



Legislation Details (With Text)

File #: Z-958-19 **Version:** 1 **Name:** Adams14 - Rezone four vacant parcels from C-2 (Commercial) to PUBLIC (6827, 6871, 6879, and 6895 Brighton Rd, Commerce City, CO 80022)

Type: Zoning Ordinances **Status:** Passed

File created: 9/18/2019 **In control:** City Council

On agenda: 12/2/2019 **Final action:** 12/2/2019

Title: AN ORDINANCE REZONING FROM C-2 (COMMERCIAL) TO PUBLIC. THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 6827, 6871, 6879 AND 6895 BRIGHTON ROAD, 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. Staff Report, 4. Vicinity Map, 5. Zoning Narrative, 6. Full Proposed Site Plan, 7. Exhibit Map: Adams 14 Primary and Secondary School Site, 8. ALSUP Elementary School CC Info, 9. Commerce City Stamp Brochure, 10. Planning Commission Minutes of October 1, 2019, 11. Presentation

Date	Ver.	Action By	Action	Result
12/2/2019	1	City Council	approved on second & final reading	
11/4/2019	1	City Council	introduced by council as seated and approved on first reading	Pass

AN ORDINANCE REZONING FROM C-2 (COMMERCIAL) TO PUBLIC. THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 6827, 6871, 6879 AND 6895 BRIGHTON ROAD, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

Summary and Background Information:

The applicant is requesting that the City approve the rezoning request for these four identified parcels along Brighton Road. The school district intends to obtain a clean title commitment and consolidate all parcels for future planning development.

The school district is requesting this rezoning due to planned developments on the site. The district plans to have two educational facilities operating on these parcels within the next five years- Alsup to be operational in 2021. The elementary school is currently in the design phase, and the potential future middle school will be built pending an award from the state for capital improvements. These two facilities will have separate addresses, but it is the districts intent to locate them on the same contiguous parcel under one clean title commitment. The district has contracted a licensed land surveyor to prepare plats according to state and local requirements. This proposed rezoning is consistent with the specific zoning districts in which it is located, and the school district has no plans to develop commercial properties on this land. Rezoning these select parcels from Commercial to Public will also help ensure that our proposed location promote safe and convenient pedestrian

access to and from surrounding residential areas.

These four parcels comprise an area of approximately .67 acres.

The zoning case is being processed concurrently with vacation case V-90-19, and consolidation subdivision case S-748-19.

Staff Responsible (Department Head): Roger Tinklenberg, Interim Community Development Director

Staff Member Presenting: Steve Timms, Planning Manager

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation:

On October 1, 2019, the Planning Commission held a public hearing, took testimony, and voted (5-0) to forward the rezoning request to City Council with a recommendation for approval, subject to the findings of fact

Suggested Motion: I move to introduce Ordinance Z-958-19 and approve on first reading by council as seated.