



Case # Z23-0001

Galatians Commons

08/19/2024

Request Summary

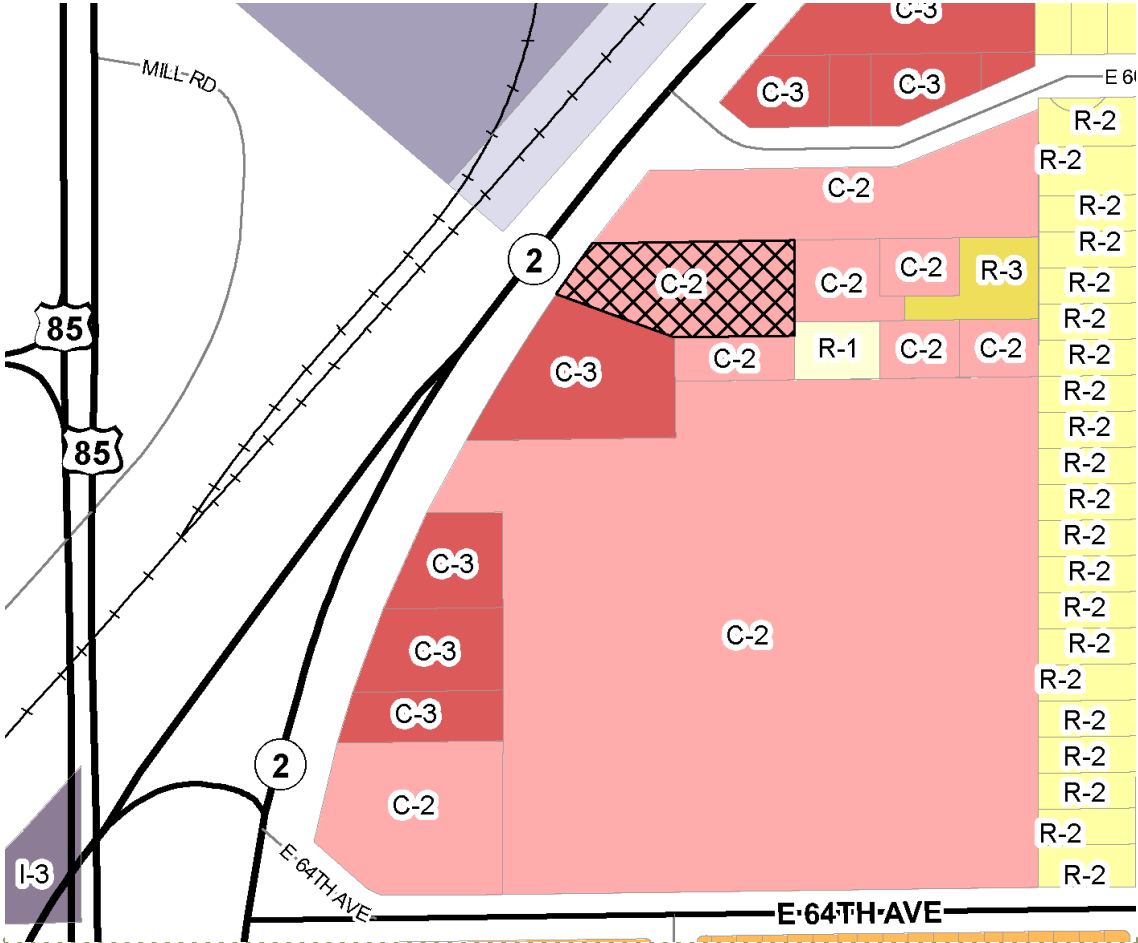
What is a Zone Change?

- Officially changing the zone district on the property.
- The zoning of a property determines what uses are allowed/not allowed and sets bulk development standards such as setbacks, lot size requirements, and maximum building heights.
- Actual development details will be reviewed with a development plan.

What is City Council deciding?

- Whether the zoning and associated rules for how the property can be developed and used should be changed.

