



Z-970-21

Location: 4761 E. 69th Avenue

Applicant: South Adams County Fire Department

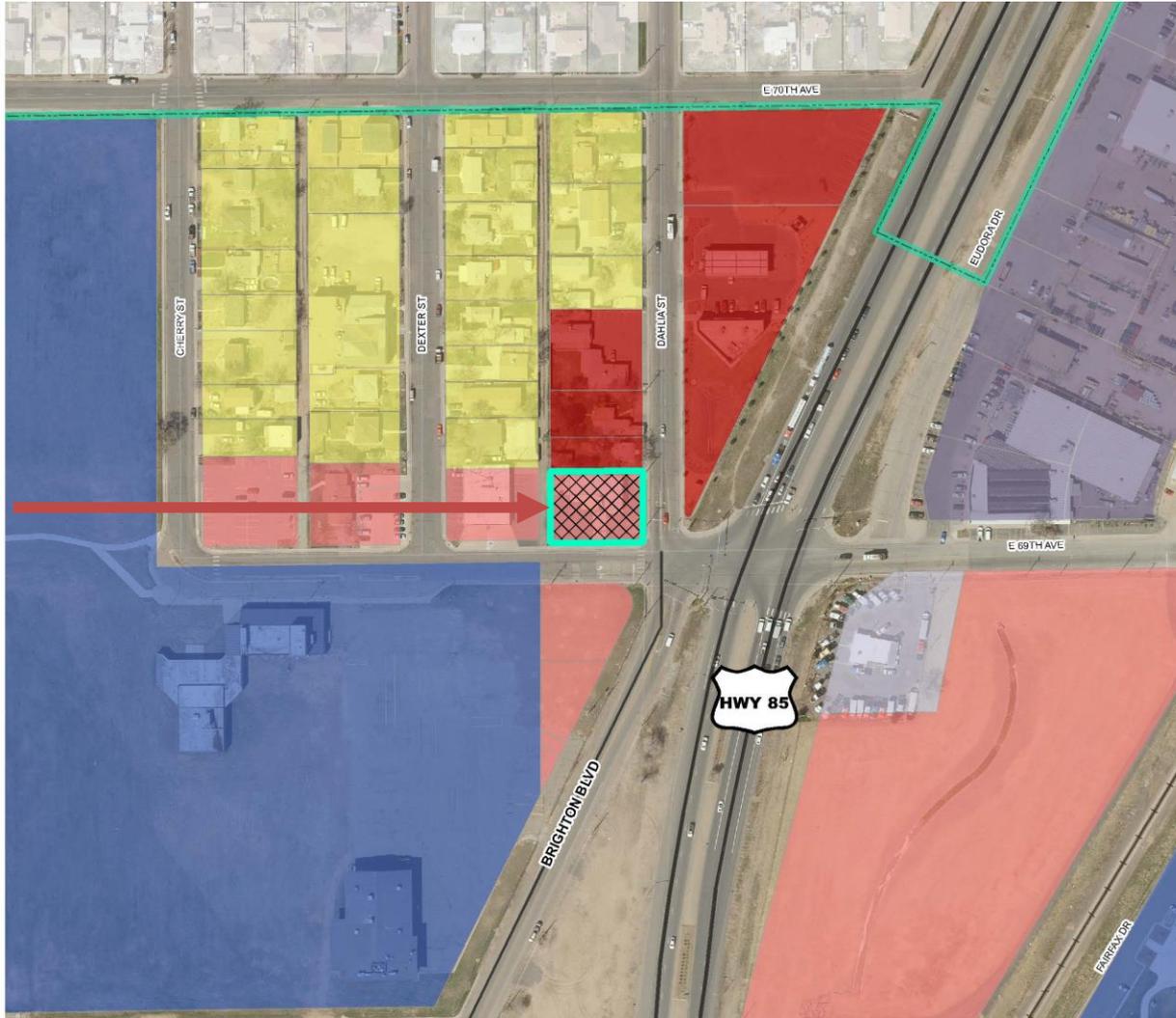
Request: Rezone from C-2 to PUBLIC

Case Summary

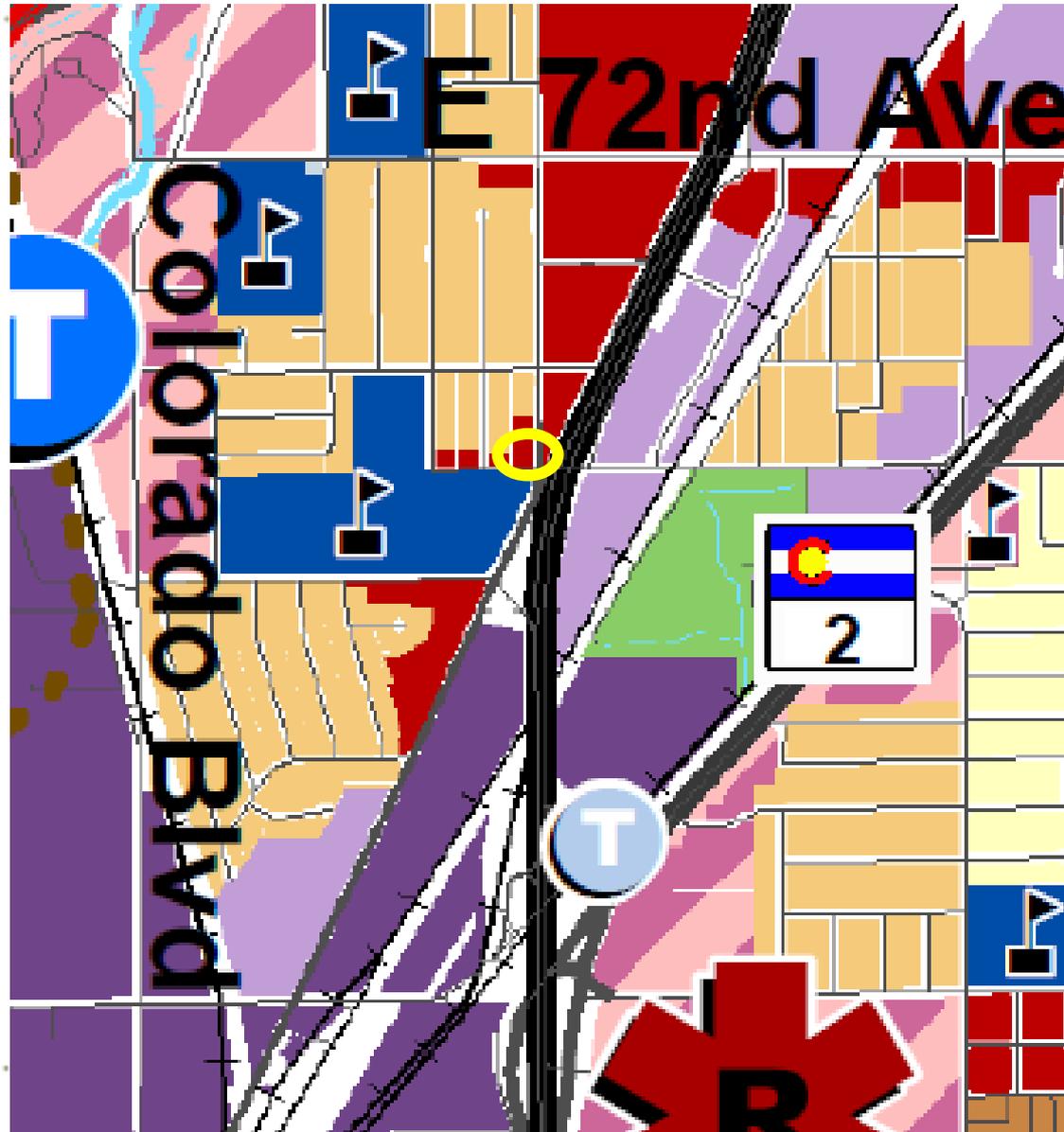
- Address: 4761 E. 69th Ave. (NWC E. 69th Ave. and Dahlia St.)
- Site Size: 0.29 acres
- Existing building: 2,510 sq. ft.
- Proposed: 600 sq. ft. addition to south
- Request: Rezone from C-2 to PUBLIC
- Current zoning: C-2
- Future land use: Commercial

