



Z-616-95-21

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

[illegible]

2

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



Commerce
CITY

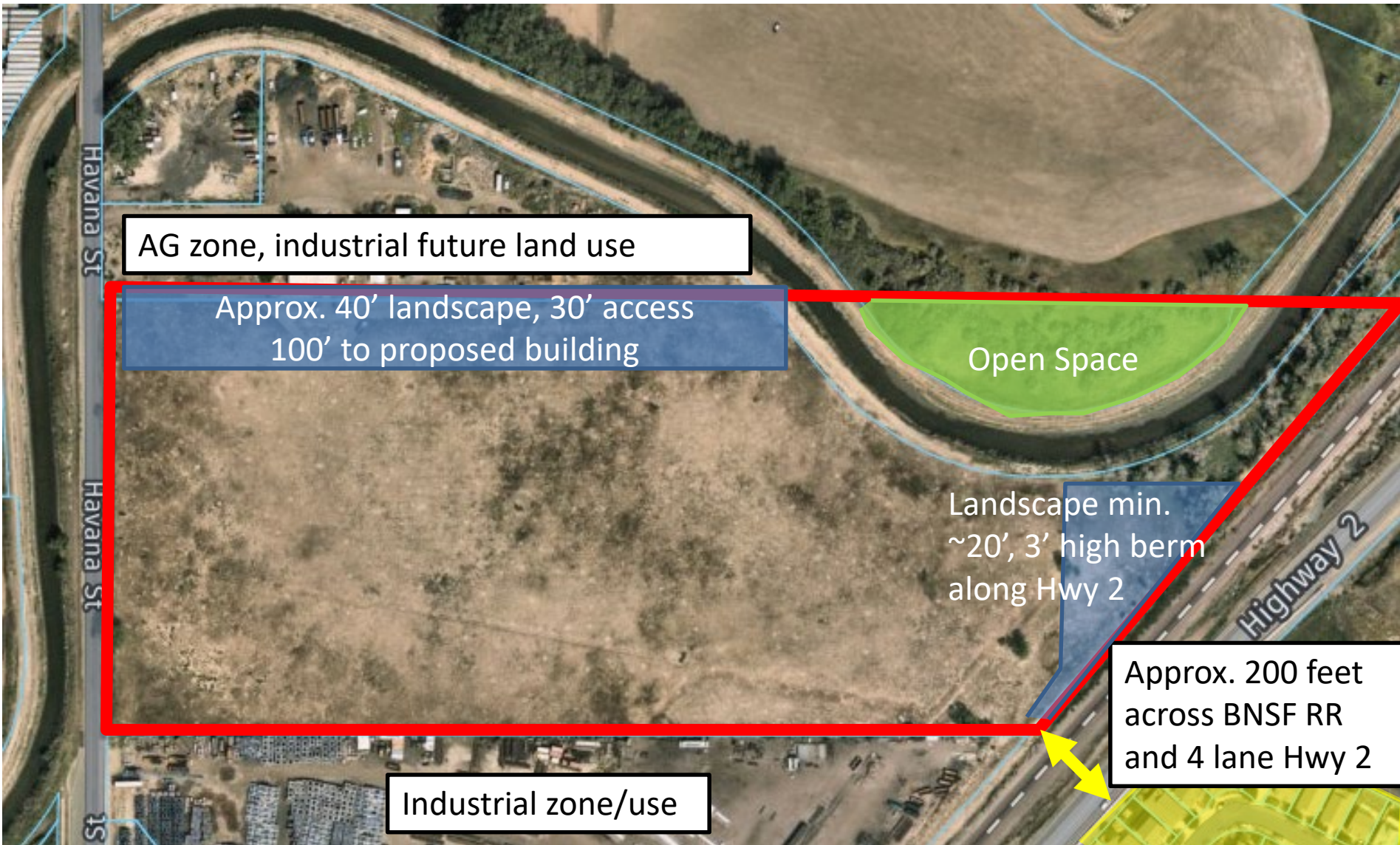
Zoning Conditions-1995

- A. The site plan and the written text for the property and the Development Plan for Lots 1 and 2 are approved as modified to show a buffer of up to 25 feet along the entire eastern property line, as needed, considering existing conditions and specific planned uses. Before issuance of any building permits for the property, a detailed buffering plan shall be submitted to and approved by the Department of Community Development.
- B. Lots 3 and 4 shall not be used for any purpose until Development Plan(s) are reviewed by the Planning Commission and approved by the City Council.
- C. The property (Lots 1-4) shall be developed in conformance with the Development Plans approved by the City Council. Any changes shall be reviewed by the Planning Commission and approved by the City Council.
- D. The applicant shall begin development of the property within 6 months of City Council approval of the rezoning and shall complete development of the property within 18 months of City Council approval of the rezoning request.

