



Case #Z-990-23

6601 Colorado Boulevard

Location:	6601 Colorado Boulevard
Applicant:	Galloway & Company, Inc.
Request:	Zone Change

Case Summary

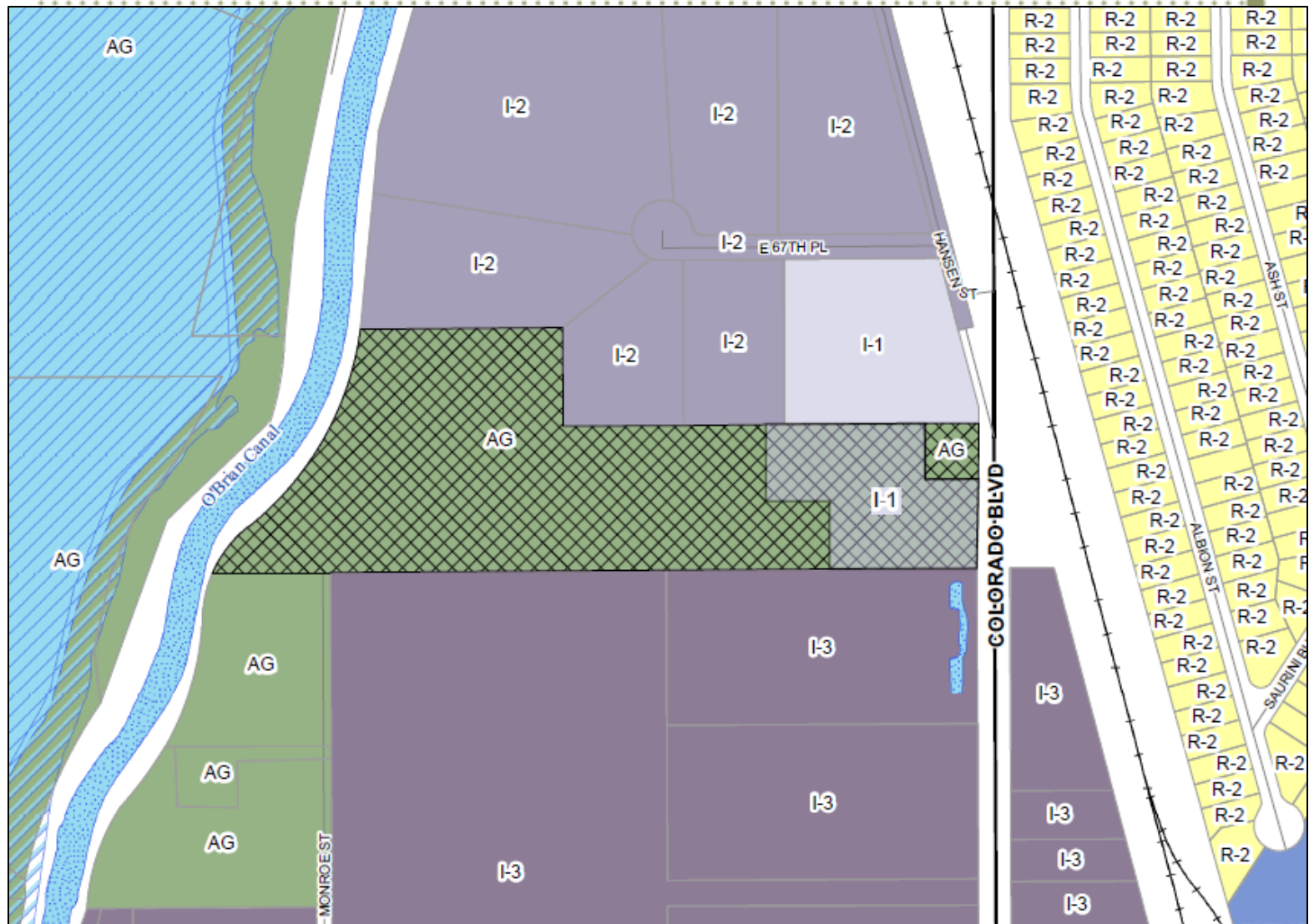
- Location: 6601 Colorado Boulevard
- Site size: 11 acres
- Request: Approval of a zone change to I-2 (Medium Intensity Industrial)
- Current zoning: AG (Agricultural) and I-1 (Light Intensity Industrial)
- Future land use plan: General Industrial