Vicinity Map

Existing fire facility site



Future Land Use



Commerce
CITY

job.com

Case History

- Existing SACFD site:
 - Annexed in 1959, zoned commercial
 - Built as commercial structure in 1960
 - Use by Permit in 1979 for maintenance facility and north setback variance
 - Fire Station No. 1 proposed currently

Applicant's Request

- Rezone 0.29 acres from C-2 to PUBLIC
- Concurrent subdivision plat (S-797-21) and development plan (D-494-21) under administrative review process
 - Consolidation plat to combine existing small 25' by 127' Adams City lots into one 100' by 127' lot
 - Development plan for 600 sq. ft. expansion for office and firefighter bunk space

Current Site Aerial

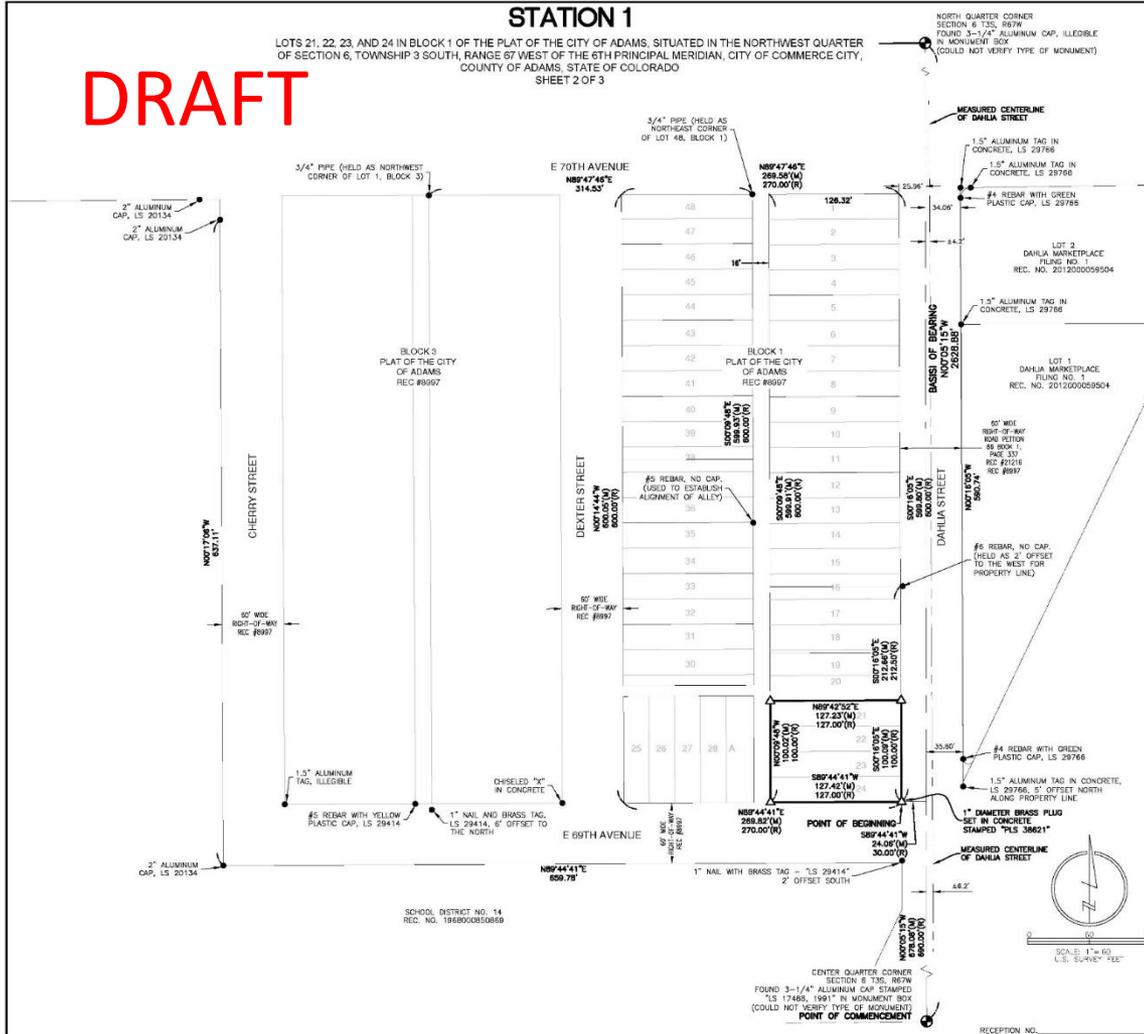


Proposed Subdivision Plat

DRAFT

STATION 1

LOTS 21, 22, 23, AND 24 IN BLOCK 1 OF THE PLAT OF THE CITY OF ADAMS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



LAMP RYNEARSON

4715 INNOVATION DR. STE 100
FORT COLLINS, CO 80525
970.226.0342
Lamp@rynearson.com

SURVEYOR CERTIFICATE

I, MICHAEL C. STRATTON, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED SURVEYOR IN THE STATE OF COLORADO.

PRELIMINARY

LOT LINE ADJUSTMENT
SOUTH ADAMS FIRE STATION 1
SEC. 6, T3S, R67W OF THE 6TH P.M.,
ADAMS COUNTY, COLORADO
ALLRED - S. ADAMS FIRE STATION 1
COMMERCE CITY, ADAMS COUNTY, CO

811
Know what's below.
Call before you dig.

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER / DRAFTER
MICHAEL STRATTON / JOSH CROAK
DATE
8/27/2021
PROJECT NUMBER
1020004-02
BOOK AND PAGE

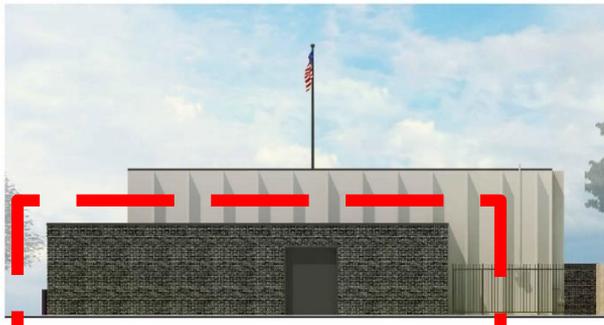
SHEET
2 OF 3



Building Elevations

DRAFT

RE: SHEETS A4.2 & A4.1 FOR ELEVATION NOTES



4 EAST / SIDE ELEVATION
SCALE: 3/8"=1'-0"



3 NORTH / BACK ELEVATION
SCALE: 3/8"=1'-0"



2 WEST / SIDE ELEVATION
