6601 Colorado Blvd.

The Team

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6601 COLORADO Holding LLC

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Galloway

Carolynne White

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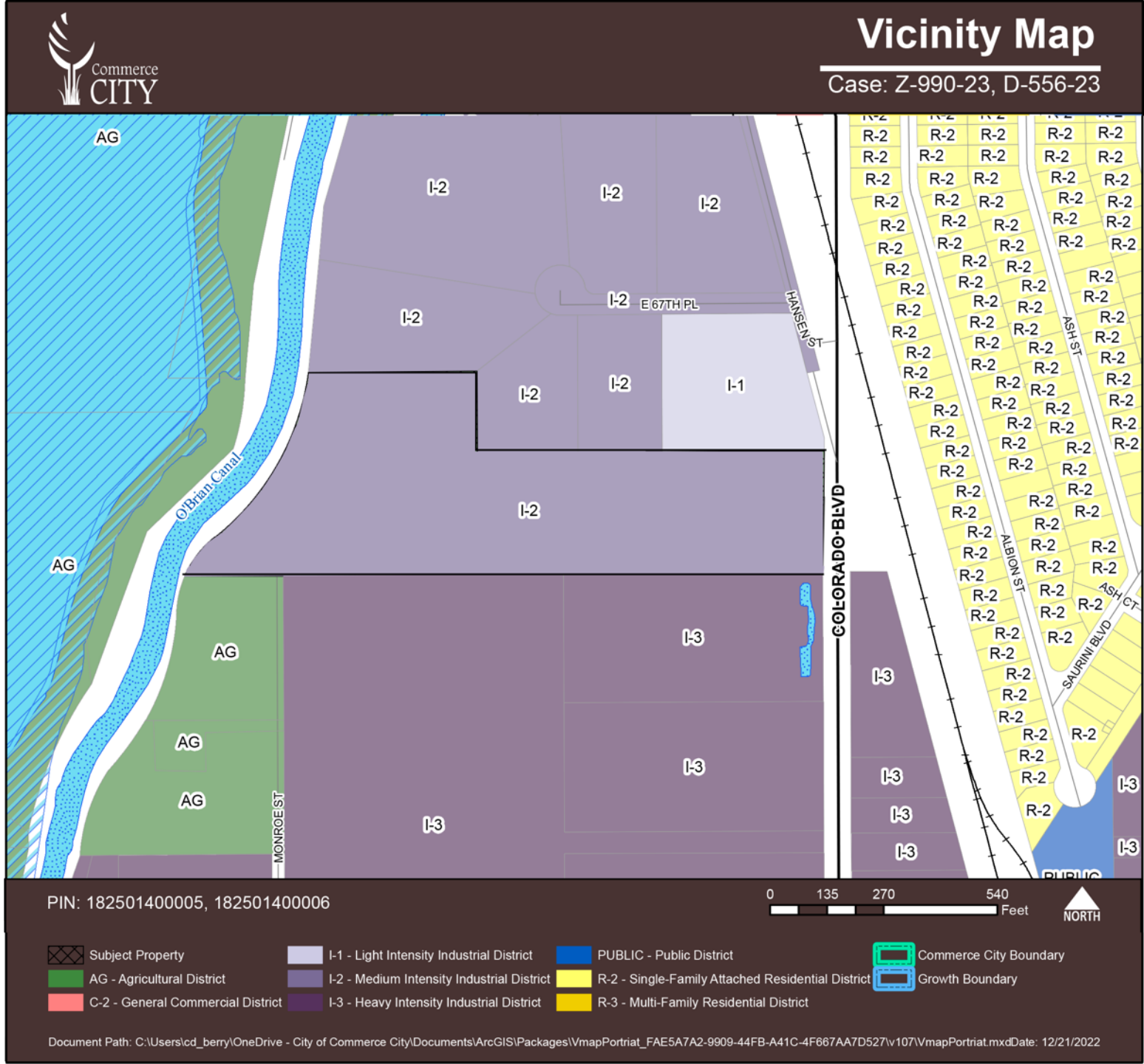
Brownstein

A request to Rezone property to I-2

The zone change corrects a technical mistake in classifying a parcel.

