



## Legislation Text

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**File #:** Z-947-18, **Version:** 1

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AN ORDINANCE REZONING FROM I-3 TO C-3 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 6091 DEXTER 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 subject property is approximately 1.167 acres in size and is currently zoned I-3. The applicant is requesting to rezone the subject property from I-3 to C-3, in order to allow for the development of a dental office. Dental offices are not allowed by right in the I-3 zoning district, which is the basis for the rezone request. The Comprehensive Plan designation for the subject property is Commercial. Development of the site for a dental office complies with the Commercial designation.

The concurrent application for subdivision plat approval in case S-697-18 is to subdivide the subject property into two lots. The lots proposed in the final plat comply with the bulk standards for the C-3 zoning district. Access to both lots will be via an existing private access drive, established in 2004 when the subject property was created.

Additional concurrent applications under administrative consideration are a development plan for the proposed dental office and a minor modification request to increase the parking on the site by 200%. The development plan for the dental office complies with the requirements of the Land Development Code.

**Staff Responsible (Department Head):** Chris Cramer, Director of Community Development  
**Staff Member Presenting:** Brad Callender, Planner

**Financial Impact:** N/A

**Funding Source:** N/A

### **Planning Commission Recommendation:**

On March 6, 2018, the Planning Commission held a public hearing and voted 5 to 0 to forward the zone change request to City Council with a recommendation for approval.

### **Suggested Motion:**

I move to approve Ordinance Z-947-18