

Dollar General

RCU2018-00002

May 15, 2018

Board of County Commissioners

Community and Economic Development

Case Manager: Emily Collins



Request

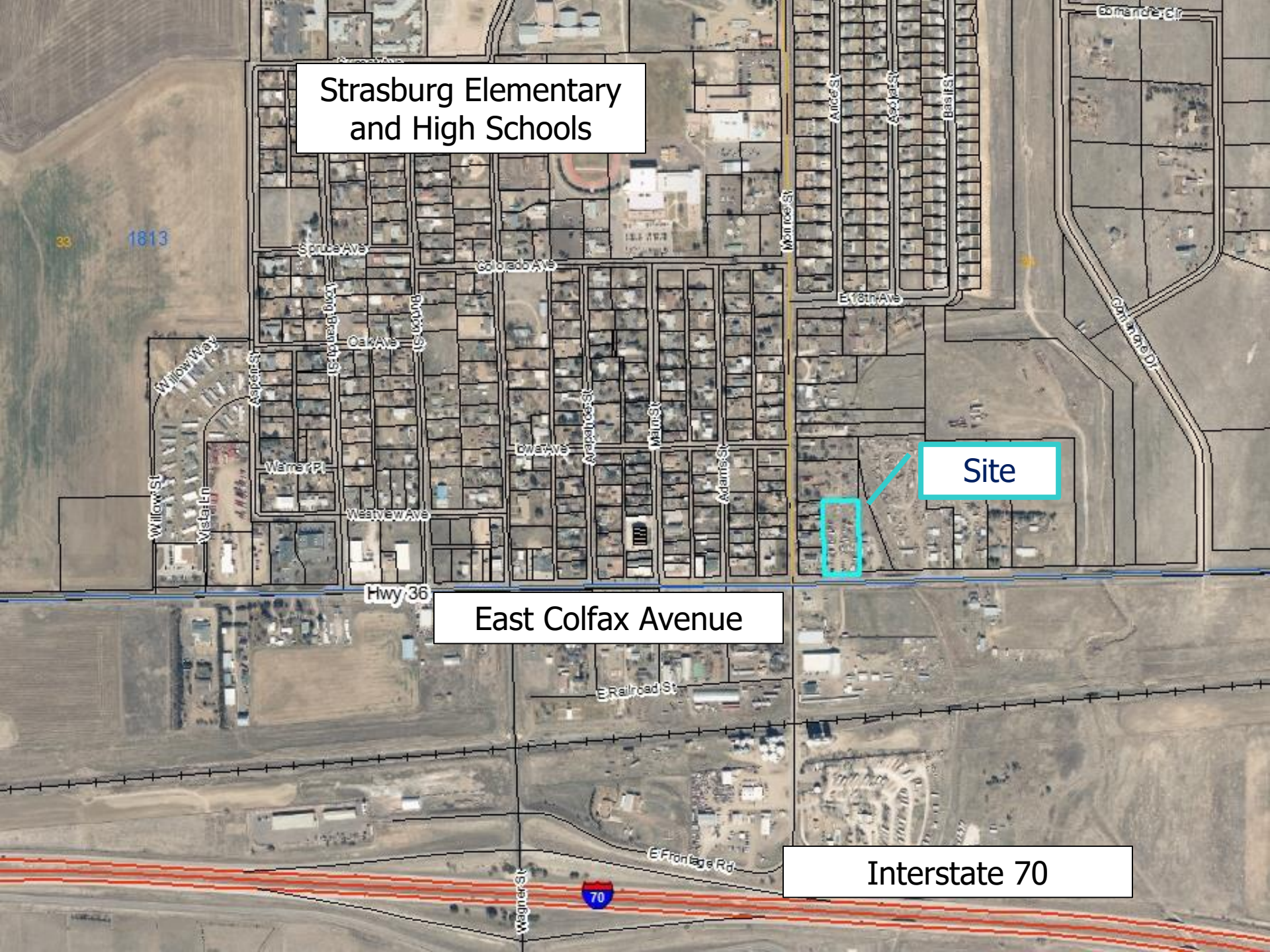
- Rezone
 - Existing: Agricultural-3 (A-3)
 - Proposed: Commercial-4 (C-4)