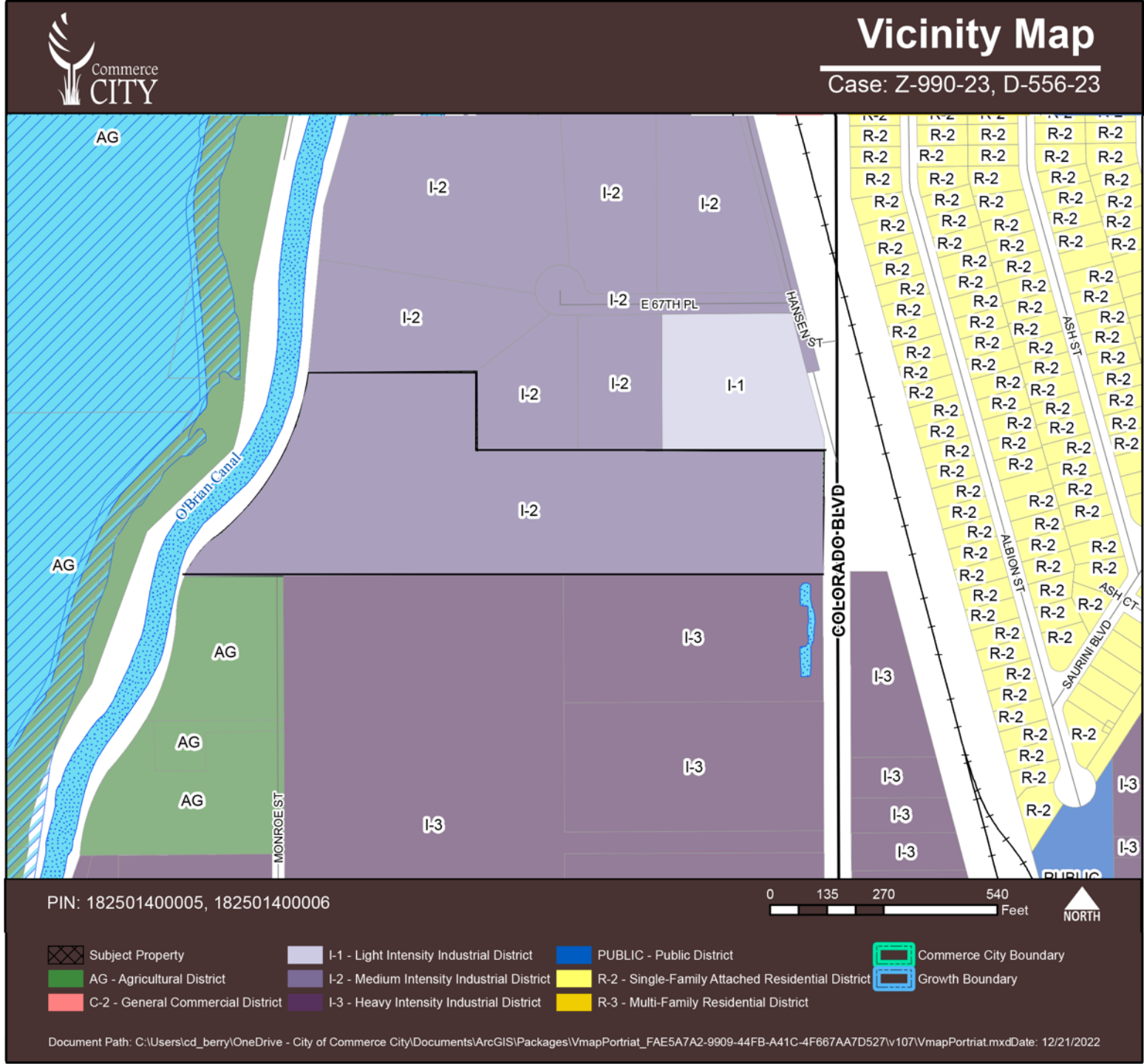


The zone change corrects a technical mistake

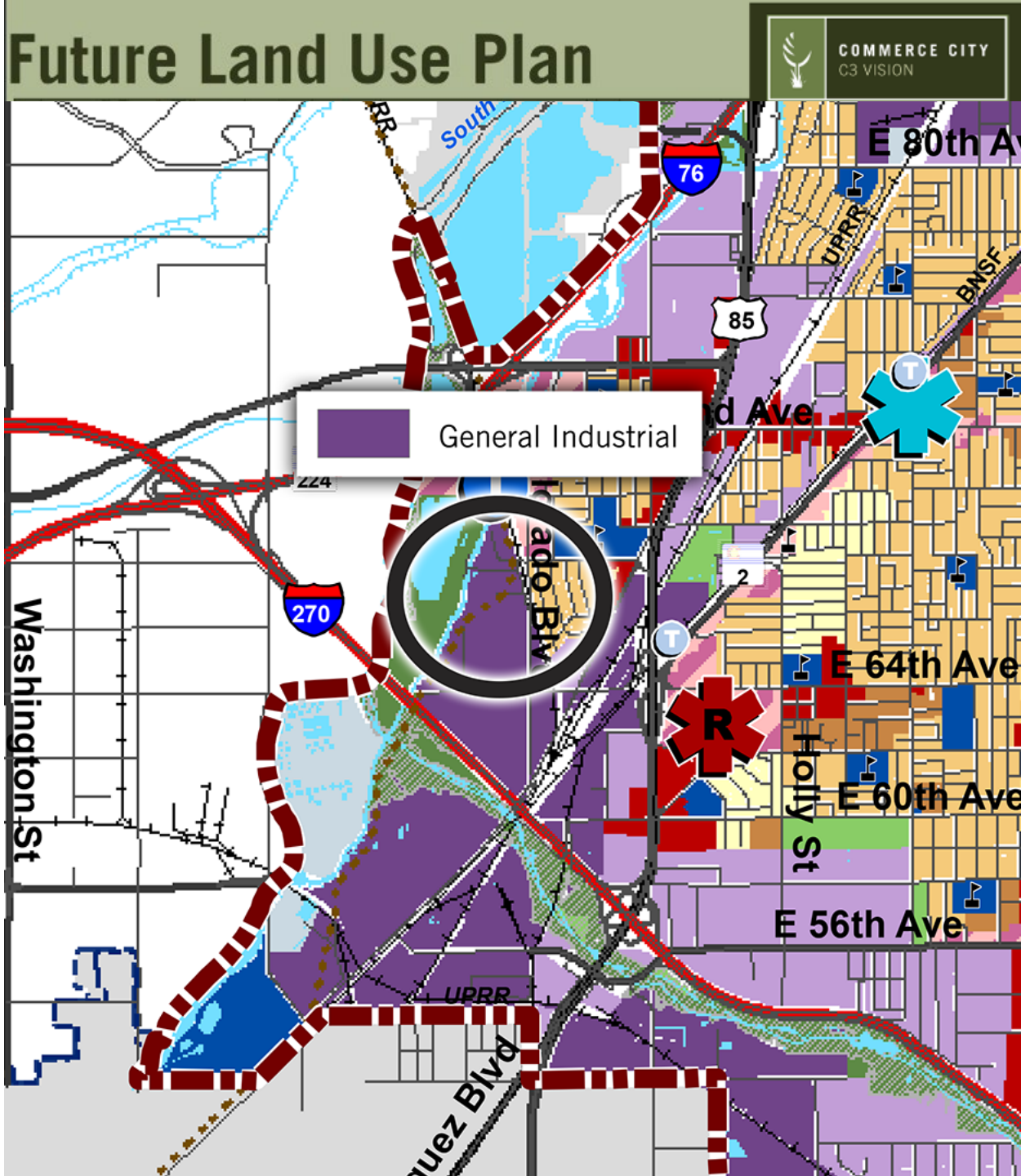
OR, the zone change ***meets all of the following***:

- Consistent with the policies and goals of the comprehensive plan
- Compatible with proposed development, surrounding land uses and the natural environment
- Efficient and adequate provision of public services
- Efficient and adequate provision of public uses
- There is a community need for the zoning district in the proposed location
- The area has changed and in the public interest to allow a new use or density

