



Legislation Text

File #: Z-931-16, **Version:** 1

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO FOR REZONING TO PUD ZONE DISTRICT AND APPROVING A PUD ZONE DOCUMENT FOR THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF LOCATED AT 7790 EAST 88TH AVENUE, COMMERCE CITY, COLORADO.

Summary and Background Information:

Midwest Truck Parts and Sales is requesting the approval of a zone change from Agriculture to Planned Unit Development (PUD). The subject property is located south of E. 88th Avenue and east of Rosemary Street. The applicant has submitted the rezoning request so that they can develop the subject property for a new facility.

Midwest Truck Parts and Sales currently has operations in Denver and Greeley. They have outgrown their site in Denver and wish to relocate those operations to the subject property. In order to develop the site to meet their needs, they need to change the zoning from an Agricultural designation to an Industrial designation. The proposed PUD Zone Document will allow for I-1 uses on the northern end of the property and I-2 type uses on the southern end of the property. The Development Plan is still under review, but at this time the applicant is proposing to construct a building that is roughly 23,000 square feet. The applicant will move forward with the finalization of the Development Plan, building permit, and construction once the zone document is approved.

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

Staff Member Presenting: Paul Workman, City Planner

Planning Commission Recommendation:

Approval

Alternatives:

1. Approve the rezoning with conditions
2. Continue the rezoning request
3. Deny the rezoning request