

Palermo Rezoning Application

RCU2016-00030
901 E 73rd Avenue

January 31, 2017

Board of County Commissioners Public Hearing

Case Manager: Greg Barnes

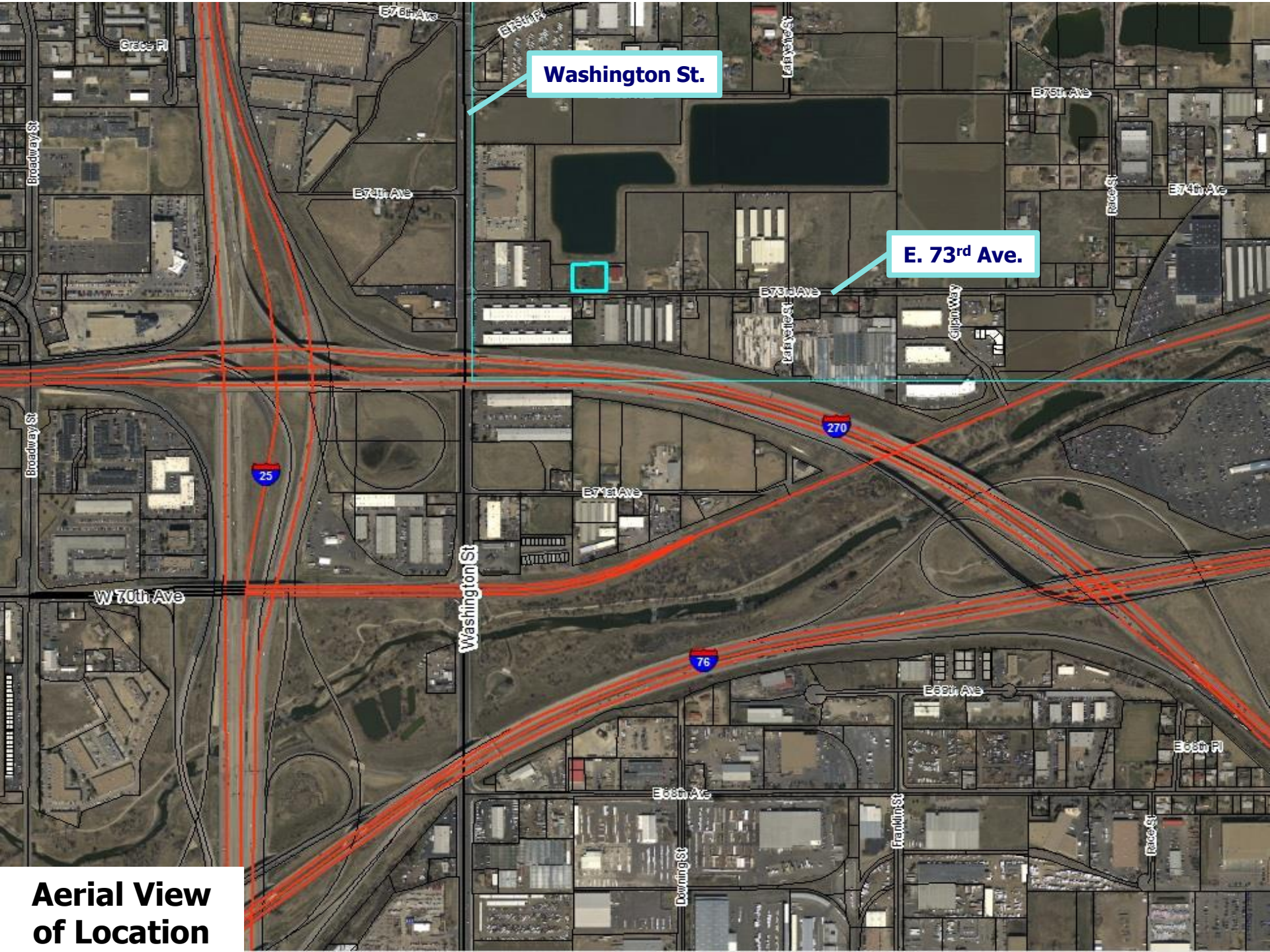


Request

Change the zoning designation from A-1 (Agricultural) to C-5 (Commercial) on a 0.74 acre property.