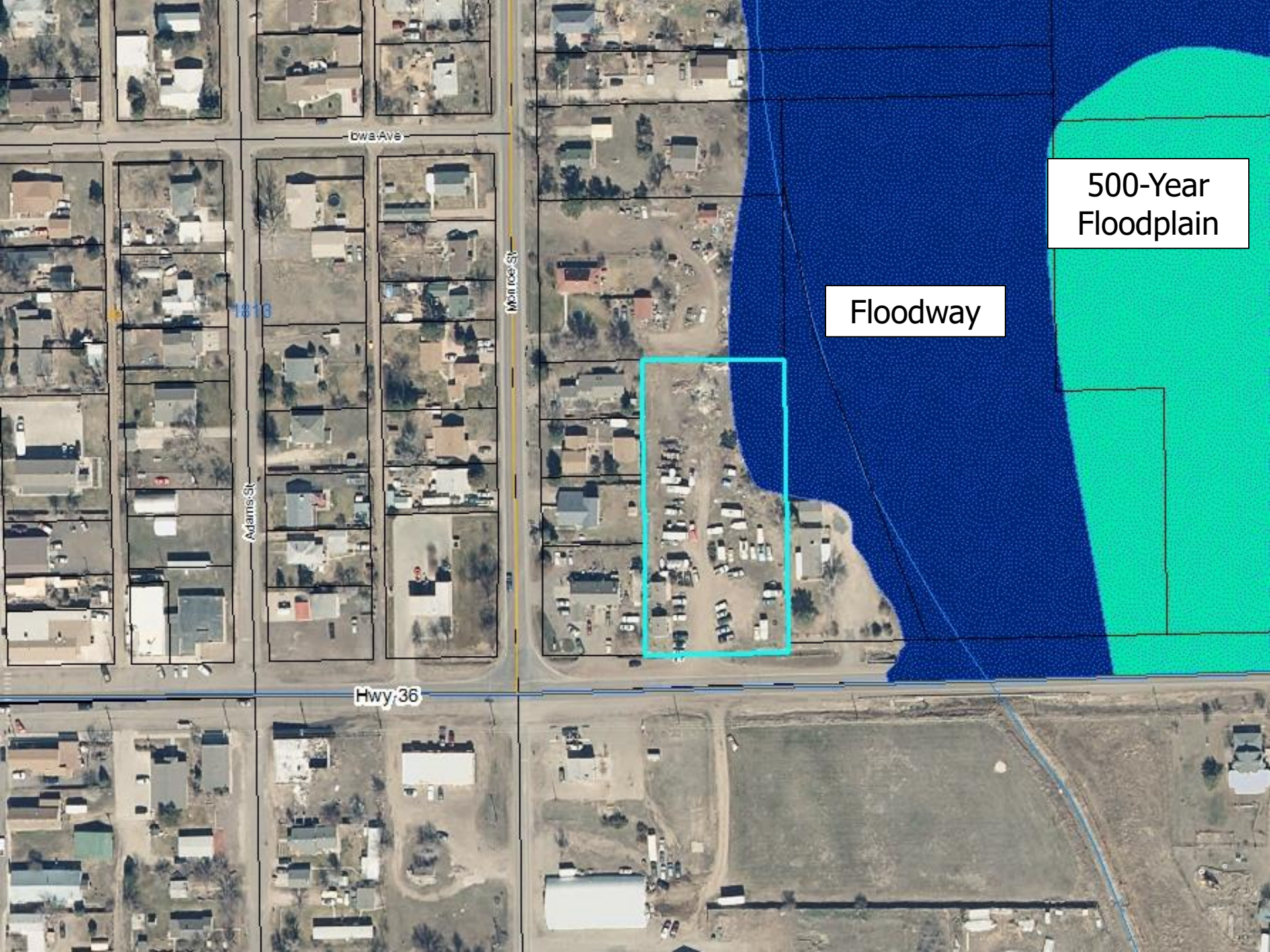
Strasburg Elementary
and High Schools

Site

East Colfax Avenue

Interstate 70





500-Year
