Legislation Text

File #: Z-948-19, **Version:** 1

AN ORDINANCE REZONING FROM AG TO I-2 THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 8600 VERBENA 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 subject property is approximately 2.6 acres in size and includes three separate parcels. The parcel to the west is 1.64 acres in size, and zoned I-2. The two parcels to the east are 0.48 acres in size each, and currently zoned AG. The applicant is requesting to re-zone the two undeveloped parcels located to the east, from AG to I-2, and consolidate them with the existing business located at 8600 Verbena Street, and expand the existing use of a commercial pipeline construction contractor's storage yard and office.

The Planning Commission has recognized that the proposed zone change and proposed use are consistent with the Comprehensive Plan, will not negatively impact surrounding properties, and will provide for the expansion of an existing use in a core industrial growth area for the city, which has the potential to positively improve the character of the neighborhood.

Please see attached Planning Commission minutes for detailed background and discussion

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

 Planning Commission Recommendation: On April 3rd, 2019, 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

Alternative: One option would be for City Council to approve the request as submitted by the applicant; a second option would be to approve the request subject to conditions; a third option would be for City Council to deny the request.

Suggested Motion: