

Thompson Thrift Zone Change #Z24-0003

November 25, 2024



Commerce
CITY

Request Summary

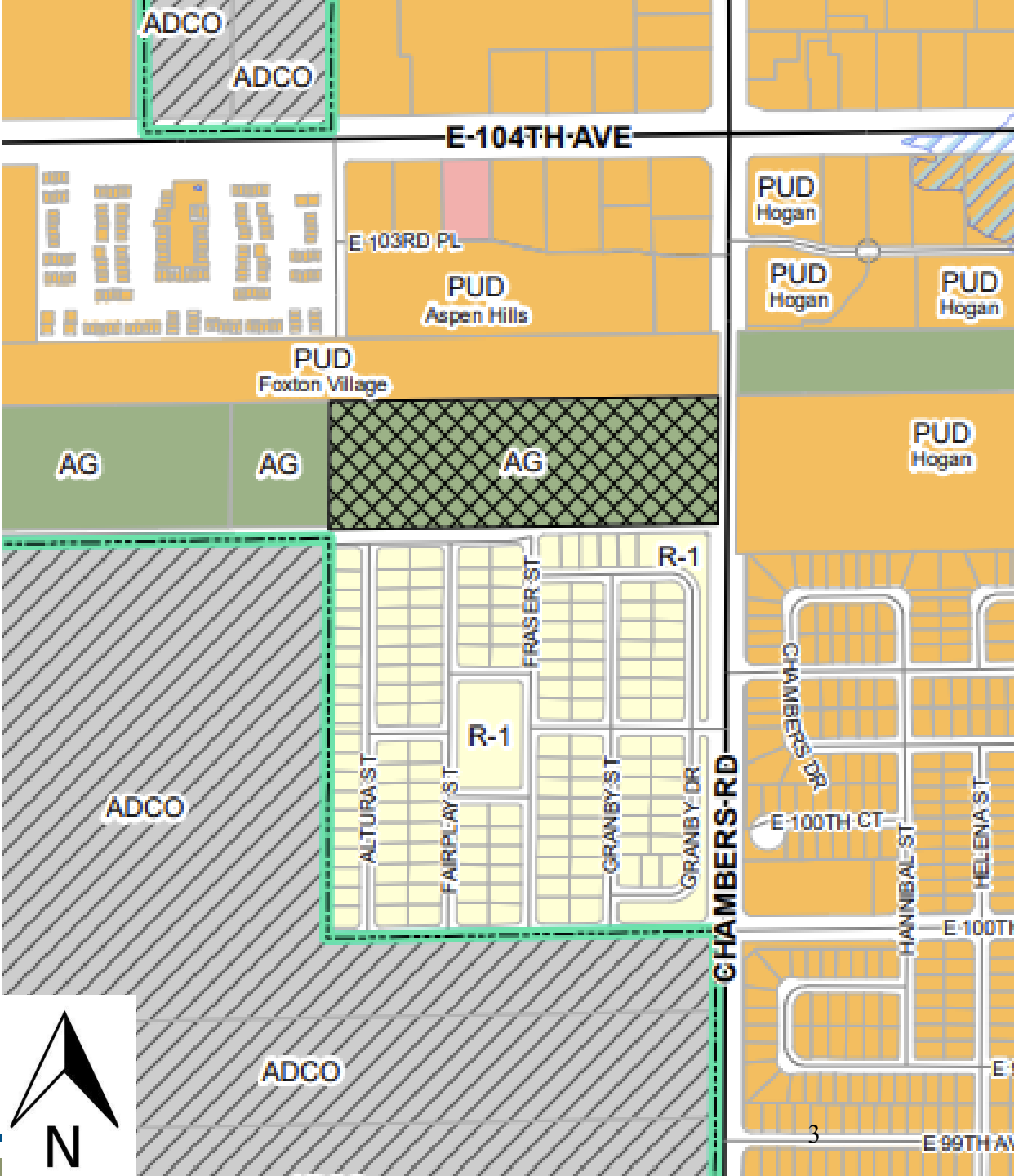
What is a Zone Change?

- 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 Planning Commission deciding?