Floodplain

Floodway

bwa Ave

1818

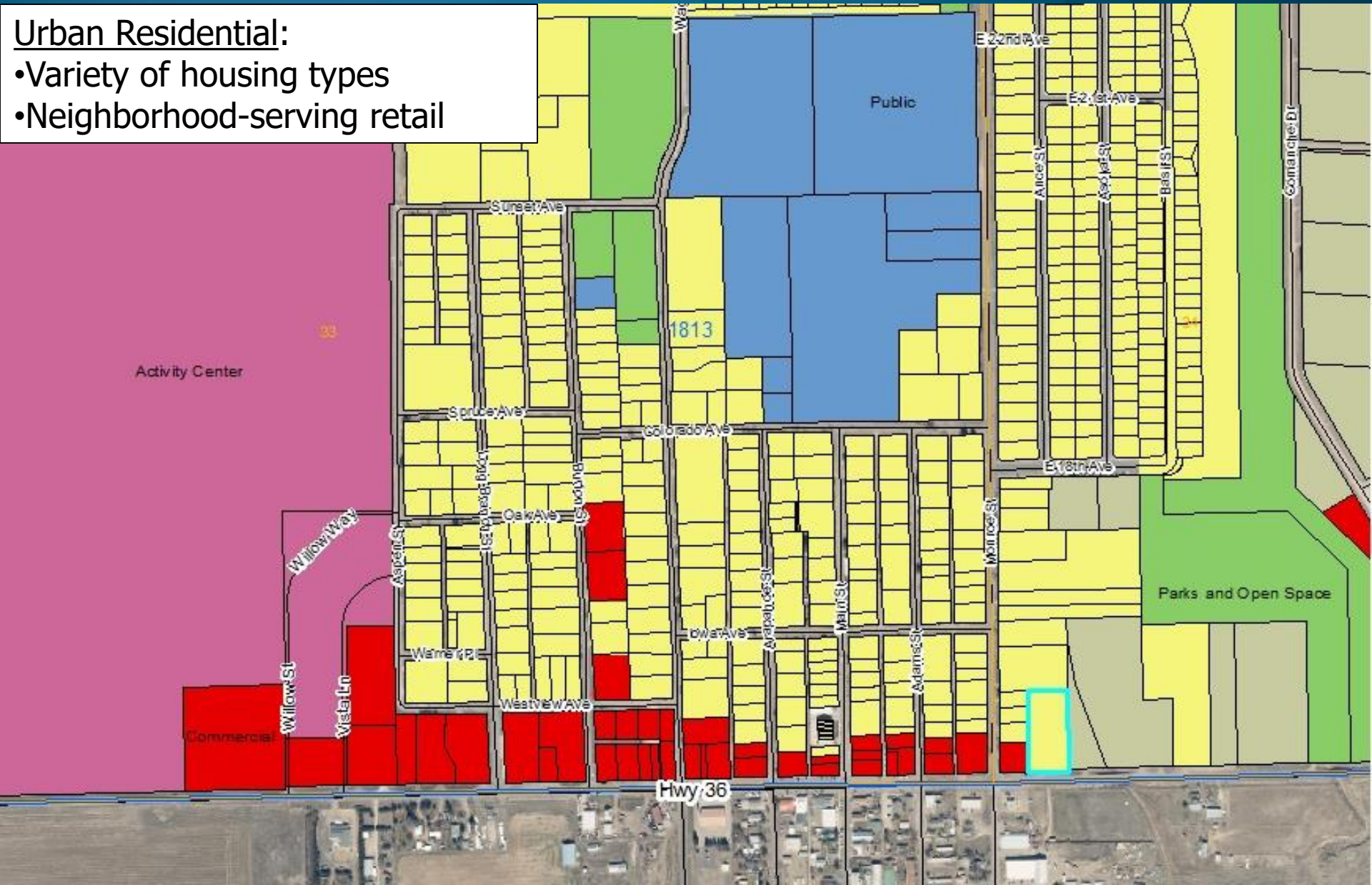
Adams St

Hwy 36

Future Land Use Designation

Urban Residential:

