

Center Greenhouse

PRC2018-00021

7220 Lafayette Street

August 20, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Requests

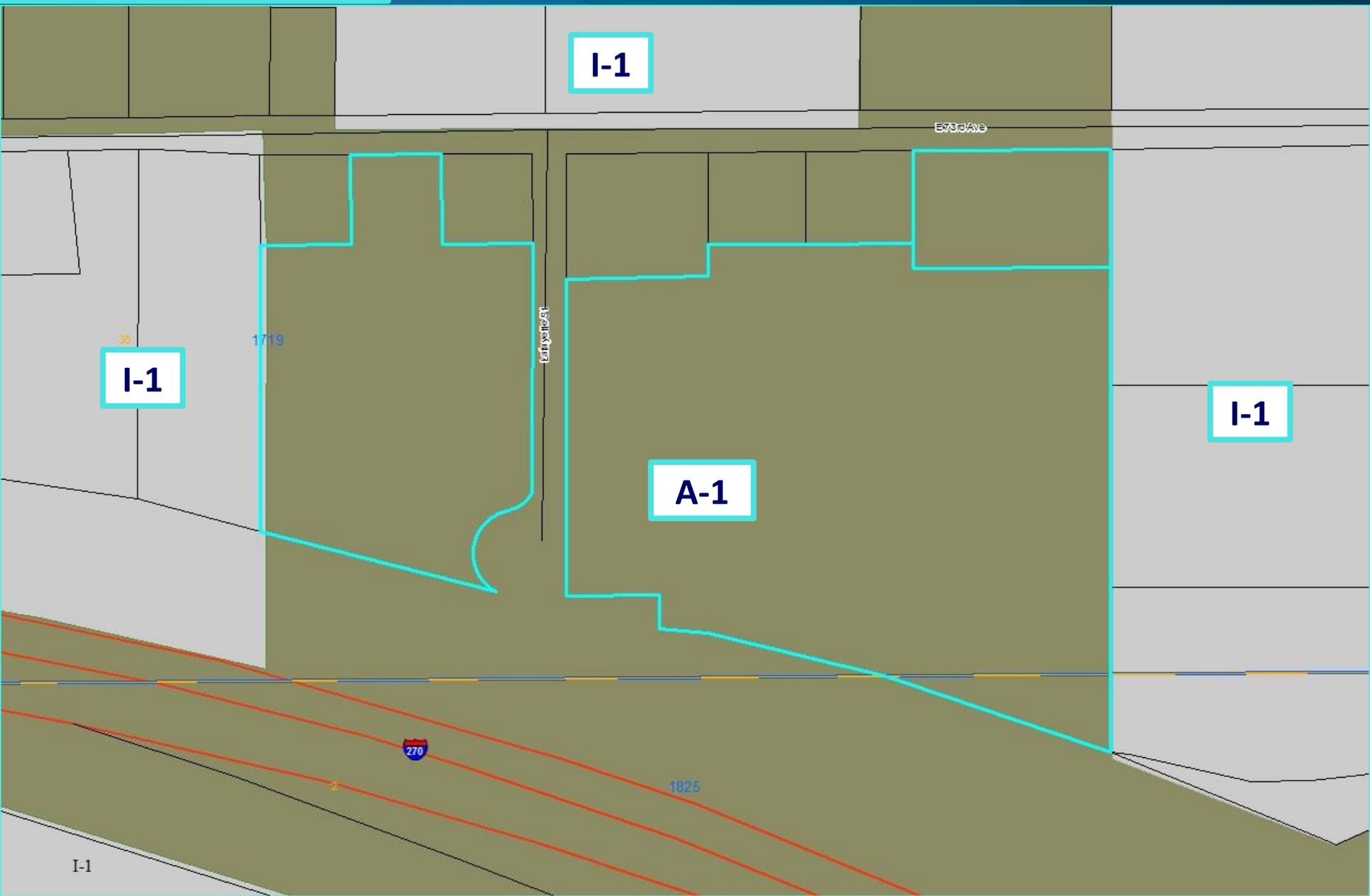
- Final plat for minor subdivision:
 - Creates 1 lot
 - 11 acres total
- Rezoning:
 - Current: Agricultural-1
 - Proposed: Industrial-1
- Roadway Vacation:
 - Portion of Lafayette Street
- Subdivision Improvements Agreement

