



Legislation Text

File #: Z-942-17, **Version:** 1

AN ORDINANCE REZONING FROM ADAMS COUNTY C-4 TO COMMERCE CITY C-3 THE PROPERTIES DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY LOCATED AT NORTH OF EAST 88TH AVENUE AND WEST OF INTERSTATE 76 (PIN: 172120011007 AND 172120011005), COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

Summary and Background Information:

Colozona Inc., is requesting the approval of an annexation zoning of roughly 2.8 acres of property, which is currently vacant. The subject properties are generally located north of E. 88th Avenue, west of I-76 Frontage Road, and east of Monaco Street. The property is currently zoned Adams County Commercial-4 and is vacant. The applicant requests that the property be rezoned to Commerce City C-3 (Regional Commercial). The applicant is proposing a 4-story hotel at this location along with a multi-tenant retail building.

The hotel would be approximately 100 rooms, be branded as an America’s Best Value Inn (owned by Red Lion chain) and consist of approximately 49,000 square feet and the retail building would be approximately 3,500 square feet in size (no specific tenants have been identified to staff at this time). These specific developments are being reviewed administratively through case D-349-17. In addition, the applicant has also submitted a consolidation plat which is being reviewed administratively via case S-684-17. This zoning application is being processed concurrently with the annexation cases (AN-247-17 and AN-248-17).

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

Staff Member Presenting: Steve Timms, Planning Manager

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation: The Planning Commission voted 5-0 on August 1, 2017 to recommend approval of this request.

Suggested Motion: I move to introduce Zoning Ordinance Z-942-17 on first reading by council as seated.