



Legislation Text

File #: Z-920-15, **Version:** 1

AN ORDINANCE REZONING THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 6440 EAST 64TH AVENUE, 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 15,074 square-feet and is currently zoned R-3. The site is south of E. 64th Avenue and is in close proximity to Monaco Street. The proposed zone change to the R-4 zone district and requested subdivision plat would allow for owner occupied townhouses as proposed by the applicant in the submitted development plan (D-262-15). Currently, the subject property is vacant and is adjacent to a church and other multi-family residential uses. A concurrent subdivision plat has been submitted to create 6 lots on the subject property. The future land use for the subject property is high-density residential. The requested R-4 zone district aligns with the Comprehensive Plan designation.

Based on feedback from the Planning Commission, the applicant has submitted a revised site development plan incorporating changes that address concerns of the Planning Commission. The revised site plan and has been included along with a memo explaining the changes made.

Please see attached Planning Commission minutes for detailed background and discussion

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

Staff Member Presenting: Jared Draper, Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation:

On April 7, 2015, the Planning Commission held a public hearing, took testimony, and voted (4-1) to forward the requests for the zone change to City Council with a recommendation of denial, subject to the findings of fact.

Alternatives:

One option would be for City Council to approve the request as submitted by the applicant; a second option would be to approve the request subject to conditions; a third option would be for City Council to deny the request.