Site at 73rd and Lafayette

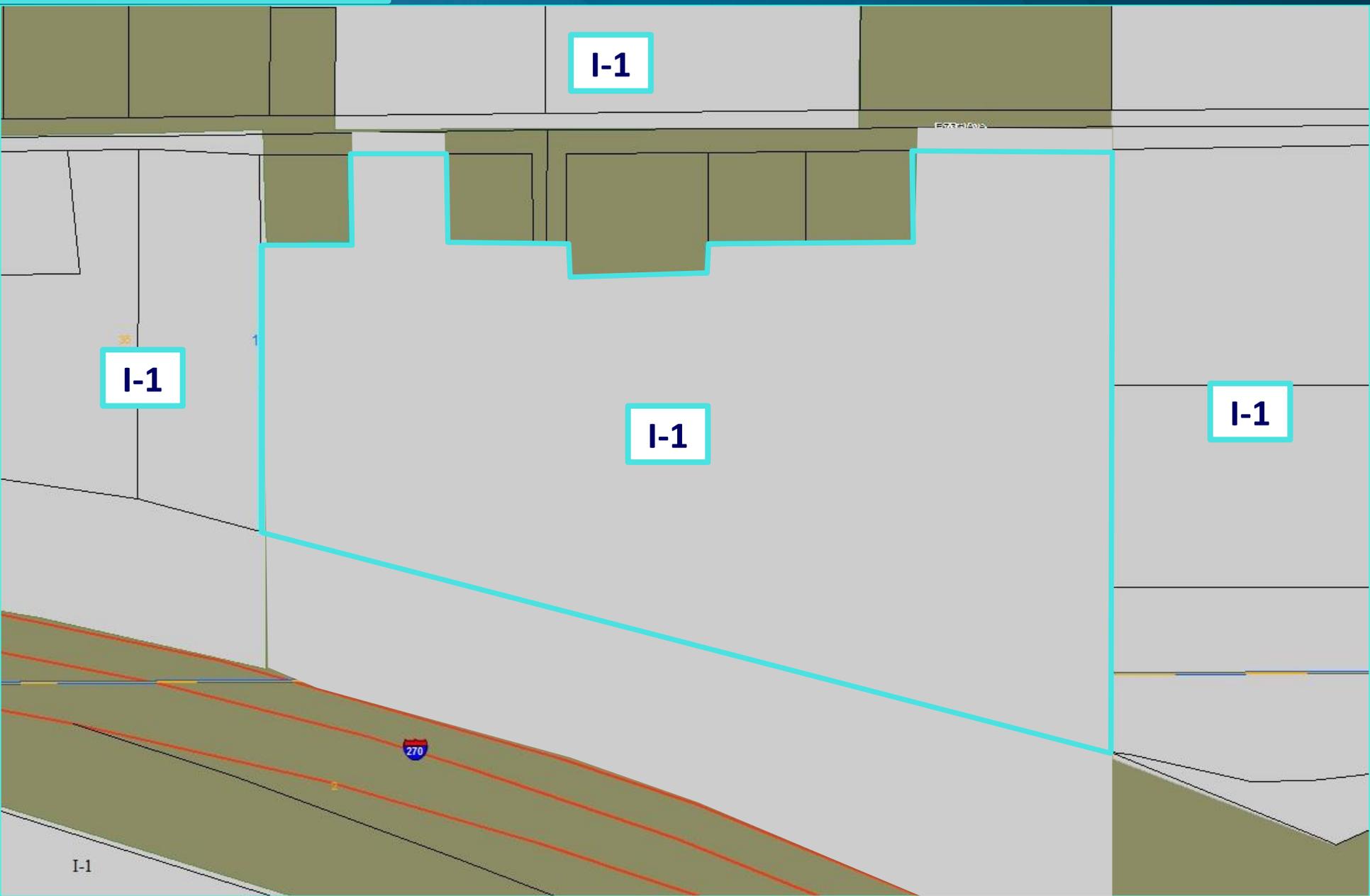


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Current Zoning Map



Proposed Zoning Map



I-1

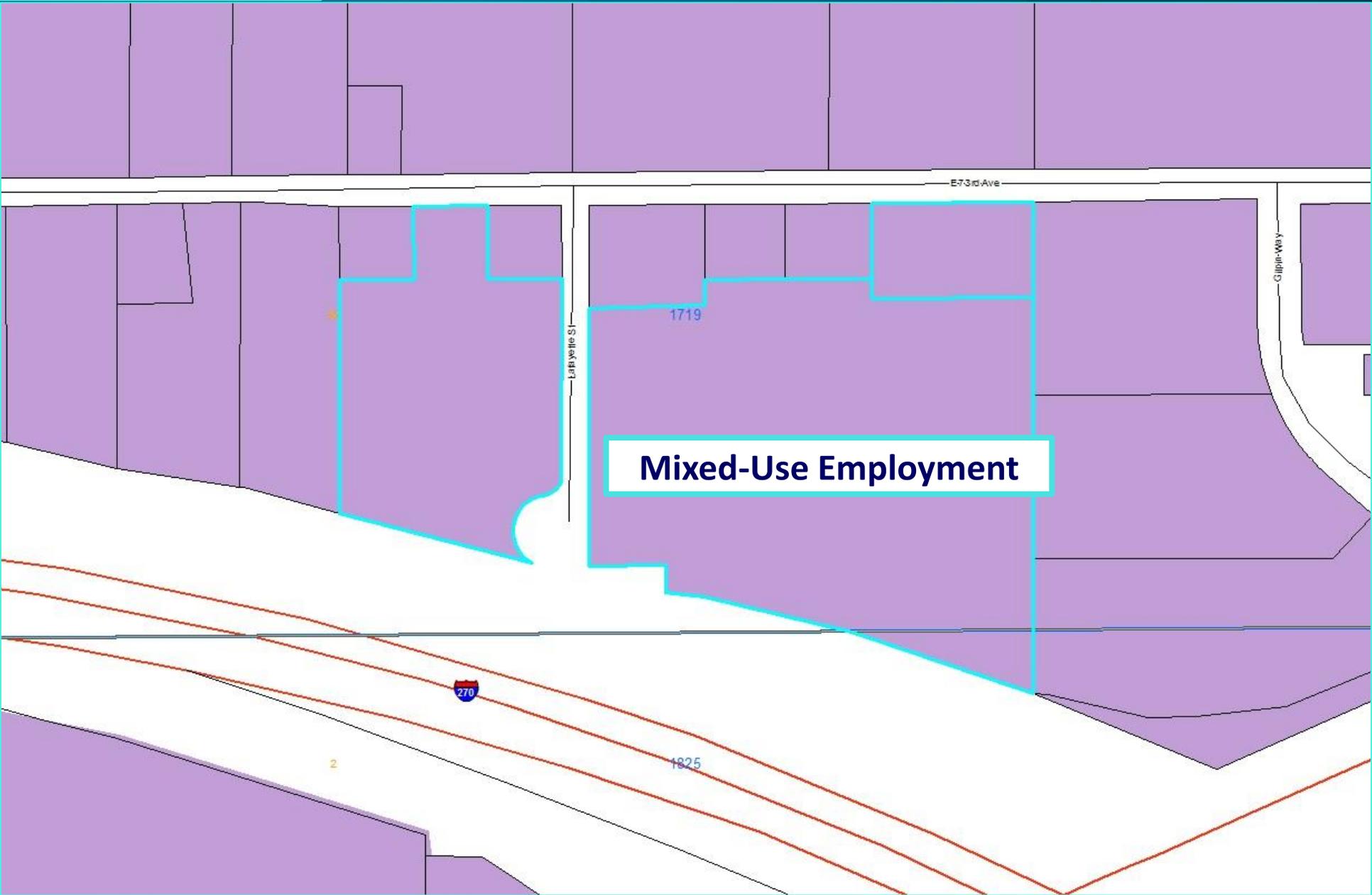
I-1

I-1

I-1

I-1

Future Land Use



Mixed-Use Employment

Criteria for Minor Subdivision Final Plat Approval

Section 2-02-18-03-05

- Conforms to Subdivision Design Standards
- Sufficient Water Supply
- Established Sewage Disposal
- Identified Soil & Topographical Issues
- Adequate Drainage Improvements
- Adequate Public Infrastructure Guarantees
- Consistent with Comprehensive Plan
- Consistent with Purpose of Regulations
- Conforms to Density Standards
- Compatible & Harmonious to Surrounding Area

