

8290 Steele Street Rezone

RCU2019-00011

8290 Steele Street

August 13, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Libby Tart



Request

Rezoning:

- Current Zoning: Agricultural-3 (A-3)
- Proposed Zoning: Industrial-1 (I-1)

Aerial Map

East 86th Avenue

Welby/Devonshire

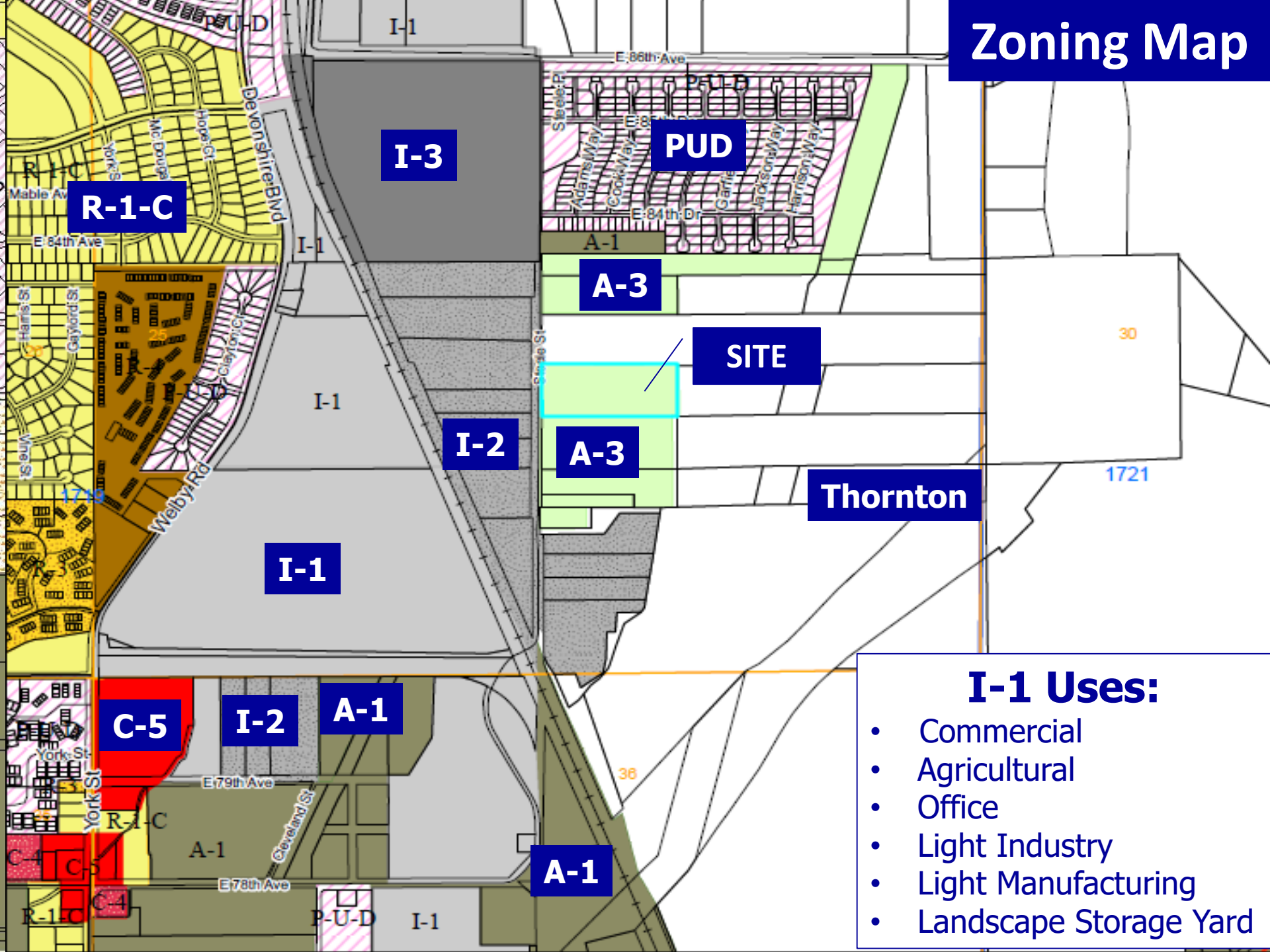
York Street

Steele Street

SITE



Zoning Map



PUD

R-1-C

I-3

A-3

SITE

A-3

I-2

Thornton

I-1

C-5

I-2

A-1

A-1

I-1 Uses:

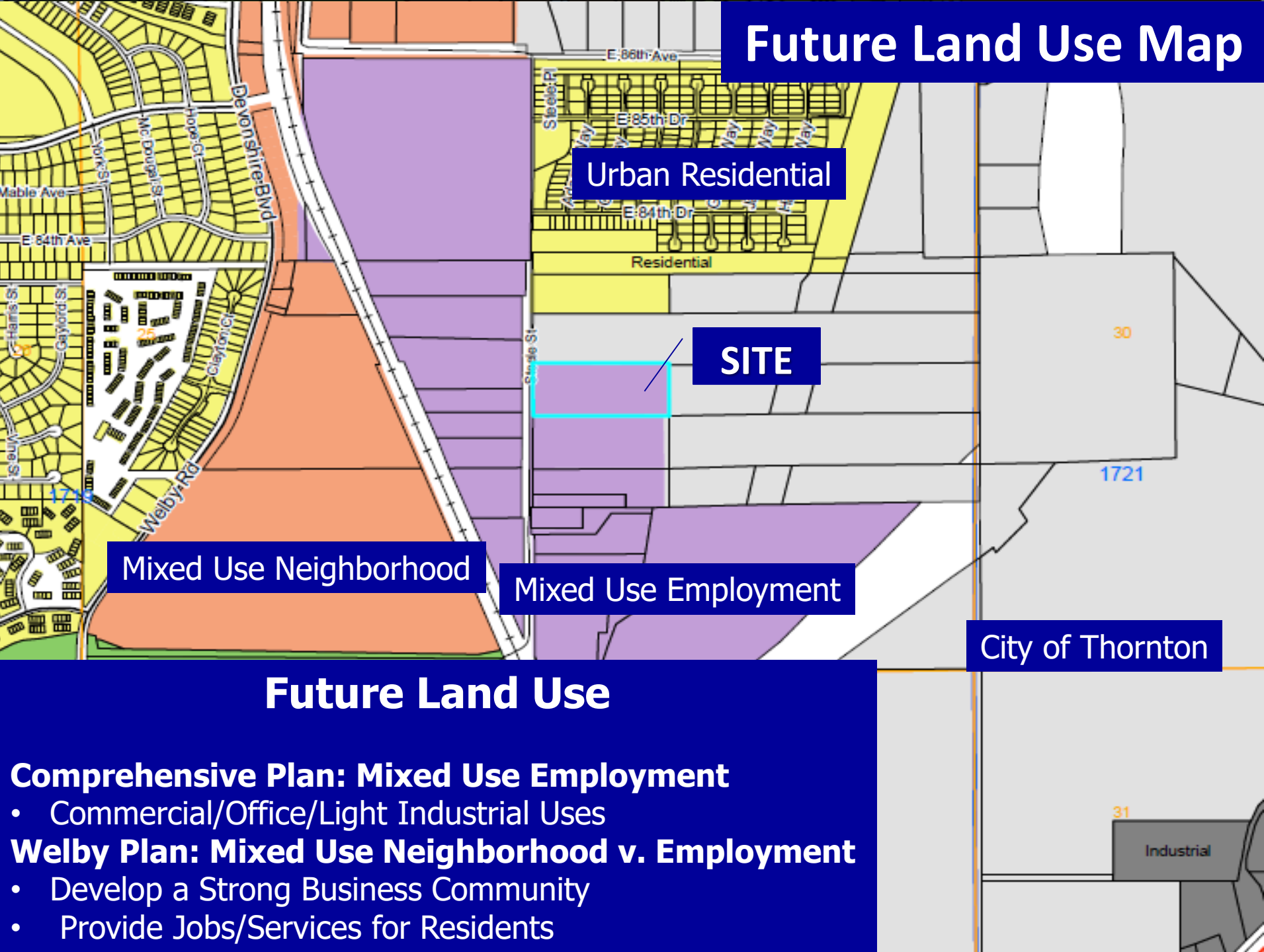
- Commercial
- Agricultural
- Office
- Light Industry
- Light Manufacturing
- Landscape Storage Yard