Background

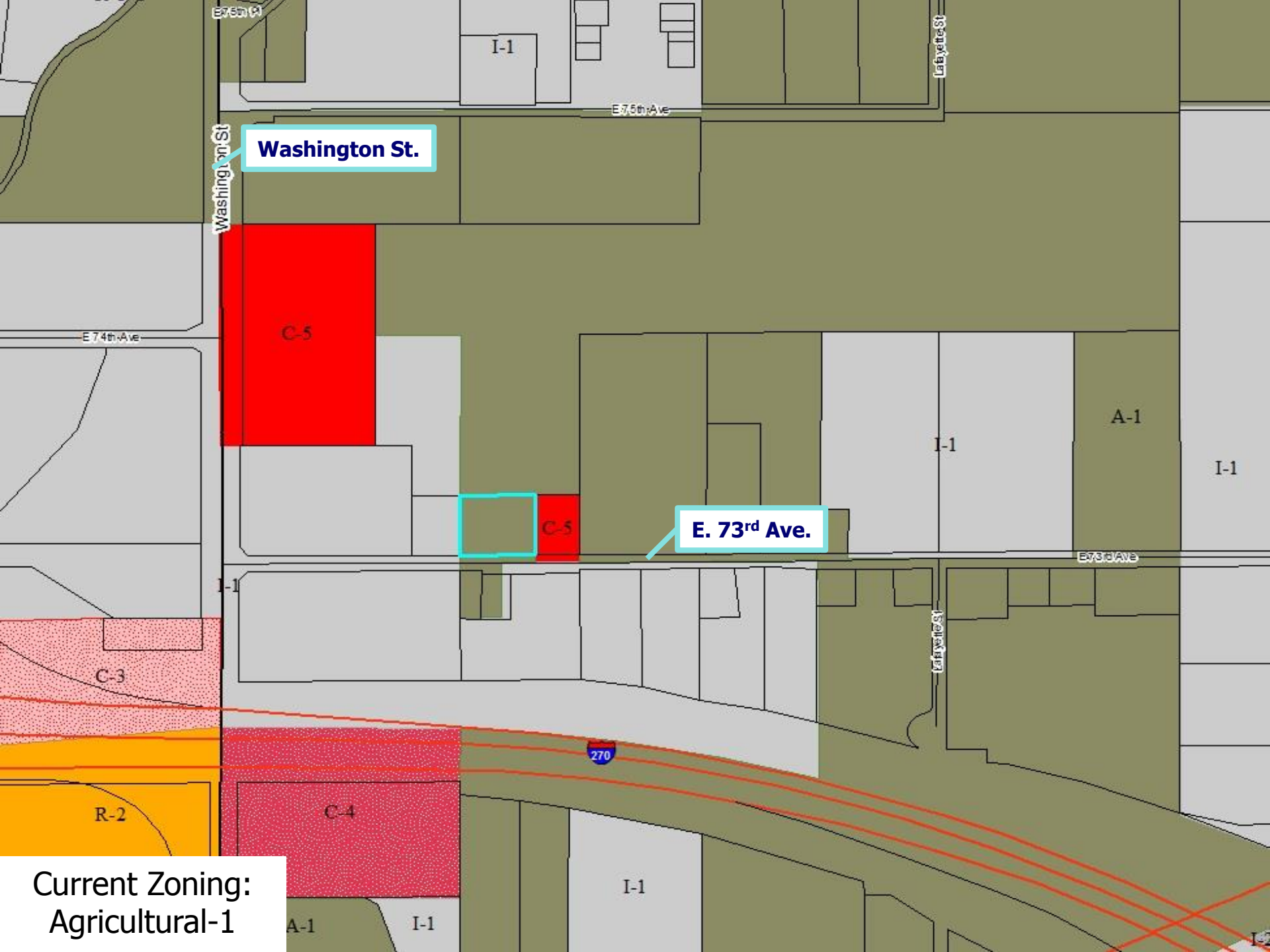
- Applicant proposing: Office & Warehousing
- Variance Application – Denied – October 2016
 - Minimum Lot Size in I-1 zone district
 - I-1 Minimum Lot Size: 1 acre
 - Subject Property: 0.74 acre



Washington St.