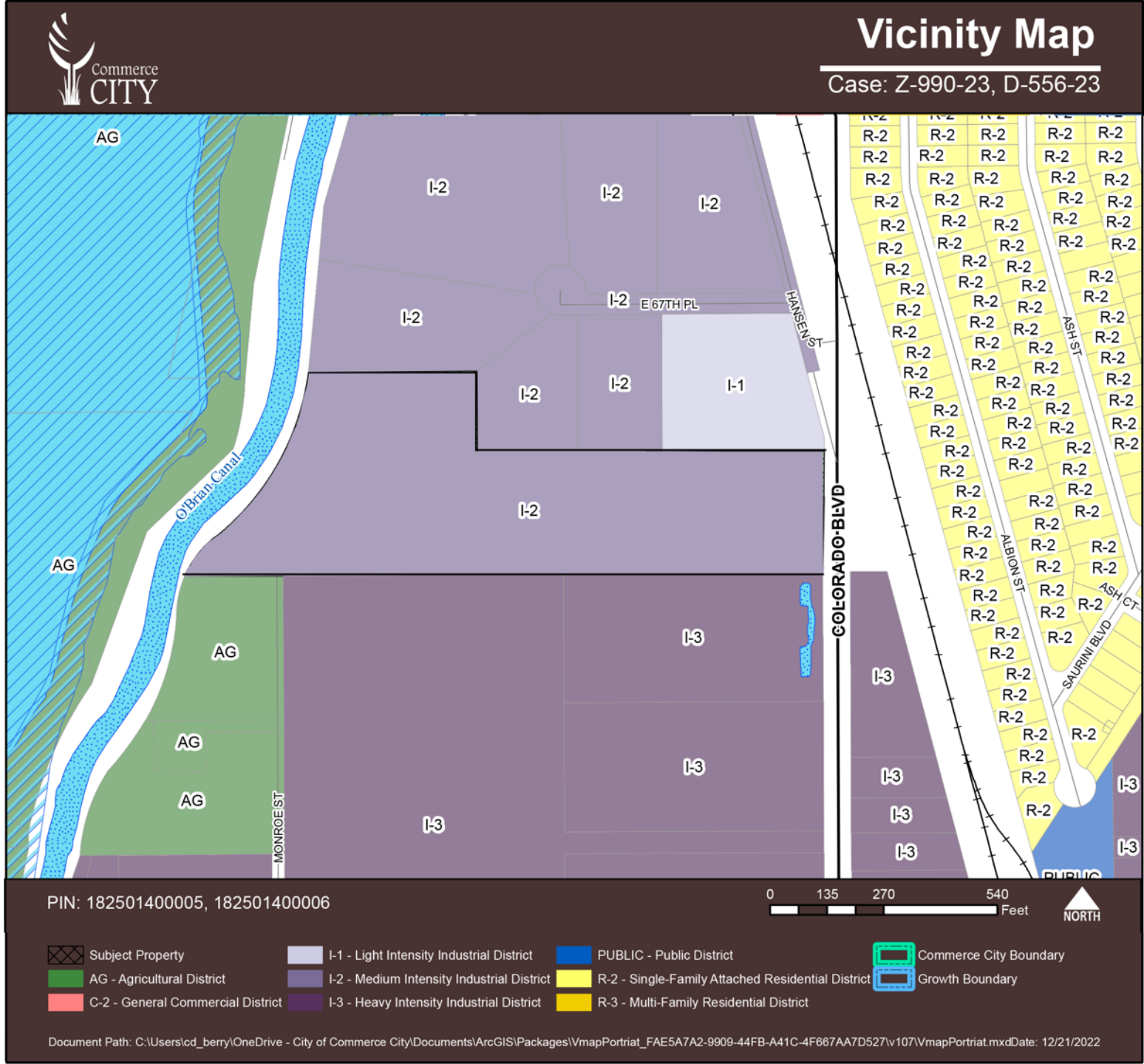
Rezoning will correct existing zoning



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*



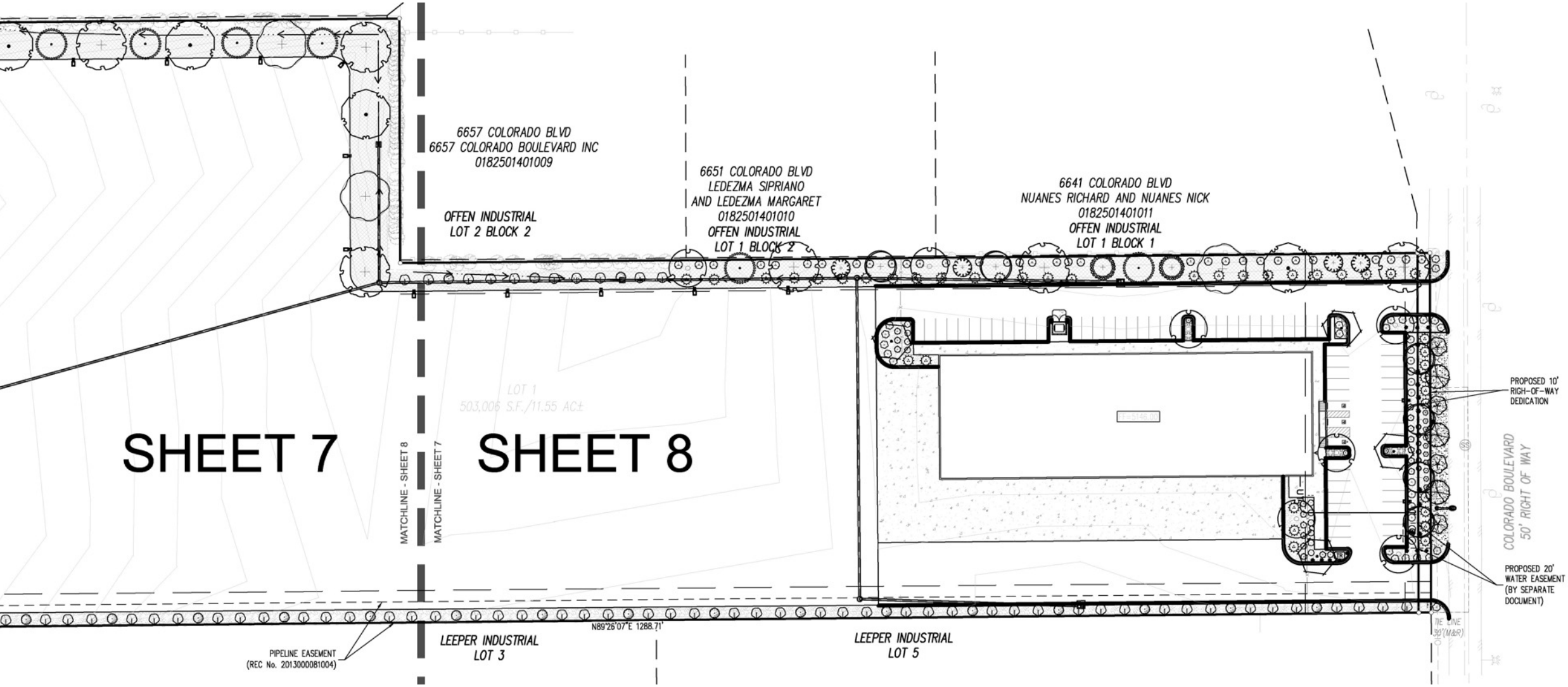
The proposed zone district and allowed uses are ***compatible with proposed development****, surrounding land uses and the natural environment*



