



## Legislation Text

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**File #:** Z-937-16, **Version:** 1

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AN ORDINANCE REZONING FROM AG TO I-1 THE PROPERTY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 6601 COLORADO BOULEVARD, 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 is requesting to rezone a portion of the subject property from AG to I-1. The proposed use on the site will be a development that houses artists’ studios/workspaces, art gallery/display spaces and an outdoor area that incorporates sculpture displays. The studios will range in size from 400 - 1,500 sf divided inside of the buildings. The artist with workspaces will consist of painters, photographers, mixed media, glass blowing and small metal works. The space will be open to the public and include gallery showing type events.

This use requires an I-1 zoning because of the proposed types of media that will be used for the creation of art in the artist studios including metal work and glass blowing. These types of art use processes and equipment that are more appropriate in a light industrial land use category than the existing AG zoning or even a commercial land use.

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

**Staff Member Presenting:** Jenny Axmacher, City Planner

**Financial Impact:** N/A

**Funding Source:** N/A

### **Planning Commission Recommendation:**

On August 2, 2016, 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 one condition.

### **Suggested Motion:**