Criteria for Rezoning Approval

Section 2-02-13-06-02

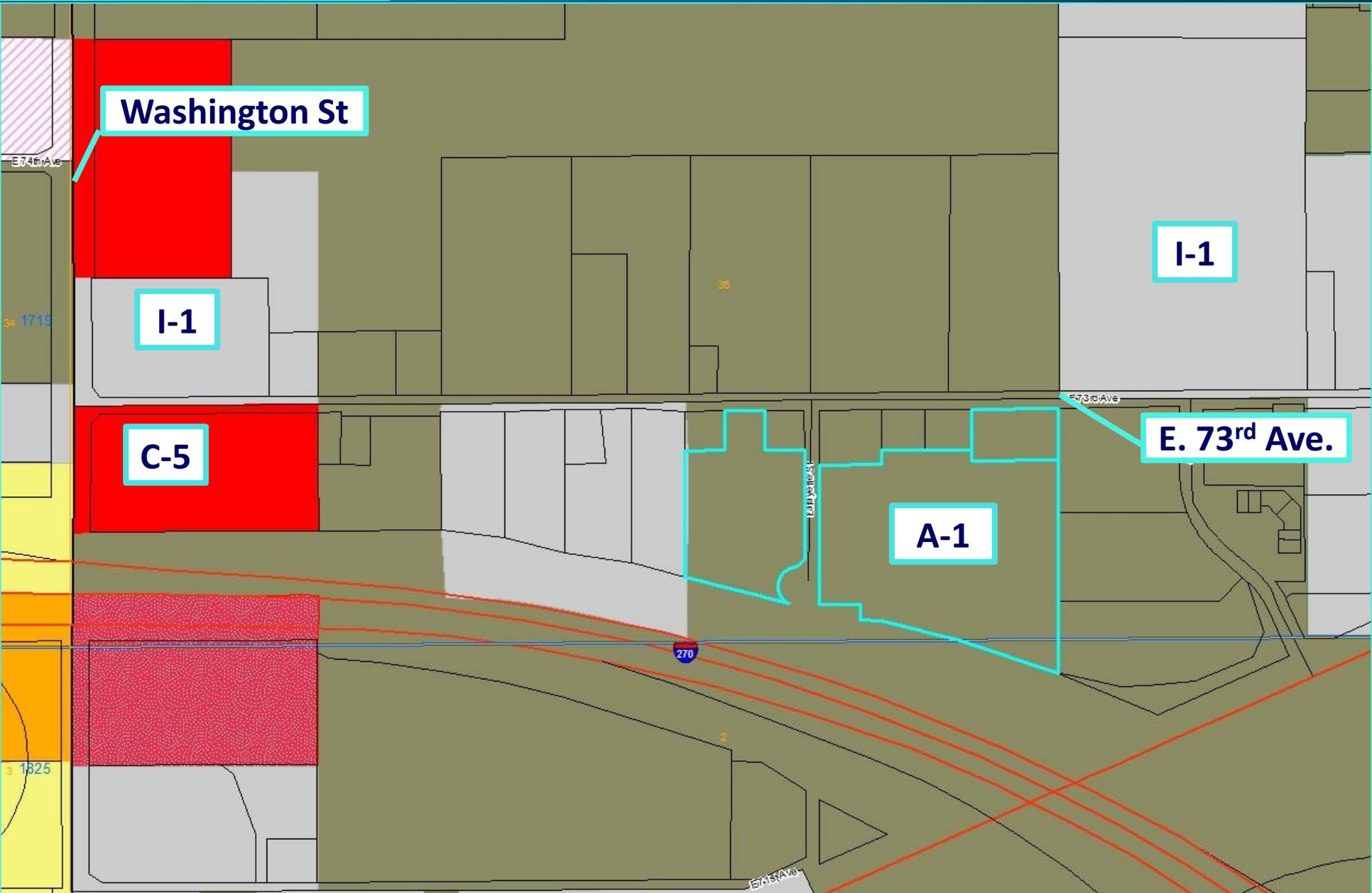
- Consistent with Comprehensive Plan
- Consistent with Purpose of Regulations
- Complies with Zone District Standards
- Compatible & Harmonious to Surrounding Area

Criteria for Roadway Vacation Approval

Section 2-02-13-06-02

- Complies with Standards & Regulations
- Does Not Create Nonconformity
- Consistent with Purpose of Subdivision Regulations
- Not Adversely Affecting Health, Safety, and Welfare
- Does Not Inhibit Access for Other Properties