E. 73rd Ave.

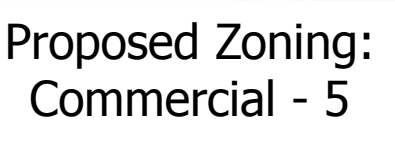
**Aerial View
of Location**



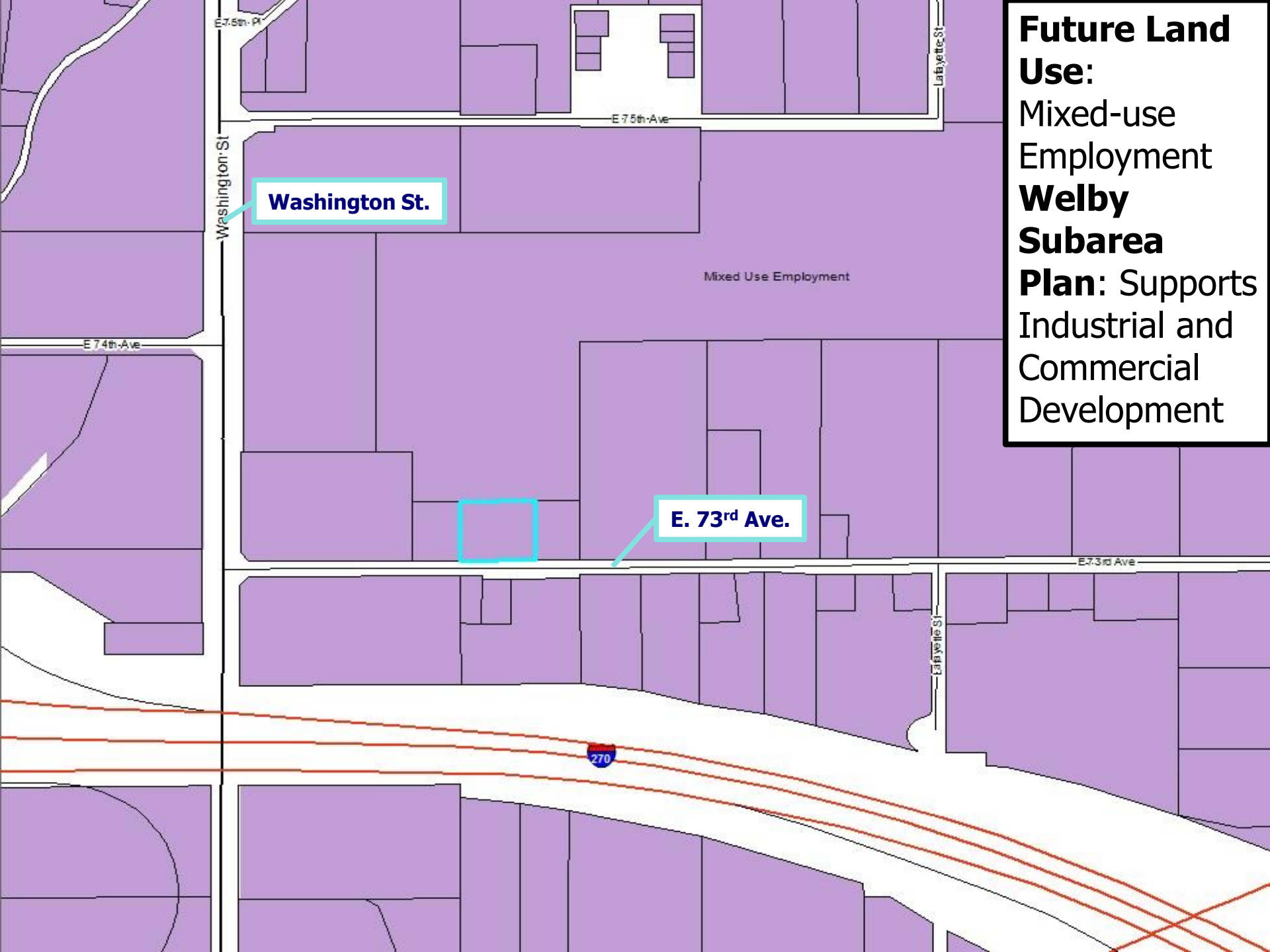
Washington St.

E. 73rd Ave.

Current Zoning:
Agricultural-1



Proposed Zoning:
Commercial - 5



E 75th Pl

Lafayette St

E 75th Ave

Washington St

Washington St.

Mixed Use Employment

E 74th Ave

E. 73rd Ave.

E 73rd Ave

Lafayette St

270

Future Land Use:
Mixed-use
Employment
Welby Subarea
Plan: Supports
Industrial and
Commercial
Development

Criteria for Rezoning Approval

Section 2-02-13-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

An aerial photograph showing a large, rectangular plot of land outlined in cyan. The plot is situated between a road to the north and a residential street to the south. To the west of the plot is a dirt lot with some debris and a yellow car. To the east is a large building with a red roof and a parking lot. The surrounding area includes a grassy field, a road, and various buildings and vehicles.

Aerial View of Property

E 78th Ave

Minimum Lot Size: None
Front Setback: 50 ft
Side setback: 5 & 15 ft.
Rear Setback: 15 ft.

Concept Plan

3500 sq/ft steel building

Paved parking lot

Office: 500 sq. ft.
Warehouse: 3,000 sq. ft.









Referral Period

# of Notices Sent to nearby property owners	# of Comments Received
23	0

750 foot referral distance

No unfavorable comments were received by staff from external referral agencies.

PC UPDATE

- Heard by Planning Commission on January 12, 2017
 - Unanimously recommended approval
- No public testimony

Recommendation

- Staff recommends **Approval** of the Rezoning Application with 4 Findings-of-Fact.

Findings of Fact

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.