



## Legislation Text

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**File #:** LUP-56-20, **Version:** 1

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AN ORDINANCE AMENDING THE FUTURE LAND USE PLAN, FIGURE 3.2, OF THE COMPREHENSIVE PLAN OF THE CITY OF COMMERCE CITY, FOR THE PROPERTY KNOWN AS GRUENEWALD SUBDIVISION FILING 1 (TRACT A) GENERALLY LOCATED AT 11100 EAST 108TH AVENUE AND TRACT B (IMMEDIATELY ADJACENT TO THE WEST OF TRACT A), FROM RESIDENTIAL-MEDIUM TO INDUSTRIAL/DISTRIBUTION.

### **Summary and Background Information:**

The applicant requests approval to amend the Future Land Use Map from Residential-Medium to Industrial/Distribution on property generally located south of E 108th Avenue, and east of Havana Street. The amendment represents a total area of  $\pm 11.8$  acres that comprises Tracts A & B of the Gruenewald Filing No. 1 Subdivision.

Tract A was developed in 1983 with a 3,000 sq.ft. Storage/Warehouse & a 2,708 sq.ft. Office, which are still occupied for Industrial use today. Tract B is currently vacant, but is proposed for the development of a light industrial park as part of the associated cases S-744-20 and D-433-20, which are administratively reviewed.

These properties were annexed as part of the Northern Industrial Enclave annexation of 2007, at which time they were zoned there current designations. When the Comprehensive Plan was updated in 2010, the existing zoning became the basis for the future land use. Based on industrial development in the area, the E. 108th Avenue roadway profile through industrial development, the existing industrial development on the property, emerging industrial market trends, and the relative isolation of this residential piece, the land use map change is proposed.

This request is also being reviewed concurrently with Z-957-20, an application to amend the zoning map from R-1 to I-1.

**Staff Responsible (Department Head):** Jason Rogers, Community Development Director

**Staff Member Presenting:** Robin Kerns, Planner

**Financial Impact:** N/A

**Funding Source:** N/A

**Staff Recommendation:** On December 3, 2019, the Planning Commission held a public hearing and voted 5 to 0 to forward the Land Use Plan Amendment request to City Council with a recommendation for approval.

**Suggested Motion:** City Council to approve the Future Land Use Plan Amendment request as submitted by the applicant.

**Alternative Motion:** 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.