1999 Zoning Map



Washington St

I-1

I-1

C-5

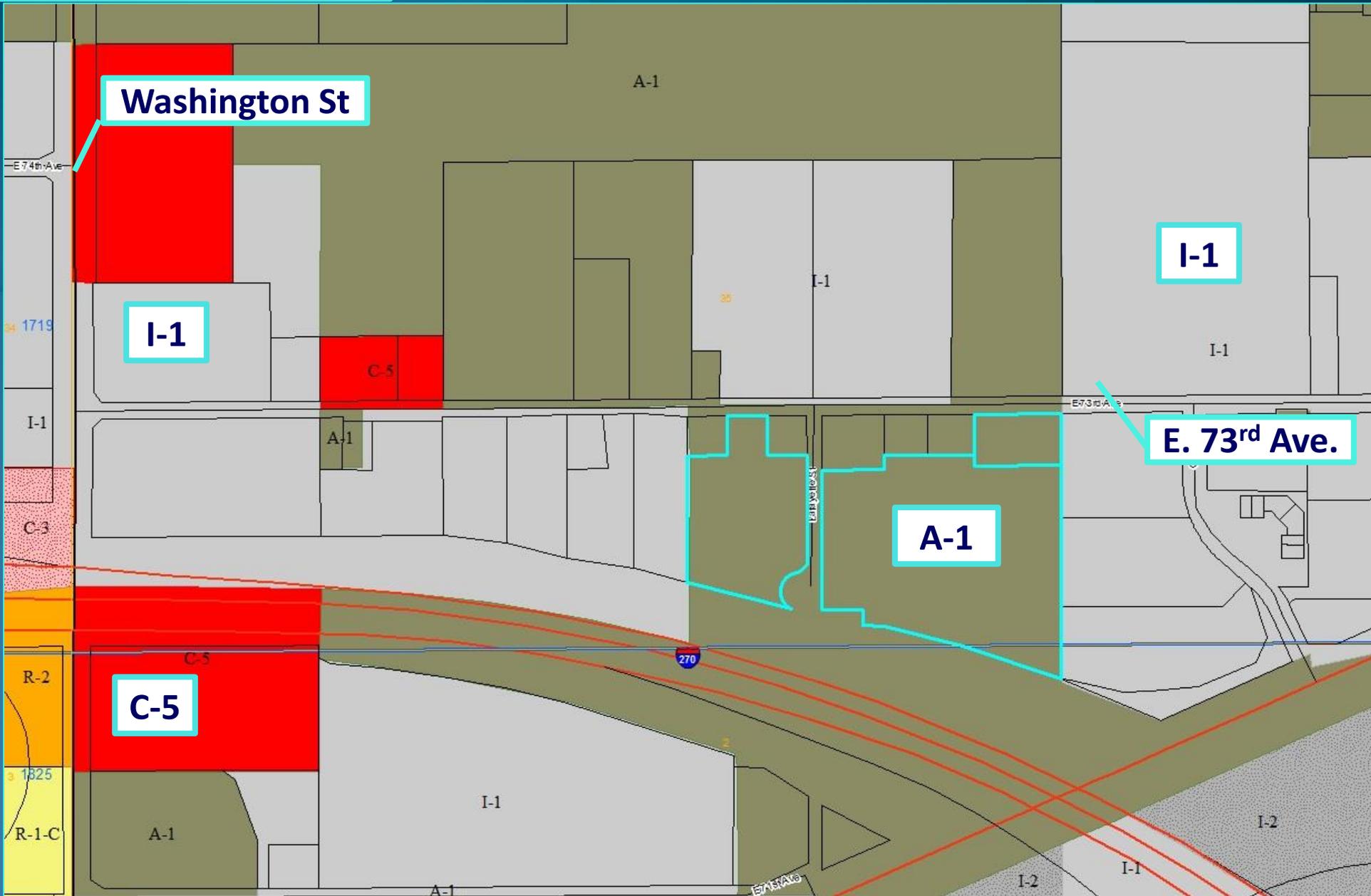
A-1

E. 73rd Ave.

270

E 71st Ave

2019 Zoning Map



Washington St

I-1

I-1

C-5

E. 73rd Ave.

A-1

C-5

R-2

R-1-C

A-1

I-1

I-2

I-2

I-1

A-1

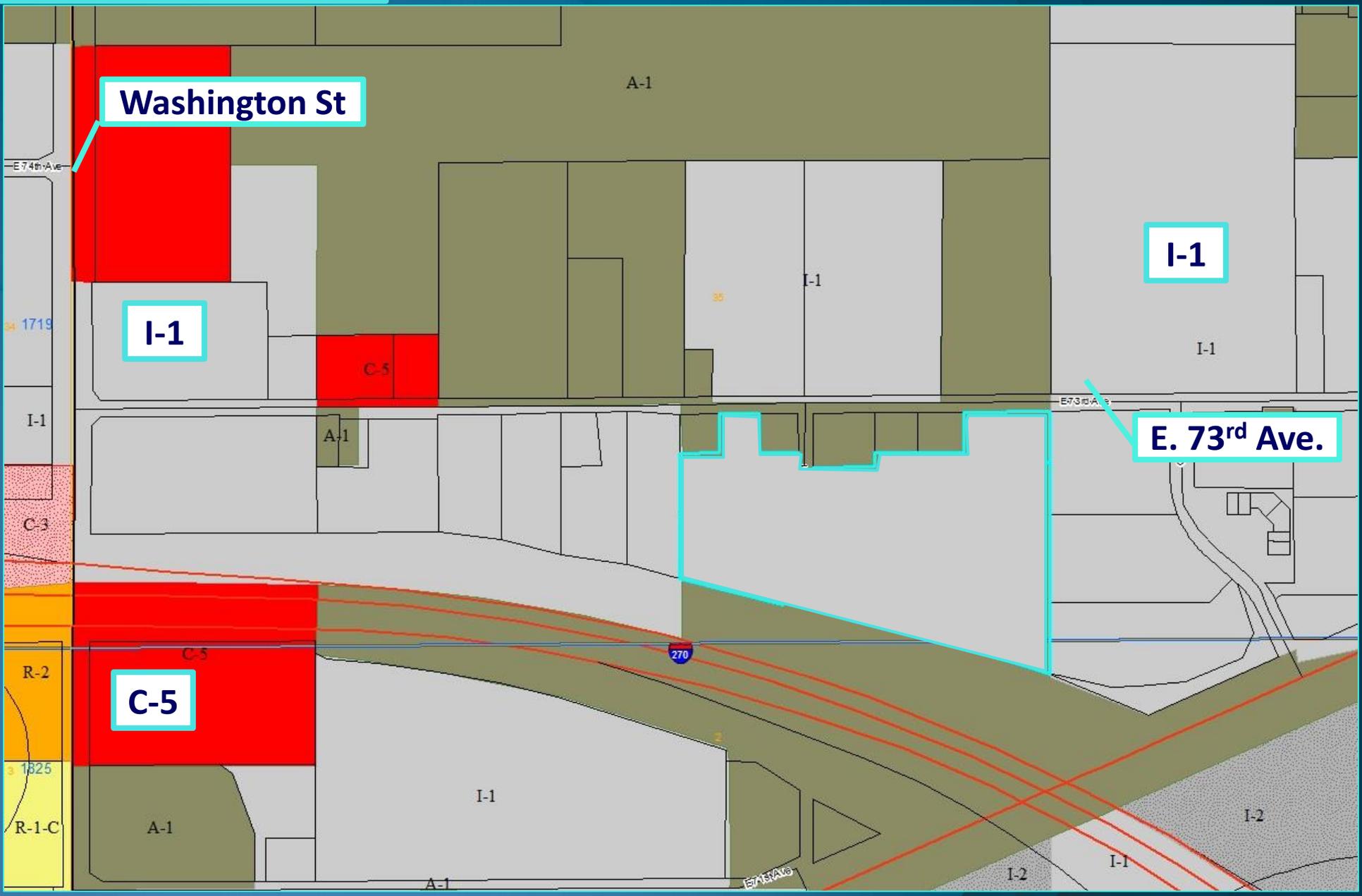
I-1

A-1

270

E 75th Ave

Proposed Zoning Map



Washington St

I-1

C-5

I-1

E. 73rd Ave.

C-5

E 270th Ave

Development Standards

I-1 Zone District

- Minimum Lot Size:
 - *1 acre (required)*
 - *11.3 acres (min. proposed)*
- Minimum Lot Width:
 - *100 ft. (required)*
 - *230 ft. (min. proposed)*
- Minimum Setbacks:
 - *25 ft. (front)*
 - *15 & 5 ft. (side)*
 - *75 ft. (highway)*