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

Vicinity/Zoning Map



Case Summary

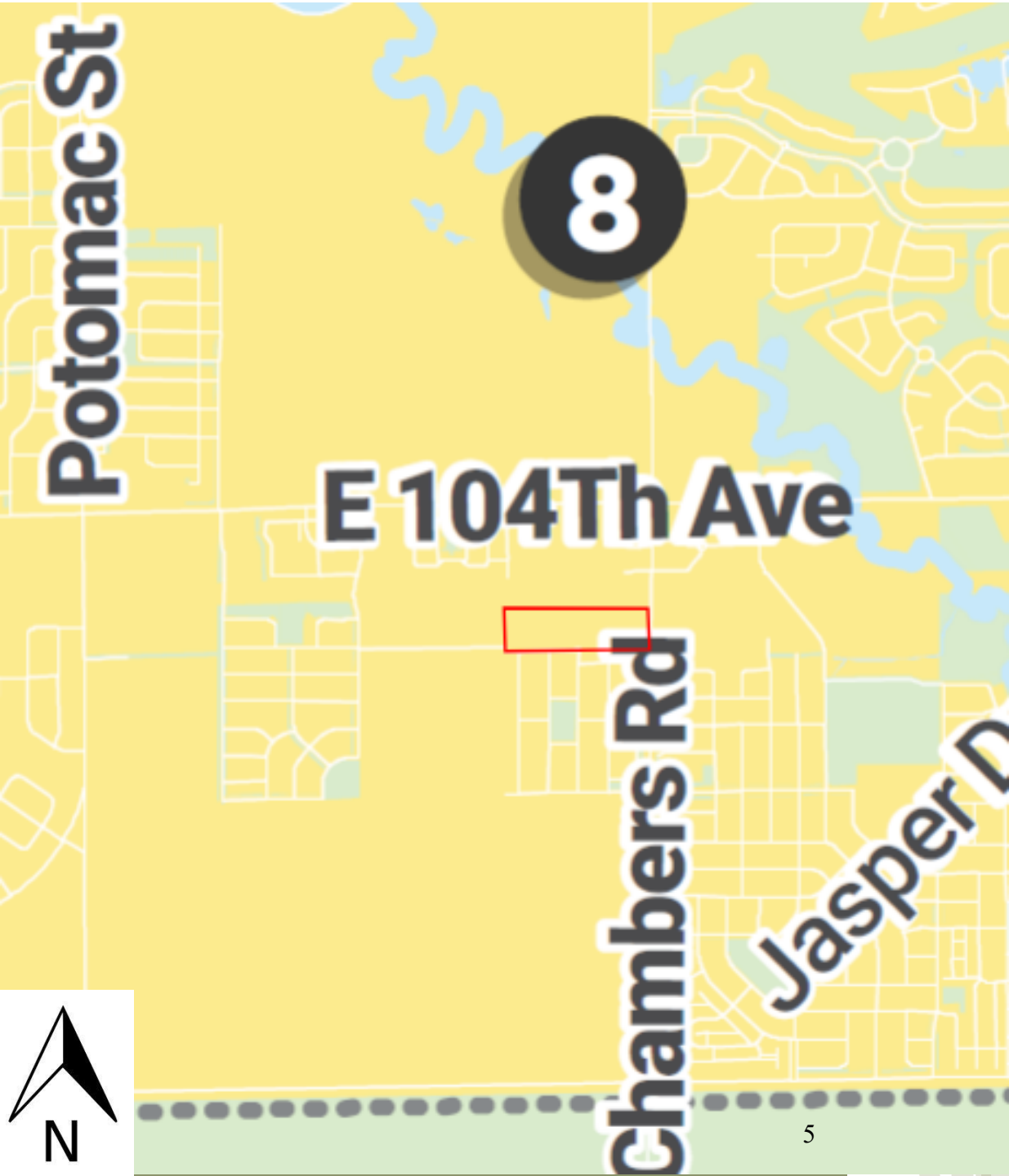
- Location: 10225 Chambers Road
- Request: Zone Change from AG (Agricultural District) to R-3 (Multi-Family Residential District)
- Site size: Approximately 12.70 acres
- Character Area: Northern Neighborhoods
- Future land use: Residential - High
- Concurrent Case: D24-0006 (Development Plan) & S24-00007 (Final Plat)