There is a community need *for the zoning district in the proposed location*

Subsection B – General Criteria

There is a community need for the zoning district in the proposed location



Subsection B – General Criteria

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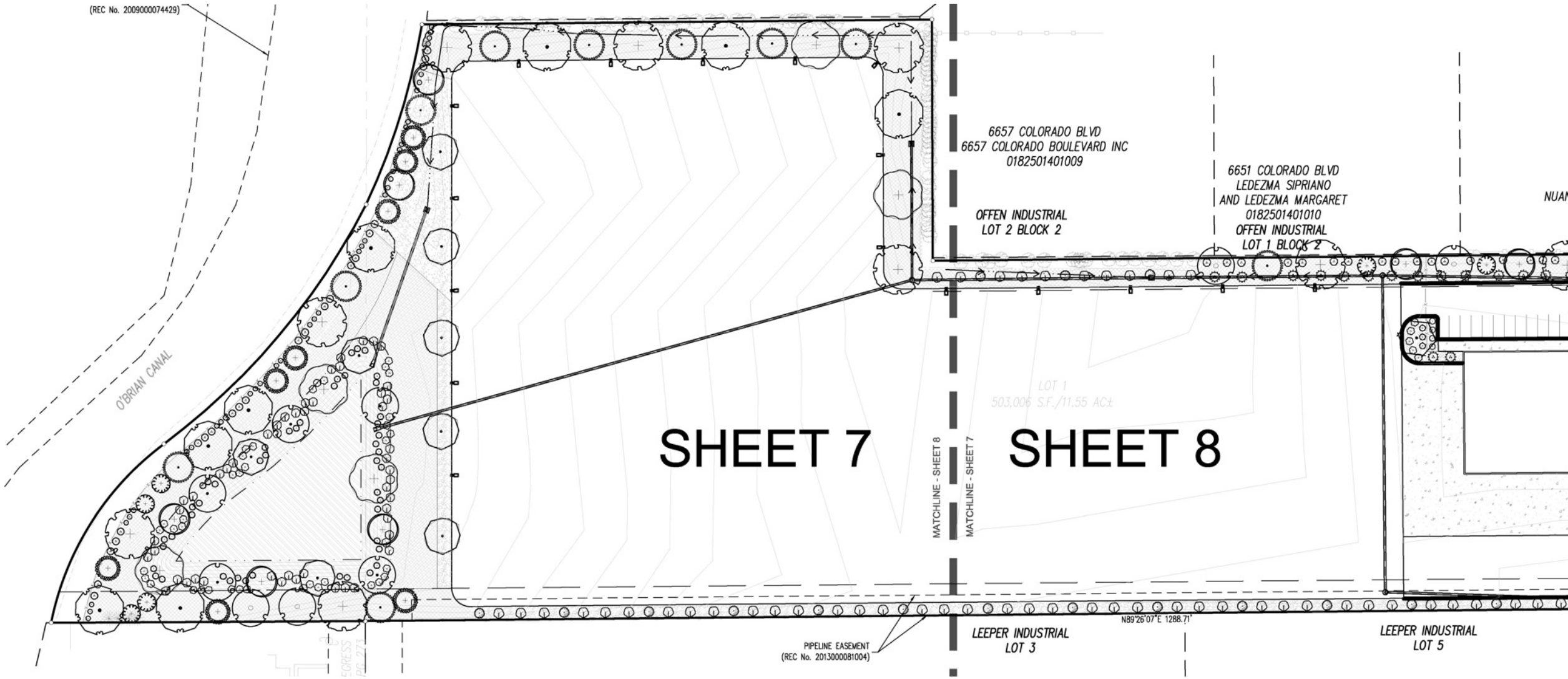
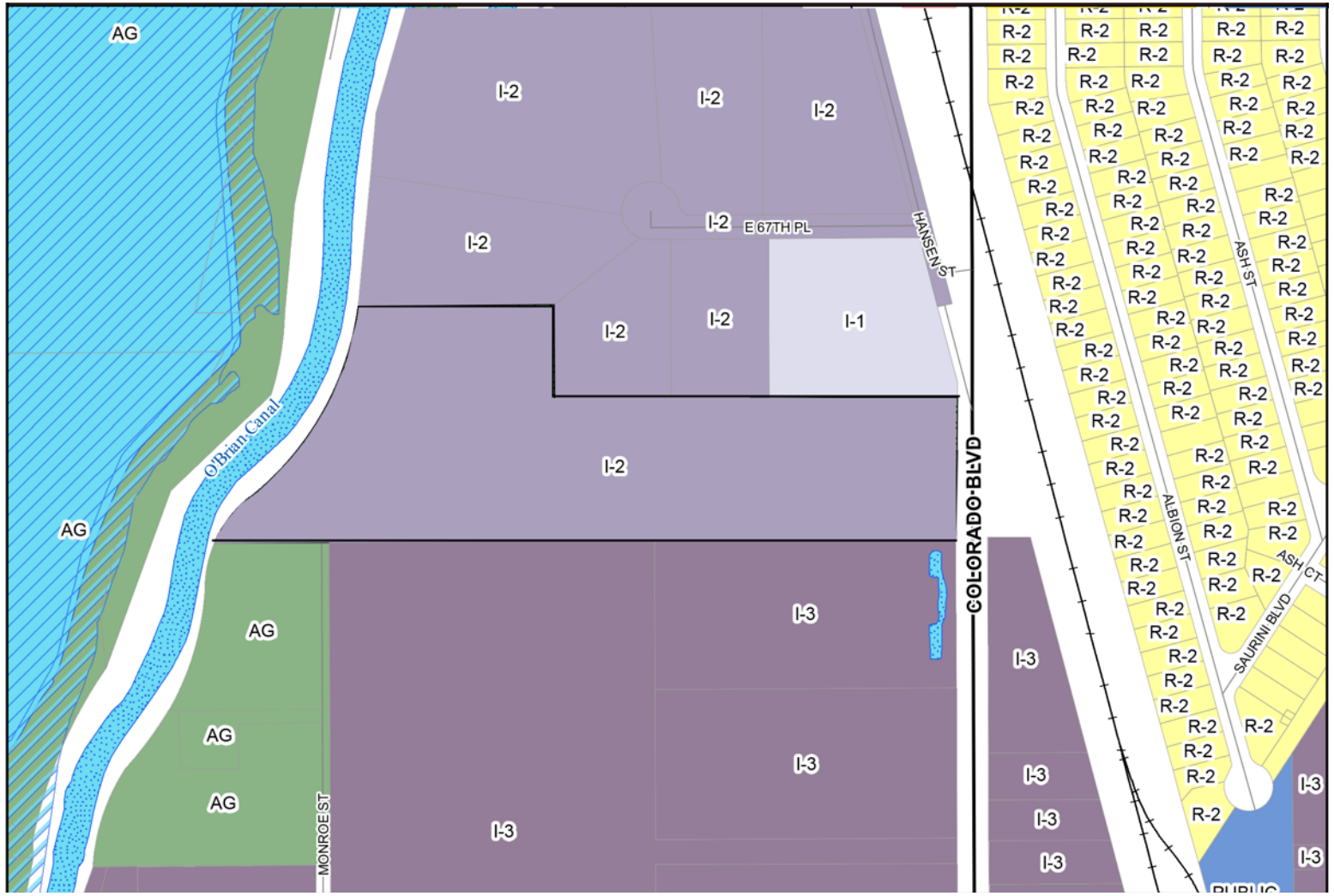