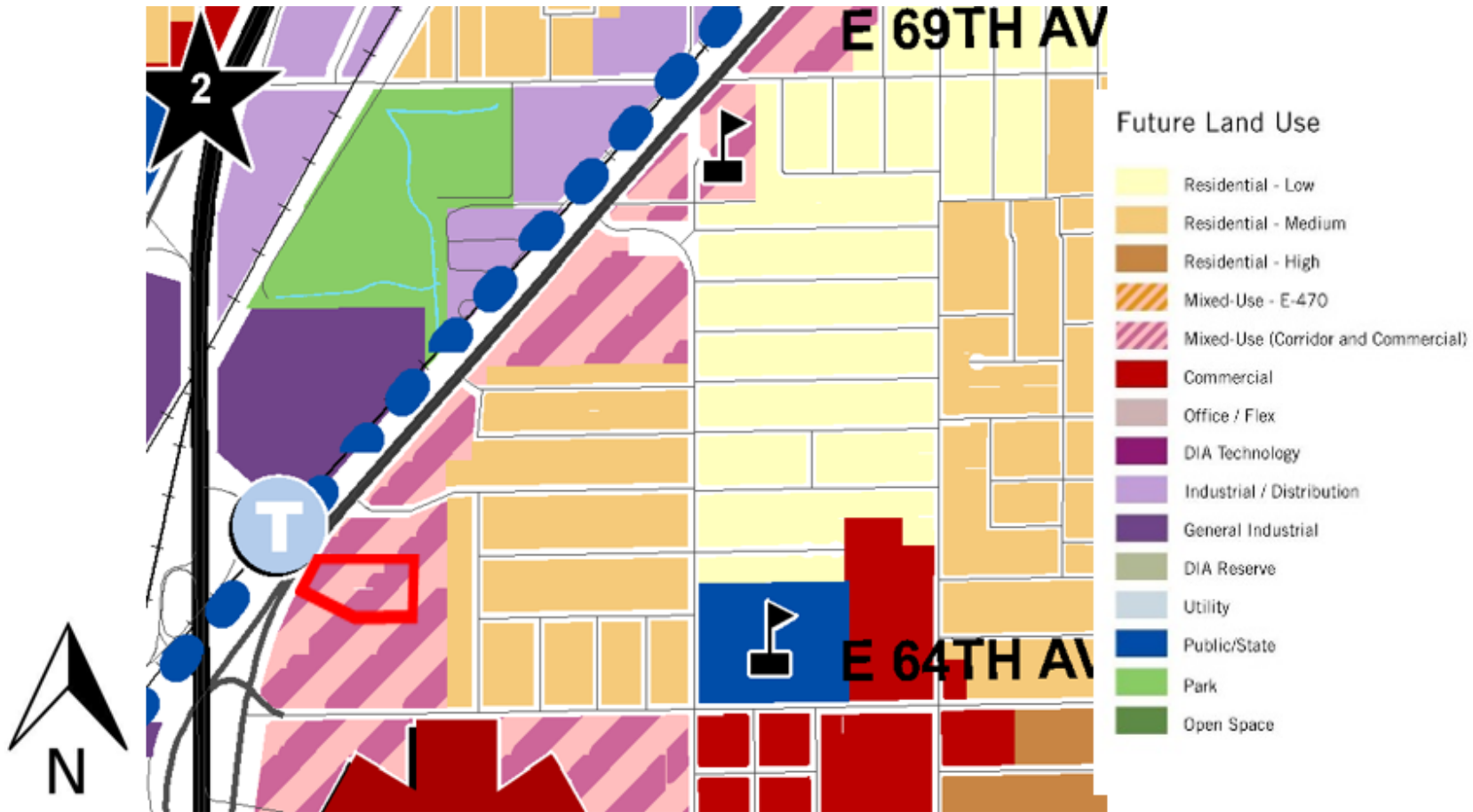
Vicinity/Zoning Map



Case Summary

- 6540 Highway 2
- Current zoning: General Commercial District (C-2)
- Change to Multi-Family (R-3) for development of residential units ~ 0.84 acres
- Future land use: Mixed-Use (Corridor)
- Development Plan to follow

Future Land Use Plan



Site Aerial



Background and Applicant's Request

- C-2 zoning establish with the first Commerce City zoning map in 1964
- Two existing residential structures on site,
 - Constructed in 1950, considered legal-nonconforming
- The R-3 zoning will allow for the development of additional dwelling units
 - The number of additional units to be determined at the time of development plan

Site Photos



View from Highway 2 facing northwest

Project Analysis

- The proposed Zone Change has been reviewed by all relevant Development Review Team agencies. There are no outstanding comments or concerns.
- The Development Review Team has determined that all approval criteria have been met.
- The review process has determined that the Zone Change request is consistent with the goals set forth in the Comprehensive Plan

Public Comment

- As of August 19, 2024
 - Staff has received no public comment
- Neighborhood meeting held May 30, 2024
 - No members of the public were in attendance

Case Considerations

- The zone change is consistent with the goals of the Comprehensive Plan but not the Future Land Use Plan Designation
- The zone change brings property into conformance
- The zone change allows the site to expand residential uses
- The zone change will allow for investment in the site
- The subject property does not meet the lot frontage requirements of R-3
- Lot orientation and access make commercial development unlikely



Staff is available to answer any questions.

Zone Change Approval Criteria

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or:

N/A

(b) The zone change meets all of the following:

(i) The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;

This application is consistent with the goals of the Comprehensive Plan. There is no additional area plans for this area. Therefore, it can be found that this application meets Criteria (i).

Zone Change Approval Criteria (ii)

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(ii) The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;

The R-3 zone district is compatible with the existing use of the property. In addition, the site is bordered by residential uses. This zone change would allow for future development of the site that is compatible with how the area has historically been used. Therefore, it can be found that this application meets Criteria (ii).

Zone Change Approval Criteria (iii)

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(iii) The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;

This zone change application was reviewed by the applicable public service providers, namely Public Works and South Adams County Water and Sanitation District, and Xcel Energy, and there are no outstanding concerns. Therefore, it can be found that this application meets Criteria (iii).



Zone Change Approval Criteria (iv)

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(iv) The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;

Future development at this location would have access to public uses. Any future development of the site will need to have 15 percent of the lot set aside as open space. Parks and Adams 14 will have the opportunity to comment on any future development plan. While each additional unit will be subject to the respective impact fees. Therefore, it can be found that this application meets Criteria (iv).



Zone Change Approval Criteria (v)

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(v) There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and

Typically, multi-family residential is placed between single family residential and higher intensity commercial uses or major roadways. Therefore, this is a logical location for multi-family development. Further, R-3 zoning in this location would provide a good mix of uses in the area, allowing for commercial, multi-family and single family residential all within close proximity of each other. Therefore, it can be found that this application meets Criteria (v).



Zone Change Approval Criteria (vi)

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(vi) The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

The Mixed-Use development desired by the Comprehensive Plan has not come to fruition in this area or throughout the City. By changing the subject property's zoning to R-3 it would allow for improvements and investment to the site. Therefore, it can be found that this application meets Criteria (vi).