2045 Plan

- Character Area: Northern Neighborhoods



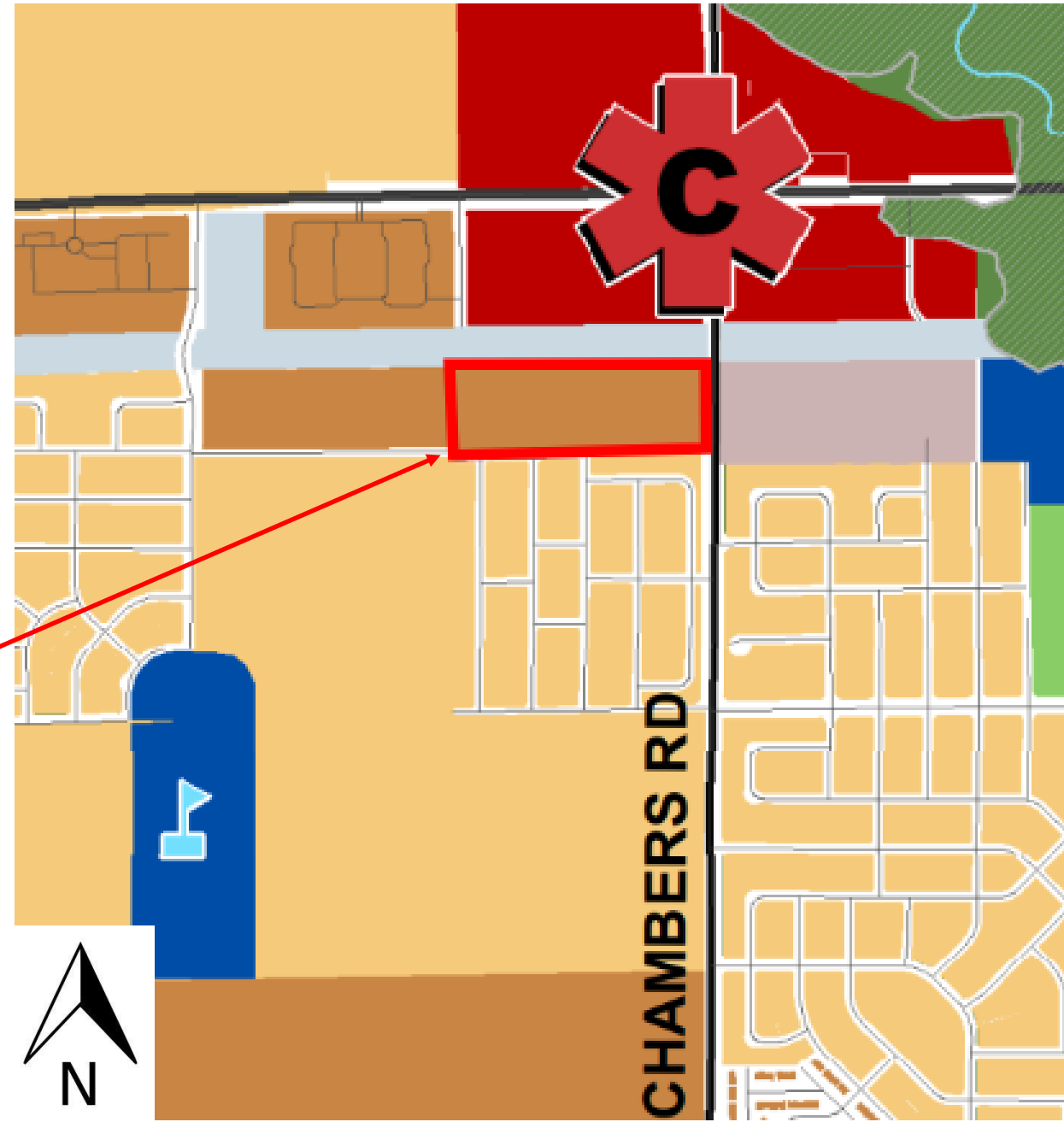
Subject Site



2010 C3 Vision

- Future Land Use Plan: Residential – High

Subject Site



Aerial

Subject Site



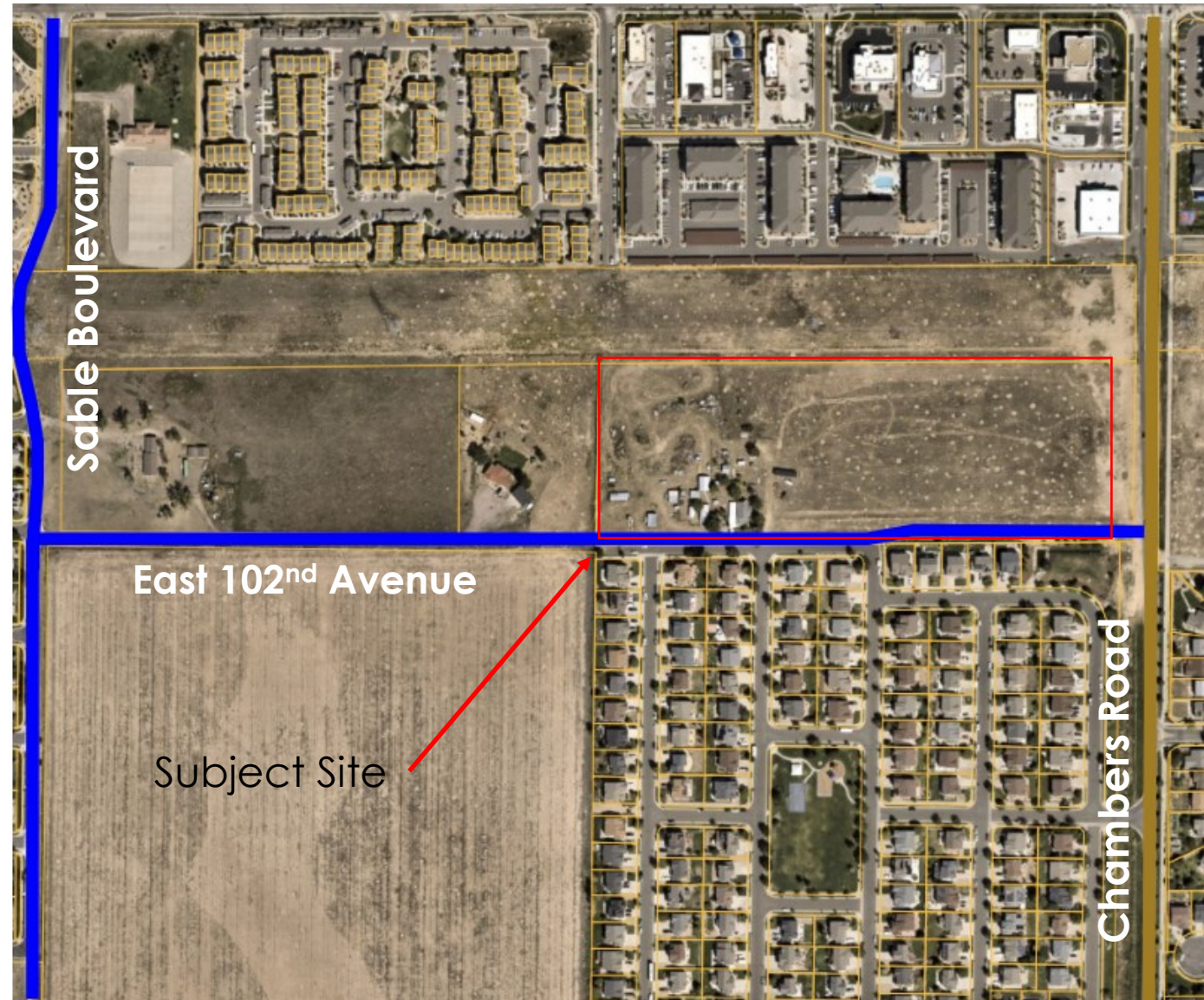
Chambers Road

East 102nd Avenue



Master Transportation Plan

- East 102nd Avenue: Minor/Residential Collector
- Any future development required to build out portions of this road.
- Only access to the subject site will be off of East 102nd Ave.



Current Conditions

- View from East 102nd Avenue facing north (Taken October 3, 2024)
- View from Chambers Road facing west (Taken October 3, 2024)



Neighborhood Meeting

- Neighborhood meeting held July 10, 2024 at Stuart Middle School
- Applicants mailed letters in a 500-foot radius to notify surrounding property owners of the meeting
- Seven residents attended
- Questions and concerns from the public included:
 - Extension of East 102nd Avenue
 - Increased traffic overall throughout the area
 - Reduced connectivity into Harvest Meadows
 - Adding crosswalks across Chambers Road
 - Increased open space
 - Lack of commercial business in the area
 - School capacity in the area
 - Lack of water for the proposed development
 - If street trees could be planted on the southern side of East 102nd Avenue.