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

Aerial Map



Proposed Development Plan

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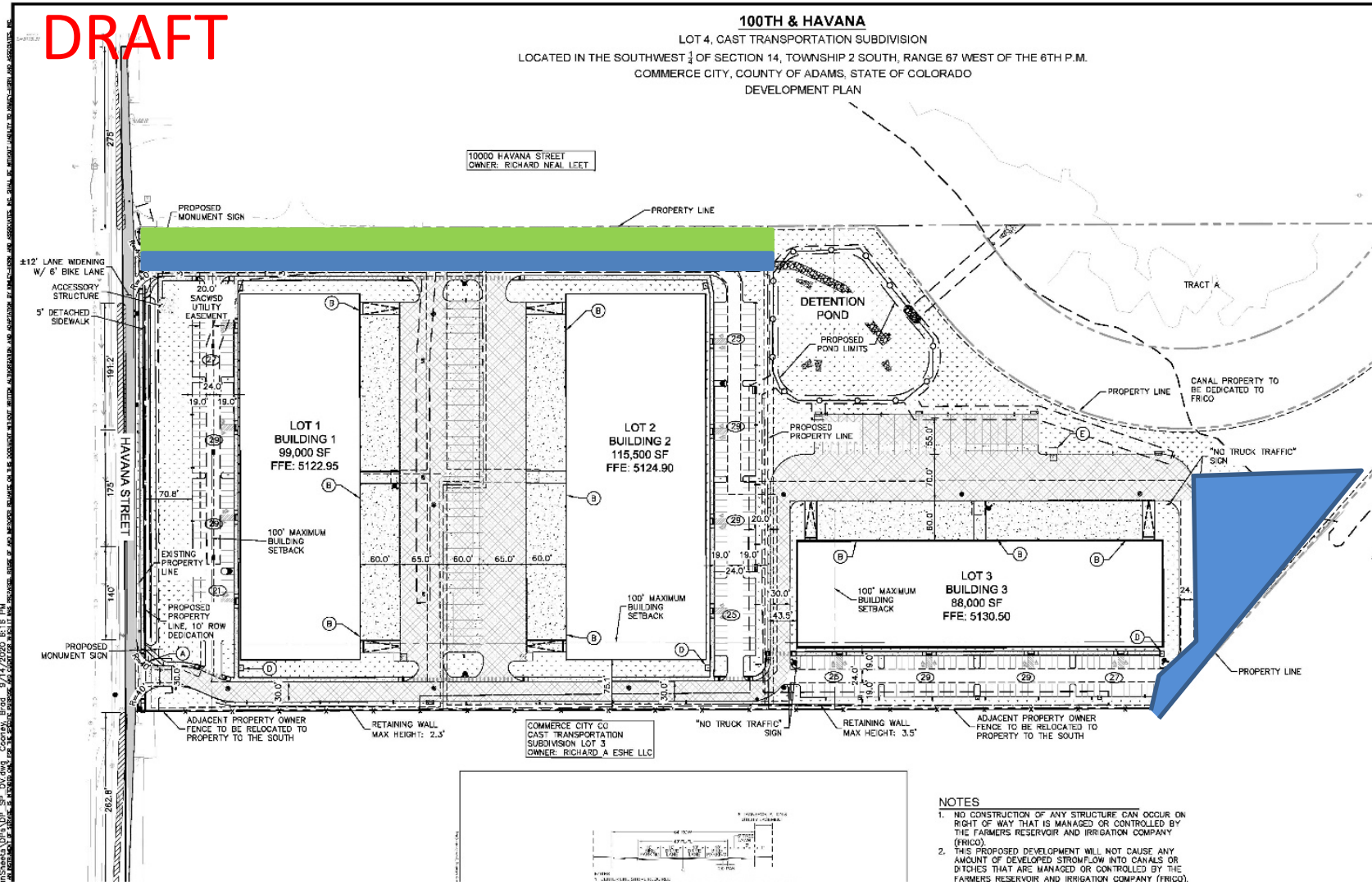
100TH & HAVANA