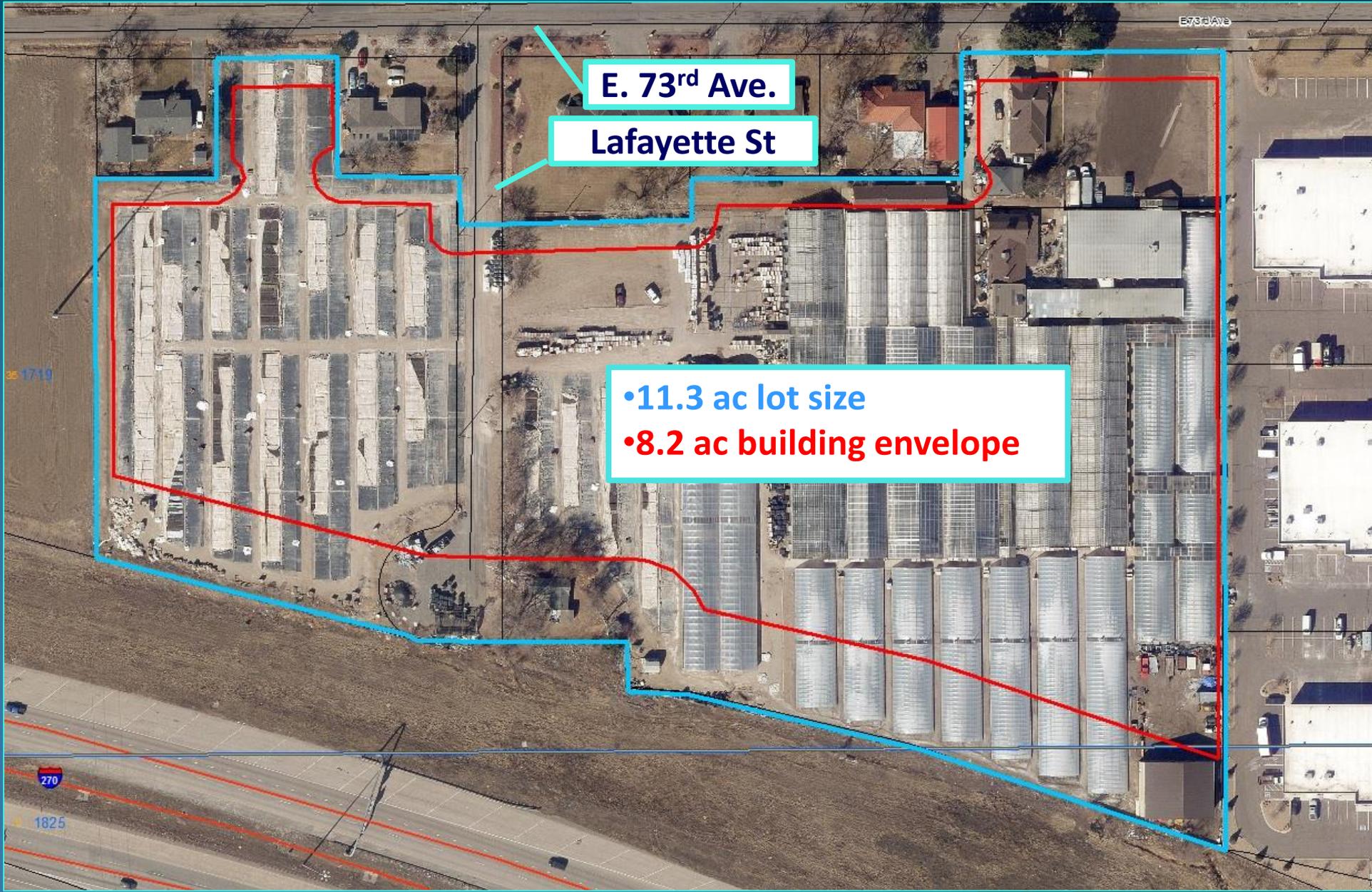
Proposed Lot and Building Envelope

E. 73rd Ave.

Lafayette St

•11.3 ac lot size

•8.2 ac building envelope



Analysis

- Water:
 - Water provided by North Washington Street Water & Sanitation District
 - Confirmed by Colorado Division of Water Resources
- Electric Service:
 - Provided by Xcel Energy











Referral Period

Notices Sent*	Comments Received
181	1

1,500 foot referral distance

External Referral Agencies:
CDOT, CDWR, Xcel, CGS, TCHD
No objections to plat.