Public Comment

- As of November 6, 2024, Staff received 2 written public comments.
- Comments included:
 - Increased traffic
 - Connections to Harvest Meadows
 - Porch pirates
 - Decrease in property values
 - Lack of a meaningful buffer

Planning Commission

- Heard at November 6, 2024 Planning Commission
- 1 resident spoke with regards to:
 - Harvest Meadows becoming a thoroughfare for increased traffic
 - Porch pirates
 - Decreased property values
 - The proximity to the apartment buildings
 - Lack of buffer between the existing neighborhood and subject property
 - The lack of a traffic light at East 102nd Avenue.
- Received a 5-0 recommendation of approval

Approval Criteria

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

Considerations for Discussion

- The Zone Change allows the site to develop as a multi-family apartment complex;
 - Which is complementary with the Comprehensive Plan and surrounding uses,
 - Will result in a greater population which is attractive to commercial and retail uses, and
 - The resulting increased density of housing will simultaneously increase population while maintaining available land for commercial development.
- Development of the property will assist in creation of roadway connections between Chambers Road and Sable Boulevard, as well as greater overall connectivity for vehicular users and pedestrians in this area.
- The proposed development will act as a transition from commercial and transmission lines to the single family residences
- The proposed development will result in a greater mix of uses in the northern range

Staff is available to answer to questions.



Commerce
CITY

Approval Criteria

A decision for a Zone Change is based on the following criteria from Sec. 21-3232(5) of the LDC.

- a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or
Not applicable
- 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;

Analysis: The proposed Zone Change to R-3 (Multi-Family Residential District) complies with both the former 2010 C3 Vision Comprehensive Plan and recently adopted 2045 Comprehensive Plan. Specifically, the requested Zone Change meets the below goals, objectives and core principles. The request allows the site to develop into a higher density residential use, which offers additional housing options, increased connectivity in the area, increased landscaping, and improves the overall image and appearance of the City. *Therefore, it can be found that this application **meets Criteria (i).***

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

Analysis: The apartment complex proposed within the corresponding Development Plan (D24-0006) is allowed by right within the R-3 zoning district. The overall project proposal will act as a buffer to the transmission lines to the north for the Harvest Meadow neighborhood. The design of the apartment complex takes into consideration the existing neighborhood. The applicant has designed the site so there is minimal façade frontage along East 102nd Avenue, increased landscaping within the required landscape buffer landscaping along the southern portion of the site, and the closest apartment is over 100-ft. from the nearest Harvest Meadow home. *Therefore, it can be found that this application **meets Criteria (ii).***

Approval Criteria – Cont.

- 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;

Analysis: The Zone Change and corresponding applications were reviewed by the Development Review Team and outside agencies including United Power, South Adams Water and Sanitation District, and South Adams County Fire Department. All reviewer entities have no further comments regarding the proposed Zone Change and are actively working with the applicant to ensure the proposed development has adequate public services. *Therefore, it can be found that this application **meets Criteria (iii)**.*

- 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;

Analysis: Per Sec. 21-4310. - R-3 Multi-Family Residential District, future development is required to provide 15 percent of the gross lot area as open space. Open space may include common areas, recreational facilities, community gardens, or landscaped areas. 24.88% open space is provided in the corresponding Development Plan (D24-0006). The 27J School District stated, “There will be adequate capacity in each of these schools pending approval/construction of other projects in the area.” *Therefore, it can be found that this application **meets Criteria (iv)**.*

Approval Criteria

– Cont. 2

- 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

Analysis: According to the 2018 Housing Needs Assessment, 76% of Commerce City's homes are single-family detached (86% in the Northern range). There is a need for more multi-family to help create options for individuals and families that meet their budget, space, tenure, location, and lifestyle needs. *Therefore, it can be found that this application **meets Criteria (v).***

- 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.

Analysis: The subject site is near the East 104th Avenue, an important commercial corridor for the northern range residents. Per the Economic Development Department, a multi-family development will result in an increase in population of the City, which helps in the marketing and recruitment of perspective retailers. The proposed Zone Change will result in an overall stronger business community and attraction of desired commercial uses, which is within the public interest and a frequent topic of discussion from the public to City Staff. *Therefore, it can be found that this application **meets Criteria (vi).***