



**Z24-0001**

**JFW Trucking**

**08/19/2024**

# Request Summary

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## What is 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

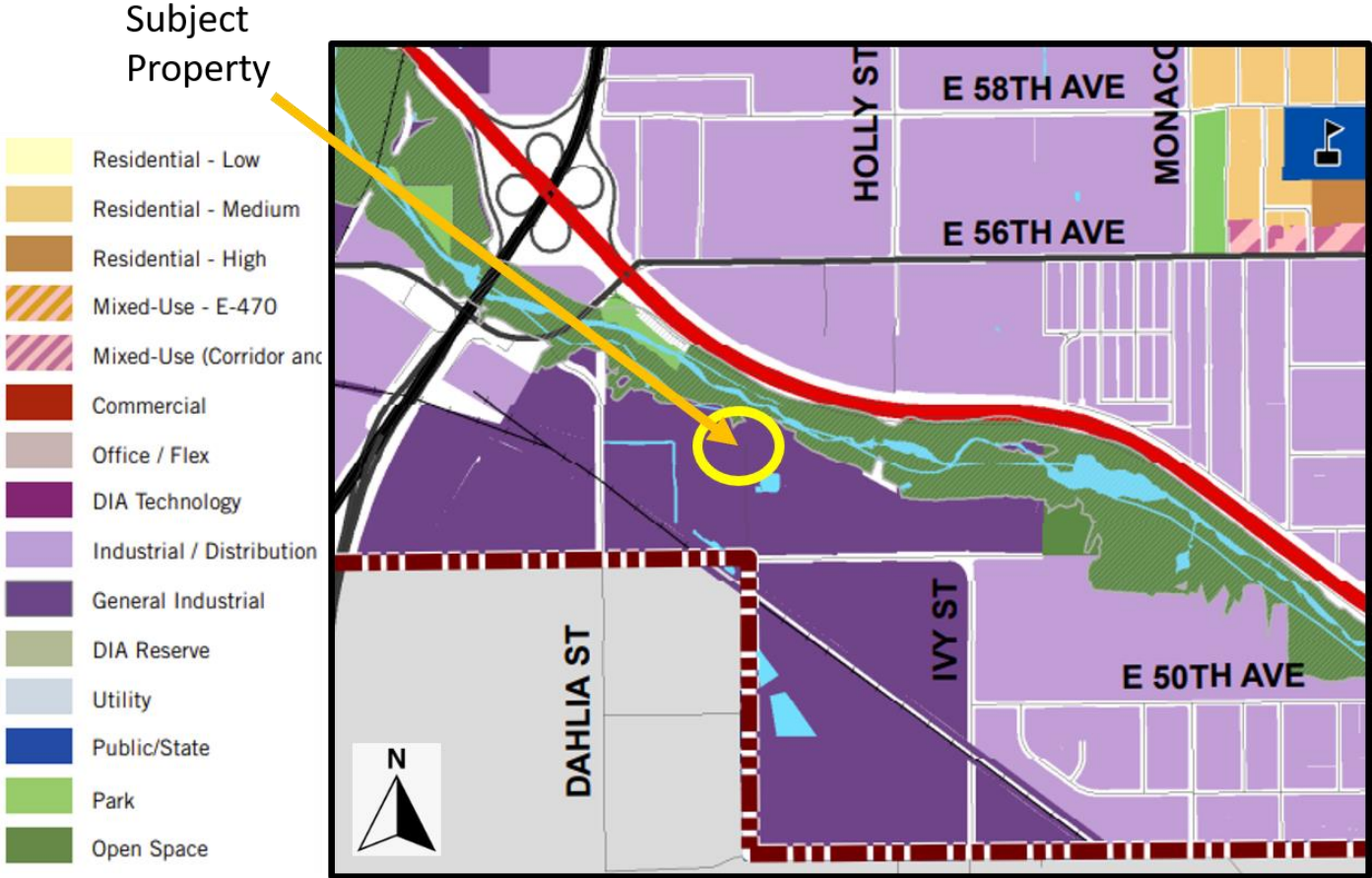


# Case Summary

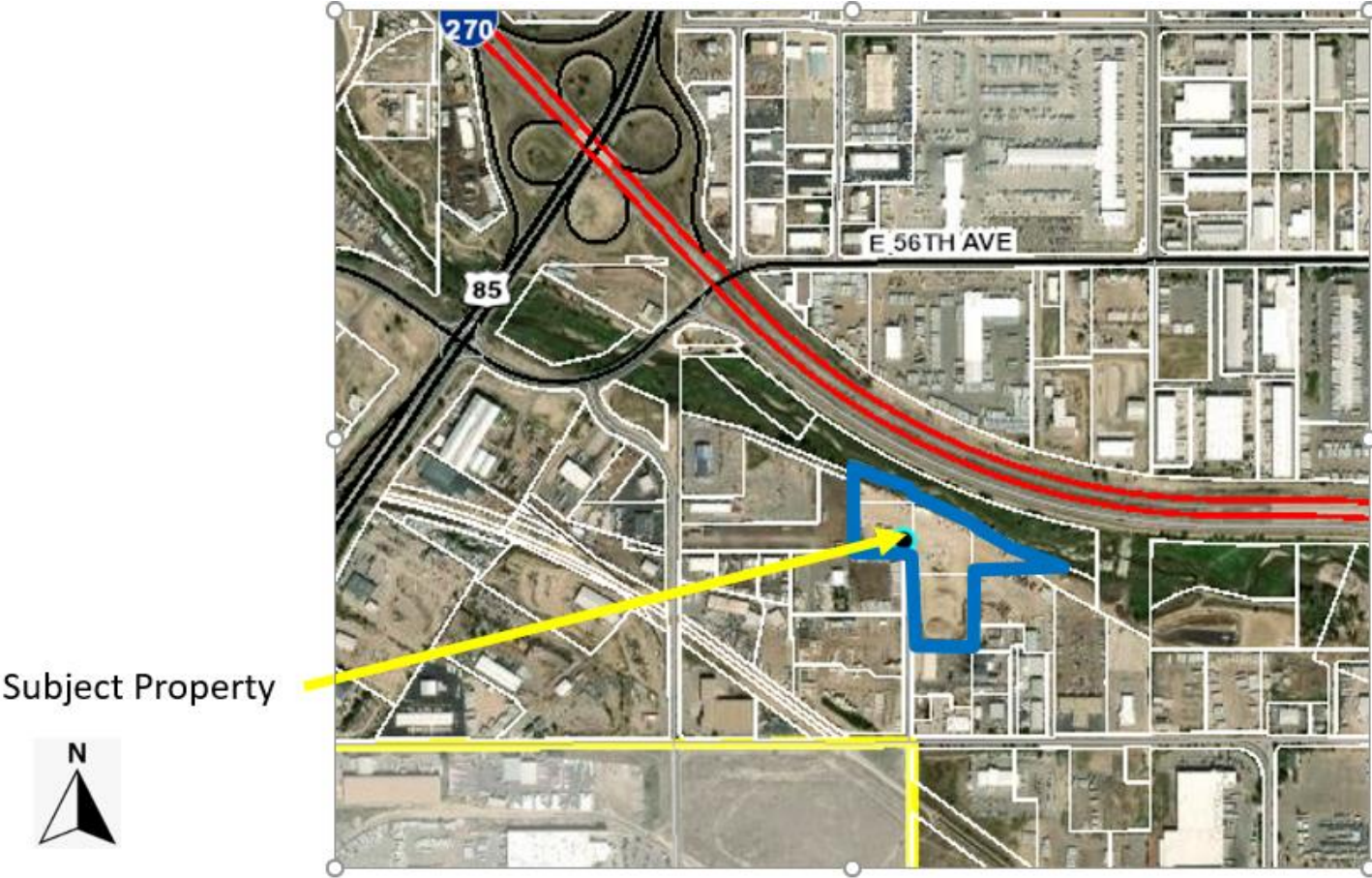
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- 5400 Forest St
- Current zoning: I-1 Light Intensity Industrial District and I-3 Heavy Intensity Industrial District
- Zone change to I-2 Medium Intensity Industrial District ~11 acres
- Future land use: General Industrial
- Concurrent lot consolidation and development plan
- No road improvements since Forest is private

# Future Land Use Plan



# Site Aerial



# Background and Applicant's Request

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- Property has been part of the city since first incorporated.
- The applicant is looking to consolidate the property in order to develop a trucking facility to include maintenance, parking, washing and fueling.
- The property may not develop as such with multiple zones, hence the request.

# Site Photo

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# Project Analysis

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- 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.

# Public Comments

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- To date staff has received no public comments

# Case Considerations

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- The zone change is consistent with the Comprehensive Plan.
- The zone change allows the site to be consolidated.
- The zone change request is compatible with the surrounding area.



**Staff is available to answer questions**

# Zone Change Approval Criteria (a) and (b)(i)

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## 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 Comprehensive Land Use Plan Designation of General Industrial. Therefore, it can be found that this application meets Criteria (i).

# Zone Change Approval Criteria (ii)

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## 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 I-2 zone district is compatible with the proposed trucking facility. In addition, the site is bordered by industrial uses with I-1, I-2 and I-3 zoning. The entire 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 (iii)

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## 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, Xcel Energy and South Adams County Water and Sanitation District; 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. As a non-residential zone district, future development would not be subject to school impact fees. Therefore, it can be found that this application meets Criteria (iv).



# Zone Change Approval Criteria (v)

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## 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***

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



# Zone Change Approval Criteria (vi)

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## 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.***

This area is currently a mixture of various industrial uses. The requested zone change allows the subject parcels to have cohesive zoning and thus be developed in a unified manner. The proposed I-2 zoning will allow uses appropriate for the area. Therefore, it can be found that this application meets Criteria (vi).