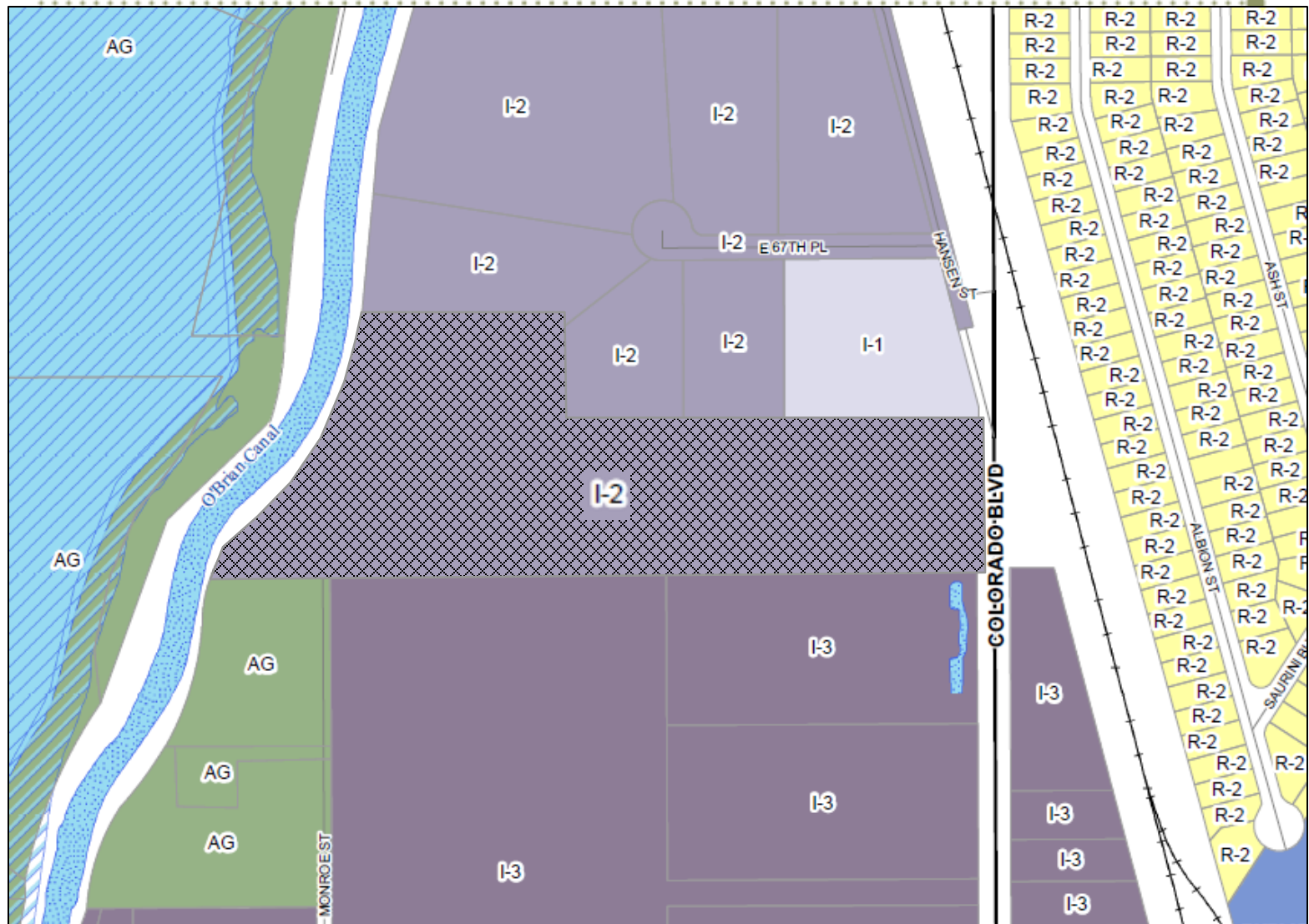
Aerial



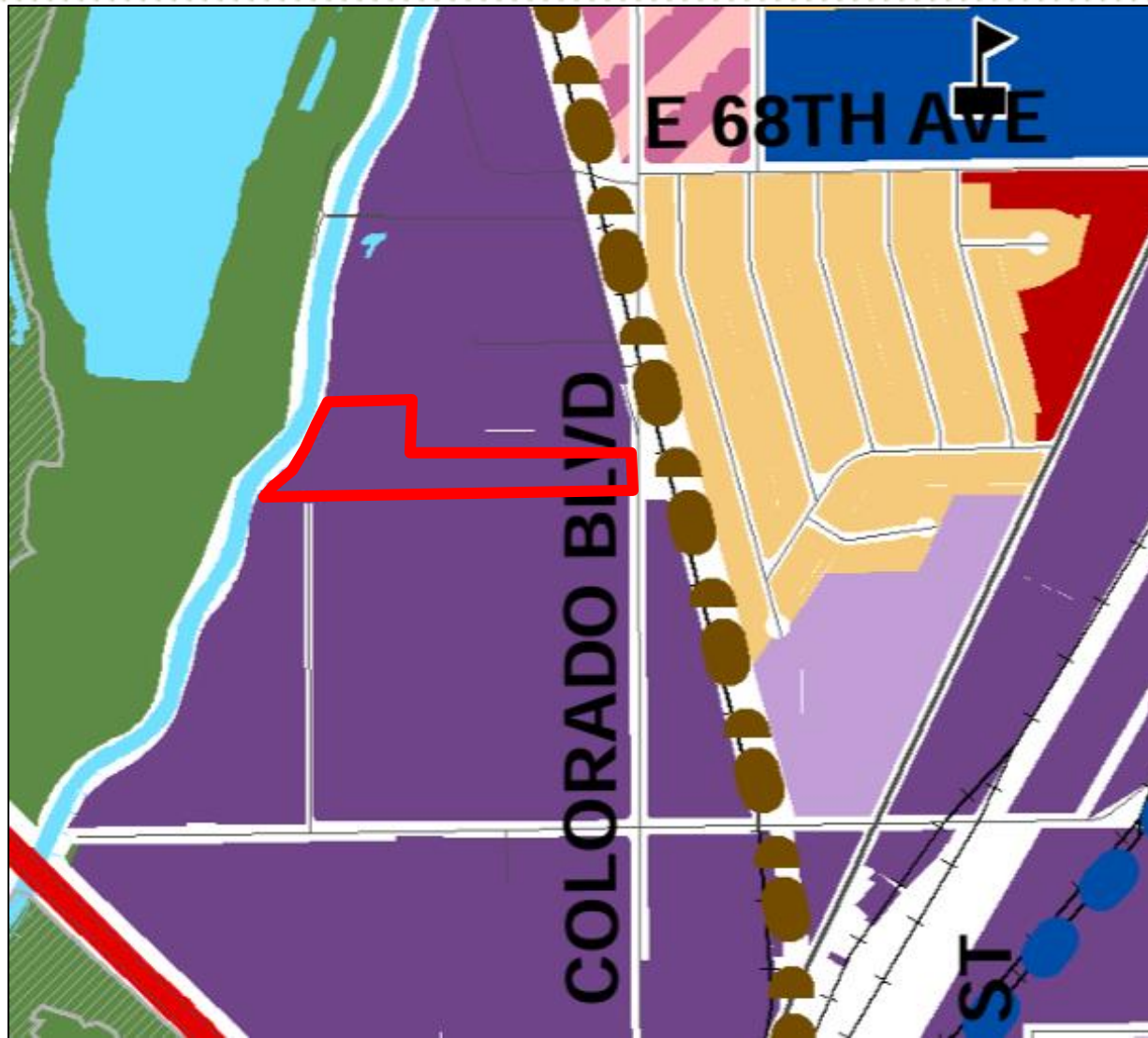
Current Zoning



Proposed Zoning



Future Land Use Plan



General Industrial



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Site History

- The property has been zoned AG since it was incorporated into the City
- In 2016 a portion of the lot was rezoned to I-1
- This resulted in a split zoning of AG and I-1 on the existing lot
- A corresponding subdivision plat was withdrawn by the applicant after the zoning was approved



Zoning

- 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.
- Zoning districts are general in nature and do not determine what user will occupy a specific parcel.
- Zoning districts do determine what types of uses are allowed (and prohibited) on all parcels within a particular district.
- The requested zoning of I-2 will allow for warehouse/distribution and outdoor storage uses.



