

# Spear Security Rezoning

## RCU2017-00013

June 20, 2017

Board of County Commissioners

**Community and Economic Development**

**Case Manager: Libbie Adams**



# Request

- Rezone from Agriculture-1 (A-1) to Commercial-3 (C-3)

# Background

- Currently used as security office
- Received Conditional Use Permit in 2007



E 68<sup>th</sup> Avenue

Interstate 270

York Street





E 68<sup>th</sup> Avenue

R-1-C

E 68th Ave

A-1

1825

I-2

Interstate 270

York Street

Purpose of A-1:  
provide a rural  
single-family dwelling  
district with limited  
farming uses

C-3

P-U-D

C-4

E 68<sup>th</sup> Avenue

R-1-C

E 68th Ave

A-1

Interstate 270

I-2

York Street

I-2

1825

Purpose of C-3:  
provide retail  
shopping and  
personal services for  
persons residing in  
Adams County

C-3

P-U-D

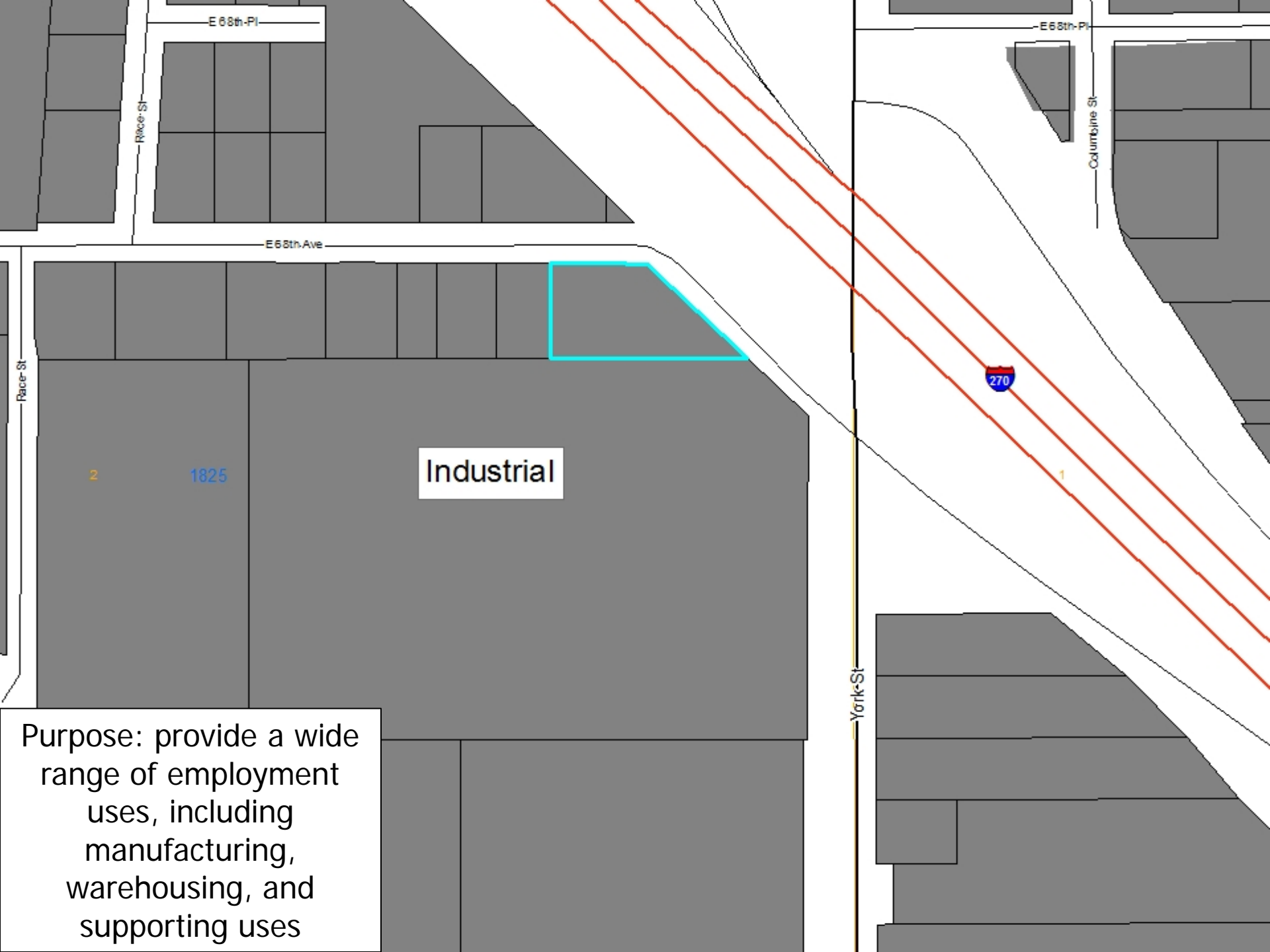
C-4

# Rezoning Criteria

Section 2-02-13-06-02

- Consistent with Comprehensive Plan
- Consistent with purposes of standards and regulations
- Complies with requirements of standards and regulations
- Compatible with surrounding area





