



Legislation Text

File #: Z-204-79-15, **Version:** 1

AN ORDINANCE REZONING THE PROPERTY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 8600 ROSEMARY STREET, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

Summary and Background Information :

The applicant, South Adams County Fire Protection District, proposes to demolish and reconstruct Fire Station No. 4 on the property at 8600 Rosemary Street to accommodate full-time fire service personnel. The existing maintenance shop located at the rear of the property will remain. The use is currently legally non-conforming in the AG zone district, so the zone change request to PUBLIC will bring the use into conformance with the Land Development Code.

The case history indicates that this fire station has been in operation on this property since 1960, when the volunteer station was originally constructed to serve the community. However, as codes have changed over the years, the existing use has become legally non-conforming. Since non-conforming properties are limited in their ability to expand or alter, and redevelopment is only allowed in compliance with the underlying zone district, the current AG zoning does not allow for the station redevelopment to take place, which goes against the stated goals and policies of the Comprehensive Plan to ensure adequate fire protection service is provided throughout the city. The requested zone change would match the use of the property with the appropriate public zoning classification, and allow for the redevelopment to take place, increasing the level of service provided by this station and promoting public safety.

The development plan for the new building is being reviewed administratively concurrent with this zone change request. If approved, the applicant intends to begin construction as soon as possible.

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

Staff Member Presenting : Caitlin Hasenbalg Long, City Planner

Financial Impact : N/A

Funding Source : N/A

Planning Commission Recommendation :

On June 1, 2015, the Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the zone change request to City Council with a recommendation for approval, subject to the findings of fact.