



## Legislation Text

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**File #:** Z-919-15, **Version:** 1

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AN ORDINANCE REZONING THE PROPERTY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 7420 EAST 86TH 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 site is approximately 4.26 acres and currently located partially in unincorporated Adams County (0.86 acres) and partially within Commerce City (3.4 acres). The site is on the South side of E. 86<sup>th</sup> Avenue and the West side of Roslyn Street. There is no current development proposed on the site and the property is vacant. Although the portion of the site that is incorporated into Commerce City is zoned AG (Agricultural), the site has not been used for agricultural purposes. The applicant is proposing to annex (AN-234-15) the unincorporated portion of the site into the City of Commerce City along with requesting the I-2 zone district for the entire property. Additionally, the applicant has submitted a subdivision plat to consolidate the subject property into a single lot and block that is currently being reviewed by city staff (S-632-15). The requested zone district of I-2 for the subject property aligns with the Comprehensive Plan designation of General Industrial. All future development of the property will be subject to the industrial design standards within the Land Development Code.

**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 (5-0) to forward the requests for the zoning of newly annexed land and zone change to City Council with one condition with a favorable recommendation, subject to the findings of fact.