



Council Communication

File Number: Z24-0003

Agenda Date: 11/25/2024

Version: 2

Status: Public Hearing

In Control: City Council

File Type: Zoning Ordinances

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 10225 CHAMBERS ROAD FROM AGRICULTURAL DISTRICT (AG) TO MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)

Summary & Background

The applicant is requesting approval of a Zone Change from AG (Agricultural District) to R-3 (Multi-Family Residential District) for an approximately 12.7-acre property located at 10225 Chambers Road. The intent is to develop the property as a multi-family apartment complex with 283 dwelling units. There are concurrent applications for a Development Plan (D24-0006) and Final Plat (S24-0007) under review.

The site meets all relevant City standards and Land Development Code (LDC) requirements. A full analysis of the approval criteria is provided in the attached Zone Change report. Relevant approval criteria are as follows (LDC Sec. 21-3232(5)).

Zone Change approval criteria - Land Development Code Section 21-3232(5)

An application may be approved if:

- (a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or
- (b) The zone change meets all of the following:
 - a. 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;
 - b. The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
 - c. 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;
 - d. 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;
 - e. 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

- f. 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 Responsible: Jeff Brasel, Community Development Director

Staff Presenting: Nathan Chavez, Planner II

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation: On November 6, 2024, this case was presented to the Planning Commission. 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.

Actions:

Approve the application, in accordance with the PC recommendation;

Approve the application with conditions; or

Deny the application