



Legislation Text

File #: Z-950-18, **Version:** 1

AN ORDINANCE REZONING FROM AG TO I-1 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT THE SOUTHWEST CORNER OF EAST 88TH AVENUE AND WILLOW STREET (PIN:0172128101005) COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

Summary and Background Information:

The subject property is approximately 3.973 acres in size and is currently zoned AG. The applicant is requesting to rezone the subject property from AG to I-1, in order to improve the marketability of the site. The property has been family-owned for over 70 years and the property owners now wish to sell the property.

The Comprehensive Plan designates this property and other properties along the East 88th Avenue corridor as Industrial/Distribution. The Industrial/Distribution designation has generally been correlated with uses allowed within the I-1 zoning classification.

Traditionally, the city does not require a specific development plan to accompany rezoning applications. Because Irondale has been extensively studied and the Future Land Use Plan for Irondale is more parcel specific, staff feels comfortable with an I-1 designation for the subject property without a development plan.

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

Staff Member Presenting: Brad Callender, City Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation:

On March 6, 2018, the Planning Commission held a public hearing and voted 5 to 0 to forward the zone change request to City Council with a recommendation for approval.

Suggested Motion:

I move to approve Ordinance Z-950-18