The area has changed



The zone change corrects a technical mistake

AND the zone change ***meets ALL of the following***:

- ✓ Consistent with the policies and goals of the comprehensive plan
- ✓ Compatible with proposed development, surrounding land uses and the natural environment
- ✓ Efficient and adequate provision of public services
- ✓ Efficient and adequate provision of public uses
- ✓ There is a community need for the zoning district in the proposed location
- ✓ The area has changed and in the public interest to allow a new use or density

Extra Slides

Example potential uses

- Greenhouse/nursery/tree production (with or without outdoor storage).
- Veterinary offices or clinics
- Antennas for commercial/industrial use - accessory to principal use
- Building materials and services (retail)
- Catering services
- Fuel sales
- Courier services
- Instructional services, studios (personal services)
- Furniture or major household appliance repair
- Automobile washing facility
- Office Flex
- Artisan / Handcrafted manufacturing
- Bakeries, pasta and tortilla manufacturing
- Beverage manufacturing
- Brewery
- Distillery
- Fruit and vegetable preserving, and specialty food manufacturing
- Signs manufacturing
- Architectural metals manufacturing
- Commercial indoor self-storage facility
- Warehousing and storage, general
- Arts and cultural uses
- Public administrative office or service building

No trucks are visible from Colorado Blvd.

The zone change corrects a technical mistake

AND this zone change ***meets all of the following***:

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