- Variety of housing types
- Neighborhood-serving retail



Rezoning Criteria

Section 2-02-13-06-02

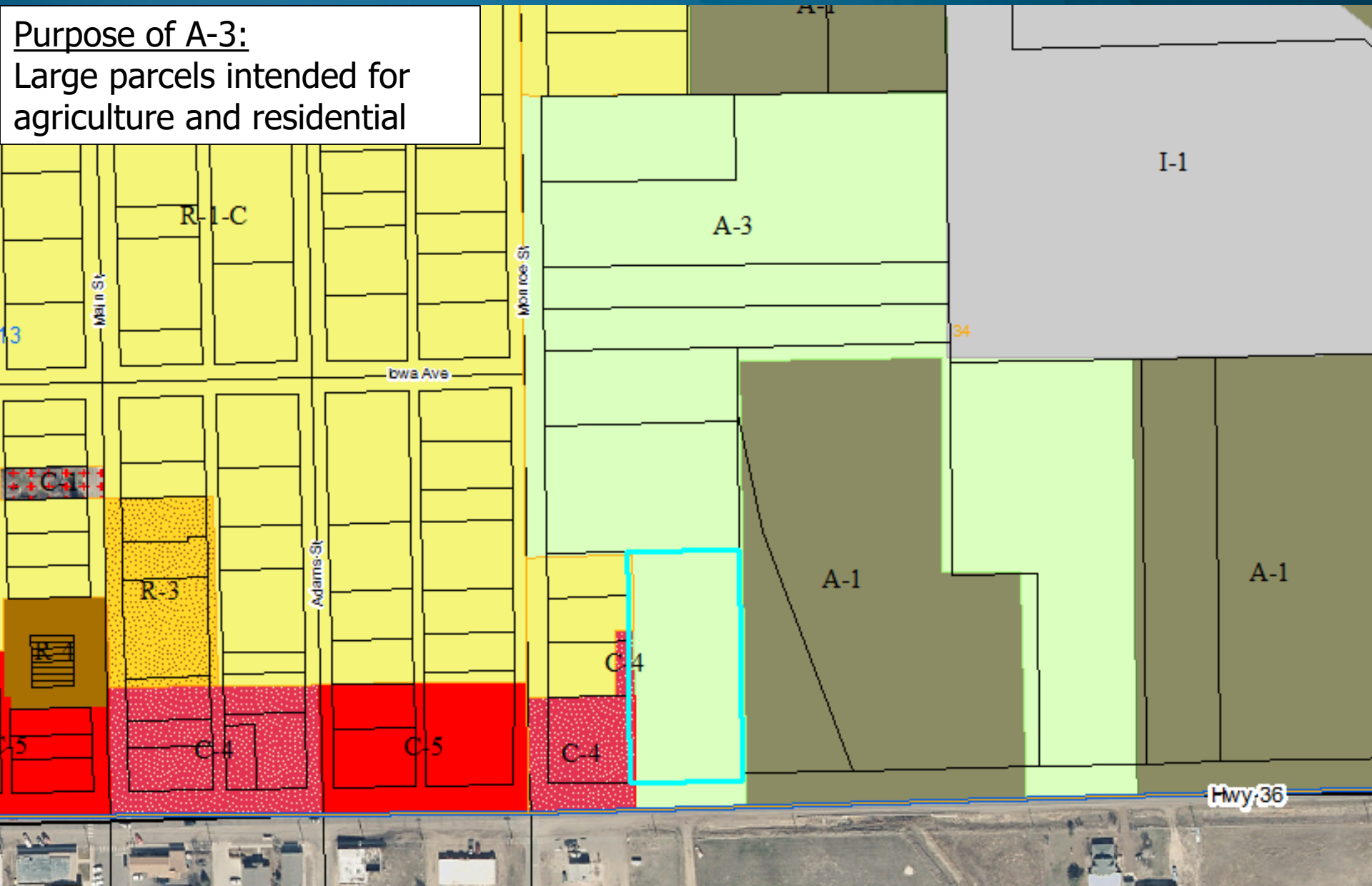
1. Consistent with Comprehensive Plan
2. Consistent with purposes of standards and regulations
3. Complies with requirements of standards and regulations
4. Compatible with surrounding area

Staff Analysis

- Commercial and service uses would support the growing community
- Adjacent to existing commercial uses on Colfax Ave.
- East Colfax Avenue is a primary arterial and commercial main street in Strasburg
- During development, buffers, screening, and access requirements would ensure compatibility with nearby residential areas

