



Legislation Details (With Text)

File #: Z-944-18 **Version:** 1 **Name:** Z-944-18: Commercial Sheet Metal, Inc. is requesting approval to rezone from I-1 (Light Intensity Industrial District), to I-2 (Medium Intensity Industrial District) for the property located at 8546 Quebec Street.

Type: Zoning Ordinances **Status:** Passed

File created: 3/26/2018 **In control:** City Council

On agenda: 6/4/2018 **Final action:** 6/4/2018

Title: AN ORDINANCE REZONING FROM I-1 TO I-2 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 8546 QUEBEC STREET, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance - Final, 2. Ordinance, 3. Planning Commission Minutes, 4. Staff Report, 5. Vicinity Map, 6. Narrative 1, 7. Narrative 2, 8. Development Plan, 9. Presentation

Date	Ver.	Action By	Action	Result
6/4/2018	1	City Council	approved on second & final reading	
5/7/2018	1	City Council	introduced by council as seated and approved on first reading	Pass

AN ORDINANCE REZONING FROM I-1 TO I-2 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 8546 QUEBEC STREET, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

Summary and Background Information:

The existing property is approximately 1.36 acres in size and currently zoned I-1. The applicant is planning to construct an 18,000 square foot sheet metal fabrication facility of the subject property. The applicant is also proposing to zone the property to I-2 in order to allow for a small amount of outdoor storage that will be ancillary to the primary use.

The Planning Commission has recognized that the proposed zone change and proposed use are consistent with the Comprehensive Plan, will not negatively impact surrounding properties, and will provide infill development in a core industrial growth area for the city, which has the potential to positively improve the character of the neighborhood.

Please see attached Planning Commission minutes for detailed background and discussion

Staff Responsible (Department Head): Chris Cramer, Director of Community Development

Staff Member Presenting: Domenic Martinelli, Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation:

On April 3rd, 2018, the Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the zone change request to City Council with a recommendation for approval, subject to the findings of fact.

Suggested Motion:

I move to approve Zoning Ordinance Z-944-18