LOT 4, CAST TRANSPORTATION SUBDIVISION

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

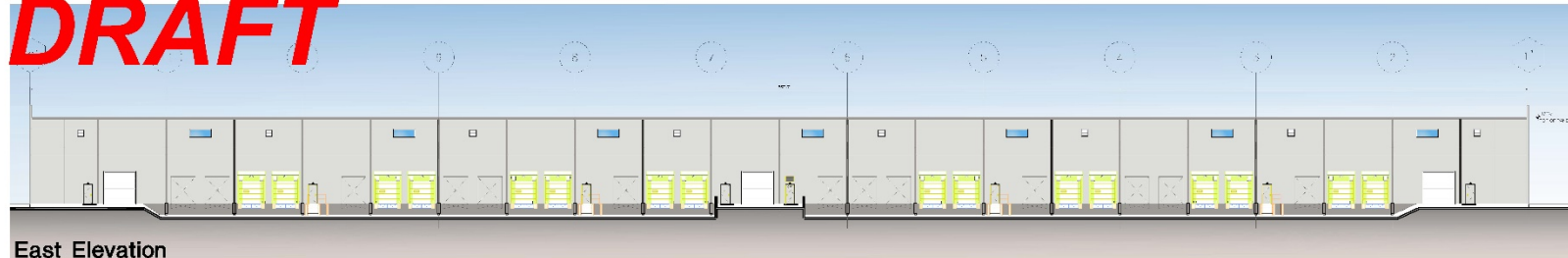
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT PLAN



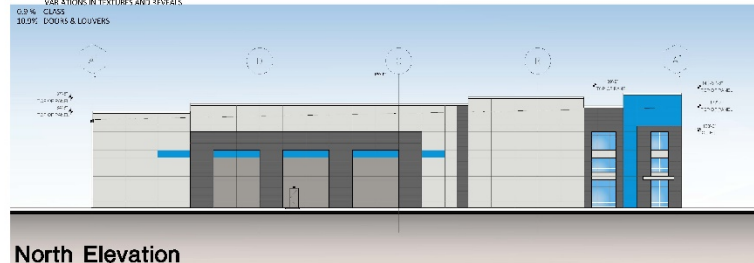
Building Elevations - 1

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East Elevation

88.2% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
0.3% GLASS
30.0% 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

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

View from Havana Street

COLOR LEGEND:



PROPOSED:
PROJECT ELEVATIONS
DATE: 06-10-2020

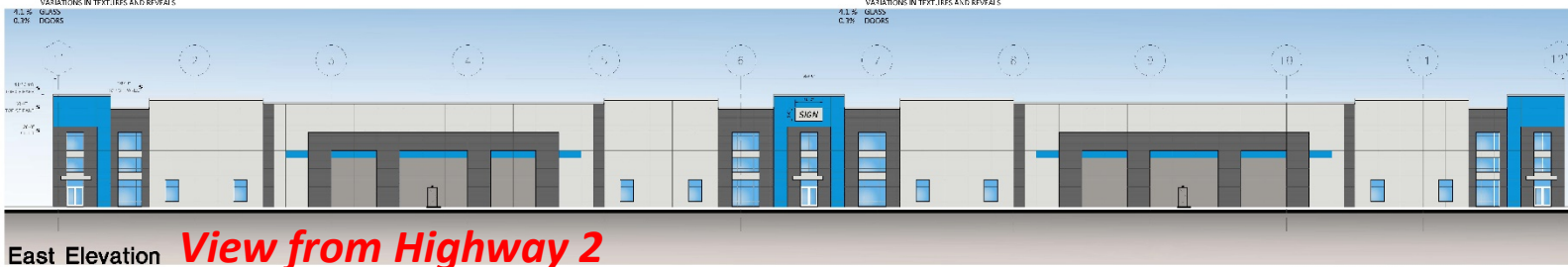
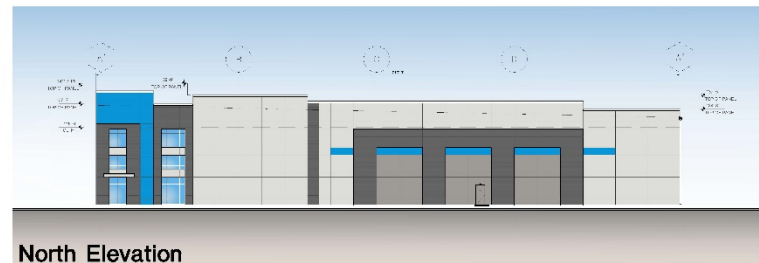
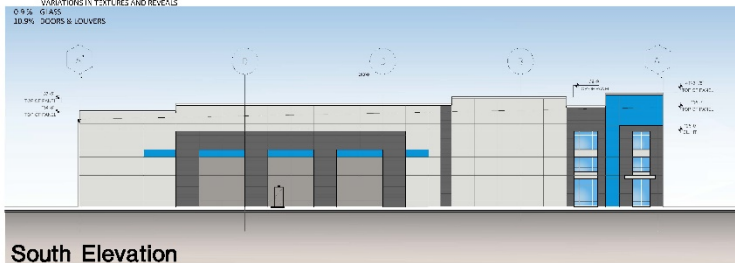
Flex Building
COMMERCE CITY, CO

