



## Legislation Text

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**File #:** Z-898-18, **Version:** 1

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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 PROPERTIES DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF LOCATED AT 8470 AND 8510 EAST 86TH AVENUE, COMMERCE CITY, COLORADO.

**Summary and Background Information :**

The existing property is approximately 6.9 acres in size and currently zoned I-2 and R-1. The applicant is proposing to subdivide the subject property into one 3.014 acre lot, one 2.63 acre lot, and one 0.5 acre lot. Tract A will be dedicated to provide access to lot 3, and Tract B will be reserved for drainage. The subdivision of this property will clean up significant prior platting issues.

The proposed zone change will allow for the historic use of the properties to become legal and conforming. The PUD zone district would allow uses generally allowed in an I-2 zone district, with the addition of outdoor storage unrelated to the primary use, salvage yards, and junkyards. The PUD zone document and accompanying PUD Permit are creating internal fenced areas on the subject property, internal drive aisles for fire access, drainage improvements, and adequate screening of outdoor storage.

Overall, the Planning Commission recognizes that the proposal would be a net positive to the city, through the cleanup of significant platting issues, rectifying a previous illegal subdivision, dedicating adequate right-of-way for East 86<sup>th</sup> Avenue, and providing through connection along East 86<sup>th</sup> Avenue to Xenia Street. The applicant has additionally provided extra landscaping to screen the site from Highway 2 at the request of the planning commission.

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

**Staff Member Presenting :** Domenic Martinelli, City Planner

**Financial Impact :** N/A

**Funding Source :** N/A

**Staff Recommendation :**

On February 6, 2018, 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.

**Suggested Motion :**

I move to approve Ordinance Z-898-18