of HWY 2 looking west



Thank You!

