



Z-968-21

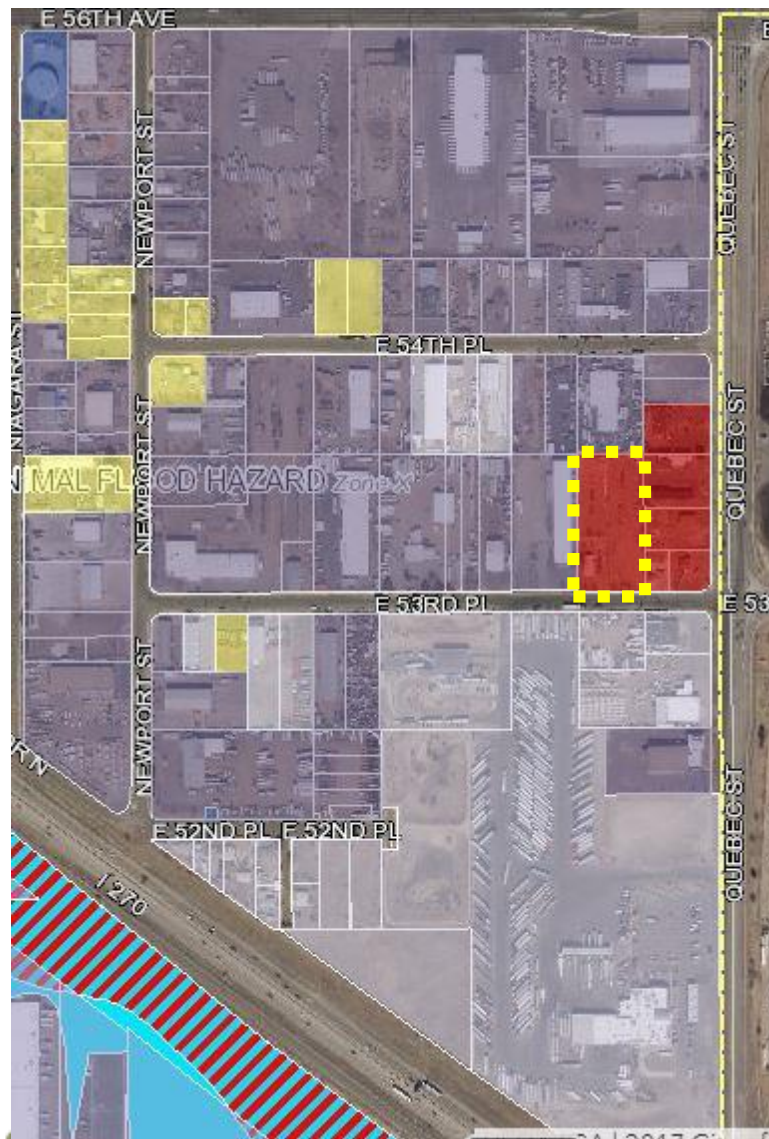
Location:	7205 E. 53 rd PI
Applicant:	Metal Products
Request:	Zone Change from C-3 to I-2

Request

Formal zone change of property 7205 E. 53rd Pl.
from C-3 commercial to I-2 medium Industrial.

- Lot Size: 1.90 acres / 82,966 S.F.
- Comprehensive Plan Designation: Commercial
- Applicant is also applying for a Consolidation plat and Development
- Concurrent subdivision and development plan applications propose a building addition to expand their metal production business.

Vicinity Map



Zoning District

Zoning District

- AG - Agricultural District
- C-1 - Local Commercial District
- C-2 - General Commercial District
- C-3 - Regional Commercial District
- I-1 - Light Intensity Industrial District
- I-1S - Industrial Park Storage District
- I-2 - Medium Intensity Industrial District
- I-3 - Heavy Intensity Industrial District
- MU-1 - Mixed Use District
- MHP - Mobile Home Park District
- PUBLIC - Public District
- PUD - Planned Unit Development District
- R-1 - Single-Family Detached Residential District
- R-2 - Single-Family Attached Residential District
- R-3 - Multi-Family Residential District
- R-4 - Townhouse Residential District
- RU - Residential Unit District
- ADCO - Unincorporated Adams County
- THOR - City of Thornton



Comprehensive Plan



Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Com)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space



Aerial



Current Site Photos



Case History

- This neighborhood was part of original Kemp subdivision
- Through Case Z-65-72, the city made it possible for properties in the neighborhood to rezone their properties from I-1 to C-3 with the possibility of reverting to industrial uses if desired by the property owner.
- Property has been in used as a residential property / Outdoor Storage area.

