



Legislation Text

File #: Z-943-17, **Version:** 1

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND 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 GENERALLY LOCATED ON THE NORTH AND SOUTH SIDE OF EAST 84TH AVENUE WEST OF ULSTER STREET; NORTHEAST OF ULSTER STREET AND EAST OF 83RD AVENUE; AND A PORTION OF THE ADJACENT PROPERTY AT ULSTER STREET AND EAST 83RD AVENUE, COMMERCE CITY, COLORADO

Summary and Background Information:

The request is to zone a recently annexed parcel from ADCO A-1 (Agricultural) to Intsel Properties PUD (Planned Unit Development) and to rezone the rest of the subject property to Intsel Properties PUD, from I-2, as well. The applicant is proposing to rezone the subject property in order to develop a rail-served industrial park. The PUD will allow for the industrial development to be served by a rail spur off of the Burlington Northern Santa Fe Railroad that runs west of Highway 2 in this area. It will also allow the applicant to make slight alterations to the development's allowed uses, bulk standards, fencing and landscaping to facilitate a more comprehensive industrial development.

The majority of the subject property is designated for general industrial uses by the City's Comprehensive Plan, with a portion of the property designated for industrial distribution uses. The request for I-2 type uses is consistent with the Future Land Use Plan for the areas designated for general industrial uses and the areas with the industrial distribution designations will be where the rail spur is proposed and will not have other industrial uses. The process for annexation zoning and rezonings both allow for zoning of the property based on the Comprehensive Plan designation which is what is proposed within the PUD. The annexation zoning and rezoning processes require approval from Planning Commission and City Council. The zoning case is being processed concurrently with vacation case V-87-17, a proposed vacation of Ulster Street right-of-way between E. 83rd Avenue and E. 84th Avenue.

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

Staff Member Presenting: Jenny Axmacher, City Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation: Approval