



8581 ROSEMARY STREET  
ANNEXATION & REZONING

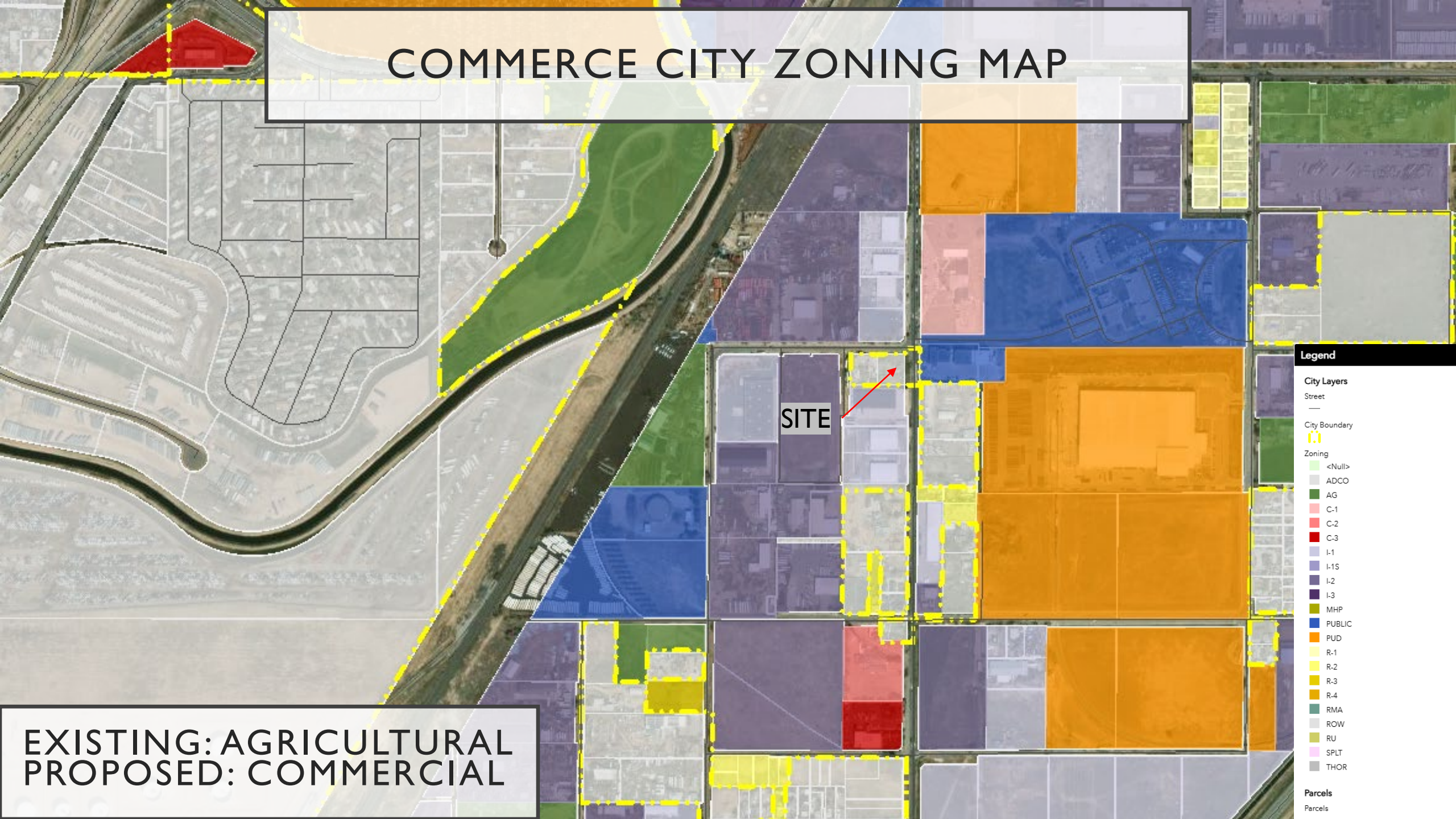


# EXISTING CONDITIONS

- Single 0.46 AC parcel of land
- Developed with three (3) structures
  - One (1) 740 SF single-family dwelling
  - Two (2) 780 SF garages
- Bordered:
  - To the North by E 86<sup>th</sup> Ave & Street Smart Equipment Rental / Commercial
  - To the West by a single-family dwelling
  - To the South by 8571 Rosemary LLC / Light Industrial
  - To the East by Rosemary St & South Adams Fire Department