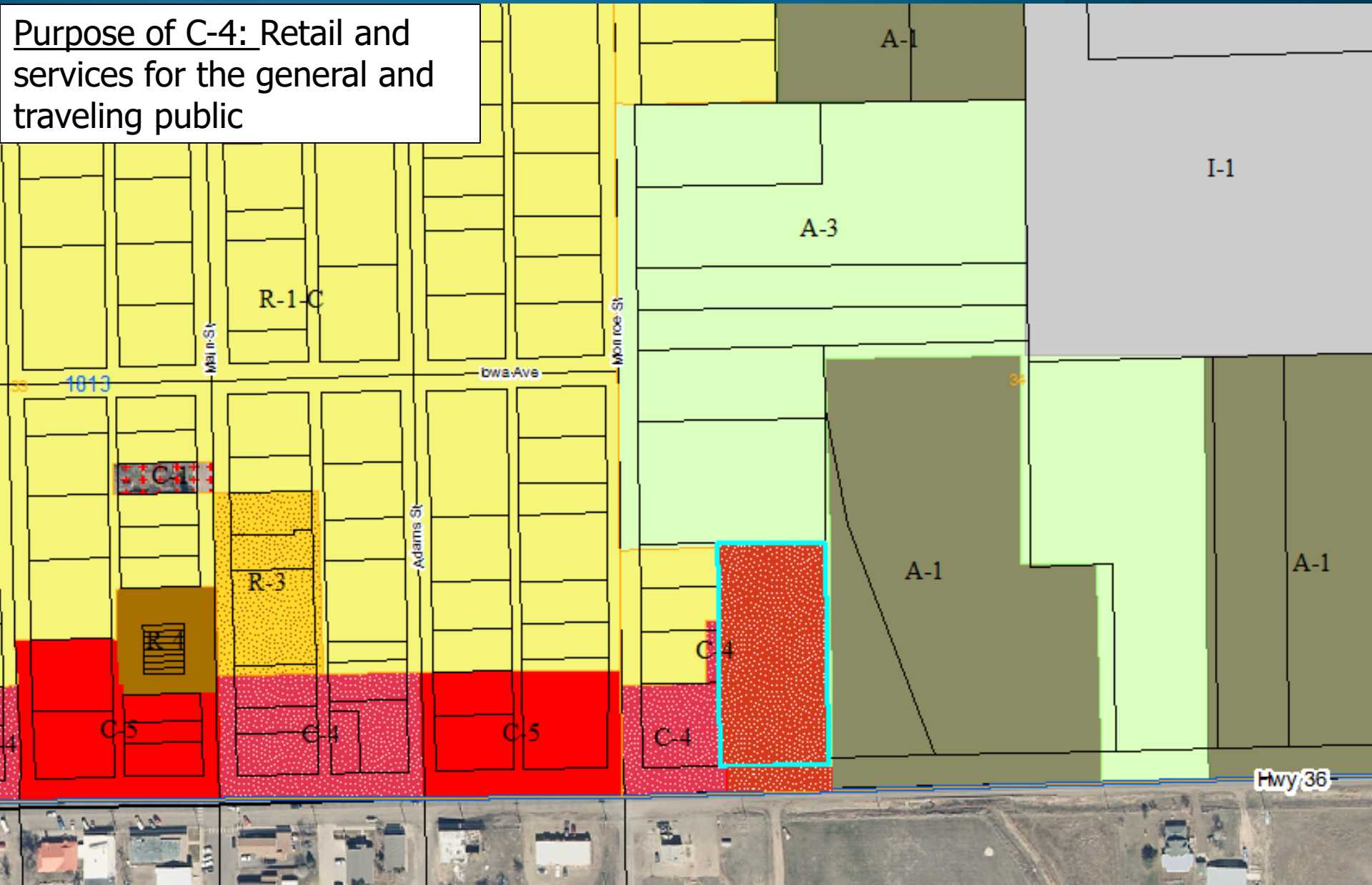
Existing Zoning

Purpose of A-3:
Large parcels intended for
agriculture and residential

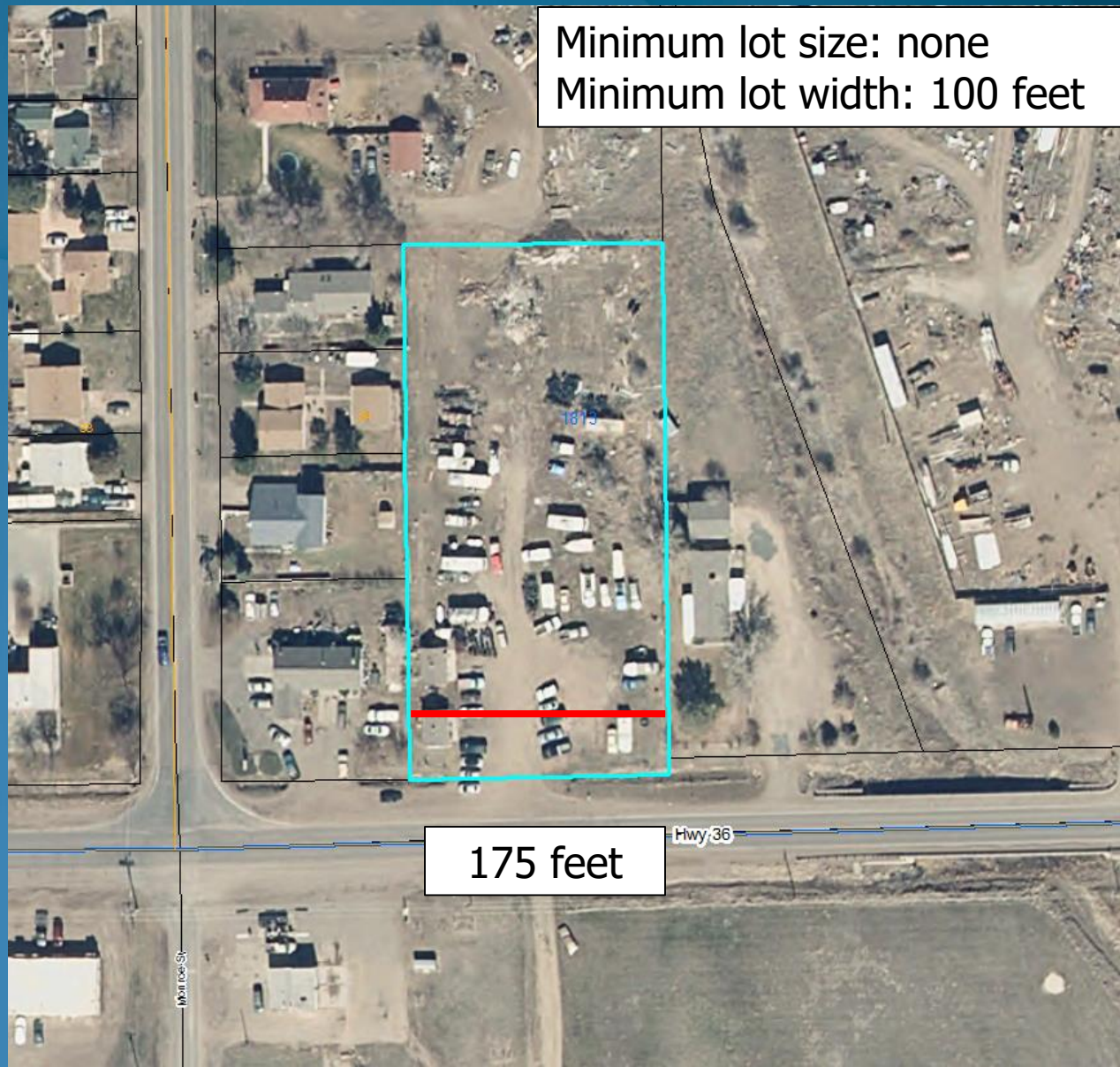


Proposed Zoning Map Amendment

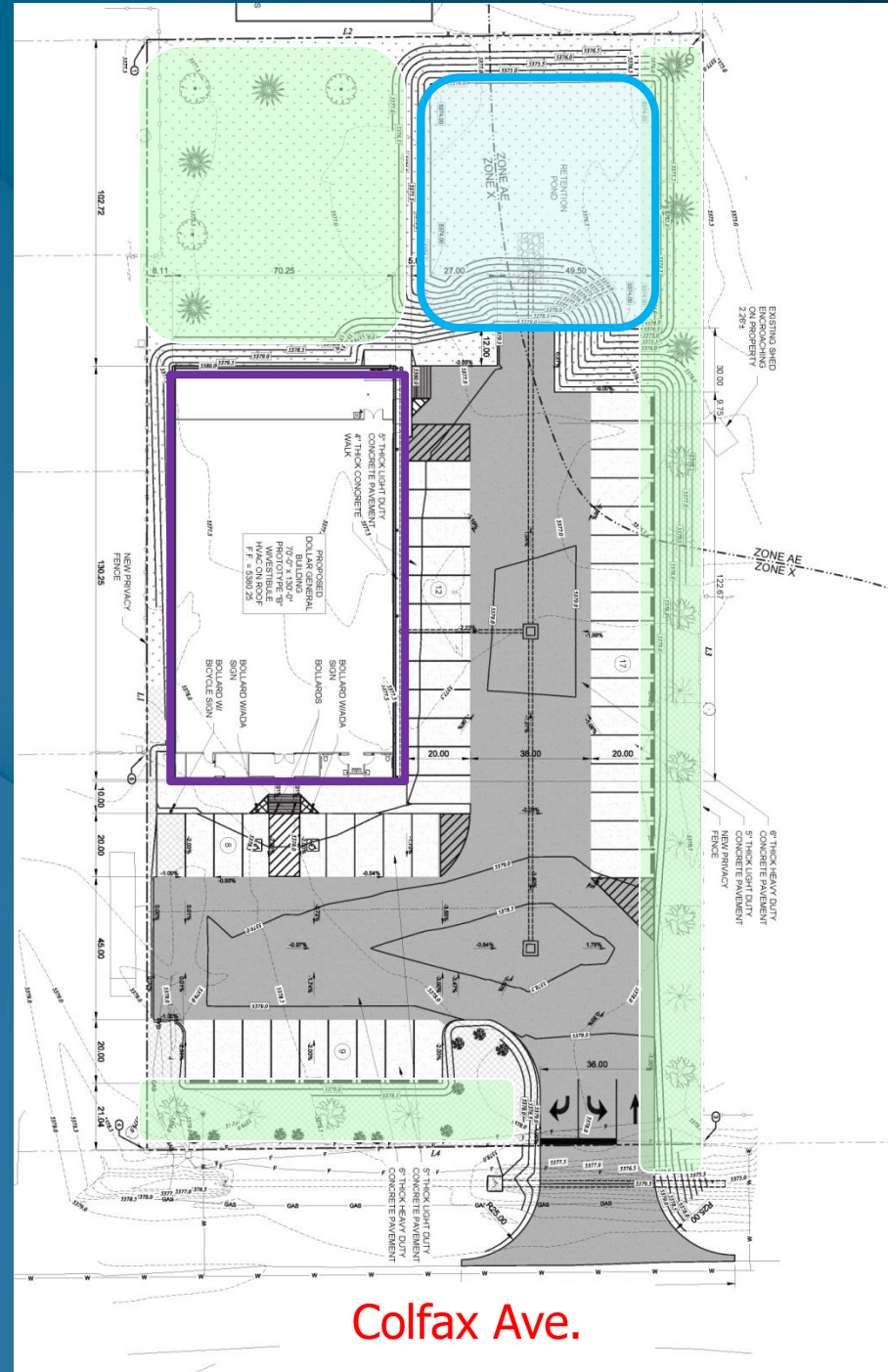
Purpose of C-4: Retail and services for the general and traveling public



C-4 Standards



Colfax Ave.



North from East Colfax



North area of the property







South of the property



**East toward the property
from Monroe Street**



Referral Comments

- No concerns:
 - Strasburg Fire Protection, Brighton Fire, CDOT, Tri County, Xcel
- Development review
 - Public improvements and right-of-way dedication required at time of development (building permit review)
- Property Owners within 750 feet of subject site

Notifications Sent	Comments Received
62	0

PC Update

- Public Hearing: April 26, 2018
- PC Discussion items:
 - Verification of adequate public infrastructure (water, sewer, gas)
 - Applicant confirmed water, sewer, and gas would be extended to the site
 - Potential intense uses in C-4
 - Staff informed the PC that potentially intense uses would require a Conditional Use Permit
- Voted (6-0) for approval
- The Planning Commission and Staff recommended **approval** of RCU2018-00002 with 4 Findings-of-Fact