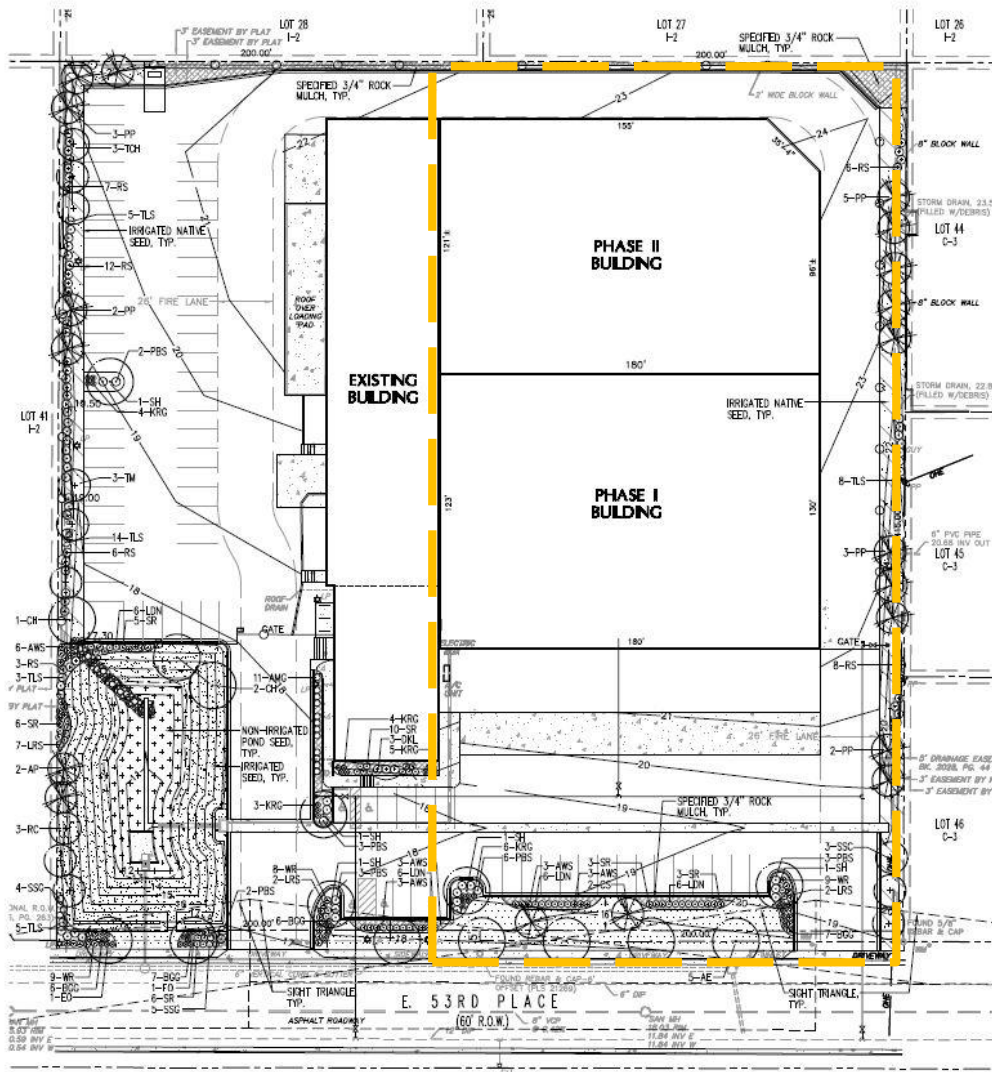


Current Request

- Change zoning from C-3 to I-2
 - The applicant, Metal Products International has submitted a development plan in order to expand operations currently taking place on the property directly west of the site. The Address is 7167 E. 53rd Pl
 - Applicant has also submitted a consolidation plat in order to create a new lot which will allow the expansion.
 - The proposed Zone change will allow the site to developed in accordance with industrial standards and will match zoning of the surrounding areas.



Concept Plan



Current S.F.: 11,850 S.F.

Proposed S.F.:

Phase 1: 22,263 S.F.

Phase 2: 21,925 S.F.

Total S.F: 56,038 S.F.



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DRT Analysis

- Proposed I-2 zoning is appropriate for this site:
- The proposed I-2 zoning is consistent with the City's comprehensive plan designation of medium-density industrial.
- The proposed zone change is compatible with the proposed development, surrounding land uses and natural environment
- There are adequate public services adjacent to this property.
- The proposed zone change will bring the property in line with surrounding industrial properties in the area, allowing the site to develop in a manner that is consistent with industrial uses
- The area surrounding the subject property has been changing overtime from a residential / commercial to a more industrial district and therefore it is in the public interest to allow this new use.

Zoning Approval Criteria

- Consistent with the Comprehensive Plan
- Compatible with the area and surrounding uses
- Adequately served by utilities
- Serve and balance the uses in the surrounding area
- Public interest in changing zoning to match 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 300 feet	✓	20 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	✓	One Sign Posted

Public Notification

As of March 26th, staff has received no responses to public notice.



DRT Recommendation

- DRT recommends that the Planning Commission vote to forward this request to City Council with a recommendation for **approval**.



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**City staff and the applicant are
available to answer questions.**

