



## Legislation Text

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**File #:** Z-925-15, **Version:** 1

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AN ORDINANCE REZONING THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 5171 EAST 56<sup>TH</sup> AVENUE (PIN 182307400027), 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, Old Dominion Freight Lines, proposes to expand the existing transportation terminal located at 5601 Holly Street with an 88 door cross dock addition. To accommodate the expansion, the company has acquired several adjacent properties, and has submitted a consolidation plat to create one large lot in concurrent case #S-638-15. The subject property is one of these additional properties, and is currently zoned I-2 while the remainder of the proposed site is zoned I-1. To match the zoning of the existing transportation terminal site, the applicant has submitted this zone change request.

The case history indicates that the subject property has been used residentially since it was built in 1938. However, it has been always been zoned industrially, and was rezoned from I-1 to I-2 in 1968 along with the neighborhood to the west. Over time, various adjacent industrial uses have used the back portion of the property for storage of equipment and materials. In addition, in 1994 and 1995 two telecommunications monopole towers were installed on the property, and remain today. Since the existing home is legally non-conforming, it is limited in its ability to expand or alter, and has fallen into disrepair over the years.

The proposed zone change back to I-1 will allow for the subject property to be consolidated with several adjacent properties, which are already zoned I-1. The new larger lot will provide the space needed for Old Dominion's proposed transportation terminal expansion, and the non-conforming residence located on the subject property will be demolished, allowing the site to redevelop as employee parking for the overall expansion. The existing cell towers are proposed to remain.

The proposed expansion is under review in concurrent case #CU-106-14-15, an amendment to the previously approved Conditional Use Permit for the transportation terminal. The specific details of the new site layout can be found in the Conditional Use Permit application included in this packet.

*Please see attached Planning Commission minutes for detailed background and discussion*

**Staff Responsible (Department Head):** Chris Cramer, Community Development Director  
**Staff Member Presenting:** Caitlin Hasenbalg-Long, City Planner

**Financial Impact:** N/A

**Funding Source:** N/A

### **Planning Commission Recommendation:**

On June 16, 2015, 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.