Building 1



Building Elevations - 2

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View from Highway 2

92.6% PAINTED PRECAST CONCRETE WITH VARIATIONS IN TEXTURES AND REVEALS
7.2% GLASS
0.7% DOORS

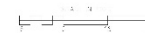
COLOR LEGEND:

TOTAL FLUORIDEAL	BRICK PATTERN	BRICK PATTERN
BRICK PATTERN	BRICK PATTERN	BRICK PATTERN
BRICK PATTERN	BRICK PATTERN	BRICK PATTERN

PROPOSED:
PROJECT ELEVATIONS
SEPTEMBER 16, 2023

Flex Building
COMMERCE CITY, CO

Building 2



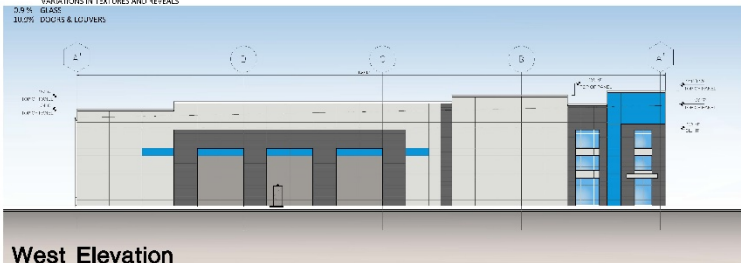
Building Elevations - 3

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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-2000 SERIES	PRECAST P-2000 SERIES	PRECAST P-2000 SERIES
PRECAST P-2000 SERIES	PRECAST P-2000 SERIES	PRECAST P-2000 SERIES
PRECAST P-2000 SERIES	PRECAST P-2000 SERIES	PRECAST P-2000 SERIES

PROPOSED:
PROJECT ELEVATIONS
10/10/2020 10:00 AM

Flex Building
COMMERCE CITY, CO

Building 3



SCANNELL
PROPERTIES



Planning Commission Analysis

- Based on the applicants request, the Planning Commission 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.



Improvements

- A Public Improvements Agreement will be required, including improvements to Havana Street
- No light spill beyond property line per LDC
- Buffer and landscape requirements met per LDC
- No direct access to Highway 2
- Current proposed development will meet City requirements



Neighborhood Meeting

- October 12, 2020
- One attendee
- Discussion of building height, views
- Summary attached to packet

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.

Planning Commission Recommendation

- The Planning Commission recommends **approval** to City Council regarding this case.
- The City didn't have certain standards in place (industrial design, landscaping, lighting, etc.) in 1995 and therefore reviews were more discretionary
- Removal of conditions creates a more business friendly environment – development will provide approx. 302,500 square feet of industrial building space and associated jobs to help with retail attraction up north
- The existing conditions provide uncertainty for developers who typically would pass on this property and move to competitors sites





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.

