



Legislation Text

File #: Z-418-87-95-19, **Version:** 1

AN ORDINANCE AMENDING ORDINANCE Z-418-87-95 TO REMOVE ALL REMAINING CONDITIONS FROM THE ZONING FOR THE PROPERTY LOCATED AT 8150 SYRACUSE STREET COMMERCE CITY, COLORADO.

Summary and Background Information:

Paul J Mattorano, Jr, the applicant and property owner, is requesting the removal of zoning conditions from the subject property. The property at 8150 Syracuse Street is approximately 1.33 acres in size and is currently zoned Light Intensity Industrial (I-1) with three conditions. A non-conforming residential use is on the southern lot and is subject to the non-conforming use standards in the Land Development Code. The northern lot could be developed with I-1 uses, per current regulations and standards. No development is proposed at this time and the underlying I-1 zone is not proposed to change. The property was rezoned from Agricultural (AG) to I-1 with five conditions in 1987. In 1995, the zoning was amended to remove the two conditions that pertained to the existing residential use of the property. The remaining three conditions have either been completed or are no longer needed because administrative review processes and standards have subsequently been implemented that resolve the issues the conditions were intended to address. Additionally, the recently adopted Irondale Neighborhood and Infrastructure Plan encourages the rezoning of properties to better align with the Future Land Use Plan map. The current request to remove the remaining conditions, which primarily require that future development plans be reviewed and approved by City Council, would help streamline the process for potential future development and remove barriers to that development as indicated in the Irondale Plan.

The Planning Commission has recognized that removing the zoning conditions is consistent with the Comprehensive Plan and Irondale Neighborhood and Infrastructure Plan, will not negatively impact surrounding properties, and will have the potential to positively improve the character of the neighborhood.

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

Staff Member Presenting: Stacy Wasinger, City Planner

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation:

On May 7, 2019, the Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the zone change request to remove the zoning conditions to City Council with a recommendation for approval, subject to the findings of fact.

Suggested Motion:

I move that the City Council enter a finding that the requested Zoning for the subject properties contained in case Z-418-87-95-19 meets the criteria of the Land Development Code and, based upon such finding, approve the removal of zoning conditions.