SCALE: 3/8"=1'-0"



1 SOUTH / FRONT ELEVATION
SCALE: 3/8"=1'-0"

ALLRED & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIOR DESIGN
1000 W. 10TH ST., SUITE 100, BOYD, NEVADA 89902
PHONE: 702.333.8888
WWW.AA-ARCHITECTS.COM

SACFD STATION 1
4761 EAST 69TH ST

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION	DATE
1	10/11/17

ISSUE DATE: 10/11/17

COLOR
ELEVATIONS

A4.2



Commerce
CITY

DRT Analysis

- Based on the applicants request, the DRT believes the rezoning is justified.
- The PUBLIC zone is consistent with the future land use for the property and Comprehensive Plan goals.
- Will allow for the redevelopment of the property, and expansion of fire services in the area.
- Proposed use in concurrent applications is consistent with PUBLIC zoning.

Improvements

- Current development will meet City requirements
- Additional landscaping and site improvements will add to the neighborhood development
- Some pavement removed for improvements
- Access expected to remain on 69th Avenue, minimal additional traffic
- No PIA required

Zone Change Approval Criteria

- All six criteria of LDC Sec. 21-3232 met for a zone change
 - The change is consistent with any city adopted plans
 - The change is compatible with the proposed development & surrounding land uses
 - Adequate services and infrastructure are available for the property
 - Will have or future development can provide adequate provision of public uses
 - Change is needed to provide proper mix of uses in the area
 - The area where the change is requested is changing, and it is in the public's interest to allow a new use

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	✓	24 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.



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.