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

Future Land Use Map



Urban Residential

SITE

Mixed Use Neighborhood

Mixed Use Employment

City of Thornton

Future Land Use

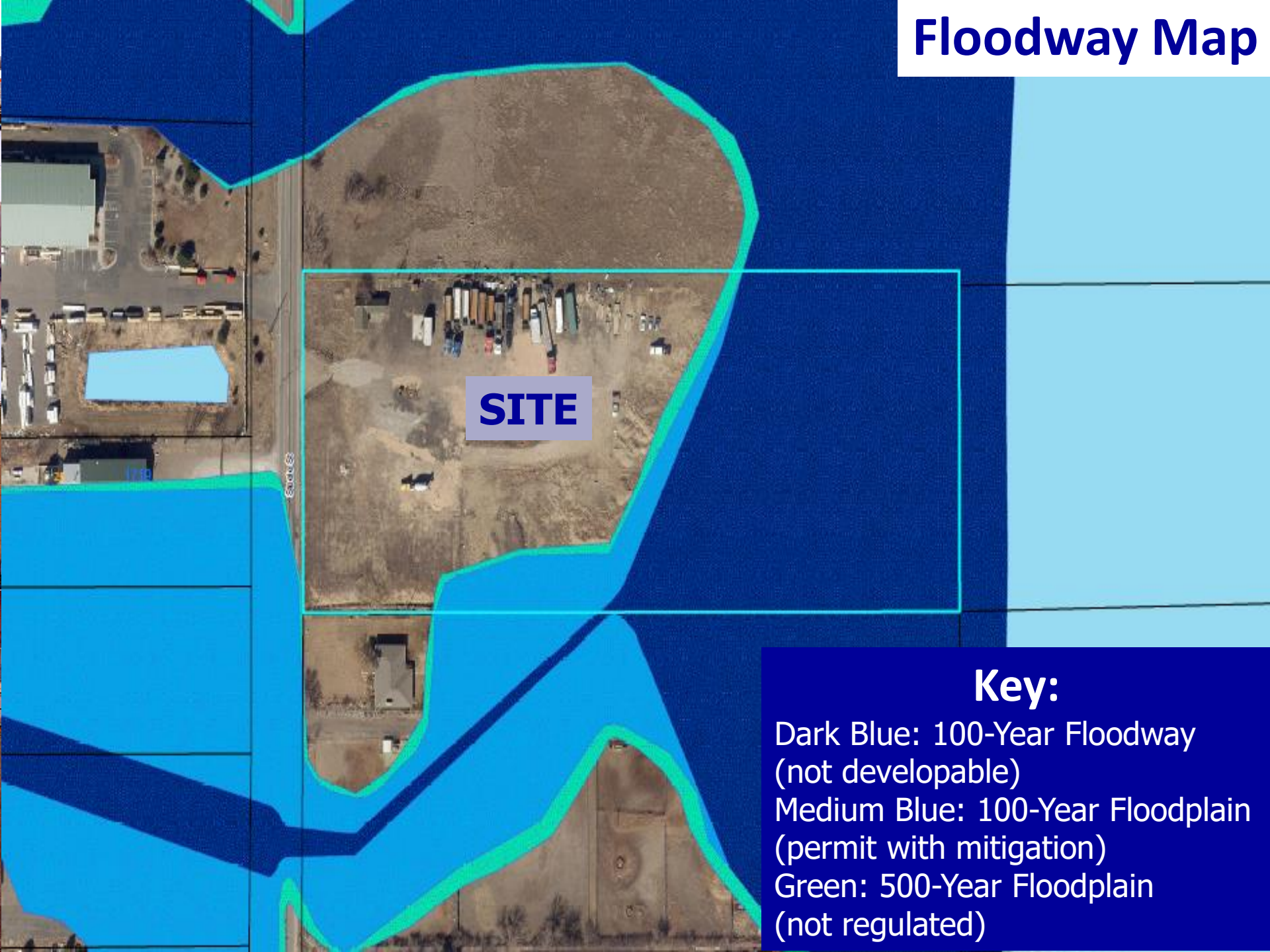
Comprehensive Plan: Mixed Use Employment

- Commercial/Office/Light Industrial Uses

Welby Plan: Mixed Use Neighborhood v. Employment

- Develop a Strong Business Community
- Provide Jobs/Services for Residents

Floodway Map



SITE

Key:

Dark Blue: 100-Year Floodway
(not developable)

Medium Blue: 100-Year Floodplain
(permit with mitigation)

Green: 500-Year Floodplain
(not regulated)

Photo Looking South on Steele Street



Photo Looking North on Steele Street



Photo Looking West



Photo Looking East Into Site



Referral Period

Notices sent to property owners and occupants*	# of Comments Received
38	2

* Property owners and occupants within 1500 feet were notified

Comments: Neighbor from the south - preference for development to not be heavily developed with vehicle storage/parking areas. Neighbor to north – concerns with truck traffic impacts and speed limits.

Referral Agencies:

Responding with Concerns:

- Xcel Energy – Initially commented and comments were clarified as a mapping error
- TCHD – Acknowledged that parcel is located in N. Washington Water and Sanitation District.
- CDPHE – Also acknowledged the water district.
- City of Thornton – No building permit shall be issued until complete construction of the outfall storm system and an extended detention basin

Responded without concerns: CDOT, Thornton Fire Rescue

Summary

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

Planning Commission

- Public Hearing on July 25, 2019
- Recommended APPROVAL on a Vote of 7-0
- 1 public comment
 - Concerns about fallen/missing traffic signs and speeds along Steele Street
 - *Public Works working on the missing sign concern*
 - *CIP project along 86-88th Steele funded*

PC and Staff Recommendation

The Planning Commission and Staff recommend
approval of the proposed Rezoning
(RCU2019-00011 –8290 Steele Street) with 4
Findings-of-Fact.