Applicant's Request

- Galloway & Company, Inc. is requesting a rezone from AG and I-1 to I-2 to allow for a new 30,000 s.f. warehouse building with outdoor storage
- A corresponding Development Plan (D-556-23) is being processed for the proposed warehouse building and related site improvements
- A Subdivision Plat (S23-0003) is also being processed to consolidate the two lots into one



Neighborhood Meeting

- A neighborhood meeting was held on September 8, 2023 at the Eagle Pointe Recreation Center
- There were 14 members of the public in attendance
- Attendees expressed concern for the following issues:
 - Industrial uses in proximity to the neighborhood
 - Increased truck traffic
 - Outdoor storage
- The proposed development plan (under separate review) includes landscaping, fencing, and other site improvements



Public Comment

- To date, staff has received four (4) emails from the public regarding the rezone application
- Three emails were general inquiries about the request
- One email was in support of the request from a neighboring property owner



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Considerations

- Rezoning to I-2 is consistent with the Comprehensive Plan.
- Rezoning brings the currently split-zone lot into conformance.
- Rezoning allows the site to develop in an industrial manner, subject to all current Code requirements.
- Outdoor storage is allowed within the requested I-2 zoning district.
- Existing residential homes are located in the vicinity (some zoned residential, some zoned industrial).



Case Analysis

- DRT agencies reviewed project; no outstanding comments or objections with the proposed rezone
- There is sufficient evidence in the record to demonstrate that the rezoning meets the approval criteria in LDC Sec. 21-3232(5)
- On February 6, 2024 the Planning Commission voted 4-0 to recommend approval to the City Council

Zone Change Approval Criteria

- Sec. 21-3232(5):
- Criteria (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;
- Criteria (ii): The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
- 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;
- 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;
- 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
- 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.





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.



Zone Change Approval Criteria

- (b): The zone change meets all of the following:
- Criteria (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 Comprehensive Plan, which identifies these parcels as 'General Industrial'. *Therefore, it can be found that this application **meets Criteria (i)**.*

Zone Change Approval Criteria

- **Criteria (ii)**: The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
- The I-2 zone district allows for the proposed warehouse development as a permitted land use. In addition, the site is bordered by industrial uses with I-1, I-2, and I-3 zoning to the north and south. Furthermore, the surrounding area is designated as General Industrial on the Future Land Use Map in the Comprehensive Plan. *Therefore, it can be found that this application **meets Criteria (ii)**.*

Zone Change Approval Criteria

- **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 Commerce City Public Works and Engineering and South Adams County Water and Sanitation District, and there are no outstanding concerns. *Therefore, it can be found that this application meets Criteria (iii).*



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Zone Change Approval Criteria

- 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. A non-residential parks impact fee will be paid at the time that building permits are issued. *Therefore, it can be found that this application **meets Criteria (iv)**.*

Zone Change Approval Criteria

- **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
- The Comprehensive Plan Future Land Use Map has designated this lot, and all of the surrounding lots, for industrial uses. *Therefore, it can be found that this application **meets Criteria (v)**.*



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Zone Change Approval Criteria

- **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.
- In this particular area of the City, the majority of adjacent land uses are industrial. Adjacent properties to the north and south are zoned I-1, I-2, and I-3 with industrial uses currently in operation. The nearest residential uses to this property are 3 single-family residences directly southeast with I-3 zoning designations; and the closest major residential neighborhood is the Adams Heights subdivision to the east of Colorado Boulevard. In addition, this property was already partially zoned I-1 and rezoning the entire property to I-2 will rectify the issue of having a split-zoned property. It will also bring the property into conformance with the Comprehensive Plan. *Therefore, it can be found that this application meets Criteria (vi).*