E 68th Pl

Race St

E 68th Ave

E 68th Pl

Columbine St

Race St

York St

Industrial

2

1825

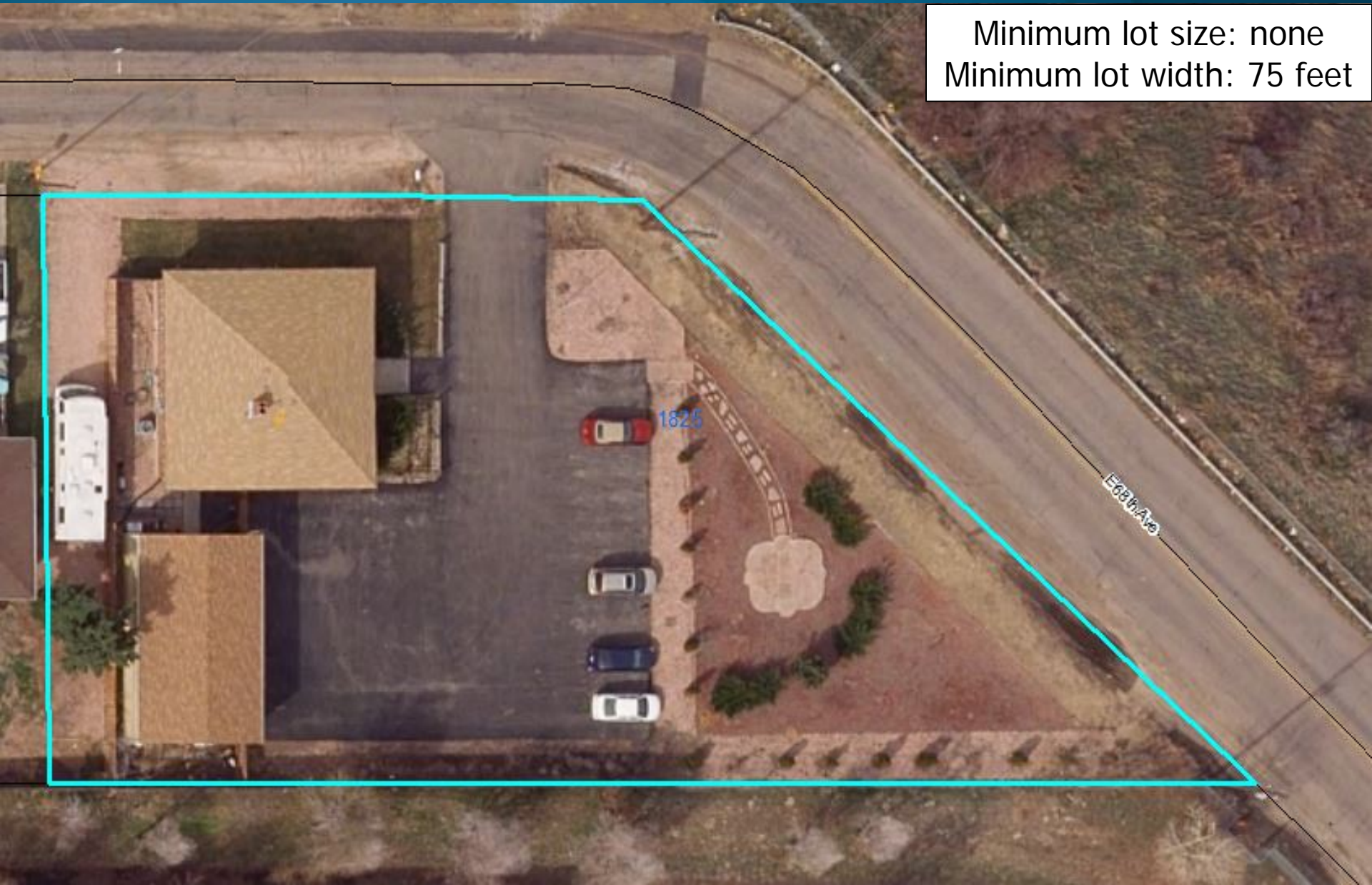
270

1

Purpose: provide a wide range of employment uses, including manufacturing, warehousing, and supporting uses

# C-3 Standards

Minimum lot size: none  
Minimum lot width: 75 feet



# Referral Comments

- No concerns:
  - CDOT, Tri County, and Xcel
- Development Services Engineering:
  - Shall use existing access
- Property Owners within 600 feet of subject site

Notifications Sent	Comments Received
37	4

- Concerned with other uses allowed in C-3



# Planning Commission Update

- PC heard this case on 5/25/17
  - Unanimous approval
  - No testimony from public

South from E 68<sup>th</sup> Ave





Looking west on the  
property





West along E 68<sup>th</sup> Ave





North from W 64<sup>th</sup> Ave





East along E 68<sup>th</sup> Ave





Looking Southwest into  
the site



# Staff Recommendation

- Staff determination is the request and the proposed use of the property is consistent with:
  - Adams County Development Standards and Regulations,
  - Surrounding area,
  - Comprehensive Plan,
- Staff recommends **Approval** based on 4 Findings-of-Fact and 1 note.



# Findings of Fact (Rezoning)

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.

# Notes to Applicant

1. Per Section 3-20-07-06, the hours of operation shall be restricted to 7 a.m. to 12 a.m.