Planning Commission

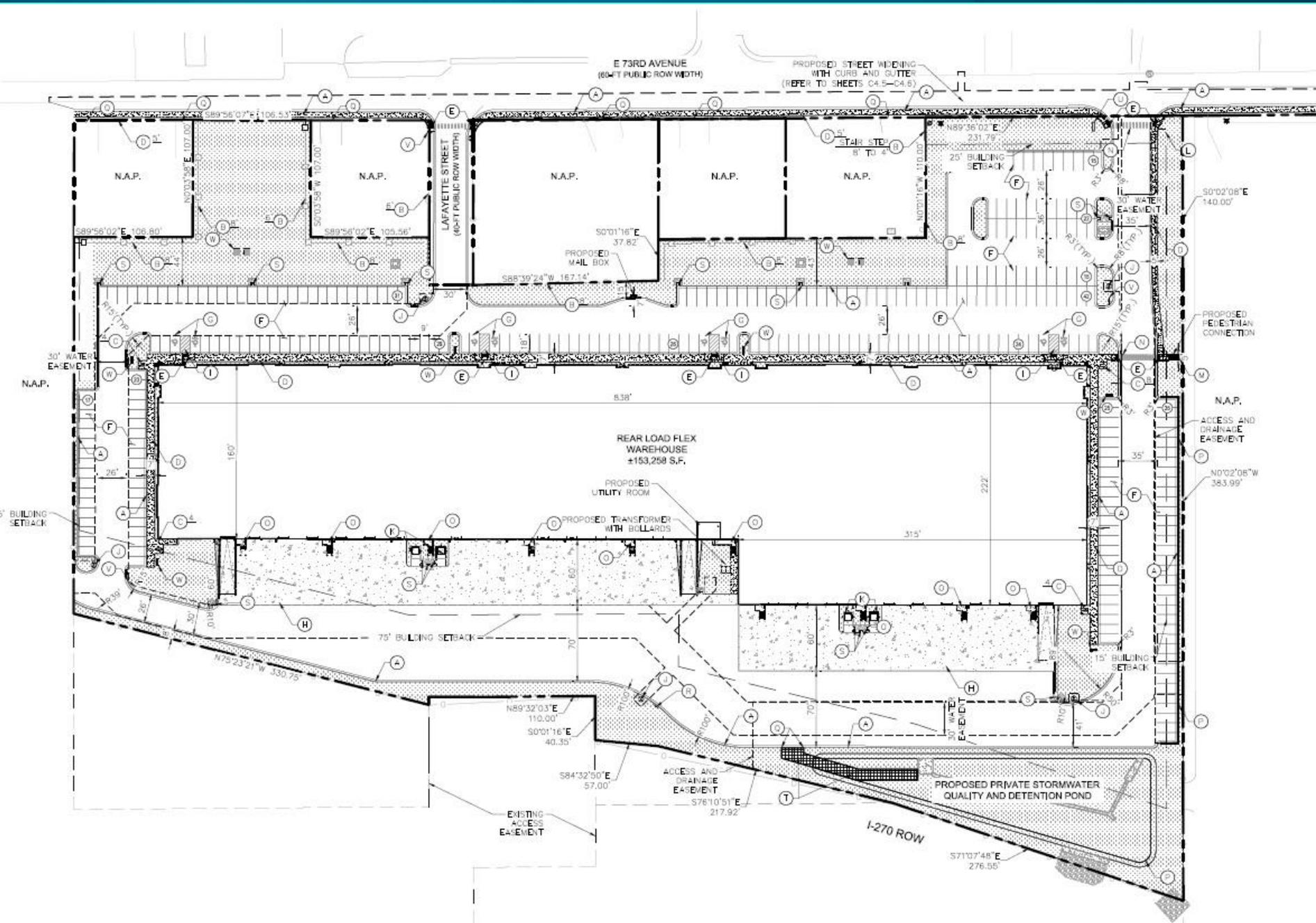
- Public Hearing on 07/25/2019
- 2 public comments
 - Current condition of East 73rd Avenue

Recommendation

(PRC2018-00021 – Center Greenhouse)

- Consistent with Comprehensive Plan
- Complies with minimum zone district standards
- Compatible with surrounding area
- Water, Sewage, & Electric Service Provided

Approval of the final plat, rezoning, and roadway vacation with 21 findings-of-fact, 1 condition, and 1 note



E 73RD AVENUE
(60'-FT PUBLIC ROW WIDTH)

PROPOSED STREET WIDENING
WITH CURB AND GUTTER
(REFER TO SHEETS C4.5-C4.6)

LAFAYETTE STREET
(60'-FT PUBLIC ROW WIDTH)

REAR LOAD FLEX
WAREHOUSE
+153,258 S.F.

PROPOSED PRIVATE STORMWATER
QUALITY AND DETENTION POND

I-270 ROW

PROPOSED FEEDERIAN
CONNECTION

N.A.P.

ACCESS AND
DRAINAGE
EASEMENT

N.A.P.

N0°02'08"W
383.99'

N.A.P.

N.A.P.

N.A.P.

N.A.P.

N.A.P.

N.A.P.

5' BUILDING
SETBACK

PROPOSED
UTILITY ROOM

PROPOSED TRANSFORMER
WITH BOLLARDS

30' WATER
EASEMENT

EXISTING
ACCESS
EASEMENT

ACCESS AND
DRAINAGE
EASEMENT

57°07'48"E
276.55'

S89°58'02"E 106.60'

S0°03'58"W 107.00'

S0°01'18"E 37.82'

S88°19'24"W 167.14'

N89°36'02"E 231.75'

S0°02'08"E
140.00'

160'

538'

315'

222'

75' BUILDING
SETBACK

N75°23'21"W 330.75'

N89°32'03"E 110.00'

S0°01'18"E 40.35'

S84°32'50"E 57.00'

S76°10'51"E 217.92'

30' WATER
EASEMENT

15' BUILDING
SETBACK

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