# COMMERCE CITY ZONING MAP



## Legend

### City Layers

Street  
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### City Boundary

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### Zoning

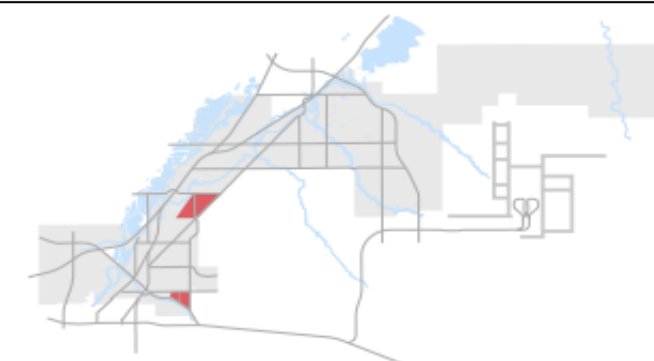
- <Null>
- ADCO
- AG
- C-1
- C-2
- C-3
- I-1
- I-1S
- I-2
- I-3
- MHP
- PUBLIC
- PUD
- R-1
- R-2
- R-3
- R-4
- RMA
- ROW
- RU
- SPLT
- THOR

### Parcels

Parcels

EXISTING: AGRICULTURAL  
PROPOSED: COMMERCIAL

# COMMERCE CITY COMPREHENSIVE PLAN – CHARACTER AREAS LAND USE MAP



## Primary Land Uses

- Primary Employment Areas
- Industrial
- Warehousing and Distribution/ Logistics
- Utility
- Public Gathering Spaces
- Parks and Open Spaces

## Secondary Land Uses

- Limited Residential
  - Attached Homes/Duplexes/ Townhomes
  - Single Family Homes
  - Multifamily Residential

- **Commercial (Retail)**

## Excluded Uses

- Heavy Industrial
- Multifamily Residential

Legend	
1	270 Industrial District
2	Community Connection District
3	Stadium District
4	Central Neighborhoods
5a	Fusion District (Irondale)
5b	Fusion District (South Rose Hill)
6	South Platte District
7	Northern Business District
8	Northern Neighborhoods
9	E-470 Expressway Corridor District
10	DEN Gateway District
11	Innovation District
12	North Airport District
13	Future Growth Areas

# C-3 COMMERCIAL ZONING

## • ALLOWABLE USES

- Food & Beverage Sales
- Fuel Sales
- Offices
- Instructional Services/Studios
- Recreation or Amusement Facilities
- Non-Vehicle Repair Services
- Retail Establishments
- Hotel/Motel Establishments
- **Motor Vehicle Dealer/Sales, < 3 acres**
- Automobile Rental/Washing Facility/Minor Repair

- Microbrewery/Winery
- Community Spaces/Religious Institutions
- Adult/Child Care Centers, Educational Facilities

## • CONDITIONAL/PERMITTED USES

- Golf Course/Driving Range
- Motor Vehicle Dealer/Sales, > 3 acres
- Drive-in Theater
- Racetracks
- Flea Markets

USES ALLOWED BY ZONING DISTRICT																		
R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE OG = OIL & GAS PERMIT BLANK CELL = EXCLUDED																		
USE CLASSIFICATION	SPECIFIC USE TYPE	NAICS CODE	R-1	R-2	R-3	R-4	MHP	C-1	C-2	C-3	MU-1	I-1	I-2	I-3	AG	PUBLIC	ADDITIONAL REGULATIONS	
Vehicle/Equipment Sales and Services	Automobile rentals									R		R	R				21-5272	
	Automobile washing facility								F	R		R	R				21-5218	
	Limited moving truck (< 30 feet)/equipment self-rental facilities									P		R	R	R			21-5272	
	Major equipment repair											R	R	R				
	Mobile home dealer/sales												R	R				
	Motor vehicle dealer/sales, new and used automobiles < 3 acres										R		R					21-5272
	Motor vehicle dealer/sales, new and used automobiles > 3 acres										C		C					21-5272
	Motor vehicle dealer/sales, new and used RV's, trailers, and campers)												R	R	R			21-5272
	Tire shop										R		R	R	R			21-5271
	Towing Services with Impound Yard													R	R			21-5241
	Towing Services without Impound Yard												R	R	R			21-5241
	Vehicle repair, major (includes auto body repair, paint shops, and incidental sales of parts)												R	R	R			21-5271
	Vehicle repair, minor									F	R		R	R	R			21-5271
	Vehicle storage (inoperable vehicles)															C		
	Vehicle storage (operable vehicles only)													R	R			

THANK YOU FOR YOUR TIME

